

What is a housing corporation apartment society or association? /*/

The housing corporation institution is a fairly complicated form of a jointly or common ownership with many interests. These interests have to be met in order for the corporation to function well.

That is the reason why there are several rules and regulations concerning this form of corporation apartment living.

Fundamental principles

1. The purpose of the association/corporation apartment society?
 - The purpose can be found in the statutes or bylaws of the association.
2. Co-operation and tolerance
 - Co-operation and tolerance between the members in an association is fundamental and necessary. Co-operation and tolerance is the basic foundation of the association. Without it, it will not function.
3. Organisation trust
 - The ownership of the corporation/association is exercised by the selected board. The board is selected in an election taking place once a year. One member per household can vote, except the few rental apartment residents, who are not entitled to vote in the association. Their rights and obligations can be found in the Code of Land Laws, chapter 12, rental Act (Hyreslagen).
4. The right of freedom of transfer
 - The ownership of an apartment or what it represents is to be compared with economical assets or securities. ***The resident owns and shares a part of the association, not the apartment itself.*** /**/ As such it can be bought and sold on the free market.

/*/ translation: the English translation for the Swedish word "bostadsrätt" has a few different meanings like 1. housing corporation; 2. condominium apartments; 3. co-operative building society; 4. housing co-operative; 5. co-operative flat; 6. Co-operative building society dwelling; 7. Tenant-owned apartment or tenant ownership

/**/ although one owns a part of the association and not the physical concrete around the apartment – the owner is solely responsible for taking care of the inside of the apartment and cannot ask for any economical support from the association, with a few exceptions.



5. The Cost

- The association is an organisation which exclusively must promote the members of the same association.

6. Laws, rules and regulations must be observed and obeyed

- Generally the rights and obligations of the association are to be found in the statutes of the pertinent association. The statutes can vary somewhat or be adjusted to the local environment but mirrors the Co-operative Apartment law (Bostadsrättslagen).

7. The principles of equal treatment of the members

- The owners have an absolute equality between each other. Regardless of the value of the apartment, square meter size or family members, there is one vote per apartment.

8. Legality

- As mentioned above (2), the association is built on co-operation and tolerance. However, this also includes some imperative regulations where members/owners must not, without the consent of the board, take action on their own without consultation. There are possibilities for the board to force, if necessary, an owner to follow instructions. In the worst scenario, an owner can be dismissed and evicted from the association.

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