

Parcel Lifecycle: from Unseparated Parcel to Independent Real Estate

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SUMMARY

In Finland, a parcel of an independent property can be owned. This ownership is registered in the title and mortgage register. The parcel can then be mortgaged or used as collateral.

The parcel can be formed into an independent property through parcelling. A registration number, boundaries, encumbrances and rights are defined, and the property is entered into the cadastral register.

Here, the registration and formation processes are called the parcelling process.

In 2018, in Finland adopted a process, whereby the property-forming cadastral surveyor also registers ownership – one person covers the whole parcelling process, following Lean methods.

No similar process is likely to be used anywhere else.

Past

Until 1997, parcelling was completed before the registration of ownership. A surveyor investigated the title before the property was formed. If the title was acceptable, an independent property was formed through parcelling and registered in the cadastral register. Now, the owner could apply for the registration of ownership from a court. The court re-investigated and registered the title. After legal amendments in 1997, the court first granted a title for a parcel – a requirement for parcelling.

In 2010, registrations were transferred to NLS, together with competent personnel. Tasks were placed unchanged into a separate process within NLS, and the registration data system was

updated.

Then, NLS covered the entire parcelling process, without achieving full synergy benefits: processes were separate and information was exchanged, e.g., via email. One parcelling process involved five employees from three separate NLS processes.

MEKA (Parcel lifecycle) project was launched in 2017 to achieve changes, and the process was changed in early 2018. Now, the parcelling surveyor covers all parcelling stages, apart from execution.

This change did not start from scratch. Some cadastral surveyors had acquired experience in registrations during the winter. The new process was also tested, accelerating the change.

Surveyors required extensive training, provided in December 2017. Trained surveyors started by settling property title applications, assisted by registering personnel – combining theoretical and practical training.

Advanced training is provided annually during the winter. Currently, the course can be completed independently online. All parcelling surveyors need to complete the course and final test.

Present

Competence is well under control. Normal title and mortgage applications are routines to most parcelling surveyors.

Instead, process-related changes have involved problems. How to productively control a process, which now includes ownership rights and mortgages? Energy levels of surveyors have also been tested.

MEKA2 project was launched to monitor and support process changes and test different practices, including direct communication, team activities, customer contact and optimal processes.

The process will be streamlined, with parcelling started together with title applications. New electronic services and laws will also be developed.

Results

- o Satisfied customers -> only one surveyor

- o Up-to-date registers, faster process, Lean

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methodology

- o Improved cost effectiveness
- o Cadastral surveyors help during the busiest seasons
- o Productive work for surveyors during the winter
- o Broader competence → more meaningful work

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