

Table of contents

Introduction	1
1. Property Rights in the Environmental Realm	4
1.1 Property Rights Foundations	5
1.2 Types of Property Rights to Natural Resource Management	6
1.2.1 Open access	8
1.2.2 State property	9
1.2.3 Private property	10
1.2.4 Common property	11
1.3 Influential theories in the Natural Resources management	13
2. Common Property Rights	18
2.1 Common Property vs. Open Access	18
2.2 Benefits for addressing common property rights	20
2.3 Barriers common property rights face	21
2.4 Conditions needed for successful common property rights	23
3. Case study: The irrigation water rights in the Philippines	29
3.1 Selection criteria and case study purposes	29
3.2 Background and the Indigenous irrigation systems	30
3.3 The Role of the State	32
3.4 Did the zanjeras meet the conditions for a successful natural resource management under a common property regime?	35
3.5 Implications and lessons	40
4. Conclusions and policy implications	42
References	46