

## **Hans Mattson's advice on the management of Näverkärr 1: 5 and 1: 6**

2010-06-22, Stig Rosenlund. Translation 2017-07-25.

Hans Mattson (Professor of Real Estate Engineering) has been consulted. These are my notes and interpretations of the consultation, subject to possible misconceptions by me.

Hans recommends alternative D in Mats PM 2010-05-05. Under D there are two possible choices Alt-1 and Alt-2. In Alt-2 is in turn two possible choices **(i)** and **(ii)**. In total three choices, of which Hans advocates Alt-1 first, then the Alt 2 **(i)**.

The solution should only apply to what is in the plan. I.e. 1: 9 Norström should be included in parts, but not 1: 7 Karlsson and 1: 8 Schroeder. (1:8 has been bought by Röd).

### Alt-1

All ownership of 1: 5 and 1: 6 remains as it is. The administration is run by a community association.

### Alt-2

**(i)** Cutting up of the land on 1: 5 and 1: 6 which is in the plan area. Transfer it as a gift to the association.

**(ii)** The land within the plan area is made to a land community. The ownership does not change.

Regardless of the three choices, there are two choices regarding the number of community facilities.

### **(1)**

A joint facility G1 is formed for water, boat house with land around the boathouse including bridges and bath house with land around the bathhouse. Norströms do not participate in it.

Another community facility G2 is formed for the land on 1: 5 and 1: 6 in general. Norströms participate in it. It is important that Norströms get part of the land in this way, according to Hans.

G1 and G2 are administered by a single community association.

### **(2)**

A single community facility consisting of G1 and G2 together. Norströms participate in it.

It is not certain that the surveyor approves all choices. Options **(1)** with G1 and G2 may not be allowed, but the possibility is bigger if both Norströms and we still prefer separate care of water, boat house and bathhouse.

### Notes

The cost of a procedure can be estimated at 60,000 - 80,000 kr.

In alternative D, an executive auction has no negative impact. Rights under the association are not affected.

Hans recommends that the ownership of 1: 5 and 1: 6 be concentrated to avoid even greater ownership splitting in the future. For example, Stig's and Eva's shares are transferred to Mats R. Ownership is still only a formality, an honour.