



Brf Gyllene Tiden

Parter: Xiaoqiang Chen ./ Brf Gyllene Tiden

Ärendet gäller: upplåtelse i andra hand

Fastighet/Adress: Majorna 122:11, Blåsutgatan 21, Göteborg

De handlingar som följer med detta brev skickas till er för kännedom.

Emelie Holmberg
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Bifogade handlingar: aktbilaga 23

Brevlåda Rotel 1 - HGG

Från: Xiaoqiang Chen <johnchen1987@gmail.com>
Skickat: den 6 augusti 2020 13:18
Till: Brevlåda Rotel 1 - HGG
Ämne: Re: Brev från Hyres- och Arrendenämnden i Göteborg i 4251-20

HYRES- OCH ARRENDE-
NÄMNDEN I GÖTEBORG
Rotel 1

INKOM: 2020-08-06
MÅLNR: 4251-20
AKTBIL: 23

Hej,

If I may, I would like to add one more comment regarding my case.

The selling records only happened when the seller agreed to sell. What we didn't see at the tribunal is how many sellers chose to pull off the Ads and put the selling on hold. Reflecting to the average closing price, one would not see a direct dramatic drop because of that. By the way, 5% drop is equivalent to more than 100K drop for the closing price.

For me, the COVID-19 has made a significant negative impact on the market, one can also contact my broker Sofia sofia.hulten@svenskfast.se or other brokers to get an opinion from brokers whether or not the business was tough for the last couple of months.

Best Regards
Chen

在 2020年8月3日, 下午1:09, Xiaoqiang Chen <johnchen1987@gmail.com> 写道 :

Hi,

I would like to comment on what brf has written below:

Efter två år blev Xiaoqiang Chen placerad i stockholm.

Chen: To clarify, I came back from Singapore in July 2017 and quit the job in October 2017, it is not another relocation from the same company, and I stayed in the apartment for 4, 5 months before moving to Stockholm.

*2019-10-31 meddelar Xiaoqiang Chen att han har för avsikt att avyttra lägenheten.
Xiaoqiang Chen ansökte återigen om att hyra ut sin lägenhet.
Styrelsen beviljade andrahandsuthyrningen med en begränsad uthyrningstid fram till 20-07-31.*

Chen: Not entirely true.

The original permission is to 20-06-30 (I attached the application, the board wrote the date wrongly to 19-06-30), and I waited until spring 2020 to sell the apartment, as I thought winter is not a good time to sell and I could not take good photos in winter time. Then the pandemic came, I asked the board if I can

prolong the rental permission for another year, they replied with that I can extend it for another MONTH to 20-07-31 which doesn't really help in the current situation.

Med hänsyn till försäljning av andra lägenheter inom föreningen samt inom stadsdelen under samma period har det visat sig att Covid 19 pandemin inte är ett hinder.

Chen: Of course one could sell the apartment, and some apartments were sold during the period. However, we are talking about the price here. There is for my experience a wave of dropping in closing price since the pandemic, we noticed many many more apartments were posted on the Hemnet while not many buyers showed up, likely due to the pandemic. Thus for my understanding, it is currently a buyer's market. Of course there could be many different factors that affect the closing price, the condition of the apartment, the broker's skill etc. However, the fact that the average final price is going downwards and my personal experience of struggling to start a bidding process let me believe that pandemic does make a negative impact on the market. I also believe the market will recover after the pandemic. Moreover, there are people needing a place to stay in Gothenburg to begin their academic journey, that's a win-win scenario for both parties and it makes the most sense under the current situation. All the board needs to do is to permit the sublet.

I attached some data from Hemnet, and Booli to prove the market price was going down, and the apartment below my floor were sold around 2.9 millions:

<https://www.booli.se/annons/2195907>

<https://www.booli.se/bostad/151075>

<https://www.booli.se/annons/3197757>

<https://www.booli.se/annons/3510262>

Mine barely got a bid for 2.45 millions. The decision from the board is basically to force one to sell the apartment even though almost everyone agrees it is a terrible time to sell.

Regards,
Chen

Hyres- och Arrendenämnden i Göteborg - rotel 1 <hggrotel1@dom.se> 于2020年8月3日周一 上午9:36写道 :

I de bifogade filerna hittar du dokument med viktig information från en domstol eller en nämnd inom Sveriges Domstolar.

Vad behöver jag göra?

Läs dokumenten så fort som möjligt. Där står vad du ska göra och om du ska göra det senast ett visst datum.

I vissa dokument blir du uppmanad att bekräfta att du tagit emot dem. Bekräfta så snart som möjligt via vår e-tjänst, som nås via en länk i delgivningskvittot. Om delgivningskvittot saknar länk kan du istället bekräfta genom att svara på e-postmeddelandet, per telefon eller fylla i och skicka tillbaka delgivningskvittot. Om du inte gör det behöver vi delge dig på ett annat sätt, till exempel genom en stämningsman.

Vill du veta mer?

Kontakta domstolen eller nämnden direkt. Du hittar kontaktuppgifter på www.domstol.se/hyres--och-arrendenamnden-i-goteborg/ eller i dokumenten som vi bifogat. Du kan också svara på det här mejlet.

Ange alltid målnummer vid kontakt med domstolen eller nämnden.

Målnummer: 4251-20

Dokument: Underrättelse, Aktilaga 16, DokId 199291

Vänliga hälsningar

Sveriges Domstolar

www.domstol.se

In the attached files, you will find documents containing important information from a court or a board that forms part of the Swedish Court System.

What do I need to do?

Please read these documents as soon as possible. They explain what you need to do, and whether you need to do it by a given date.

In the case of certain documents, you are asked to confirm that you have received these documents. Please confirm your service of process using the link to our e-service given in the service receipt. If no link to the e-service is given, you may confirm the service of process by email, telephone or signing and returning the service receipt by post. If you fail to do this, we will need to serve you with the documents in a different manner, such as by a process server.

Do you have any questions or need more information?

Please feel free to contact the court or the board directly. You can find the contact information at www.domstol.se/hyres--och-arrendenamnden-i-goteborg/, or in the documents with this e-mail. You can also simply reply to this e-mail.

When contacting the court or board, please state the case number.

Case number: 4251-20

Document: Underrättelse, Aktilaga 16, DokId 199291

The Swedish Court System

www.domstol.se

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