

Dissertation Release**17.1.2020**

Challenges of collective decision-making in infill development on a site of a housing company

Title of the dissertation	Infill development in growing urban areas: experiences in Finnish housing companies and perspectives of owner-occupiers
Contents of the dissertation	<p>Infill development policies are increasingly important in growing metropolitan areas. Despite potential benefits, intensification faces many challenges. The dissertation explored infill development possibilities on sites owned by housing companies, Finnish version of apartment ownership, from the perspective of factors supporting the collective decision-making process and requirement of the collective decision-making in Helsinki capital region. Three main factors that support infill development were identified: 1) the role of the public sector and its policies, 2) the need to use professional help, and 3) the necessary preconditions for the collective decision-making. The findings show that at least theoretically, financial benefits owner-occupiers require from infill development are considerable. With the current cost structure and policy instruments, the potential for infill development is limited. In addition, the municipal authorities have an important role in supporting the process. The findings suggest that the perceived disadvantages of infill development are unevenly distributed among the shareholders, especially due to the location of the infill development on the plot and its consequences. There is a need to establish mechanisms to balance the uneven distribution of perceived disadvantages among the shareholders. The findings further indicate that the collective decision-making process is unestablished and characterized by many informal issues affecting the process through increased risks and information and power imbalance. The practices of the process need to be developed further.</p>
Field of the dissertation	Real Estate Economics
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