

# Changes in the Swedish Planning and Building Act and a Method for Analysing Information

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## The review of the Swedish Planning and Building Act

- The Swedish Planning and Building Act regulate the planning of land and water as well as building. (from 1987)
- The system is decentralised and puts the main responsibility on the municipalities.
- It has recently been the subject of a review.
- This paper describes the review and discusses the use of a method of analysing written information.

## Sweden and its administrative structure

- Sweden is a constitutional monarchy.
- At a national level it is governed by the Swedish Parliament (Riksdagen)
  - which enacts laws and determines national taxation and budgets,
- and the Swedish Government (Regeringen)
  - which is the planning, initiating and executive organ of the State.
- To support the administration there is a number of other central authorities, each responsible for a special sector of society.

## The regional level and local level

- At the regional level the country is divided into 21 Counties (län)
  - each headed by a State County Administration (Länstyrelse)
  - An elected County Council (Landstinget).
- At the local level Sweden is divided into 290 municipalities (kommuner).
- They are governed by municipal councils elected by the inhabitants.
- Most spatial planning in Sweden is handled by the municipalities. They are also responsible for many other services as well as building infrastructure.

## The result of the committee and the proposals in the report

- The directive was extensive and the committee had a difficult task in covering the whole committee directive.
- There is unanimity and a great support for the basic principles and the basic structure of the planning and building law.
- The proposals involve no basic changes to the planning system. The proposals aim to strengthen the existing system in accordance with the original purposes and the intention when the law was first introduced.
- Many problems arise from failure to apply the Planning and Building Act both in the municipalities and in the Counties.

## The review of the Swedish Planning and Building Act

- The committee has submitted its final report. The report runs to over 1000 pages.
- The committee's report was put out to consultation. Around 420 bodies have made representations on the committee's proposals. Representations were made in writing.
- Digesting all the responses from the various bodies who were consulted was a huge task involving the handling of a very large amount of information. To be able to categorize the material etc. a method for handling a very large amount of information was needed.

## A method for analysing written information.

- It was originally developed and used to analyse Real Estate Development Agreements in Sweden. These agreements regulate the development of areas of land.
- The method is able to investigate interactions between written commitments and state of things and to handle very large amount of information. It handles both the contents of the agreement, the parties' responsibilities i.e. the commitments, and the state of things in the surrounding world.
- Hence the method is interesting to other contexts and to apply to the large amount of information garnered through consultation about the review of the Planning and Building Act.
- The method categorizes the committee's proposals and the responses received through consultation.

## The method works as follows:

- The rights and obligations contained in the agreements were categorized by type and transformed into standard terms
- To identify and choose commitments first and foremost with an economic meaning, so called create-value-commitments.
- The existence or non-existence of a commitment in an agreement is shown by, respectively, 1 or 0.
- Fact and rules influencing real estate development and the design of agreements were identified.
- The external and internal facts were identified. The quantitative and qualitative facts are described in a standardized way and are given codes.
- The information in the agreements is shown as a matrix where the rows represent the agreements and columns the commitments and external and internal facts.

The method also aims:

- To choose statistical methods for the analysis of the material
- To draw conclusions based on the statistical work consider the question at issue and the laws and regulation for urban development.

## The relation between external facts and internal facts with the help of factor analysis in development agreements

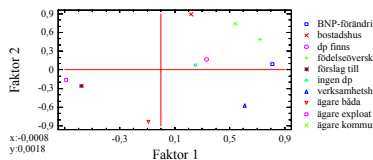


Figure 1. A factor analysis: The purpose of the development and external and internal facts. (Contents: Changes in GNP (Gross national product), Housing constructions, Approved detailed plan, Birth surplus, Proposed detailed plan, No detailed plan, Offices and shop constructions, Both the developer and the Municipality as land owners. The developer as land owner. The Municipality as land owner)

## The method used on the responses received during consultation of the review

The conformed method means

- The proposals as they are presented in the committee report are identified and categorized.
- The statements in the referrals are identified to fit in the context of the proposals in the report and then formulated into standardise terms.
- The information in the agreements is shown as a matrix where the rows are representing the referrals and the proposals and the external and internal facts are shown as the columns.
- An example of an internal fact is the political majority in a Municipality who gave statements on a proposal in their referral.

## The Municipalities' answers according to political majority concerning the proposal of new Court order etc.

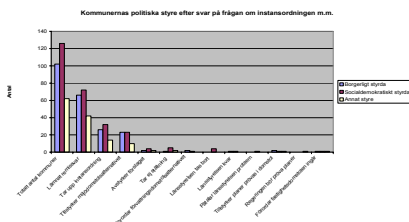


Figure 2: The Municipalities' answers according to political majority concerning the proposal of new Court order etc. (The bar graph: 1. Blue: Conservative governed Municipalities, 2. Red: Social Democrats governed Municipalities, and Yellow: Other governed Municipalities. 1. Numbers of Municipalities, 2. Number of statements, 3. Considered the proposal of a new Court order, 4. Approval of the proposal, 5. Reject the proposal, 6. No decision, 7. Approval of another Court order, 8-10. The question of the State County Administration within the Court order, 11-12. The question of the change the court of law order for appeals against decisions of detailed plans etc.)

## Concluding remarks: The use of the method

- The method developed and used to study Real estate agreements can handle very large amounts of information.
- The method is also very effective at showing relationships between categories of obligations or commitments and reality i.e. state of things. It is possible to investigate complicated relationships. The method can cope with this complexity.
- The analysis of the representations on the review of the Swedish Planning and Building Act shows that the method is also useful for investigating the relationships between the statements received from interested bodies and also very useful in compiling the material.