



**LUNDS UNIVERSITET**  
Lunds Tekniska Högskola

*Course syllabus*

## **Nyttjanderätter** **Tenancy**

### **VFTN80, 7,5 credits, A (Second Cycle)**

**Valid for:** 2023/24

**Faculty:** Faculty of Engineering, LTH

**Decided by:** PLED L

**Date of Decision:** 2023-04-20

### **General Information**

**Elective for:** L4-fr

**Language of instruction:** The course will be given in Swedish

### **Aim**

The objective of the course is to convey central knowledge and skills within the area of user rights in real property. The course particularly focuses on those who will be working with real estate management, but is also valuable for those working with more traditional land surveying tasks.

### **Learning outcomes**

*Knowledge and understanding*

For a passing grade the student must

Be able to:

- Draft a correct land use agreement including clauses concerning breach of contract and sanctions for such breaches;
- Determine reasonable lease and compensation levels;
- Execute a termination of rights observing any existing protections with respect to user rights;

in situations involving the tenancy (hyra), tenant-ownership (bostadsrätt), and ground lease (arrende).

The student is also to be able to describe the fundamental contractual mechanisms for other residential user rights in real property.

### *Competences and skills*

For a passing grade the student must

Be able to:

- Communicate in writing to an opposing party with respect to a dispute concerning user rights; and
- Make a reasoned decision among alternatives to handling such conflicts.

### *Judgement and approach*

For a passing grade the student must

- Be able to recommend to tenants and lessees as well as landlords and owners of real estate how relationships stemming from the different types of use can be managed in order to avoid conflicts and in order for the parties to reach that which they desire through an agreement.

## **Contents**

The major focus in the course is on tenancy (hyra), tenant-ownership (bostadsrätt), and ground lease (arrende). The course will also discuss other types of user rights in real property, mainly from comparative perspective.

## **Examination details**

**Grading scale:** TH - (U,3,4,5) - (Fail, Three, Four, Five)

**Assessment:** The course contains compulsory exercises. The grade is determined by a final written exam.

The examiner, in consultation with Disability Support Services, may deviate from the regular form of examination in order to provide a permanently disabled student with a form of examination equivalent to that of a student without a disability.

## **Admission**

**Admission requirements:**

- VFTF10 Real Property Formation

**The number of participants is limited to:** No

**The course overlaps following course/s:** VFTN55, VFRN01

## **Reading list**

- Nils Larsson Nils, Stieg Synnergren: Arrende- och andra nyttjanderättsavtal i praktiken. Wolters Kluwer, 2015, ISBN: 9789139114710.
- Lars Tegelberg: Köp av bostadsrätt. Norstedts juridik, 2019, ISBN: 9789139116516.
- Nils Larsson, Stieg Synnergren: Kommersiella hyres- och arrendeavtal i praktiken. Norstedts Juridik.

## **Contact and other information**

**Examinator:** Malin Sjöstrand, malin.sjostrand@lantm.lth.se

**Teacher:** Fredrik Warnquist, fredrik.warnquist@lth.lu.se

**Course homepage:** <http://www.lantm.lth.se>