



REPUBLIC OF ESTONIA
LAND BOARD



New Trends and Developments in Estonian Cadastre

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PCC, year ago in Tallinn...



21.11.2018

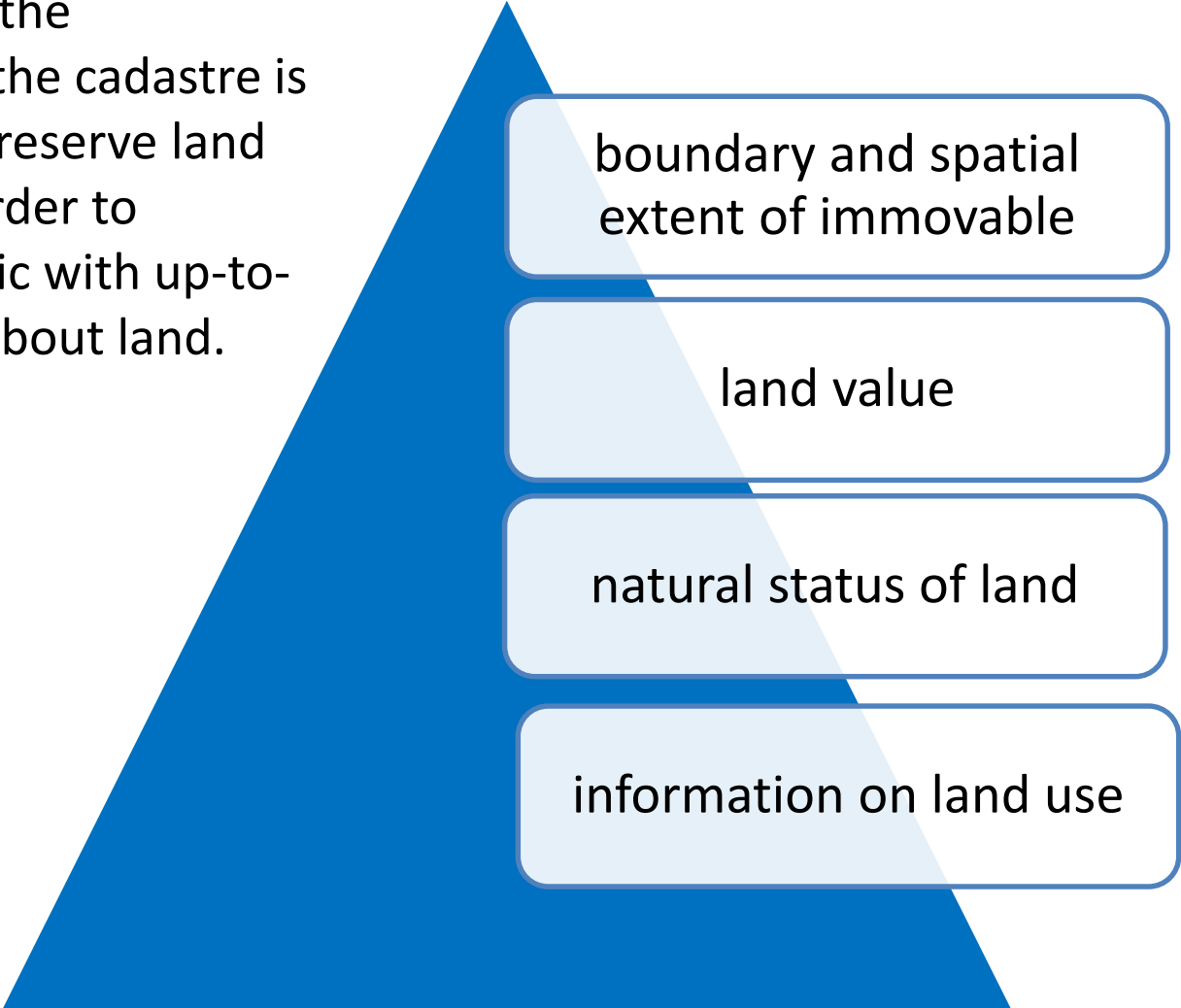


Legal umbrella for developments

1. Acquisition of Immovables in Public Interest Act (01.07.2018)
2. Land Cadastre Act (amendment 01.07.2018)
3. Land Consolidation Act (amendment 01.07.2018)
4. The Procedure for the Formation of Cadastral Parcel (14.08.2018)
5. Spatial Data Act (amendment 01.07.2018)
6. Law of Property Act (amendment 01.07.2018)

Current situation

The objective of the maintenance of the cadastre is to register and preserve land information in order to provide the public with up-to-date basic data about land.



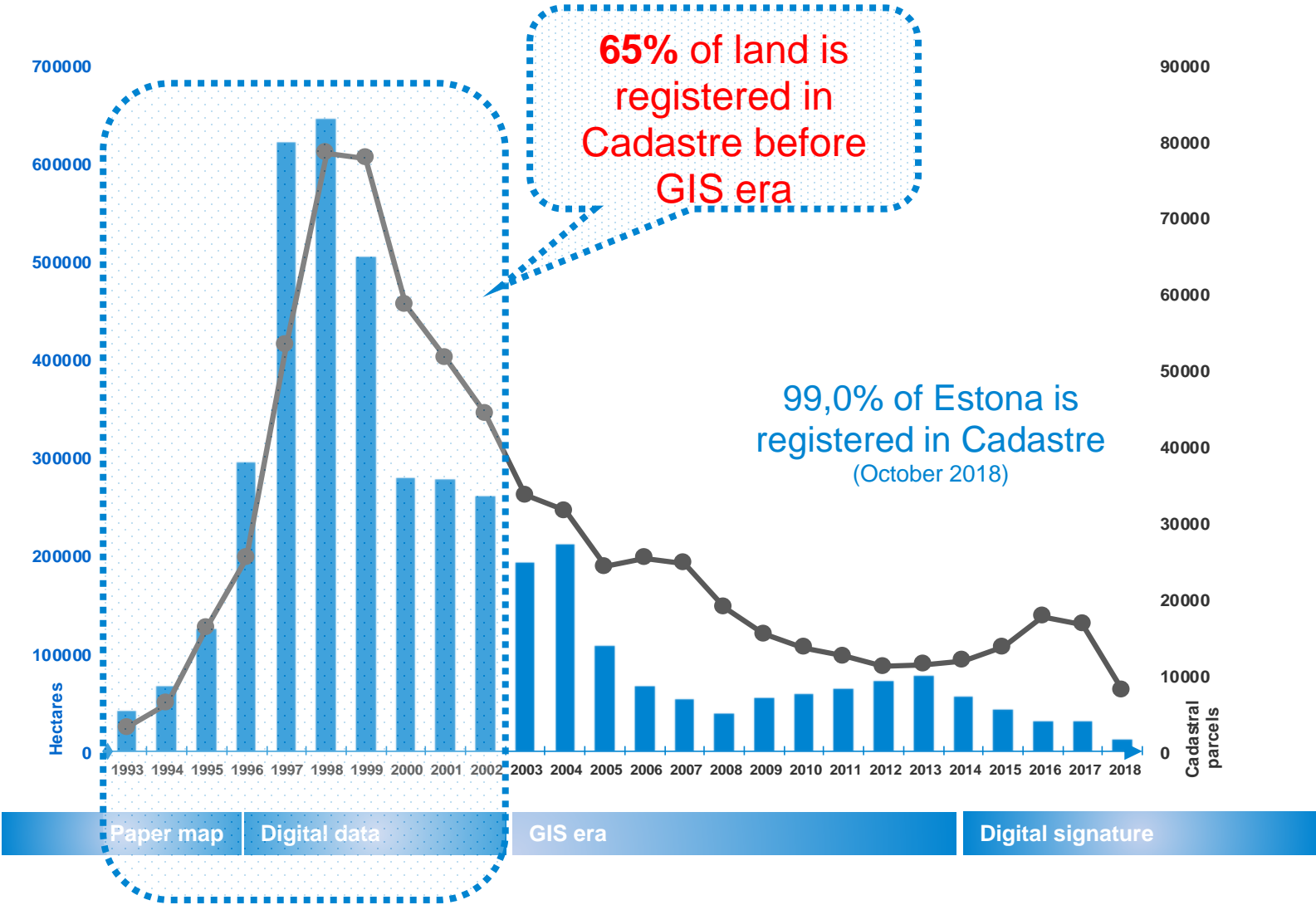
boundary and spatial
extent of immovable

land value

natural status of land

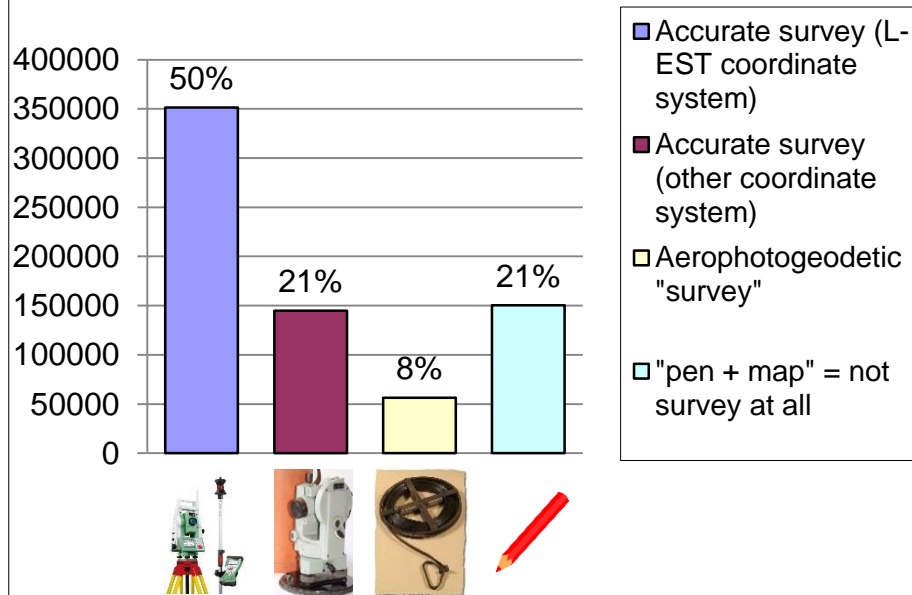
information on land use

Current situation

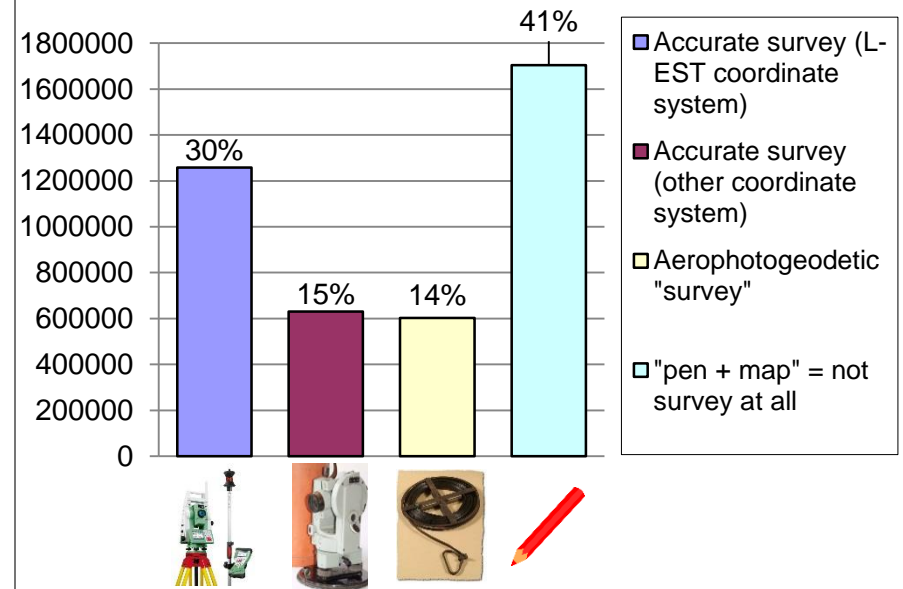


Current situation

Number of cadastral parcels



Area of cadastral parcels

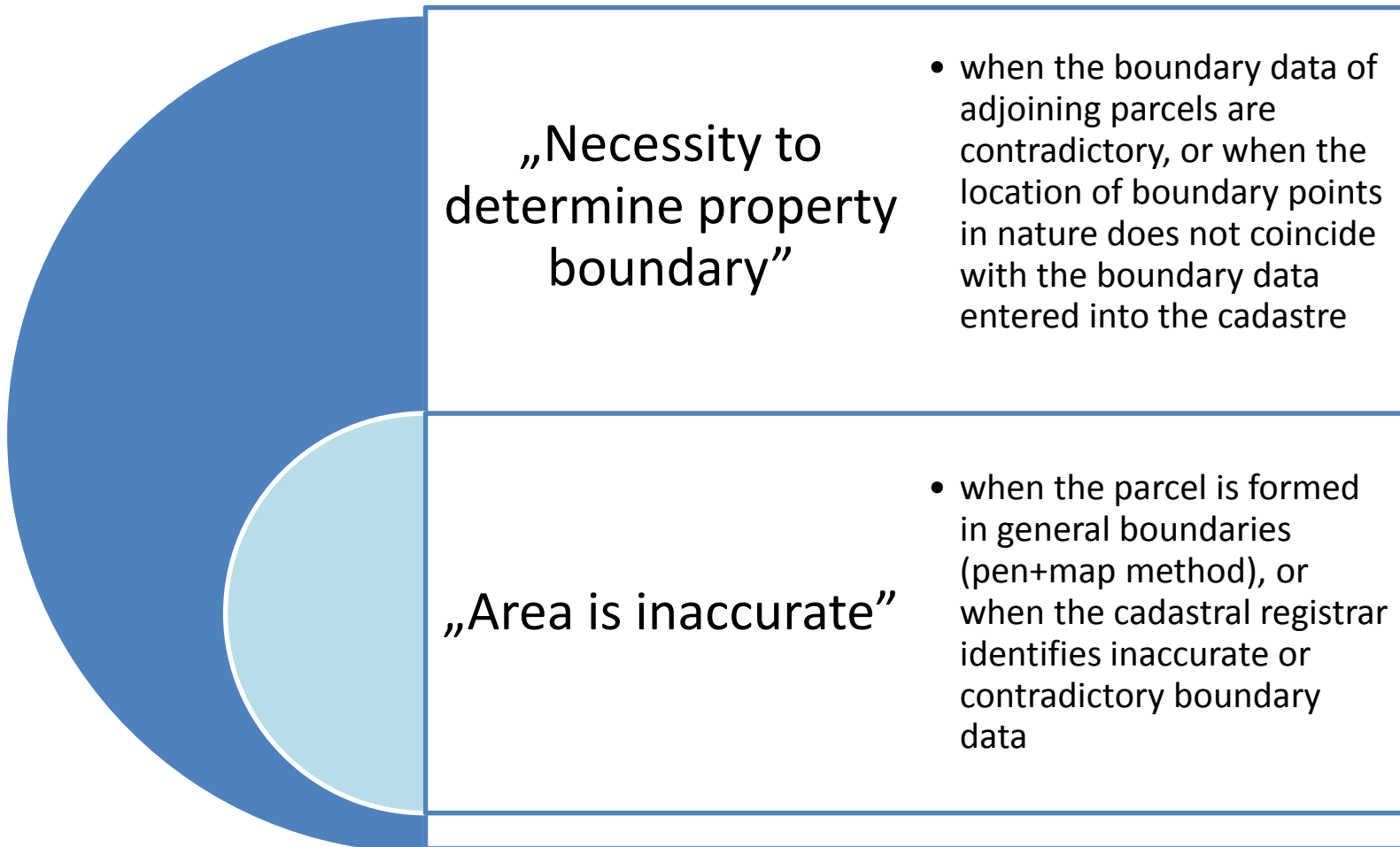


Only half of the 704 747 parcels have accurate boundaries!

4 methods of cadastral parcel formation (the way of cadastral survey) was allowed during the land reform.

Boundary and spatial extent of immovable

New principle - there may be several notations concerning the parcel in the Cadastre. Notations are entered into the Land Register (Title Book) as well. Notations are made public!



Boundary and spatial extent of immovable

New principle – cadastral registrar has right to form cadastral parcel

Owner of immovable

- Applies for terms of parcel formation

Cadastral registrar

- Decides on the extent of survey and form of data submission
- May allow partial surveying
- May join or divide parcels

Land surveyor

- Demarcates and surveys the boundary
- Informs ETD of inaccuracies in nature
- Informs cadastral registrar of inaccuracies concerning restrictions
- Must introduce the boundary to the involved owners
- Must determine the boundary in the case of contradictory data

Cadastral registrar

Forms the cadastral parcel, determines the area, land use/cover and registers the parcel

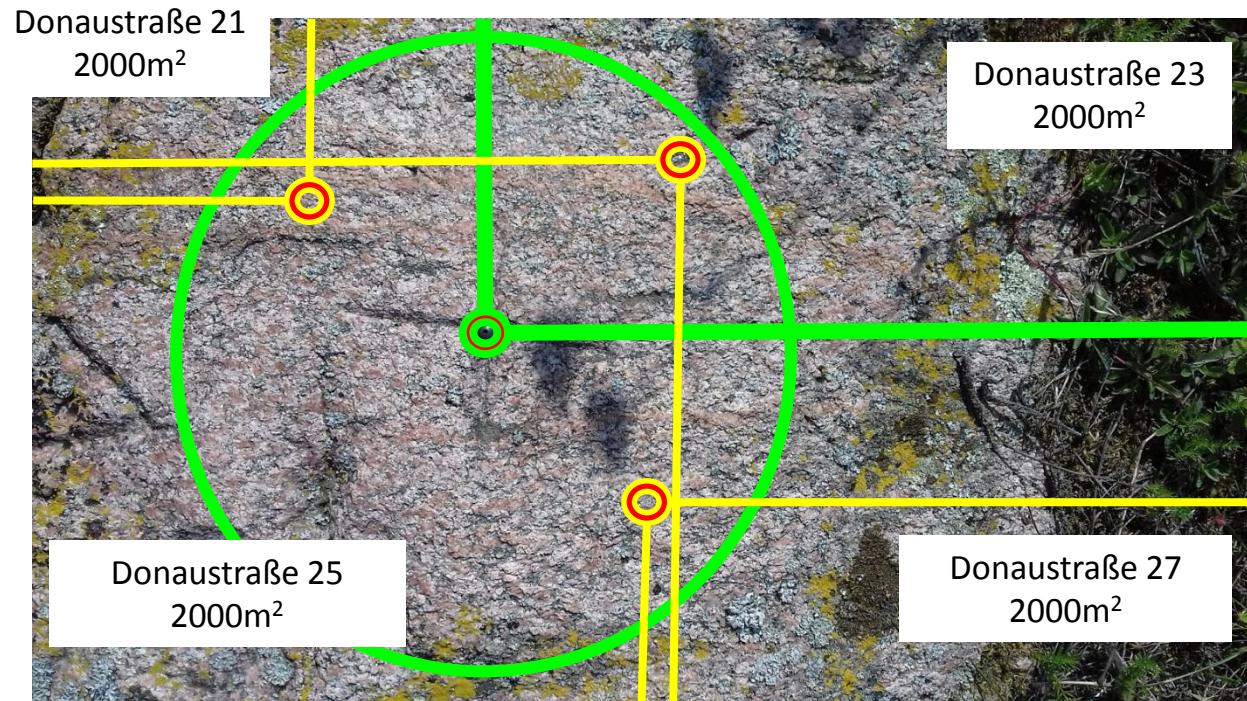
New principle - Correction of cadastral data. The list of possibilities is much longer now.

- The cadastral registrar has the right to correct cadastral data on the basis of cadastral surveys.
- The cadastral registrar has the right to correct cadastral data without a cadastral survey if the following has been established:
 - 1) more exact base data of the boundaries and location;
 - 2) variation from the geodetic network or backdrop map;
 - 3) a conversion mistake
 - 4) an error in making the cadastral entry.
- the **owner of the immovable shall not be involved** provided that the boundary of the cadastral unit in the field is not subject to change.

Boundary and spatial extent of immovable

New principle – boundary points of different parcels will be aligned

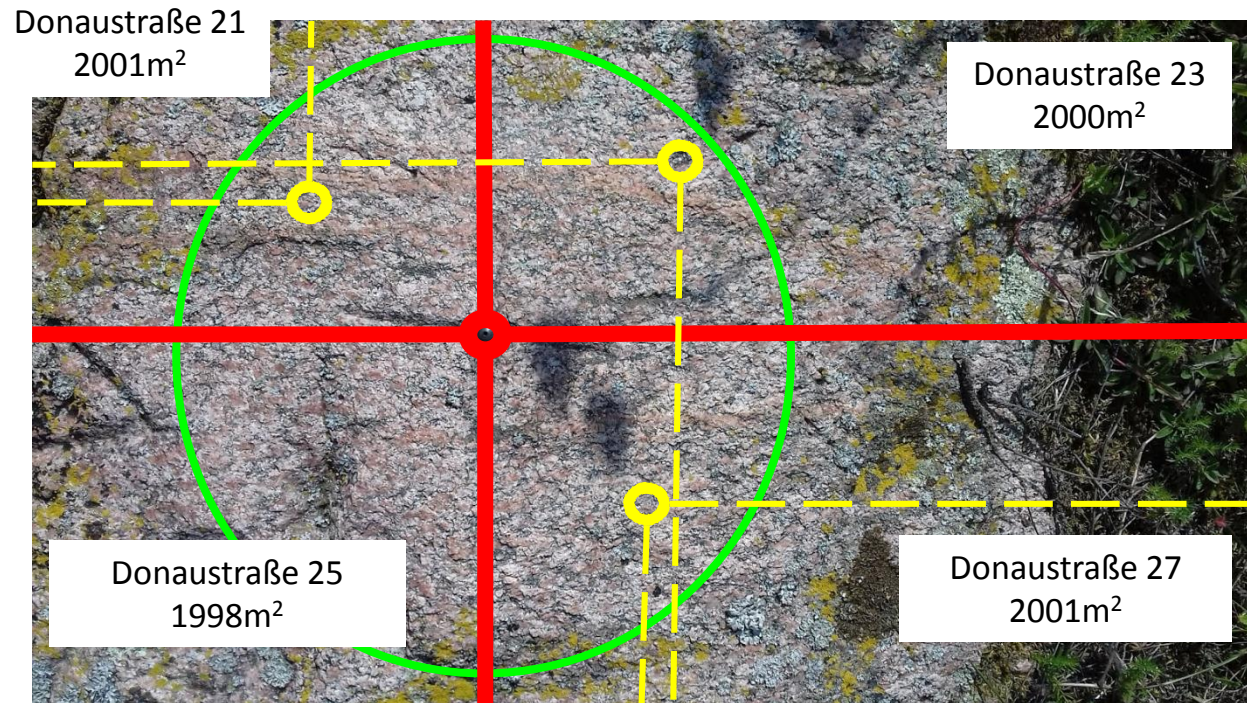
From two layer → one layer



Boundary and spatial extent of immovable

New principle – boundary points of different parcels will be aligned

From two layer → one layer



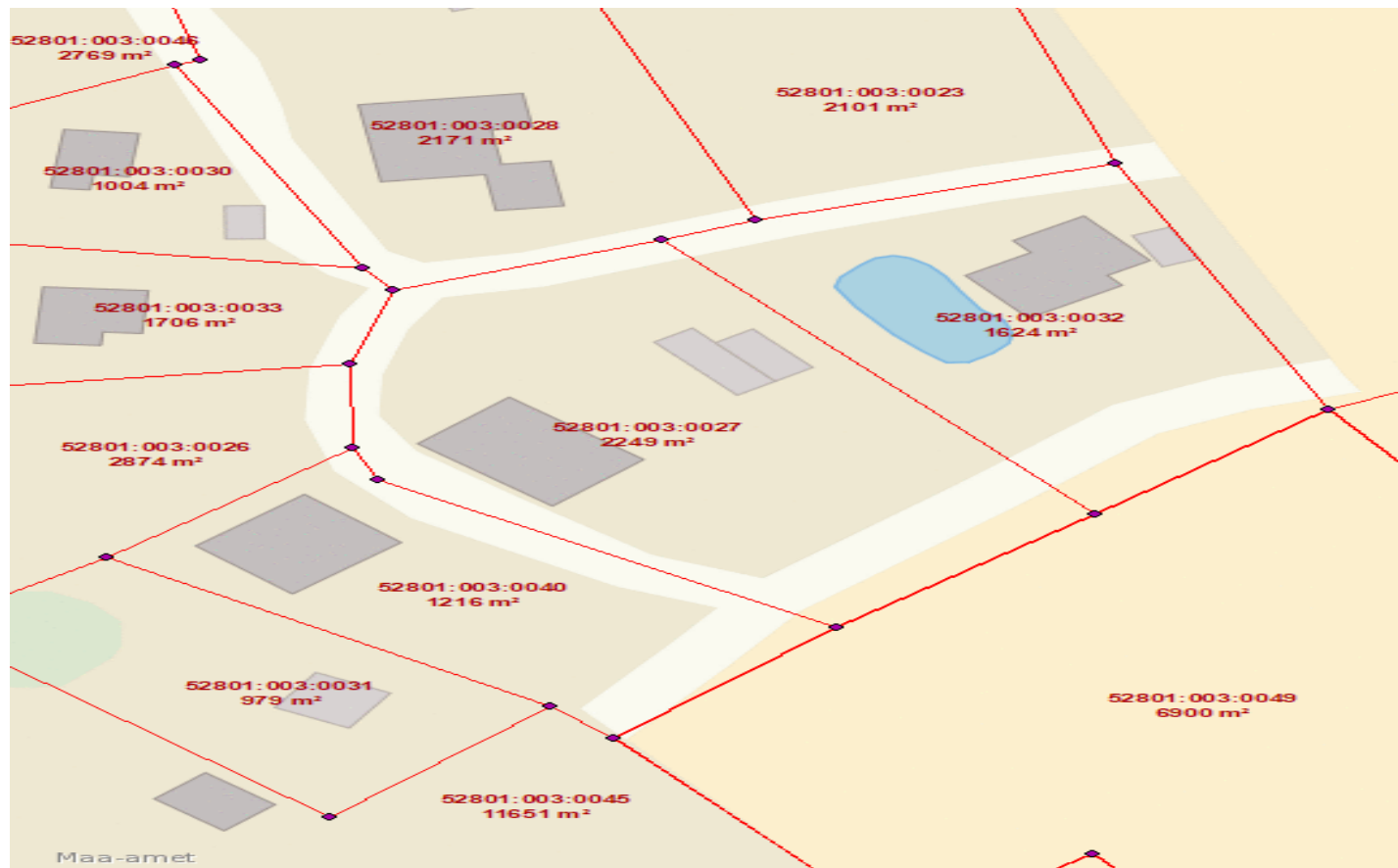
Boundary and spatial extent of immovable

New principle – some boundaries in the cadastral map will be matched with ETD (Estonian Topographic Database)



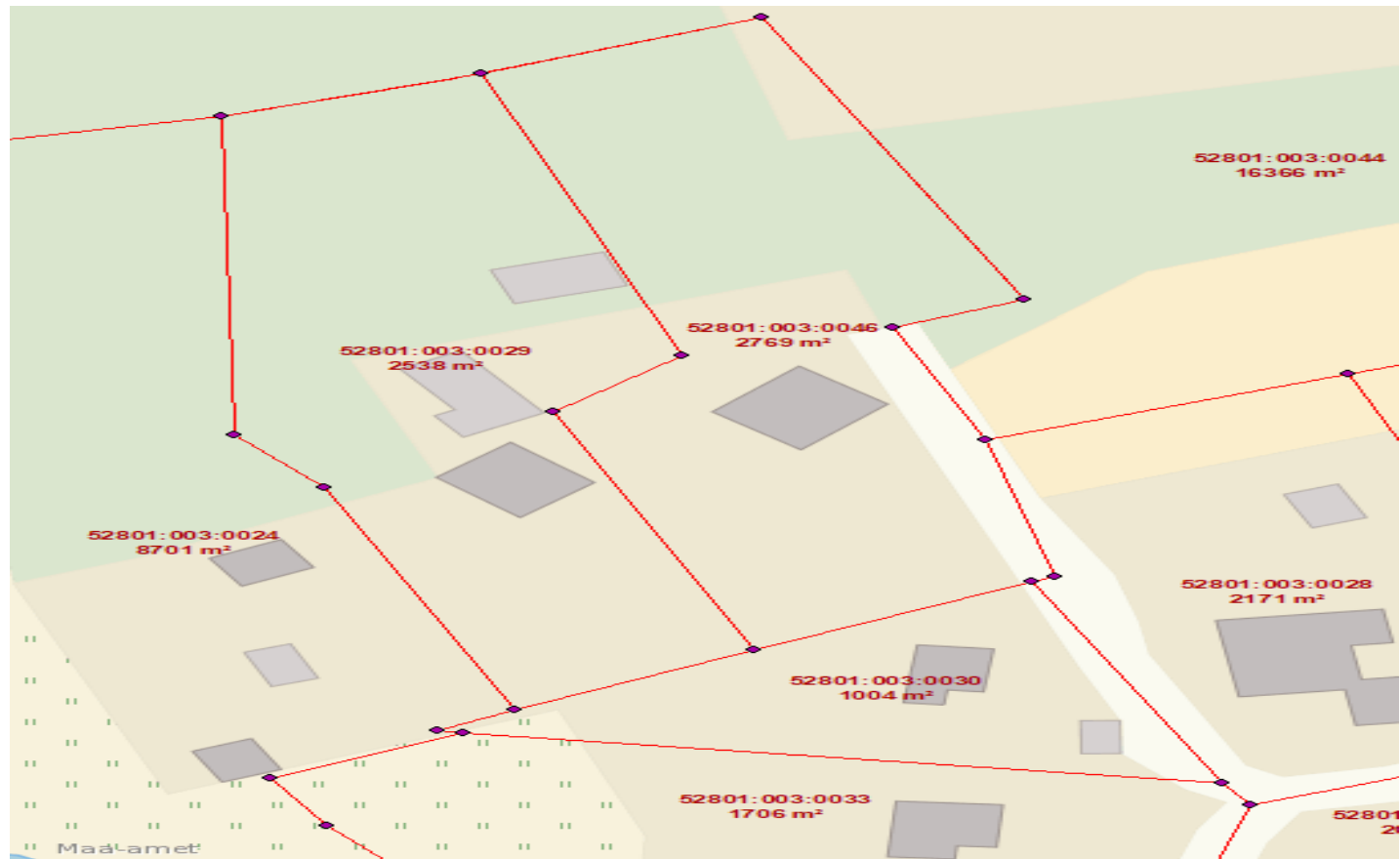
Boundary and spatial extent of immovable

Example 1: The cadastral registrar decides which boundary points will be surveyed



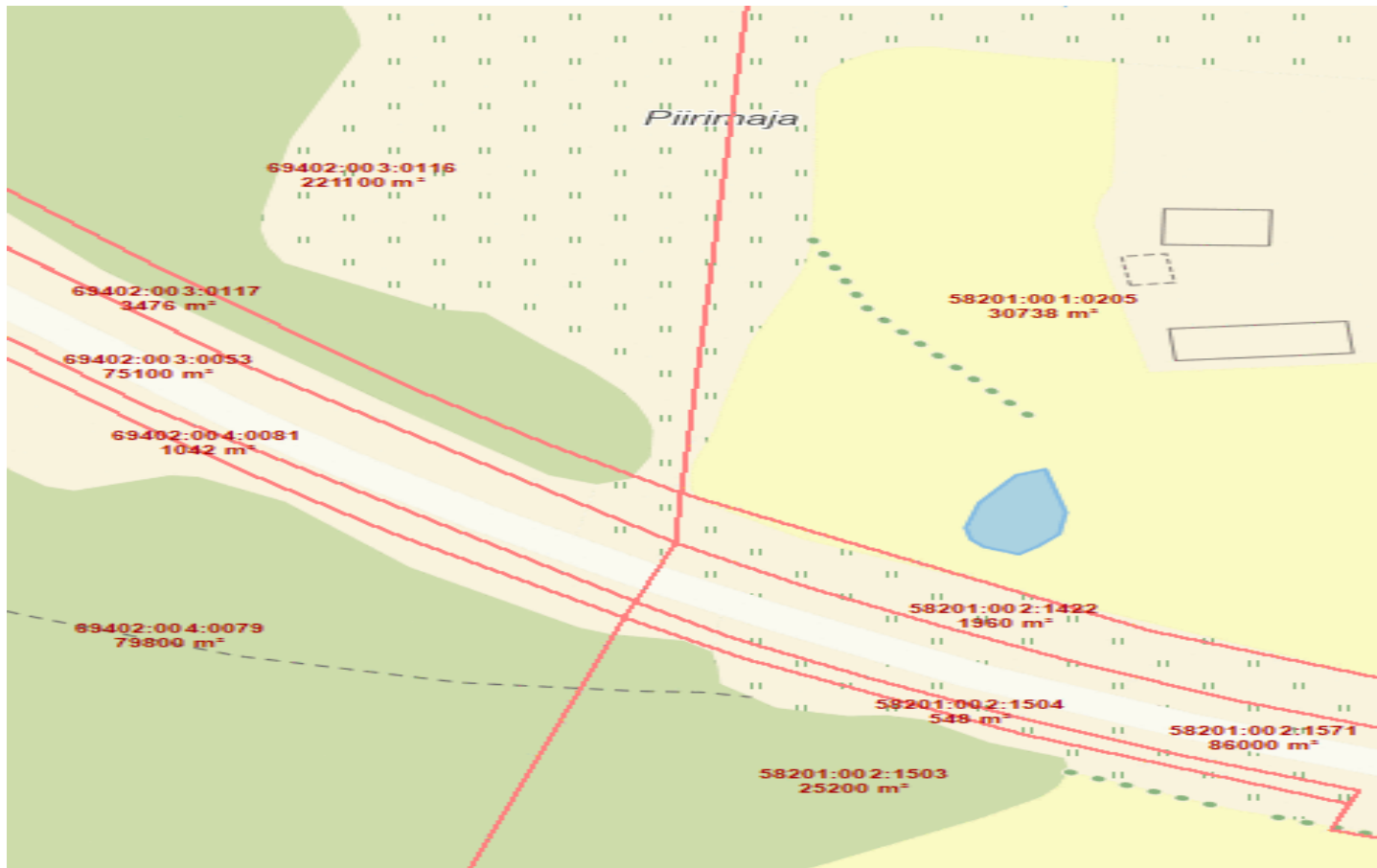
Boundary and spatial extent of immovable

Example 2: The cadastral registrar may divide cadastral parcels electronically, provided that suitable base data are available



Boundary and spatial extent of immovable

Example 3: The cadastral registrar may carry out land consolidation electronically, provided there is no need to determine a new boundary point in the field.



New principle – topographic database integrated to cadastre



- The map of land use/cover types is compiled based on the Estonian Topographic Database (ETD)
- The map of land use/cover types contains the following land use types: arable land, natural grassland, forest land, yard land and other land.
- Cadastral boundary data will be linked to topographic data to track the changes
- The areas of land use/cover types for every parcel will be calculated once a year

Impact of changes in shape areas + changes in land use/cover types

- The area of 7287 of cadastral parcels will change more than 10%
- The area of 15938 of cadastral parcels will change 5-10%
- The area of 65657 cadastral parcels will change 1,1-5%

Arable land	-3 526 ha	Yard land	+13 716 ha
Natural grassland	+59 464 ha	Other land	+7 021 ha
Forest land	+60 579 ha		

- The assessed value will increase over 1000 euros for 148 cadastral parcels
- The assessed value will decrease over 1000 euros for 135 cadastral parcels
- The assessed value will increase over 100 euros for 8948 cadastral parcels
- The assessed value will decrease over 100 euros for 7258 cadastral parcels



Query of land use/cover types of the parcel in Geoportal

Tunnus	15901:001:0299
Maakond	Pärnu maakond
Omavalitsus	Pärnu linn
Asustusüksus	Soeva küla
Lähiaadress	Audru metskond 19
Pindala	Legal area 8908.4 ha
Ruumikuju pindala	Shape area 8905.672 ha
Sihtotstarve 1	Maatulundusmaa 100%
Sihtotstarve 2	-
Sihtotstarve 3	-



 Vaata andmeid kaardirakenduses

Enne 1. jaanuari 2019 **Before 01.01.2019**

Kõlvik	Pindala
Haritav maa	-
Looduslik rohumaa	-
Metsamaa Forest land	8908.4 ha
Õuemaa	-
Muu maa Other land	-

Maksustamishind: 1 995 480€

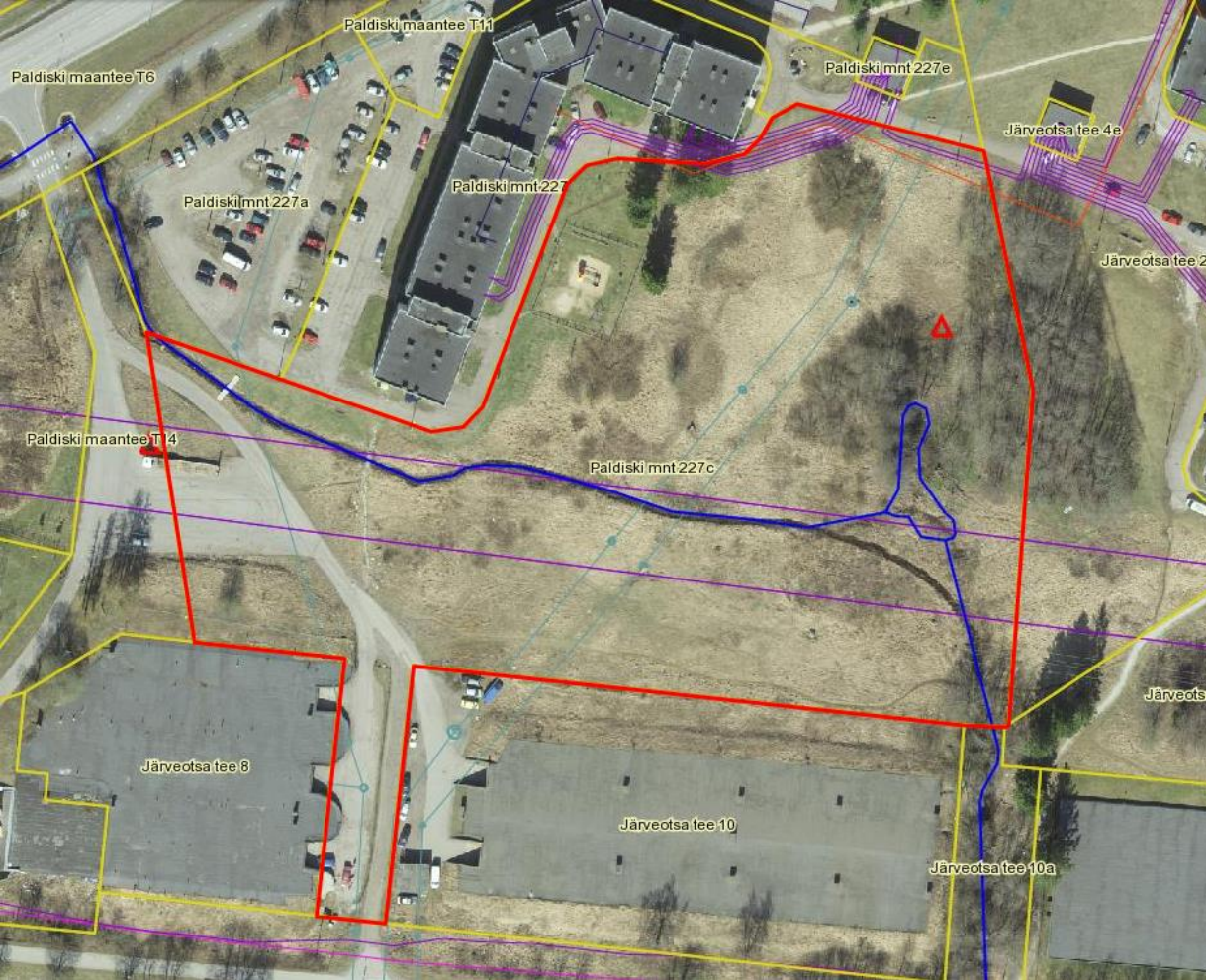
Pärast 1. jaanuari 2019 **After 01.01.2019**

Kõlvik	Pindala
Haritav maa	-
Looduslik rohumaa	-
Metsamaa Forest land	370.5465 ha
Õuemaa	-
Muu maa Other land	8535.1255 ha

Maksustamishind on arvutamisel.

New principle – Payments for tolerating utility networks starting from 01.01.2019

- In order to be compensated for tolerating utility networks, the land owner will submit a request via Geoportal to the owner of utility network.
- The annual payment for tolerating utility networks is **7,5 % of the assessed value of land** x coefficients of the restriction.
- Assessed values of land are calculated by the Land Board
- In total, there are data on 440 999 cadastral parcels available
- Public application in Geoportal



Information on land use

Public application in Geoportal

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elik ega lõplik.

e

Järveotsa maakond

a 31.12.2017

KÜ pindala m ²	Kitsenduse ulatus m ²	Talumistasu (€)	Sihtotstarve			
Elektri põhivõrk	Elering AS	453 530	20 274	12743	21379,6	Elamumaa (100%)

Talumistasud maaüksuse 78406:603:1240 kohta seisuga 30.09.2018

Nähtus	Tehnovõrgu omanik	Maatüki maksustamishind	KÜ pindala m ²	Kitsenduse ulatus m ²	Talumistasu (€)	Sihtotstarve
Elektri põhivõrk	Elering AS	453 530	20 274	12743	21379,6	Elamumaa (100%)
Ühisveevärk ja -kanalisatsioon	AS Tallinna Vesi	453 530	20 274	3190	0	Elamumaa (100%)
Elektroonilise side võrk	Telia Eesti AS	453 530	20 274	158	0	Elamumaa (100%)
Elektri jaotusvõrk	Elektrilevi OÜ	453 530	20 274	591	0	Elamumaa (100%)

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Estonian Land Board
Geoportal

EST ENG Sitemap Words or parcel numbers Search Otsi aadressi/tunnust Otsi Estonian Land Board

Ordering Data
Map Server Services Maps and Data Spatial Data Infrastructure **Ordering Data**

Ordering digital map dat... location: Opening page » Ordering Data » Open Data for download

Open Data for download [Print page](#)

Estonian Topographic Dat...
Generalized Estonian top...

Open Data for download
The spatial data listed below is open data. Please refer to Estonian Land Board and the data extraction date.

- Estonian Topographic Database  **ETA**
- Generalized Estonian topographic data 
- Administrative units 
- RAHANDUSMINISTEERIUM Place names 
- ADS  Address data 
- Map sheet indexes 

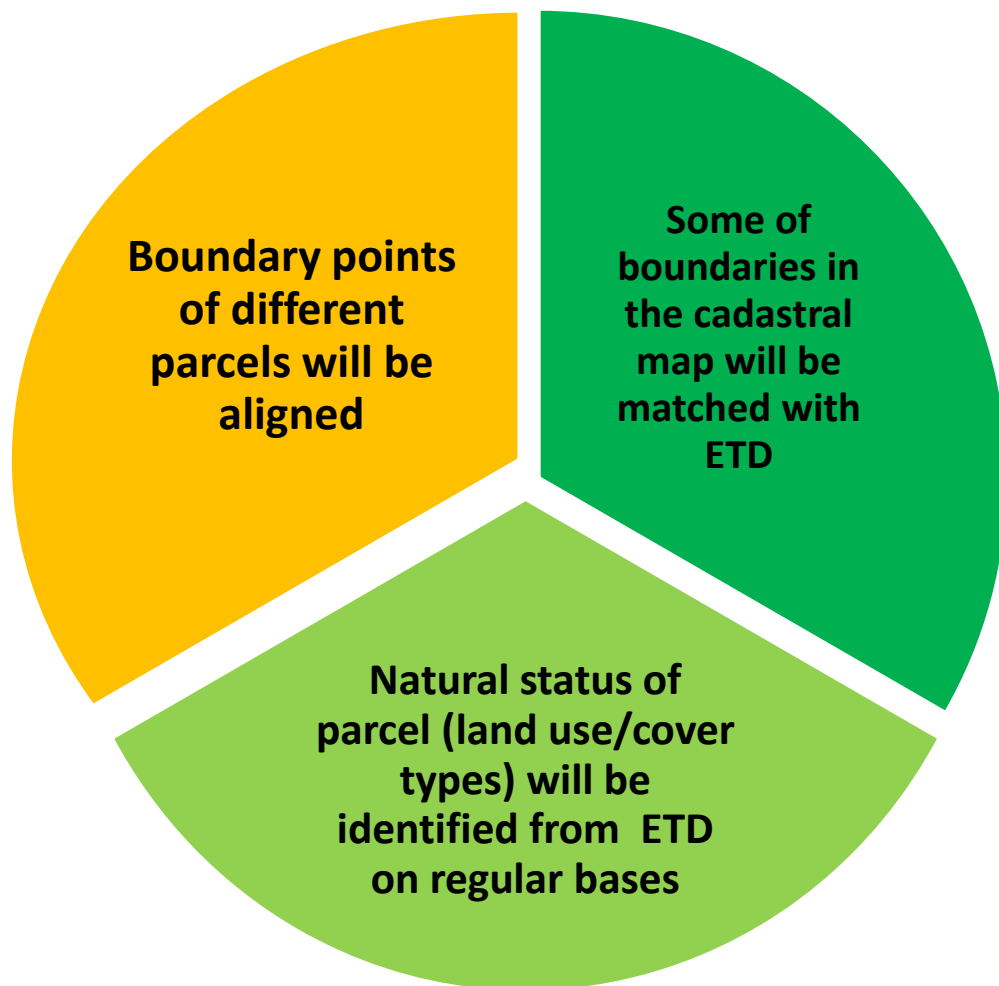
Open data since 01.07.2018

- Cadastral parcel data
- Assessed values
- Areas of restrictions (areas of influence)
- Core data from ETD, Thematic datasets for entire Estonia (buildings, transportation etc.)
- Basic Map 1:10K in raster and vector format, 1:20K, 1:50K, 1:250K.
- Soil Map
- Geological Base Map
- Orthophotos since 2002 (RGB, False-color CIR, False-color forestry NRG, densely populated urban areas)
- Elevation Data (Raw LiDAR data, Digital Terrain Model, Digital Surface Model, Canopy Height Model, Shaded relief imagery)



1. Development from registration of cadastral parcels to the environment of land procedures, which allows an easy, quick and cheap performance of land management increasing thus the turnover in the property market.
2. Land consolidation module development in e-Cadastre workbench.
3. Approvals module (for different authorities) development in e-Cadastre workbench.
4. Visualization of all kind of restricted real rights (servitudes, encumbrances) having spatial extent.
5. From July 2020 only physical person can be cadastral surveyor.
6. Ongoing communication.

New cadastral concept (for Estonia?), the aim of which is to update cadastral data



The boundary in nature does not change.

All changes are made in order to update the register



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Thank you for attention

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