

Cadastral practice in Norway

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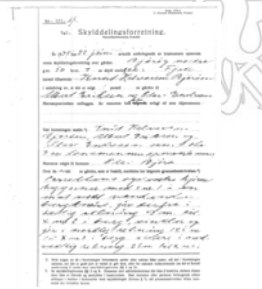
Norway in statistics

- Total area 324.000 sqkm
- 4,8 million inhabitants
- 2,3 million ground properties
- 95 % of properties in private ownership
 - 50 % of the area owned by private persons
- 80 % of families own their house
- 99 % of farms owned by private, single farmers - 20 hectares on average
- Only high mountains in general state ownership
- Almost all construction financed by mortgaging, total value of registered collateral 2000 billion NOK = 3 x annual state budget
- 430 municipalities



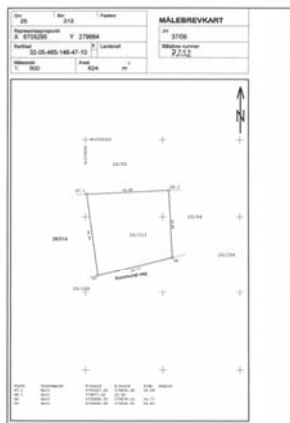
Background

- Up to 1980 Norway had a split cadastral system
 - In rural areas land subdivisions was carried out by laymen without surveying and mapping, often with poor quality



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- Accurate surveying and mapping in cities and densely populated areas



New cadastral system in 1980

- Nationwide uniform system of property subdivision and property registration introduced in 1980
 - Cadastral surveys assigned as a responsibility of municipalities, but no system of licensing of surveyors
- New law adopted in 2005 introducing a system of licensed private surveyors
 - Law was changed in 2007, continuing the system of municipal surveyors

Why continue the system of municipal surveying?

- Change of political majority by the Parliamentary election in 2005 turned the issue into a political question
- The justifications used by the Ministry to continue the system of municipal surveying not unlike the reasons that was used when proposing to introduce private surveyors:
 - “Continuation of cadastral surveying as a mandatory municipal task will ensure consistent practice across the country and safeguard the rule of law..”*
- This process visualizes the need to find out more about our cadastral system and the effects of the system


Research project - municipal cadastral practice

- Survey carried out in 2007, aiming on finding out more about how cadastral practice varies across municipal borders, and if there is practice not in accordance with the cadastral law

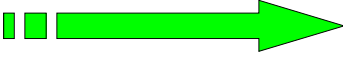



Topics focused on in the research


1. *Requisition*
2. *Summoning*
3. *Attendance*
4. *Clarification of existing boundaries, unclear boundaries and disagreement about boundaries*
5. *Establishing of new boundaries*
6. *Demarcation of boundaries*
7. *Boundary adjustments*
8. *Registration of rights*
9. *The survey report*
10. *Time spent on the survey meeting*
11. *Completing the survey*



Some findings
(all figures in per cent)




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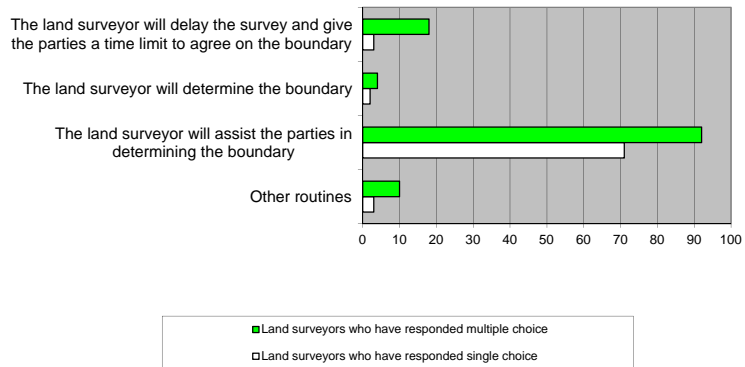


Question 2.1: If any of the parties fail to attend the survey, the following happens:

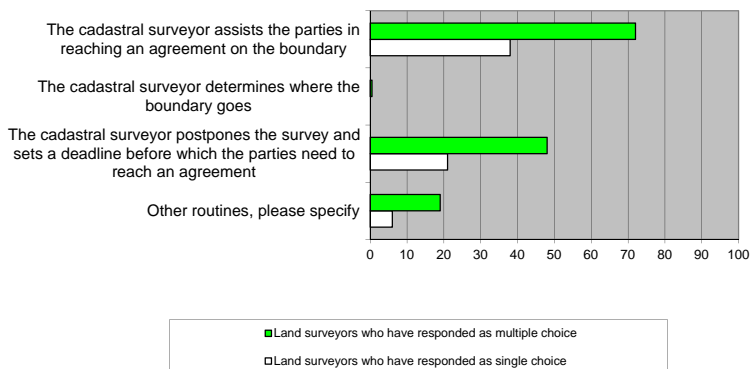
The survey of property boundaries is postponed	5
The survey of property boundaries is conducted	65
The survey of property boundaries is conducted for the parts where the representatives are present	30

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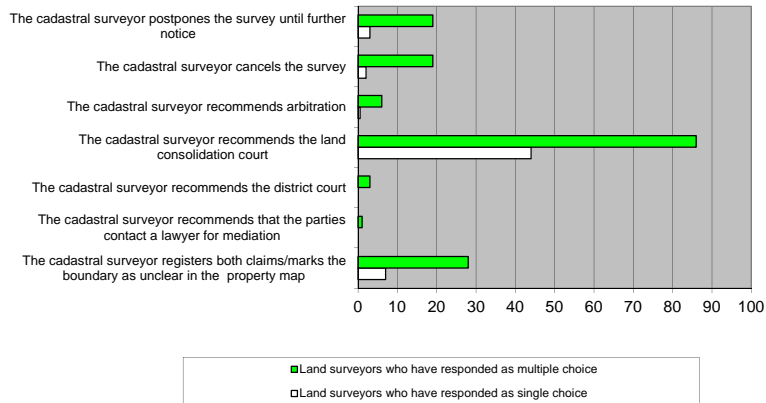
Question 4.1: In case the parties do not know where the boundary goes, how is this handled?



Question 4.2: In case the parties disagree on the boundaries, how is this handled?



Question: 4.3 If the parties fail to reach an agreement on the boundary, even after any deadline set by the cadastral surveyor, how is this handled?



Conclusions

- The practice is varying across municipal borders
 - Varying practice will probably influence the consistency of the cadastre, which is a nationwide system
 - Practice is still mainly in compliance with legislation
- Measures needed to achieve more uniform execution of cadastral surveys
 - Stronger focus on education and skills
 - Stronger follow-up from the Mapping Authority
- Need for more research on various topics
 - Overview of the cadastral surveying sector
 - Cadastral surveying as conflict prevention



Thank you for your attention!