

Securing Land Rights for Broadband - Land Acquisition for Utilities in Sweden



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Digital Agenda for Europe

- Better exploit the potential of information and communication technologies
- Fast and ultra-fast Internet access for all



Sweden

- Area: 450,000 square kilometers
- Population: 9 million
- 85% urban, 15% rural

- Goal for 2020: 90% of all households and businesses should have access to broadband at minimum speed 100 Mbps

Considerations for choosing way of securing land

- Where and how to build the network?
- Who to own and maintain the network?
- Any existing agreements?
- ...
- **Contractual right or decision by Cadastral authority?**

Three ways of land acquisition

1. Usufruct (right of user)
2. Utility easement
3. Joint facility

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The logo for Lantmäteriet, featuring a horizontal line with red and white segments.

1. Usufruct (right of user)

- Company establishing broadband
- No involvement of any authority
- Contractual right (voluntary agreement)
- Oral or written form
- Valid for 25 years in planned areas, otherwise 50 years
- Optional entry in the Real Property Register

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Cadastral authorities in Sweden

- State or municipal authorities – no private cadastral surveyors
- Acting impartially, considering all interests
- Subdividing land, securing land rights etc. through cadastral procedure – official rights
- Updating the Real Property Register

2. Utility easement

- Company establishing broadband
- Cadastral procedure – Cadastral authority
- Coercive measure (if no agreement)
- Official right
- Unlimited in time
- Compensation according to Expropriation Act (if no agreement)
- Entry in the Real Property Register

3. Joint facility

- Group of property owners building and managing their own broadband utility
- Cadastral procedure – Cadastral authority
- Official right – all properties having shares
- Unlimited in time
- Entry in the Real Property Register
- Joint property association may be formed

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