Land Acquisition and Compulsory Means

Heikki Seppänen, Senior Engineer
National Land Survey of Finland

Contents
1) General principles of land acquisition
2) Process
3) Cooperation
4) Valuation in Practice

Land Acquisition needs...
1) Good Legislation
2) Proper Process
3) Valuation Methods and Skills
4) Finance

General Goals for Process and Cooperation
- Reduction of Overlapping Work
- Reduction of Costs of Implementation
- Reduction of Duration of the Implementation Process
- Reliable Cadastre Register

About the process
Survey committee looks during the process for a result, which satisfies an acquirer and at the same time produces as little as possible disadvantages for the landowner

Cooperation
- The implementation is carried through as a continuous process;
- Each operation of the process is planned and done only once;
- Responsibilities for the process are defined;
- Each proper authority carries out its legal tasks;
- Other tasks are carried out by an authority, who has the best skills and qualification for successful outcome.
Implementation Projects

- Projects for Nature Reserve
  about 100 projects completed or going on
  135.00 ha and 18,000 register units will implement
- Projects for Railway Safety
  first pilot projects completed
  for reduce or remover levelcrossings of private roads
- Projects for Road Safety
  for reduce turnoffs of private roads

Valuation in Practice

Typical valuation objects in Finland:
1) Road and Railway Safety projects
   loss of buildings (market or cost value)
   loss of parcel of field (market value and/or valuation of decreased income)
   loss of forest land and growing stock (market value)
   disadvantage: remove of turnoffs and crossings (valuation by extra costs)
2) Projects for Nature Reserve Areas
   loss of forest land and growing stock (market value)
   peatland (market value or valuation by income method)
   loss of permitted building volume (rights) on shore land
   (capitalization of estimated future net income)
   disadvantages of removing of private roads (valuation by extra costs)

Thank you for your attention!