



# Comparison of Modeling Property Transactions between Greece and Sweden

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# Comparison of Modelling Property Transactions between Greece and Sweden'

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# Comparison between the Swedish and the Greek Property Registration System



	<b>SWEDEN</b>	<b>GREECE</b>	
<b>Formulated Cadastre</b>	Yes	No	
<b>Systems in valid</b>	1	2	
		<b>Transcription and Mortgages System</b>	<b>Hellenic Cadastre</b>
<b>System's Authorities</b>	2	1	1
<b>Basic Unit</b>	Land parcel	Owner	Land Parcel
<b>Data</b>	Spatial and descriptive	Mainly Descriptive (topographic diagrams of parcels and land consolidation maps)	Spatial and descriptive
<b>Public Access</b>	Yes	No	Yes
<b>Cover</b>	All land parcels	All kind of acts	All land parcels



# 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



<b>Actor</b>	<b>Greece</b>	<b>Sweden</b>
<b>Seller</b>	<b>Compulsory</b>	<b>Compulsory</b>
<b>Buyer</b>	<b>Compulsory</b>	<b>Compulsory</b>
<b>Real Estate Agency</b>	<b>Optional</b>	<b>Optional</b>
<b>Bank</b>	<b>Optional</b>	<b>Optional</b>
<b>House inspector</b>	<b>Does not exist</b>	<b>Optional</b>
<b>Notary</b>	<b>Compulsory</b>	<b>Optional</b>
<b>Lawyer</b>	<b>Optional</b>	<b>Optional</b>
<b>Mortgage Office</b>	<b>Depends on the system</b>	<b>Does not exist</b>
<b>Land Registration</b>	<b>Depends on the system</b>	<b>Compulsory</b>
<b>Surveyor</b>	<b>Depends on the system</b>	<b>Not involved</b>



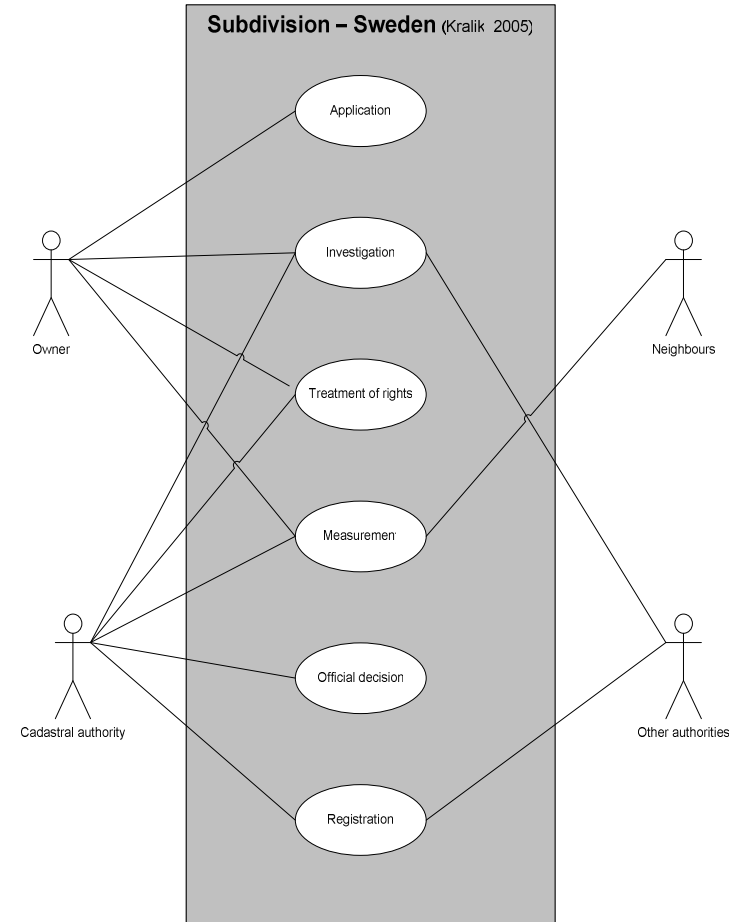
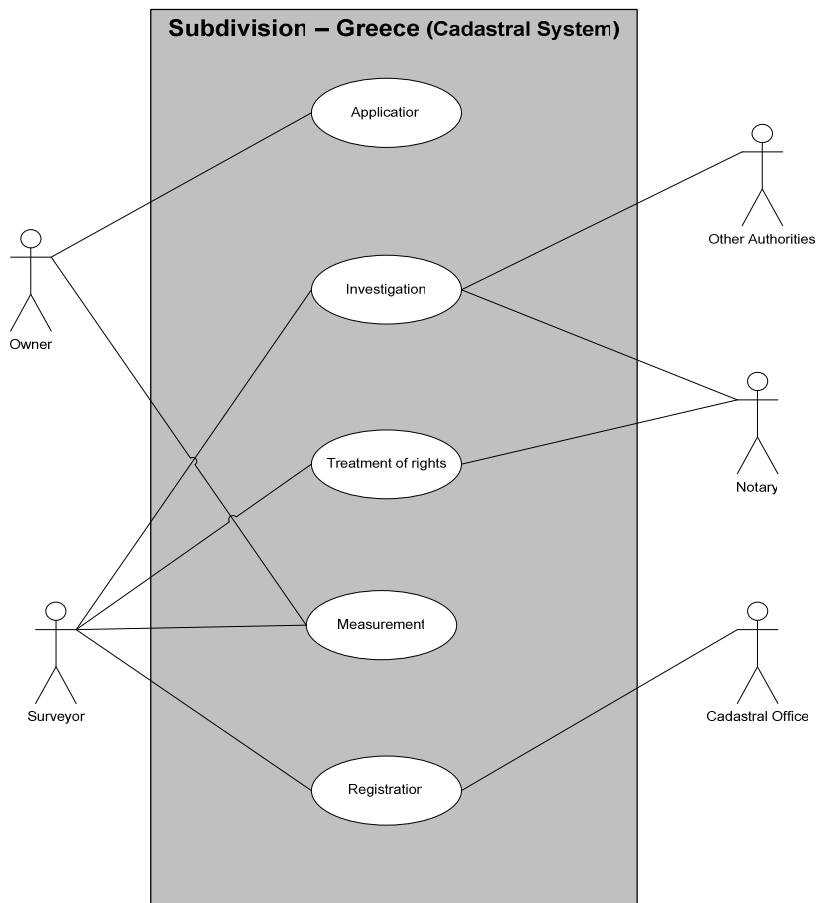
# Comparison of the Sale



- 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







# 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



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- PhD Candidate Jan Kralik



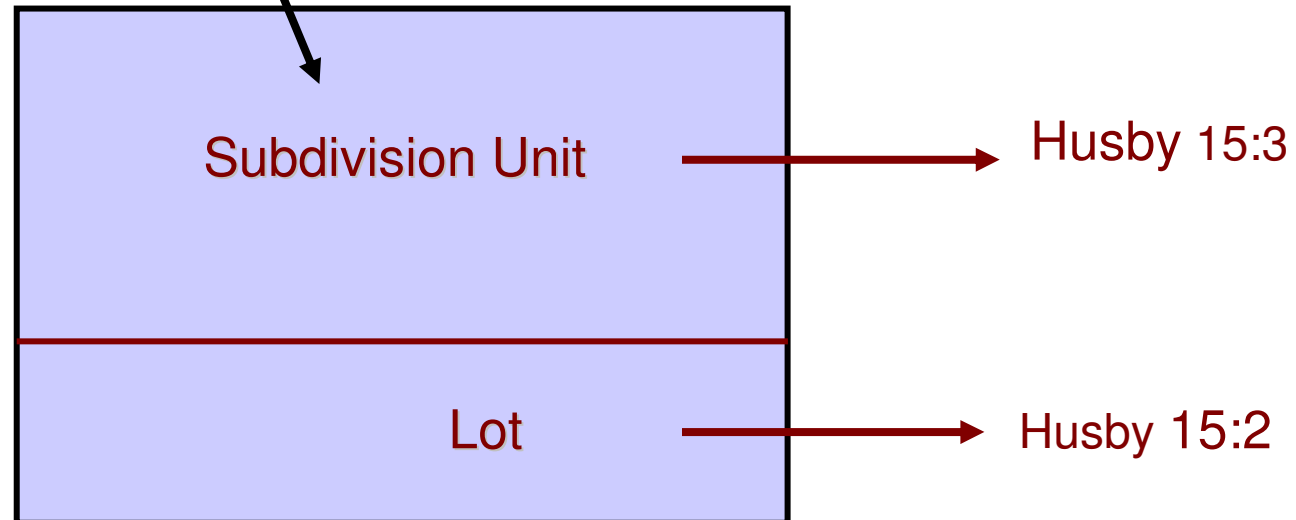
# Numbering after the subdivision



Residual property

**Sweden**

Husby 15:1





# Numbering after the subdivision

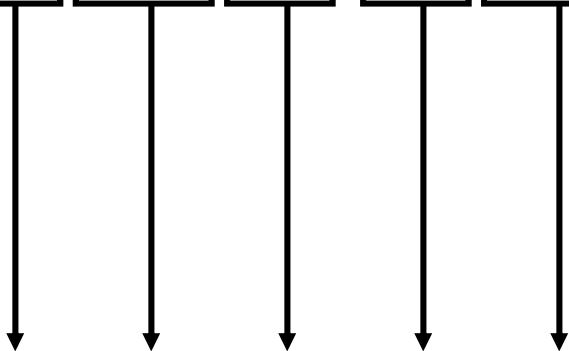


Initial land parcel

190431704003

Greece

19	043	17	04	003
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19 → Prefecture  
043 → Municipality  
17 → Cadastre Section  
04 → Cadastre Unit  
003 → Land Parcel's Number

