

Note:

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Curriculum for the  
**Continuing Education Master's Programme in Interdisciplinary Real Estate Law**  
at the University of Innsbruck

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**§ 1 Qualification profile**

- (1) The graduates of this continuing education master's programme possess interdisciplinary and highly specialised knowledge in real estate law, which is necessary to find competent, scientifically sound and at the same time practice-oriented solutions for complex issues in real estate law and management.
- (2) Graduates are able to combine legal and economic knowledge "lege artis" in a methodically correct and application-oriented manner to solve practice-oriented problems. They can communicate these solutions orally and in writing to experts and laypersons. In the context of negotiations, they are able to structure their argumentation clearly.
- (3) As a result and in particular due to their Master's Thesis, graduates are qualified to contribute to innovative further development in the professional fields of real estate law and real estate management (esp. the legal profession, notary's office, tax consultancy and real estate management).

**§ 2 Admission**

- (1) Persons may be admitted to the continuing education master's programme who
  - a) have passed a subject-relevant bachelor's, master's or diploma programme or another equivalent study programme at a recognised post-secondary educational institution home or abroad and

- b) have at least two years of relevant professional experience.
- (2) In any case, a Bachelor's, Master's or Diploma Programme in Law, Business Law, Business Management, Architecture or Real Estate Management passed in Austria is a relevant study programme.
  - (3) In any case, work in a law firm or in a property management company shall be deemed to be relevant professional experience.
  - (4) The selection of the persons shall be made by the course director in particular under the aspect of professional suitability. If more than 50 persons apply, a pre-selection of the applicants to be admitted shall be made according to objective criteria, in particular according to previous education, motivation, relevant professional experience and balanced composition of the group of participants according to professional groups and completed studies.
  - (5) Participants who have been admitted to the continuing education master's programme and have paid the course fee shall be admitted by the Rectorate as continuing education students at the University of Innsbruck.

### § 3 Scope and duration

The continuing education master's programme covers 120 ECTS-Credits. This corresponds to a planned study duration of 4 semesters when carried out part-time. One ECTS-Credit corresponds to a workload of 25 hours.

### § 4 Types of courses

Courses with continuous performance assessment:

- (1) **Lectures with practical elements (VU)** focus on the practical treatment of concrete scientific tasks that are discussed during the lecture parts of the course. Maximum number of students per course: 50
- (2) **Excursions (EX)**, conducted outside the premises of the university, serve to demonstrate and deepen course contents. Maximum number of students per course: 50

### § 5 Compulsory modules

1.	Compulsory Module: Fundamentals of Law and Business Studies	h	ECTS-Credits
a.	VU Introduction to Law	1	2
b.	VU Introduction to Business Studies	1	2
	<b>Total</b>	<b>2</b>	<b>4</b>
	<b>Learning Outcomes:</b> Students have knowledge of the core areas of public law and private law, in particular the tiered structure of the legal system, the basics of constitutional law and administrative organisation, furthermore the basics of the general part of civil law, the law of obligations and property law, company law and law enforcement. Furthermore, the students understand the elements of business and economic thinking as well as the systematics of economics in general and business administration and economics in particular.		
	<b>Prerequisites:</b> none		

2.	Compulsory Module: The Plot of Land	h	ECTS-Credits
a.	VU The Plot of Land - Cadastre and Land Register - Changes to Property Boundaries, Divisions	1	2
b.	VU Land Registry Law	1	2
c.	VU Spatial Planning and Development in General (Responsibilities)	0.5	1
d.	VU Spatial Planning Using the Example of the Tyrol – from Grassland to Building Land	0.5	1
e.	VU Waster Law, Forest Law, Hazard Plans etc.	0.5	1
f.	VU Ownership, Laws Concerning the Respective Interests of Neighbours, Owner's Liability	0.5	1
g.	VU Building on third-Party Land, Building Law	0.5	1
	<b>Total</b>	<b>4.5</b>	<b>9</b>
	<b>Learning Outcomes:</b> The students have a broad spectrum of theoretical and practical knowledge on the subject of "land". They are able to classify land in a legally and economically correct way on the basis of case studies and to implement the relevant requirements of spatial planning and land registry law.		
	<b>Prerequisites:</b> none		

3.	Compulsory Module: The Building – Part 1	h	ECTS-Credits
a.	VU Fundamentals of Building Technology and Building Physics, Building Services Engineering (BSE)	1	2
b.	VU Technical Due Diligence	1.5	3
c.	VU Fundamentals of Administrative Law and Administrative Procedural Law	0.5	1
d.	VU Operating Plant Permit	0.5	1
e.	VU Building Law - Submission New Construction, Refurbishment, Energy Efficiency	2	4
f.	VU Redevelopment, Decarbonisation, Sustainability	1	2
	<b>Total</b>	<b>6.5</b>	<b>13</b>
	<b>Learning Outcomes:</b> Students are able to identify the most essential technical and building law requirements for the construction or maintenance of a building and are able to apply these regulations in practice. In particular, students have a basic knowledge of construction technology and building physics, technical due diligence, administrative and procedural law, operating plant licensing, building law and redevelopment and decarbonisation.		
	<b>Prerequisites:</b> none		

4.	Compulsory Module: The Building - Part 2	h	ECTS-Credits
a.	VU Fundamentals of Project Development and Project Costing	2.5	5
b.	VU Economic Due Diligence	1	2
c.	VU Fundamentals of Valuation, Plausibility Check of Expert opinions	1	2
d.	VU Fundamentals of Insurance Law	0.5	1
	<b>Total</b>	<b>5</b>	<b>10</b>
	<b>Learning Outcomes:</b> The students can list the most essential economic and planning requirements for the construction or maintenance of a building and are able to handle these regulations in practice. They have basic knowledge of project development and project costing, economic due diligence, valuation and plausibility of expert opinions and insurance law.		
	<b>Prerequisites:</b> none		

5.	Compulsory Module: Residential Property	h	ECTS-Credits
a.	VU Introduction to Residential Property Law	1.5	3
b.	VU Management of Residential Property, Disposition Measures of the Owners	1.5	3
	<b>Total</b>	<b>3</b>	<b>6</b>
	<b>Learning Outcomes:</b> Students have scientific and professional knowledge of residential property law. They are able to systematically grasp the relevant areas of residential property law, to analyse them in a practice-oriented manner and to apply them to the solution of concrete and practice-oriented case studies, in particular with regard to residential property management and disposition measures of the owners.		
	<b>Prerequisites:</b> none		

6.	Compulsory Module: Rent and Lease	h	ECTS-Credits
a.	VU Fundamentals of the Law of Tenure	1	2
b.	VU Specifics of Residential and Commercial Renting	1	2
c.	VU Drafting Contracts in the Field of the Law of Tenure	1	2
d.	VU Fundamentals of Austrian Non-Profit Housing Law ('Wohngemeinnützigkeitsrecht')	0.5	1
	<b>Total</b>	<b>3.5</b>	<b>7</b>
	<b>Learning Outcomes:</b> The students have scientific and professional knowledge of the law of tenure and lease law. They are able to systematically grasp the relevant areas of the law of tenure and lease law, i.e. tenancy law in general and residential and commercial tenancy in particular, to analyse them in a practice-oriented manner and to apply them to the solution of concrete and practice-oriented case studies. Furthermore, the students have knowledge of contract design acc. to the law of tenure and lease as well as knowledge of the law on Austrian non-profit housing.		
	<b>Prerequisites:</b> none		

7.	<b>Compulsory Module: Real Estate Transaction</b>	<b>h</b>	<b>ECTS-Credits</b>
a.	<b>VU Fundamentals of Contract Law, Taking into Account Consumer Protection Regulations</b>	1	2
b.	<b>VU Fiduciary Handling of a Real Estate Transaction (Purchase, Donation)</b>	1	2
c.	<b>VU Drafting Purchase Contracts in Practice</b>	1	2
d.	<b>VU Contract Law for Property Developers including Contract Design incl. Residential Property Contracts</b>	1	2
e.	<b>VU Taxes and Fees for Real Estate Transactions</b>	1.5	3
f.	<b>VU Land Transaction Law</b>	0.5	1
g.	<b>VU Construction Contract Law</b>	1	2
h.	<b>VU Real Estate Agent Law, Securing Commission Claims</b>	1.5	3
	<b>Total</b>	<b>8.5</b>	<b>17</b>
	<p><b>Learning Outcomes:</b>  Students have theoretical and practical knowledge of the drafting of real estate contracts. They understand the interaction between the legal profession, the notary's office and the land registry court. They are able to systematically grasp this subject matter, also with regard to the land register for the settlement of sales contracts, to analyse it in a practice-oriented manner and to apply it for the solution of concrete and practice-oriented cases. In particular, students have knowledge of contract law, taking into account consumer protection regulations, the fiduciary handling of a real estate transaction, the drafting of purchase contracts in practice, real estate developer contract law, taxes and fees in real estate transactions, land transaction law, building contract law and real estate agent law.</p>		
	<b>Prerequisites:</b> none		

8.	<b>Compulsory Module: Law Enforcement and Property-Related Specifics</b>	<b>h</b>	<b>ECTS-Credits</b>
a.	<b>VU Rhetoric and Negotiations</b>	1	2
b.	<b>VU Introduction to Arbitration</b>	0.5	1
c.	<b>VU Judicial Dispute Resolution in the Real Estate Industry</b>	1	2
d.	<b>VU Property and Estate</b>	1	2
e.	<b>VU Property in Execution</b>	1	2
f.	<b>VU Sale of Properties Built acc. to the Austrian Non-Profit Housing Act (WGG Properties)</b>	0.5	1
g.	<b>VU Procurement Law</b>	1.5	3
	<b>Total</b>	<b>6.5</b>	<b>13</b>
	<p><b>Learning Outcomes:</b>  The students have practical knowledge of legal dispute resolution, arbitration in the real estate context, the specifics of real estate transactions in probate and execution, the sale of WGG properties and public procurement law.  They are able to apply this acquired knowledge in a results-oriented manner. The students are able to structure their theory-based argumentation in a clear and comprehensible way, also in the context of a negotiation, both for laypersons and experts, and to express their key message.</p>		
	<b>Prerequisites:</b> none		

9.	Compulsory Module: Real Estate Trust	h	ECTS-Credits
a.	VU Power of Attorney and Mandate, Liability of the Property Management, Liability for Premises	1.5	3
b.	VU Labour and Social Law	1	2
c.	VU Legal Specifics of Provinces (Tree Protection, Old Town Preservation, Water, Sewer, Gas)	1	2
d.	VU Commercial Property Management (Reporting, Bank)	1	2
e.	VU Property Valuation	1.5	3
	<b>Total</b>	<b>6</b>	<b>12</b>
<b>Learning Outcomes:</b> The students have specialised knowledge on the topic of property management, specifics of state law, labour and social law and real estate valuation, which is essential for a job in real estate management. They are able to integrate this knowledge from different areas of law for their work.			
<b>Prerequisites:</b> none			

10.	Compulsory Module: Real Estate Law and Management in Practice	h	ECTS-Credits
	EX Real Estate Law and Management in Practice	2	3
	<b>Total</b>	<b>2</b>	<b>3</b>
<b>Learning Outcomes:</b> Students are be able to identify concrete problems of real estate law and the real estate industry on site and outline possible solutions.			
<b>Prerequisites:</b> none			

11.	Compulsory Module: Preparation of the Master's Thesis	h	ECTS-Credits
	Agreement on the topic, the scope and the form of the Master's Thesis on the basis of a brief description of the content (synopsis) as well as agreement on the work processes and the progress of the study. Planning of an appropriate time frame for the completion of the Master's Thesis.	-	2.5
	<b>Total</b>	<b>-</b>	<b>2.5</b>
<b>Learning Outcomes:</b> The students are able to write a brief description of the content of the planned Master's Thesis (synopsis), They correctly implement the conventions of the field in terms of presentation, stylistic devices, structure and content, and use high-quality, credible and relevant sources to present their ideas. You can present the core concept of the planned Master's Thesis, define the scope and outline a time schedule.			
<b>Prerequisites:</b> none			

## § 6 Master's Thesis

- (1) In the continuing education master's programme, a Master's Thesis covering 23.5 ECTS-Credits is to be written.

- (2) The Master's Thesis serves to demonstrate the student's ability to work independently on the selected topic and to do so properly in terms of content and methodology.
- (3) The topic of the Master's Thesis is to be selected from a field covered by the compulsory modules. The participants are entitled to suggest the topic for their Master's Thesis.
- (4) The participants shall propose a supervisor to the course director from among the available course instructors as well as the topic for the master's thesis agreed upon with him or her. This proposal can be submitted to the course director at the earliest from the end of the first semester. It is deemed to be accepted if the course director expressly agrees to it or does not prohibit it within one month giving factual reasons.
- (5) The participants are entitled to write the Master's Thesis in a foreign language if the supervisor agrees to it.
- (6) The completed Master's Thesis shall be accompanied by an affidavit confirming that the rules of good scientific practice have been followed.

#### **§ 7 Examination regulations**

- (1) A module is completed by the positive evaluation of its courses.
- (2) In the case of courses with continuous performance evaluation, the evaluation is based on at least two written, oral and/or practical contributions of the participants.
- (3) The course lecturers have to inform the students in a suitable manner about the objectives, contents and methods used in the courses as well as on the contents, methods and evaluation criteria for the course examinations before the start of the semester.
- (4) Positive performance evaluation for the Compulsory Module "Real Estate Law and Management in Practice" reads "participated with success", negative evaluation reads "participated without success".
- (5) The Compulsory Module "Preparation of the Master's Thesis" is evaluated by the supervisor based on a synopsis. Positive evaluation reads "participated with success", negative evaluation "participated without success".

#### **§ 8 Academic degree**

The graduates of the Continuing Education Master's Programme in Interdisciplinary Real Estate Law receive the academic degree "Master of Laws", abbreviates as "LL.M." after successful evaluation of all prescribed examinations and positive evaluation of the Master's Thesis.

#### **§ 9 Coming into force**

This curriculum comes into force on the 1<sup>st</sup> day of the month following its publication in the University of Innsbruck Bulletin.

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