The role of a Swedish land administrator

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Lantmäteriet

The Swedish mapping, cadastral and land registration authority

Lantmäteriet is a public authority, governed by commissions from the Ministry of Health and Social Affairs.

Minister for Public Administration and Housing.
**Background**

- Cadastral books from the 1530’s for taxation purposes and numbering systems by villages
- Village cadastral maps showing all land parcels, 17th century
- Lantmäteriet was created as a governmental organisation in 1628

**Procedures**

- Subdivision
- Reallotment
- Property definition
- Amalgamation
- Partition
- Establishment of joint facilities
- Fixtures of real property
- Adjunction
- Legalisation
The process of a cadastral procedure

Applicatio n  Contacts, Research  Fieldwork, map  Formal meeting

- Propertyowners
- Authorities

- Information and discussion
- Claims
- Legal trial
- Draft for decision

Decision  Appeal  Legal force

- To be seen in the Real Property Register and the Register Map

5 different sides of the role

- Legislation
- Economics
- Research/Investigation
- Technology
- Mediation
Legislation

- Swedish Real Property Law
- Consultation;

- Urban plans
- Building permits
- Environmental protection

Economics

Land changing owner/ burden by an easement

1. Agreement of the value
2. Estimates myself
3. Commission independent valuation
Research/Investigation

• Old boundaries
• Old maps
• Old documents

• Or just getting a hold of people...

Technology

• Fieldwork
• Maps
Mediation

- Agreement
- Weigh and compare
- Decision against one party

Legal Security

A cadastral procedure is a legally secure procedure in which all parties have an opportunity to participate.

- Administrative system stops if anything is wrong
- Colleagues control x3
- Appeal to court
- Real Property Register
- Register Map
Real Property Register

- Type of Real Property
- Size of the Real Property
- Ownership
- Mortages
- Easements
- History

Summary

“An independant judge with an investigation obligation who also has to be a mediator and technically endowed”.

An impartial investigator and decisionmaker who will do the utmost to help parties come to a mutual agreement.