



# LUND UNIVERSITY

## **BSc and MSc theses on three-dimensional property units and ownership apartments in Sweden**

Ernald Borges, Klas

2011

[Link to publication](#)

*Citation for published version (APA):*

Ernald Borges, K. (2011). *BSc and MSc theses on three-dimensional property units and ownership apartments in Sweden*.

*Total number of authors:*

1

### **General rights**

Unless other specific re-use rights are stated the following general rights apply:

Copyright and moral rights for the publications made accessible in the public portal are retained by the authors and/or other copyright owners and it is a condition of accessing publications that users recognise and abide by the legal requirements associated with these rights.

- Users may download and print one copy of any publication from the public portal for the purpose of private study or research.
- You may not further distribute the material or use it for any profit-making activity or commercial gain
- You may freely distribute the URL identifying the publication in the public portal

Read more about Creative commons licenses: <https://creativecommons.org/licenses/>

### **Take down policy**

If you believe that this document breaches copyright please contact us providing details, and we will remove access to the work immediately and investigate your claim.

LUND UNIVERSITY

PO Box 117  
221 00 Lund  
+46 46-222 00 00

# **BSc and MSc theses on three-dimensional property units and ownership apartments in Sweden**

## **- A review of higher education research**

by

**Klas Ernard Borges**

**Senior Lecturer, Real Estate Science, Dept of Technology and Society, Faculty of Engineering, Lund University**

### **Abstract**

The objective of this paper is to give an overview on BSc and MSc theses produced in Sweden during the latest 10-15 years within the area of three-dimensional property units and ownership apartments, being new legal entities since 2004 and 2009 respectively. The overview shows the amplitude, variation and perspectives in these works.

A total number of 95 theses reports have been reviewed. Search methodology and publishing are discussed, thesis objectives and methodology, objects of comparison, and differences between BSc and MSc theses.

The paper will facilitate for future students to understand different approaches within these two areas, and how this magnitude of work could be used for their own review, before proceeding with their research issue. The review covers different scientific areas and education programmes, in engineering, law, economics, and physical planning. A student could learn and understand other perspectives than the own scientific subject. It is also assumed that it could be useful for supervisors, examiners, research fellows and practitioners to get to know the amplitude of theses, and different scientific approaches.

### **Keywords**

BSc, MSc, thesis, three-dimensional property unit, ownership apartment, Sweden

# **BSc and MSc theses on three-dimensional property units and ownership apartments in Sweden**

## **- A review of higher education research**

by

**Klas Ernard Borges**

### **Introduction - Framework of the existing and new legal entities**

Three-dimensional properties and ownership apartments are new as legal entities in Sweden. The first change of the Land Code and Cadastral Procedure Acts was the promulgation of the three-dimensional property unit in January, 2004. Five years later, in May, 2009, an additional legal entity was introduced – ownership apartment. The legal rules will not be explained in further details, except the background of the previous legal system.

It might seem surprisingly that ownership apartments have not been a way of owning real property in Sweden. However, there are other forms of land tenure available, and they have been developed during the last century in a satisfactory way. The legal system for multi-family dwellings is well established. For this reason, the two new property entities are launched into a context of the current system as a challenge, aiming at increasing the flexibility and economic efficiency at the market.

The most important property units and rights for multi-family dwellings, excluding the new three-dimensional property unit and ownership apartment, are tenant ownership and joint facilities. Tenant ownership was originally developed in the 19<sup>th</sup> century, but the special law on tenant ownership was introduced in 1930. Today, about 16.5 % of the Swedish population is living in this form of tenancy. Thus, it is a well established system.

The association of tenant ownership is the formal owner of the real property unit, thus including all tenant ownership dwellings. The associations could be small with a dozen apartments, but most associations have some 50 apartments or more. There are big associations with more than 200 apartments. The law of tenant ownership is based on the law of economic associations.

Another way of management of properties with multiple ownerships is done through joint facilities, and their associations. The joint facility is a special property/cadastral unit, owned by a number of ordinary property units (usually called properties). The number of properties with a share in the joint facility unit could be limited, less than 10, but there are also many joint facilities with 50-100 properties as shareholders, and even more. The share is defined in a cadastral procedure, according to its estimated benefit for each property. The joint facility could be an easement on another property or a joint property unit, with an own area, i.e., with a freehold title. The most frequent purpose of these joint facilities and joint property units is secondary, access roads, but also jetties, water and sewage systems, and other infrastructure units are common. The most traditional areas of commons are those used for pasture. Other traditional commons are for hunting and fishing, which are regulated in separate acts, and managed in game conservation area and fishery conservation area respectively.

These associations are the natural references and established units for management of real estate assets of joint interest. Thus, it is logic that thesis projects on three-dimensional property units and ownership apartments use the experiences and legal settings from the current systems, in order to compare and analyze how the new three-dimensional properties could be developed, understood by people, and put into practice.

## Thesis projects - background

The thesis projects at Swedish universities have to be explained. The two academic levels, BSc and MSc, apply, as we have introduced the Bologna system of higher education. However, most of the MSc theses are the product of a final project of a combined BSc and MSc programme, in advanced professional educations. The most important programmes in this context are the MSc engineering programmes in Land Surveying and Management, Civil Engineering and Urban Development, and the MSc in Law. The engineering programmes have a curriculum of 5 years (300 ECTS), either as just one programme without a separate BSc degree, or as a two phase programme, firstly a BSc thesis and then the final MSc thesis. The MSc degree in Law totals 270 ECTS. Most of the MSc theses in this review are just the final theses, as a concluding work of five years of studies. The BSc theses are mainly at specific BSc programmes, in engineering, economics or other areas. The BSc theses are more limited, 15 ECTS, and in two cases 22.5 ECTS, while the MSc theses are done during one entire semester, totaling 30 ECTS.

The main objective with the paper is to broaden the perspectives for students, supervisors, research fellows, and professionals. It is also important to show how this kind of development work is done, in particular in a new field of the Swedish land tenure system. Thesis works have a limited role in research, but sometimes they are used in a research programme at a department, as a contribution to a specific question. It could be one thesis or a series of thesis works. Another case could be that a thesis project could be an initial step to identify some issues, to be further developed by the same author in PhD research, by other students or research fellows. It could also be a useful contribution to professional practice, or proposals to specific changes of articles of law or practice. The importance of such impacts is not assessed in this paper.

## Working method

My research of theses has been done through ordinary search procedures. The National Library of Sweden, Libris, has a special database on BSc and MSc theses, available online: <http://uppsok.libris.kb.se/sru/uppsok>. Library databases have developed during the last decade, so today, the access is easy.

Another useful database is DiVA, Digitala vetenskapliga arkivet (Digital Scientific Archive), with the following link: <http://diva-portal.org>. The two databases gave the result as shown in table 1.

	Libris	DiVA	Subtotal <sup>1</sup>	University webpages <sup>2</sup>	Total
Three-dimensional property	18	10	20	25	45
Ownership apartment	24	18	29	29	58
<b>Total<sup>1</sup></b>	<b>33</b>	<b>25</b>	<b>42</b>	<b>53</b>	<b>95</b>

Table 1: Access of theses through databases and websites

<sup>1</sup>Unique theses. Theses occurring at both databases and at both categories are listed, but just counted once in summing the subtotals.

<sup>2</sup>Only available at university webpages, as fulltext version or limited version (title, keywords, and/or summary/abstract). Excluding theses also available at Libris or DiVA. A categorisation of 3D-properties or ownership apartments as main area has been made applied for the total).

However, this is not enough in order to find all theses. The departments, and the students performing a thesis at a department, are not always using the procedures that are offered at central university level. For this reason, many of the theses have not been found in the search at the special website at Libris. The websites at some key universities and BSc/MSc programmes have also been reviewed, thus being the other search procedure.

The main search was done in early 2011, and completed in July, 2011. All theses available at Libris, DiVA, and the websites of the universities as by end of June, 2011, were covered. Some theses might have been done during the first semester of 2011, but with delay in publishing, and thus not included in this review.

Some further explanation of my search process is relevant. The Libris or DiVA database for theses is offered for students. Except the degree of registration of theses, a library system is also depending on the efficiency of the categorisation of a publication. There are mainly three key tools for the search:

- Keywords
- Title
- Abstract or Summary

The keywords for this paper are three-dimensional property unit and ownership apartment (*tredimensionell fastighet* and *ägarlägenhet*). The English keywords have also been used, but just a limited number of theses were found in this way, and only one additional thesis found through search with the English keywords.

The idea of keywords is that they should be used in searches in databases. However, this is not applicable in order to find all relevant theses. The use of keywords gave not a satisfactory output. About half of the theses had a satisfactory number of keywords. Table 2 shows the use of keywords.

Main subject of theses	No	Keywords	No
Three-dimensional property unit	39	Several and good coverage (satisfactory)	45
Ownership apartment	56	Few keywords (not satisfactory)	6
<b>Total</b>	<b>95</b>	Only scientific subject	7
		No keywords	21
Full text version available online	66	No information available	16

Table 2 Main subject and keywords

The keyword *tredimensionell fastighet* gave 8 hits if searching as keyword at the Libris database, 8 hits as title, but if extended to all search fields, i.e., including the abstract, 20 theses were found. Truncation (i.e. *tredimensionell\* fastighet\**) was used in order to also get the plural form of the keywords. The combined keyword, *tredimensionell* and *fastighet*, had to be further searched. Reducing the keyword to *tredimensionell* gave 132 hits, but without any additional relevant hit than the 20 theses searched with the combined two keywords.

The keyword *ägarlägenhet\** gave 14 hits as keyword, 19 hits in the title, and 24 hits in all search fields.

Almost all of the additional theses found by using all fields, i.e. by extending from title and keyword search, have three-dimensional property or ownership apartment as their main focus, and thus would benefit by using these as keywords. A few theses have other main focuses, but refer to the keywords in the abstract or summary, and mention them as an option regarding a specific issue (e.g. Mattjus 2011, Pergament 2010, and Carlsson 2005). They could have been excluded from this review, but they show the impact of new legal entities from various perspectives.

Some of the theses were found with both main keywords (*tredimensionell fastighet* and *ägarlägenhet*), but usually with one as the main keyword. Each thesis has been categorised to one of the two legal entities.

The search at Libris and DiVA websites gave 42 theses – less than half of the real amount. The other theses, in all 53, have been searched and found through the websites of the universities, in particular at the departments that offer courses and thesis projects in BSc and MSc programmes. Some of them are available in full text version, while a few just provide the title and summary/abstract. Some of them are just listed with titles. One department had several recent theses without full text version available online, so these were ordered from them as paper copies. 16 theses were not easily available, predominantly the old ones, but I listed them and used the information of the title, department and academic level.

The most important departments offering courses and preparing students for thesis project in the two areas are those at the engineering programmes in land surveying, land management, urban development, and physical planning; and at the faculties of law.

The search shows that there is still a great uncertainty in finding theses. Therefore, it is logic to assume that there could be some more theses, not found through this double search procedure. It is important to make theses available in public databases or at least at websites of departments. Some of them might have a reduced scientific value, but it would be better if such a conclusion is drawn by the external researcher, not by the author/-s/ and/or the department. Most of the BSc theses have been very interesting to review, so this basic academic level does have a value.

It seems that the departments at the universities have improved their procedures and practise during the latest years, and that many theses nowadays are stored in the university database, usually linked to Libris or DiVA. But there are still departments with just their own website for publishing of theses, which normally implies that a special search function for keywords is not provided.

Thus, this research is limited to the two search procedures mentioned above. As the two legal entities are new, it could be assumed that most theses on the subject have been done during the 2000's. However, titles of theses from the 1990's have been used, as they indicate a growing interest in an early phase.

## **Findings - general overview**

The theses have been written during a period of about 15 years, but logically, the main focus is on the latest decade. See table 3 below. Six theses from the 1990's have been found, four from the years 1998-1999 and two from 1994-1996. The PhD thesis of Julstad (1994) on three-dimensional property formation, at the Royal Institute of Technology, Stockholm (KTH), could be considered as a decisive starting point for the forthcoming changes in the Land Code in 2004, in particular, and the subsequent change in 2009 to ownership apartments.

The 9 first theses, dating from 1994-2001, were all studies on systems for three-dimensional properties and ownership apartments abroad, all performed as MSc theses at KTH, Stockholm. The PhD thesis of Julstad played a central role. Studies on this subject without a foreign comparison had to wait until the idea was developed further in Parliamentary commissions and by the Government. The change to three-dimensional property units, with its promulgation in 2003, and entrance into force in the Land Code in January, 2004, offered excellent opportunities for theses work in a new area, both before and after 2004.

<b>No of authors</b>	<b>No</b>		<b>Year</b>	<b>No</b>
1 author	55		2011 (Jan-June)	8
2 authors	39		2009-2010	43
3 authors	1		2007-2008	14
<b>Total</b>	<b>95</b>		2006	1
<b>Academic degree</b>			2004-2005	12
MSc (30 ECTS)	57		2001-2003	9
BSc (22.5 ECTS)	2		1998-2000	6
BSc (15 ECTS)	36		1994-1996	2
<b>Total</b>	<b>95</b>		<b>Total</b>	<b>95</b>

Table 3 Academic degree, number of authors and year of production

During the following two years (2004-2005) several theses were done, and surprisingly a drop to just one thesis in 2006. Since then, the production of theses has increased gradually. Another PhD thesis (Paulsson 2007) on three dimensional property units and ownership apartments was an additional contribution to understand how these units could be implemented in Sweden, using a comparison with strata titles in Australia, among others.

The theses were done individually, or by two students, and one case by three students. This means a total number of 135 students (one student, Danneby, with two theses, at BSc and MSc level respectively) with thesis projects, i.e., more than 100 “experts” in these areas.

60 % are theses at MSc level. One reason for such a distribution between the two degree levels is that most education programmes with relevance to law, land tenure and land development are offered at MSc level. It is therefore interesting to identify that 38 theses have been done at BSc level. This is a very important contribution.

In table 4 we see the predominant role of KTH, as well as Lund University and Stockholm University, in all 55 theses, most of them at MSc level. But, as stated above, there are many theses at BSc level, and many of them are done at the other 14 universities listed in the table. This means that the knowledge and research in this area are not limited to the main education programmes. The students and their supervisors at these 14 other universities are an important group, totalling 40 theses. It could be considered as a spin-off effect of the new real estate entities, challenging students and departments to studies from different perspectives and scientific areas.

The classification in scientific areas could be done according to the name of the departments divisions, or faculty. This gives quite a good description of the variety of the research areas. In table 5, the main scientific areas are presented.

The diversity of departments and scientific areas impresses, but it is also a logic consequence of the different aspects of three-dimensional property units and ownership apartments. One could eventually wish that students at some other departments, and education programmes at BSc and MSc levels might contribute with further aspects. However, it requires a basic understanding in the different scientific subjects, even though it could be done without a complete understanding of all subjects. Such perspectives could be e.g. sociology, political science, environmental law, macroeconomics, and economic history.

The predominant scientific area is real estate planning and real estate law, i.e., at faculties of engineering. This is multidisciplinary area, based on the engineering programmes with law, economics, physical planning and construction as basis. The students are trained in applied law, within the areas of land tenure, property formation, physical planning and construction, while students at faculties of law have a few courses in real estate law, but without any courses in engineering or

economics. The same applies for economics, where students in Business Economics might find interesting economic and management issues related to three-dimensional properties and ownership apartments. The engineering students with specialization in real estate economics, might do similar studies, but with another basic training at BSc level in construction and urban engineering.

<b>University</b>	<b>Faculty or Department</b>	<b>No</b>	<b>Total</b>
Royal Institute of Technology, (KTH) Stockholm	Real Estate Planning and Land Law	17	30
	Real Estate Economics & Construction Management	12	
	Civil Engineering - Construction	1	
Lund University	LTH (Faculty of Engineering)		16
	- Real Estate Science	9	
	- Construction Management	2	
	Faculty of Law	5	
Stockholm University	Faculty of Law	7	9
	School of Business	2	
Örebro University	Faculty of Law	5	5
Göteborg University	Faculty of Law	3	5 <sup>1</sup>
	School of Business	2 <sup>1</sup>	
Karlstad University	School of Business	4	4
Halmstad University	School of Business and Engineering	4	4
Chalmers Institute of Technology	Civil and Environmental Engineering	3 <sup>1</sup>	3 <sup>1</sup>
University West	Surveying Engineering	3	3
Luleå University of Technology	Faculty of Law	3	3
Jönköping University	International Business School - Law	2	3
	Built Environment	1	
Blekinge Institute of Technology	School of Planning	2	2
Linköping University	School of Business	1	2
	Geography	1	
Malmö University	Urban Studies	2	2
University of Gävle	Built Environment	1	2
	School of Business	1	
Uppsala University	Faculty of Law	1	2
	Faculty of Social Sciences	1	
Swedish University of Agricultural Sciences	Landscape Architecture	1	1
	<b>Total</b>	<b>95</b>	<b>95</b>

Table 4 BSc and MSc theses – Universities and faculties/departments

<sup>1</sup>One joint thesis

One thesis (Nilsson & Polanco, 2007) was done jointly by one student in Civil Engineering at Chalmers Institute of Technology and one student in Business Economics at Gothenburg University. It could be an interesting option, but requires student awareness and cooperation between the different departments.

The three main scientific areas for theses are Real Estate Planning and Real Estate Law (at engineering programmes), Law (at Faculties of Law) and Economics, either at engineering programmes, or at Business Schools. Economists find it interesting to grasp this new economic asset, in marketing, valuation, and management. These three main groups have produced almost 30 theses each.

<b>Scientific area<sup>1</sup></b>	<b>No</b>
Real Estate Planning & Real Estate Law	30
Law	27
Economics	15
Building & Real Estate Economics	14
Physical Planning	8
Construction Technology	1
<b>Total</b>	<b>95</b>

Table 5 BSc and MSc theses – scientific areas

There is also a fourth group, not as big as the other ones, but still important: students in physical planning, including geography and landscape architecture. They are focusing on the planning system, and how the comprehensive plan and in particular details plans should be developed to create sustainable urban areas. Some theses in real estate planning at faculties of engineering are also addressing such issues, so the planning perspective is well analyzed.

Finally, as a marginal observation: one thesis in construction technology (Carpapic 2004) found the new legal entity as an interesting challenge, in particular how to construct additional flats. There are also some MSc theses (e.g. Ragnarsson & Ölund, 2001 and Setterberg & Hellström, 2003) with such an idea, within the area of real estate economics.

## **International comparisons**

The recent changes in legislation in Sweden have given incentives to study foreign systems, before as well as after the changes. Out of the 95 theses, there are 29 theses with some kind of comparison with other countries. Some of them are using more than one country, so the total number of country references is 44. See table 6 below. There are three countries of main interest: Denmark, Norway, and Australia. But there are also some other European countries: France, Spain, the Netherlands, England, Germany, Finland, and Russia; and also USA and Canada (compared in 1-2 theses each). The countries in Western Europe could easily be understood. The thesis on the Russian system of ownership apartments (Widén 2004) is a review on the change towards private property, in a legal and marketing perspective. It does not have a specific purpose to give input to the Swedish system.

It is easy to understand why we try to understand the system in our two neighbouring countries. Our civil and property laws are similar. The comparison with Australia is also relevant, due to the similarities between the title registration systems, and the similarities with the strata titles and building management system (Cronqvist 2010). Another reason for the comparison with these three countries is the language – Norwegian, Danish and English are all easily understood. The other European countries are more difficult to understand properly, due to different systems and other foreign languages (except England). But they could also give us interesting and different perspectives, if a field study is done properly, and put into a context of comparison with our Swedish system.

As mentioned above, some of the theses with comparison with other countries were made in the 1990's and beginning of the 2000's, i.e. before the change in the land law and the property formation

---

<sup>1</sup> The scientific areas used are mainly the name of departments or divisions at the universities, but they are not the same at the universities. So some names are used to cover departments with similar names at other universities. Real Estate Planning and Real Estate Law, and Real Estate Science, are scientific areas at engineering faculties. Building and Real Estate Economics is used at engineering faculties, while Economics is referring to Faculties of Social Sciences. The same situation applies to the name Law, i.e., at Faculties of Law, while Real Estate Law is a scientific area at the engineering faculties.

law to three-dimensional properties in 2004. It is understood that these theses were made to broaden the understanding of three-dimensional properties during the governmental and parliamentary process of preparation of the change of laws.

<b>Countries of comparison</b>	<b>No</b>
Norway	13
Denmark	10
Australia	6
Western Europe (France, Spain, the Netherlands, England, Germany, Ireland, Finland)	12
Russia, Canada, USA	3
<b>Total</b>	<b>44</b>
Theses with country comparisons	29

Table 6 – Theses with country comparisons

There might be other countries of interest for comparison, but it is mostly difficult for a student to be able to perform such a study, and to make a special choice for his/her thesis work. But there are always curious and talent students, willing to find new interesting approaches to a thesis work. It could also be noticed that only one thesis (Pergament 2010) has used our neighbour country Finland as reference for a comparison, but also three other Western European countries. It is partly due to the language barrier, even though Swedish is a second official language in Finland, but maybe not so exotic...

### **Main issues and perspectives**

Except comparison with other countries, there are also other ways used as approach in the thesis work. Comparison is a very useful research method. It was found that 57 of the theses (60 %) have some kind of comparison. Except other countries, there were many comparisons with the existing Swedish land tenure system. The most frequent one, tenant ownership (*bostadsrätt*) was used as comparison in 34 theses. But also ordinary tenancy (*hyresrätt*) was used as basis for comparison and analysis. A few theses have an analysis of the conversion process, from tenancy or tenant ownership to ownership apartment. See table 7.

Some theses are analyzing the legal system and rules on neighbour rights (*grannlagsrätt*). There is an evident need to redefine the relationship between neighbours, including abuse or disturbance between neighbours.

<b>Compared legal units</b>	<b>No of theses</b>		<b>Legal issues</b>	<b>No of theses</b>
Tenant ownership	34		Legal management issues	16
Tenancy	19		Easement & utility easement	15
Conversion	3		Neighbour rights	14
Country comparison (cf above)	29		Joint facility units	14
<b>All kind of comparisons</b>	<b>57</b>		Formal cadastral procedure	13
			<b>Economic issues</b>	
			Financial & marketing	36
			Tax issues	8

Table 7 – Main issues studied in the theses

Utility easement is also a tool to provide legal rights for utilities, e.g., tunnels, pipes or circuits. Some of the theses are analyzing the relationship between utility easements and the three-dimensional property. Danneby (2009) and Jouper (2004) are analyzing the implications of the new legislation regarding the railways, including tunnels and other areas where a three-dimensional division of property units could be an improvement in the use of land. Berglund & Sjöberg (2007) evaluate the new legislation in regard to easement utilities in 23 cases for high voltage circuits.

The strong tradition in Sweden to establish legal units for management of joint facilities, tenant ownership, easement and other legal forms of property units calls the attention to problems and solutions with the new three-dimensional property units. Therefore, 13 of the theses are doing analyses on the legal procedure – the cadastral procedure to establish these units. Students at faculties of engineering study cadastral procedures, which makes such a thesis approach logic. Bećirbegović (2011) adds a legal perspective from her background as a law student.

Thus, we understand that the legal management issues play a central role in many theses. The conditions change due to the new property units which imply the need of analyses in these areas. We can also notice that these five legal perspectives are subject to studies in about the same number of theses – 13-16 each.

Finally, the economic issues are important, and should be important when new legal entities are launched to the market. The objective with the changes in laws is to encourage an improved efficiency in land use, vertically, and as a part of the national housing policy. For this reason, there are many studies in this area. Tax issues have been addressed in several theses, from economic and legal perspectives.

## Research methodology

The theses use some kind of methodology. Most of the 83 theses (except the 12 without full text versions available) have a description of the methodology used in a special section in the first chapter. In some theses such a section is omitted, but it is still possible to identify the main methodology used. Interviews and legal studies are the most frequent methods, in about half of the theses. Some of them use both methods, while others are just using one of them. Many of the theses at the faculties of law are logically legal studies, and just occasionally combined with another method. See table 8 below.

Used methods	No of theses
Interviews	50
Legal studies	40
Case studies	28
Surveys	10
Review of cadastral practice	7

Table 8 – Used methods

Several theses at faculties of engineering are using legal studies as a method, but normally not exclusively. The typical engineering student that uses legal studies is completing his/her degree in land surveying and land management, with a curriculum consisting of several courses in law, mainly laws in land tenure, building and planning, property formation, joint facilities and other applied laws. As such studies also are mixed with engineering subjects and economics, the approach in legal studies might be less developed than by students at faculties of law. But on the other hand, these latter students have no or limited understanding in physical planning, real estate economics, and construction management.

The use of case studies is interesting and sometimes very useful in addition to a legal analysis. It provides a practical perspective. Most of the case studies are current projects or recently completed projects. Some case studies have used fictive cases, in order to show the specific need of new three-dimensional property units. Melin & Öberg (2008) and Strandelin (2009) are using cases of current tenant ownership associations, and analyse how a conversion could be done to ownership apartment. Hahnisalo (2005) is reviewing different legal perspectives, based on her studies at the faculty of law, but uses two cases and five interviews to understand how the legal conditions are understood by professionals and in real land development cases. Jouper (2004) is also a good example of a student in law, with a practical approach on railway properties and viaducts with other potential land uses in a third dimension. Martinsson (2003) is using case studies as well, but from a physical planning perspective, on how to integrate periphery commercial centres with housing. Ahnström (2004) and Larsheim (2007) are considering the central areas from the planning perspective, and they also try to find solutions with three-dimensional property formation. Also studies in economics are using fictive cases in order to highlight cost-benefit analyses with the new legal conditions (e.g. Hård af Segerstad & Karlén, 2005).

It is evident that each BSc or MSc programme has developed a tradition in methodology. Some of the theses refer to this tradition without an obvious analysis of different methodologies that alternatively could be used. At the faculties of law, the legal studies are the rule, and should be. However, some of the theses are adding interviews or case studies, which make them attractive for persons in the land development business. But, also the pure legal studies are able to penetrate in analyses on certain issues, e.g. association law, tax rules, neighbour rights, transfer rules in case of mobility within Europe, and legal cadastral requirements (Hagberg, 2007, Vilhelmsson, 2007; Bertilsson, 2006; Söderström & Thaki, 2010; Bladfält, 2009; Bećirbegović, 2011, and Gustavsson, 2004).

The use of surveys is not very common. This might be due to the recent change in legislation, which means that few cases could be studied. Out of the 10 theses identified with surveys, some of them have used a huge sample, e.g. a customer record of a real estate broker (3,838 customers; Fornander, 2009), a special target group of persons at the age of 55-65 (1,495 persons; Nilsson & Polanco, 2007), and some other theses with a more limited sample. These theses are focused on marketing and commercialization of the new property units, i.e., an economic perspective. Håkansson & Karlsson (2008) try to understand the attitudes at the market through a survey to 16 municipalities in the county of Värmland. Other theses use cases of cadastral processes to understand how the cadastral authorities have understood and applied the new rules of three-dimensional property formation (Berglund & Sjöberg, 2007, Berglund & Persson, 2007).

Interviews are used as method in many theses. Some of them use interviews in addition to a legal study, in other cases based on an economic analysis. It is the most frequent method used. Some well-known professionals have contributed with their experiences to several studies – they might get bored with the interviews...(?). For the students, this practical approach is useful and bridges the study to practice. An essential question is whether studies are only describing how practitioners act or plan to act, or if the legal and economic analyses contribute to change the practice in real life. Being launched as new legal entities, all agents are in a search process of how to best draw benefit and develop them.

## **Review of previous theses**

The number of theses in the two areas is impressive, but in some way logic, being new legal entities. How are the previous theses used by the students? A separate analysis was done on the 27 theses published in 2010 and 2011 (excluding five not available online in full text version). These students had access to about 60 theses, though some might still not have been published online, and some only published in paper version, not available online, but approximately 40-50 theses were easily available online, i.e., using the same search method as described above for this paper, and ordering can also be

done from a university department for other theses. Half (13) of the theses are at MSc level, and the other ones at BSc level.

Only 6 of the 27 thesis reports have references to other BSc or MSc theses, but just a few. Söderström & Thaki (2010) is the only thesis (of this group of 27 recent reports) with a “review” of other theses, in all five theses. They also refer to the PhD thesis of Paulsson (2007). Two of the theses refer to this PhD thesis, without any reference to MSc or BSc theses, and 1 MSc thesis refers to the PhD thesis of Julstad (1994). Roos (2010) is the only thesis identified with reference to both PhD thesis, as well as one MSc thesis.

This means that 18 of the MSc and BSc theses (i.e., two thirds) have no reference at all to previous research in theses. There is of course other relevant literature in their bibliography, but it is surprising that the thesis projects are done without a review of other recent thesis research in the area. The scientific value of thesis reports at BSc and MSc level might be limited, but they could contribute with examples and some findings, as well as ideas of scientific approach. It is anticipated that there could be a hidden number of theses reviewed, or checked, but a good report list all the reviewed theses in the bibliography.

The few theses with references to the two fundamental Swedish PhD theses in this area are also surprising, as the scientific value of them is verified through the PhD working process. In one thesis report, it is mentioned that Jenny Paulsson was interviewed, but her PhD thesis is not found in the reference list.

## **Concluding observations**

The overall impression of the theses could be concluded in three main categories:

- Descriptive theses, without a real contribution to analysis
- Analytical theses, describing issues and problems in the legislation and practice
- Analytical theses, with identification of essential improvements or proposal to changes.

There is, of course, no clear limit between them. It could be described as phases, and some theses are getting into more specific ideas of great interest. One distinction could be between theses at BSc and MSc levels, but this is not always evident in the quality. Some of the BSc theses have a quite advanced approach, analysis and conclusions. Another factor is if a thesis is interdisciplinary, and thus needs to cover various areas. But such an interdisciplinary approach is also part of reality in land development projects, so this competence is essential. Some of the theses have a specific, narrow focus, and reach quite a good understanding and analysis, in particular in legal studies.

Benjaminsson & Nilsson (2009) develop an interesting management model for ownership apartments associations, and propose how to turn this property unit into new market product, instead of copying the existing management model in tenant ownership. Bladfält (2009) concentrates his legal analysis on association law, and its implication for changes regarding ownership apartments. A more practical perspective, but still as a model, is presented by Melin & Öberg (2008) on conversion to ownership apartments. Lind (2007) is also trying to identify key factors for a successful management in an association with different kind of owners of property units.

Improvement of detailed plans is advocated by some authors (Payne Zachrisson & Spångberg, 2007; Ahnström, 2004), a housing policy analysis regarding urban segregation (Chaimart & Pertaculus, 2009), and urban renewal perspectives (Pålsson & Johansson, 2009; Martinsson, 2003; Norrbom, 2011; and Larshem, 2007). A special thesis puts a landscape architecture perspective on underground space, and shows how three-dimensional subterranean space is understood by different actors, such as

the landowner, the utility provider, the architect and the social worker, and also including a useful international reference (Andersson Teleman, 2011).

Some economic analyses focus on the need to improve valuation models (Hellemar, 2004), real options analysis for penthouse development in central urban areas (Setterberg & Hellström, 2003), taxation models (Udén, 2010; and Wikström, 2010), improvement of marketing methods (Söderström & Thaki, 2010) and attitudes of customers (Svensson & Malé, 2009; and Larsson & Sivenbring, 2009). The role of the normative utility value rent (*bruksvärdeshyran*) and is also well analyzed and criticized in some of these theses. Pergament (2010) describes the property market in Stockholm and analyses how the two new legal entities might contribute to alleviate the defective rental housing market. Some other theses at the same department (Real Estate & Construction Management) add further aspects to the market behaviour regarding the two new legal entities (e.g. Nilsson & Jonson, 2009, Lindahl & Vallgård 2010, Bergman & Åkelind, 2010, Kieri, 2011, Sköld 2011 and Tjäder, 2011) – all BSc theses. This is a good example on how a department could use students for specific and complementary studies within a certain area.

Technical issues are also well focused in some theses, e g, on parking units in three dimensional properties, with a commercial perspective (Lettesjö & Orrestig, 2004; Falk & Renfors (2007), utility easements (Berglund & Sjöberg, 2007), and railways (Danneby, 2009; Gustafsson & Högberg, 2010; and Jouper, 2004).

## **Conclusion**

Theses are available online today, not all of them through the national library databases, but in addition at web pages of the departments. Students and supervisors should be more active and careful to complete the entire theses project, by submitting the final report at the assigned library database of the university. Keywords, abstract and title, in Swedish and English, should also be done carefully, and inserted when loading the thesis at the database.

Different research methods are used, usually chosen according to the inherent tradition in each scientific subject or education programme. A review of different methods used could be very useful in order to understand new approaches to the area, in particular as the two new legal entities are new and well defined. Interdisciplinary research might be done.

A new legal area, as three-dimensional property units and ownership apartments, is excellent for a research project in BSc and MSc theses. A good review on previous theses reports should be done, in order to get a broad and interdisciplinary perspective, and to avoid a project with similar approach or research focus. The two new legal entities are an integrated part of a complex area, with legal, economic, planning and engineering perspectives. It is therefore logic that students at different universities, faculties and education programmes find issues for their thesis work. Students, and their supervisors, must be aware, and actively review the Libris and DiVA theses websites, as well as several university department websites, as part of the initial research process.

More than 100 students have in all spent more than 50 man years in studying the two new legal entities, before and after the promulgation of law. It is partly an introduction for them into a new area and a final study project as a preparation for the labour market. But the findings in all these theses are an important contribution to understand how the legal entities could be introduced and developed, and successively adapted to the market. Practitioners need to have easy access and knowledge on all this research work.

## References

Remarks: all theses reviewed have been listed, not only the theses referred to in the text above.

### PhD theses

Julstad, Barbro	1994	<i>Tredimensionellt fastighetsutnyttjande genom fastighetsbildning. Är gällande rätt användbar?</i>	KTH, Avd för fastighetsvetenskap
Paulsson, Jenny	2007	<i>Property rights: an analysis of key factors on international experience</i>	KTH, Avd för fastighetsvetenskap

### MSc theses (30 ECTS)

Ahnström, Anna	2004	<i>Planera för förtätning genom påbyggnad - "Karlsson på taket", saga eller verklighet?</i>	Blekinge Tekniska Högskola/Inst. för fysisk planering
Ameijenda y Mouzo, Antonio	1998	<i>Tredimensionellt fastighetsutnyttjande i Spanien</i>	KTH, Avd för fastighetsvetenskap
Arnehed, Eric	2008	<i>I visst hänseende - Graden av ianspråktagande av tjänande fastighet enligt reglerna för tredimensionell fastighetsbildning</i>	LTH, Avd för fastighetsvetenskap
Arnrud, Pernilla & Larson, Annika	2000	<i>Tredimensionell fastighetsbildning – Lägenhet med äganderätt</i>	KTH, Avd för bygg- och fastighetsekonomi
Benjaminsson, Johan & Nilsson, Svante	2009	<i>Extern förvaltning av ägarlägenheter</i>	LTH, Avd för fastighetsvetenskap
Berglund, Julia & Persson, Erik	2007	<i>Tredimensionell fastighetsbildning -Hur har möjligheten utnyttjats och vilka faktorer påverkar användningen?</i>	LTH, Avd för fastighetsvetenskap
Berglund, Oskar & Sjöberg, Mattias	2007	<i>Starkströmsledning vid nybildning av tredimensionella fastigheter</i>	LTH, Avd för fastighetsvetenskap
Bertilsson, Pernilla	2006	<i>Grannelagsrätt</i>	Göteborgs universitet, Juridiska institutionen
Carlsson, Annica	2005	<i>Behovet av ett utökat minoritetsskydd i bostadsrättslagen – en komparativ studie i bolagsrätt</i>	Göteborgs universitet, Juridiska institutionen
Carpapic, Aleksandar	2004	<i>Lätta tillbyggnader vid tredimensionell fastighetsbildning</i>	KTH, Avd för stålbyggnad
Cembraeus, Tomas	2009	<i>Ägarlägenheter ur ett kommersiellt perspektiv</i>	Stockholms universitet, Juridiska institutionen
Cronqvist, Mathias	2010	<i>Strata titles i NSW – en jämförelse med de svenska alternativen</i>	LTH, Avd för fastighetsvetenskap
Danneby, Björn	2009	<i>Analys av rättighetssystemen för vägar och järnvägar - Hur tillförsäkras rättigheter vid tredimensionellt markutnyttjande</i>	KTH, Avd för fastighetsvetenskap
Eriksson, Karin & Wijk, Helena	1998	<i>Ägande av lägenheter i Nederländerna</i>	KTH, Avd för fastighetsvetenskap
Gabenius, Carin	2004	<i>Tredimensionell fastighetsbildning - en handbok</i>	LTH, Avd för byggproduktion
Gerremo, Christina	1998	<i>Ägarlägenheter i Tyskland</i>	KTH, Avd för fastighetsvetenskap
Gustafsson, Anna & Höglund, Karin	2010	<i>Tredimensionellt utrymme eller servitut för järnvägstunnlar?</i>	LTH, Avd för fastighetsvetenskap
Gustavsson, Carolina	2004	<i>Tredimensionella fastigheter - en belysning utifrån jordabalkens grannelagsrätt</i>	Lunds universitet, Juridiska institutionen
Gyllsten Thorstenson, Sophie	2010	<i>Ägarlägenheter - En komparativ studie mellan Australien och Sverige</i>	Stockholms universitet, Juridiska institutionen
Hagberg, Louise	2007	<i>Uppskovsbelopp - en studie av dagens och framtida problem med förslag på dess lösningar</i>	Lunds universitet, Juridiska institutionen

Hanhisalo, Aurora	2005	<i>Tredimensionell fastighetsbildning Särskilda frågor i praktiken</i>	Stockholms universitet, Juridiska institutionen
Hellemar, Richard	2003	<i>Taxering av fastigheter skapade genom tredimensionell fastighetsbildning. En studie av 3D:s inverkan på fastighetstaxering och fastighetsvärde</i>	KTH, Avd för fastighetsvetenskap
Hääger, Therese & Ljungquist, Eva	2005	<i>Tredimensionell fastighetsbildning - en handbok</i>	LTH, Avd för byggproduktion
Hörberg, Jenny & Jarlhed, Camilla	1999	<i>Ägande av lägenheter i Frankrike</i>	KTH, Avd för fastighetsvetenskap
Jarnestedt, Johan	2009	<i>Tredimensionell fastighetsbildning för underjordiska järnvägsstationer - Förslag på fastighetsrättslig utformning av stationerna inom Citybanan</i>	KTH, Avd för fastighetsvetenskap
Jouper, Katarina	2004	<i>Lagförslaget om tredimensionell fastighetsbildning</i>	Luleå tekniska universitet, Avd. för rättsvetenskap
Karlsson, Linda & Sääf, Helena	2007	<i>Ägarlägenheter -säkerställande av rättigheter och förvaltning av gemensamma utrymmen</i>	LTH, Avd för fastighetsvetenskap
Källström, Magnus & Rüter, Karl	2009	<i>Att bilda ägarlägenheter</i>	LTH, Avd för fastighetsvetenskap
Lettesjö H, Orrestig P	2004	<i>Tredimensionell fastighetsbildning av parkeringsgarage</i>	KTH, Avd för bygg- och fastighetsekonomi
Lind, Anders	2004	<i>Fastighetssamverkan. En förutsättning för tredimensionell fastighetsbildning</i>	KTH, Avd för fastighetsvetenskap
Lindgren, Karin & Seuss, Katrin	1998	<i>Ägande av lägenheter i England</i>	KTH, Avd för fastighetsvetenskap
Lokrants Bernitz, Hampus	2010	<i>Ägarlägenheter - en ny boendeform i Sverige</i>	Lunds universitet, Juridiska institutionen
Lundblad, Kristina	2002	<i>Tredimensionell fastighetsindelning i Australien</i>	KTH, Avd för fastighetsvetenskap
Lövemark, Malin & Österman, Anna	1994	<i>Ägarlägenheter värdepåverkande faktorer - En studie av lägenheter i Victoria, Kanada</i>	KTH, Avd för bygg- och fastighetsekonomi
Magnusson, Rebecka	2011	<i>Ägarlägenheter, finns det behov av en ny upplåtelseform i Sverige?</i>	Göteborgs universitet, Juridiska institutionen
Martinsson, Daniel	2003	<i>Bo onoff, en studie av boendeintegrering i externhandelsområden</i>	Blekinge Tekniska Högskola/Inst. för fysisk planering
Melin, Olof & Öberg, Maria	2008	<i>Ekonomiska förutsättningar för ägarlägenheter - En jämförelse med bostadsrätter</i>	KTH, Avd för bygg- och fastighetsekonomi
Nilsson, Michael & Polanco, Angela	2007	<i>Förändringar som påverkar bostadsmarknaden : en studie av rekordgenerationen</i>	Chalmers tekniska högskola, Inst. för bygg- och miljöteknik & Göteborgs universitet, Företagsekonomiska inst.
Nylander, Ulrika & Rinman, Kristina	2001	<i>Tredimensionell fastighetsindelning: ett nytt inslag i svensk fastighetsrätt</i>	KTH, Avd för bygg- och fastighetsekonomi
Palmgren, Amelie	2010	<i>Rättighetshantering vid tredimensionell fastighetsbildning</i>	LTH, Avd för fastighetsvetenskap
Payne Zakrisson, Sophi & Spångberg, Magdalena	2007	<i>Utformning av detaljplaner - så behandlas tredimensionell fastighetsindelning</i>	KTH, Avd för fastighetsvetenskap
Pergament, Louise	2010	<i>Uthyrning av ägda bostäder - Nya regler för en ändrad uthyrningsmarknad</i>	KTH, Avd för bygg- och fastighetsekonomi
Persson, Mattias	2003	<i>Tredimensionell fastighetsindelning : med fokus på tillbehörsproblem</i>	Linköpings universitet, Ekonomiska inst.
Ragnarsson, Anna & Ölund, Katarina	2001	<i>Lönsamt att bygga på taken? en förberedande fallstudie inför ett eventuellt införande av tredimensionell fastighetsindelning</i>	KTH, Avd för bygg- och fastighetsekonomi

Roos, Anna	2010	<i>Kommersiellt utnyttjande av tredimensionell fastighetsindelning i projektutveckling - Att äga sitt eget kontor</i>	KTH, Avd för fastighetsvetenskap
Stjernfeldt-Elgestad, Johanna	2003	<i>Lägenheter med direkt äganderätt och förvaltningen av lägenheternas gemensamma egendom</i>	Stockholms universitet, Juridiska institutionen
Svahn, Maria	2002	<i>Tredimensionell fastighetsbildning</i>	Stockholms universitet, Juridiska institutionen
Söderberg, K	2010	<i>Ägarlägenheter - en kartläggning av det första året med den nya lagstiftningen</i>	KTH, Avd för bygg- och fastighetsekonomi
Udén, Sara	2010	<i>Beskattnings av bostadsrätter och ägarlägenheter</i>	Lunds universitet, Juridiska institutionen
Uusikartano, Ida	2010	<i>Ägarlägenhet: en jämförelse med bostadsrätt</i>	Luleå tekniska universitet, Avd för samhällsvetenskap
Wesslau, Carin	2010	<i>Ombildning till ägarlägenheter</i>	Uppsala universitet, Juridiska fakulteten
Widén, Per	2004	<i>Ägarlägenheter i Ryssland</i>	Stockholms universitet, Juridiska institutionen
Wikstedt, Linda	1998	<i>Att äga och använda mark i Nederländerna - en rättslig studie</i>	KTH, Avd för fastighetsvetenskap
Wikström, Andre	2010	<i>Ägarlägenheten - lagstiftningsgranskning och praktisk problemanalys</i>	Stockholms universitet, Juridiska institutionen
Vilhelmsson, Therese	2007	<i>"De svenska reglerna om uppskov med beskattningen vid bostadsbyte skall omfatta alla former av civilrättsligt boende." En undersökning av EU-kommissionens ovan nämnda uttalande, med särskild tyngdpunkt på ägarlägenheter</i>	Lunds universitet, Juridiska institutionen

### BSc theses (22.5 ECTS)

Hammar, Linn & Ryberg Mårtensson, Emma	2009	<i>Radhus på höjden: Ägarlägenheter - en ny ägandeform på bostadsmarknaden</i>	Örebro universitet, Akademin för juridik, psykologi och socialt arbete
Söderström, Jennie & Thaqi, Alban	2010	<i>Ägarlägenheter : En studie av tre delmarknader i viss jämförelse med bostadsrätt</i>	Karlstads universitet/Företagsekonomi

### BSc theses (15 ECTS)

Andersson Teleman, Katja	2011	<i>Under stadens yta : en studie av framtida användningsmöjligheter i Stockholms underjord</i>	Sveriges lantbruksuniversitet, landskapsplanering
Andersson, Sofia, Johannesson, Linn & Johansson, Johanna	2010	<i>Ägarlägenheter - genomslaget som bromsas av bruksvärdeshyran</i>	Högskolan Halmstad, Sektionen för ekonomi och teknik
Bećirbegović, Selma	2011	<i>Tredimensionell fastighetsbildning: Är lämplighetsvillkoret i 3 kap. 1 § 3 st. FBL för restriktivt?</i>	Högskolan i Jönköping, Internationella handelshögskolan
Bergman, Louise & Åkerlind, Evelina	2010	<i>Ägarlägenheter – en utredning av den aktuella situationen för upplåtelseformen</i>	KTH, Avd för bygg- och fastighetsekonomi
Bladfält, Niclas	2009	<i>Röstspärren - SFL 12 och 49 §§ : En förlegad rest eller effektivt skydd</i>	Örebro universitet, Akademin för juridik, psykologi och socialt arbete
Carlenius, Ricard	2010	<i>Boende i flerfamiljshus: En juridisk komparation mellan bostadsrätt, hyresrätt och ägarlägenhet</i>	Örebro universitet, Akademin för juridik, psykologi och socialt arbete
Carlsson, Dennis	2010	<i>Ägarlägenheter: och de unika kraven för fastighetsbildning</i>	Örebro universitet, Akademin för juridik, psykologi och socialt arbete
Chaimart, Viraya & Pertucallos, Zack	2009	<i>Ägarlägenheter som ett medel mot Malmös segregation</i>	Malmö högskola, Urbana Studier
Danielson,	2009	<i>Ägarlägenheter – Utredning av rättigheter och</i>	KTH, Avd för bygg- och

Catharina & Gustafsson, Anna		<i>skyldigheter i grannelagsrättsliga frågor</i>	fastighetsekonomi
Danneby, Björn	2007	<i>Tillämpningen av tredimensionell fastighetsbildning: studie av resultatet efter 2,5 år med ny lagstiftning</i>	Högskolan i Gävle, Institutionen för teknik och byggd miljö
Falk, Henrik & Renfors, Patrik	2007	<i>Tredimensionell fastighetsbildning: Liljeholmskajen</i>	Högskolan Väst, Inst. för teknik, matematik och datavetenskap
Fornander, Johan	2009	<i>Ägarlägenheter - en rapport om vilka preferenser som styr ett köp av ägarlägenheter</i>	Högskolan i Gävle, Inst. för ekonomi
Green, Lisa	2010	<i>Ägarlägenheter och fastighetssamverkan</i>	Örebro universitet, Akademin för juridik, psykologi och socialt arbete
Holmkvist, Daniel & Oldborn, Rickard	2007	<i>Tredimensionell fastighetsdelning: Masthugget 11:13, Korvetten</i>	Chalmers tekniska högskola, Inst. för bygg- och miljöteknik
Håkansson, Christina & Karlsson, Ingegerd	2008	<i>Bostadshyresmarknad i förändring: En studie av hyresmarknaden i Värmland</i>	Karlstads universitet, Fakulteten för ekonomi, kommunikation och IT
Hård Af Segerstad, Fredrik & Karlén, Johan	2005	<i>Effektivare fastighetsutnyttjande genom tredimensionell fastighetsindelning</i>	Stockholms universitet, Företagsekonomiska institutionen
Karlsson, Björn & Mattiasson, Mandus	2010	<i>Ägarlägenheter : En möjlighet till införandet av en ny affärsmodell?</i>	Högskolan Halmstad, Sektionen för ekonomi och teknik
Karlsson, Per Rune	2011	<i>Reglering av enskilt och gemensamt vid ägarlägenhetsförrättningar: En analys av de två första årens praktiska tillämpning</i>	Högskolan Väst, Inst. för teknik, matematik och datavetenskap
Kieri, Elise	2011	<i>Gränsdragning vid bildande av tredimensionella fastigheter</i>	KTH, Avd för fastighetsvetenskap
Kindström, Jenny & Sigfridsson, Louise	2010	<i>Ägarlägenheter: etableringen på bostadsmarknaden i Karlstad</i>	Karlstads universitet, Handelshögskolan vid KAU
Larsheim, Martin	2007	<i>Vertikal förtätning: En del av ett hållbart stadsbyggande?</i>	Linköpings universitet, Avd. för geografi
Larsson, Pär & Sivenbring, Anders	2009	<i>Marknadsanalys: en jämförande studie mellan hyresrättslägenheter, bostadsrättslägenheter och ägarlägenhetsfastigheter</i>	Chalmers tekniska högskola, Inst. för bygg- och miljöteknik
Lindahl, Christoffer & Vallgård, Sebastian	2010	<i>Ägarlägenheter, Hyresoption, Fastigheter, Byggande, upplåtelseform, bostadsmarknad, hyresreglering</i>	KTH, Avd för bygg- och fastighetsekonomi
Lindgren, Diana & Fällman, Lena	2010	<i>Ägarlägenheter: Varför byggs de inte, trots nya lagar?</i>	Högskolan i Jönköping, Byggnadsteknik
Mattjus, Nils	2011	<i>Förvärv av bostadsrätt som underårig</i>	Luleå tekniska universitet, Avd för samhällsvetenskap
Nilsson Carolina & Jonson Maria	2009	<i>Ägarlägenheter ur ett bank- och kreditgivningsperspektiv</i>	KTH, Avd för bygg- och fastighetsekonomi
Norrbom, Josefin	2011	<i>Tredimensionell fastighetsbildning – ett alternativ för främjande av stadsmässighet?</i>	Uppsala universitet, kulturgeografiska institutionen
Pålsson, Jenny & Johansson, Jessica	2009	<i>Ägarlägenheter - finns möjlighet till etablering i befintlig bebyggelse?</i>	Malmö högskola, Kultur och samhälle
Setterberg, Marcus & Hellström, Mattias	2003	<i>Realoptionsvärdering av tak i centrala Stockholm: Värdering av byggrätten som genereras vid lagstiftning</i>	Stockholms universitet, Företagsekonomiska institutionen
Sköld, Madeleine	2010	<i>Ägarlägenheter - en studie av upplåtelseformens aktuella situation på bostadsmarknaden</i>	KTH, Avd för fastighetsvetenskap
Stenberg, Emma & Svensson, Emma	2009	<i>Ägarlägenheter: - framtidens investering?</i>	Högskolan Halmstad, Sektionen för ekonomi och teknik

Stenberg, Kalle & Johnsson, Mattias	2009	<i>Ägarlägenheter - En studie om vilka parametrar som kommer att styra priset på nybyggda ägarlägenheter i Sverige</i>	Göteborgs universitet, Företagsekonomiska inst.
Strandelin, Jeanette	2009	<i>Bostadsrätten och ägarlägenheten: en jämförande studie</i>	Högskolan Väst, Inst. för teknik, matematik och datavetenskap
Svensson, Emelie & Malé, Theresa	2009	<i>Viljan att köpa ägarlägenheter</i>	Högskolan Halmstad/Sektionen för ekonomi och teknik (SET)
Tjäder, Ebbe	2011	<i>Användning av tredimensionella fastigheter - Avsikten med införandet och resultatet</i>	KTH, Avd för fastighetsvetenskap
Wennbom, Andreas & Ahlqvist, Marcus	2009	<i>Den nya boendeformen ägarlägenheter: Är detta lösningen på Sveriges bostadsbrist?</i>	Örebro universitet, Företagsekonomi
Windirsch, Camilla	2009	<i>Ägarlägenheter – om fastighetsbildning och rättsförhållandet mellan samfällighetsföreningen och ägaren</i>	Högskolan i Jönköping, Internationella handelshögskolan
Åberg, Charlotte	2010	<i>Tredimensionella fastigheter inom byggnad – Fastighetssamverkan och gränsdragning</i>	KTH, Avd för fastighetsvetenskap