Overview of the Swedish cadastral system

- A fiscal tool – land and property taxation integrated
- A land market toll – land registration and mortgaging is integrated
- Land use planning – detail development plans and national conservation plans
- Entry to the digital archive
- Cadastral cases from the 18th century are recorded and preserved and in the archive

Real Property Register Information

- Real Property Part
  - Register and Index map
  - Properties
  - Designations
  - Area
  - Legal Survey
  - etc
  - Plans/Regulation
  - Rights
    - (servitudes/easements)

- Land Register Part
  - Title
  - Leasehold
  - Mortgage
  - etc

- Property Tax Part
  - Assets value
  - Basis for valuation

Address Part
- Address unit

Building Part
- Building unit
The Swedish cadastral system cont.

- Well trusted by the financial market
- Well established cooperation with local governments responsible for land use development planning
- Include land use information from other state agencies as:
  - Swedish Environmental Protection Agency
  - Swedish Transport Administration
  - Tax administration Agency
  - Swedish National Heritage Board etc

Sociala benefits of joint properties
Starting points

- The social benefits of the cadastre are well documented and marketed!
- The tools for cadastral operations or property formation are not documented and marketed to the same extent!
- The Swedish way of handling joint constructions or facilities is hardly known outside the country?
- It is assumed that this is an area for exchange of experiences!
Cadastral operation tools

• Subdivision
• Amalgamation
• Property reformation – joint owned land
• Land consolidation
• Joint owned constructions and facilities

Historical background

• Joint construction or joint facilities has a long tradition used in the land consolidation cases during the 18th and 19th centuries

• The properties were given shares in joint facilities as e.g.:
  - Feeder roads to the public road system
  - Clay and sand pits
  - Grazing areas

• The same share was also used for property taxation which during this period was paid in kind
Legal background

• Before 1995 there was a special legislation on private roads not connected to the Cadastral law system
• The Law and the supervision was under the Road Authority and the County Administration
• The shares in the road system was equal to the tax values
• Owners of properties with shares in the road system formed a management association
• The board was elected at the annual meeting open for all stakeholders
• The County Administration could appoint one of the board members representing public interests

Present legal framework
Cadastral Procedure Acts

• Real Property Formation Acts were modernized and coordinated during the beginning of the 1970th
• 1973 Joint Facilities Act
• 1973 Utility Easement Act
• 1973 Joint Property Units Management Act
• The laws are continuously amended
What is joint property?

- Joint properties are of two kinds:
  - Common land as green areas, parks, beaches etc.
  - Common facilities or constructions as:
    - Private roads
    - Parking lots or parking houses
    - Broadband for TV and computers
    - Perth for leisure boats
    - Beaches for swimming
    - Small sewage treatment plants
E.G. Joint facility

- Private sewage system
- Beach
- Perth for small boats
Conditions for joint property formation

• The joint property shall by law represent a sustainable need of a real property that can’t be solved within the boundaries of its own lot

• A joint property may be established only if the economic and other benefits outweigh the cost and inconvenience caused to other stakeholders

E.G. Joint facility - private road
The Swedish road network

- State Government: 76%
- Local Government: 17%
- Private ownership: 7%

Total length of the Swedish road network is 579,760 km

Social Benefits of local management of joint property units

- The local population has the power over the management and may participate in the maintenance of the facility.
- As an owner of a property with a share in joint property unit you automatically become a member of the management association.
- Awareness of economising maintenance.
- It is closer to the decision makers compared to State or Local Government management.