

Land Acquisition and Compulsory Means

Heikki Seppänen, Senior Engineer
National Land Survey of Finland

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- 1) General principles of land acquisition
- 2) Process
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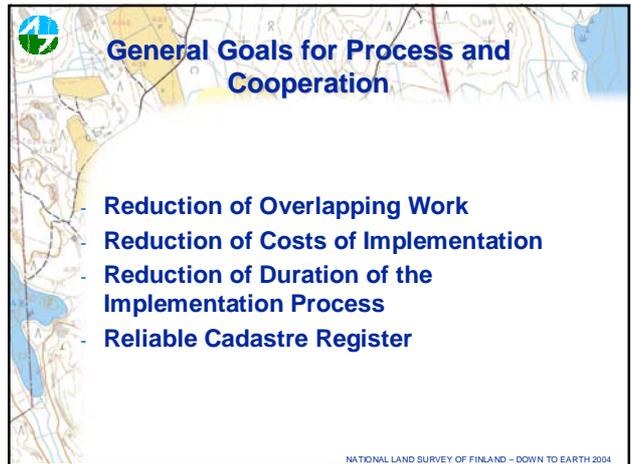
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Land Acquisition needs...

- 1) Good Legislation
- 2) Proper Process
- 3) Valuation Methods and Skills
- 4) Finance

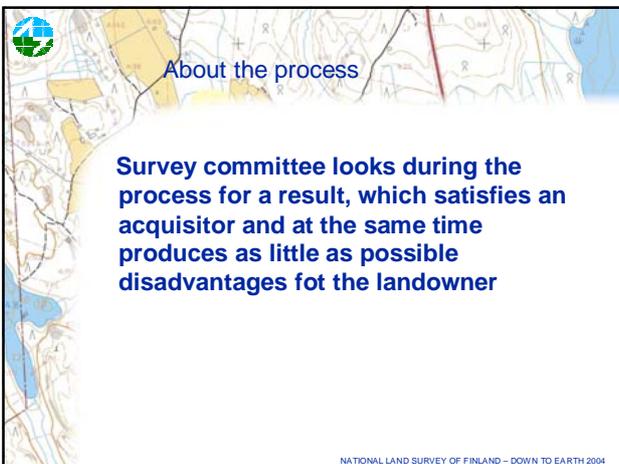
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General Goals for Process and Cooperation

- Reduction of Overlapping Work
- Reduction of Costs of Implementation
- Reduction of Duration of the Implementation Process
- Reliable Cadastre Register

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About the process

Survey committee looks during the process for a result, which satisfies an acquirer and at the same time produces as little as possible disadvantages for the landowner

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Cooperation

- ◆ The implementation is carried through as a continuous process;
- ◆ Each operation of the process is planned and done only once;
- ◆ Responsibilities for the process are defined;
- ◆ Each proper authority carries out its legal tasks;
- ◆ Other tasks are carried out by an authority, who has the best skills and qualification for successful outcome.

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Implementation Projects

- ◆ **Projects for Nature Reserve**
 - about 100 projects completed or going on
 - 135.00 ha and 19.000 register units will implement
- ◆ **Projects for Railway Safety**
 - first pilot projects completed
 - for reduce or remover levelcrossings of private roads
- ◆ **Projects for Road Safety**
 - for reduce turnoffs of private roads



Valuation in Practise

Typical valuation objects in Finland:

- 1) **Road and Railway Safety projects**
 - loss of buildings (market or cost value)
 - loss of parcel of field (market value and/or valuation of decreased income)
 - loss of forest land and growing stock (market value)
 - disadvantage: remove of turnoffs and crossings (valuation by extra costs)
- 2) **Projects for Nature Reserve Areas**
 - loss of forest land and growing stock (market value)
 - peatland (market value or valuation by income method)
 - loss of permitted building volume (rights) on shore land (capitalization of estimated future net income)
 - disadvantages of removing of private roads (valuation by extra costs)



Thank you for your attention !

