



NLS
NATIONAL
LAND SURVEY
OF FINLAND

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THE LIFE CYCLE OF A PARCEL

New process – three winners

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Life cycle of a Parcel: from unseparated parcel to independent property

In this presentation

- National Land Survey of Finland (briefly)
 - cadastre
 - title and mortgage register
- a short history of parcelling in Finland
- About the project: *Life cycle of a parcel* ("MEKA")
 - Results and analysis

National Land Survey of Finland

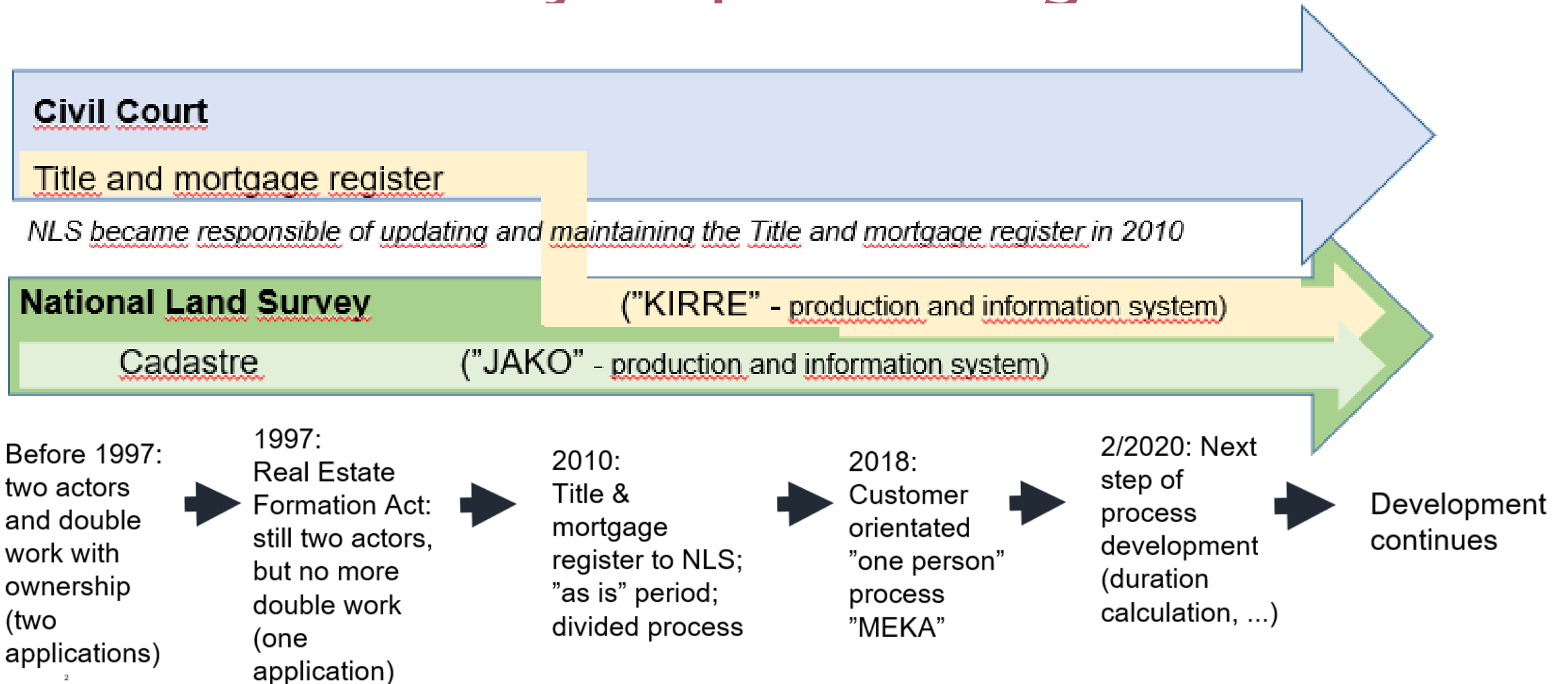
Information about the NLS

We perform cadastral surveys, maintain information about properties and dwellings, handle registrations of title and mortgages, produce map data and promote the research of spatial data.



“The NLS safeguards the land ownership and credit system by maintaining information about properties and housing company shares in its registers and takes care of the registration of ownership and mortgages.”

A short history of parcelling



Life cycle of a Parcel

- In Finland, you can purchase an unseparated parcel, that is a defined area, of an independent property
- The conveyance follows the same provisions of law as the conveyance of an independent property
- The new owner must apply for registration of ownership of the parcel after the purchase. NLS updates the ownership to the *Title and mortgage register*.
- Then a parcelling is automatically initiated, where the parcel will form an independent property that will be registered in *Cadastre* by the NLS



Life cycle of a Parcel

The previous process was divided into several parts – mostly for historical reasons

- Although after 2010 the work was done entirely at NLS, it was processed by five different people from three different departments -> it meant that the process had to be developed in line with Lean principles

New process: from the beginning of 2018 the process of parcel life cycle was simplified so that the surveyor performs all the steps of the process:

- Registration of the ownership, mortgages (*Title and mortgage register*),
- Cadastral survey meeting, necessary field work, boundaries, easements
- Registration of the new real estate (*Cadastre*)
- Documents to customer

Life cycle of a Parcel

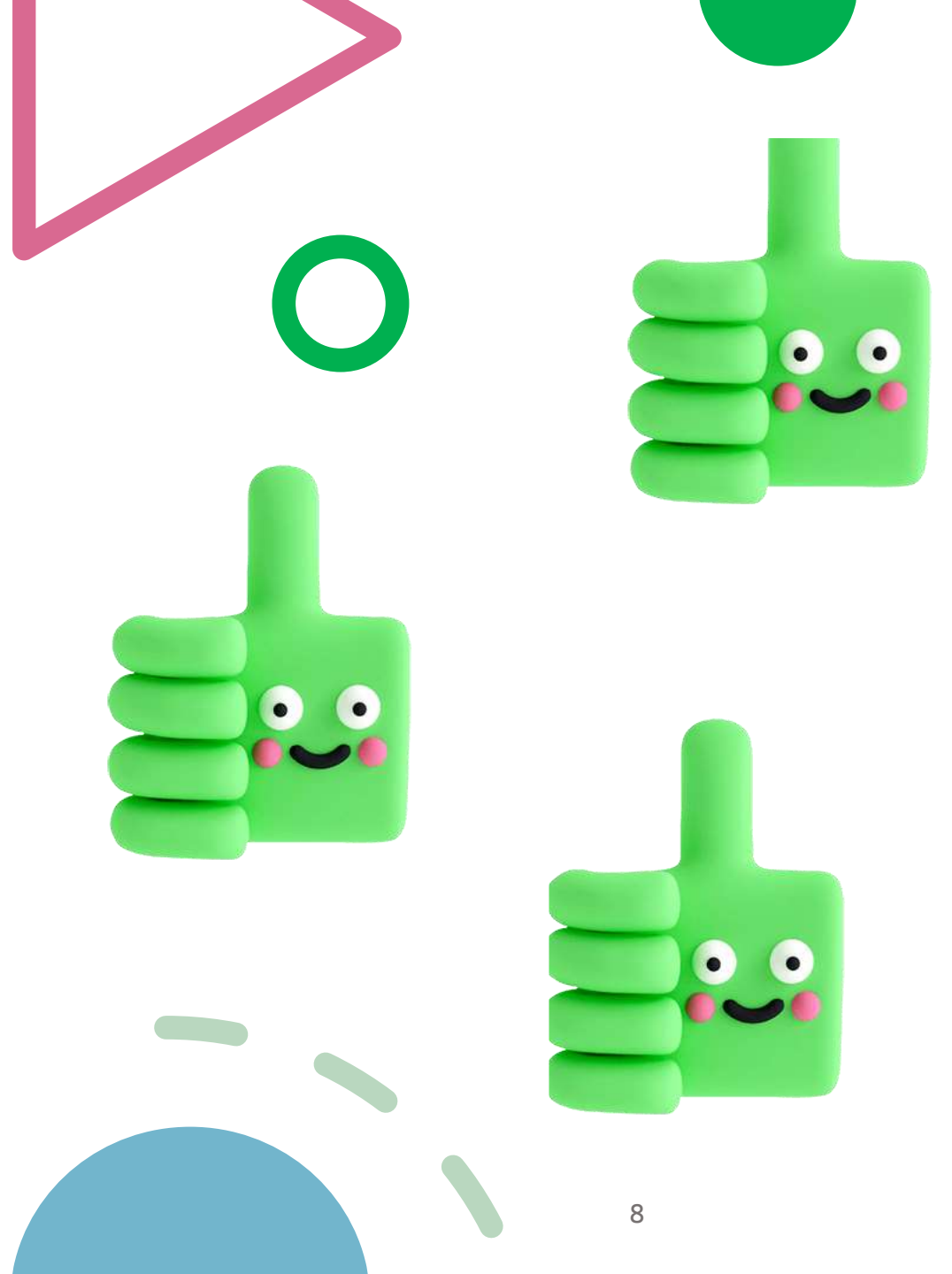
Preconditions for change (in general)

- Transparent process
- All actions are traceable
- Public trust for civil servants
- No corruption
- Clear legislation
- The information in the registers is reliable, up-to-date and comprehensive
- Employees have a sufficiently high level of basic education
 - In Finland Bachelor's degree in surveying technology, graduated from University of Applied Science

Life cycle of a Parcel

What has been achieved?

- **1. The customer wins**
 - One-stop-shop principle, dealing with one person
 - Just one application is enough to handle the whole process.
 - The case can also be handled automatically without an application (Property Transaction Service).
 - The customer knows from the beginning who is dealing with their case
 - Faster processing and lower costs



Life cycle of a Parcel

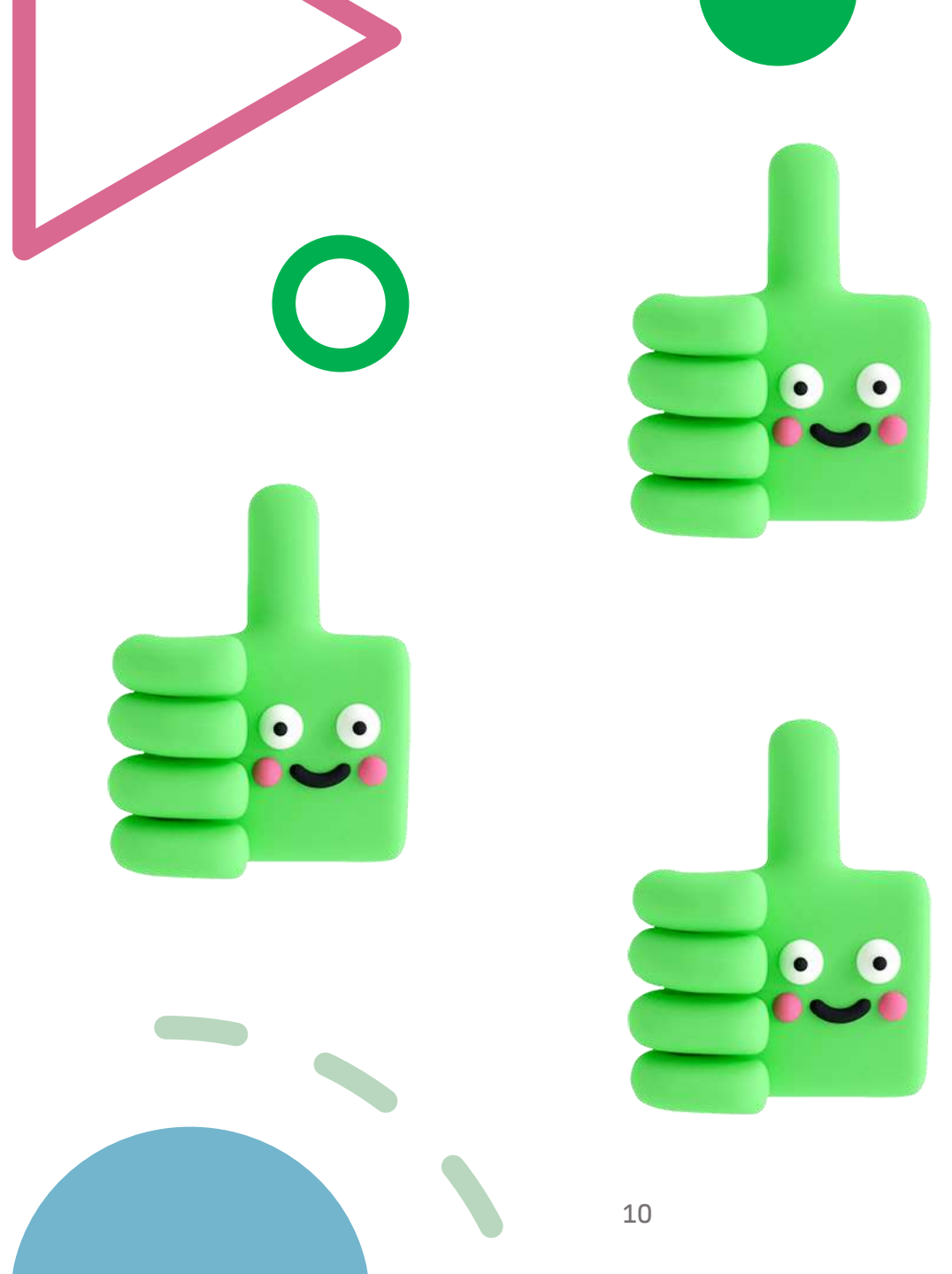
What has been achieved?

- **2. The employee wins**
 - A wider area of expertise than before – competence in property conveyance and registration of ownership in addition to surveying
 - Training provided by the employer
 - More meaningful work
 - Productive work in the winter, when fieldwork is difficult or impossible

Life cycle of a Parcel

What has been achieved?

- **3. The National Land Survey wins**
 - More experts – easier to respond to variations in demand
 - Lower costs
 - Faster process – faster updating of information in the registers
 - The process defined as a whole, is easier to develop and compare with the customer's process
 - the customer's needs are easier to consider
 - Lean competence growth



Change in efficiency of the process

Results

- 2018 was the first year in which the new process was applied
- Competence of personnel has grown in line with the goal

Year	Registrations of ownerships			Parcelling		
	Total numbers (pieces)	Efficiency (pieces/work day)	Duration (month, med.)	Duration (month, med.)	Duration of whole process (month, med.)	Efficiency (workday / pieces)
2017			1,2	4,9	6,1	3,4
2018	21886	2,5	1,0	5	6	3,3
2019	19233	3,0	0,8	5,1	5,9	3,4
2020*	20359	3,2	----	----	5,9*	3,4
				Source: JOHI / 402000 MM	*Corona	Source: JOHI / 4020022 Perustoimitukset

Advancing together

