

Overview of the Swedish cadastral system

- A fiscal tool – land and property taxation integrated
- A land market toll – land registration and mortgaging is integrated
- Land use planning – detail development plans and national conservation plans
- Entry to the digital archive
- Cadastral cases from the 18th century are recorded and preserved and in the archive

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Real Property Register Information



Real Property Part Register and Index map

- ▶ Properties
 - ▶ Designations
 - ▶ Area
 - ▶ Legal Survey
 - ▶ etc
- ▶ Plans/Regulation
- ▶ Rights

(servitudes/easements)

Land Register Part

- ▶ Title
- ▶ Leasehold
- ▶ Mortgage
- ▶ etc

Property Tax Part

- ▶ Assets value
- ▶ Basis for valuation

Address Part

- ▶ Address unit

Building Part

- ▶ Building unit

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The Swedish cadastral system cont.

- Well trusted by the financial market
- Well established cooperation with local governments responsible for land use development planning
- Include land use information from other state agencies as:
 - Swedish Environmental Protection Agency
 - Swedish Transport Administration
 - Tax administration Agency
 - Swedish National Heritage Board etc

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Sociala benefits of joint properties Starting points

- ✓ The social benefits of the cadastre are well documented and marketed!
- ✓ The tools for cadastral operations or property formation are not documented and marketed to the same extent!
- ✓ The Swedish way of handling joint constructions or facilities is hardly known outside the country?
- ✓ It is assumed that this is an area for exchange of experiences!

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Cadastral operation tools

- Subdivision
- Amalgamation
- Property reformation –joint owned land
- Land consolidation
- Joint owned constructions and facilities

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Historical background

- Joint construction or joint facilities has a long tradition used in the land consolidation cases during the 18th and 19th centuries
- The properties were given shares in joint facilities as e.g.:
 - Feeder roads to the public road system
 - Clay and sand pits
 - Grazing areas
- The same share was also used for property taxation which during this period was paid in kind

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Legal background

- Before 1995 there was a special legislation on private roads not connected to the Cadastral law system
- The Law and the supervision was under the Road Authority and the County Administration
- The shares in the road system was equal to the tax values
- Owners of properties with shares in the road system formed a management association
- The board was elected at the annual meeting open for all stakeholders
- The County Administration could appoint one of the board members representing public interests

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Present legal framework Cadastral Procedure Acts

- Real Property Formation Acts were modernized and coordinated during the beginning of the 1970th
- 1973 Joint Facilities Act
- 1973 Utility Easement Act
- 1973 Joint Property Units Management Act
- The laws are continuously amended

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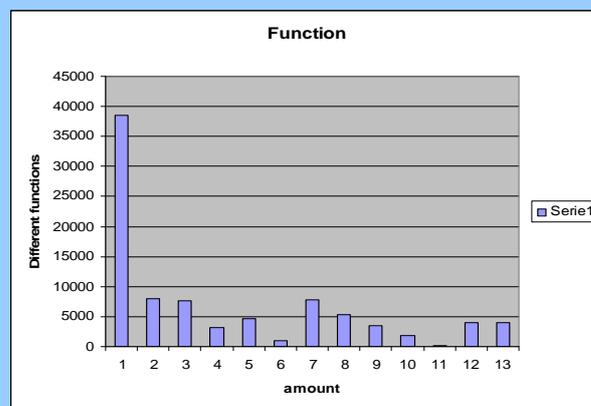
What is joint property?

- Joint properties are of two kinds:
 - Common land as green areas, parks, beaches etc.
 - Common facilities or constructions as:
 - Private roads
 - Parking lots or parking houses
 - Broadband for TV and computers
 - Perth for leisure boats
 - Beaches for swimming
 - Small sewage treatment plants

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Around 40 000 Associations

1	2	3	4	5	6	7	8	9	10	11	12	13
Roads	Water sup.	Sewage system	TV Computer connection	Electricity/light	Local heat.	Greens	Parking/garage	Garbage	Beaches and boats	Water regulat.	Old joint land	Other

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E.G. Joint facility

- Private sewage system
- Beach
- Perth for small boats

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Conditions for joint property formation

- The joint property shall by law represent a sustainable need of a real property that can't be solved within the boundaries of its own lot
- A joint property may be established only if the economic and other benefits outweigh the cost and inconvenience caused to other stakeholders

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E.G. Joint facility - private road

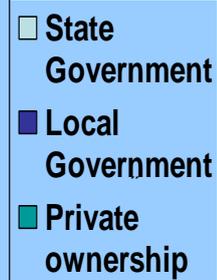
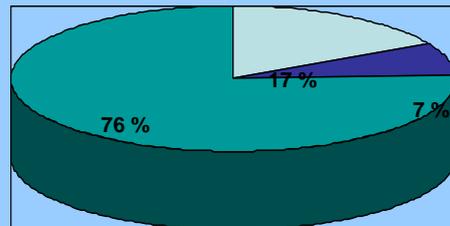


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The Swedish road net work



Total length of the Swedish road net work is 579 760 km

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Social Benefits of local management of joint property units

- The local population has the power over the management and may participate in the maintenance of the facility
- As an owner of a property with a share in joint property unit you automatically become a member of the management association
- Awareness of economising maintenance
- It is closer to the decision makers compared to State or Local Government management

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