



REPUBLIC OF ESTONIA  
LAND BOARD



## The Activities of the Land Board for Supporting Sustainable Land Use

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## Estonian Land Board (ELB) – SDI



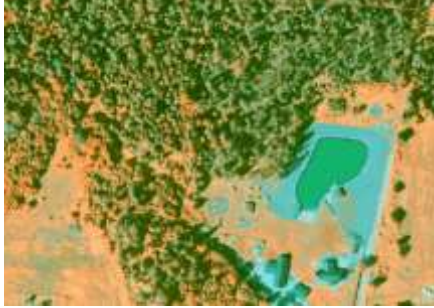
Open Data  
Free Access  
Online  
Mobile

Experience &  
objectivity  
Innovation  
Inclusion & openness



Trust  
Rights  
Rules  
Information

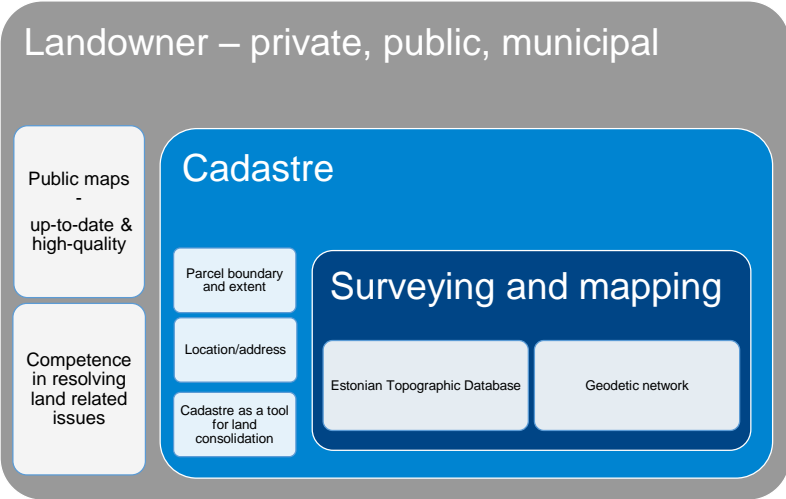
ELB – Geoportals (altogether 66 active services)



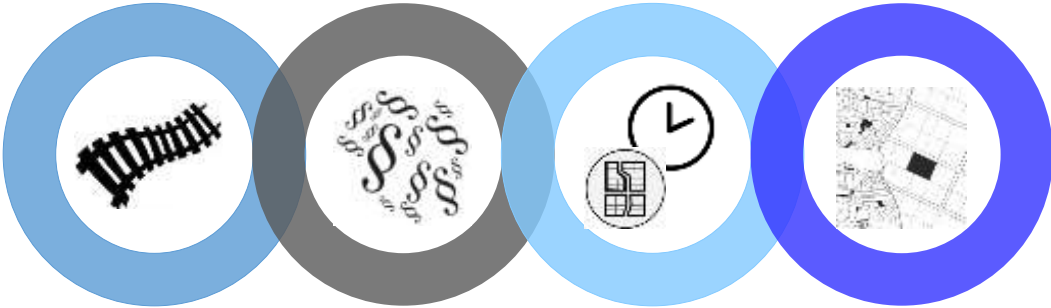
*„We have a very good cooperation with the LB, which has a very good airplane with a camera that produces high-quality and accurate orthophotos from all over Estonia, including all the agricultural fields. It's so precise that one old woman thanked me for having found the lost potato bucket with the help of the photo!“*  
J. Kallas, DG, Estonian ARIB, „Maa Elu“, 15 Nov. 2018

ELB – Land Information

Landowner – private, public, municipal



## Activities and Challenges



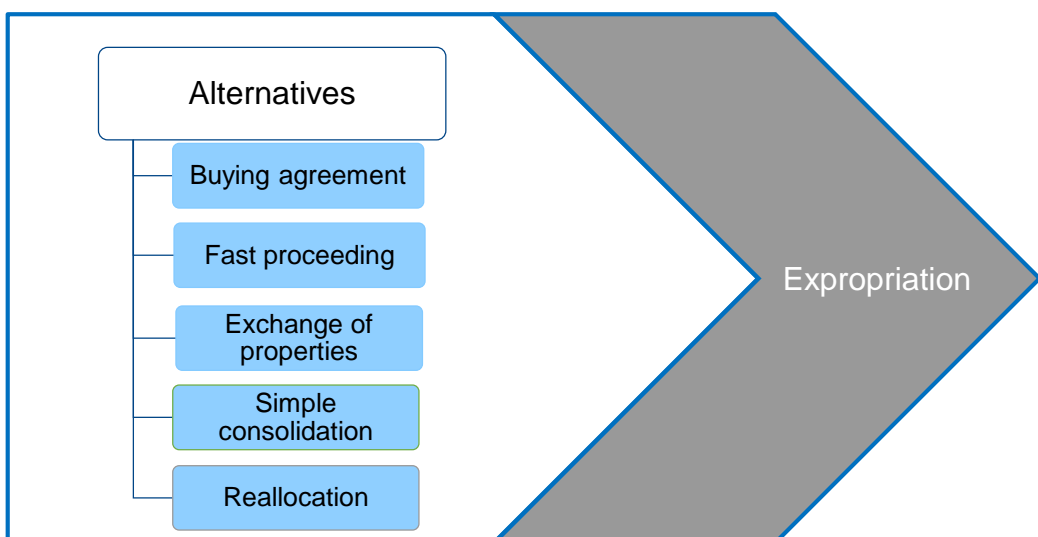
Acquisition of land for Rail Baltic is responsibility of the LB.

Law amendments 01.07.2018;  
Land acquisition;  
Land consolidation;  
Land surveying;  
Land cadastre.

845 land parcels, 1231 ha, incl.:  
609 private, 563 ha  
163 public, 654 ha  
73 municipal, 14 ha

IT based processes widely in use;  
New IT solutions related to amended laws.

## Land Acquisition



Expropriation

Buying agreement

Loss of residency

Compensation for participating

Motivational fee

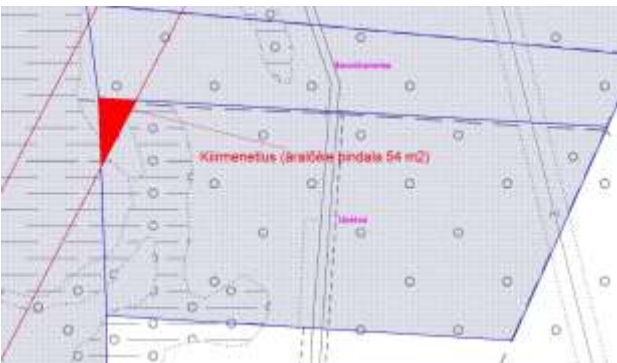
Loss of residency

Compensation for participating

## Land Acquisition – additional options

- Motivational fee - 20% of value, between  $> 0,8$  &  $< 50$  monthly salary (statistics)
- Compensation for the loss of residency - 10% of the property value
- Compensation for participating in process - 2 days pay

## Land Acquisition – Fast Proceeding



- ✓ In case of very small cuts a fixed fee is offered
- ✓ No valuation is performed
- ✓ Compensation =  $0,3 \times$  monthly salary + motivational fee  $0,8 \times$  monthly salary



## Land Acquisition – Simple Consolidation



- ✓ Sustainable land use
- ✓ Exchange of parts of properties is based on the agreement between land owners, and the land consolidation plan
- ✓ No separate parcels are formed from the parts to be exchanged
- ✓ For the change of boundaries no notarial authentication is needed

## Land Consolidation in National Interests

Before LC



After LC



- ✓ Sustainable land use
- ✓ ELB is responsible or a person authorised by it
- ✓ Valuation based on current situation
- ✓ Differences in values are compensated in money
- ✓ Reallocation plan is approved by the ELB
- ✓ The state ensures the financing
- ✓ The ELB can initiate consolidation in national interests

## Digital Cadastral Map

Archival material



An extract from the cadastre



## Digital Cadastre



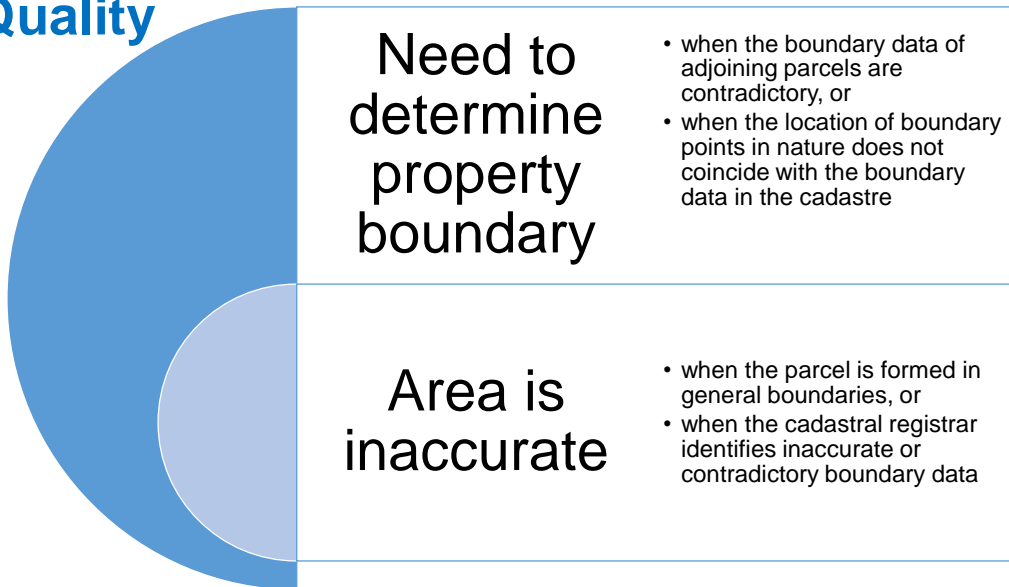
- ✓ Parcel boundaries must be up to date and in line with the situation in nature
- ✓ Boundaries running along a natural object are determined from the base map

## Land Surveying – new options

- ✓ Land surveyor marks and surveys only the boundary points to be changed and compiles a boundary report
- ✓ ELB forms new parcels based on land surveying
- ✓ ELB can join and subdivide parcels without land surveying, when no new boundary points have to be marked in nature



## Cadastral Registrar's Notations on Data Quality



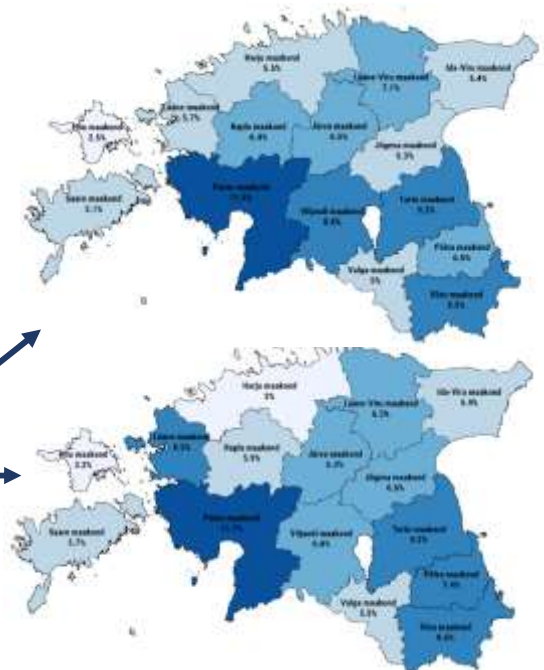
## Digital Cadastre

- ✓ 01 January, 2019 cadastre will align data obtained from different surveys for one boundary point
- ✓ Cadastre determines the parcel's boundaries, land use/cover types and area by using different survey data and base map



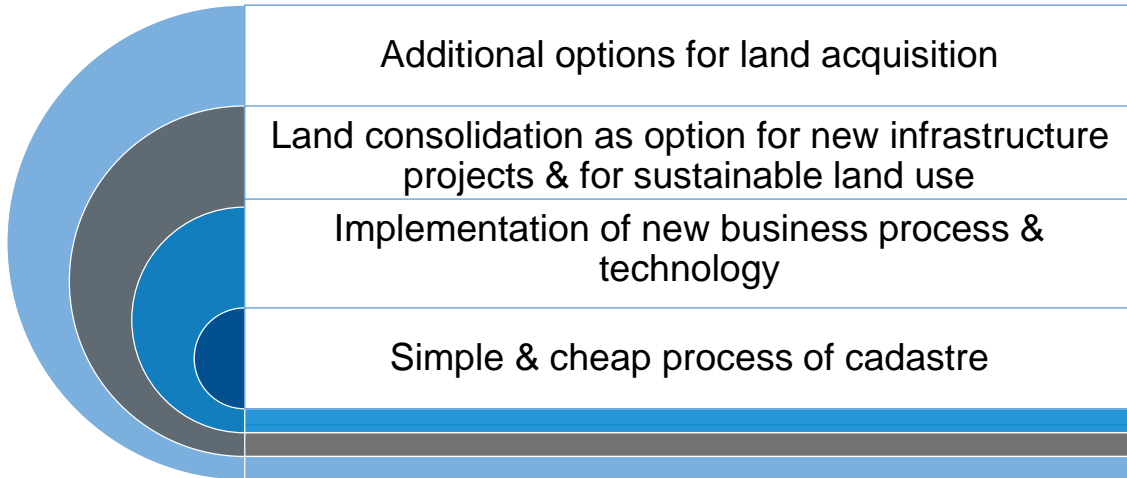
## Correction of the information in cadastre on 01 January 2019

Difference in area	Number of parcels	% of all parcels
0%	410 744	58,4%
0,1-1%	204 058	29,0%
1,1-5%	65 657	9,3%
5,1-...%	23 225	3,3%





## Conclusions



## Youtube - Maa-amet



<https://youtu.be/78pID9nNaXg>



<https://youtu.be/jHw0NPpCTC0>



<https://youtu.be/m9VuoDdX4JQ>



<https://youtu.be/leZ3lfrXN34>



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# Thank you!

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