



The Finnish Real Property System

Arvo Kokkonen

Workshop on Synchronisation of Cadastres and
Land Registries in the European Union
November, 29–30, 2006, Espoo, Finland
Arvo Kokkonen



Facts and figures of Finland

- ◆ Land area 304,530 km²
- ◆ Water area 33,615 km²
- ◆ Total area 338,195 km²

- ◆ Population 5.2 million
- ◆ 17 inhabitants per km²
- ◆ 67% live in towns
- ◆ 19 counties
- ◆ 430 municipalities

- ◆ 187,888 lakes
- ◆ 179,584 islands

- ◆ GDP per capita 30,000 euros

- ◆ 2.1 million cadastral units
- ◆ 5.0 million parcels

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Content

1. History
2. The key elements of the Finnish Real Property System
3. Cadastre
4. The Land Information System (LIS)
5. Base Registers
6. Cadastral Survey executors in Finland
7. Conveyance of real property
8. The general discription of a conveyancing process
9. Development of e-conveyancing

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Cadastral

- ◆ Cadastral register covers the entire area of the country
- ◆ Municipalities maintain the cadastral register for the urban planning area (84 municipalities) and the National Land Survey elsewhere in the country
- ◆ Each register unit's attributes, location and other details are recorded under the appropriate register unit
- ◆ The cadastral index map indicates the valid register unit, their boundaries and the necessary information for their identification
- ◆ A strategy vision for the cadastral register 2015 approved by the Ministry of Agriculture and Forestry

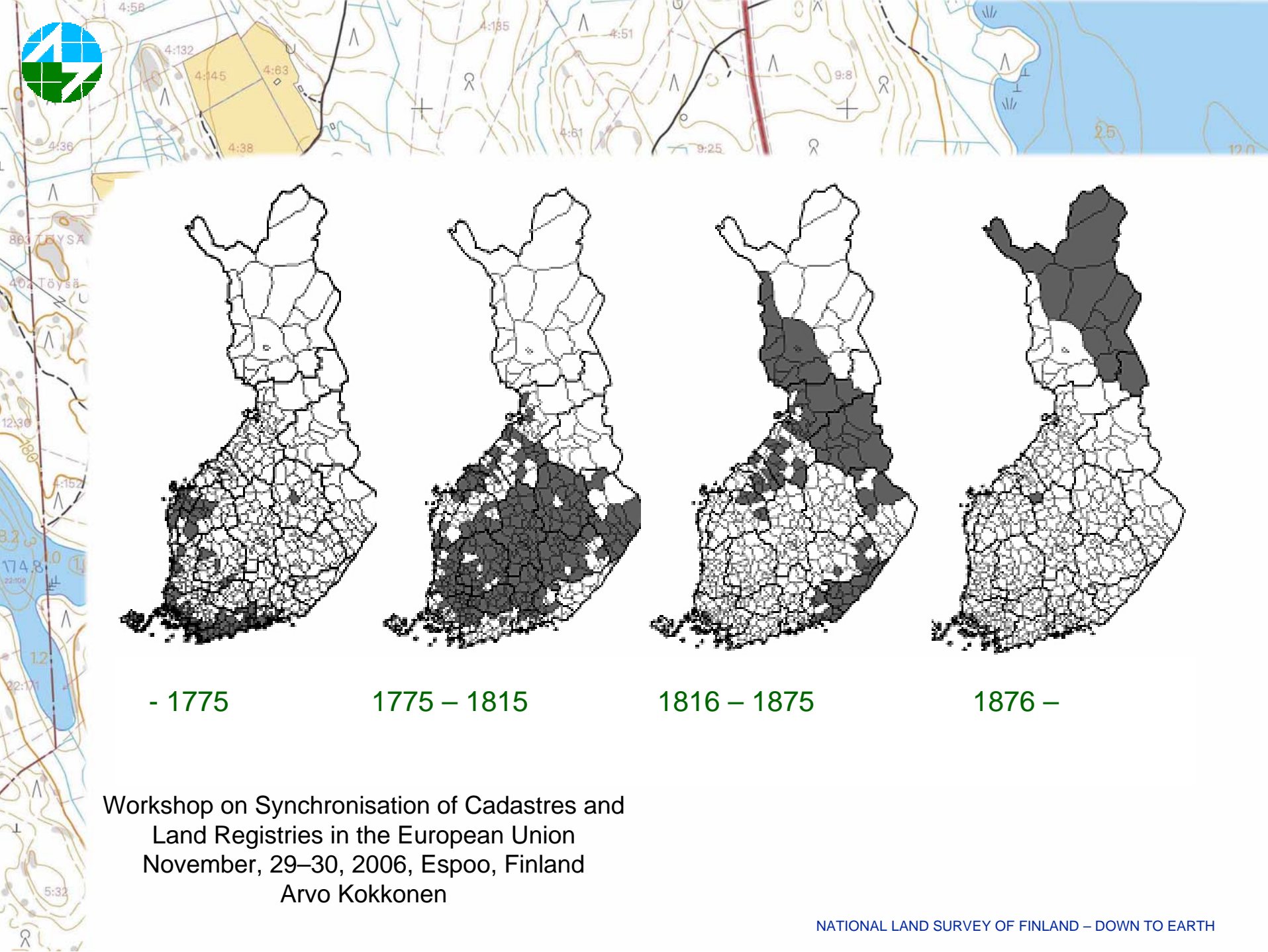
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History

- ◆ Oldest map sketches from the mid – 16th century
- ◆ King Gustavus II Adolphus 1628
- ◆ The first land surveyor Olaf Gangius 1633
- ◆ Land register maps
- ◆ The most important reform in land management was the enclosure movement from 1750 to 1860
- ◆ The most significant and lasting impact of the enclosure movement was the establishment of private ownership and the subsequent change in the notion of real estate unit.

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The Key Elements of the Finnish Real Property System

OBJECT – Who?

- natural person
- juridical person
- defined group (municipality, etc.)
- undefined group (open access)

RIGHT – How

- ownership
- right to use etc.

SUBJECT – WHERE, HOW MUCH

- identification
- location
- areal
- value etc.



Person

Right



LAND
REGISTRER

(title and mortgage
register)

CADASTRE

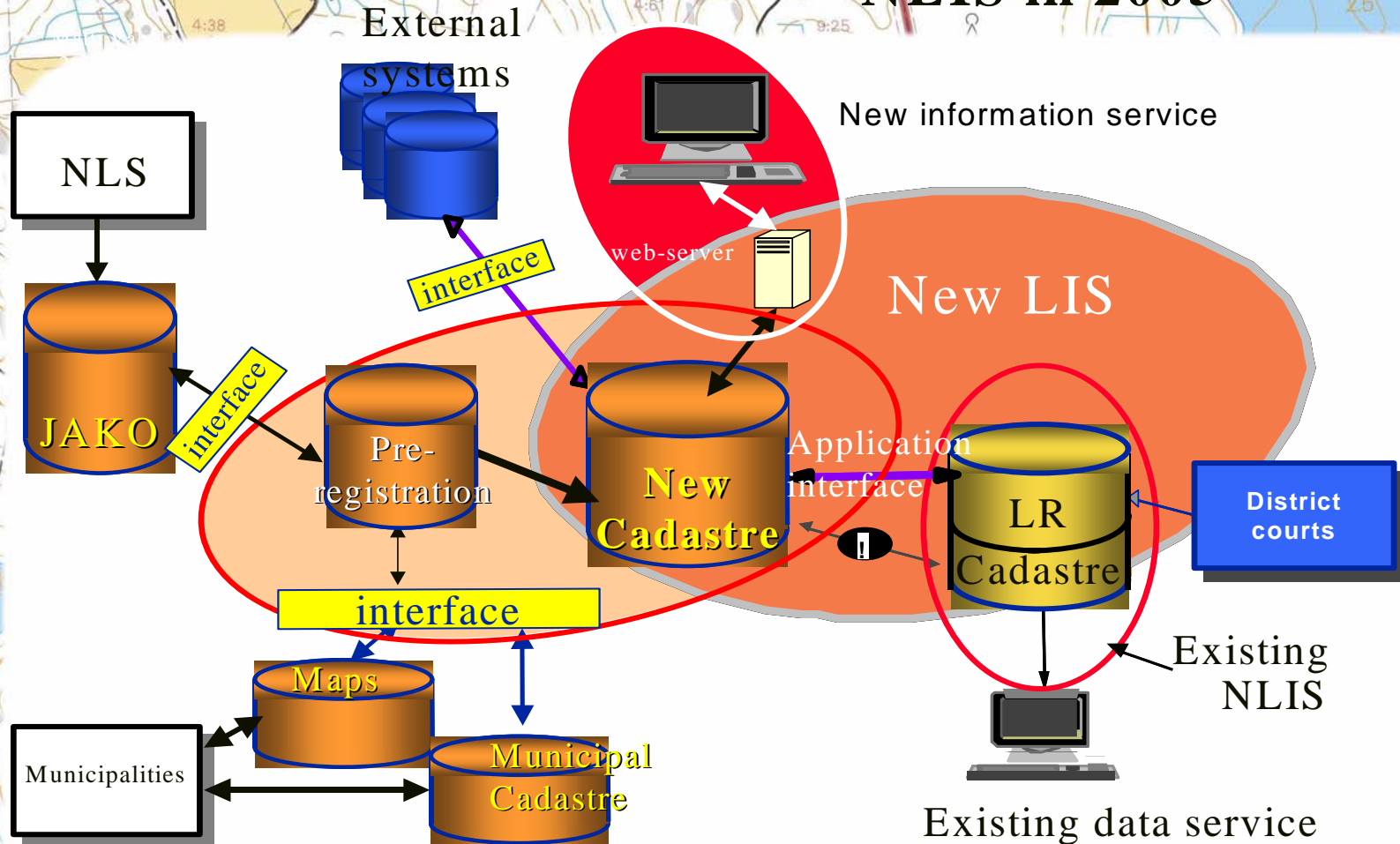
(cadastral register)

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The Land Information System

NLIS in 2005

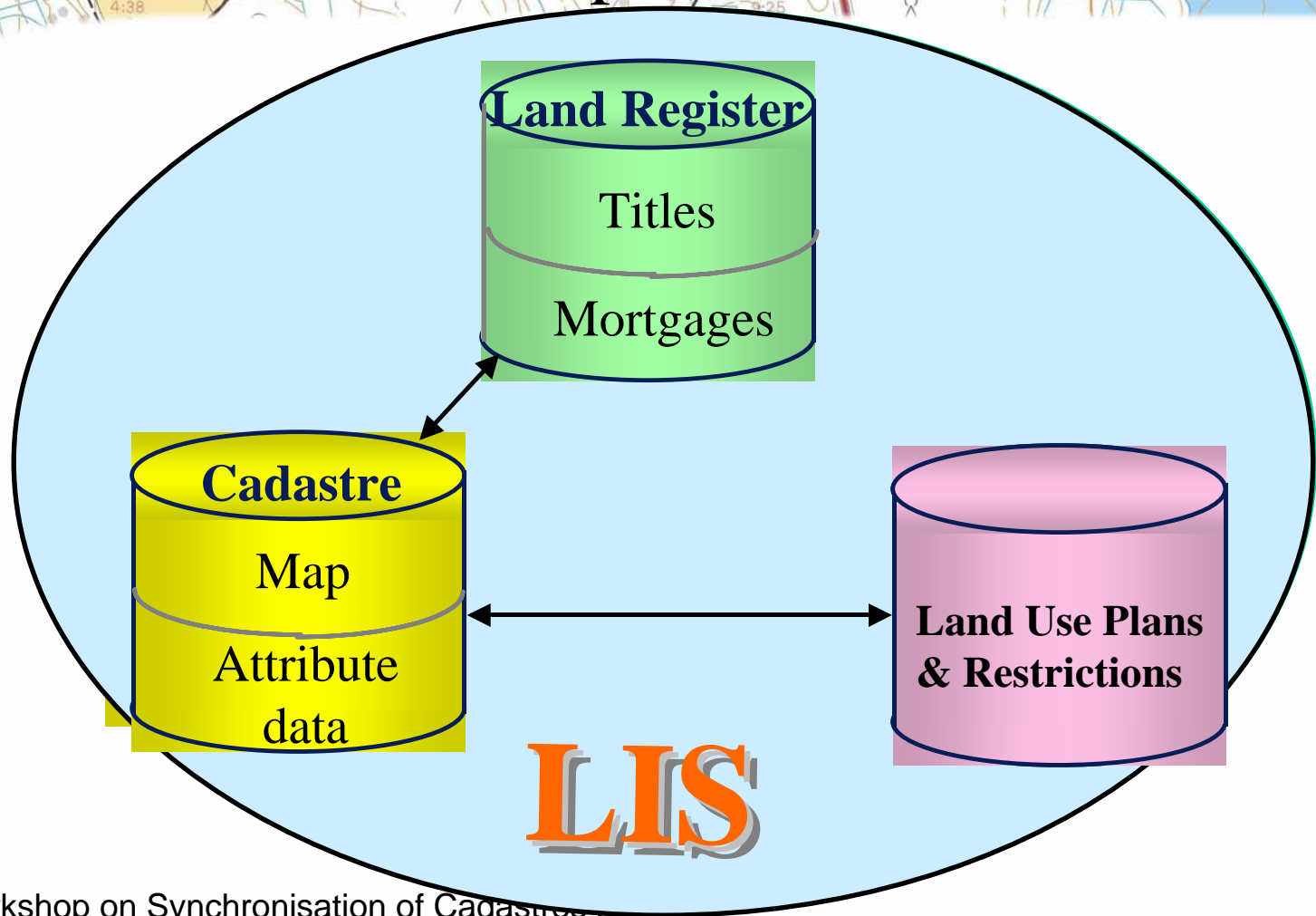


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The Land Information System

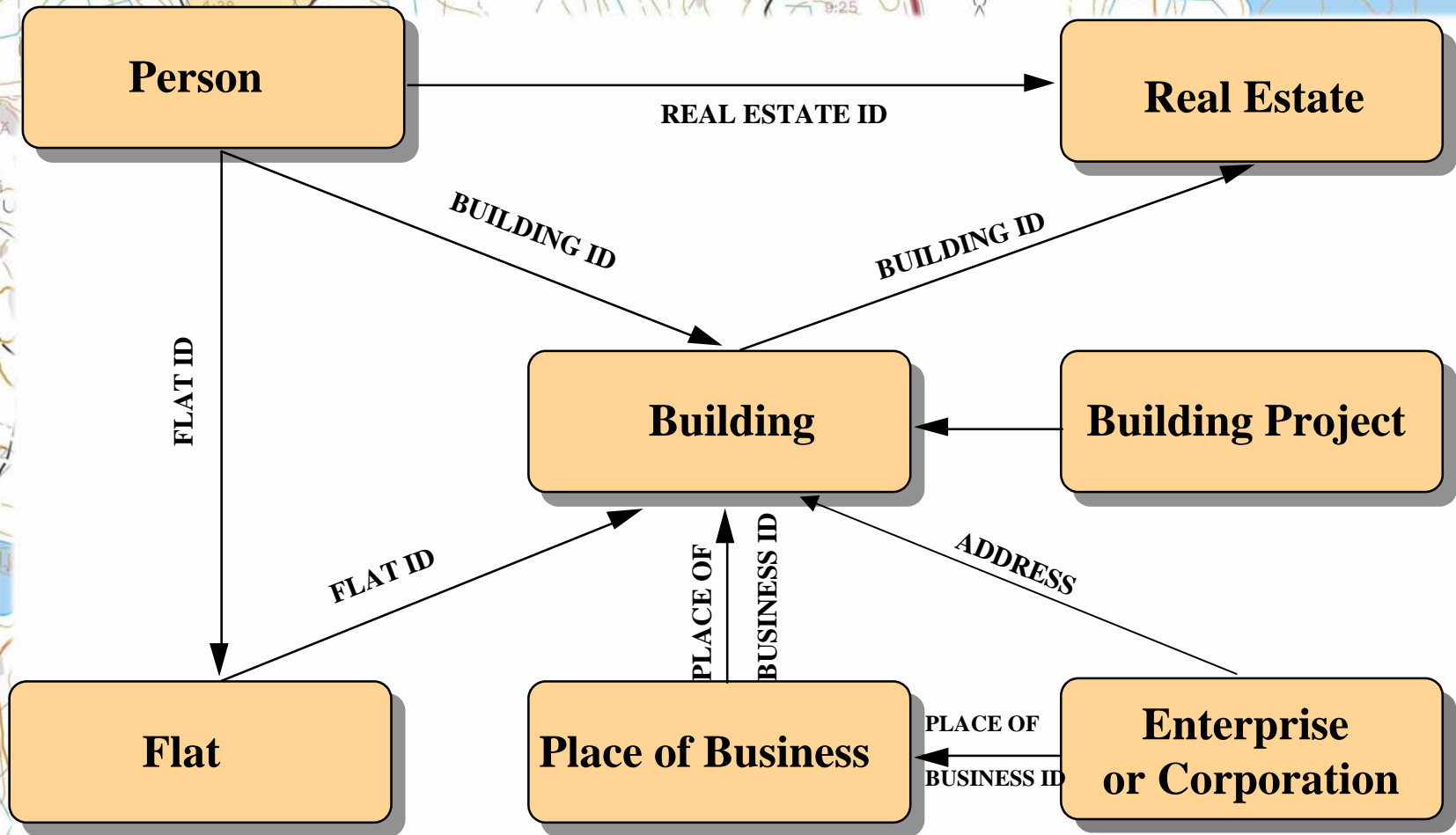
LIS after complete renewal



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Integration Base Register data

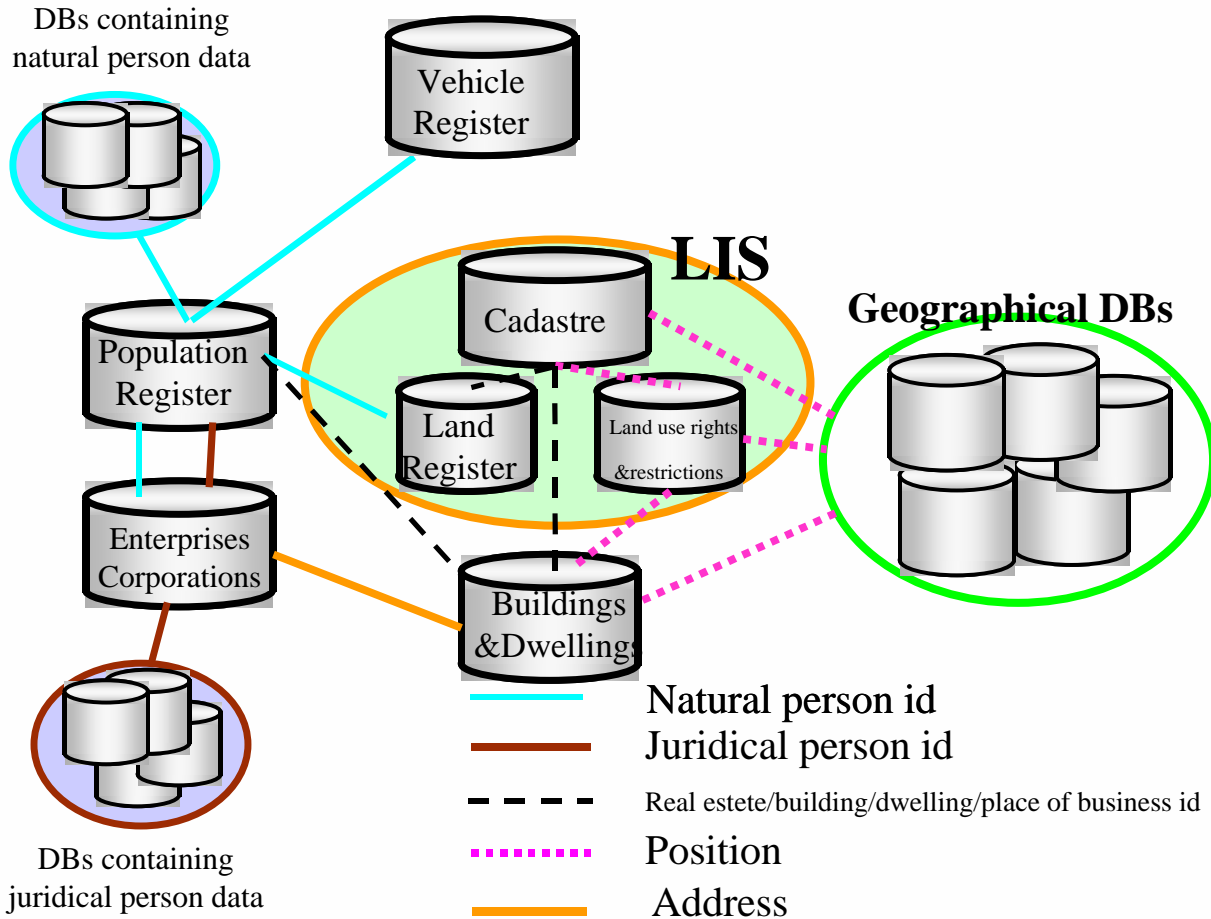


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The Base Registers

Integration register data using IDs and position as links



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Cadastral Surveyors in Finland

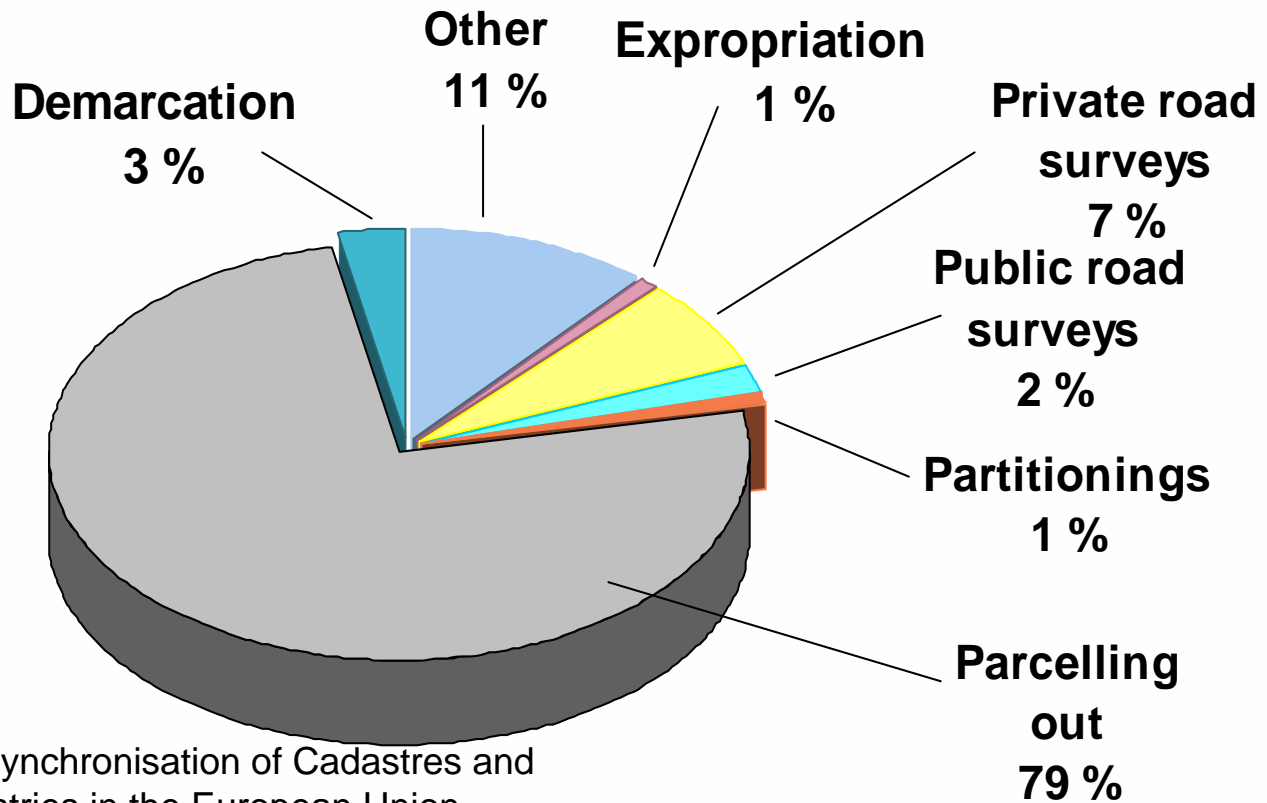
- ◆ the authorities from the National Land Survey and the municipal cadastral surveyors
- ◆ the assembly at the real estate formation authority is either one or three members

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Main Surveys (21,055 number)

The District Survey Offices carry out land surveys, assist in drawing up.

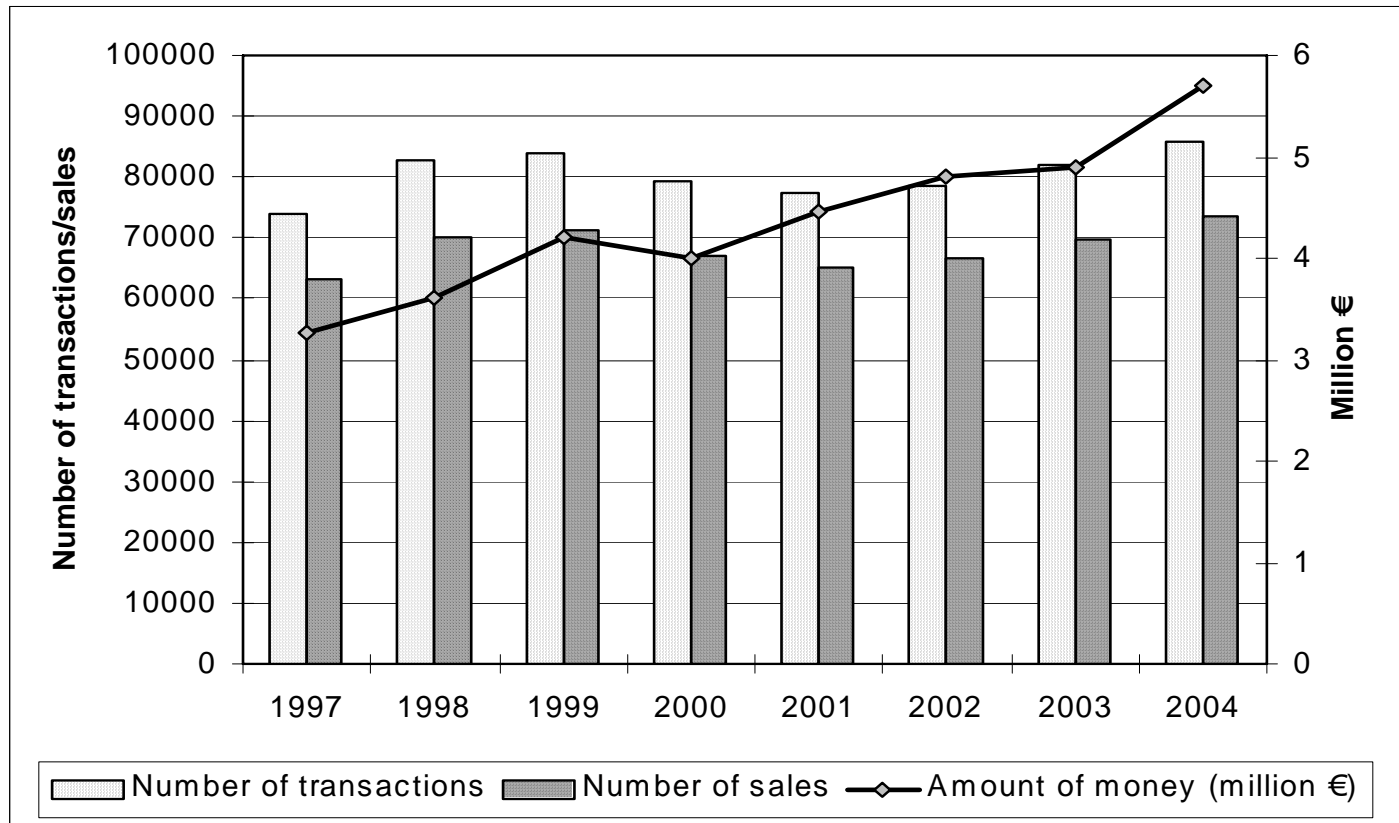


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Conveyance of real property

Number of real property transactions and the amount of money in real property sales in Finland in years 1997-2004 (National Land Survey, 2005).

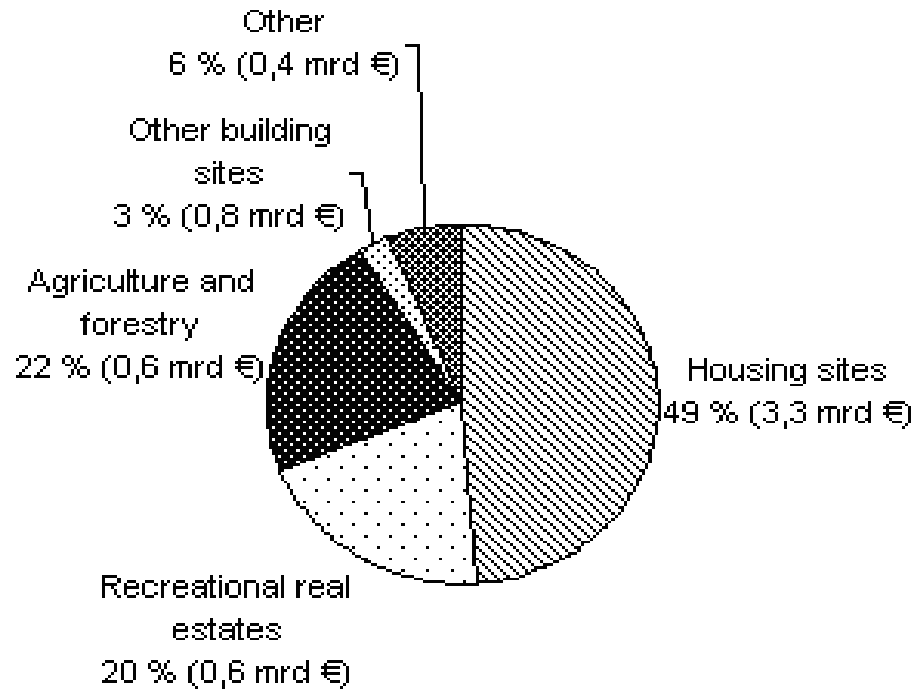


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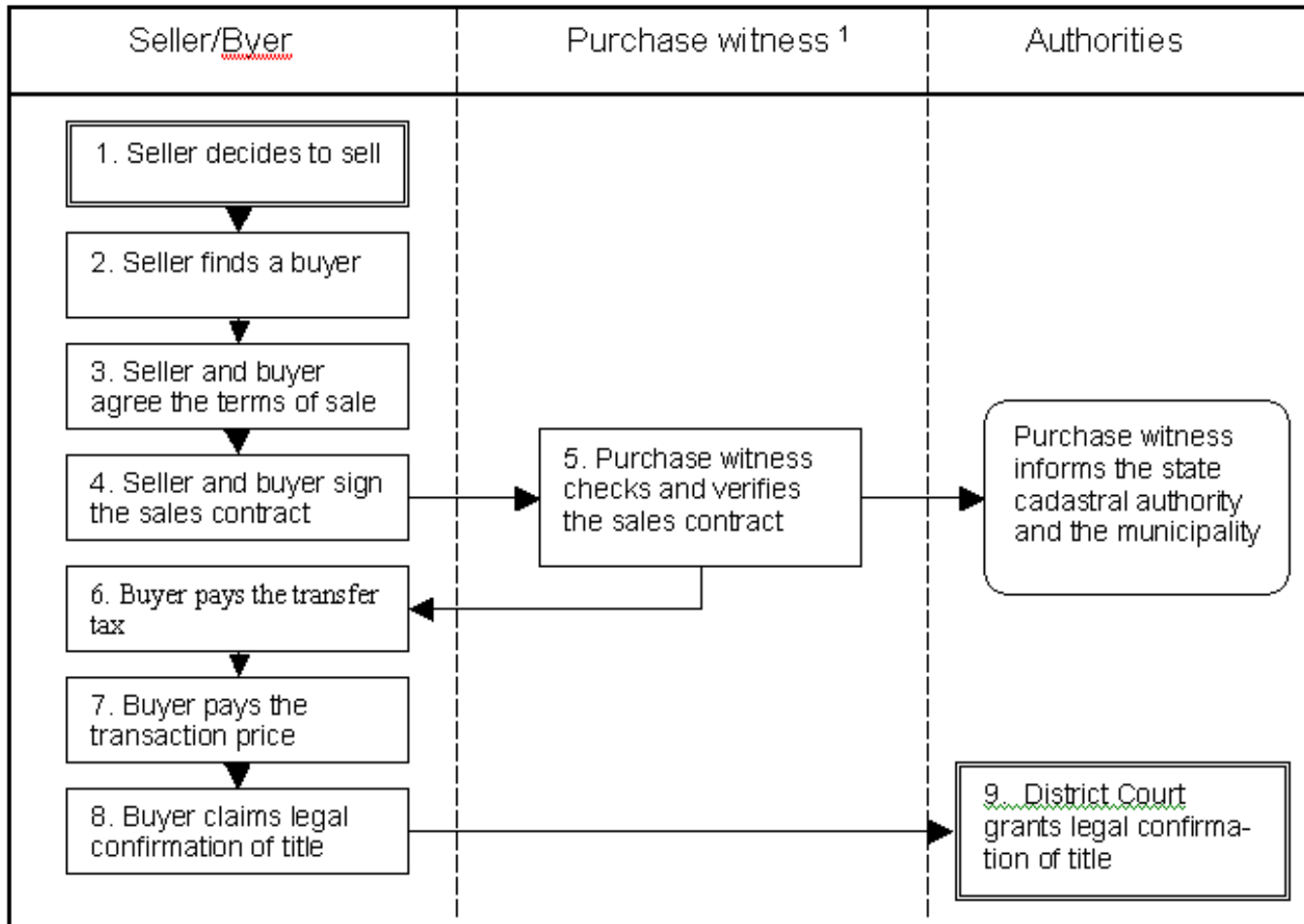
Number (%) of real property transactions (and the amount of money) by land use types in Finland in 2004 (National Land Survey, 2005).



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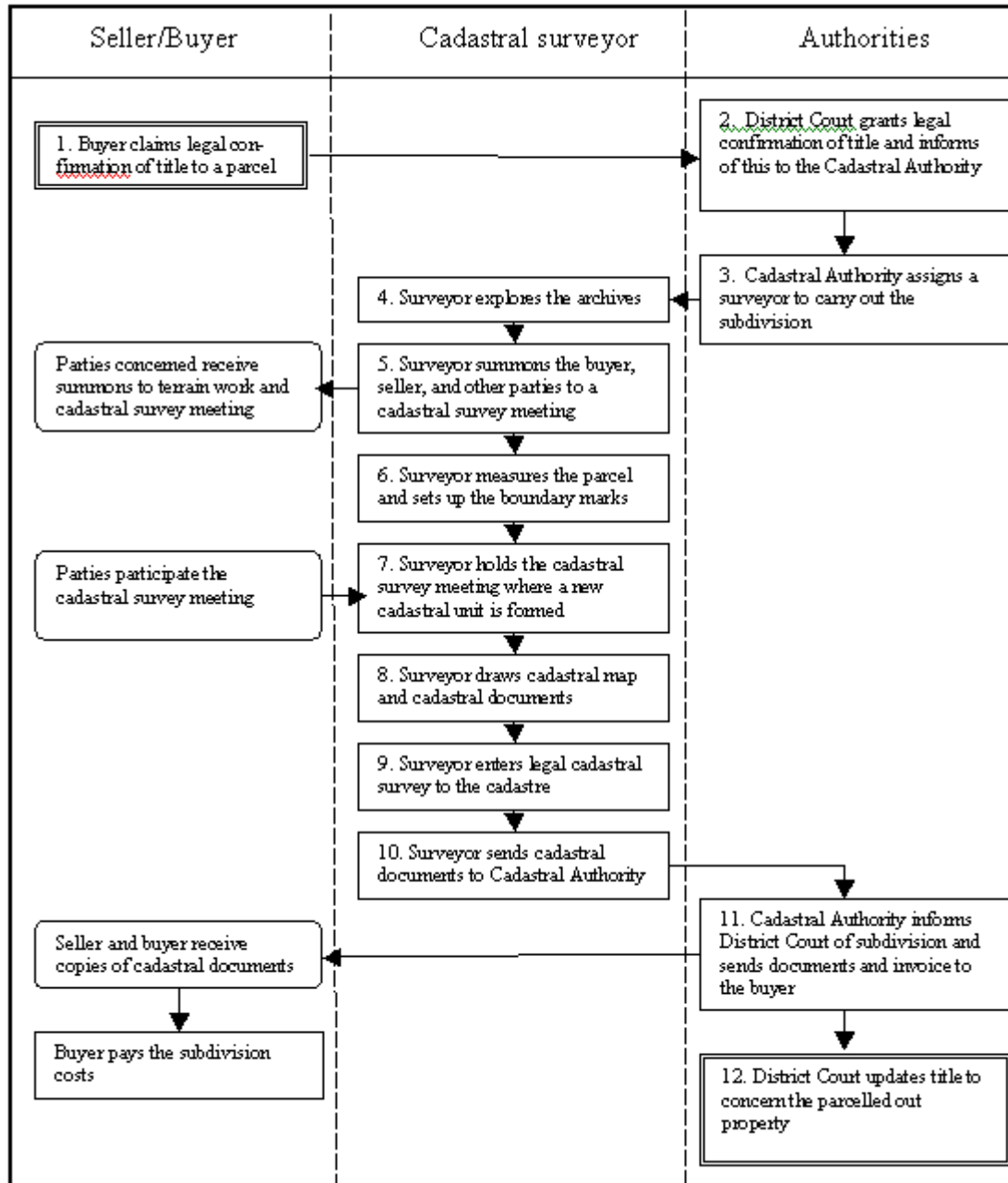
The basic process of real property transaction in Finland



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The basic process of subdivision in Finland





Development of e-conveyancing

- ◆ a committee report on developments of e-conveyancing January 19, 2006
- ◆ the committee proposed that Land Code should also include regulations regarding electronic property sales, mortgage bonds and registration procedures
- ◆ the deed of sale at a property could be composed electronically in the information system at the Ministry of Justice
- ◆ the electronic deed of sale and mortgage bond would be alternatives to the traditional documents
- ◆ further preparations on the matter are underway at the Ministry of Justice

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Thank you for your interest!

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