

Reforming the Swedish Cadastre

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Key words: Real property formation legislation, the Cadastral Procedure – the "förrättning" procedure, working methods and technical support routine, the cadastral surveyor's responsibility and decision, market, clients and cost.

ABSTRACT

In Sweden, real property formation, which includes cadastral surveying and real property registration, is an important mean of implementing legal changes and measures relating to real property. Official authorisation is required and Lantmäteriet has the overall responsibility for the activities in the entire country. This cadastral system is relatively unique to Sweden and Finland. The "förrättning" procedure is a secure, simple, neutral and cost-efficient system. The legislation is from 1970's, but has a long history. However, legislative work is currently in progress in Sweden aimed at making possible the formation of properties in strata.

During recent years, Lantmäteriet has carried out a rationalisation programme to improve the efficiency of cadastral procedures: new technology and new working methods have been introduced and comprehensive training programmes have been undertaken. By using new technical support routines, modern field surveying methods, based on GPS and GIS, productivity has further increased.

Property formation includes – in addition to technical work - making legal decisions concerning the formation of new properties (subdivision), changes to existing properties (reallotment), creation of joint-properties, easements, utilities and common facilities. Previously the process was divided into several parts with many employees involved but is now handled by only one or two cadastral surveyors. The cadastral surveyor is responsible for the whole procedure and takes important decisions such as the right to use new land, the time for taking over ownership, compensation and distribution of costs. The decisions are finally registered in the Real Property Register, which includes the Digital Cadastral Index Map.

Clients include private property owners and also many companies and organisations. Nowadays the market for cadastral services includes key activities within environmental and infrastructure sectors such as telecommunications, energy, railways, public and private roads, forestry and the Swedish Church.

In our presentation we will use the cadastral survey procedure (the "förrättning" procedure) as an example of one good way to solve issues related to land and compensation.

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