Comparison of Modeling Property Transactions between Greece and Sweden

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Presentation of the Short-Term Scientific Mission carried out at the Royal Institute of Technology in Stockholm, Sweden, January 10 –14, 2005 within the framework of the COST Action G9
## Comparison between the Swedish and the Greek Property Registration System

<table>
<thead>
<tr>
<th></th>
<th>SWEDEN</th>
<th>GREECE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Formulated Cadastre</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Systems in valid</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>System’s Authorities</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Basic Unit</td>
<td>Land parcel</td>
<td>Owner</td>
</tr>
<tr>
<td>Data</td>
<td>Spatial and descriptive</td>
<td>Mainly Descriptive (topographic diagrams of parcels and land consolidation maps)</td>
</tr>
<tr>
<td>Public Access</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Cover</td>
<td>All land parcels</td>
<td>All kind of acts</td>
</tr>
</tbody>
</table>

**Transcription and Mortgages System**

**Hellenic Cadastre**
Comparison through modelling

Identification of the commonalities and the differences of the procedures that take place, as well as the actors involved.

- Who are the actors involved
- Which is the exact role and the responsibilities of each actor in the whole procedure
- Which actor takes the legal decisions
Case Study

- **The Cases**
  - Sale of a land parcel
  - Subdivision of land parcel into two new parcels

- **The Diagrams (UML)**
  - Use Case Diagram
  - Activity Diagrams
# Actors in the Sale Procedure

<table>
<thead>
<tr>
<th>Actor</th>
<th>Greece</th>
<th>Sweden</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seller</td>
<td>Compulsory</td>
<td>Compulsory</td>
</tr>
<tr>
<td>Buyer</td>
<td>Compulsory</td>
<td>Compulsory</td>
</tr>
<tr>
<td>Real Estate Agency</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Bank</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>House inspector</td>
<td>Does not exist</td>
<td>Optional</td>
</tr>
<tr>
<td>Notary</td>
<td>Compulsory</td>
<td>Optional</td>
</tr>
<tr>
<td>Lawyer</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Mortgage Office</td>
<td>Depends on the system</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Land Registration</td>
<td>Depends on the system</td>
<td>Compulsory</td>
</tr>
<tr>
<td>Surveyor</td>
<td>Depends on the system</td>
<td>Not involved</td>
</tr>
</tbody>
</table>
Comparison of the Sale

- The duration for the completion of the procedure is one day in Sweden and 23 days in Greece.
- The cost of the sale is 3% of the property per capita in Sweden and it rises up to 13.7% in Greece.
- In Sweden the whole procedure is clearly standardised and easily transacted.
- The tax is calculated by the beneficiary in Sweden, while in Greece the notary calculates the parcel value and the taxation office calculates the tax.
- The Hellenic Cadastre and the Greek taxation authority do not cooperate in a basis of a common database or data exchange.
Subdivision use case diagrams

Subdivision – Greece (Cadastral System)

- Application
- Investigation
- Treatment of rights
- Measurement
- Registrar
- Other Authorities
- Notary
- Surveyor
- Cadastral Office

Subdivision – Sweden (Krallik 2005)

- Application
- Investigation
- Treatment of rights
- Measurement
- Official decision
- Registration
- Owner
- Neighbours
- Cadastral authority
- Other authorities

Thessaloniki, Greece
9-11 June 2005

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Comparison of the Subdivision

- The numbering of the land parcels after the subdivision.

- In case of unclear boundaries, the Swedish Cadastral Authority notifies the neighbors. This part is not determined yet in the Hellenic Cadastre.

- If necessary, during the subdivision the cadastral office is cooperating with other authorities (road, environmental or agricultural) in Sweden, while in Greece the cooperation is obligatory by law but in an organizational / administrative level, has not been achieved yet.
Acknowledgements

- Professor Hans Mattson
- Professor Apostolos Arvanitis
- PhD Candidate Marina Vaskovich
- PhD Candidate Aris Sismanidis
- PhD Candidate Jan Kralik
Numbering after the subdivision

Residual property

Husby 15:1

Subdivision Unit

Lot

Husby 15:3

Husby 15:2

Sweden
Numbering after the subdivision

Initial land parcel

190431704003

Greece

190431704020

190431704021

190431704003

190431704020

190431704021

190431704003

190431704020

190431704021

Prefecture

Municipality

Cadastral Land Section

Unity Parcel's Number

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