

WHAT IS INCLUDED

when you purchase a property?

What determines real property and personal property is in Sweden regulated by the real estate legislation. Also including which objects that belongs to the real estate and building and by that is included in the real property.

Everything that is not comprehended in these rules should be regarded as personal property.

Property appurtenances

are objects which has been added to the property, by the seller, for permanent use. The intention for such introduction should be to keep the object permanently in the property.

Examples of property appurtenances:

Building (also, playhouse, gardenhouse, outhouse and garden shed)
Buoy including buoy stone
Bushes
Cable for gas, electricity, water and sewer
Dustbin
Fence
Flag pole including flag halyard
Floating stage
Gates
Mail box
Oil tank
Outdoor aerer
Sandpit
Sundial



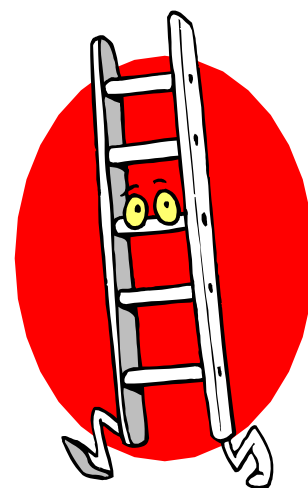
Building appurtenances

are objects which has been added to the building, by the seller, for permanent use. The intention for such introduction should be designated to constant use.

The concept constant use determines that it should be a purpose or working relation between the object and the building. The object should be useful no matter who the owner or user of the building is.

Examples of building appurtenances:

Bath tub
Bathroom cabinet
Burglar alarm
Drying cupboard
Fire guard
Freezer
Inner windows
Ladder for chimney sweeping
Open fire
Parabolic aerial
Radiators
Refrigerator
Shower cabin
Shutters
Stove fan
Toilet and bathroom appliances
Tumble dryer
Wardrobes (including interior decorating details)
Venetian blinds
All keys
Central vacuum cleaner



If the seller wants to exclude some permanent appurtenances is this possible - **if parts agree upon the matter in the contract.**

It may in some cases be difficult to decide whether the object is personal or real property, such as the parabolic aerial appliances and a microwave that is fitted in or on top of a locker.

Real and personal property

A co-operative apartment means a right of use to a specific apartment. In daily terms however the co-operative apartment is commonly perceived as the apartment itself. Co-operative apartments are considered personal property.

The forms of claim at an assignment can be found in the Law of co-operative apartments while defects, condition of apartment and the buyers duty to examine is controlled by the law of purchase. To form an opinion about what is included when purchasing a co-operative apartment, in general the same conditions as for real property applies, meaning the items that has been provided by the co-operative apartments conjunction (Bostadsrättsföreningen) or the owner for permanent use is included in the assignment.

To judge what is included when you purchase a co-operative apartment see in the list above.