Experiences of 3D Cadastre in Åre, Sweden

Implementing a new tool for the property market

Lars Åstrand

Background

Amendments to the Real Property Formation Act in 2004

- A closed volume defined in all directions
- Must contain (now or in the near future) building or other facility
- Securement of accessibility & services
- Created through a cadastral procedure
- Suitability conditions regarding management, construction and financing
- No less than five apartments (yet....)
The Cadastral procedure

• The cadastral surveyor investigates and consults
• Based on solutions of mutual understanding with active involvement of stakeholders
• Adjustments to public and private interests
• Matters settled by decisions which are possible to appeal
• Official documentation in the Real Property Register

About Åre
Overview 3D

Mörviken 1:118
Brf Björkhagen
Bرف Mörviken 2:66

Hotell Åregranen
Copperhill Mountain Lodge

Tott Hotell
Data conversion and editing

Georeferencing a 3D unit
Boundaries

Boundaries
Technical infrastructure
Regulations & Cooperation

1. Joint Facilities managed by Property Owners Association
2. Easements
3. The Land Code, regulations for neighbours
4. Formal agreements
5. Informal agreements

The property formation process

Entrepreneurs Developers
Lawyers
Constructors
Architects
Bankers
Laymen
Consultants

The Cadastral Surveyor
The End

lars.astrand@lm.se