

Cadastre and Land Register Maintenance in Fínland

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SUMMARY

A totally digitised process has been gradually introduced in cadastre maintenance from 1998 onwards. Cadastral land surveying work is done in processes. For example, parcellings are carried out in the basic land survey process and expropriations are carried out in the process of valuations, where values of real estate units have to be estimated and decided. The Finnish cadastre is maintained by the National Land Survey (NLS), which is a state authority, and also by 75 municipalities. Both NLS and cities update the same centralised cadastre database which also contains map data for the whole country. From the cadastre, versatile information services are provided to customers. All cadastral survey documents are in digital form and electronic archiving has also been launched. The NLS' document production application uses the archive and cadastral data. Documents are sent in pdf-format to the Finnish Postal service provider for printing out and sending to customers. Land surveying work is nowadays done on the move. The land surveyor carrying out parcellings has his PC with him with an online connection with the cadastre. Coordinates for a new plot can be added to cadastre information immediately after measuring work has been completed in the field. The min-utes of a parcelling procedure can be submitted to the Cadastre immediately or later in the evening at home. The land surveyor need not visit the NLS service point (his office) at all if he does not want to do it. The most important issue is the result, consisting of the quality and quantity of work done. An electronic real estate transaction system has recently been introduced in Finland. Now it is possible to make a property ownership or possession transaction (conveyance) with a web-based application. It is the same with mortgages. A bank for example with authorisation from the property owner is able to apply for a mortgage regarding the property. It is not yet possible to get a mortgage through fully automated decision making, but a new more advanced system is being planned. Before that the legislation, the Land Code, should be checked and most probably it should be reformed.