

TENANT-OWNER PROPERTIES

Offer to convert



Translations: www.poseidon.goteborg.se/hyresgast/ombildning

عربي

Arabic

English

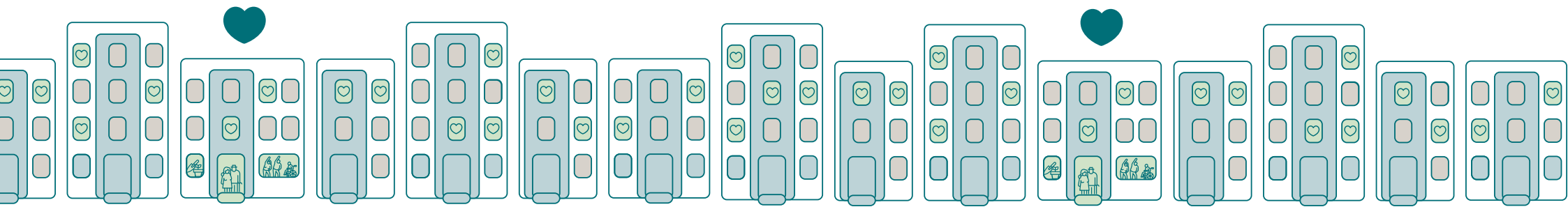
English

Somali

Somali

Bosnian

Bosnian



Tenant-owner properties give you more options

Poseidon has been given the assignment of creating more mixed forms of housing in Hjällbo. For that reason, we are offering residents in selected properties the opportunity to purchase the buildings as tenant-owner properties. The purpose of this is to ensure that there are also options in Hjällbo for people who want to own their home.

Living in a tenant-owner property means that you purchase and own the building jointly with your neighbours through a tenant-owner association. Being included in a conversion means a chance of being able to purchase your apartment on favourable terms. As a tenant, you can purchase your apartment at a price below the expected market value. There is also no need for you to pay your own cash deposit as you would need to if you purchased a tenant-owner property on the open market. At Poseidon, we obviously like rental properties and will carry on owning many rental properties in Hjällbo in future. But tenant-owner properties have other advantages.

Here are some of those advantages:

- You have more options when it comes to the interior of your own apartment.
- You own the building jointly with your neighbours and you can decide together how you want to organise matters in your association.
- You can control your housing costs by paying off your loan and reducing your costs in the long run.
- If you want to move, you can sell your home at the market price.

Of course, there are also risks associated with purchasing your home. The market price can change over time and the value of your home can either rise or fall.

This is how it works

Step 1 – Information

Poseidon will invite you to meetings and discussions to tell you more about what it means to form a tenant-owner association.

Step 2 – Forming a tenant-owner association

If you and your neighbours are interested in purchasing the apartments, you form a tenant-owner association. At least three board members are needed to form a temporary board of directors.

Step 3 – Study

The property is reviewed and the price is set. An independent surveyor reviews the property and assesses its status and draws up a maintenance plan for the next few years. The apartments are valued by an authorised valuer and a calculation is presented to the residents. A financial plan for the property is then drawn up.

Step 4 – General meeting

The members of the association make a decision on the conversion and vote FOR or AGAINST it.

Step 5 – Financing

After the General Meeting, the tenants who want to purchase their apartments will complete their financing by means of housing loans.

Step 6 – Taking of possession

The association purchases the property and applies for registration of title. This is usually dealt with by the bank and it takes a month or so to obtain registration of title.

We will answer your questions!

We will invite you to discussions and meetings where you can ask questions.

Frequently asked questions

Who decides whether there will be a conversion?

That is decided by the tenants who live in the buildings. In order for a sale to be possible, at least two thirds (67%) of the tenants must want to and be able to purchase their apartments.

Do I have to purchase my apartment when the conversion takes place?

No. If you have a rental property, you are entitled to carry on living there as a tenant.

How has Poseidon selected the buildings that will receive an offer?

We have selected a total of around 400 apartments in Hjällbo to receive an offer to convert. We have selected buildings that have no major need for maintenance, that are suitable for conversion in technical terms and that are situated in different locations in the area.

What will the apartments cost?

The prices have not yet been determined. You will receive information about the price in good time before a decision must be made. Purchasing a rental property in a conversion means that a lower price is set for the property than the market price it would have been assessed at had it been sold as an individual property.

Do you pay rent in a tenant-owner property?

No, but you pay a monthly fee to the association in addition to your own loan for the apartment, i.e. interest and repayments. The fee is intended to cover the association's loan costs and costs for operation, maintenance, repairs and property tax. You pay for anything you want done in the interior of your apartment yourself.

Who looks after the rest of the building if I purchase my apartment?

The association looks after the entire building jointly. Associations usually buy in property management, stairway cleaning, snow clearance and other services from a company specialising in management for tenant-owner associations.

When do I have to make up my mind?

We will invite you to discussions and meetings with all tenants. You don't need to make a decision on whether or not you want to purchase until the general meeting.

How long does the process take?

It is difficult to say, but it normally takes around a year from the formation of an association of interested tenants to a possible conversion.

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