A NEW MULTIDIMENSIONAL INFORMATION SYSTEM INTRODUCED IN SWEDEN

Göran Eriksson
The National Land Survey of Sweden

The 3D Cadastre came into force in Sweden on January 1st 2004

The Land Law
The Real Property Formation Act
The Joint Facility Act
The Real Property Register

Multi-dimensional regulations

✔ 3D real properties and multi-dimensional space
✔ A closed figure that is defined in the X, Y and Z directions
✔ Must contain, or be destined to contain, a building or some other facility
✔ Created through a cadastral procedure
✔ Suitability conditions that must be satisfied:
  ▪ better management
  ▪ facilitate construction and financing
  ▪ does not result in disruption of the property division
  ▪ at least five apartments

The need for forming 3D units

✔ More efficient use of real property in inner city areas:
  – Existing buildings can be extended by adding a storey
  – Dwelling units can be built above a railway line
✔ More efficient use of publicly owned land by creating underground facilities:
  – Garages, archives, assembly halls
✔ 3D can help clarify ownership situation and legal rights between different parties
✔ Tunnels, stations, railway bridges and roads

The need for 3D property formation

✔ Reforming tenant-owner associations that also include commercial premises
✔ Making use of unused underground shelters for alternative purposes
✔ Securing ownership rights for major underground structures for electricity and telecommunications
✔ Separating ownership of inner city property units to stimulate introduction of new activities in the city
"The first ten"......

- Stanstorp 1:192, Staffanstorp
- Gamla Staden 7:102-4, Helsingborg
- Sör Romme 40 6, Borlänge
- Turning Torso, Malmö
- Kv Bangården, Linköping
- Kv Örnen, Lidköping
- Kv Grinden, Stockholm
- Bageriet 18 & 31, Sundbyberg
- Apoteket 21, Sundbyberg

Magnoliagården, Staffanstorp

Turning Torso, Malmö

Kv Grinden, Stockholm

Kv Örnen, Lidköping
Demand during 2004:

✔ 21 cadastral procedures completed
✔ 30 in progress
✔ 75-100 projects in 2005
✔ Large interest for 3D property formation
✔ Successive increase
✔ “A new way of thinking and a new way of looking at problem solving”