Infrastructure for Real Property Information – One Stop Shopping

Jørgen Skrubbeltrang (Denmark)

Key words: Cadastre; Digital cadastre; e-Governance; Geoinformation/GI; Legislation;

SUMMARY

The Danish government wants to make it cheaper and easier to buy and sell properties. Therefore an initiative to create better digital access to property information via the Internet was launched in 2009. This is done through a project named DIADEM (Digital Access to Information about real properties). The project covers a total of approx. 50 items of property information - including property tax, building status report, energy consumption and standard, property valuation, rent control matters and a range of land use regulations – eg. different types of conservations, local planning, agricultural obligation, coast protection zone, forest conservation areas and soil contaminated areas. The objective is that the property data is digital accessible to sellers and buyers of real property in a standardised way and can be gathered in one operation on the Internet – one stop shopping. The DIADEM system an infrastructure was implemented in November 2012. There are about 100,000 property transactions per year in Denmark. For all property sales and purchases such above information from municipalities and other authorities on the actual facts concerning the property is needed. Until November 2012 it typically took two weeks or more to gather the necessary information. Since November 2012 a user national wide can get all the information immediately, or in about 2 or 3 minutes. The immediately information is possible due to high quality property identification data from the cadastre, high quality ownership data from the common municipality property system and high quality digital signatures of citizens, of private companies and of the public sector. Furthermore the data is accessible due to good quality in the different types of property information in 20 different central databases containing the information – The Danish Natural Environment Portal, Register of Buildings and Dwellings etc. The DIADEM system is service based and contains no property information. When a user orders a property report the system starts via the services to gather the information from the different databases. For the users DIADEM is either a web interface or alternatively the information is available in a B2B-system. A user is able to access all the necessary property information by paying a fee of 325 DKR (42 Euro). A few types of information are protected and can only be accessed by the owner or an adviser on the owners behalf with a digital proxy. The system has now been in operation for 2 years. 170.000 property reports are ordered. There have been almost no challenges with the identification of the properties in 20 databases, and no challenges with the identification of the ownerships. 90 % of the reports have been ordered by advisor companies (estate agents, lawyers, etc.). A user board for the professional users have been established and they are very pleased with the DIADEM system and infrastructure. The paper will focus on the forming and building of the infrastructure, which was done in a broad cooperation in the public sector and with private stakeholders.