

FIG

FIG WORKING WEEK 2017

Helsinki Finland

29 May - 2 June 2017

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May 29 - June 2, 2017 in Helsinki, Finland

The main challenges in the management of joint property units in waters in Finland

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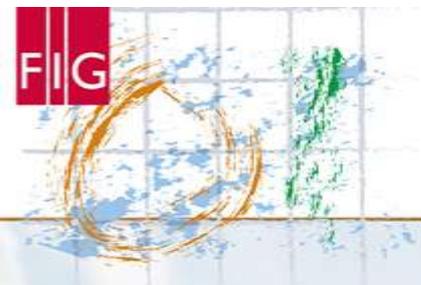


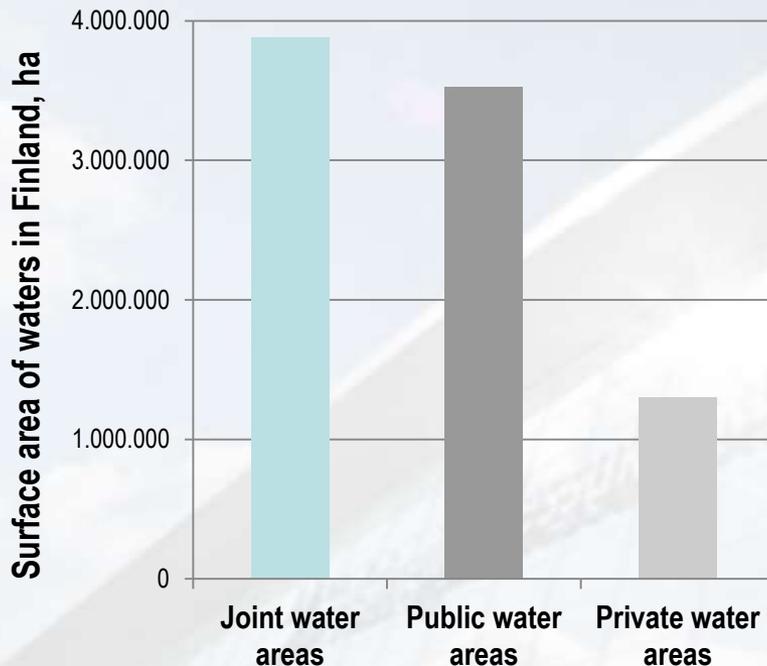
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Jointly-owned waters - a unique form of property ownership



- About 20,000 joint water areas in the Finnish cadastre
- Owners of **the participating property units** form a **joint property management association**
- **Interest holders** together have the power of decision over all matters concerning the unit
- No-one owns the water and the fishes swimming in it, but the owners of the water area own the fishing rights

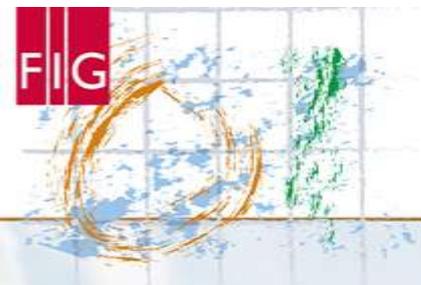


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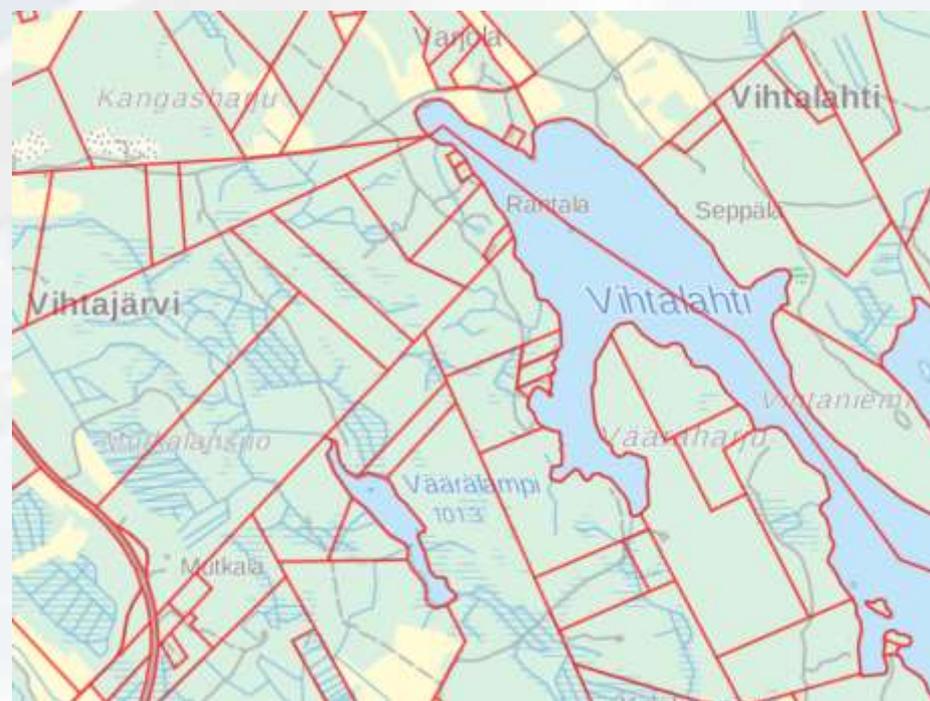
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Historical background

- Since the first land division processes in the 1750's, fishing waters have typically been left undivided for the joint use of villages
- Later, many jointly-owned waters have been divided into smaller joint units or into private water areas between its interest holders



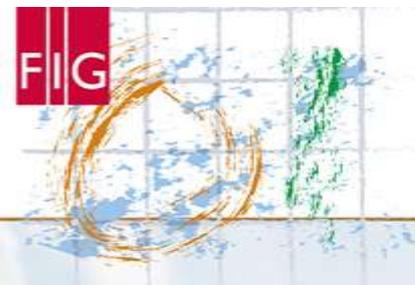


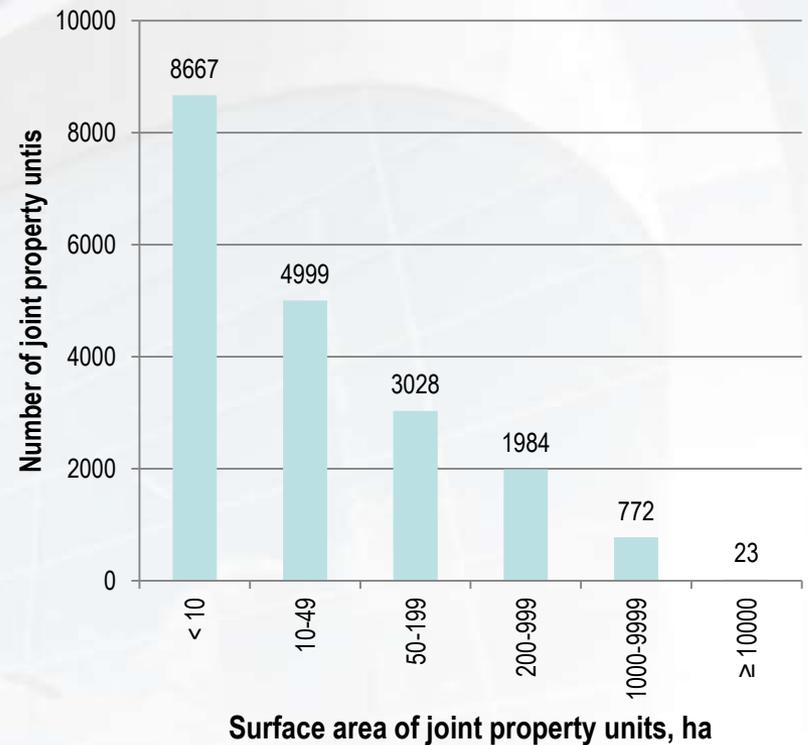
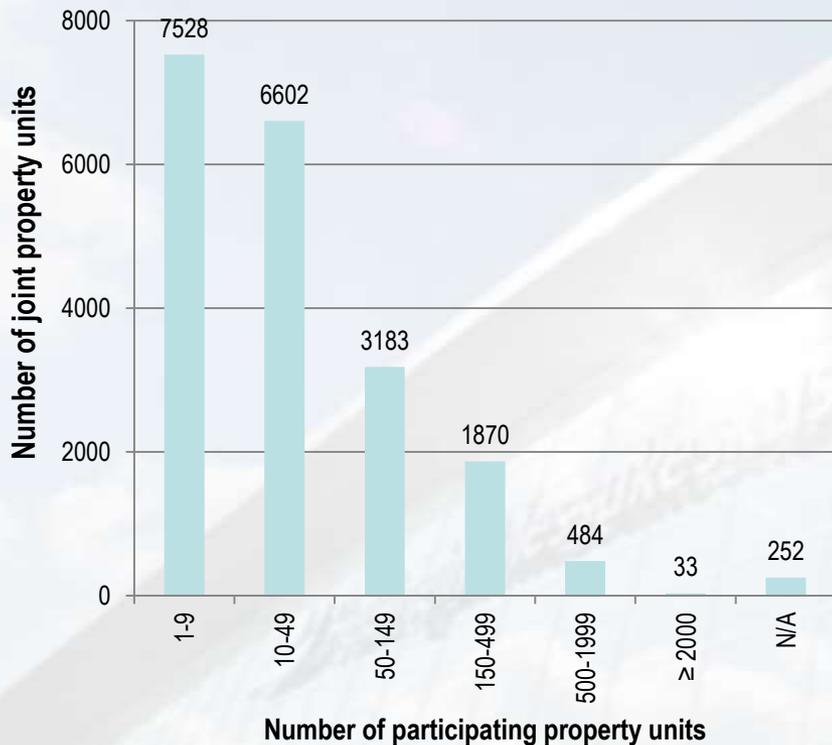
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Great variety among joint property units in waters



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The main challenges in the management of the joint water areas

1. Low interest for participation
2. Limited access to information and possibilities for participation
3. Great number of unorganised joint property management associations
4. Fragmented property division



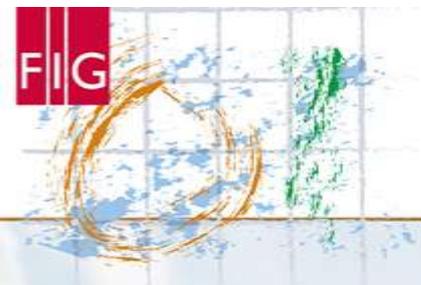


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Low interest for participation

- Joint property management associations are voluntary-based organisations
- Only a very small share of interest holders participate the meetings, administration and activities of associations
- Average age of active interest holders very high, same people in charge for a very long time
- Activities and meaning of associations not well known among interest holders
- Focus of associations' activities often limited
- Suspicions and fear of changes among active interest holders
- Conflicts?



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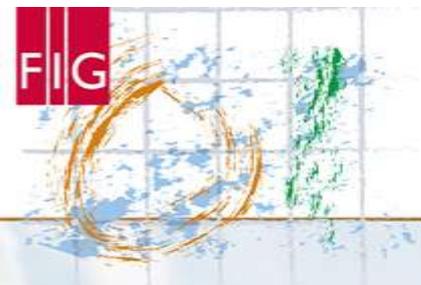


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Limited access to information and possibilities for participation

- In most cases information of association's activities not available on internet at all
- Direct information from association to interest holders very seldom
- All interest holders, especially those living far, are not able to participate the meetings of association
- Remote participation tools not applied / not available



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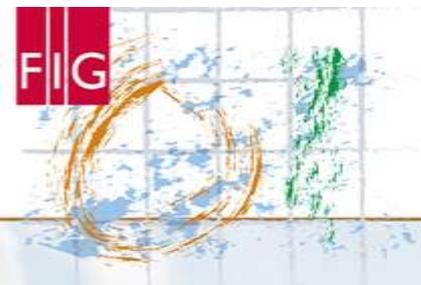


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Great number of unorganised joint property management associations

- Association can act as unorganised without accepted rules, regular meetings and selected executive committee but most such associations have never had any activities
- Unorganised associations can make decisions only unanimously among all interest holders
- Number of organised and unorganised associations not known due to missing register
- Organisation of association doesn't guarantee that they have any activities as many organised associations have ceased in course of time



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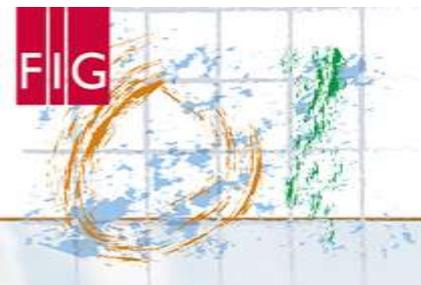


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Fragmented property division

- Fragmented property division hinders possibilities for reasonable utilisation and protection measures of a water area
- Importance of a small property unit is low to its interest holders
- Difficult to find active members among small group of interest holders



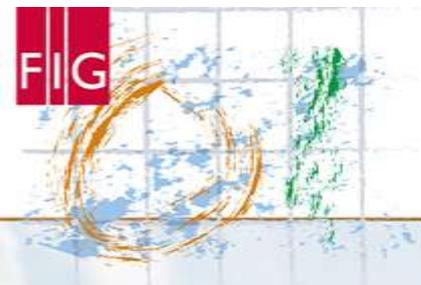


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Discussion

- Well-functioning system of joint ownership could be ideal for efficient utilisation and management of waters
- Benefits for active, well-functioning and suitably-sized associations are evident
- Great needs to enhance the administration and management of joint property units
- Need for active communication to associations and interest holders
- New tools to help associations in their operations need to be developed and unnecessary barriers need to be removed



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