THE LIFE CYCLE OF A PARCEL

New process – three winners

Director Petri Notko
Head of Development Jani Hokkanen
Production Manager Hannu Rönty
Life cycle of a Parcel: from unseparated parcel to independent property

In this presentation
- National Land Survey of Finland (briefly)
  - cadastre
  - title and mortgage register
- a short history of parcelling in Finland
- About the project: *Life cycle of a parcel* ("MEKA")
  - Results and analysis

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National Land Survey of Finland

Information about the NLS
We perform cadastral surveys, maintain information about properties and dwellings, handle registrations of title and mortgages, produce map data and promote the research of spatial data.

“The NLS safeguards the land ownership and credit system by maintaining information about properties and housing company shares in its registers and takes care of the registration of ownership and mortgages.”
A short history of parcelling

Before 1997: two actors and double work with ownership (two applications)

1997: Real Estate Formation Act: still two actors, but no more double work (one application)

2010: Title & mortgage register to NLS; "as is" period; divided process

2018: Customer orientated "one person" process "MEKA"

2/2020: Next step of process development (duration calculation, ...)

Development continues
Life cycle of a Parcel

- In Finland, you can purchase an unseparated parcel, that is a defined area, of an independent property
- The conveyance follows the same provisions of law as the conveyance of an independent property
- The new owner must apply for registration of ownership of the parcel after the purchase. NLS updates the ownership to the Title and mortgage register.
- Then a parcelling is automatically initiated, where the parcel will form an independent property that will be registered in Cadastre by the NLS
Life cycle of a Parcel

The previous process was divided into several parts – mostly for historical reasons:

- Although after 2010 the work was done entirely at NLS, it was processed by five different people from three different departments -> it meant that the process had to be developed in line with Lean principles

New process: from the beginning of 2018 the process of parcel life cycle was simplified so that the surveyor performs all the steps of the process:

- Registration of the ownership, mortgages (Title and mortgage register),
- Cadastral survey meeting, necessary field work, boundaries, easements
- Registration of the new real estate (Cadastre)
- Documents to customer
Life cycle of a Parcel

Preconditions for change (in general)
- Transparent process
- All actions are traceable
- Public trust for civil servants
- No corruption
- Clear legislation
- The information in the registers is reliable, up-to-date and comprehensive
- Employees have a sufficiently high level of basic education
  - In Finland Bachelor’s degree in surveying technology, graduated from University of Applied Science
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What has been achieved?
- 1. The customer wins
  - One-stop-shop principle, dealing with one person
  - Just one application is enough to handle the whole process.
    - The case can also be handled automatically without an application (Property Transaction Service).
  - The customer knows from the beginning who is dealing with their case
  - Faster processing and lower costs
Life cycle of a Parcel

What has been achieved?
- 2. The employee wins
  - A wider area of expertise than before – competence in property conveyance and registration of ownership in addition to surveying
  - Training provided by the employer
  - More meaningful work
  - Productive work in the winter, when fieldwork is difficult or impossible
Life cycle of a Parcel

What has been achieved?
- 3. The National Land Survey wins
  - More experts – easier to respond to variations in demand
  - Lower costs
  - Faster process – faster updating of information in the registers
  - The process defined as a whole, is easier to develop and compare with the customer’s process
    - the customer’s needs are easier to consider
  - Lean competence growth
## Change in efficiency of the process

### Results
- 2018 was the first year in which the new process was applied
- Competence of personnel has grown in line with the goal

### Table

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<tr>
<th>Year</th>
<th>Registrations of ownerships</th>
<th>Parcelling</th>
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<tbody>
<tr>
<td></td>
<td>Total numbers (pieces)</td>
<td>Efficiency (pieces/work day)</td>
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<tr>
<td>2017</td>
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Source: JOHI / 40200022 Perustoimitukset

*Corona
Advancing together

NLS
NATIONAL LAND SURVEY OF FINLAND