



REPUBLIC OF ESTONIA
LAND BOARD

My Cadastre, e-services for landowners

minu.kataster.ee

Priit Kuus

Product owner of Cadastral systems

Estonian Land and Spatial Development Board

Spatial extent of immovable property ownership

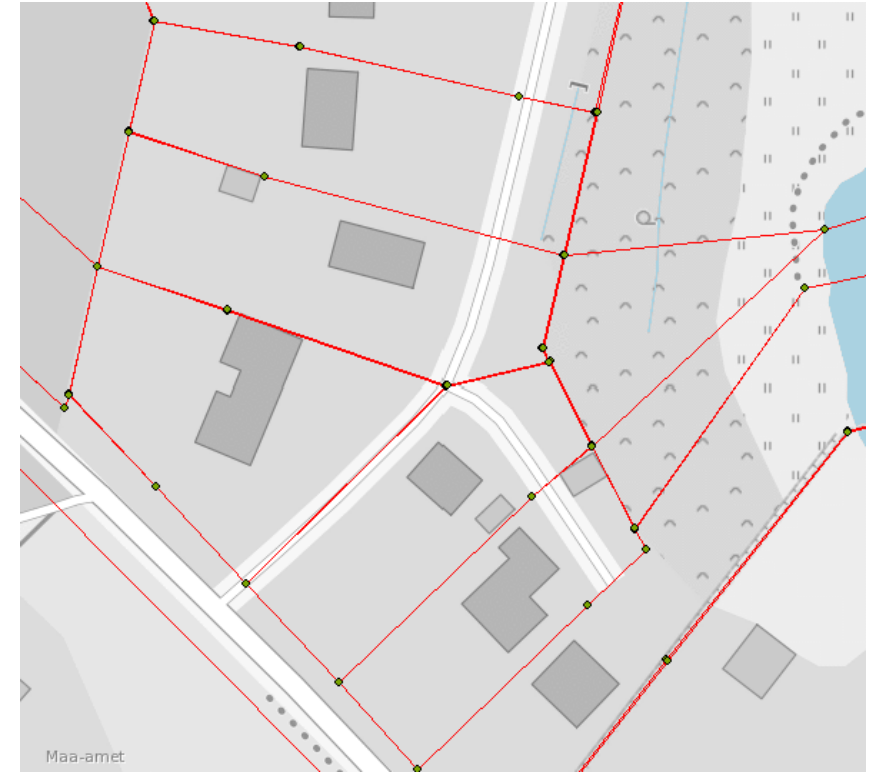
cadastral unit means a plot of land or public water

boundary point means a point on the external border of a cadastral unit which has coordinates determined pursuant to the procedure

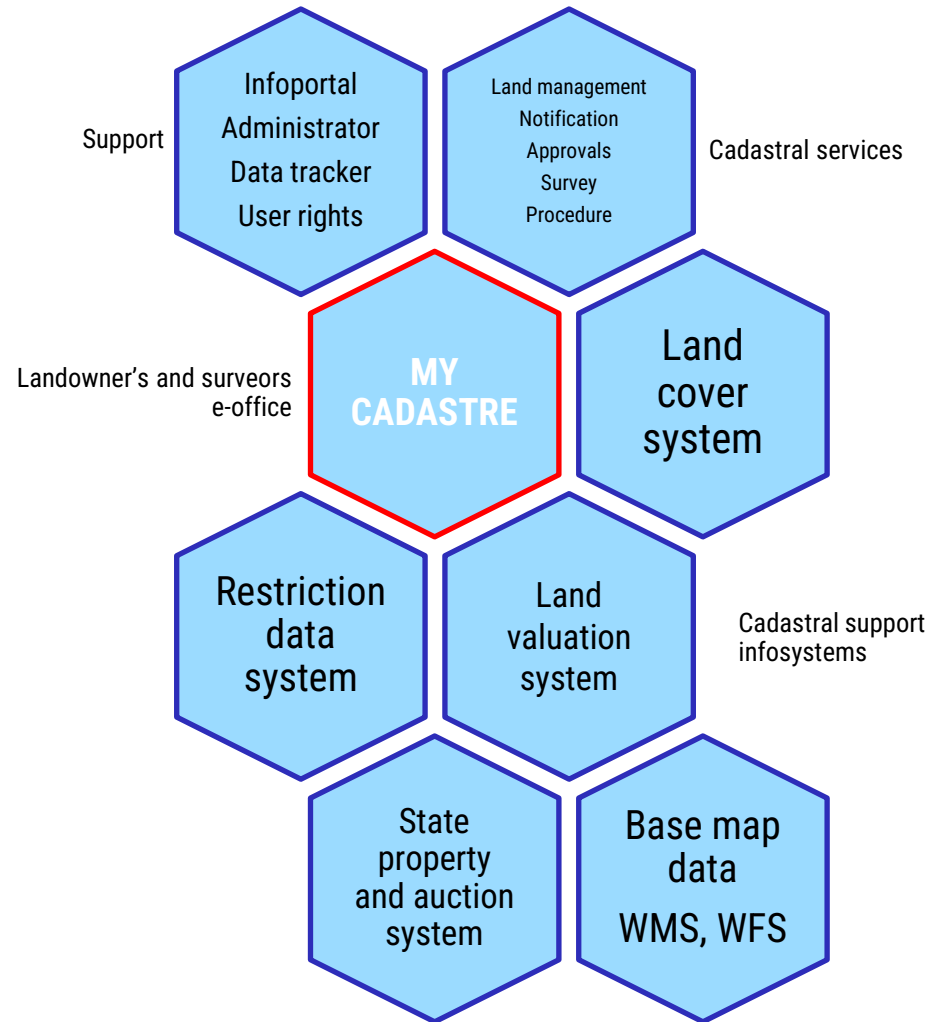
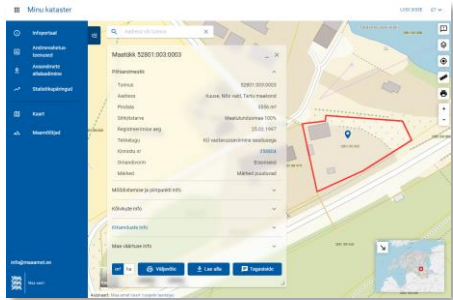
adjacent or adjoining cadastral unit a cadastral unit which shares at least one boundary

changes to a boundary point affect the boundaries of all neighboring units

only the affected boundary points will be surveyed for land consolidation



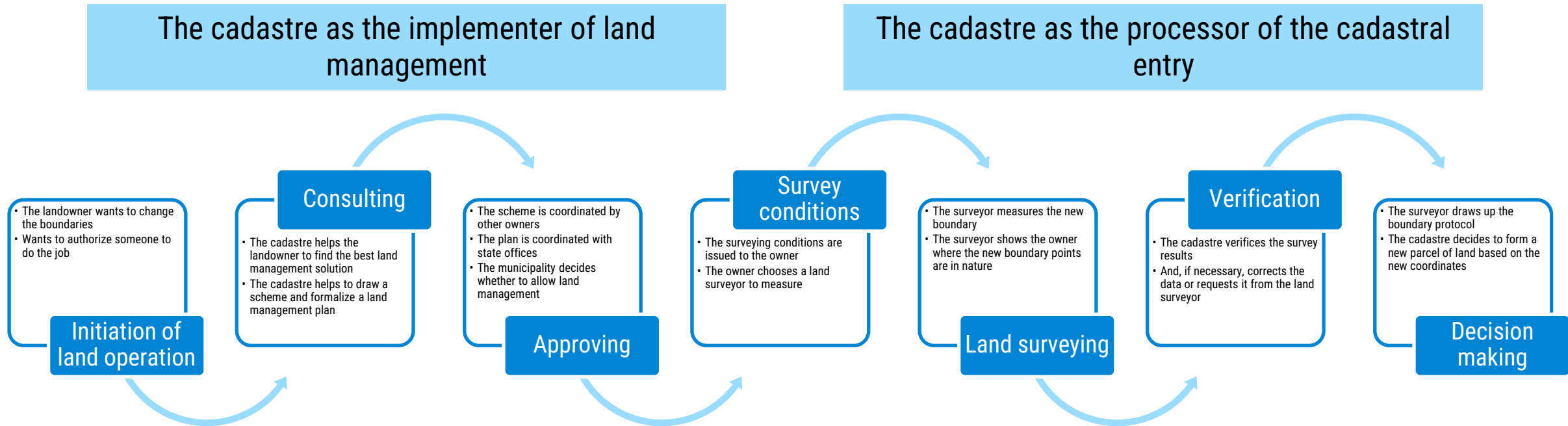
Land Operations Platform



Cadastral operations are initiated by the landowner's desire to reorganize the extent of the property

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General workflow of My Cadastre



The process enables administrative supervision over the legality of land management

Land consolidation plan

The **land owner** has the opportunity to draw a proposal for the boundaries for the formation of new land plots

The image shows a multi-step process for land consolidation. On the left, a map displays a red-outlined area for consolidation with parcel numbers 50401.001.0499 and 50401.001.0498. A table lists the parcels with their addresses, areas, and values. On the right, a summary table provides details about the plan, including the number of parcels, the area, and the planned use.

Jagatava maatlaki address	Muruks, Mõõtmise väärt, Pindala
Moodustatud: 50401.001.0498	lgkaadne pindala 8419 m²
Moodustatud: 50401.001.0498	lgkaadne maksumäär 5418 €
Moodustatud: 50401.001.0499	lgkaadne pindala 54147 m²
Moodustatud: 50401.001.0499	lgkaadne maksumäär 14235 €

Maatõingu üldised andmed			
Põlvkond	Koordinaadid kaardil	Alamandrietege seos	Plaaningsi pealõpeline
1	X=6518051,16 Y=6251133,53	Kõrvalkoor	Plaaningsi pealõpeline
2	X=6518052,04 Y=625142,72	Kõrvalkoor	Talunisi põlvkondadele kasutamiseks

Maatõingu osalised	Nimi	Isik	Seos maatõigega	Roll
Mõõtmisamet	Mõõtmisamet	Mõõtmisamet	Mõõtmisamet	Mõõtmisamet
Plaan Kava	Kinnisvara osakond	50401.001.0305	Tehase	Tehase
Tal Plaan	Puukirjutaja	50401.001.0305	Koostööpartner	Koostööpartner
Kaardikud	Mõõtmisamet	Mõõtmisamet	Mõõtmisamet	Mõõtmisamet
Mõõtmise Vabatahtlikud	Mõõtmisamet	Mõõtmisamet	Mõõtmisamet	Mõõtmisamet

Administrative supervision over the legality of land management is carried out by the **Cadastre**

The image shows the 'Minu kataster' web application interface. It features a navigation menu at the top with options like 'Skeemi joonistamine', 'Kinnitamisel', 'Koostööstamine', etc. The main content area displays a map with a red-outlined area for consolidation. A form on the left allows users to input details such as 'Maatõingu nr 20221026817', 'Toimingu tüüp: jagamine', 'Maatükk: 50401.001.0305', and 'Moodustatav maatükk: 50401.001.0305'. The map shows various land parcels and their boundaries.

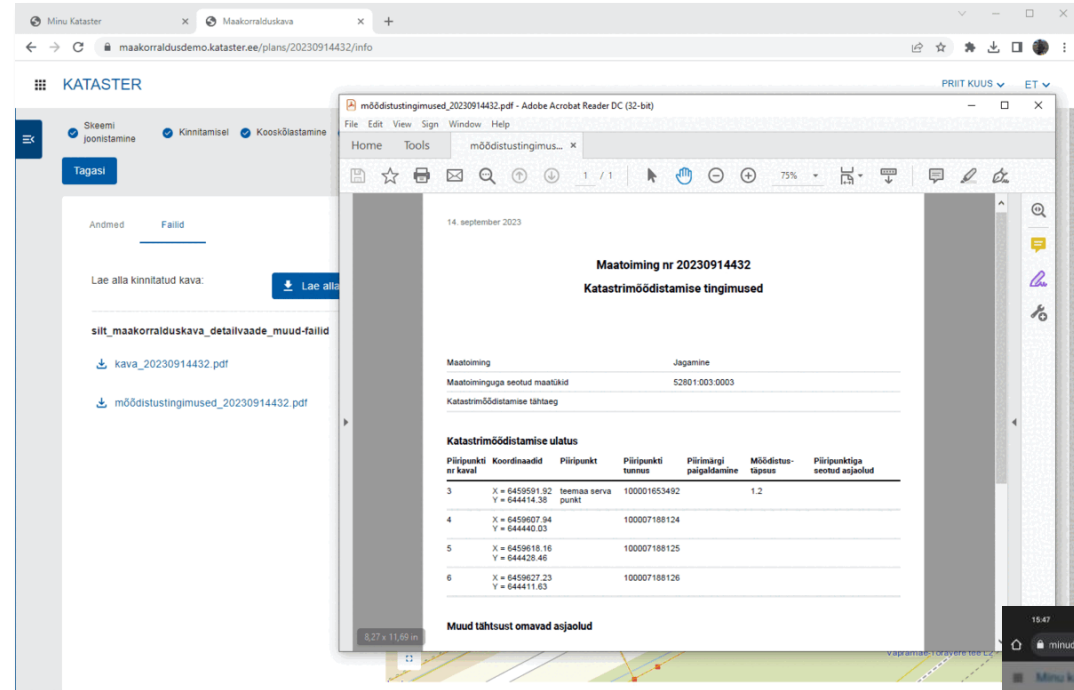
The **municipality** decides on the basis of planning whether:

- Sustainable use of natural resources;
- Ensuring a healthy environment;
- Ensuring practical access;
- Ensuring the integrity and practical shape;
- Establishment of clear and simple boundaries;
- Avoidance of strip-like and wedge-shaped forms.

Cadastral survey file

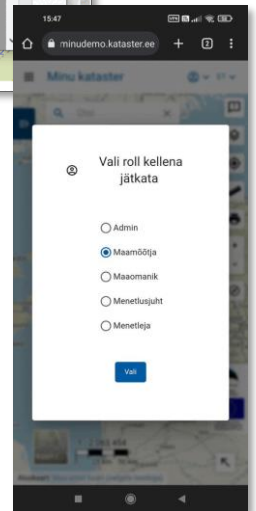
The land surveyor has the option on the computer:

- Upload survey result data:
 - Measurement data source file (different formats);
 - Measurement report;
 - Survey coordinates calculation data;
 - Measurement plan;
 - Measured line section plan;
 - Boundary data file (txt, geojson);
 - Survey data help file (geojson).
- Create a border description with a plan;
- Save invitation templates and send e-invitations to landowners.



The land surveyor has the option on the mobile:

- ✓ Submit photos to the border post;
- ✓ Notes on cadastral data inconsistencies;
- ✓ Remarks on service of boundaries;
- ✓ Additional documents of the border protocol.



Determination of restrictions under private law

- As of February 1, 2024, paper plans of easements will be replaced by spatial data entry in the information system of limited real property rights
- There is an option to determine the area of the easement according to the most recent layer of the base map
- Spatial data is prepared by the interested party with the help of Cadastre
- On the map of cadastral restrictions, the spatial data of the easement will be made visible only after confirmation in the land register

Land Register Act

Passed 15.09.1993
RT I 1993, 65, 922
Entry into force 01.12.1993

[Amended by the following legal instruments \(show\)](#)

Chapter 1 GENERAL PROVISIONS

§ 1. Purpose of Land Register Act

(1) The Land Register Act provides for the procedure for maintenance of land registers. The land register is a database aimed at collecting, storing and disclosing information on the creation, transfer and encumbrance of immovable property with real rights, as well as on the transfer, encumbrance, alteration

§ 36. Making spatial data available

[RT I, 17.03.2023, 4 – entry into force 01.02.2024]

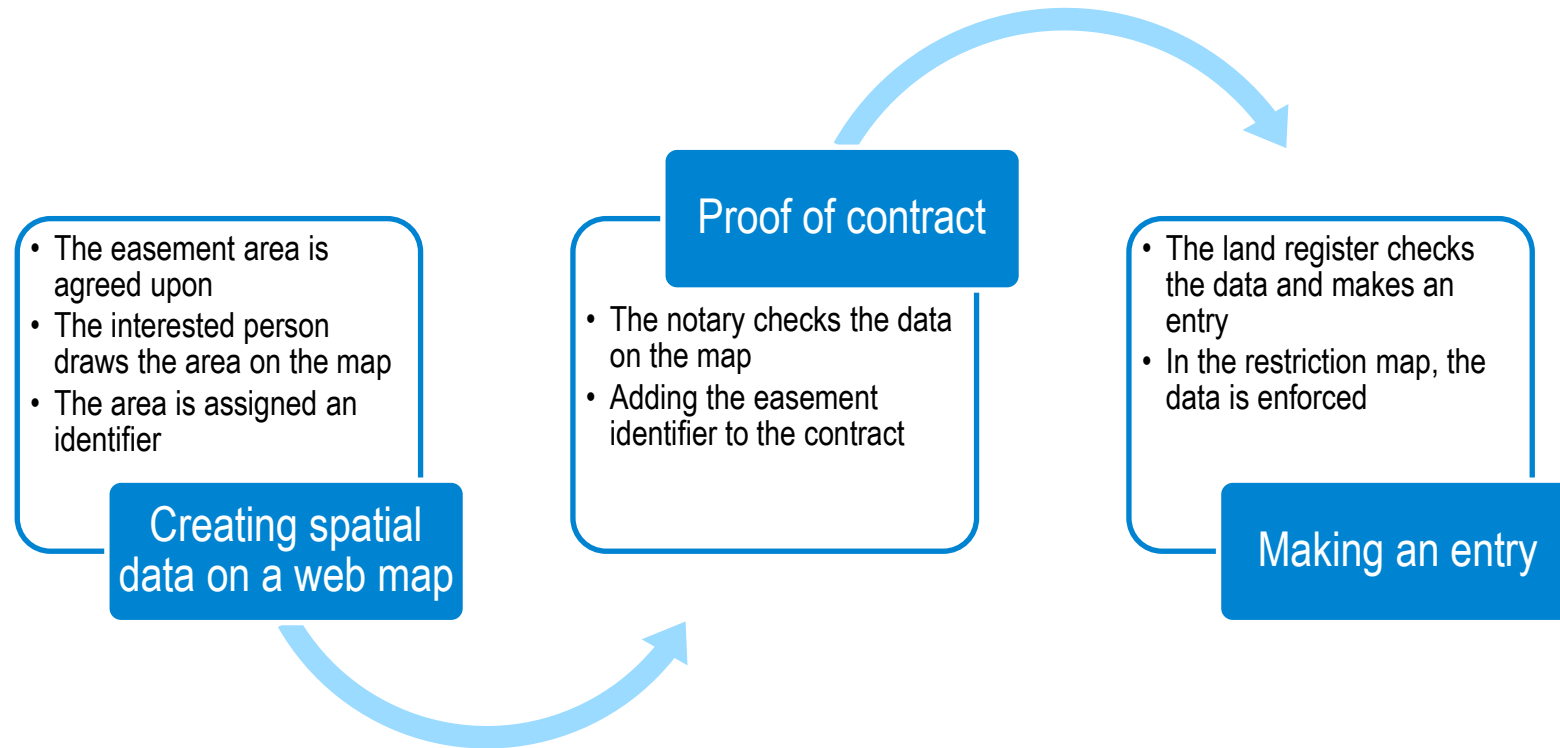
A reference to the spatial data of the right related to the entry in the land cadastre is submitted to the land registry department in case this is necessary to understand the entry. Instead of a reference, a cadastral map sketch may be presented in case it is not technically possible or is significantly difficult to determine the spatial data in the land register.

[RT I, 17.03.2023, 4 – entry into force 01.02.2024]

registry department.

[RT I, 21.06.2014, 8 – entry into force 01.01.2015]

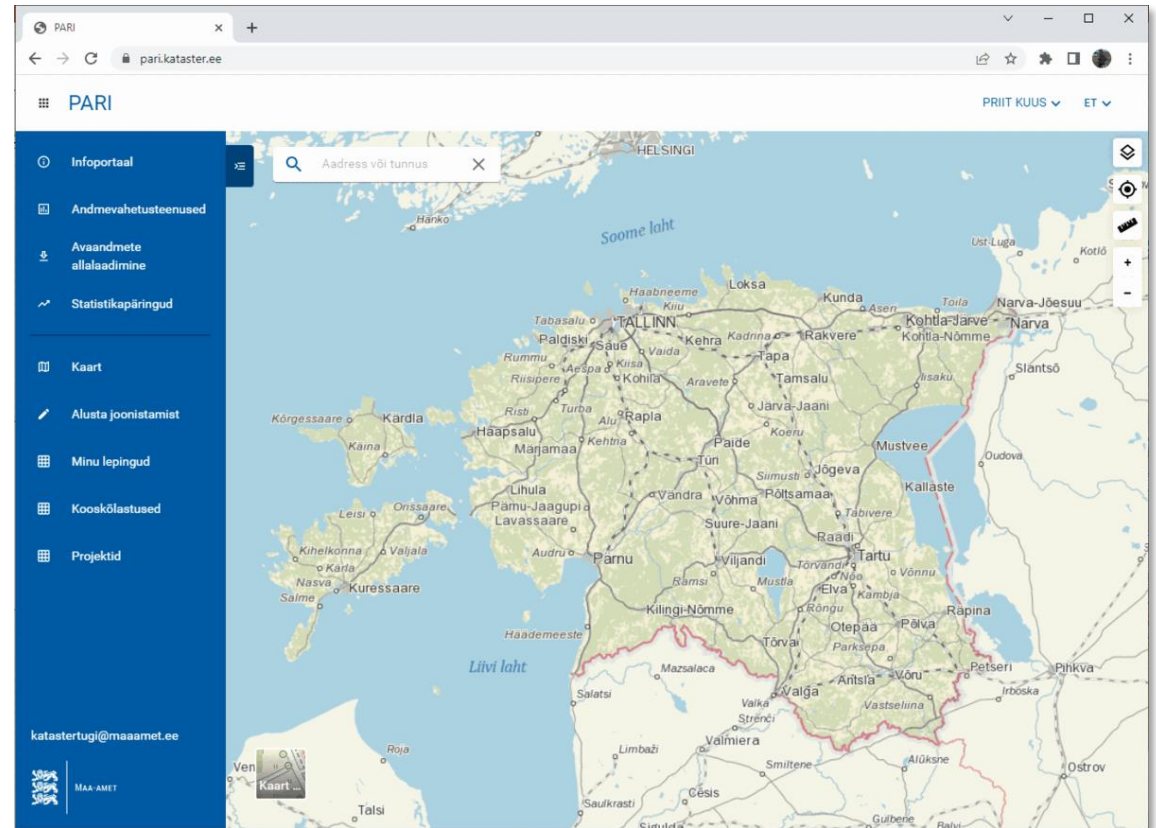
Determination of restrictions under private law new process



Determining the spatial data of limited property rights

The landowner can:

- ✓ Draw the easement area
- ✓ Analyze other restrictions
- ✓ Calculate the tax price of the possible area
- ✓ Forward data to other landowners for review
- ✓ Direct the easements area to the eNotary for concluding a property rights agreement

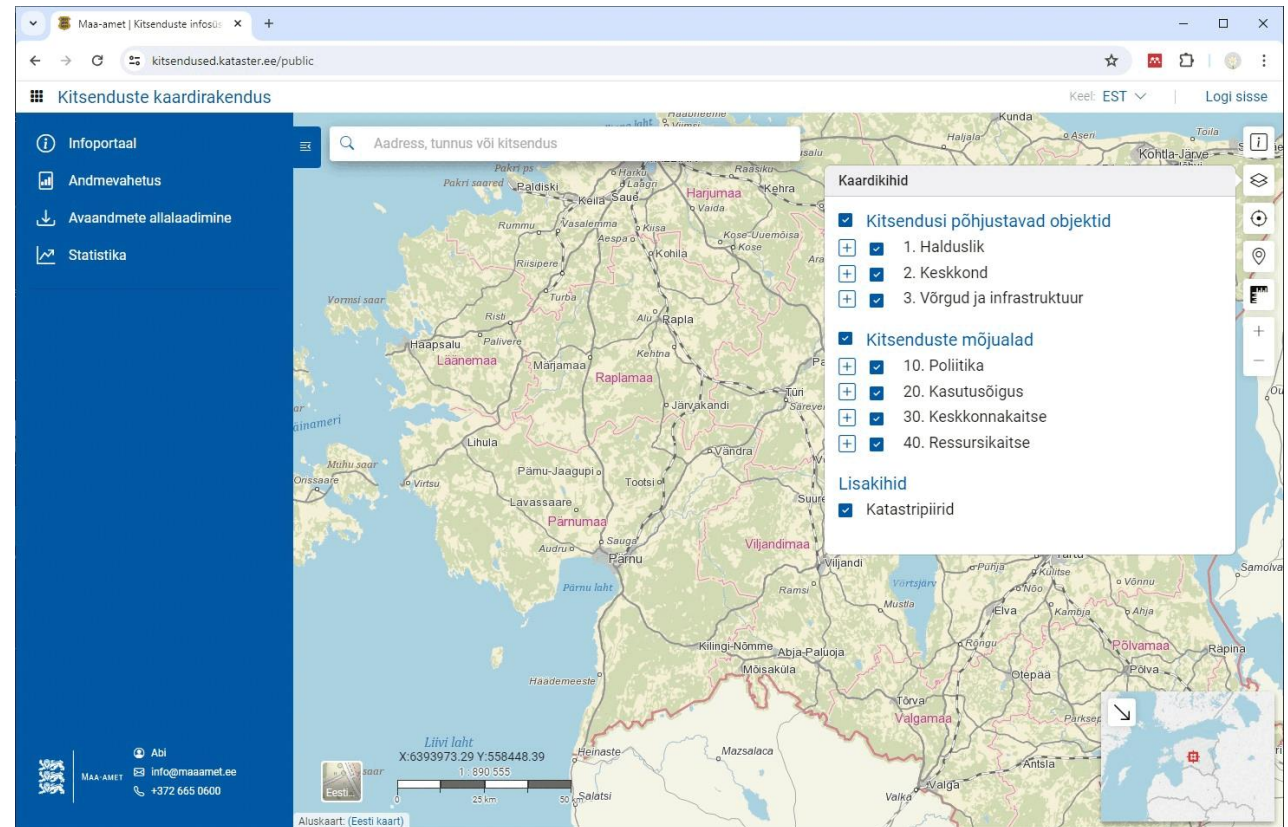


e-service for landowners

<https://pari.kataster.ee>

Restriction information system

- The owner of the data can enter and change spatial data independently
- Landowners can subscribe to notifications of data changes



<https://kitsendused.kataster.ee>



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Thank you!

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