Land subdivision in Norway. A comparison with Denmark and Sweden

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Introduction

- Land subdivisions
  - Important for maintenance of cadastre and land book
  - Important for land use development
What are the differences?

What are the consequences?

Norway, Denmark and Sweden

- Close relations
- Norway and Denmark in union for more than 400 years, ended in 1814
- Norway and Sweden in union 1814-1905
- Different cadastral systems
Execution of a land subdivision in Norway

- Cadastral surveying is a municipal responsibility
  - no licensing of cadastral surveyors in Norway

- Executive officer for land subdivision permits and cadastral surveyor are usually different persons

- Disputes are resolved in court
  - Land consolidation court or district court

Executions of land subdivisions in Sweden and Denmark

- Sweden
  - National land survey
    - The land surveyor executes the land subdivision process
      - From application to registration
      - Makes decisions about boundaries and rights
      - Will decide if there is a dispute about boundaries and rights

- Denmark
  - Private surveyors
    - The land surveyor executes the land subdivision process
      - From application to registration
      - Handles rights
      - Will decide if there is a boundary dispute
Cost benchmarking?

<table>
<thead>
<tr>
<th>Country</th>
<th>Fee for land subdivision</th>
<th>Fee for cadastral survey</th>
<th>Fee to registration authority</th>
<th>Costs excl. tax</th>
<th>Costs incl. tax and VAT</th>
<th>Tax</th>
<th>Vat</th>
<th>Total costs</th>
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</thead>
<tbody>
<tr>
<td>Norway - within regulated area</td>
<td>198</td>
<td>1702</td>
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<tr>
<td>Norway - outside regulated area</td>
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<td>1702</td>
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<td>1703</td>
<td>363</td>
<td>660</td>
<td>528</td>
<td>3551</td>
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</tbody>
</table>

Table 1. Costs for a land subdivision of a plot 3000 m². All figures in euro.

Disputes

- Denmark: 5 boundary disputes per year brought to court
  - Totally 50 boundary disputes handled by the land surveyors

- Sweden: 10 disputes about boundaries and rights brought to court per year

- Norway:
  - 2008: 600 boundary disputes handled in Land consolidation court
How can the Norwegian system be improved?

- Licensing of surveyors
- Field survey prior to permission for land subdivision
- Coordination of authorities

Thank you for your attention!