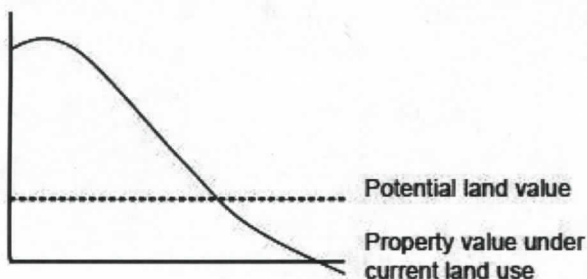


Maa-20.3375 International Land Management (6 cr)

Exam, 27.4.2013

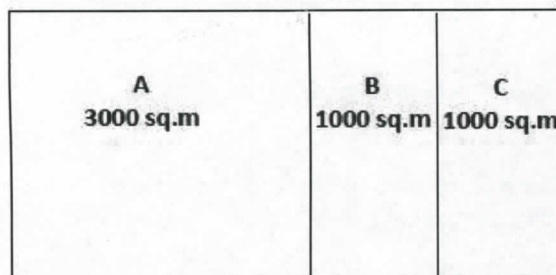
1. What is customary rights? What continent is especially well known for this type of rights? (3p)
2. Jesper Paasch has constructed a model that he calls "legal cadastre domain model". He has following concepts in the model under *appurtenance* (the same as benefits):
 - common right
 - real property right
 - personal right
 - latent right
 - lienExplain each appurtenance (benefit) concept and add also examples! Draw also a figure where you relate the concepts to person, ownership right and land. (5p)
3. A normal joint facility procedure contains often two meetings in Sweden. What is normally done between the two meetings? (4p)
4. Explain each of following 3D property right concepts with help of both text and figures! (12p)
 - tenant ownership
 - limited company
 - condominium ownership
 - condominium user right
 - air-space parcel
 - 3D construction property
5. Show different types of concessions with help of a basic model over permitted use of a property and legal restrictions! (4p)
6. Why shall an urban lease system include compensation for constructions and other improvements if the contract is cancelled by the land owner when the contract expires? (2p)
7. Here is a figure showing property value under current land use (what value the current building generates) and potential land value (if the building is demolished).
 - What will happen with the curves if the building is demolished?
 - What will happen with the curves if we forbid the owner to demolish his building?
 - What will happen with the curves if we decrease the property tax?
 - What will happen if State subsidizes building improvements?
 - What will happen with the curves if the owner neglects his building?Fill in the table below (see below)! Notice that there are no inflation and other things that influence the property values except that the building is gradually older and older. (10P)



	Curve for Property value under current land use	Curve for Potential land value
Question a		
Question b		
Question c		
Question d		
Question e		

8. Why can it be reasonable to add for example 25% to the market value in compulsory purchase (expropriation) situations? Is it reasonable also to add 25% to expectation values? (4p)
9. Four properties are involved in a readjustment procedure (see figure below). Parcel areas before readjustment are shown in the figure. After readjustment the value of the parcels are 100.000 euro/parcel. Costs for infrastructure in the total area are 160.000 euro. The profit (benefits) of the project shall be divided according to area before the readjustment process. How many parcels and what amount of money will each property owner get after the readjustment procedure? (6p)

Property structure before readjustment



Property structure after readjustment

