



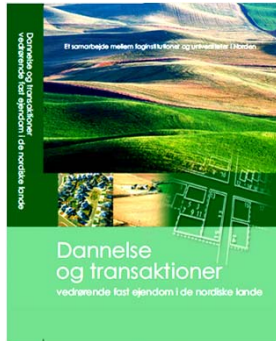
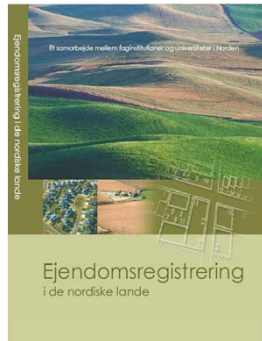
Land subdivision in Norway. A comparison with Denmark and Sweden

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Introduction

- Land subdivisions
 - Important for maintenance of cadastre and land book
 - Important for land use development



- What are the differences?
- What are the consequences?



Norway, Denmark and Sweden

- Close relations
- Norway and Denmark in union for more than 400 years, ended in 1814
- Norway and Sweden in union 1814-1905
- Different cadastral systems



Execution of a land subdivision in Norway

- Cadastral surveying is a municipal responsibility
 - no licensing of cadastral surveyors in Norway
- Executive officer for land subdivision permits and cadastral surveyor are usually different persons
- Disputes are resolved in court
 - Land consolidation court or district court

Executions of land subdivisions in Sweden and Denmark

- Sweden
- National land survey
 - The land surveyor executes the land subdivision process
 - From application to registration
 - Makes decisions about boundaries and rights
 - Will decide if there is a dispute about boundaries and rights
- Denmark
- Private surveyors
 - The land surveyor executes the land subdivision process
 - From application to registration
 - Handles rights
 - Will decide if there is a boundary dispute

Cost benchmarking?

1 Country	2 Fee permission for land subdivision	3 Fee cadastral survey	4 Fee to registration authority	5 Registration right of way	6 Costs excl. tax and VAT	7 Tax	8 Vat	9 Total costs
Norway - within regulated area	198	1702			1900			1900
Norway - outside regulated area	727	1702		186	2615			2615
Sweden - within regulated area		1712			1712			1712
Sweden - outside regulated area		1792			1792			1792
Denmark - within regulated area		1320	383		1703	660	363	2726
Denmark - outside regulated area		1980	383		2363	660	528	3551



Table 1. Costs for a land subdivision of a plot 3000 m². All figures in euro.

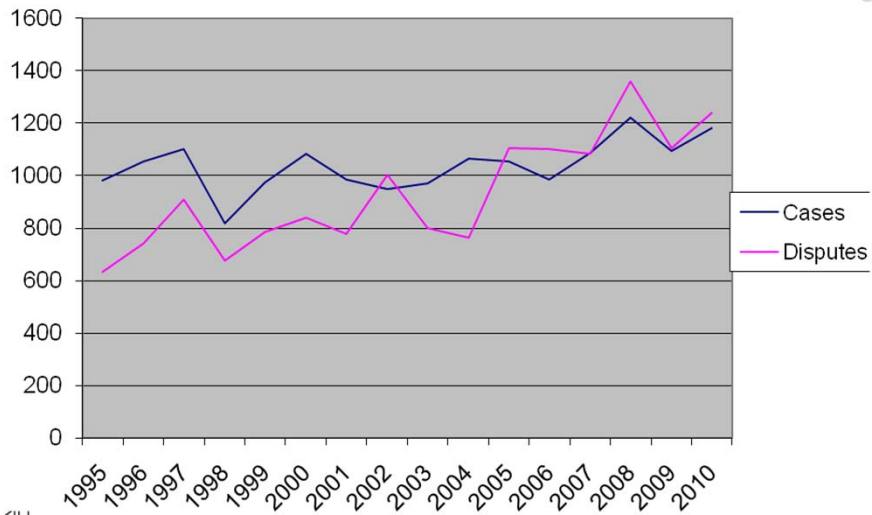
Disputes

- Denmark: 5 boundary disputes per year brought to court
 - Totally 50 boundary disputes handled by the land surveyors
- Sweden: 10 disputes about boundaries and rights brought to court per year
- Norway:
 - 2008: 600 boundary disputes handled in Land consolidation court

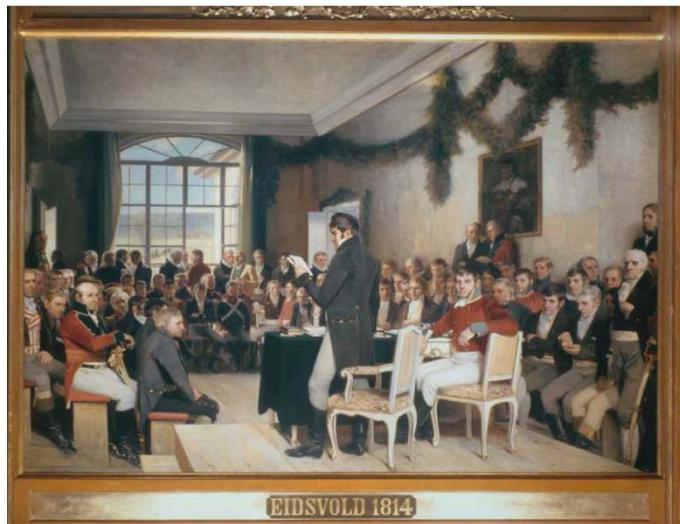


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Disputes in land consolidation court



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How can the Norwegian system be improved?

- Licensing of surveyors
- Field survey prior to permission for land subdivision
- Coordination of authorities

Thank you
for your attention!