

## Usufructs in the Finnish juridical system

Aune Rummukainen  
FINLAND

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 Rovaniemen  
ammattikorkeakoulu  
University of Applied Sciences

## Usufructs

- Historical, no possible to establish new usufructs
- Part of one real estate or common to many real estates
- Specific use, location and scope

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## Usufructs (2)

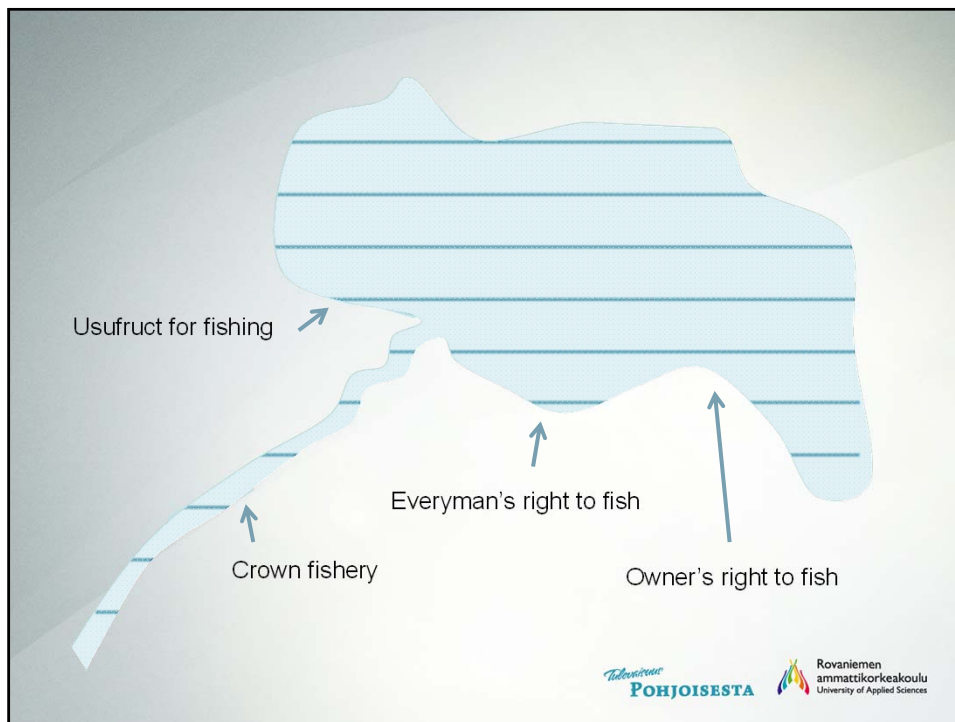
- Authorise the use of a predetermined area of another registered unit for a specific special purpose
- Do not provide exclusive rights of use
- Exist alongside the rights of the owner of a usufruct area
- Several usufructs maybe related to the same area

## Rights to land which resembles usufructs

- Easements
- Joint property units
- Everyman's right
- Encumbrances
- Crown fishery

## Types

- Fishing
  - fishing rights: predetermined date/type of fish/fishing tackle
  - fishing sites: salmon weir
- Hunting
- Gathering natural products
- Extraction of resources
- Use of hydroelectric power



## Using everyman's right to fish through a hole in ice



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## Usufructs in practical terms (1)

- Origin
  - Administrative decisions:
    - Legal cadastral surveys, court orders, orders from other authorities
  - Immemorial enjoyment

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## Usufructs in practical terms (2)

- Conveyancing
  - Usufruct includes to real estate
  - Parcelling: subdivided real estate is granted an interest in a usufruct if there is a suitable covenant in the deed
  - Land division: usufruct is granted usually only for one real estate
  - Can be conveyed alone, but has to be transferred to another real estate

## Usufructs in practical terms (2)


### Abolition

- Usufructs may be
  - Abolished based on a decision in a legal cadastral survey
  - Repealed by law
- Usufructs based on immemorial enjoyment are abolished if they are not used

# Usufructs in the Cadastral System

- Right-of-use units
  - Location and identification number
- Joint usufruct units
  - Register units, no area, with list of real estates which have interest
  - Right-of-use unit with identification number and location for joint usufruct unit

# Example of registration



122)	47-405-51-2	KAALAMA	0,062398
123)	47-405-52-2	KAIVOLAAKSO	0,048850
124)	47-405-52-18	PYHÄTIEVA	0,028213
125)	47-405-52-26	KOSKIKOIVANLEHTO	0,000930
126)	47-405-52-31	LEHTOKOSKI	0,002247
127)	47-405-52-32	KURKKIOROVA	0,038667
128)	47-405-52-33	TELAKOSKI	0,012636
129)	47-405-52-34	MUSTAVARA	0,012745
130)	47-405-52-35	KOSKI PORRAS	0,000205
131)	47-405-52-36	ROVANKANTA	0,002108
132)	47-405-53-3	TIENSUU	0,002900
133)	47-405-53-4	SAHALA	0,002900
134)	47-405-53-5	RINNE	0,002900
135)	47-405-53-7	REPOLA	0,002900
136)	47-405-53-9	SAARIKOSKI	0,002900
137)	47-405-53-10	HANPALA	0,002900
138)	47-405-53-11	SARKERO	0,000323
139)	47-405-53-12	TOUHOLA	0,002577
140)	47-405-53-13	OMAROVA	0,001450
141)	47-405-53-14	JARMA	0,001450
142)	47-405-54-3	MIKKOLA	0,073523
143)	47-405-54-5	OUTARANTA	0,032081
144)	47-405-54-6	JUURAKKOVAAARA	0,030196
145)	47-405-55-3	KEHUARANTA	0,004375
146)	47-405-55-4	JOIKU	0,004375
147)	47-405-55-5	KARHAKISTO	0,003735
148)	47-405-55-6	KURKELA	0,004375
149)	47-405-55-7	MYLLYKOSKI	0,002985
150)	47-405-55-9	SAARIKOSKI	0,004375
151)	47-405-55-10	KAKKALOJOKI	0,010140
152)	47-405-55-11	PIHTILAINEN	0,000640
153)	47-405-72-0	MYLLYSAARI	0,007692



**Thank You for your interest!**

**[Aune.Rummukainen@24net.zzn.com](mailto:Aune.Rummukainen@24net.zzn.com)**

**[www.ramk.fi](http://www.ramk.fi)**

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