



REPUBLIC OF ESTONIA
LAND BOARD

Improving the quality of cadastral data specifying the area of the parcel

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Estonian Land Board

November 21, 2019

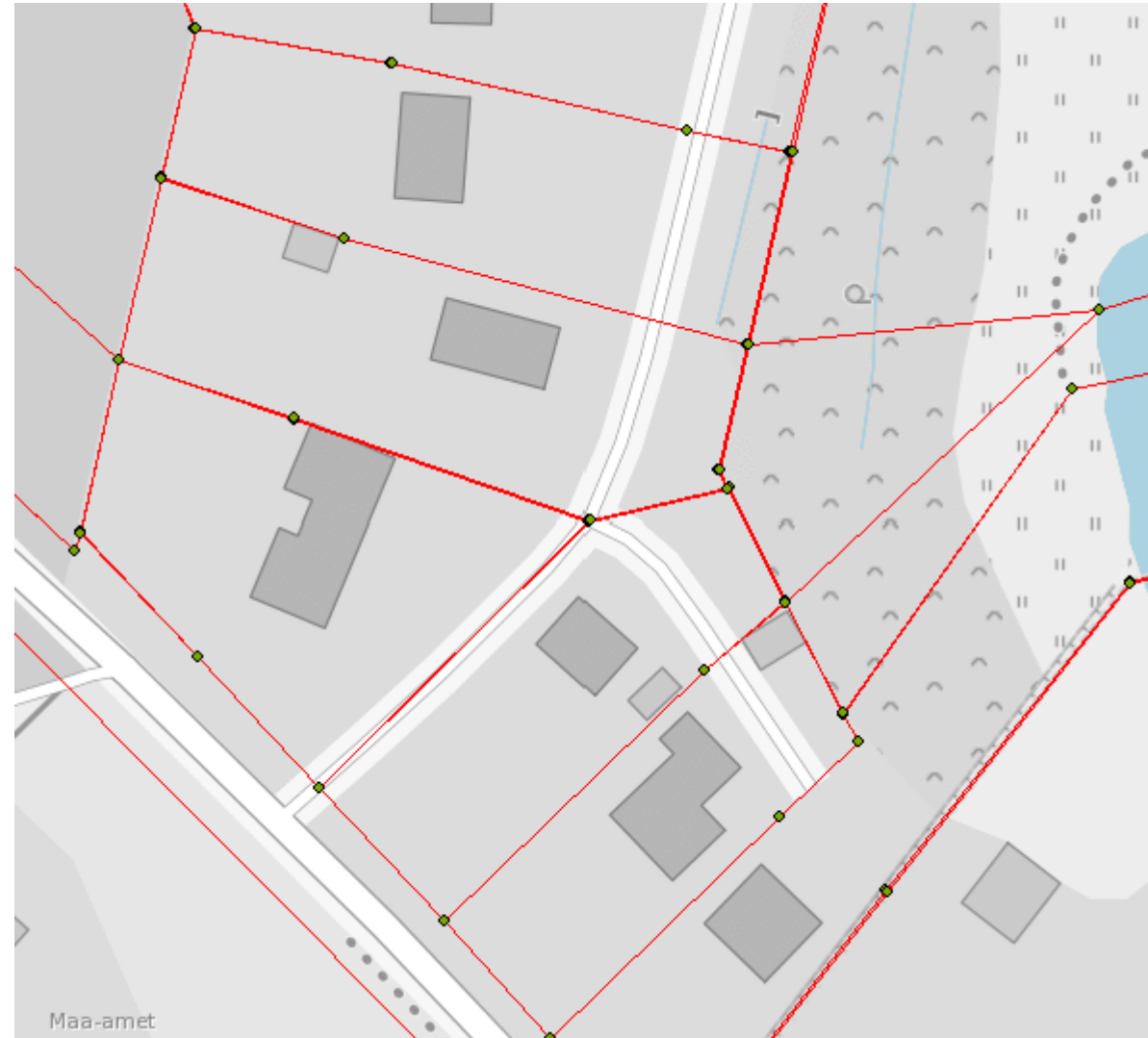
Changes in legal grounds

In July 2018 new amendments was adopted at land cadastre act, what determines new principles:

- The extract of cadastral unit data are issued directly based on registered data;
- The cadastral registrar shall form a cadastral unit based on the survey data and available cadastral data and determines the area. The land cover area shall determine based on land cover map data;
- The cadastral land cover map shall be prepared on the basis of data from the Estonian Topographic Database.

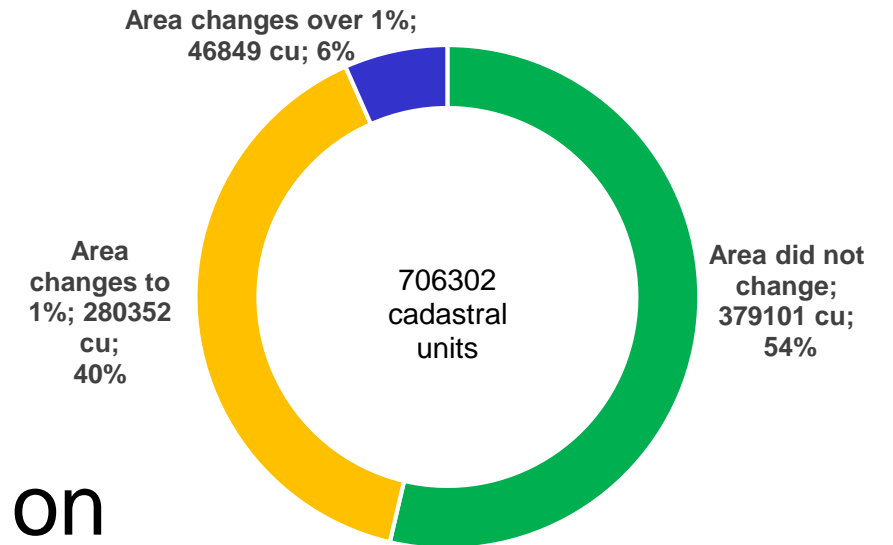
Improving data quality based on new principles

- The neighbouring cadastral units shall share boundary points on a field and in register with the same coordinates;
- It is allowed to combine coordinates into one place from the different cadastral survey in a scope of allowed mistake;
- Since border does not change on the field property owners do not need to be involved in action



Calculating the new area for cadastral units

- Area shall be calculated in square meters;
- Area shall be calculated based on registered coordinates;
- Representing area value in low density regions shall be in hectares on 0,01 accuracy.



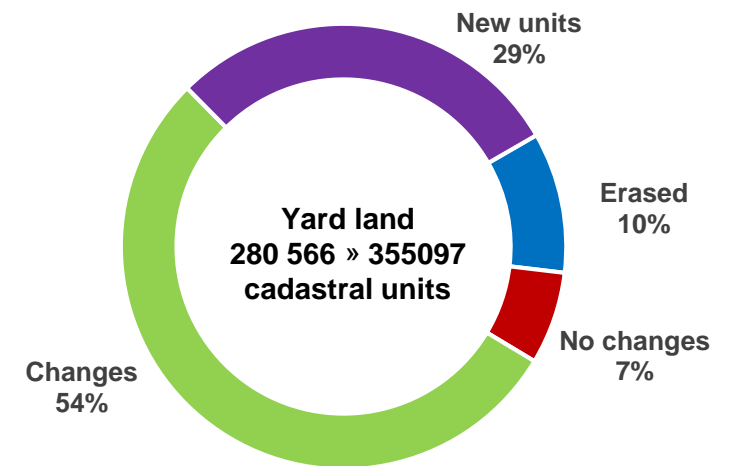
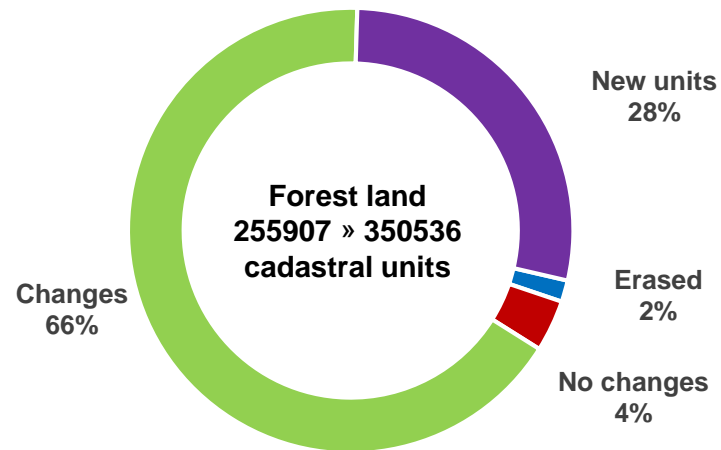
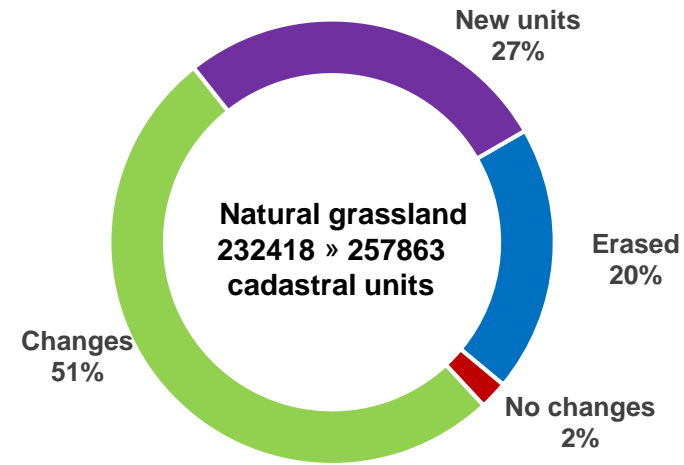
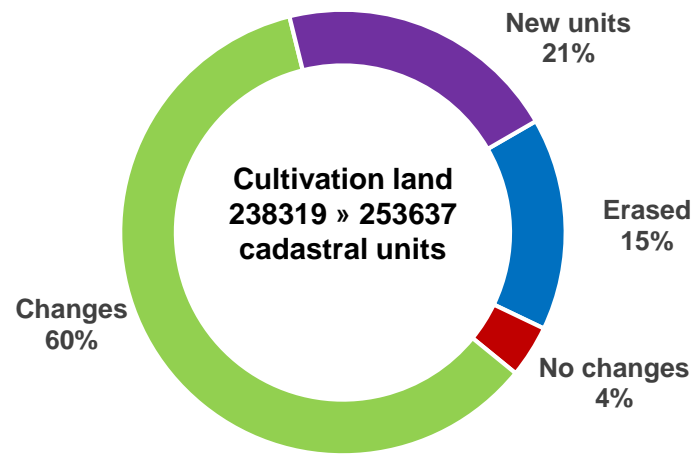
New area for land cover

- Calculation are made by intersecting cadastral unit overlaps among land cover;
- Under the 25 sqm land cover units can be exclude if it is over 5% of catastral unit area;
- Land cover are determined on cultivation, natural grassland, forest land, yard land and other land.

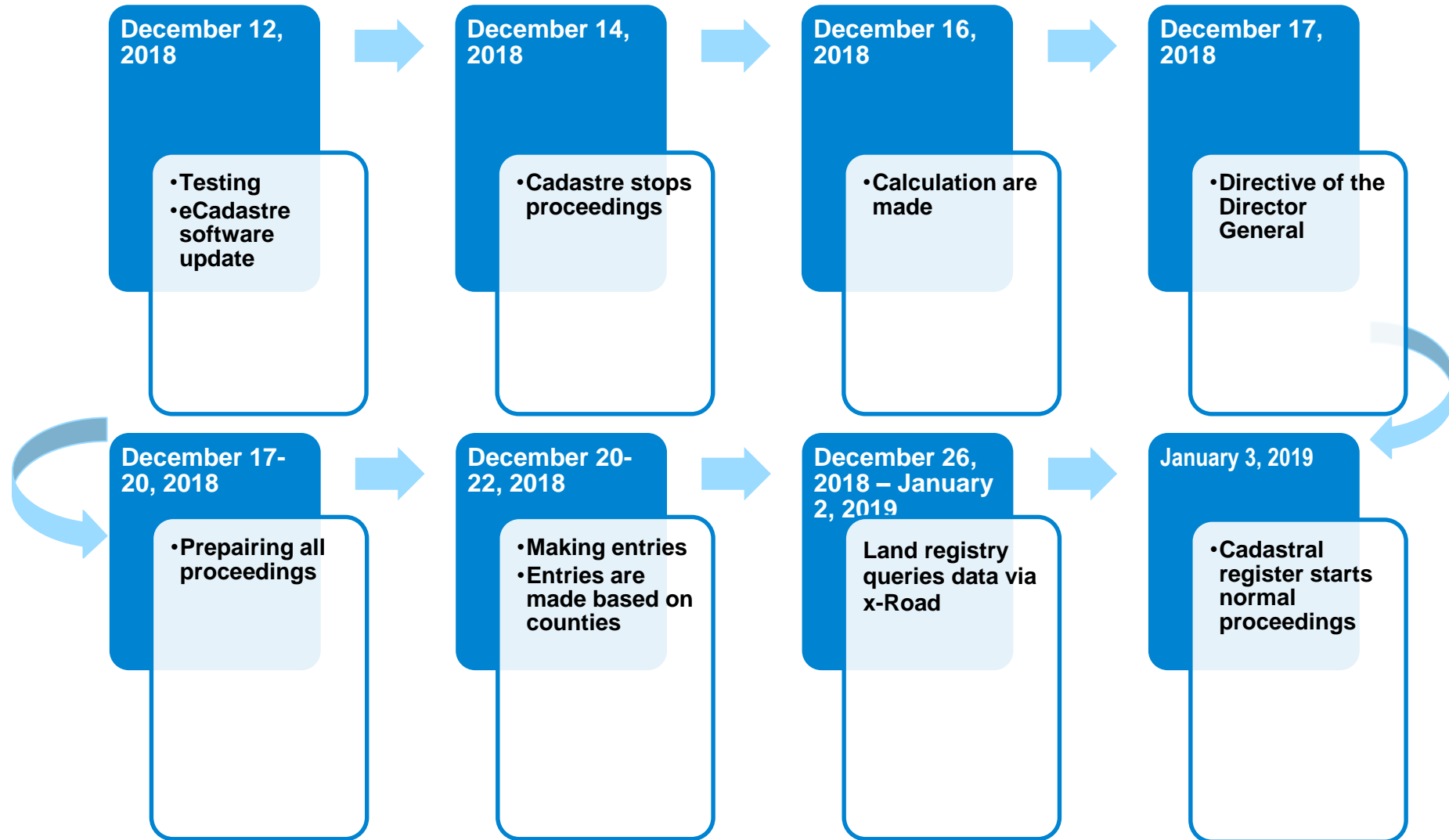


Land cover area changes

1 January 2019
The basis of data
from Topographic
Database



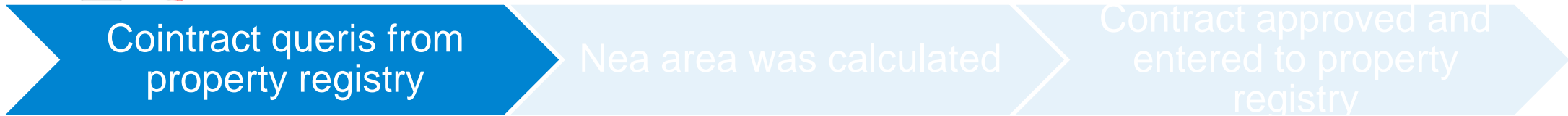
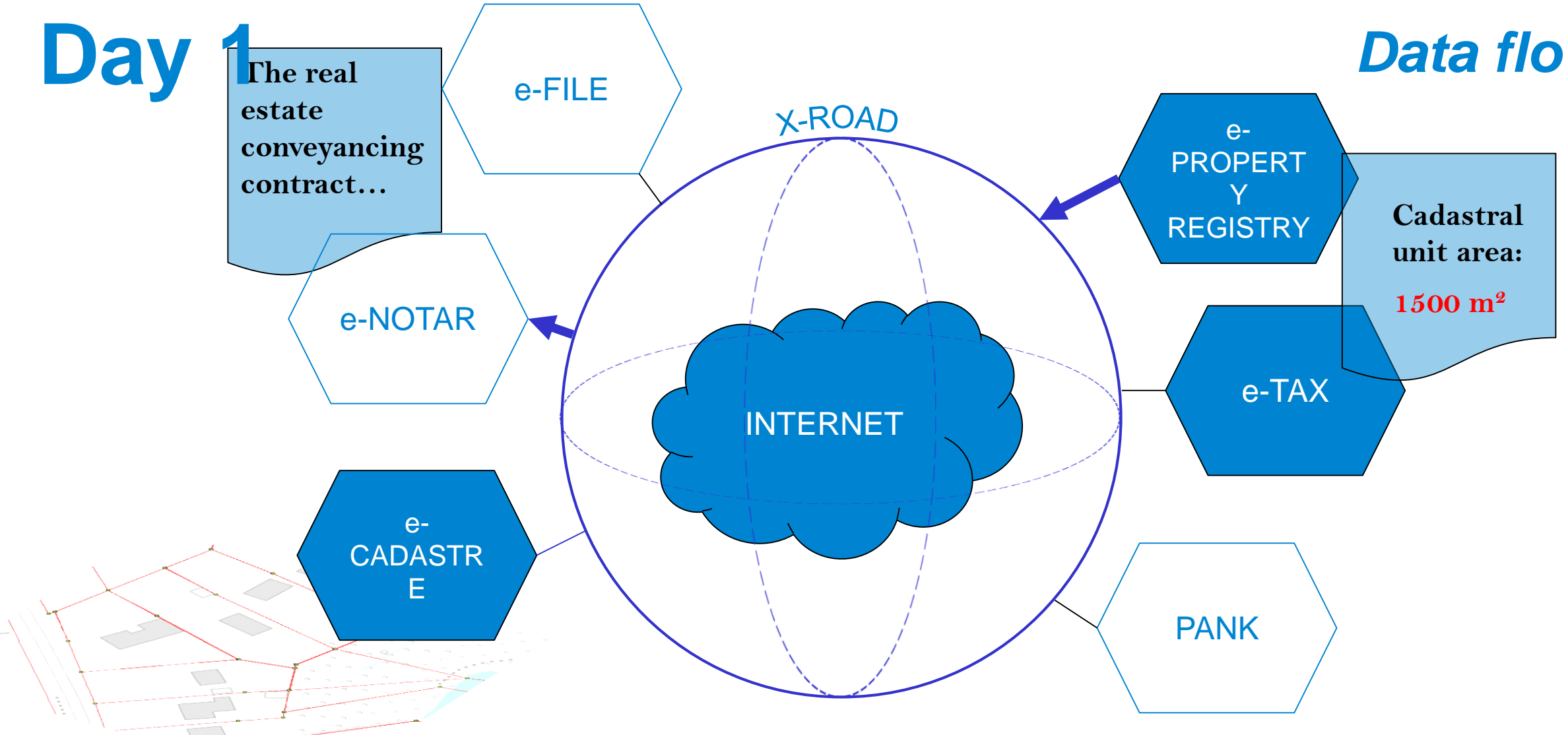
Improving data quality project plan



Day 1

The real estate conveyancing contract...

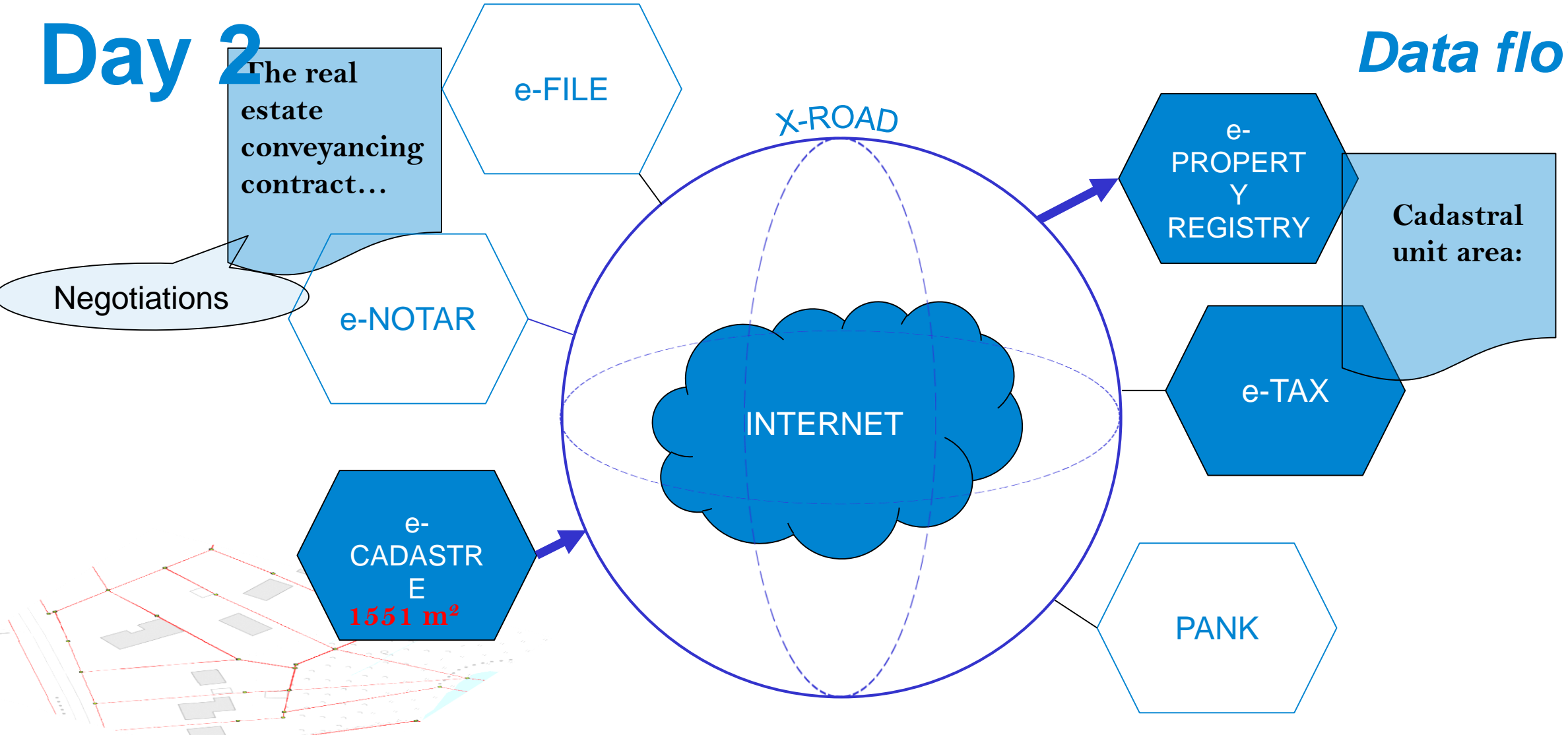
Data flow



Day 2

The real estate conveyancing contract...

Data flow



Negotiations

e-NOTAR

e-FILE

X-ROAD

INTERNET

e-CADASTRE
1551 m²

e-PROPERTY
REGISTRY

e-TAX

PANK

Cadastral
unit area:

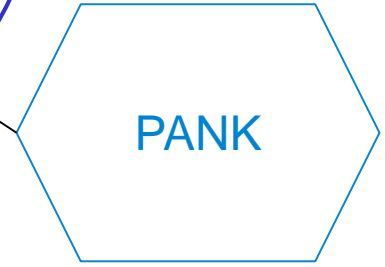
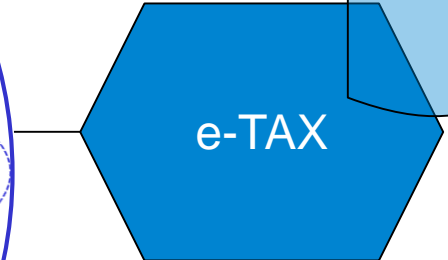
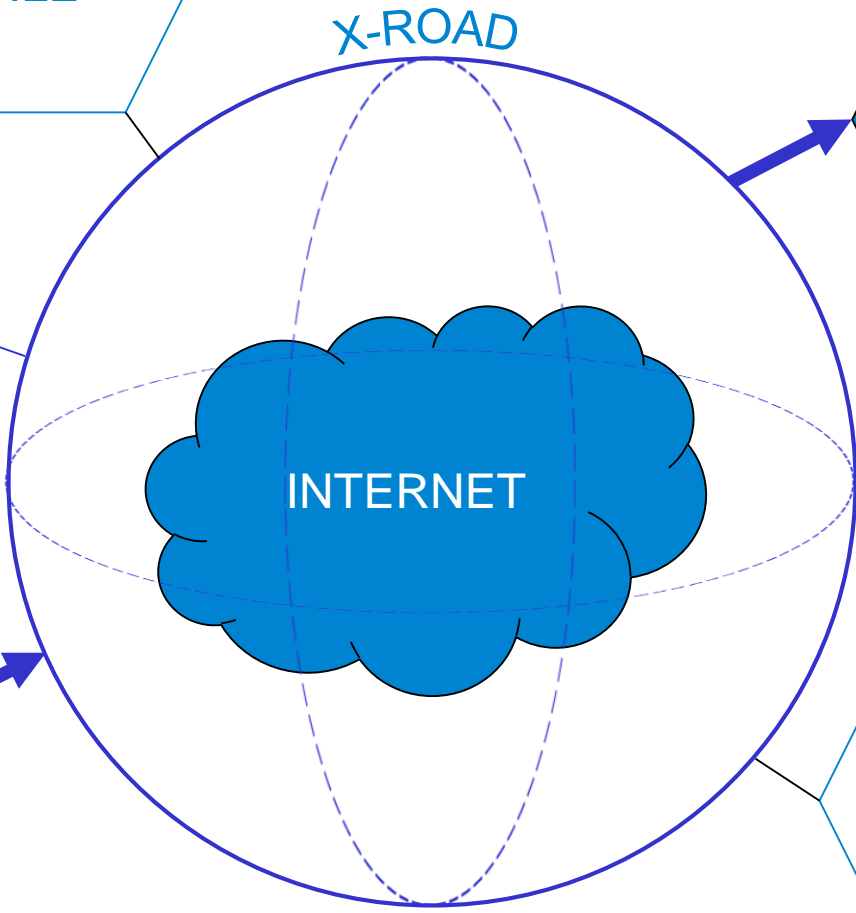
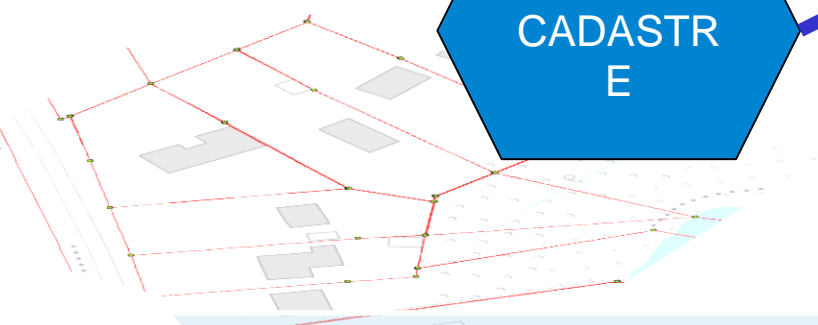
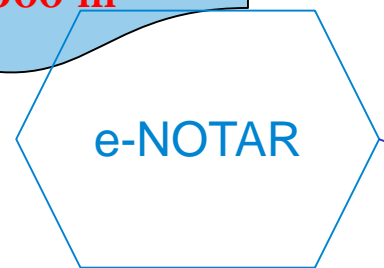
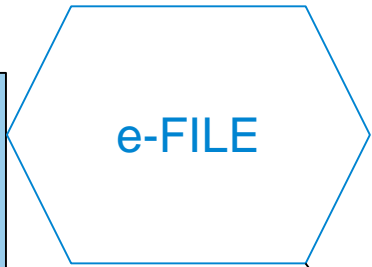
Cointract queris from
property registry

Nea area was calculated

Contract approved and
entered to property
registry

Day 3

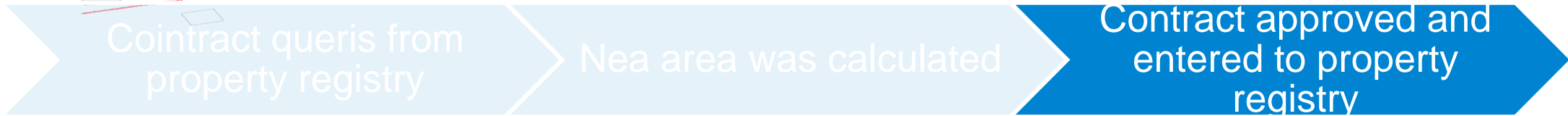
The real estate conveyancing contract...
1500 m²



Data flow

Cadastral unit area:
1551 m²

Error !





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LAND BOARD

Thank you!

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