



# FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

Presented at the FIG Working Week 2024,  
19-24 May 2024 in Accra, Ghana

## Finnish wind power projects and its legal survey in expropriation procedure

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## Wind Power in Finland

Introduction:

Wind power construction has grown in Finland.

In the year 2019 share of foreign ownership was 31 %.

In June 2023 it was 56 %.

Majority are on-shore wind power.

Offshore wind power are under way.



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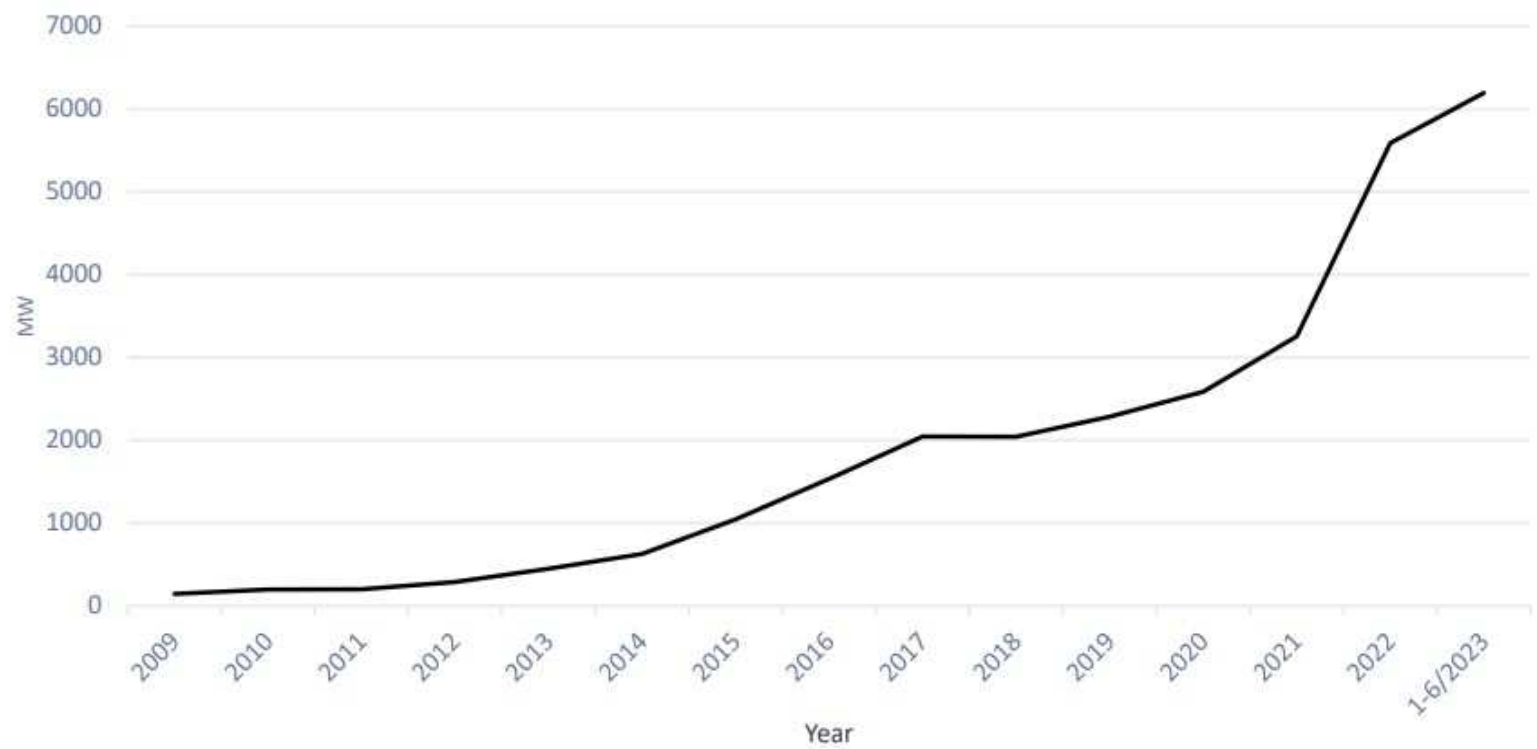
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## Installed cumulative capacity of wind power (MW) in Finland



Reference: FINNISH WIND POWER ASSOCIATION





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## Contracts

- Private landowners own over 60 % of the land area in Finland.
- The state of Finland owns about 30 %.
- 10 % is owned by municipalities, churches, and companies.
- Wind power companies lease the land from private landowners mostly through long-term contracts instead of buying the land.

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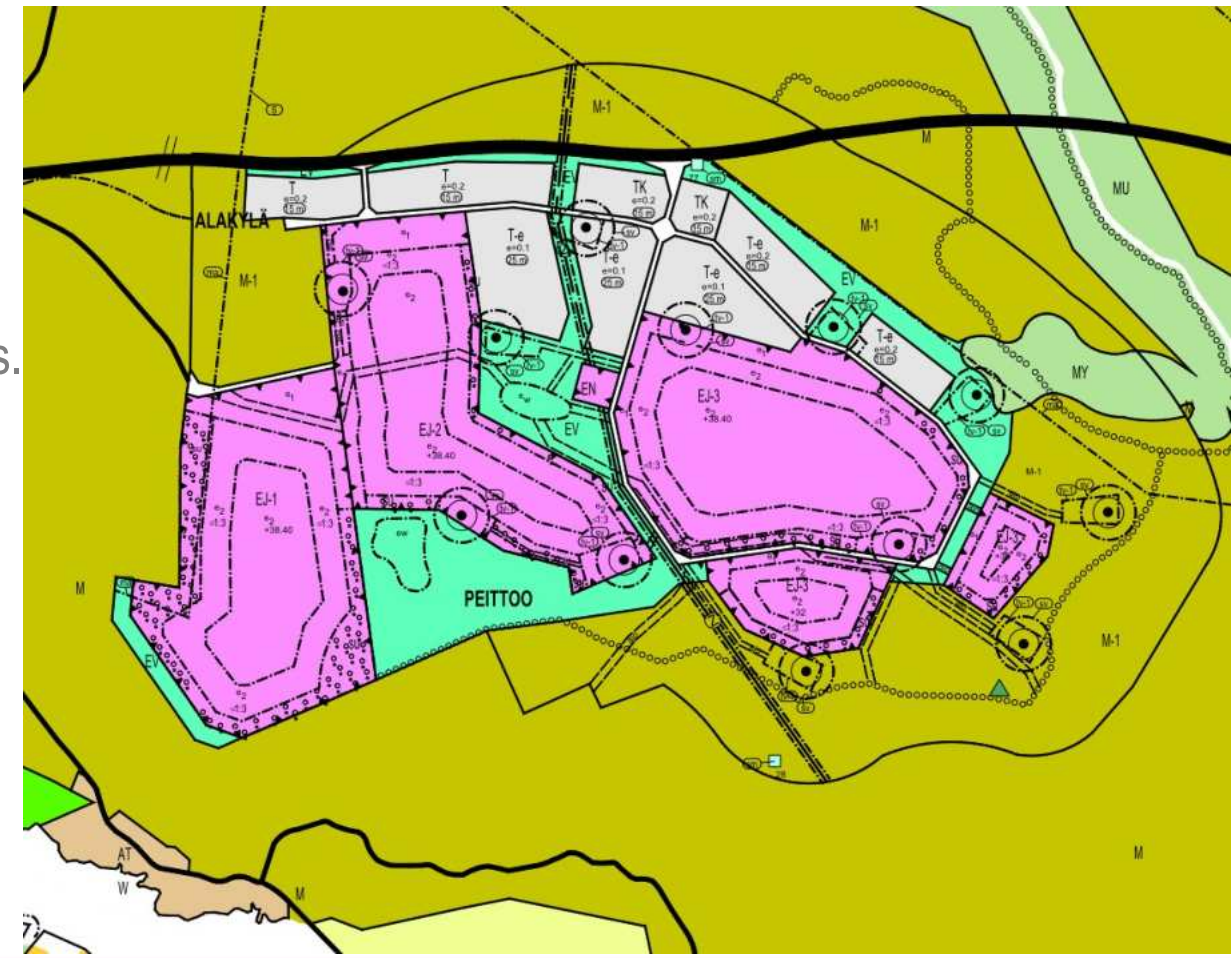
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## Land use planning

- New areas for wind power are actively zoned in Finland.
  - The evaluation of environmental impacts is part of the process.
- 
- In the figure example of zoning plan for 12 windmills.





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## Expropriation Permit

Requirements by Expropriation Act:

- The wind power project must have a general communal need.
- The expropriation is necessary to its execution.

Expropriation Permit is granted by:

- The Ministry of Employment and Economy of Finland in significant cases.
- The National Land Survey of Finland in less significant cases.

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## Legal Survey in Expropriation Procedure

Expropriation Committee:

- Chaired by a land surveyor
- Two trustees elected by the Local Municipal Council

Commonly three survey meetings

Expropriation Committee determines the compensations:

- For the land use and vegetation of the property
- For injurious affection
- For damages
- For depreciation of the property
- For disturbance
- For immissions

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## Legal Survey in Expropriation Procedure

- The compensation is usually based on the sales price of the property.
- The valuation can be based on the profit that can be generated from the property.
- Some cases based on the investment on the property.
- One can appeal to the Land Court, the decision to the legal survey in expropriation procedure.
- When the decision of the legal survey have been approved and all the compensations have been paid then the cadastre is updated and the expropriation is completed.



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SUSTAINABLE DEVELOPMENT **GOALS**

International Federation of Surveyors supports the Sustainable Development Goals

## Commission #

Commission's name

Serving Society for the Benefit of People and Planet



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