

New organisations in Norway

Bled, Slovenia

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Norway in statistics

- Total area 324.000 sqkm
- 4,5 million inhabitants
- 2,4 million properties
- 95 % of properties in private ownership
- 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

Development in Norway

- Implementing two reforms:
- Reform of the land register
- New law on the cadastre

Reform of the land register

- The land register is moved from 87 local courts to one single registration office at Statens kartverk (Norwegian Mapping Authority) from 2004-2007
- Why:
 - Making courts concentrating on rule of law
 - Reducing number of courts
 - Recognising that the administration can ensure legal security in land registration as well as courts
 - Recognising the benefit of better co-ordination between cadastre and land registration, particularly in development issues
 - Getting uniform services throughout the country
 - Lowering costs. Staff reduction by 25 % from 200 to 150
 - Facilitating electronic documents from 2007?

Implementation of the land register reform

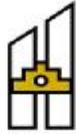
- Land registration services and archives transferred to Statens kartverk court by court over a period of 4 years
 - Parallel to reducing the number of courts
 - Parallel to implementing a new IT-system at central level
 - Maintaining uninterrupted services
- The Cadastre and Land Register will be kept as separate databases, with an integrated one-stop access for users

New law on the cadastre

- New law passed the Parliament in June 2005
 - planned to be in force 1.1.2007
- Present law on the cadastre was put into force in 1980, main new elements in 1980 was:
 - New cadastral register – GAB
 - Database operated by the ministry/Statens kartverk
 - The municipalities responsible for registration of data
 - Not integrating cadastral map
 - Compulsory land survey of new boundaries
 - Municipal monopoly on legal boundary surveys
 - Unique property numbers nationwide

Why new law on cadastre?

- Poor data quality in the Cadastre (GAB)
 - Many municipalities are too small and weak, and the services are poor
- No on-line access to nationwide cadastral maps
 - But presented on web-sites by some municipalities
- No registration of public restrictions on land
- No provision for making properties in strata
- Long waiting times for surveys in some municipalities
- Large variations in prices for surveys (1000-3000 USD)
- Limited service from the municipalities to clients; focus on surveying boundaries only



New law on the cadastre – main elements

- To be achieved:
 - Better services to users
 - Better quality in registers
 - meeting new demands of the land market
- By:
 - Adding a digital cadastral map to the national register
 - Registering public restrictions in the cadastre
 - Adding two new types of property objects:
 - volumes under or above the surface, 3 D properties
 - land in joint ownership
 - Introducing private licensed surveying companies

Private land surveyors

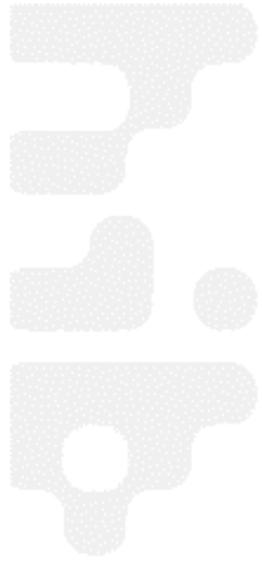
- Today:
 - Municipal monopoly on legal land surveys
 - no specific requirements for education
- From 1.1.2007
 - New law providing legal basis for private surveying companies to do cadastral surveys
 - Leading surveyor in surveying company – master or bachelor
 - 140 ECTS in surveying, law, land management
 - Regulated in by-laws - now on public hearing
 - The municipalities shall update the cadastre
 - Can leave over the updating to Statens kartverk
 - The municipalities can decide to continue the arrangement with legal surveys as a municipal monopoly task (!)
 - Private surveying companies will then not get access, unless engaged by the municipality

Land disputes

- A special court - *The land consolidation court* handles disputes over boundaries and other land rights
 - The judge must be a special surveyor with a 5 year degree (master)
 - The land consolidation court also makes the related cadastral surveys

Education of land surveyors

- 2 institutions have announced that they will offer a study programme that will fulfil the demanded ECTS:
 - University of Life Sciences (Ås)
 - Bergen University College
 - Bachelor programme in *Land management and property design* starting autumn 2006



HØGSKOLEN I BERGEN



Thank you!