

TRANSITION OF THE MANAGEMENT STYLE OF THE BUILT ENVIRONMENT IN GREENBELT HOMES, INC., IN THE US. : A case analysis of the rules and regulations coordinating the rights and responsibilities of a housing cooperative corporation and its residents

There are two legal approaches about how to construe “coownership” in multi-family dwellings. One is the approach that deems each unit a subject of individual ownership at first, and then set joint ownership on the rest common parts. The other approach, entitling no individual ownership, subjects whole property to joint ownership. According to this classification, “condominium” that spread all over the world in the late 20th century adopts the former approach, and “housing cooperative” is one of the typical forms of the latter approach. Then, what effects can this legal contrast make on practical management styles of physical and spatial environment? This case analysis traced past documents of Greenbelt Homes, Inc. (GHI) as one of the longest-established coops in the US, and clarified the followings:

- 1) In GHI, in contrast to condos in general, boundaries of responsibilities between the corporation and the residents are flexible. In fact, the corporation takes care of some interior equipments, and the residents are allowed to make some modifications outside the buildings.
- 2) Such flexibility has been ensured by accumulated discussions in the community about how to improve qualities of collective environment with accepting individual features.