

# ..... **The Danish Cadastral Cooperation Model** .....

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*”The Danish **Cadastral System**  
is based on  
a two shared responsibility in  
a **public-private-partnership**”*



## Agenda

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The Danish Cadastral System

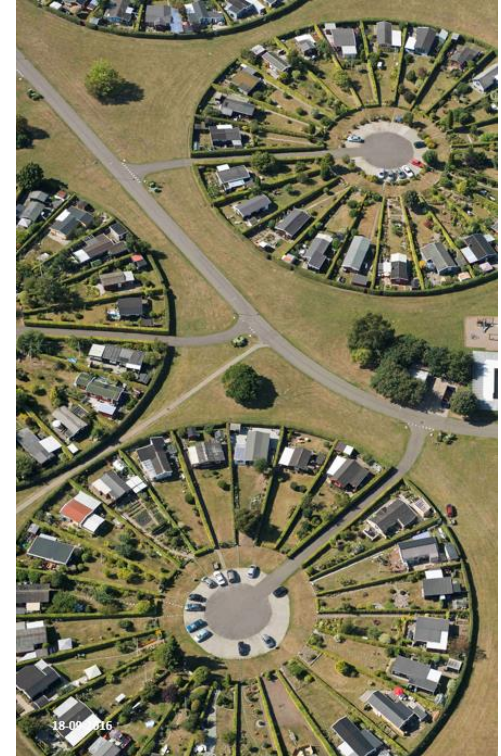
The Cadastral Process

The Practising Chartered Surveyor

The Professional Organizations

Final remarks

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**The Danish Cadastral System**  
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# The Danish Cadastral System

## Basic infrastructure

- Basic purposes – system to ensure
  - A **reliable** and **trustworthy** formation, registration and change of property and access to up-to-date **authoritative basic data**
  - **Uniqueness**, **safety** and **transparency** in property transactions and land management
  - A **reliable foundation** as basis for possession, mortgaging, taxation, location, use and settlement, protection and preservation
- Two-part primary role – legal and administrative
  - **Authoritative basic data** for property
  - **Basic reference** for land management and eGovernance

# The Danish Cadastral System

## Basic infrastructure

- Cadastral data are recognized as **authoritative basic data** - open data for free use for authorities and public (INSPIRE)

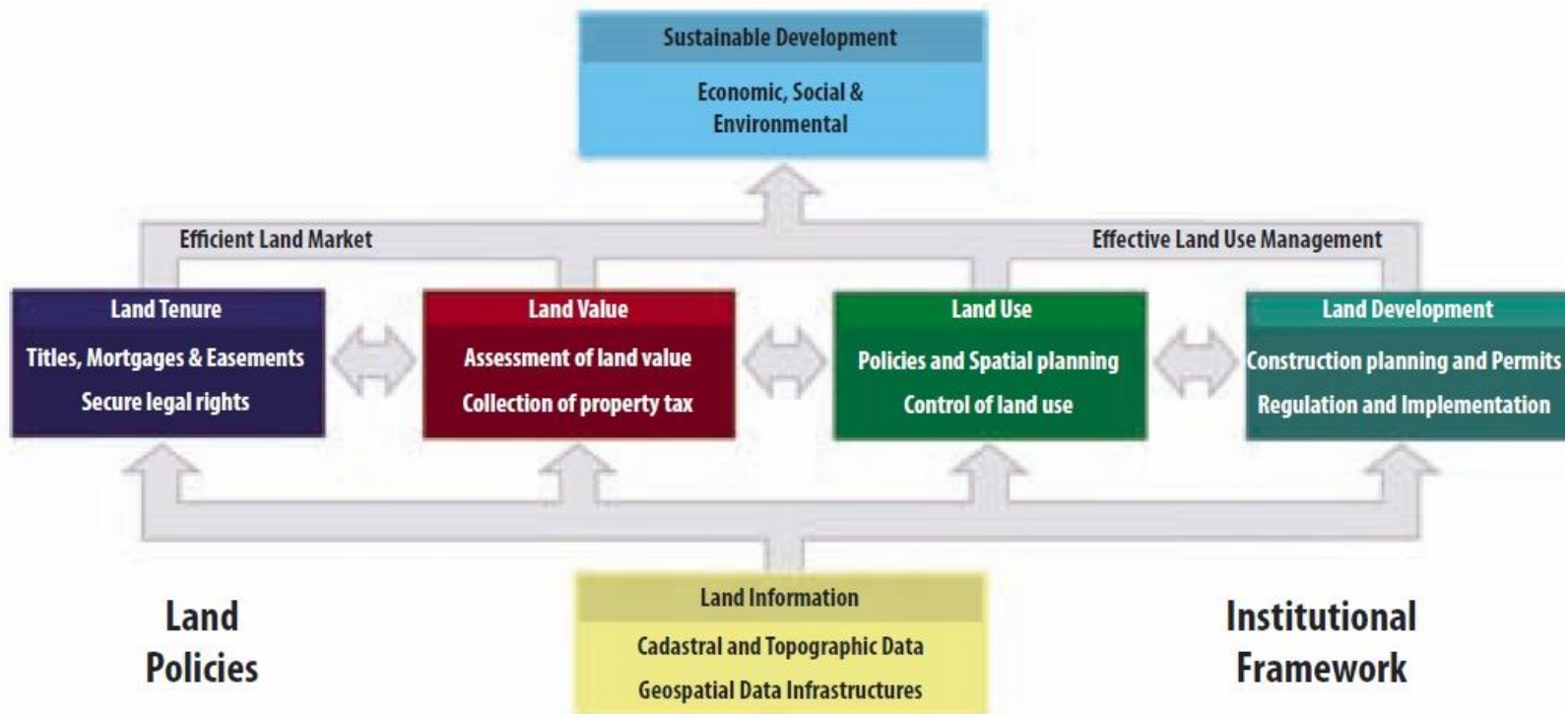


The Danish spatial infrastructure model (The Geodata Agency 2011)

# The Danish Cadastral System

## Basic infrastructure

- A multipurpose cadastral system is a **basic reference** in Danish land management and eGovernance



. A Gobal land management perspective (Enemark 2004)

# The Danish Cadastral System



## Basic infrastructure

- **Digital property cadastre** – consisting of three elements:
  - Cadastral **Register** – information on property identification, area, various statutory registrations, case information, etc.
  - Cadastral **Maps** – geo-related index map containing property identification, property boundaries, private roads and other administrative borders
  - Cadastral **Archive** – measurement sheets with identification of boundaries, other case documents

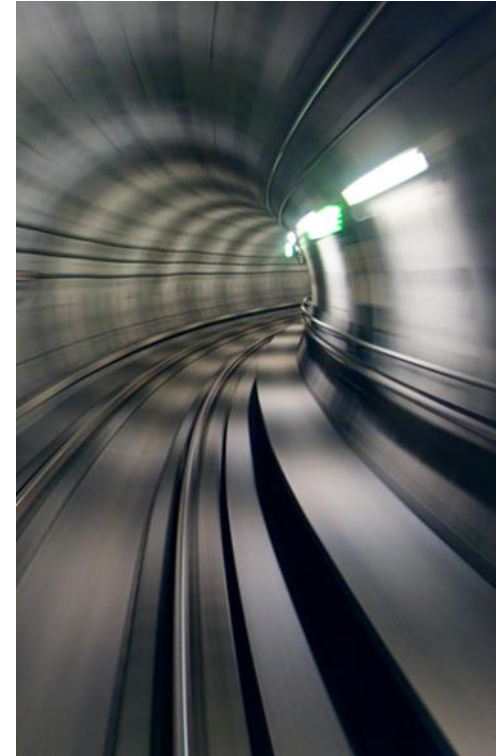


# The Danish Cadastral System

## Basic organization

- The Danish cadastral system is organized as a **title system**
  - Titles are registered in the land register based on cadastral identification / registration
- **Public-private-partnership**
  - **The Danish Geodata Agency** – state authority for registration of real property and overall responsibility for the cadastral system including licensing chartered surveyors.
  - **Practicing chartered surveyors** – a regulated profession. Cadastral work may only be performed by practising chartered surveyors and their assistants who are licensed chartered surveyors.

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**The Cadastral Process**  
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# The Cadastral Process

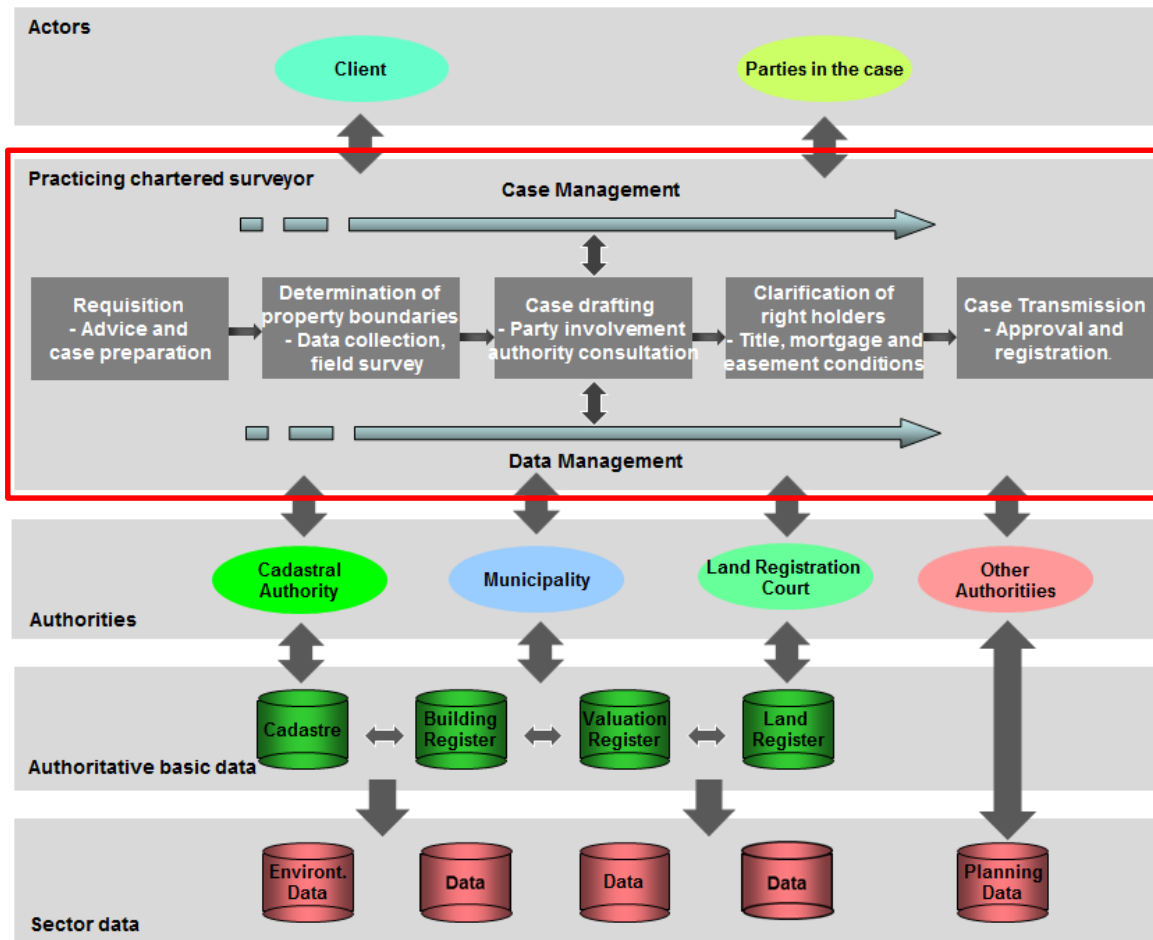
## Basic characteristics

- **Public-private cooperation model**
  - **The Danish Geodata Agency** – Data distribution, control, approval, registration of property changes in the cadaster
  - **Practising chartered surveyors** – Preparing and submitting property formation and changes for registration in the cadaster in a full digital process
- **Cadastral work**
  - Includes definition and determination of boundaries and preparation of the documents necessary for registration of private property and cadastral changes
- **Consideration for third parties**
  - Property formation and boundary determination must be done under respect of neighbors, rightholders, regulation

# The Cadastral Process

## Process flow

- A digital process

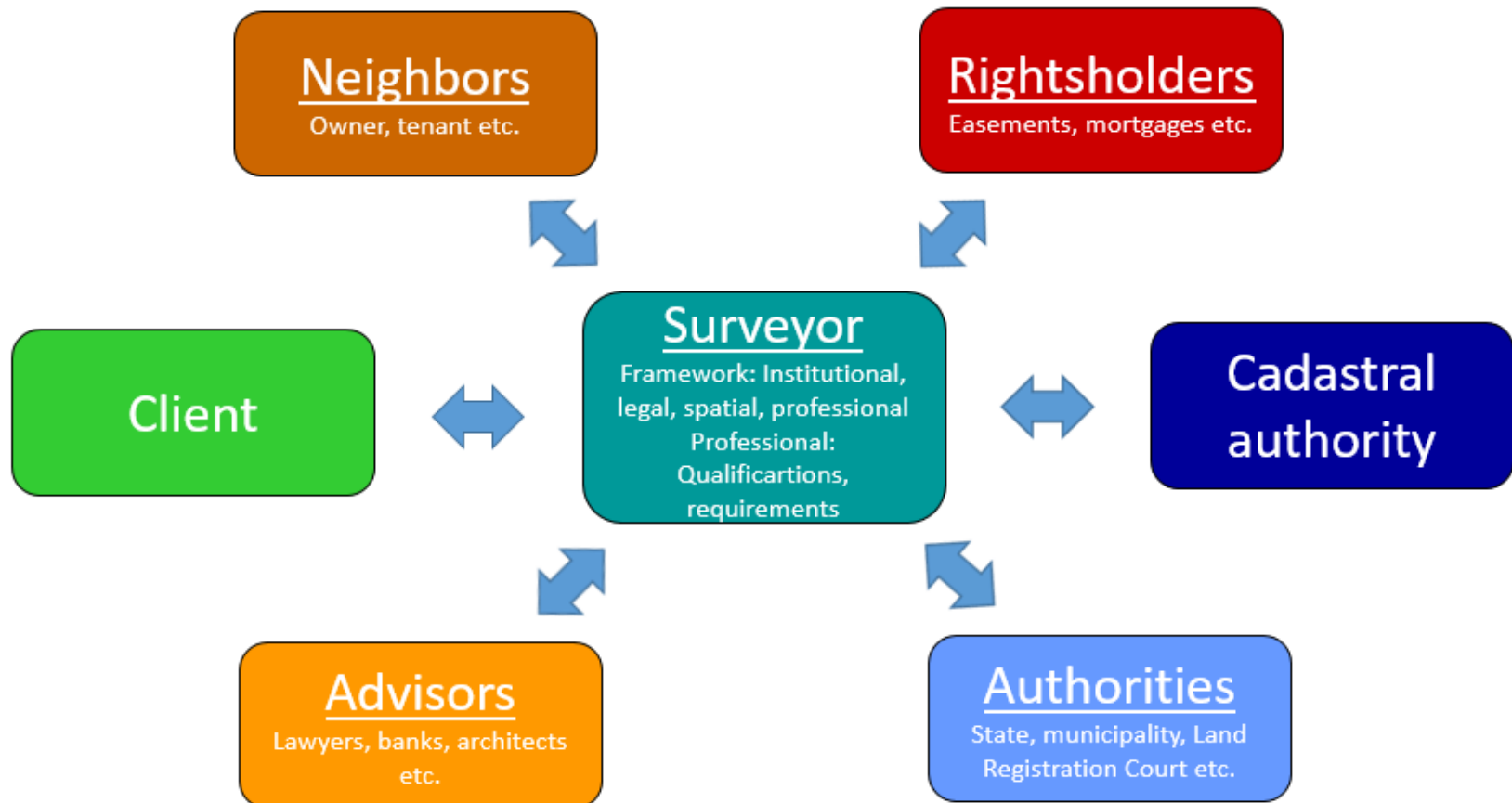


# The Cadastral Process

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Role of the practising chartered surveyor

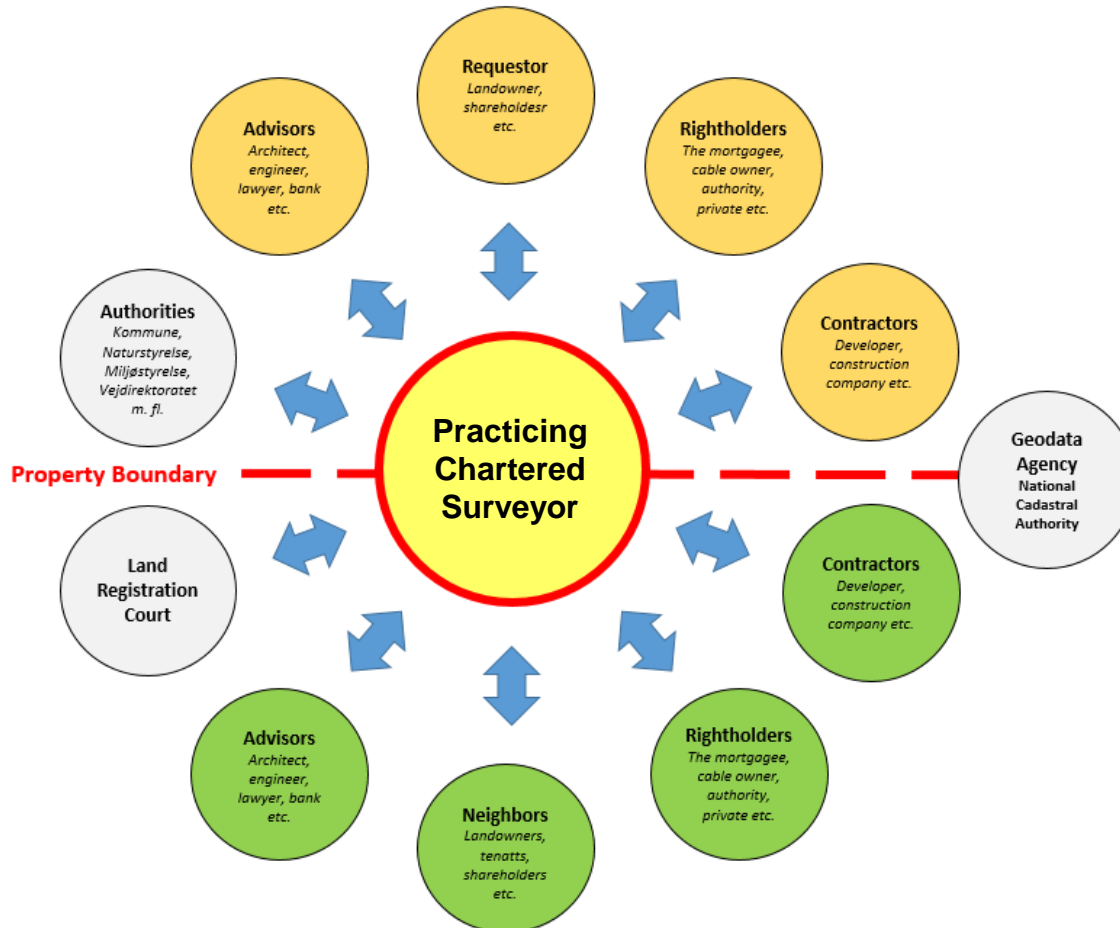
- The "orchestrating" role



# The Cadastral Process

## Role of the practising chartered surveyor

### - The "mediating" role



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**The Practising Chartered Surveyor**  
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# The Practising Chartered Surveyor

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## Licensing

- Chartered Surveyors Act

- Chartered surveyors are **licensed by the Danish Geodata Agency** by application. Anyone has the right to be licensed as a chartered surveyor, provided that they:
  - 1) are of **legal age** and not under guardianship pursuant or under co-guardianship pursuant
  - 2) are not subject to an administration order and have not entered into bankruptcy proceedings,
  - 3) have **obtained the Danish chartered surveying education** – five years University level consisting of a bachelor degree (3B) and master degree (2M) in surveying and cadastral science,
  - 4) have participated, for at least three years (3P) after obtaining the chartered surveying qualification, in the performance of general cadastral work by way of employment with a practising chartered surveyor,



# The Practising Chartered Surveyor

## Legal framework – basic regulation

- Chartered Surveyors Act
  - **Exclusive right** – Cadastral work may only be performed by practising chartered surveyors and their assistants who are licensed chartered surveyors
  - **Sole purpose** – A chartered surveying company must have the sole purpose of performing surveying and cadastral work and related work
  - **Personal responsibility** – A licensed chartered surveyor practising in a chartered surveying company (= practicing chartered surveyor) is personally liable, together with the company, for any claims arising in consequence of assistance provided by the licensed chartered surveyor to a client

# The Practising Chartered Surveyor

## Legal framework – basic regulation

- Chartered Surveyors Act
  - **Ownership regulation** – In a chartered surveying company, at least 51 percent of the company capital and voting rights must be owned by licensed chartered surveyors carrying surveying business in the company
  - **Management regulation** – In a chartered surveying company, the majority of the members of the board of directors and the management board must be licensed chartered surveyors carrying business in the company
  - **Impartiality requirements** – Licensed chartered surveyors may not perform cadastral work concerning a property in cases where the licensed chartered surveyor has a material or any other kind of interests in the property and in the outcome of the case.

# The Practising Chartered Surveyor

## Professional business requirements – legal

- **Obligatory insurance**

- An obligatory professional party insurance defined by State authorities – the Danish Geodata Agency

- **State Board of appeal**

- A penalty board under State authorities – the Danish Geodata Agency – independent from the surveyor's organization, to settle complaints about the surveyor's work.

- Have the power to periodically or permanently revoke the license to provide cadastral work

# The Practising Chartered Surveyor

## Professional qualifications and requirements – legal

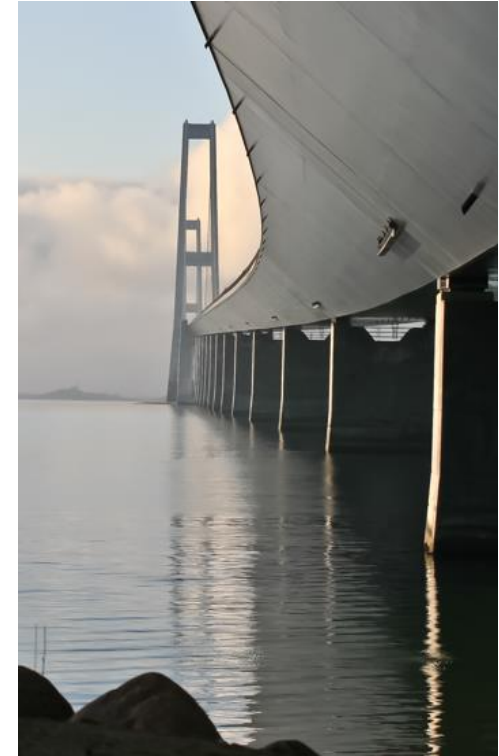
- **Academic education**

- 5 Years on University level consisting of a bachelor degree (3B) and master degree (2M) in surveying and cadastral science.  
Aalborg University

- **Professional practice**

- At least three years performing general cadastral work in a chartered surveying company or in a cadastral administration doing cadastral work, undergoing further education

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**The Professional Organizations**  
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## The Professional Organizations

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### The Danish Association of Chartered Surveyors (DdL)

(professional association for personal membership of chartered surveyors)

#### - Mission

- Promoting and strengthening unity between surveyors
- Handles professional, economic and social interests of the surveying profession

#### - Strategic objectives

- Ensure members good salaries, recruitment and professional conditions
- Affect the development of the surveying professional professional areas
- Argue for the societal importance for the surveying scientific education and the scientific research importance
- Work for members to maintain and develop their professional knowledge

## The Professional Organizations

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The Danish Association of Licensed Surveyors (PLF)  
(professional association for chartered surveying companies)

- **Mission**

- Develop and strengthen the private chartered surveying companies
- Representation of political, professional and business interests

- **Strategic objectives**

- Assure the quality of surveying services
- Ensure lasting business conditions
- Ensure the professional and business skills
- Strengthen the competitiveness of the private chartered surveying companies

## The Professional Organizations

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### Self-regulation – responsibility

- **Disciplinary Board (DdL)**
  - An appealing committee providing advisory opinions and guidelines on professional matters and defining the “Bonus Pater professional”
- **Remuneration Board (PLF)**
  - An appealing committee providing advisory opinions and guidelines on matters dealing with complaints about remuneration
- **Ethical codes (DdL)**
  - A national ethical code “Statutes of Surveying” as guideline for the surveyor’s work



## The Professional Organizations



### Self-regulation – responsibility

- **Continuing Professional Development** (DdL + PLF)
  - Not compulsory but de facto. Recommendation 37 hours per year – professional training, knowledge sharing and dissemination
- **Further education – competence development** (DdL + PLF)
  - Course development and course activities
  - Professional meetings, seminars, professional magazine

# The Professional Organizations



## Responsibility

- **Representation of interests**
  - **Recipient Panel** the surveying education (DdL + PLF) – development of surveying education and recruitment
  - **Consultation Part** (DdL + PLF) – consultation party by legal and regulatory changes in a number of relevant areas of law
  - **Network, P/A** (DdL + PLF) – participation and working with relevant authorities, stakeholders, industries etc.
  - **Branding** (DdL + PLF) – visibility of the profession and recruitment
  - **Professional Business Solutions** (PLF) - developing and strengthening the cadastral business, chartered surveying companies

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**Final Remarks**  
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## Final Remarks

### The Danish Cadastral System / process

- **Characteristics**
  - Authoritative basic data
  - Public-private cooperation model
  - Regulated professions – licensed chartered surveyors
  - Care of interests of third parties - owners, rights holders etc.
  - Contestable business area
  
- **Benefits**
  - Holistic process
  - Conflict prevention process
  - Credible and transparent registry / system / process
  
- **“Dividends”**
  - Security in property transactions and property management
  - A responsible and innovative professional property adviser
  - Cost optimization – process and data

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**Contact**  
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