



Cadastral systems in Norway, Denmark and Sweden

*Relevance to Europe
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Leiv Bjarte Mjøs
Associate Professor
Bergen University College

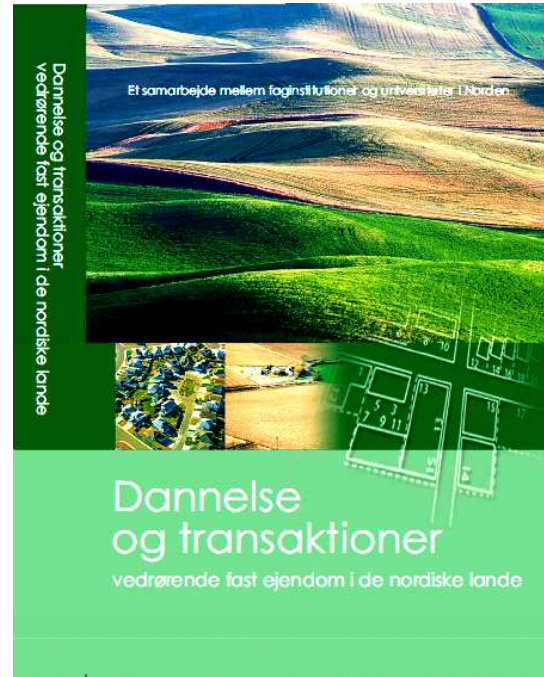
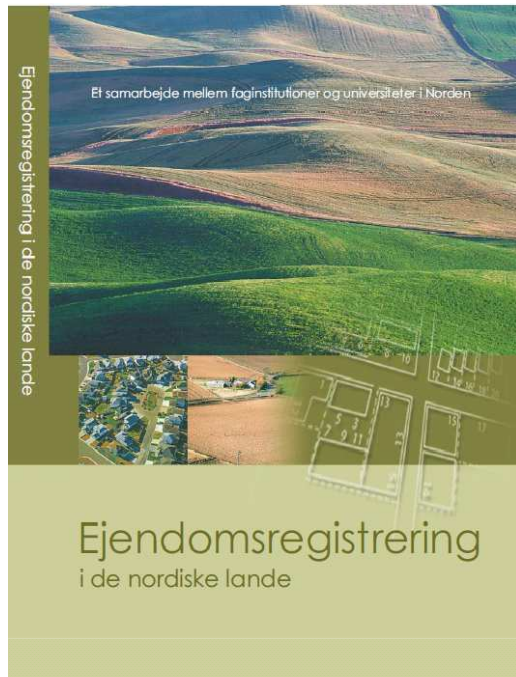
Norway, Denmark and Sweden

- Close relations
- Norway and Denmark in union for more than 400 years, ended in 1814
- Norway and Sweden in union 1814-1905
- Similarities, and differences, in the cadastral systems



Introduction

- Well known for many decades between Norwegian professionals that boundary disputes are far more frequent in Norway, than in our neighbouring countries.
- Why?
- Can an answer be found in the cadastral system?



- What are the differences?
- What are the consequences?

Land registers in Scandinavia



- «German» type of land book in all countries
 - Using the identification of the cadastre
 - No notary system, open to the public
- During the last decade the land book has been transferred from the local courts to central body
 - In Sweden: to the National Land Survey (Lantmäteriet), with 7 regional registration offices
 - In Denmark: to a central body under the Ministry of Justice
 - In Norway: to a central body within the Norwegian Mapping Authority

Cadastral Situation in Sweden

- Lantmäteriet (National Land Survey) www.lm.se is responsible for the cadastre
- Cadastral surveying started in early 1600's
- Lantmäteriet holds both the cadastre and the land register
- The land surveyor
 - Master or bachelor in surveying, or lawyer
 - Normally a civil servant in Lantmäteriet
 - 38 major municipalities are cadastral authorities
 - The land surveyor executes the cadastral survey
 - From application to registration
 - Makes decisions about boundaries and rights
 - Will decide if there is a dispute about boundaries and rights
- Boundaries surveyed after 1972 can not be changed privately or by adverse possession (in principle)

Cadastral Situation in Denmark.



- The National Survey and Cadastre www.kms.dk is responsible for the cadastre
- Cadastral survey 1805 – 1822, modernized cadastre in force 1844
- The land surveyor
 - Licensed private surveyors
 - Master degree from the University of Aalborg + 3 years of experience, to get a license
 - The land surveyor executes the cadastral survey
 - From application to submitting the survey for registration in KMS
 - Handles rights
 - Will decide if there is a boundary dispute

Cadastral Situation in Norway (1)



- Norwegian Mapping Authority responsible for both cadastre and land register
- The first cadastral survey started in 1804, stopped in 1815
- Up to 1980 cadastral surveying and mapping only in cities and built-up areas
 - Land subdivisions conducted by lay-men in rural areas (metes and bounds descriptions)
- Nationwide cadastral surveying introduced in 1980
- Nationwide cadastre introduced in 2010
 - Based on cadastral surveys in cities and built-up areas, and the economic mapping project started 1960 (photogrammetric mapping), in rural areas
 - Registration in the municipality

Cadastral. Situation in Norway (2)

- Cadastral surveying is the responsibility of the municipalities (429)
 - can outsource the work to private surveying companies, or others
 - no licensing of cadastral surveyors in Norway
 - executive officer for giving land subdivision permits, and the cadastral surveyor, are usually different persons
- Boundary disputes are handled in court
 - Land consolidation court, or district court

Cost benchmarking (2006)



1 Country	2 Fee permission for land subdivision	3 Fee cadastral survey	4 Fee to registration authority	5 Registration right of way	6 Costs excl. tax and VAT	7 Tax	8 Vat	9 Total costs
Norway - within regulated area	198	1702			1900			1900
Norway - outside regulated area	727	1702		186	2615			2615
Sweden - within regulated area		1712			1712			1712
Sweden - outside regulated area		1792			1792			1792
Denmark - within regulated area		1320	383		1703	660	363	2726
Denmark - outside regulated area		1980	383		2363	660	528	3551



Table 1. Costs for a land subdivision of a plot 3000 m². All figures in euro.

Disputes

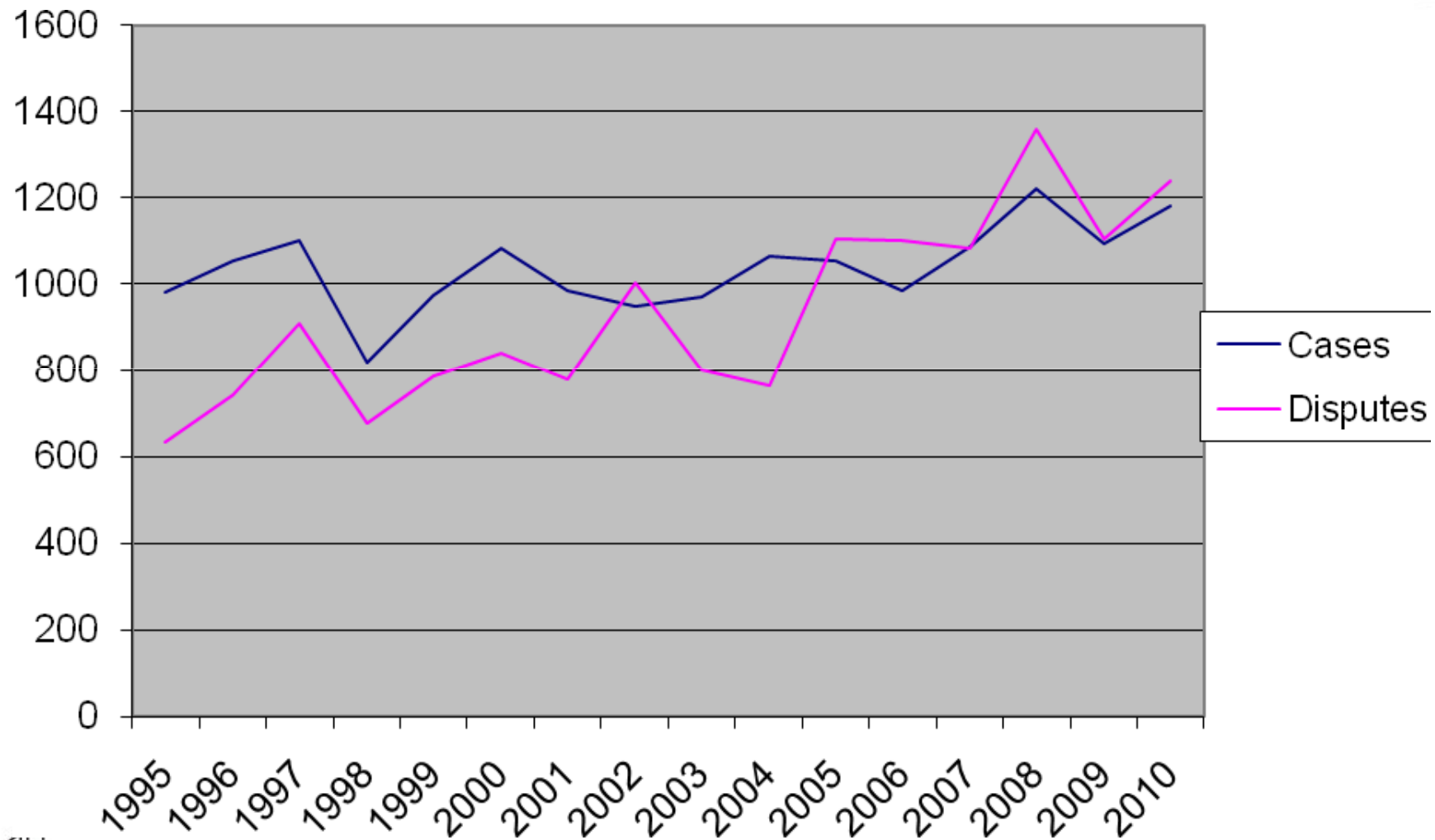


- Denmark (2012): 5-7 boundary disputes per year brought to court
 - Totally 70 boundary disputes handled by the land surveyors

- Sweden (2009): 10 disputes about boundaries and rights brought to court per year

- Norway (2009):
 - 2008: 600 boundary disputes handled in the Land consolidation court

Disputes in land consolidation court



How can we explain the Norwegian situation



- Research
 - Questionnaire in 2007 to the land surveyors to find out how cadastral surveys are performed
 - Research on the history of the cadastre, main emphasis on the cadastral map

- Findings:
 - Lack of quality control in the cadastral mapping processes in rural areas
 - Lack of education requirements
 - The Norwegian system focuses on dispute resolution, rather than dispute prevention



How can the situation be improved

- Strengthen the quality of the cadastral surveys
- Introduce education requirements for surveyors
- Integrate the land subdivision application work process with the surveyors work process



Thank you
for your attention!