

ELRA an inspiration for the development of the land register

Land registration in Sweden
24-25 May 2023



David Fridh

Lantmäteriet is the Swedish mapping, cadastral and land registration authority

We secure ownership and rights to all immovable properties in Sweden

This contributes to secure ownership and a well functioning credit market

We are located in 9 municipalities around Sweden and have 300 employees

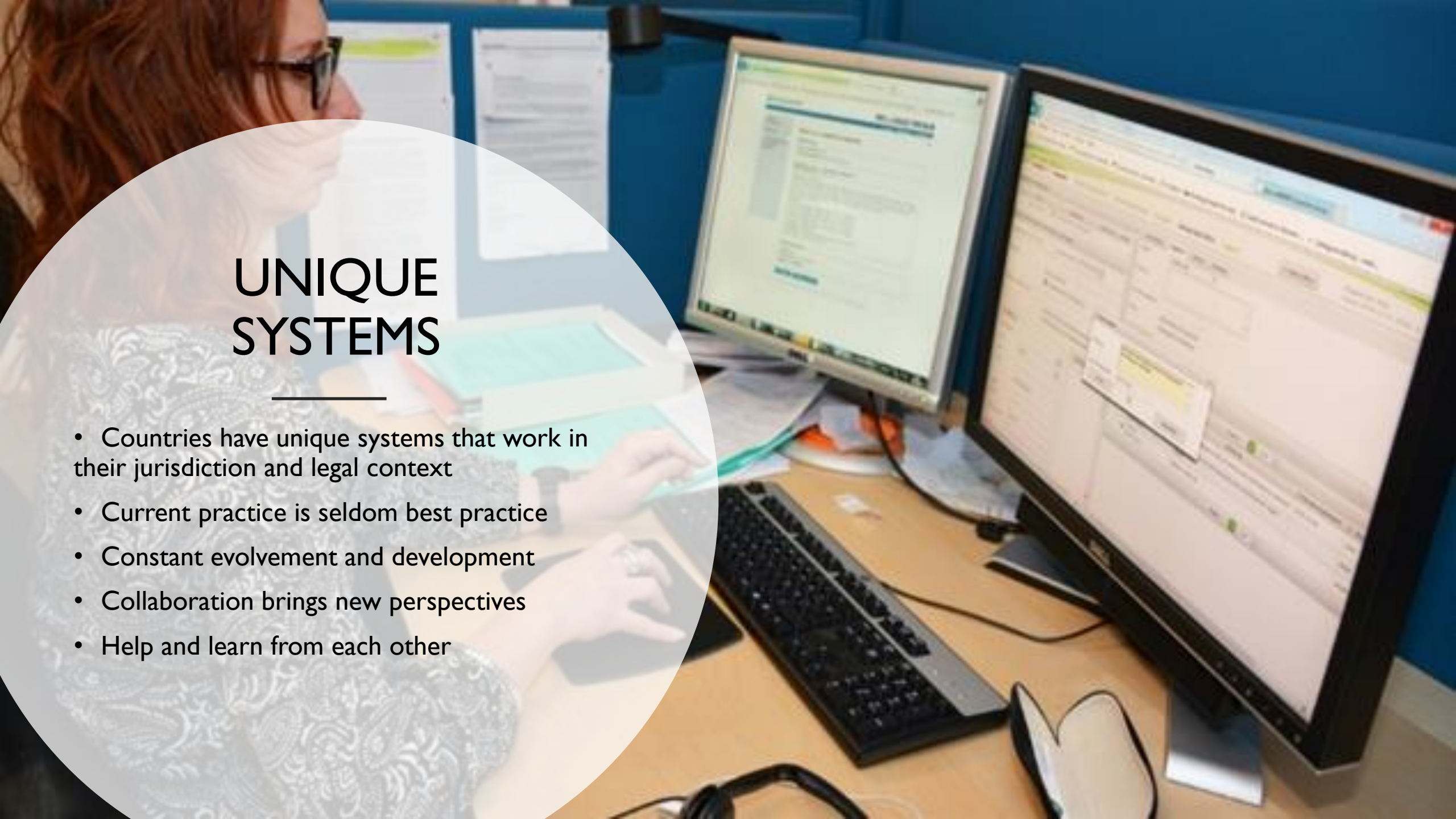


WHO DOES WHAT?

- No notaries
- The parties may draw up the legal documents themselves
- Application for registration can be made by the applicant personally
- Most applications are made by banks as representatives for the applicants
- Especially if the buyer needs a loan
- Land registration authority performs a mainly formal control
- No ID-control and no required permit for foreigners
- One formal procedure



Registering property			
Procedures (number)	Georgia; Norway; Portugal; Sweden	1	13 ^a
Time (days)	Georgia; New Zealand	1	210 ^b
Cost (% of property value)	Saudi Arabia	0.0	15.0 ^b
Quality of land administration index (0–30)	No economy has reached the best performance yet.	30	0 ^d

A woman with long brown hair and glasses is sitting at a desk, looking at two computer monitors. The desk is cluttered with papers, a keyboard, and a mouse. The background is a blue wall. A large, semi-transparent white circle is overlaid on the left side of the image, containing the text 'UNIQUE SYSTEMS' and a list of bullet points.

UNIQUE SYSTEMS

- Countries have unique systems that work in their jurisdiction and legal context
- Current practice is seldom best practice
- Constant evolvement and development
- Collaboration brings new perspectives
- Help and learn from each other

Swedish land registration and ELRA



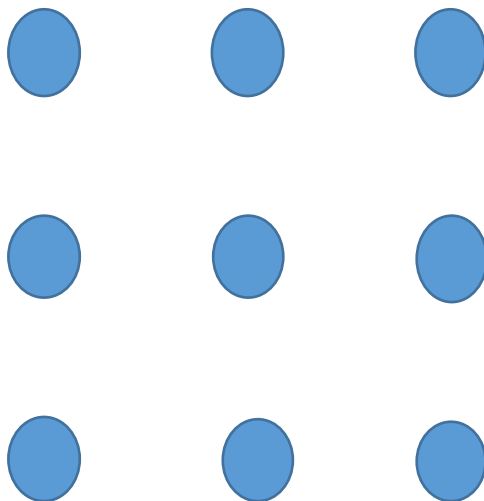
Fastigheter – äga och ändra

→ Vill du bilda en ny fastighet, ändra en befintlig eller klargöra var gränsen går?

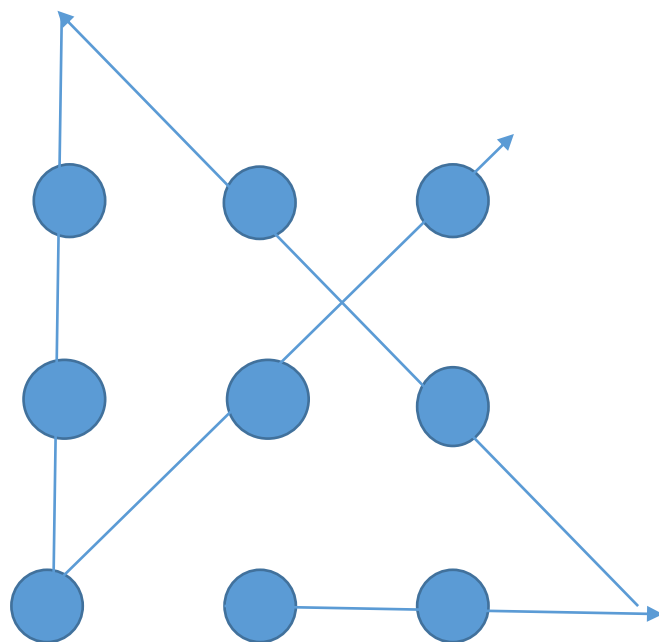
Se vår film som bland annat berättar om när en lantmäteriförrättning kan vara aktuell, och hur processen går till.



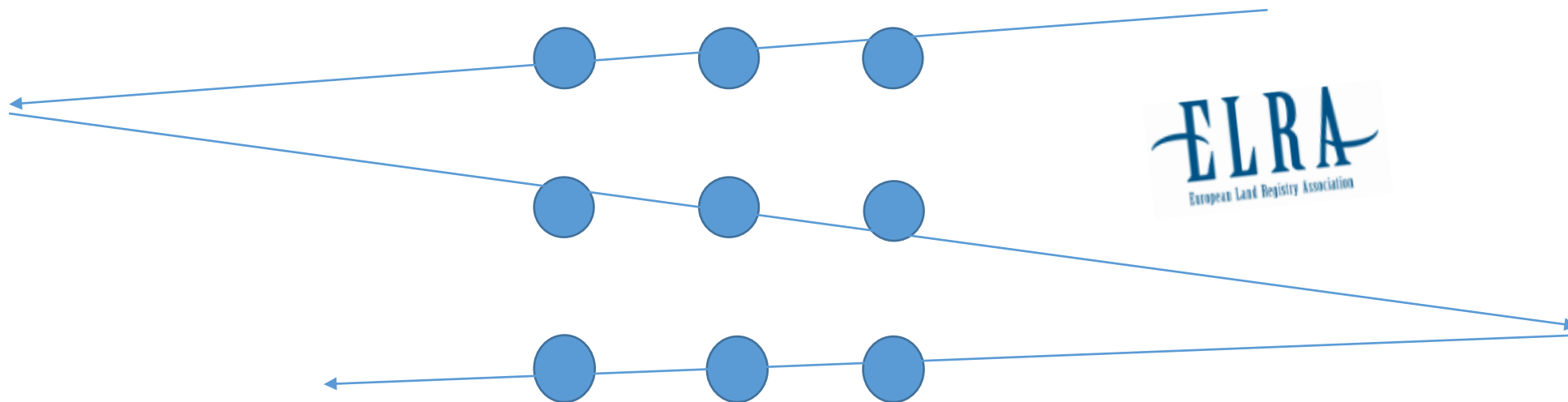
Think outside the box



Think outside the box



Think outside the box



Environmental information

In 2021, I participated in a meeting about climate adaptation and legislation that affect Lantmäteriet

There is little information about the environment in the land register today

I mentioned ELRA's discussions in various ELRN - workshops and IMOLA - workshops

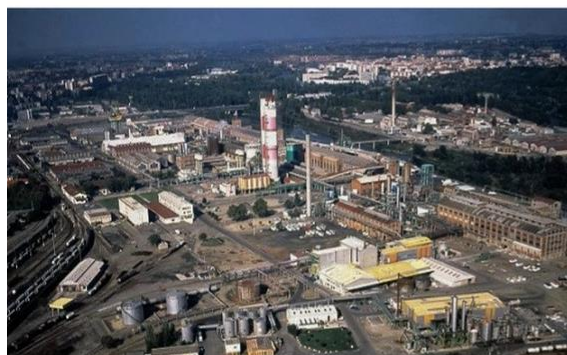
And what role the land register could play

LRI and public limitations: coastline policies



Baseline condition

After the accident



Before



After



Environmental rights of citizens

Access to environmental information

Public participation on environmental decision-making

Access to justice

Result

A pre-study about information in the land register concerning risks of natural disasters such as landslides, flooding etc.

A pilot where Lantäteriet and other Swedish authorities discuss if and how environmental information could be gathered and centralized in the future

What would the benefits be if there were information about these kind of risks in the Swedish land register

Crime prevention



GREAT ECONOMIC VALUES

All transfers regarding immovable properties in Sweden are handled in Lantmäteriet's systems

- Sweden's immovable properties are valued at 1,61 trillion euro
- About 1/3 of all moneylaundering in Sweden is estimated to be connected with immovable properties



CURRENT STATUS

- Lantmäteriet has no crime preventing tasks or obligations today
- We are since 2022 one of several networking authorities, collaborating with the Swedish police
- Lantmäteriet participates in different state investigations on the subject
- An increased focus on Lantmäteriets information and how it can contribute in crime investigations and crime prevention
- We have taken part in a few pilot activities with the police

GOVERNMENT ASSIGNMENT - FI2022 / 02443

The government has assigned Lantmäteriet to investigate

- If and how the authority, based on current technical and legal conditions, can contribute to prevent and counteract crime that is connected with immovable properties, for example money laundering, fraud and organized crime
- What measures the authority could take if the legal and technical conditions were changed
- The assigned investigation ends by the 31st of May 2023
- ELRA has been an inspiration



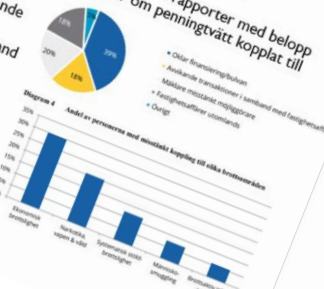
IMOLA III
Eleventh seminar
AML Patterns: Practical vision
October 25th, 2021
Jesus Camy



...RIS
...early cancellation and amount repaid
...percentage for large assignment of
...pping

PENNINGTVÄTT M.M. VIA FASTIGHETSÄFFÄRER

- Omfattning:** Under mars-okt 2020 lämnade bankerna 200 rapporter med belopp för totalt över en miljard kronor avseende misstankar om penningtvätt kopplat till fastighetsmarknaden.
- Tillvägagångssätt:** Misstankar rörande bolag eller bolagsföreträdare i fastighetsbranschen. Misstankar i samband med köp eller försäljning av fastigheter.
- rör som utnyttjar sektorn**
ädesvis aktörer som kommit relativt kriminella karriär och utnyttjar sig för att tillgodogöra sig form av ägande av fastigheter.



Reusing ELRD piv...

- Tax heavens
- Suspicious transactions
- Mortgages

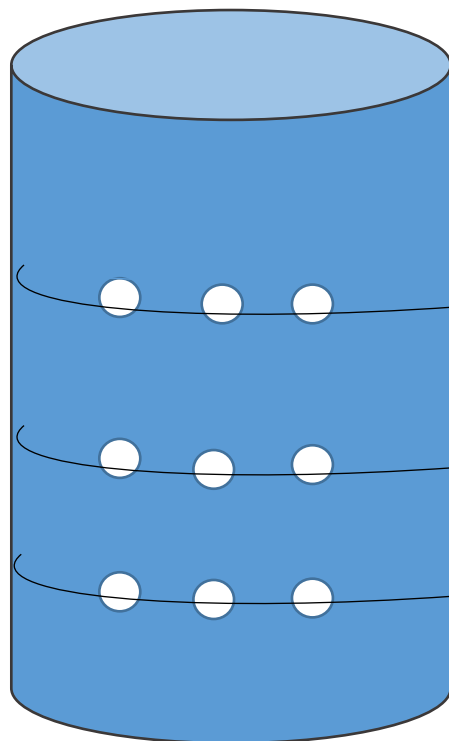
...ying AI:



SOME CONCLUSIONS SO FAR

- Lantmäteriet has information that is valuable for law enforcing agencies as well as crime preventing authorities
- The demand for our information and professional knowledge has increased
- Lantmäteriet wants to take a bigger responsibility in supporting law enforcing and crime preventing authorities
- Legislative measures are required
- Crime prevention should be formal task for Lantmäteriet
- Such a task requires additional funding and resources
- Increased cooperation and united actions are crucial for success
- ELRA is mentioned in the report
- Sweden now tries to inspire our nordic countries (Nordic collaboration)

Learn together and evolve



Together we are Europe