



The Danish Cadastre

Organization, content and collaboration

Head of Division Jess Svendsen



Geodatastyrelsen

Responsibel for 3 basic data registers

CADASTRE



Parcels



Condominiums



Buildings on leased land

REGISTER OF OWNERS OF REAL PROPERTY



Persons



Companies

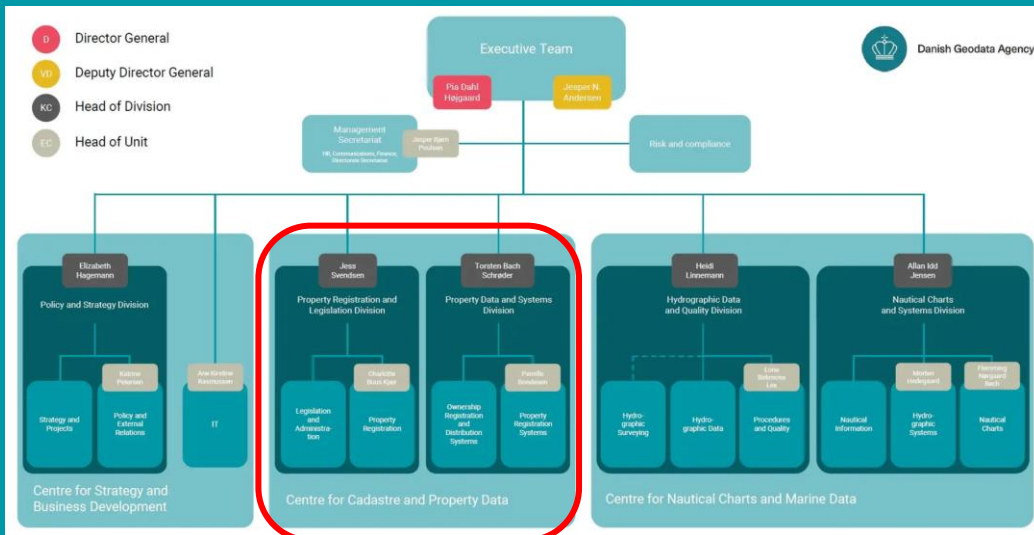
Actual owners and administrators of
properties

ADDRESS LOCATION REGISTER

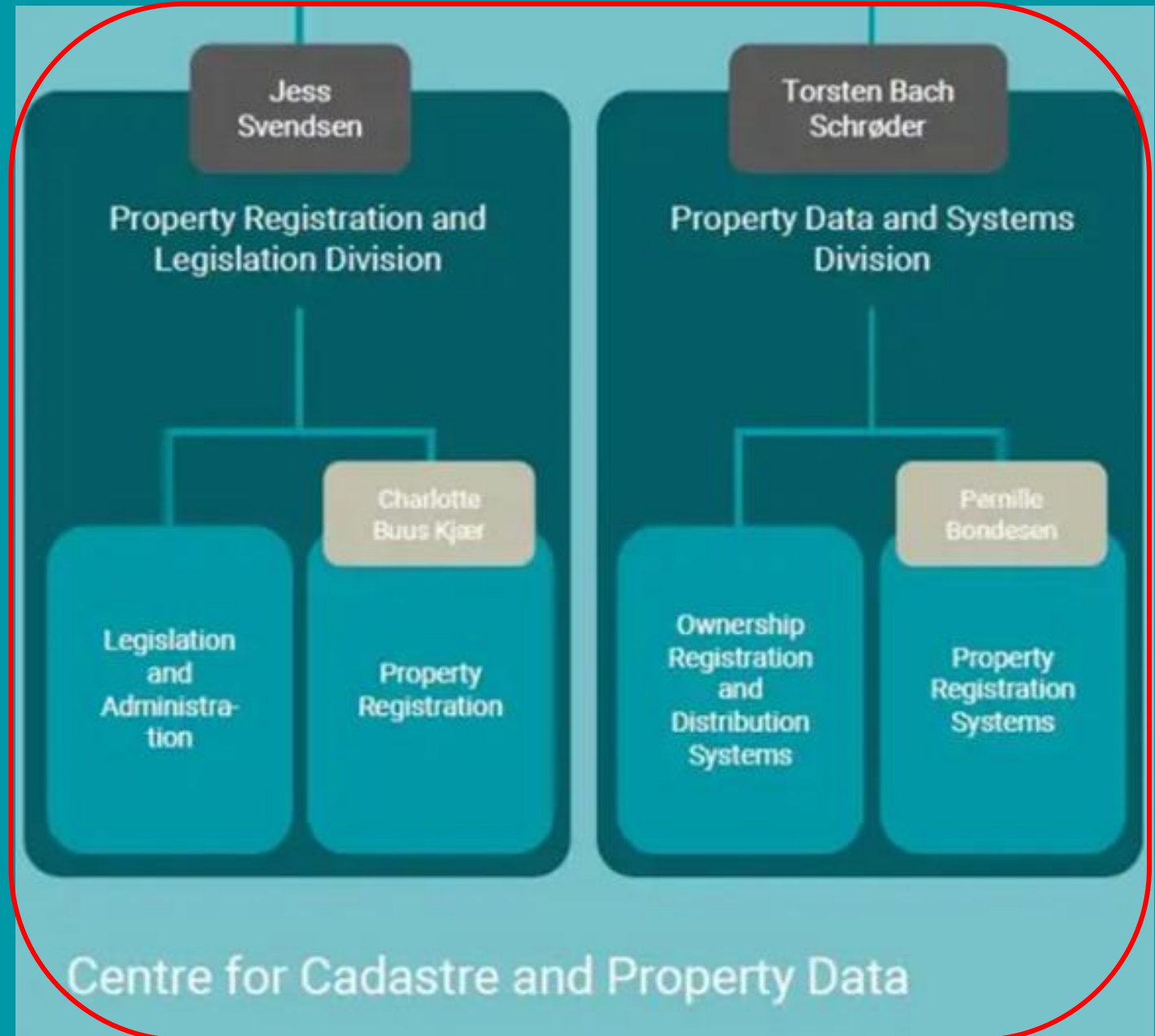


The primary address of a property

Centre for Cadastre and Property Data Organisation

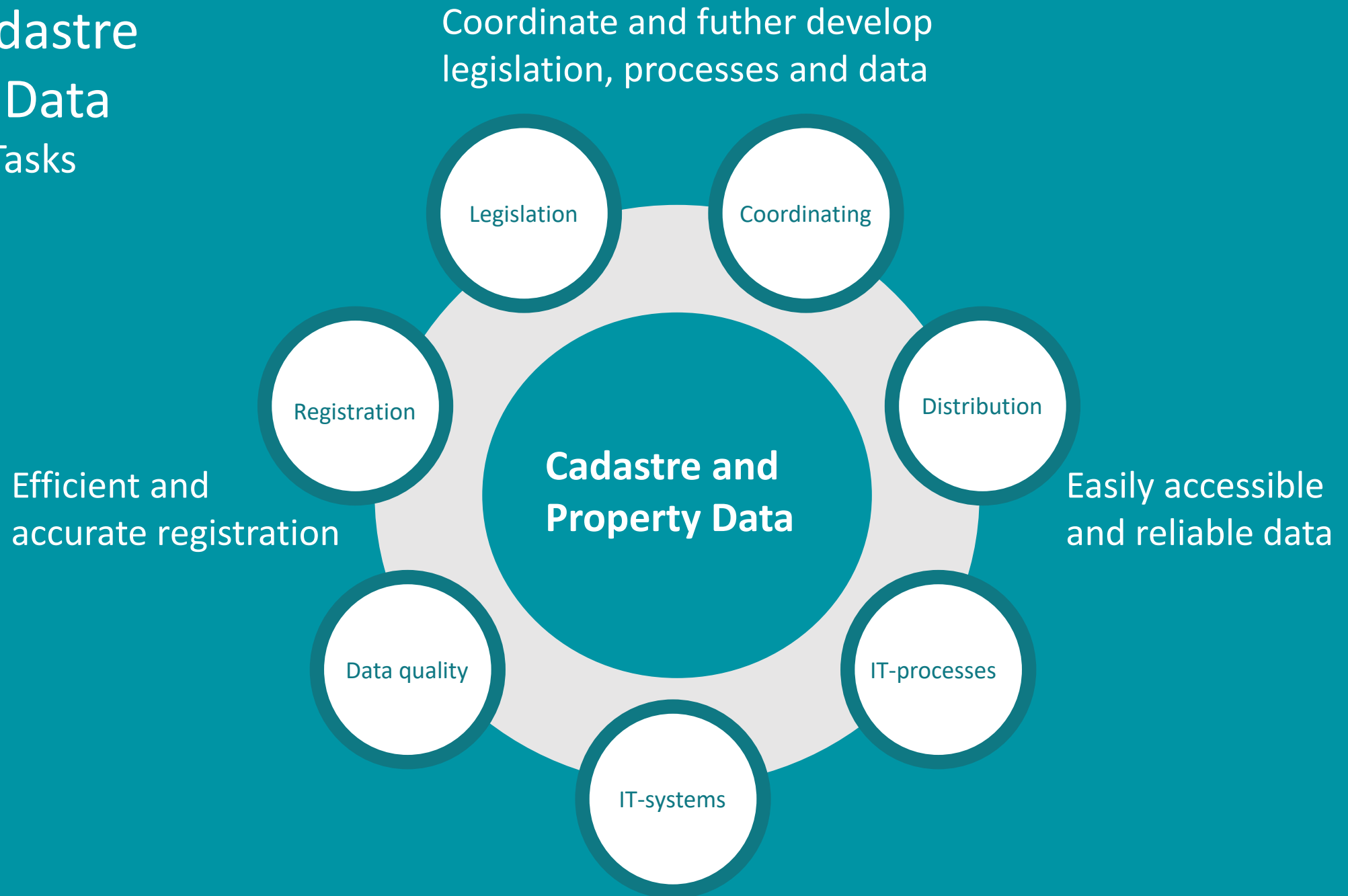


50 employees
10 students
30 external consultants (IT)



Centre for Cadastre and Property Data

Strategic Goals • Tasks



The Danish Cadastre – 3 types of real property

Property of land parcels



Since 1844
2.1 mio. properties

Condominiums



Since 2019
350.000 properties

Building on leased land

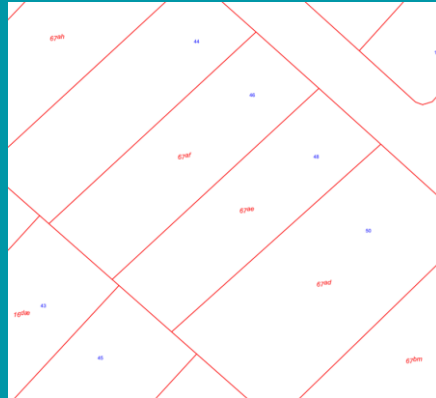


Since 2019
60.000 properties

Danish cadaster – 3 main elements

Jordstykke GI, Hasseris By, Hasseris, matrikelnummer: 67ad	
matrikelnummer	67ad
registreretAreal	1150
arealBeregning	k
arealType	
escr_Ejendomsnummer	8510337288
sfe_Ejendomsnummer	3300721
sfe_Journalnummer	M1960/00618
sfe_Registrering	
sfe_Registreringsdato	1800-01-01
sfe_SagsID	7502629
sognekode	8374
sognenavn	Hasseris
landsejerlevskode	610452
ejerlavsnavn	GI, Hasseris By, Hasseris
fælleslod	nej
moderjordstykke	
l_NoteringsType	
kommunekode	0851
kommunenavn	Aalborg Kommune
regionskode	1081
regionsnavn	Region Nordjylland
kms_Journalnummer	M1960/00618
kms_SagsID	7502629
featureCode	9034
featureID	1701920
featureType	Jordstykke, matrikuleret
registreringsdato	1800-01-01
retskredskode	1178
retskredsnavn	Aalborg retskreds
skelforretningsSagsID	
vandArealBeregning	ukendt
vejAreal	0
vejArealBeregning	u
supmSagsID	
timeOfCreation	
timeOfPublication	1800-01-01T00:00:00
timeOfRevision	
dataQualityDescription	ukendt
dataQualityProcessor	ukendt
dataQualityResponsibleParty	GeodataStyrelsen
dataQualitySpecification	vej, for matr. arb.
dataQualityStatement	konverteret til LDS2
datasetIdentifier	2018-03-09T22:47:29

The Cadastral Register identifies the land parcels by number and area + other information

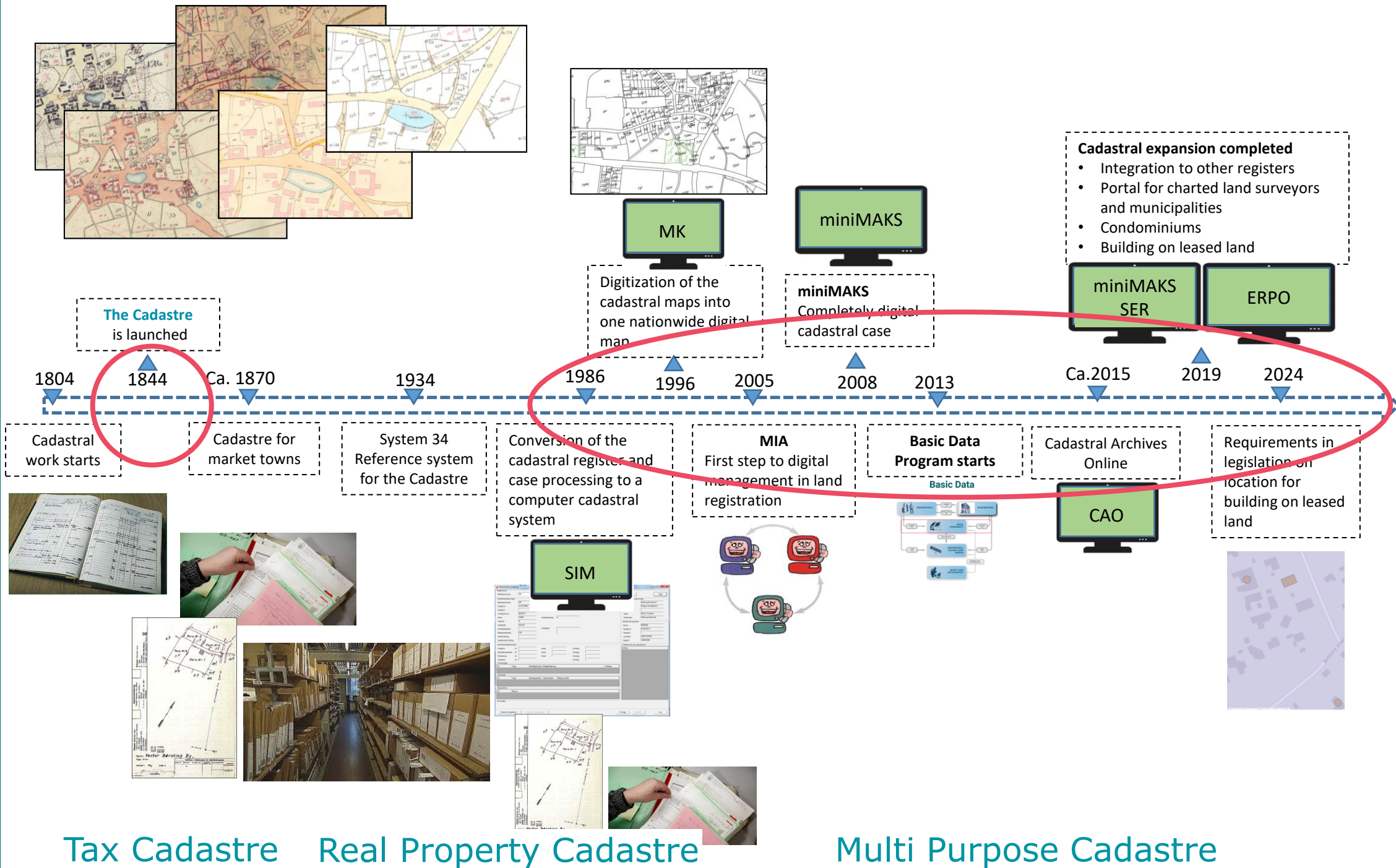


The Cadastral Map geographically identifies the land parcels



The Cadastral Archive contains measurement sheets identifying the position of the property boundaries

Towards digital management



The Cadastral Register, digital 1986

- Cadastral identification – 2 identification numbers
 - BFE-number – unique number for all kind of real property
 - Cadastral Number and Cadastral District to each parcel in a Property of land parcels
- The size (area) of the parcel
- Area of roads
- Area regulation
 - Farming restriction (duty to maintain farming)
 - Forest restriction (protected forests)
 - Restriction areas against the sea
 - Restriction areas against dunes
- Administrative informations for internal use only

Jordstykke: Gl. Hasseris By, Hasseris; matrikelnummer: 67ad	
matrikelnummer	67ad
registreretAreal	1150
arealBeregn	k
arealType	
esr_Ejendomsnummer	8510337288
sfe_Ejendomsnummer	3300721
sfe_Journalnummer	M1960/00618
sfe_Registrering	
sfe_Registreringsdato	1800-01-01
sfe_SagsID	7502629
sognekode	8374
sogneavn	Hasseris
landsejerlavskode	610452
ejerlavsnavn	Gl. Hasseris By, Hasseris
faelleslod	nej
moderjordstykke	
I_NoteringsType	
kommunekode	0851
kommunenavn	Aalborg Kommune
regionskode	1081
regionsnavn	Region Nordjylland
kms_Journalnummer	M1960/00618
kms_SagsID	7502629
featureCode	9034
featureID	1701920
featureType	Jordstykke, matrikuleret
registreringsdato	1800-01-01
retskredskode	1178
retskredsnavn	Aalborg retskreds
skelforretningsSagsID	
vandArealBeregn	ukendt
vejAreal	0
vejArealBeregn	u
supmSagsID	
timeOfCreation	
timeOfPublication	1800-01-01T00:00:00
timeOfRevision	
dataQualityDescription	ukendt
dataQualityProcessor	ukendt
dataQualityResponsibleParty	GeodataStyrelsen
dataQualitySpecification	vejl. for matr. arb.
dataQualityStatement	konverteret til LDS2
datasetIdentifier	2018-03-09T22:47:29

Open data since 1986

Cadastal map

1991-1997 From analogue to digital



Open data from 2013

Areal regulation in the cadastal map, examples

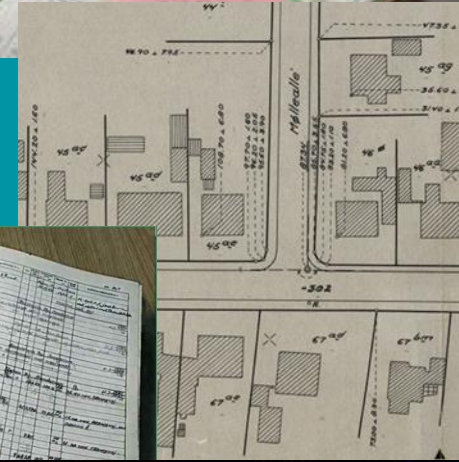


Restriction area against the sea

Protected forest

Cadastral Archives Online

- From 2012 – 2017 Cadastral physical archives was scanned and made accessible online (license)
 - More than 4 shelf kilometres of documents and measurement sheets was scanned
- Historical analogue cadastral maps until 2007 accessible online (open data)
- Historical digital cadastral map from 2008 will soon be accessible (open data)



Characteristics in the Danish Cadastral system

Public-private cooperation model:

- The Danish Geodata Agency
 - state authority for registration of real property (parcels, condominiums and building on leased land)
 - overall responsibility for the cadastral system, incl. the legislation (Act of subdivision, Chartered Surveyors Act)
- Chartered surveyors
 - monopoly to do cadastral work, incl. registration of condominiums and buildings on leased land

The chartered surveyor

- **Monopoly to do cadastral work**
 - Cadastral work must be performed by chartered land surveyors in private land surveying companies
 - Licence to do cadastral work requires a 5 year academic education as land surveyor and practical work in a land surveying company in 3 years
 - According to the Land Surveyors Act
- **Cadastral work**
 - Define and mark the boundaries
 - Make the documents and data to update the cadaster (register and map)
 - Obtain permits to the cadastral changes from other authorities
- **Boundary disputes**
 - The landowners must apply to a chartered land surveyor, acting as a judge
 - Formal process involving the landowners to achieve an agreement
 - If agreement can not be reached – the case goes to court
 - Approx. 120-130 cases per year, less than 10 cases go to court.
- **Approx. 50 land surveying companies that annually submit approx. 9,000 cases for registration in the cadaster**



Cadastral Registration in numbers

2024:

- Cadastral cases registret: 12.901
- New properties (parcels) registred: 7.523
- Number of area transfer: 5.312
- New condominiums: 12.752
- New buildings on leased land: 2.449
- Fees (parcels): 63.3 mio. kr.
- Fees (condominiums and buildings on leased land): 19.8 mio. kr.
- Tax per new properties, parcels (5.000 kr. each): 35.9 mio. kr.
- No tax for new condominiums and building on leased land



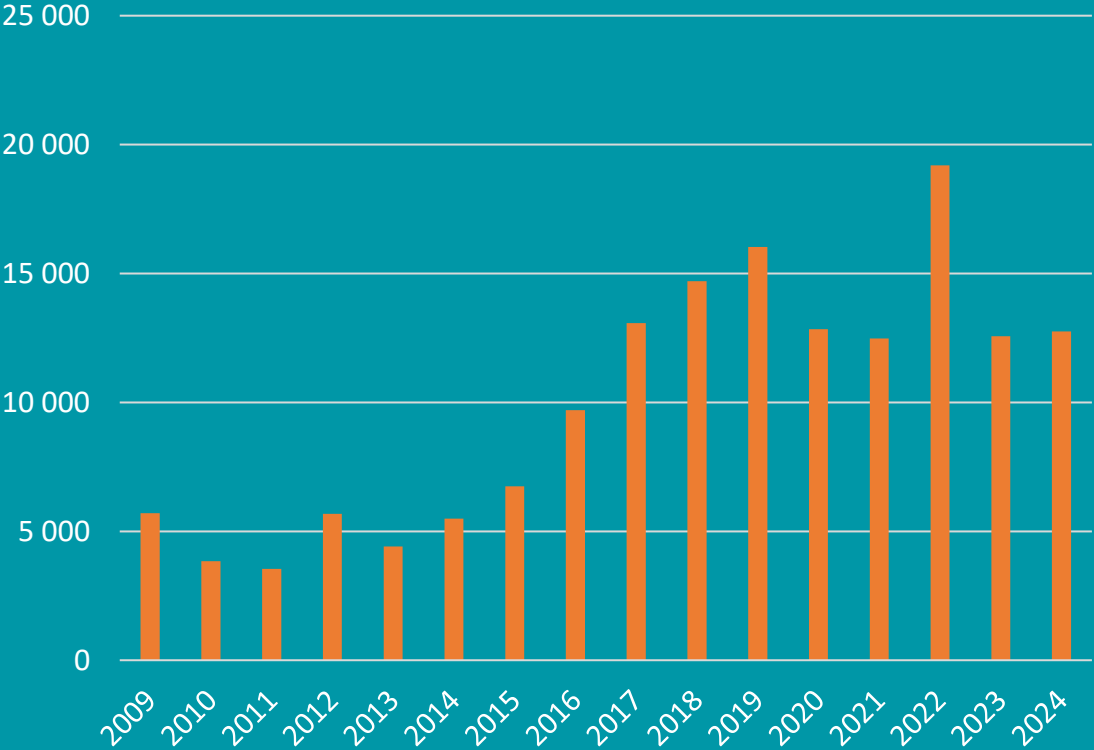
Denmark 45.000 km²

Cadastral activity dependent on the business cycle

Cadastral changes (parcels)



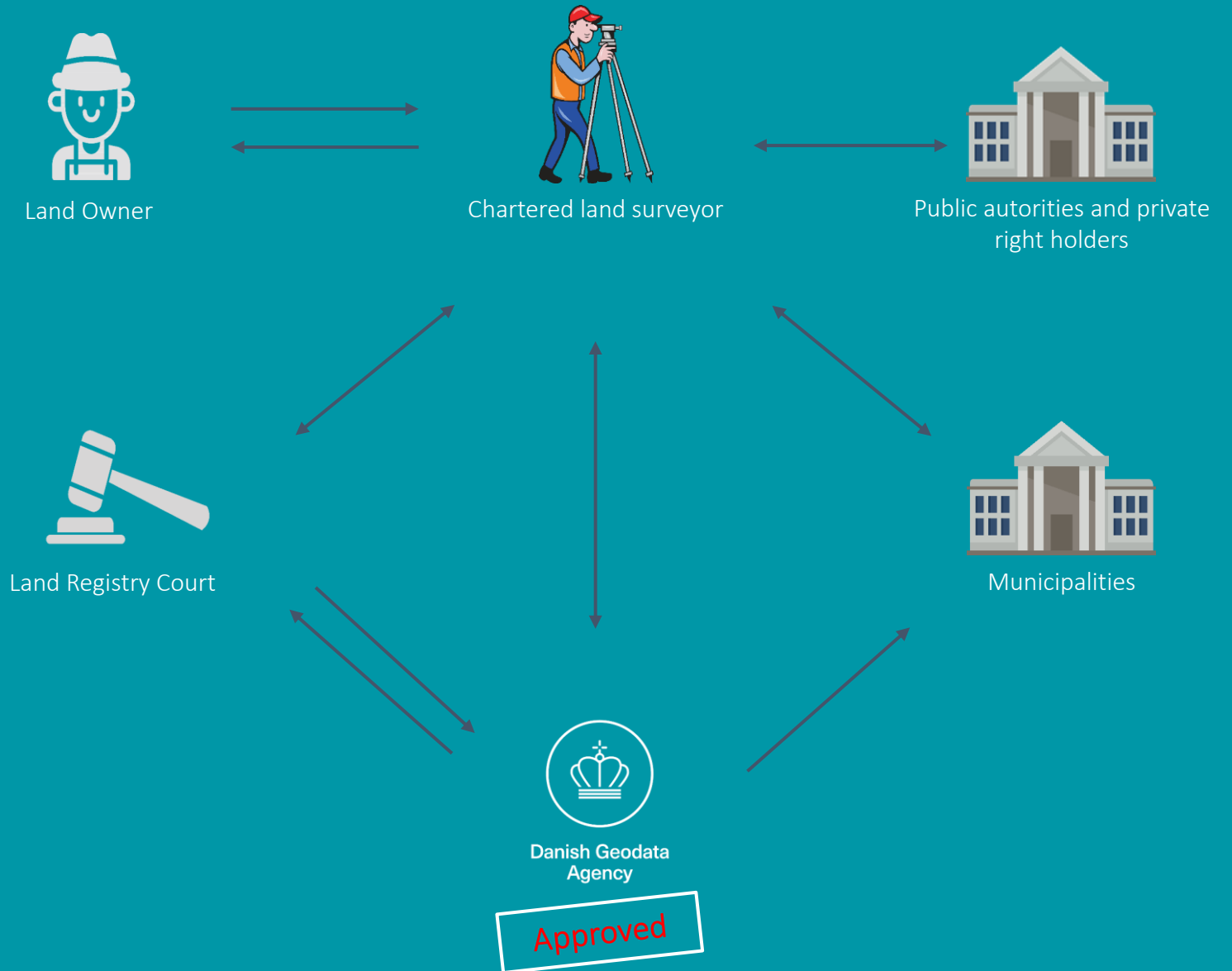
New condominiums



- **The Danish Model**
Property Registration is made in a private – public cooperation between the chartered land surveyor and DGA

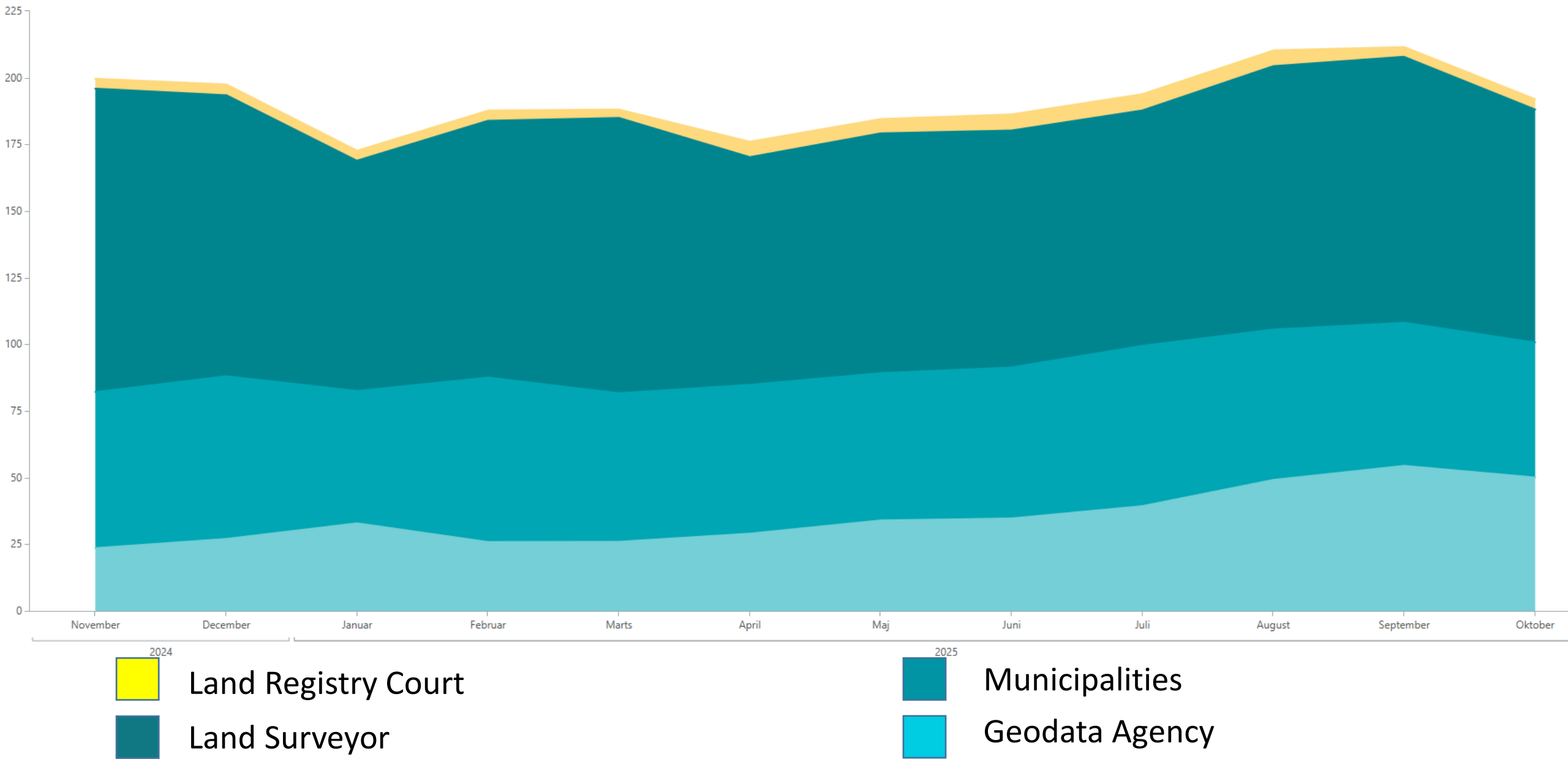
- **REGISTRATION**
DGA register cadastral changes, condominiums and buildings on leased land and maintain and improve the cadaster

- **CONTROL**
DGA secure that the cadastral changes are legal



DIGITAL PROCESSES, DOCUMENTS OG DATA

Handling time at primary actors at cadastral changes (parcels)



Questions

