

# Rail Baltica railway - land surveying works *Experience*

Latvijasmernieks.lv Ltd  
CEO Rinalds Smilga

# 2022

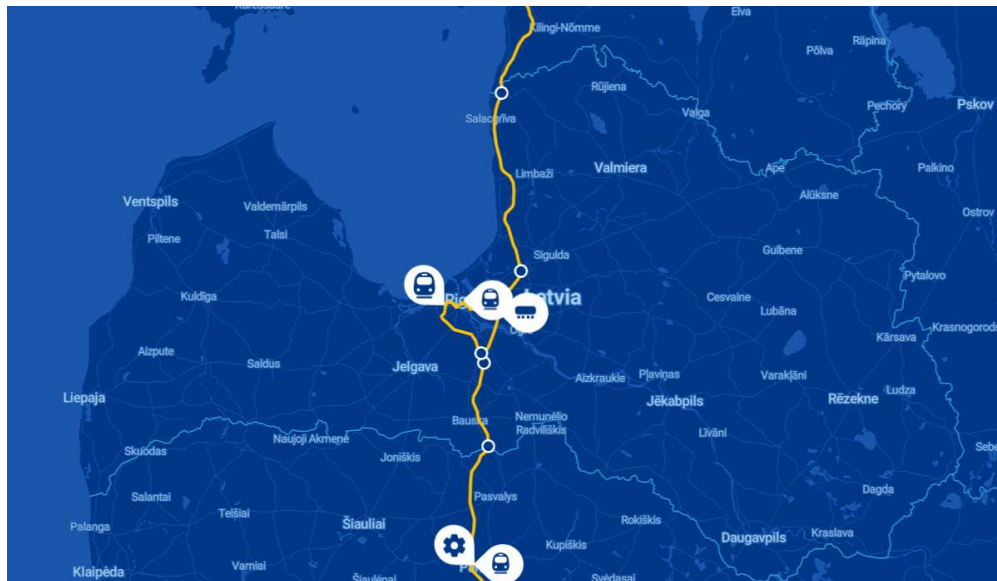


Viljandi,  
03.06.2022.





# Rail Baltica railway – land surveying works



- «Eiropas Dzelzcela Linijas» Ltd. (**EDZL Ltd.**) – the company in charge of the implementation of Rail Baltica railway project in Latvia, as well as organisation of land surveying works
- Land surveying shall be carried out by obtaining rights in a procurement competition
- Land surveying 1st round – 2017 -2021
- Land surveying 2st round 2022 – 2024

2022



## 1st round of Land surveying

- 1st round – 2017 –2021
- An Open Competition »**Execution of land use planning, cadastral surveying and boundary installation works for real estate related to the implementation of the project “Construction of Rail Baltica railway line”»»**
- Resulting in a General agreement with 4 land surveying companies
- Types of works:
  - Land use planning projects
  - Land cadastral surveying, boundary installation
- Place of execution of general agreement: territory of the Republic of Latvia:
  - City of Riga
  - Marupe, Baldone, Kekava, Olaine, Ropazi, Salaspils and Stopini municipalities.





# Performance of land surveying (1)

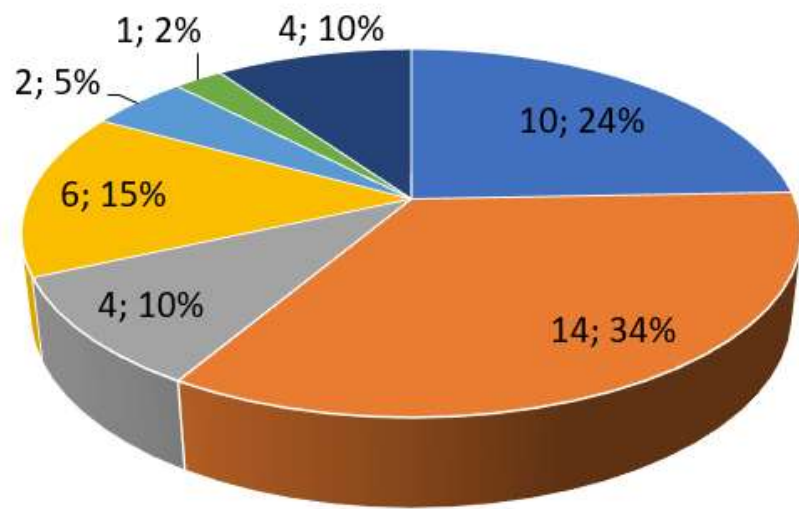
## The term of performance of

- Land use planning projects
- Land cadastral surveying



90 days / 3 months

Actual duration of works



- 3 months
- 4 months
- 5 months
- 6 months
- 7 months
- 12 months
- > 24 months

2022

**Slide 5**

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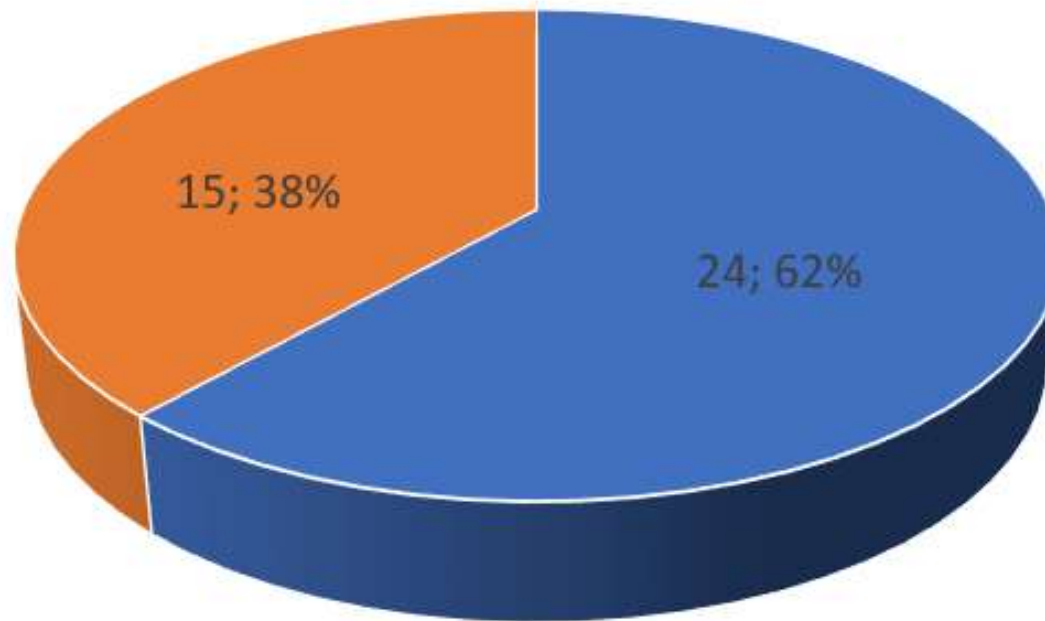
**RS0**

**Nav 100%**

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# Performance of land surveying



■ Without problems   ■ With problems

2022

**Slide 6**

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**RS0**

**Nav 100%**

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## Experience, weak sides

Weak sides	Experience
<b>Unordered regulatory, contractually framework, outstanding legal barriers</b>	<ul style="list-style-type: none"><li>• An unordered regulatory framework.</li><li>• The parties concerned did not have an understandable process (EDZL Ltd, surveyor, owner, municipality, Land State Serviss).</li><li>• There is no agreement between EDZL Ltd. and land owner (on areas and places that anything is being removed and how much).</li></ul>
<b>Uninformed land owners</b>	<ul style="list-style-type: none"><li>• Land owners are not informed of the whole process: who will pay for the survey, what compensation will be, how much is seized, how will it be distributed, that plans/acts will have to be signed.</li><li>• Cadastral surveying documents must be signed by the land owner but the owner does not agree/hesitate.</li><li>• The surveyor have to be a mediator between EDZL Ltd. and owner (which had to be done already)- must explain the whole process, persuade the owner to sign cadastral documents.</li></ul>



## Experience, weak sides(2)

Weak sides	Experience
<b>Insufficient set of data issued to the surveyor</b>	<ul style="list-style-type: none"><li>• Not all materials had issued – powers of attorney, delegation contracts, actual topographic plans, other cartographic materials</li></ul>
<b>Difficult communication with EDZL Ltd.</b>	<ul style="list-style-type: none"><li>• Communication – in writing, all decisions – through board meetings</li><li>• Additional information being provided is requested, but the duration of the contract is extended in very rare cases.</li><li>• Excessive time of administrative staff, resource consumption</li><li>• Employees are changing</li><li>• Surveyor – always guilty 😊</li></ul>
<b>Long period of coordination within the institutions</b>	<ul style="list-style-type: none"><li>• Due to the complexity of the works, frequent delays in coordination in the municipality, Land State Service <b>and also with the owner</b></li><li>• COVID-19 also affected the timing of coordination</li></ul>



## Experience, strong sides

Strong side	Experience
<b>Responsive employees of EDZL Ltd.</b>	<ul style="list-style-type: none"><li>• Very responsive employees of EDZL Ltd. who understand the problems of the surveyor, want to help, but the regulatory framework (or missing of it) does not allow this</li><li>• Employees promise that regulatory gaps will be corrected for the second round</li></ul>
<b>European funds linked</b>	<ul style="list-style-type: none"><li>• Large European Union funding</li><li>• Great opportunities</li></ul>
<b>Very good experience</b>	Very good experience, additional knowledge in such scale, complexity works

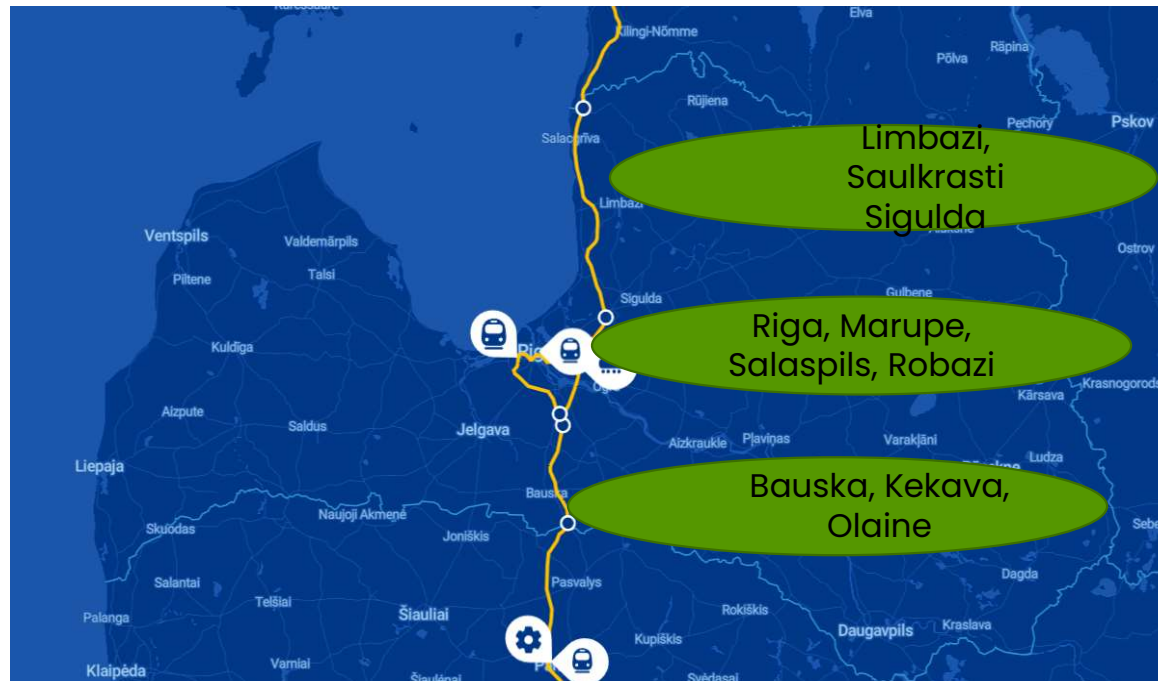
# 2st round of Land surveying



- **In april of this year Open competition**

Execution of land use design, cadastral surveying and boundary installation works for real estate related to the implementation of the project “Construction of a 1435 mm European standard gauge railway line in the Rail Baltica corridor through Estonia, Latvia and Lithuania” 2022.-2024

- **Competition is divided into 3 parts:**



2022



## 2st round of Land surveying

- **9 companies** have applied for, including us
- Total amount for jobs EUR 1 552 500 (excluding VAT)
- Procurement in evaluation
- Legislative framework - updated (we hope 😊)

2022

Thank you for your attention!



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