




## Three Dimensional (3D) Real Property System in Finland

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FIG Working Week 2008  
Stockholm, Sweden 14-19 June 2008

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## 3 D Working Group

- ◆ Term from May 11, 2006 until Dec 31, 2007
- ◆ 3 D WG led by the Ministry of Agriculture and Forestry
- ◆ Goal:
  - ◆ To clarify the need for a three-dimensional real property system and development ideas in Finland
  - ◆ To propose lines of action for development of legislation so that creation of a 3 D-cadastral unit world be possible

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## WG's perspectives

### Mainly

- ◆ formation of property unit
- ◆ maintenance of the Cadastre
- ◆ definition of 3D real property
- ◆ land use planning

### But also

- ◆ easements
- ◆ registration of title
- ◆ mortgaging

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## Prerequisites for formation

- ◆ 2D property main rule
- ◆ city plan and site layout plan
- ◆ construction intent
  - ◆ several contractors for each 2D –unit possible

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## Cadastral surveys

- ◆ subdivision
- ◆ realization of the city plan
- ◆ coordinates → no physical boundary marks necessary
- ◆ abolishment through amalgamation

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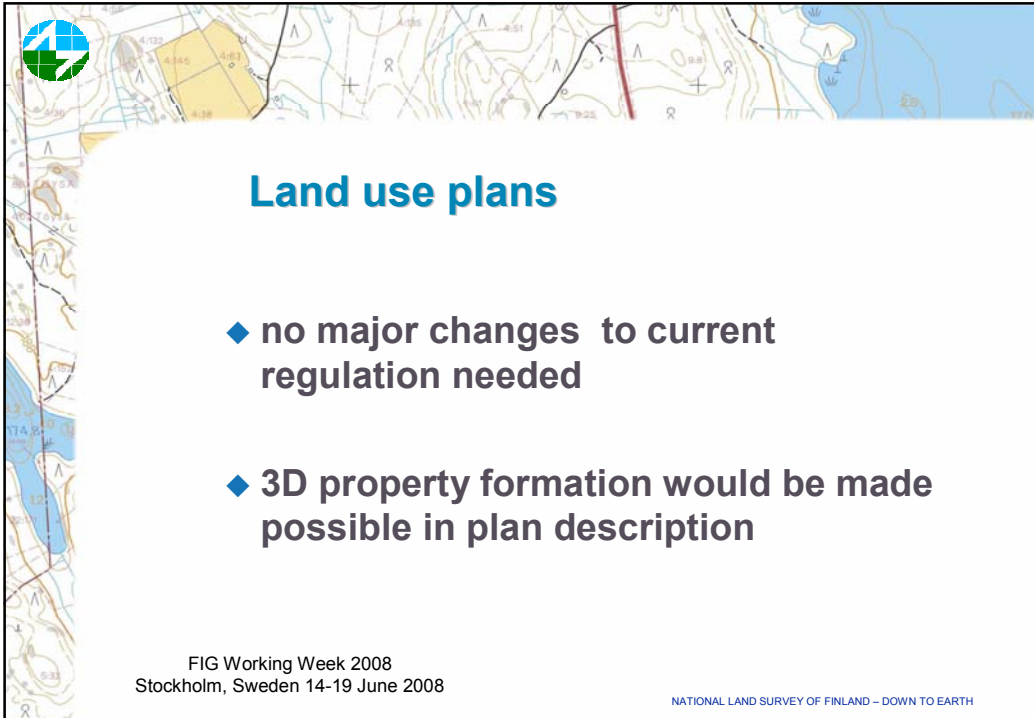


## Registration

- ◆ 3D –units registered separately
- ◆ original 2D property remains
- ◆ cadastral map in 2D

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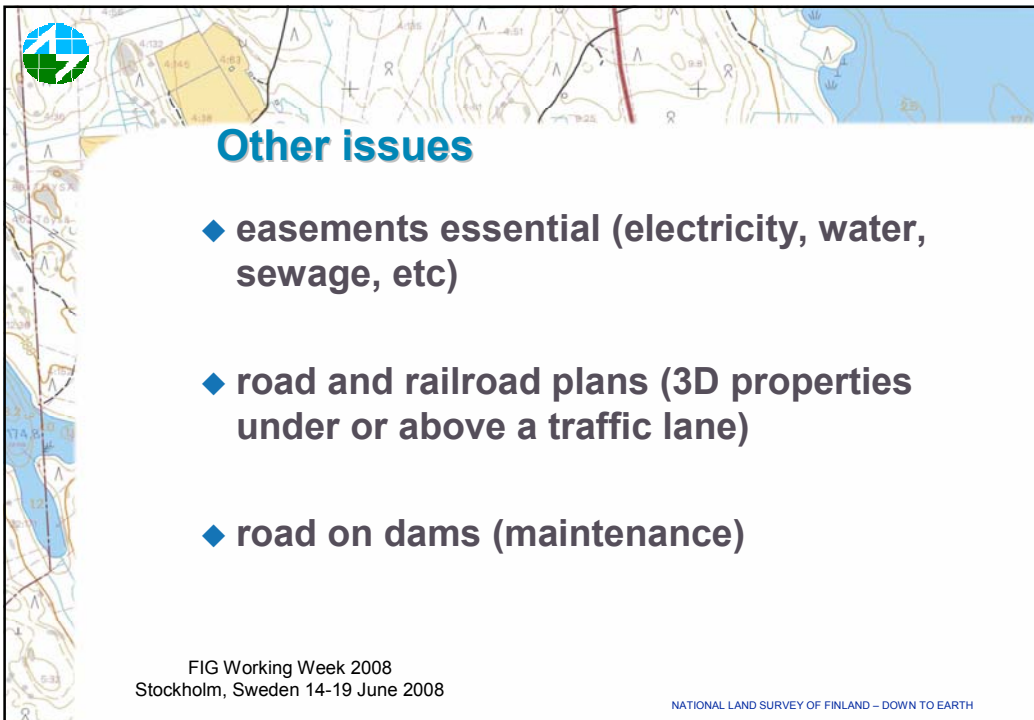


## Land use plans

- ◆ no major changes to current regulation needed
- ◆ 3D property formation would be made possible in plan description

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## Other issues

- ◆ easements essential (electricity, water, sewage, etc)
- ◆ road and railroad plans (3D properties under or above a traffic lane)
- ◆ road on dams (maintenance)

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## Conclusion

1. Clarity of system essential
2. New tools needed
3. Enabled 3D property formation
4. Improved funding opportunities
5. Consistency in practices

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**KIITOS!**

**Thank you for your interest!**

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