

商品房销售合同中开发商违约责任研究

摘要

目前中国房地产市场正在蓬勃发展，但同时也出现了很多严峻的问题，这些问题困扰着国内房地产市场。其中之一就是很多开发商屡屡违约，导致工程烂尾，人去楼空。这种现象对于中国房地产市场的发展影响弊端很大。针对这种现状，我希望能从研究开发商违约责任中找到问题并解决问题。目前中国房地产市场存在很多房地产开发商违约行为，由于房地产项目通常涉及到大量资金，一旦违约行为发生，通常伴随着极严重的社会影响，那么如何解决这一情况就成为了无可避免的重点问题，希望通过我的论文研究能找出一些有效的方式来缓解开发商违约之后的恶劣影响，为消费者以及政府提出一个可靠有效的方案。最后，由于自身专业与房地产开发息息相关，同时我也对法律知识充满着向往和学习的动力，希望能从论文的研究过程中学习到更多有关房地产法律的知识，更加充实自己的学识，也为以后走上社会的工作打下坚实的基础。

关键词：开发商 销售合同 违约责任

ABSTRACT

At present, China's real estate market is developing vigorously, but at the same time, there are many serious problems, which plague the domestic real estate market. One of them is that many developers have repeatedly defaulted, resulting in the end of the project, people go empty. This phenomenon has a great impact on the development of China's real estate market. In view of this situation, I hope to find problems and solve them from the study of developers' liability for breach of contract. At present, there are many default behaviors of real estate developers in China's real estate market. Because real estate projects usually involve a lot of funds, once default occurs, usually accompanied by very serious social impact, how to solve this situation has become an unavoidable key issue. Through my research, I can find some effective ways to alleviate developers' default. The adverse impact of the latter provides a reliable and effective solution for consumers and the government. Finally, because my major is closely related to real estate development, and I am full of yearning for and motivation to learn legal knowledge, I hope to learn more about real estate law from the research process of the paper, enrich my knowledge, and lay a solid foundation for future work in society.

Key words: Developers; sales contract; Liability for breach of contract

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