
Cadastral and Land market in Norway

Arve Leiknes

Kuala Lumpur 2014

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Norwegian cadastral system

- Land registry – ownership and encumbrances
- Cadastre – boundaries and physical conditions about properties

Both a body in the Norwegian mapping authority

Land registry

- Land registry – “German” type of land book
- No notary system – open for the public
- **Last week the land book opened for all Norwegian citizens free of charge**
- State guarantee for losses caused by wrong data.

Good quality of data

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Cadastre

- Parcel based cadastre with boundaries and attributes for boundaries, buildings and addresses
- Municipalities responsible for cadastral surveying and updating the cadastre
- The Norwegian mapping authority supervise the municipalities
- No state guarantee for the data

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Data in the Cadastre

- Economic maps 1:5000 – 1:20000
- Large scale maps 1:500 – 1:1000
- Data from the cadastral surveys

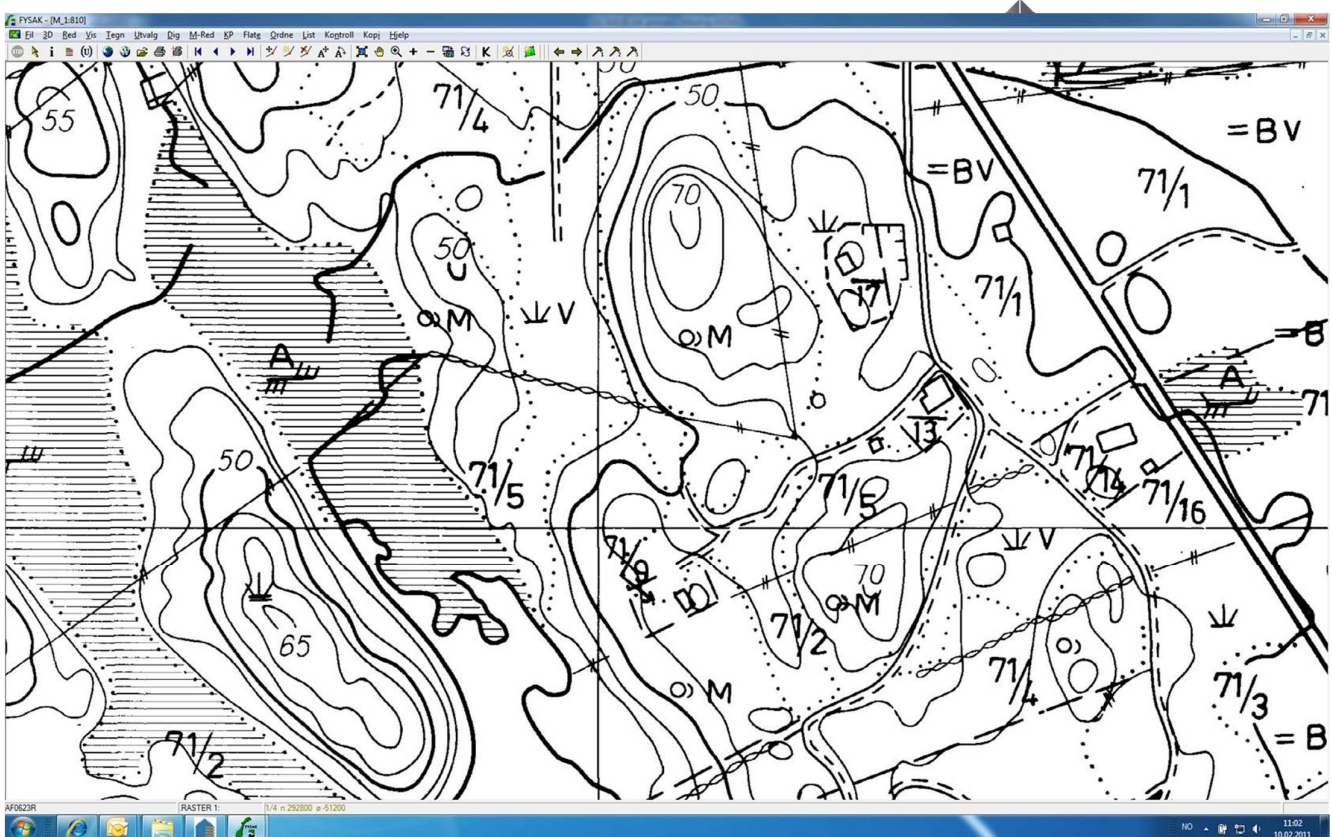
Cadastre

- Varying quality
 - Short mapping history of Norway
 - Economic mapping (like in Denmark) started in 1804-05 and stopped in 1815
 - “Island” maps made by the land consolidation court until ca. 1960 →
 - Economic mapping from 1960 with boundaries as an important issue

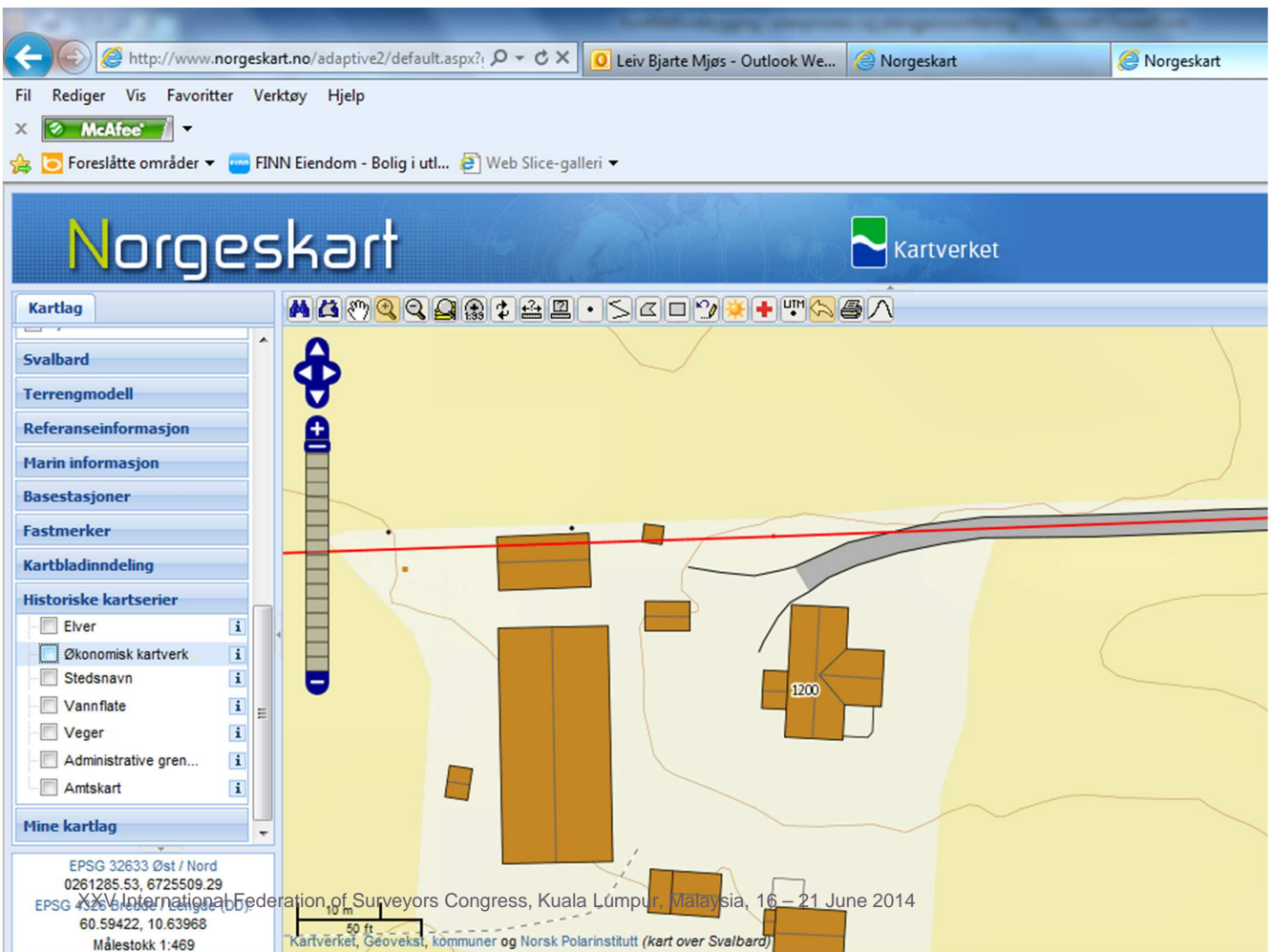
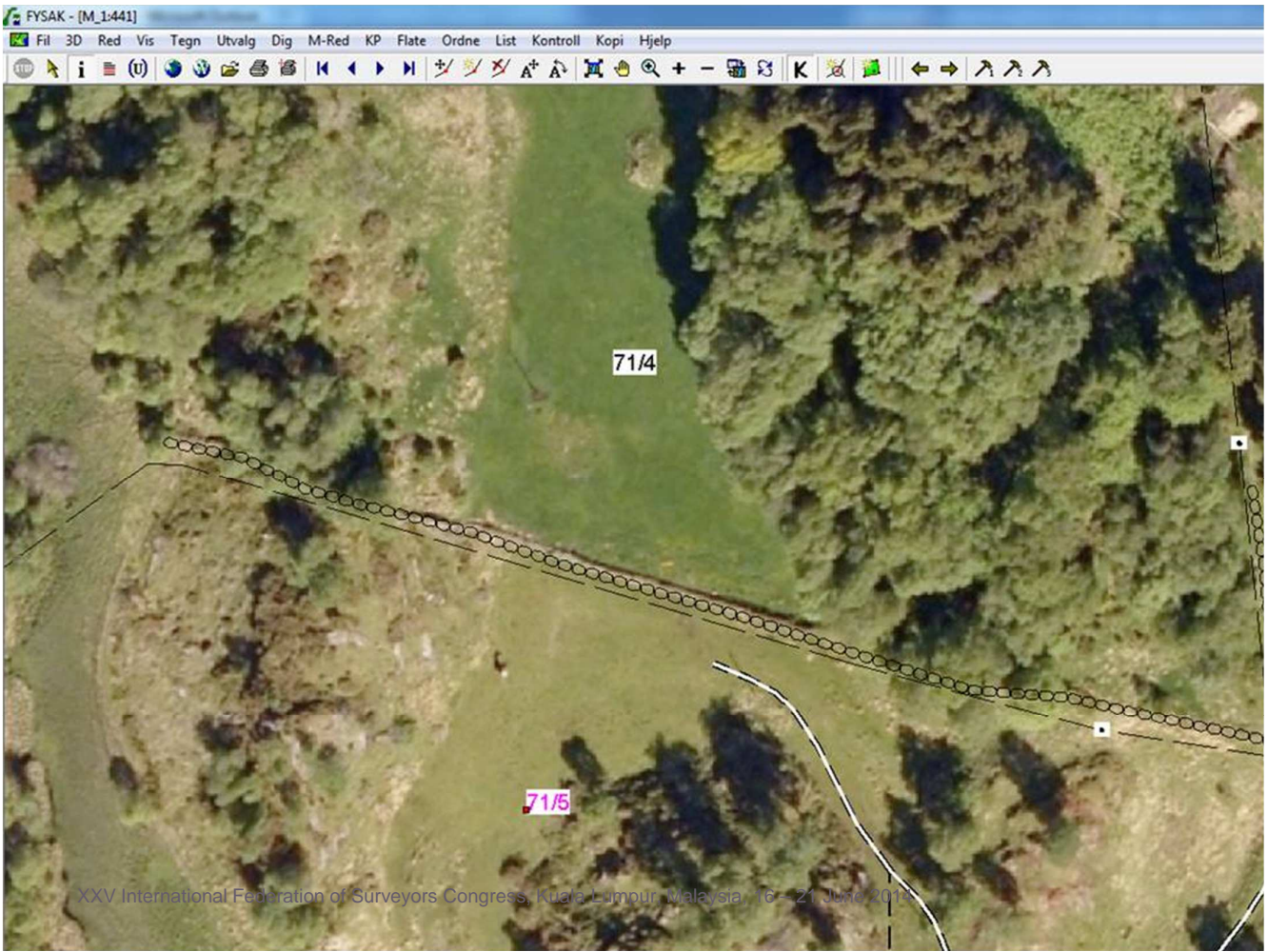
Economic maps

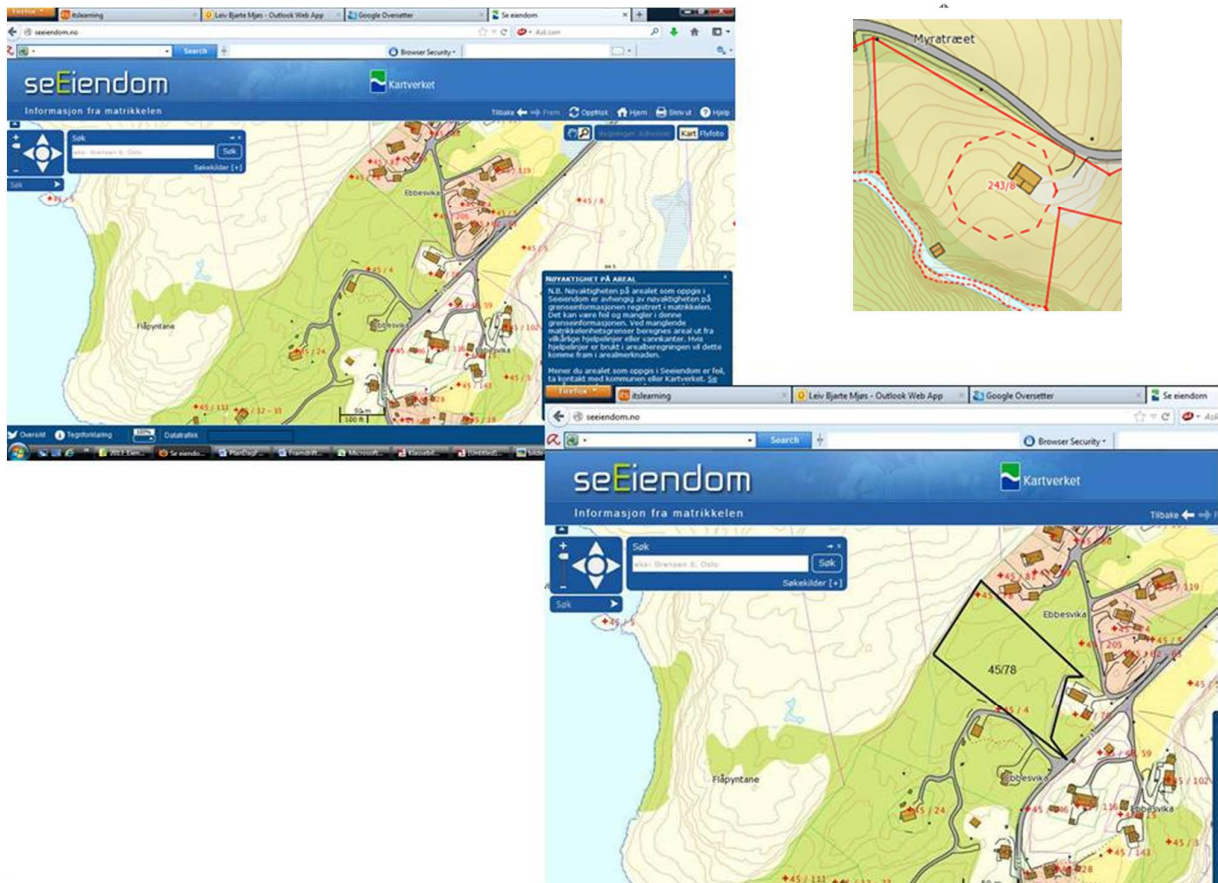
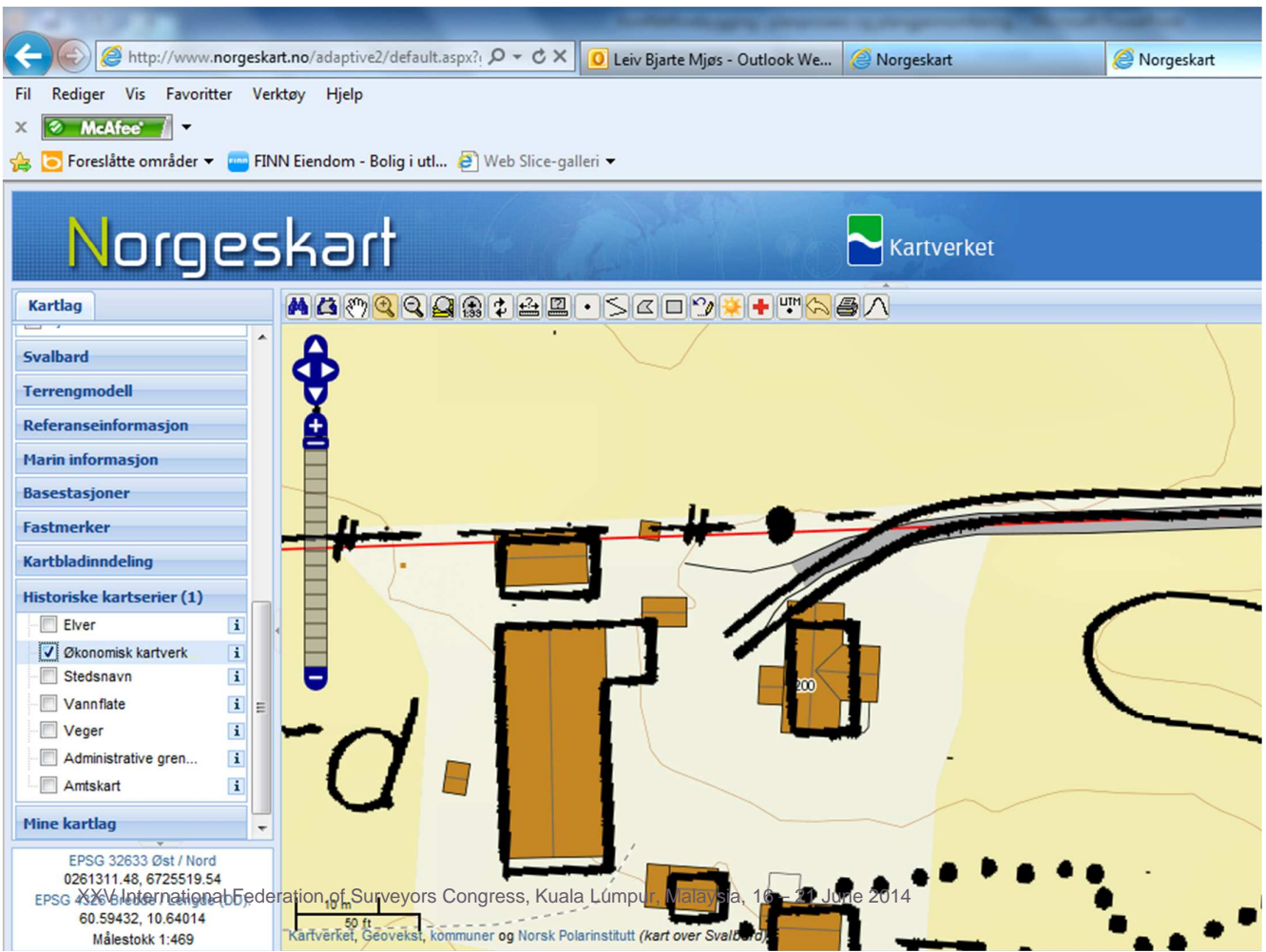
- Photogrammetric mapping
- Boundaries normally marked by one of the land owners
- Field work with control supported by one of the land owners
- Only parcels over 5000 m²
- Accuracy 2-20 m

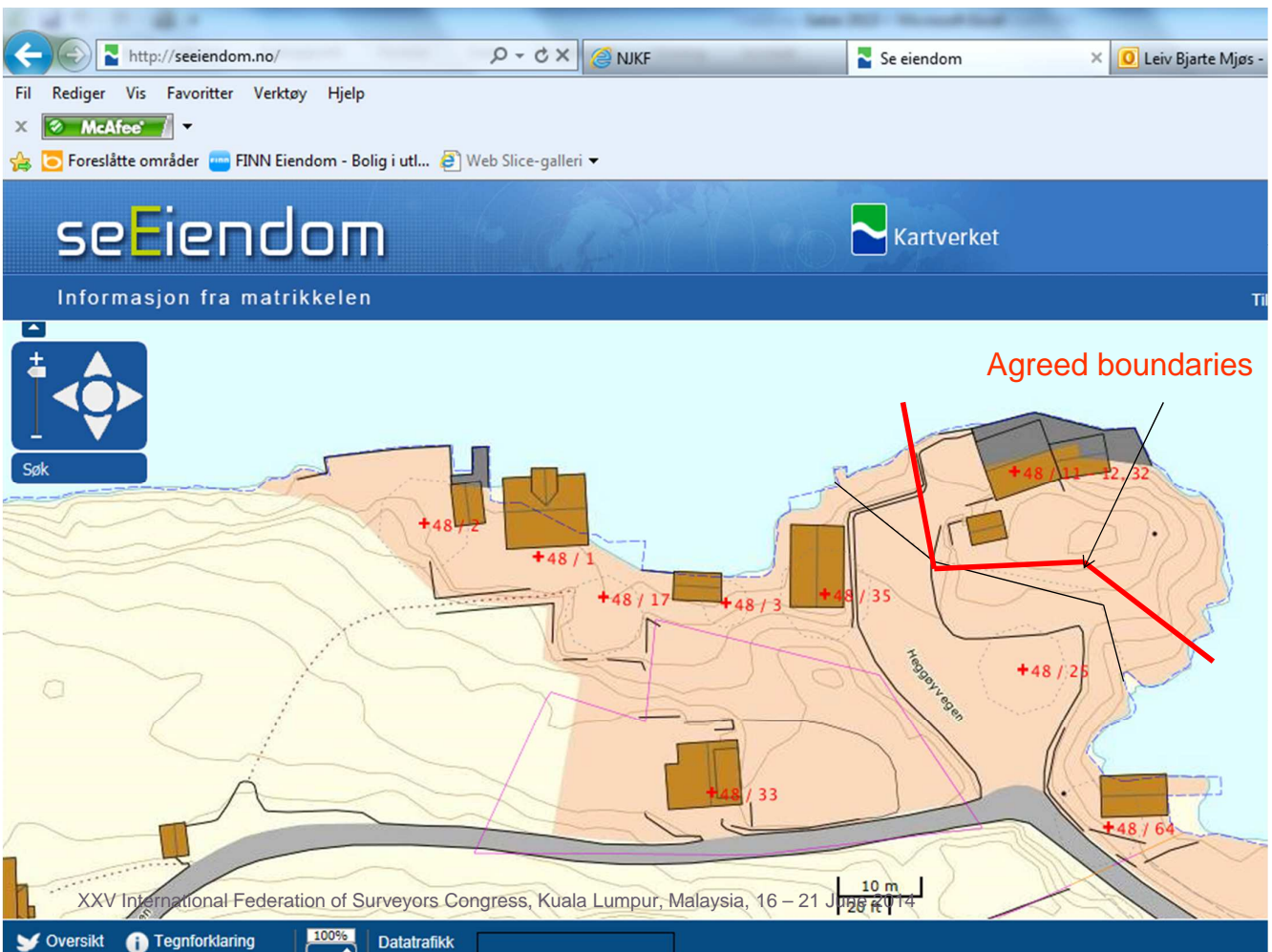
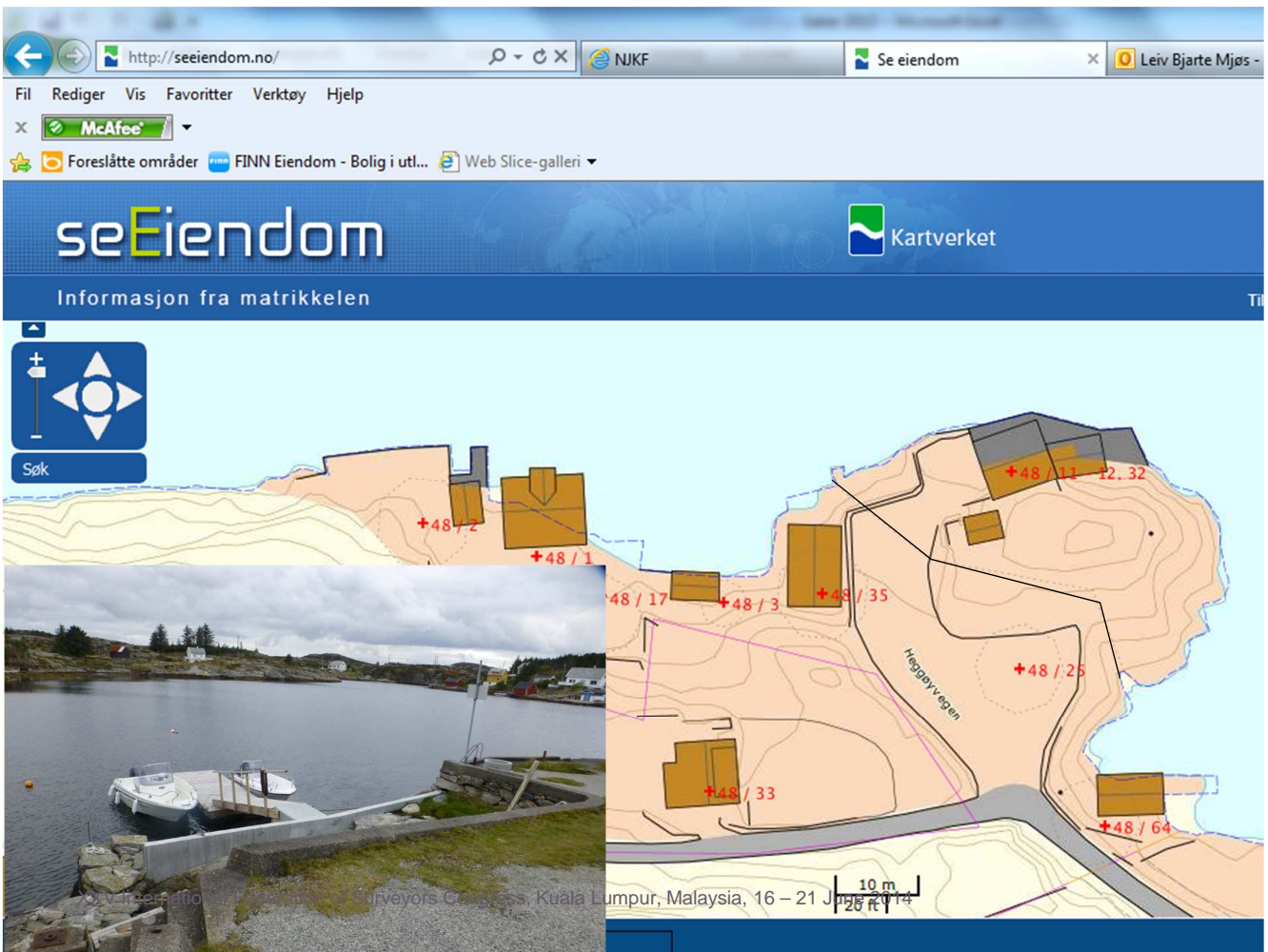
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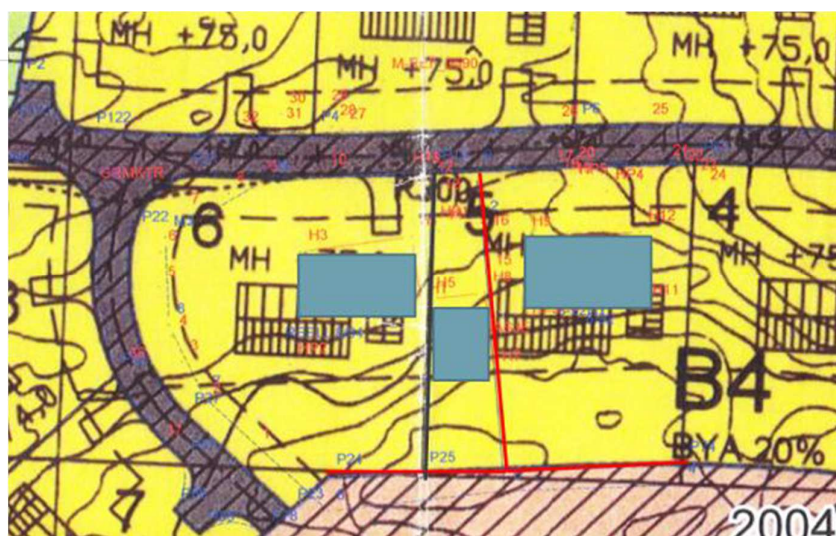


Boundaries in Norway

- Understanding and practice by many people that boundaries that are drawn in land subdivision permits and zoning plans adopted by the relevant authorities, are legal.
- The practice can be understood as supported by the Ministry of Environment, when announcing the following: “Parcel boundaries in zoning plans are legally binding”

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Boundaries in Norway



Peace until the land surveyor arrived

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There is no regulations in the legislation, making coordinates legally binding.

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Cadastral surveying in Norway



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professional practice

- 2 out 3 land surveyors, have the understanding that a boundary marked and surveyed in a legal survey by the municipality, is legally binding to the owners.
- **This is not the legal system in Norway, a boundary can be changed by a private agreement by the land owners or by adverse possession**

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Professional practice

- 427 municipalities .
 - Less than 1 man-year of land surveying in many
- No requirement for education, no licensing and no register for surveyors
- The fee for a subdivision vary between 100 EUR and 6000 EUR
- The municipalities decide what the fee shall be
- Almost the same fee to change a boundary

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Professional practice

- Varying data quality
- Difficult to recruit land surveyors to the municipalities
- Boundaries are not surveyed because of high costs

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What can be done?

National ambition to get better quality in the cadastre

- Get a common understanding about legislation
- Increase the capacity of the cadastral authority, both local and national with focus on skills and quality
- Research activity
- Education skills
- Responsibility for cadastral surveying
- Expert surveyors outside courts and municipalities able to handle disputes

Or

Don't worry, be happy

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Old (and new) boundary marks



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Thank you
for
your attention