



APPLIES TO ACADEMIC YEAR 2015/2016

EMS 3521 Real Estate Law I

Programme

Bachelor of Real Estate (2. year)

Responsible for the course

Thorunn Falkanger

Department

Department of Accounting - Auditing and Law

Term

According to study plan

ECTS Credits

7,5

Language of instruction

Norwegian

Introduction

The students will acquire knowledge about the legal regulation of the real estate business.

Learning outcome

Acquired knowledge

The aim of the course Real Estate Law I is to give students an understanding of the legal rules that determine the regulatory framework for real estate agents. They will gain knowledge about contract law and the rules of law regulating the legal relations between the seller and buyer of real estate when the contract is entered into through a real estate agent.

The students shall have an adequate understanding of the topics that are covered by the discipline. The terms knowledge, in-depth insight and understanding indicate which specialist level is required. The most extensive knowledge is required when the term understanding is used.

Acquired skills

The aim of the course Real Estate Law I is that the students within the regulatory framework for practicing the real estate profession shall be able to handle tasks in a real estate agency associated with contract signing between the seller and buyer of real estate, property leases, as well as an understanding of statutory requirements for marketing of real estate agencies and real estate.

Reflection

In order to be able to practice their tasks in a manner that safeguards the interests involved in a property transaction, a real estate agent must have an appropriate ethical reflection and attitude as well as professional knowledge within the legal topics discussed in the course.

Prerequisites

Law and Real Estate and JUR 3430 Business Law or equivalent.

Compulsory reading

Books:

Bergsåker, Trygve. 2009. Eiendomshandel gjennom megler : avtaleinngåelse og avtalebrudd. 3. utg. Gyldendal akademisk

Bergsåker, Trygve. 2013. Kjøp av fast eiendom : med kommentarer til avhendingsloven. 5. utg. T. Bergsåker : I samarbeid med Norges eiendomsmeglerforbund

Bråthen, Tore. 2013. Eiendomsmeglingsloven : lov av 29. juni 2007 nr. 73 om eiendomsmegling : kommentarutgave. 4. utg. Universitetsforlaget

Langfeldt, Sverre Faafeng og Tore Bråthen. Lov og rett for næringslivet. Siste utg. Universitetsforlaget : Focus forlag

Norges lover. Siste utg. Fagbokforlaget Vigmostad & Bjørke

Rosén, Karl og Dag Henden Torsteinsen. 2008. Eiendomsmegling : rettslige spørsmål. 2. utg. Gyldendal akademisk

Recommended reading

Course outline

1. Real estate law

Legal rules on the practice of the real estate profession, including the new Estate Agency Act, regulation of real estate agencies, rules on marketing and ethical rules.

Mandatory literature: Dag Torstensen and Karl Rosén: Eiendomsmegling – rettslige spørsmål, Gyldendal Akademisk 2nd ed. Oslo 2008 except Ch 5.5, 6 and 7.

Tore Bråthen: Eiendomsmeulingsloven, Universitetsforlaget, Oslo 2013, s. 17-62, 223-257

3. Law of property rights and obligations

Basic principles for contract signing and the sources of law situation in contract law. Legal issues associated with contract formation through a real estate agent, including proxies and bidding.

Relevant rules in the law on disposal of real property.

Compulsory literature: Bergsaker, Trygve. 2009. Eiendomshandel gjennom megler: avtaleinngåelse og avtalebrudd. 3rd ed. Oslo: Gyldendal Akademisk.

Bergsaker, Trygve. 2013. Kjøp av fast eiendom: Med kommentarer til avhendingsloven. 5th ed. Oslo: T. Bergsaker.

Langfeldt, Sverre F. og Tore Bråthen. Lov og rett for næringslivet. Oslo: Focus Forlag og Universitetsforlaget. Siste utg. Kap 5

Computer-based tools

Computer-based tools are not required in this course.

Learning process and workload

The course consists of 40 lecture hours covering the various topics in the syllabus. The lecture plan gives a detailed description of the topics covered.

As part of the teaching programme the students could be divided into small discussion groups and will work on assignments associated with each topic. The assignments will be discussed and reviewed in class after the discussion group work. The lecture form of teaching requires that the students before each lecture have studied the syllabus and the rules of law for the topic in question. The students are required to bring the code of laws and other study aids to the lectures and become familiar with them while studying the various topics. Parts of the syllabus must be studied through self-tuition.

Students will have the opportunity to submit a written work for correction and feedback.

Recommended workload in hours

Activity	hours
Participation in lectures	34
Discussion group work supervised by the lecturer	6
Preparations for lectures	45
Self-tuition / reading syllabus	50
Work on assignments	60
Exam	5
Total recommended use of hours	200

Use of hours

Examination

A five-hour individual written exam completes the course.

Examination code(s)

EMS 35211 Written exam which accounts for 100 % of the grade in the course.

Examination support materials

The Norwegian code of laws or another printed compilation of laws, reprints of laws and regulations, law texts, draft laws (the text only). Ethical rules for the Norwegian Real Estate Association. The students are required to acquire and use the latest editions of relevant laws and regulations.

Examination support materials at written examinations are explained under examination information in the student portal @BI. Please note use of calculator and dictionary. https://at.bi.no/EN/Pages/Exa_Hjelpemidler-til-eksamen.aspx

Re-sit examination

A re-sit examination is held every semester.

Additional information