



## CADASTRAL LAW OF NORWAY

*At Last! After 10 Years in Waiting, Norway has a new Cadastral Law that also includes 3D objects*

### This presentation will:

- Give some facts about Norway
- Insight in the process of getting a new Cadastral Law
- What is our experience with the new law after 3 months

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## STATISTICAL DATA FROM NORWAY

- Norway has a population of 4 874 675
- The Kingdom of Norway has an area of 384 802 km<sup>2</sup> (mainland is 323 782 km<sup>2</sup>)
- Norway has a Gross National Product (GNP) of 302 billion Euro and a GNP per capita of 62 500 Euro
- There are 3 million properties and 3,6 million buildings registered in Norway

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## CADASTRAL LAW IN THE ARCTIC AND THE ANTARCTIC



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## CADASTRE LAW OF NORWAY

- After using a more and more outdated Subdivision Act for 30 years a new Cadastral Law was enacted on January 1, 2010.
- This law have had a tough birth period. It was passed by a conservative government in 2005, but changed by a socialist/green government in 2007.
- While the law of 2005 opened for private surveyors in the cadastral process, it went back to basic in 2007 and continued the municipal monopoly on cadastral surveying.

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## PRIVATE OR MUNICIPAL SURVEYORS



The founders of the law in 1999 wanted the cadastral process to be more in line with our neighbouring countries. They use private surveyors also for cadastral surveying. The long backlog of cases and limited competence in many municipalities was also used as an argument to introduce private chartered surveyors.

The municipal surveyors of course did not want to lose their job.

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## PRIVATE OR MUNICIPAL SURVEYORS



In 2005 the law allowed for licensed surveyors both private and municipal. Even a third option existed that the municipality could decide to continue their monopoly on cadastral surveying

For several years there were heated arguments for the one or the other solution.

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# CADASTRAL SURVEYING

In the end a new government decided that there should be the same system in the whole country

So in Norway most cadastral surveying are carried out by municipal surveyors



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# THE CADASTRAL SYSTEM OF NORWAY

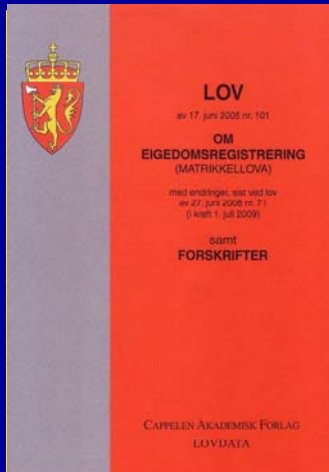
But the new cadastral law covers more than cadastral surveying. Most importantly the law introduced a new cadastral system in Norway. By enacting a few paragraphs of the new law in 2007 it made it possible to introduce a new cadastral system combining cadastral information with digital cadastral maps. This system is now in use in all the 430 municipalities in Norway.



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## TIME LIMIT ON MUNICIPAL CADASTRAL WORK



The law introduces a limit on the time the municipality can use on a cadastral case.

The limit is 16 weeks and includes preparation, surveying, calculation, registration and administration.

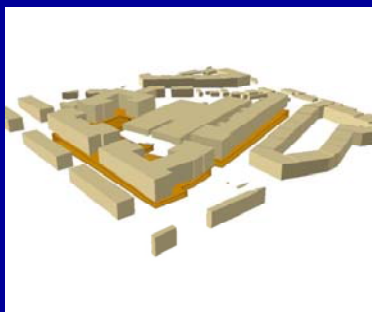
The fee is reduced by a third if the time limit is exceeded. If the ground is covered by snow or ice the limit might be extended.

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## 3D CADASTRE IN NORWAY

The new cadastral law opens up for the creation of special “construction parcels”.



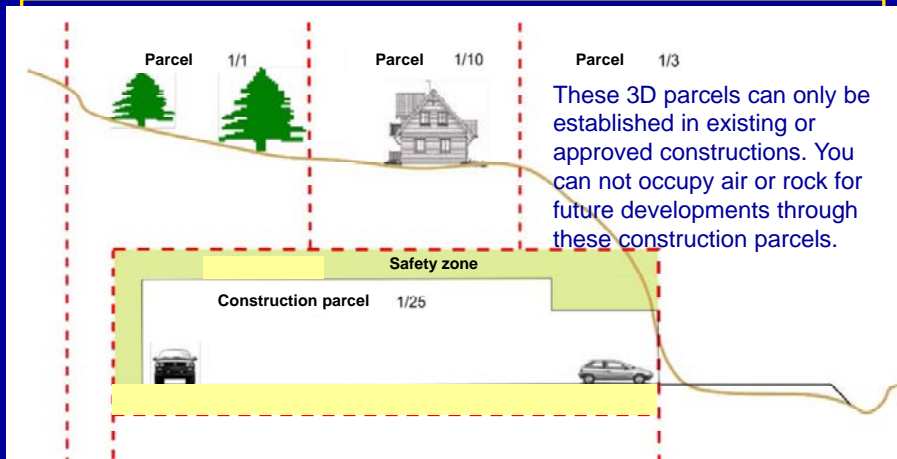
These are three-dimensional and can be both below or above the surface parcel.

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# CONSTRUCTION PARCEL NORWAY

## below surface parcel



These 3D parcels can only be established in existing or approved constructions. You can not occupy air or rock for future developments through these construction parcels.

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# CONSTRUCTION PARCEL NORWAY

## above surface parcel

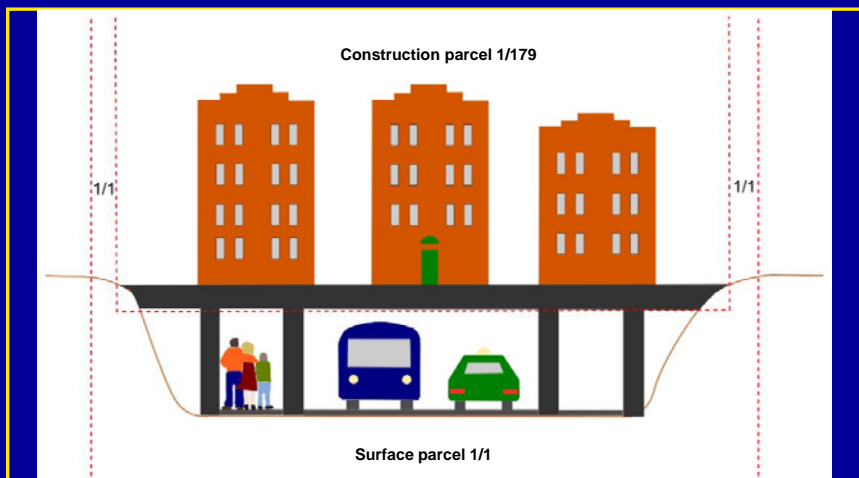
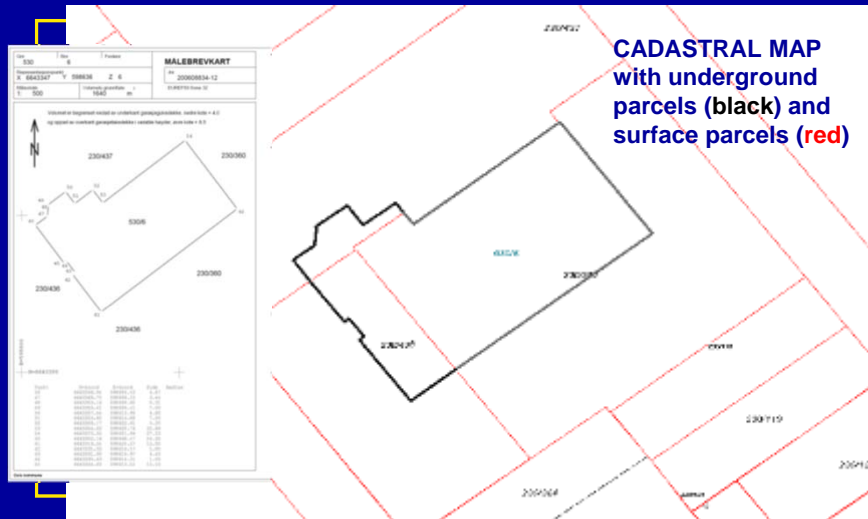


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## 3D CONSTRUCTION PARCEL SURVEY CERTIFICATE AND CADASTRAL MAP



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## CONDOMINIUMS



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## EXPERIENCES SO FAR

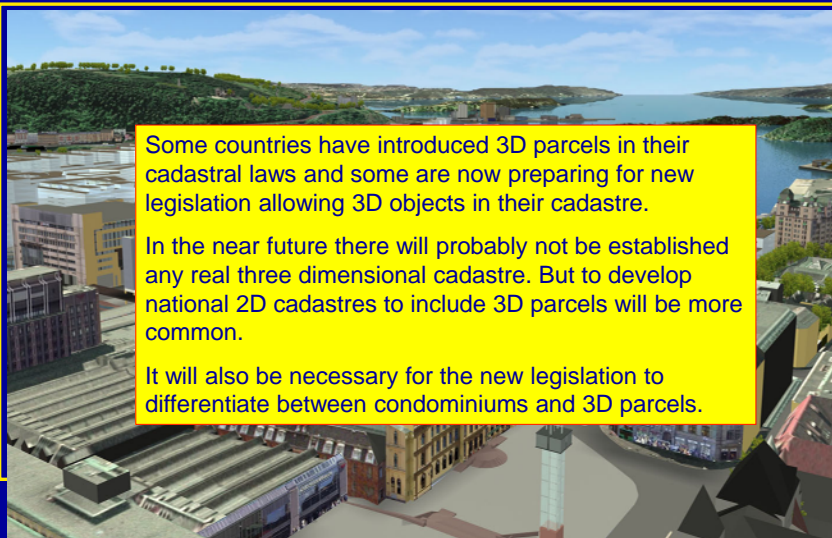


- The number of applications after 3 months are lower than expected
- Many smaller municipalities have not done any preparations
- The new law also introduce limits on value as well as area when adjusting boundaries. A simple process has become more complicated
- Difficult to calculate net time used in order to avoid reduced fees
- Registration in the cadastral system is more complicated and time-consuming than before

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## FUTURE OF A 3D CADASTRE



Some countries have introduced 3D parcels in their cadastral laws and some are now preparing for new legislation allowing 3D objects in their cadastre.

In the near future there will probably not be established any real three dimensional cadastre. But to develop national 2D cadastres to include 3D parcels will be more common.

It will also be necessary for the new legislation to differentiate between condominiums and 3D parcels.

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## 3D CADASTRE (Video)



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## 3D CADASTRE

**Thank you for your attention**

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