Three Dimensional (3D) Real Property System in Finland

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3 D Working Group

- Term from May 11, 2006 until Dec 31, 2007
- 3 D WG led by the Ministry of Agriculture and Forestry
- Goal:
  - To clarify the need for a three-dimensional real property system and development ideas in Finland
  - To propose lines of action for development of legislation so that creation of a 3 D-cadastral unit world be possible
WG's perspectives

Mainly
- formation of property unit
- maintenance of the Cadastre
- definition of 3D real property
- land use planning

But also
- easements
- registration of title
- mortgaging

Prerequisites for formation

- 2D property main rule
- city plan and site layout plan
- construction intent
  - several contractors for each
    - 3D -unit possible
Cadastral surveys

- subdivision
- realization of the city plan
- coordinates \(\rightarrow\) no physical boundary marks necessary
- abolishment through amalgamation

Registration

- 3D – units registered separately
- original 2D property remains
- cadastral map in 2D
Land use plans

- no major changes to current regulation needed
- 3D property formation would be made possible in plan description

Other issues

- easements essential (electricity, water, sewage, etc)
- road and railroad plans (3D properties under or above a traffic lane)
- road on dams (maintenance)
Conclusion

1. Clarity of system essential
2. New tools needed
3. Enabled 3D property formation
4. Improved funding opportunities
5. Consistency in practices

KIITOS!

Thank you for your interest!