

# 3D Real Property Formation in Sweden

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## SUMMARY

A real property has by tradition been presented as a two dimensional property with boundaries on the ground. Three dimensional (3D) real properties was first implemented in the Swedish legislation in 2004. A 3D property can be below ground (for example a garage underground), or above the ground (for example a block of residential flats or a part of a building with office or retail premises). Since 2009 it has also been possible to form ownership flats, a 3D property consisting of one apartment. All these are examples of 3D properties.

Some of the advantages with 3D properties are for example that buildings and constructions in city centers can be used in a more efficient way. Extra floors can be built on top of existing houses, or residential flats, offices and retail premises can be built over areas with railroad or metro tracks.

Even in the country side 3D property formation gives opportunities for a more efficient use of properties that have different use in different levels. Examples are areas with unused rock shelters where the underground constructions can be subdivided to their own properties and used for instance for garage, storage or computer servers.

In order to form 3D properties the property must include a building or other construction or part thereof. It is also presumed that the 3D property will lead to a more suitable management of the building or that it is necessary for securing the financing or the construction of the building.

This paper presents the definition of 3D properties in Sweden, explains the need for 3D properties and its advantages. The paper also presents how 3D property formation is done, general rules for property formation in Sweden and special regulations for 3D property formation. Different ways of collaboration between the properties in a building are described, and also how the property

formation is registered. Finally it will give a brief summary over how 3D property formation has been used since it was introduced in Sweden in 2004.

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