

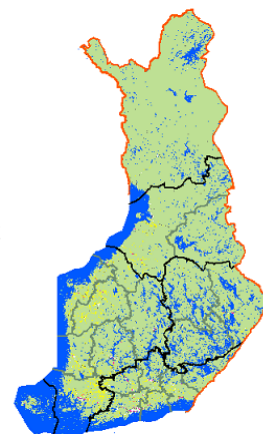
## CONTENTS OF FINNISH CADASTRAL SYSTEM

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### Facts of Finland

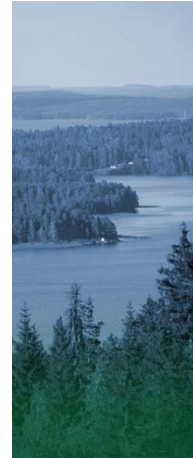
- population 5,3 million
- 2,7 million real estates
- 348 municipalities and cities, amount is decreasing
- languages: Finnish, Swedish, 3 Lappish
- area 390 920 sq km
  - forest 78 %, state owns 1/3 mostly in northern part
  - lakes and rivers 10 %
  - fields 6 %



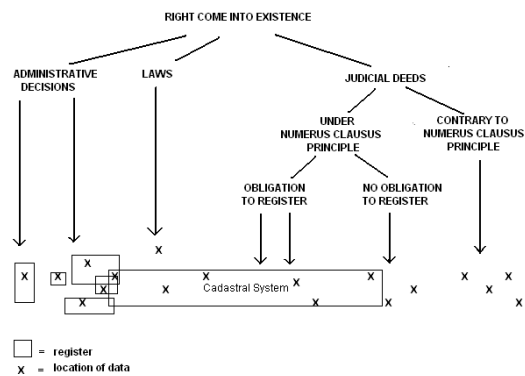
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## Cadastral System of Finland

- **totally numerical**
- **land registry, cadastre and cadastral map**
- **cadastre**
  - ☞ **no actual use of land**
  - ☞ **not used for taxation**
  - ☞ **IACS-register is totally separated**
  - ☞ **municipalities have their own registries**
  - ☞ **NLS mostly responsible for updating**



## Registering rights to land in Finland – except easements

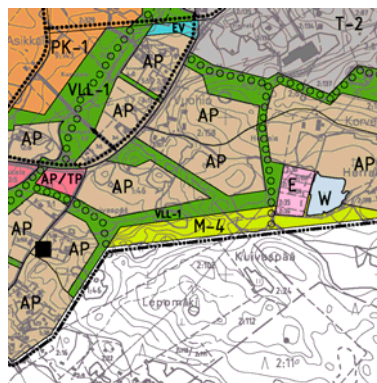


## Deficiencies of Cadastral System

1. There is data of real estates in multiple registers of diverse authorities. The registers are partly overlapping and there are no links between these registers. Some registers are only on paper.
2. Data can lie scattered in many registers. Part of the data may be in the Cadastral System and part of it is in another registers.
3. Not all the rights to land which are established by judicial deeds can be registered to the Cadastral System. There is no obligation to register all the rights that could be registered to the Cadastral System. Regardless of non-registering, these rights can be binding to outsiders, too.

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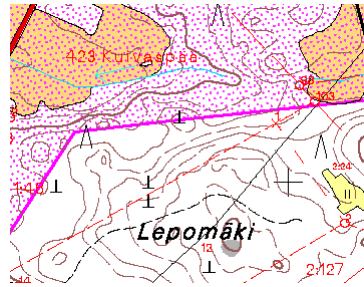
## Master plan at municipality register



Copyright Municipality of Lempäälä

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## Master plan in cadastral map



Base map Copyright National Land Survey of Finland permission 49/MML/09

## Protected buildings

Data of protected buildings, estimated:

- municipalities registers 92 %
- National Board of Antiquities 4 %
- Central Office of the Evangelical Lutheran Church of Finland 3 %
- Finnish Orthodox Church 0,3 %
- Environment Centre's System and Cadastral System 1 % (same buildings in both).

## Lease

Lease of land is binding to the subsequent acquirer without being registered to the land registry, if the tenant's rights of possession have come into force before conveyancing of real estate.

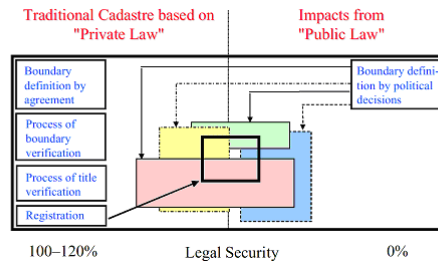
Data of leases, estimated:

- registered leases which can be mortgaged 57 %
- registered leases which can't be mortgaged 5 %
- unregistered leases for agricultural purposes 37 % (mostly in IACS-register)
- unregistered leases with obligation to register 0,5 %
- leases of fishing rights for professional fishing 0,5 %

## Conclusions

- INSPIRE-directive will be a move in the proper direction but not enough to improve the Cadastral System
  - Only for electronic data
  - National act concerns partly municipalities data
- Cadastral System needs national corrective measures for comprehensive registration of real estate data
- electronic conveyance of real estates would be risky because the data is so scattered

**Must be noted!**



Starting point of Cadaster 2014 (Kaufmann & Steudler 1998)

Finnish Cadastral System falls short of the starting point of Cadaster 2014, because all rights to land which are established by judicial deeds are not in Cadastral System.

**Thank you for your interest!**

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