



Joint facility...

- Public access?
- Public property?
- Co-ownership?
- No!



...in private legal management

- Property basis for ownership –
 - Joint facilities
 - Joint property units
- No commons – no tragedy



Internalisation of externalities

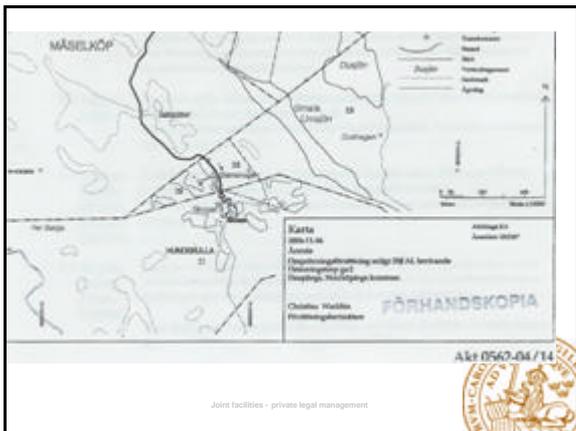
| | |
|--|---|
| Benefits <ul style="list-style-type: none"> • Access to seaside • Bathing • seaside housing view • Etc... | Costs <ul style="list-style-type: none"> • Construction • Excluding aliens/visitors • Supervision • Sanctions • etc |
|--|---|



...in legal private management

Joint facilities &
Joint property units
=
Legal units
Private ownership





Legal Management

- **Property as legal owner**
- **Legal cadastral procedure**
 - Equity
 - Efficiency
- **Enforcement Administration**
 - in case of non compliance



JPUs & JFs in Sweden

| | Property units (PU) | Joint property units (JPU) | Joint facilities (JF) |
|---|---------------------|----------------------------|-----------------------|
| Total number | 3,146,298 | 96,082 | 70,748 |
| No of prop. in JPU/JF | | 388,986 | 963,848 |
| No of joint p. management associations | | 36,119 | |



Equity and efficiency – access road

| | Benefits | Costs | Total c/b |
|--------------------------|----------|----------|-----------|
| Construction | | 3 | |
| PropertyE (servient) | | 1 | |
| Transaction | | 1 | |
| Total costs | | 5 | |
| PropertyA | 5 | 2 | 3 |
| PropertyB | 3 | 2 | 1 |
| PropertyC | -1 | 1 | -2 |
| PropertyE (compensation) | 1 | -1 | 0 |
| Total Output | | | 2 |



Legal private management

- **Formal rules at formation**
 - equity
 - efficiency
- **Actual rules (after 40-100... years)**
 - Still part of land ownership (cadastral record)
 - Enforcement in case of non compliance

But...in private management (association):

- Private agreements
- Social relationships



Equity and efficiency – after 40... years with access road

| | Benefits | Costs | Total c/b |
|----------------------|----------|----------|------------|
| Maintenance | | 1 | |
| PropertyE (servient) | | 0 | |
| Transaction | | 0 | |
| Total costs | | 1 | |
| PropertyA | 2 | 0,33 | 1,67 |
| PropertyB | 1 | 0,33 | 0.67 |
| PropertyC | 0 | 0,33 | -0.33 |
| Total Output | | | 2.0 |



Equity and efficiency
Example Höör Tjörnarp S:1
JPU - Gravel pit 1,200 m² (1932)

| | Benefits | Costs | Total c/b |
|--------------|--|----------|-----------|
| Maintenance | | 0 | |
| PropertyS:1 | | - | |
| Transaction | | ??? | |
| Total costs | | 0 | |
| PropertyA | 0 | 0 | 0 |
| PropertyB | 0 | 0 | 0 |
| ... | | | |
| PropertyR | 0 | 0 | 0 |
| Total Output | <small>John Falk - private legal manager</small> | | 0 |

