



APPLIES TO ACADEMIC YEAR 2009/2010

EMS 2223 Accounting and Taxation in Real Estate

Programme

Bachelor in Real Estate (2. year)

Responsible for the course

Department

Department of Accounting - Auditing and Law

Term

According to study plan

ECTS Credits

6

Language of instruction

Norwegian

Introduction

Objective

The course will introduce students to some major topics in taxation. Attention will be paid to differences in the regulatory criteria distinguishing financial accounting from tax accounting as well as how these two accounting systems are combined in Norway when computing deferred tax. At the end of the course the students will be introduced to cash flow statements. The main themes of the course will be focused on in studies of annual reports from real estate agencies and property firms.

Prerequisites

Bedriftsøkonomi og juridiske emner

Compulsory reading

Books:

Gjems-Onstad, Ole. Skattelover og sentrale forskrifter: studenthefte. Siste utg. Oslo: Gyldendal akademisk

Skaar, Arvid Aage og Tor S. Kildal. 2009. Bedriftsskatterett. 11. utg. Oslo : Gyldendal akademisk.

Tellefsen, Jan Terje og John Christian Langli. 2005. Årsregnskapet. 8. utg. Oslo: Gyldendal akademisk. Dette er foreløpig sisteutgave. Skulle boken komme i ny utgave er det siste utgave som er pensum

Other:

Relevante lovtekster (Norges Lover, særtrykk m.v.)

Recommended reading

Other:

Hansen, R.J og H.K. Høyvarde. 2009. Studiehefte til BØK 9805 årsregnskap og skatt. Porsgrunn: Ad Libitum Forlag.

Hansen, R.J.. Årsregnskap og skatt: studieguide. siste utgave. Oslo: BI Forlag
Kildal, Tor S., Skaar, Arvid Aage. 2005. Oppgaver i bedriftsskatterett : med løsninger. 3. utg. Oslo: Gyldendal akademisk. Dette er foreløpig siste utgave. Dersom denne kommer i ny utgave er det imidlertid siste utgave som er pensum

Course outline

Introduction to taxation, ordinary income and personal income.

1. Tax regulations regarding inventory, accounts receivable, depreciation, and profits and losses
2. Computation of deferred tax
3. Computation of deferred tax in financial accounting and tax accounting
4. Cash flow statements

Computer-based tools

Computer-based tools will not be used in teaching. Students can independently use software to compute tax. Similarly, students can independently use financial accounting software to solve the case. It might be useful to utilize the Norwegian Electronic Tax Library to discuss taxation exercises.

Course structure

The course duration is 42 hours. Students cannot expect that all subjects will be discussed in detail during the lectures. They are therefore required to make a considerable personal effort.

Examination

A three hour individual written exam concludes the course. The examination will be based on a case which is given to the students approximately one month ahead of the examination. The students will solve this case on their own, and bring it with them to the examination. The questions at the examination will partly be based on the facts and data from the case and the solution of the case, and partly on subjects that have not been discussed in the case. The solution of the case itself will not be graded.

Exam code(s)

EMS 22231 - written exam, which accounts for 100% of the grade in EMS 2223 Accounting and Taxation in Real Estate, 6 ECTS credits.

Examination support materials

All aids are allowed + calculator TEXAS INSTRUMENTS BA II Plus™.

Exam aids at written examinations are explained under exam information in our web-based Student handbook. Please note use of calculator and dictionary.

<http://www.bi.edu/studenthandbook/examaids>

Re-sit examination

A re-sit is held in connection with the next scheduled exam in the course.

Additional information

Due to changes in our Bachelor Programmes from autumn 2009, there will also be changes in every single course. This course was lectured for the last time spring 2010. A re-sit exam will be offered every term from autumn 2010 up to and including spring 2012.