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

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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.
➢ 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 cadastral 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

December 12, 2018
- Testing
- eCadastre software update

December 14, 2018
- Cadastre stops proceedings

December 16, 2018
- Calculation are made

December 17, 2018
- Directive of the Director General

December 17-20, 2018
- Preparing all proceedings

December 20-22, 2018
- Making entries
  - Entries are made based on counties

December 26, 2018 – January 2, 2019
- Land registry queries data via x-Road

January 3, 2019
- Cadastral register starts normal proceedings
Day 1

The real estate conveyancing contract…

Cointact queris from property registry

Nea area was calculated

Contract approved and entered to property registry

Data flow

Cadastral unit area: 1500 m²
The real estate conveyancing contract…

Negotiations

X-ROAD

INTERNET

Data flow

e-FILE

e-NOTAR

e-CADASTRE

1551 m²

Cadastral unit area:

e-PROPERTY REGISTRY

e-TAX

PANK

Nea area was calculated

Cointract queris from property registry

Contract approved and entered to property registry
The real estate conveyancing contract…

Day 3

The real estate conveyancing contract…

1500 m²

Data flow

Cadastral unit area: 1551 m²

Error!

INTERNET

X-ROAD

e-FILE

e-NOTAR

e-CADASTRE

e-PROPERTY REGISTRY

e-TAX

PANK

Contract approved and entered to property registry

Cointract queris from property registry

Nea area was calculated
Thank you!

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