



APPLIES TO ACADEMIC YEAR 2012/2013

## EMS 2802 Understanding real estate accountancy - RE-SIT EXAMINATION

### Programme

Re-sit examination

### Responsible for the course

Janicke L Rasmussen

### Department

Department of Accounting - Auditing and Law

### Term

According to study plan

### ECTS Credits

0

### Language of instruction

Norwegian

### Introduction

In accordance with the new estate agency act, in force from 1 January 2008, formal estate agency competence or legal competence is required of persons involved in the sale and purchase of real estate in the estate agencies. Transitional rules have been adopted as regards the competence requirements, entailing that persons without the formal competence required by the law may apply for permission to use the title "*agent in estate agency business*".

The course EMS 2224 Real Estate Law II, is one of four courses in a competence package that the Financial Supervisory Authority of Norway has approved in accordance with the rules on transitional regulations to the estate agency act of 29 June 2007 no. 73, § 5, b.

BI Norwegian Business School will organize all these "transitional" exams every term up to December 31st 2012.

### Objective

Based on the topics in real estate brokerage and real estate law the students shall gain a proper understanding of the accounting of client funds, and of the settlement and sale of real estate. After having completed the exam in the course the students shall be able to undertake settlements of all kinds of property deals that are performed by estate agents, and they shall be able to process the documents involved in the various types of transactions.

### Prerequisites

Minimum two years of practical experience in the state agency business, which must have been built up as of 1 January 2008.

### Compulsory reading

#### Books:

Hagen, Line Taylor og Christina D. Lyngtveit, red. 2008. Oppgjør og oppgjør rutiner : med føring i kundespesifikasjon og posteringssammendrag. 4. utg.. Oslo : Norges eiendomsmeglerforbund

#### Other:

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

### Recommended reading

#### Course outline

##### 1. Settlement

- Calculation of charges and commissions
- Settlement statements
- Pro and con
- Warranty statements/limited mandate

- Final settlement to seller
  - Payment of mortgages and transfer of loan to new property
  - Properties that are excessively mortgaged
  - Clients' accounts and calculation of interest
2. Real estate accountancy
- Accountancy and reporting rules in accordance with particular provisions and regulations
  - Organizing of the settlement service and accounts in an estate agency
  - Booking of settlement transactions in connection with completion of the property deal, with a particular emphasis on formal requirements concerning accountancy of client funds (clients' subsidiary ledger/client liability)
  - Client funds – booking in cash book, ledger and subsidiary ledger

### **Computer-based tools**

Norges Eiendomsmeidlerforbund: Dokumentsamling (Rettsdata).

### **Course structure**

Re-sit examination only.

### **Examination**

A 20 minute oral exam completes the course.

### **Examination code(s)**

EMS 28021 – Oral exam, which accounts for 100% of the pass/fail grade.

### **Examination support materials**

Norwegian code of laws, reprints of laws, photocopies of laws, draft law (only the law text) and regulations). Norges Eiendomsmeidlerforbunds handbook.

Exam aids at written examinations are explained under exam information in our web-based Student handbook. Please note use of calculator.  
<http://www.bi.edu/studenthandbook/examaids>

### **Re-sit examination**

Re-sit examination will be offered every term up to and including fall 2012. (Se below).

### **Additional information**

Due to revision of the Bachelor Programmes from the academic year 2009/2010, there will be changes in the Programme Curriculums as well as changes in individual courses.  
 The latest re-sit examinations for courses at second year level in the Bachelor Programmes are normally offered spring 2012.

Ref. "Lov om eiendomsmeidler" valid from January 1st, 2008 and "Forskrift om overgangsregler til lov om eiendomsmeidler" June 29th. 2007 nr. 73, § 5.

Since this course is included as one of four courses for students in Transitional arrangements for Real Estate Brokers, a common deadline for re-sit examinations is set to autumn 2012. This applies for the following courses:

Transition courses are:

- EMS 2221 Real Estate Law I (in current form)
- EMS 2224 Real Estate Law II (in current form)
- EMS 2225 Real Estate I (in current form)
- EMS 2802 Settlement Understanding (in current form) - only for transition brokers.