

Cadastre in Norway

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NORWEGIAN MAPPING
AUTHORITY

The situation

■ ***National centralised electronic cadastre***

- *New IT system since 2009 – including cadastral map*
- *Complete textual information about parcels, buildings, apartments and addresses*
- *90 % complete cadastral map, missing parcels because of the methodology used for systematic mapping in the period 1970 – 1990*

■ ***Increasing problems with not well documented boundaries***

- *Many boundary disputes*

■ ***Problems with quality of cadastral services to users and with quality of database***

- *430 municipalities do the local work – too many*
- *No licensing of surveyors and those making registration*



Organisation of cadastral activities

- **Statens kartverk**

- 📄 *operates the Cadastre central database*

- **Municipalities**

- 📄 *Make cadastral surveys - can contract private company*

- 📄 *Register data into the Cadastre*

- **No licensing of surveyors**

- **A special land court handles disputes over boundaries and other land rights**

- 📄 *The judge must be a special surveyor with a 5 year degree*

- 📄 *The land consolidation courts also make the related cadastral surveys*



Real Estate Objects

- ***Landed freehold parcels***
- ***Leased parcels (+ 10 years lease)***
 - ***Point leases***
- ***Volumes under/above the ground (3D)***
- ***Condominium apartments/sections of buildings***
- ***Private and public commons***
- ***+ Co-operative housing units***



Numbering system

■ **Parcels**

☞ *Number of municipality, cadastral zone, parcel - 1234 12/2*

■ **Buildings**

☞ *Unique 9 digits number 12345678(9)*

■ **Apartments**

☞ *Street name, house number, floor, access door – Skopje road 12 H0205*

☞ *All apartments were numbered in 2002*

☐ *Apartment number also in the population register linking person to apartment*

☐ *All apartments physically marked with the number*



Cadastral surveying and mapping

■ ***Flexible geometric accuracies for surveying boundaries:***

- *cities 5 - 20 cm*
- *rural areas 1-2 meters*
- *optionally leased land can referred to one reference point only, without defining the boundaries exactly*
- *“All” cadastral surveys are done by DGPS.*
 - *Statens kartverk operates a differential real time GPS service on centimetre and decimetre accuracy*

■ ***Map scales***

- *cities 1:500 – 1:1000*
- *rural 1: 5000 - 1:10000 (mountains 1:50.000)*



Fees

- ***Cadastral surveying; 1000 -3000 EUR per parcel (1000 sqm), set by municipalities***
- ***No fees paid to Statens kartverk***
 - ▢ *The cadastre is almost fully financed the state*
- ***Big income is from registration of sales deeds and mortgage documents***
 - ▢ *Reason for combining Cadastre and Land Register*
 - ▢ *1,3 million cases to the Land Register/year*
 - ▢ *40 000 cases to the Cadastre*



Use of cadastral data

■ **80/20 rule**

- 80 % of use of Land Register data is in private sector
- 80 % of use of cadastral data is in public sector

■ **Municipalities**

- as basis for collecting fees for municipal services concerning water, sewage, renovation
- for calculating and calling up local property taxes (in 30 % of municipalities)
- handling building applications
- Keeping record of official addresses
- land use planning

■ **Central Bureau of Statistics**

■ **Central Tax Authority ???**

■ **Postal service**

■ **Road Department**

■ **Topographic mapping**

■ **Banks, Real Estate Agents, Insurance companies**

