

**Cadastrres and Land Registries
Source of information
Round 2**



7 July, 2010

File name			
Version	Author	Date	Comments
0.1	Pekka Halme	1 Apr 2010	
0.3	Pekka Halme	7 Apr 2010	
0.8	Pekka Halme	24 May 2010	
1.0	Pekka Halme	7 July 2010	

Keywords	Information resource – benchmarking- cadastre and land registry - vision		
Distribution	Public		
Approved by	Dave Lovell	Date	01.08.10

Acknowledgements

The report was compiled by the working group: Berny Kersten (EuroGeographics Head Office), Pekka Halme (Finland and chair of the group), and Dick Eertink (The Netherlands). The working group prepared the questionnaire, analysed the results and discussed the (draft) versions of the report.

Table of contents

Cadastral and Land Registries	1
Source of information.....	1
Round 2	1
Table of contents	3
1 Summary	4
2 Introduction.....	6
3 The results of the survey related to the vision statement.....	7
3.1 Elements of the vision	8
3.2 Providing state of the art services to the property market and land information market.....	9
3.3 Co-operating in building the national and European spatial data infrastructure	11
3.4 Supporting the European policies (EULIS)	12
3.5 Building an efficient and effective organisation	13
4 General findings and trends	14
4.1 Questionnaire and received responses.....	14
4.2 Results and trends	15
5 Conclusion	15
Appendix	16

1 Summary

During the spring of 2009 the cadastre and Land Registry Knowledge Exchange Network set up a new task force to continue with the work of the first Information Resource Project. The aim was to develop and simplify the questionnaire from the first round and collect a second set of information about how the EuroGeographics member organisations have continued to direct their activities toward the Vision Statement 'Cadastre and Land Registration in Europe 2012'. The results of this second round are presented in this report.

The goal of this second survey was to build and develop on the initial set of information. The results show that the journey towards the vision has continued and that member organisations are working on developing their activities and organisations towards the goals defined in the vision. Questions were updated and responses received were from different countries.

2 Introduction

In order to provide relevant information that allows heads and senior managers of National Mapping, Cadastre and Land Registry Agencies (NMCA's) to monitor and improve their business, EuroGeographics' Cadastre and Land Registry Group appointed a working group in 2005 to survey available and comparable information. The results of the work were published as a EuroGeographics Report on the 10th of March, 2008.

During the spring of 2009 the Cadastre and Land Registry Knowledge Exchange Network set up a new task force to continue with the work of the first Information Resource Project. The aim was to develop and simplify the first round questionnaire and collect a second set of information about how the EuroGeographics member organisations have continued to direct their activities toward the vision statement 'Cadastre and Land Registration in Europe 2012'. The results of this second round are presented in this report.

Response

In total, 18 organisations from 18 countries responded to the questionnaire that was issued late 2009. The number of respondents is smaller than in 2008 and not all of the first round respondents did participate. Figure 1 shows the countries from which a response was received. However, it occurred also that particular questions may have been out of the scope or were not relevant for some of the respondents.

Addressee of this report

This report aims at the members of EuroGeographics.

Characteristics of the report

This report documents the findings of the survey – a factual description of the information provided by the respondents. As such, analysis is simple and quantitative. Most important issues are depicted in or illustrated with maps and diagrams.

Notes

The survey provided general information. It is possible that results reflect a situation that would need further explanation or are valid for parts of countries and do not represent the country as a whole.

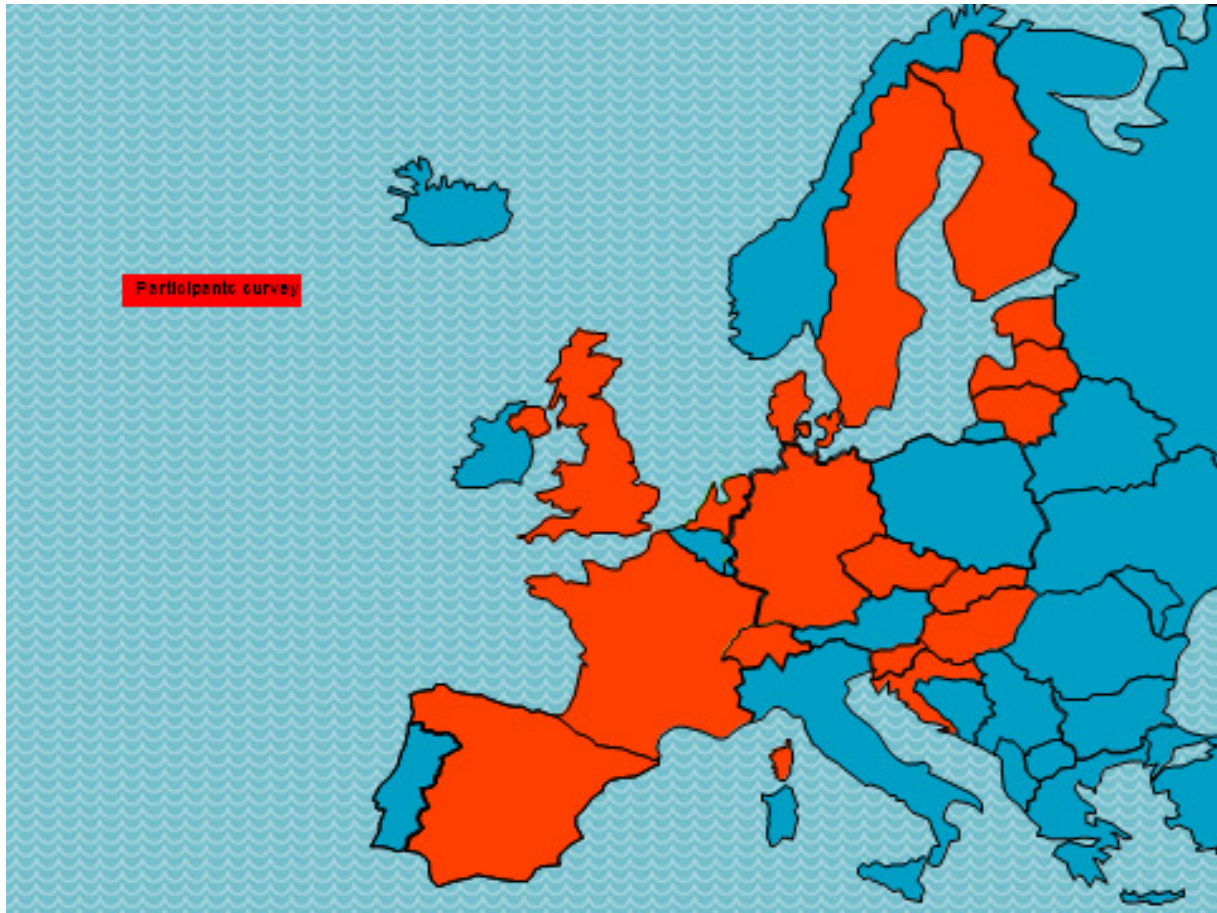


Figure 1 Responding countries

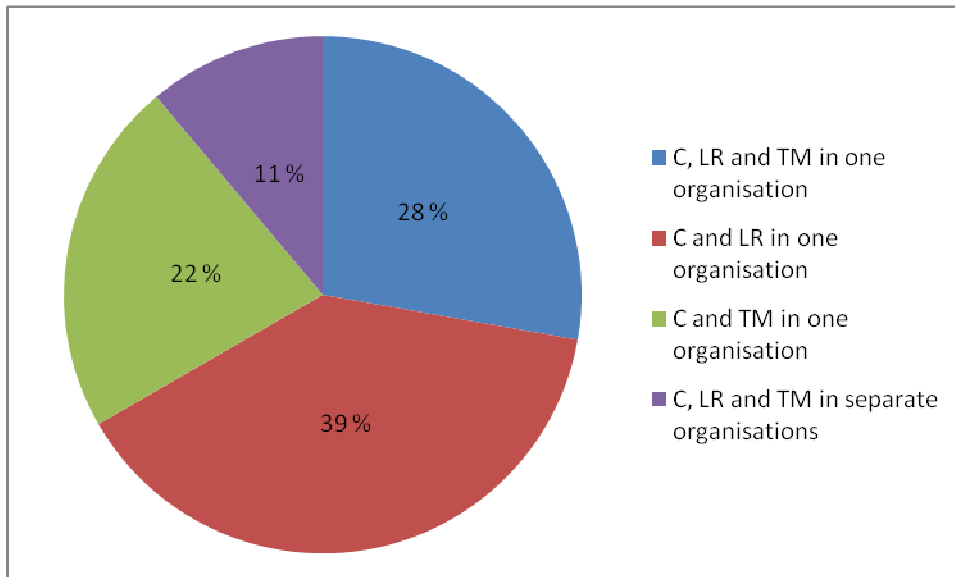


Figure 2 Basic indicators; how are the functions cadastre, land registry and mapping organised/operated.

3 The results of the survey related to the vision statement

3.1 Elements of the vision

The vision-statement 'Cadastre and Land Registration in Europe 2012' of EuroGeographics Cadastre and Land Registry Group focuses on five key- topics:

1. Providing state of the art services to the real property market and market for land information

- Establish one-stop service portals that allow actors in the real property market to be able to find all information and government services that can be relevant for a regular real property transaction in electronic form. It is optimal to have a single organisation responsible for the related databases, but if that is not the case, relevant organisations should ensure common portals providing a single gateway to cadastre, land registry and other data like taxes, public restrictions, zoning, environmental and utility data. The real property market will function in an optimal way if access to information is open, only restricted by rules of privacy as outlined in national or European legislation.
- Ensure the network of co-operation with other institutions that is necessary to create the above mentioned one stop service portals.
- Anticipate and respond to new user requirements, such as for registering real property rights to volumes under or above the surface of the earth.
- Facilitate that relevant real property information is made available for value-added public and private information services as far as this is not inflicting upon rights to privacy.
- Ensure that documents for registration in the cadastre and land register can be submitted in electronic form by professional agents and, when relevant, by the public.

2. Co-operating in building the National and European Spatial Data Infrastructure

- Ensure that cadastral and real property data are part of the development of national spatial data infrastructures to ensure harmonization and interoperability of data, metadata and services on different levels and between different sectors.
- Ensure that relevant cadastral and real property information is standardized and described in meta data systems in such a way that it can be made available through the European spatial data infrastructure following the INSPIRE directive.

3. Supporting the European policies

- Support the implementation of legislation and technical solutions which facilitate secured mortgage lending across national borders.
- Participate in the EULIS (EUropean Land Information Service) project or in corresponding pan-European real property information services which facilitate access to information needed for trans-boundary real property transactions.

4. Building an efficient and effective organisation

- Ensure that the time and costs for registration procedures are reduced to the minimum.
- Have in place measurable performance indicators, including regular user satisfaction surveys.
- Have in place solutions which allow that fees and duties called up by the registries can be paid by remote methods of e-payment.

5. Assisting Cadastre and Land Registry organisations in developing countries and transition economies.

- Are ready to assist, through the relevant international organisations, in developing strategies and methods as well as in actions needed for implementing efficient and accessible cadastre and land registration services in developing countries and in transition economies, with the aim that all people should have equal rights to have their real property assets secured and formalized.

The vision-statement serves as a framework in which current and future actions can be placed. In relation to the questionnaire, the statement serves as a guideline: What situations can we discover in the (pan-) European countries and how do actions develop. The information collected gives a picture of the position

and progress of the EuroGeographics members with regards to the elements of the vision statement. Each of the five key topics, except for topic 5, is assessed by means of the questionnaire and is reported in the following chapters.

3.2 Providing state of the art services to the property market and land information market

The respondents were asked to classify the level of their e-services by type of information in a given scale from 1 to 5, where category

- 1: information is distributed
- 2: one way interaction (downloadable forms),
- 3: two way interaction (electronic forms),
- 4: transaction (full electronic case handling)
- 5: personalisation (proactive, automated)

The results show that typically data is offered on either the most trivial level or on a quite advanced way. Only one country claimed the provision in some cases to be on level 5. Cadastral, land registry and mortgage information were typically on levels 2-4.

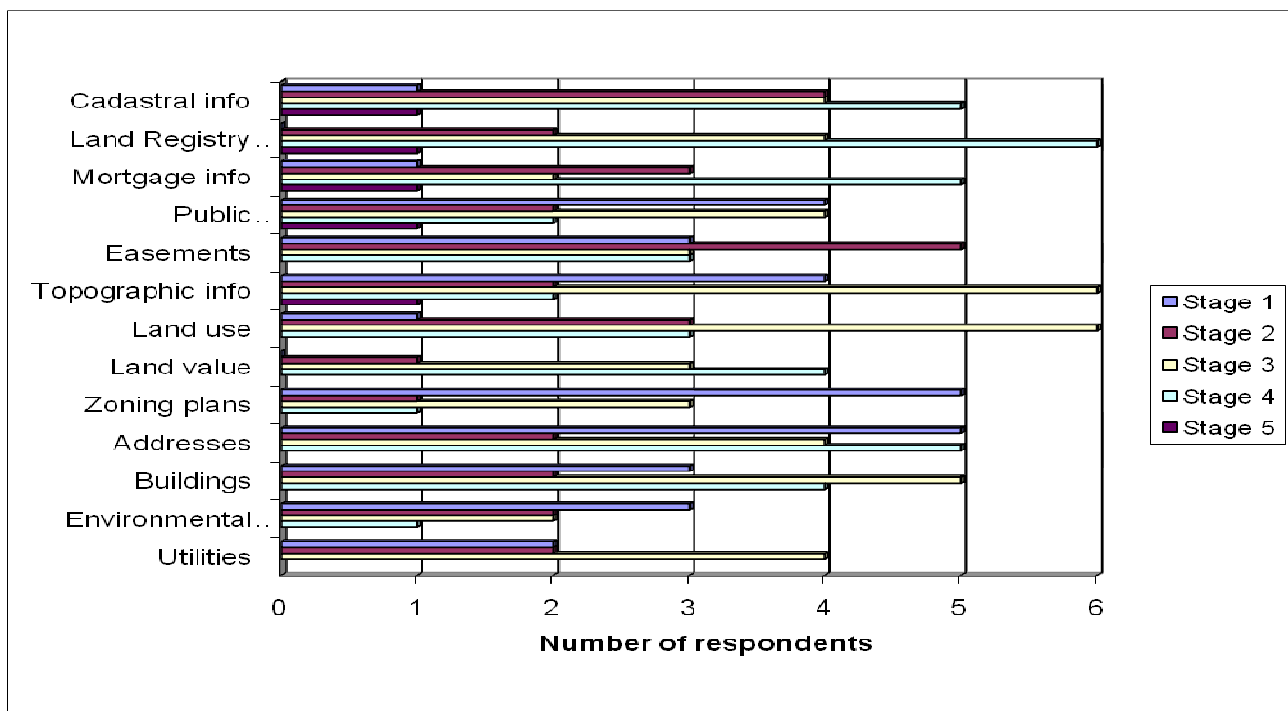


Figure 3 Can you indicate in what stage the specific type of information can be positioned?

Registering volumes

National legislation supports registration of 3D properties in 10 countries whereas for 8 countries this is not the case. In five countries there are initiatives taking place that aim at enabling 3D registration.

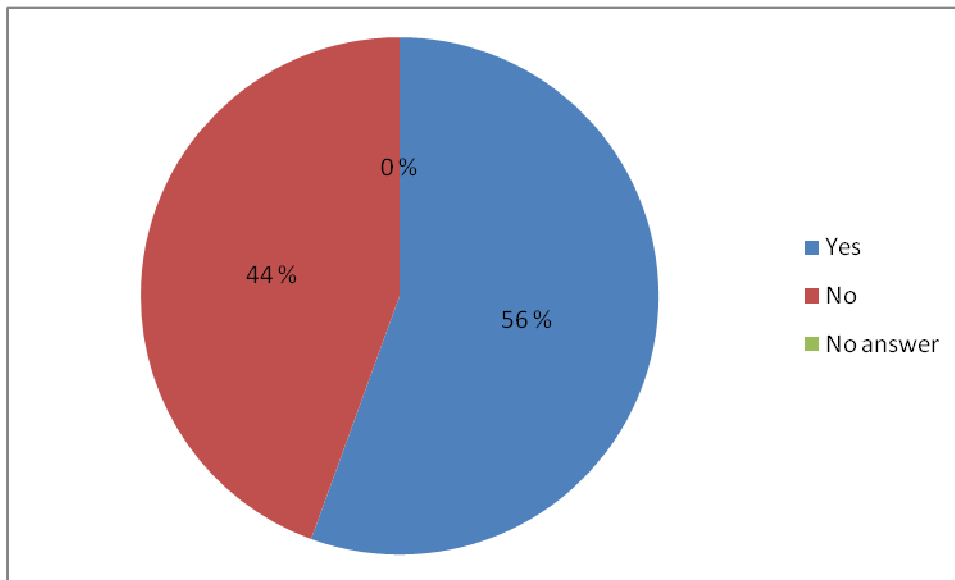


Figure 5 Does your national legislation support the registration of 3D properties and/or volumes?

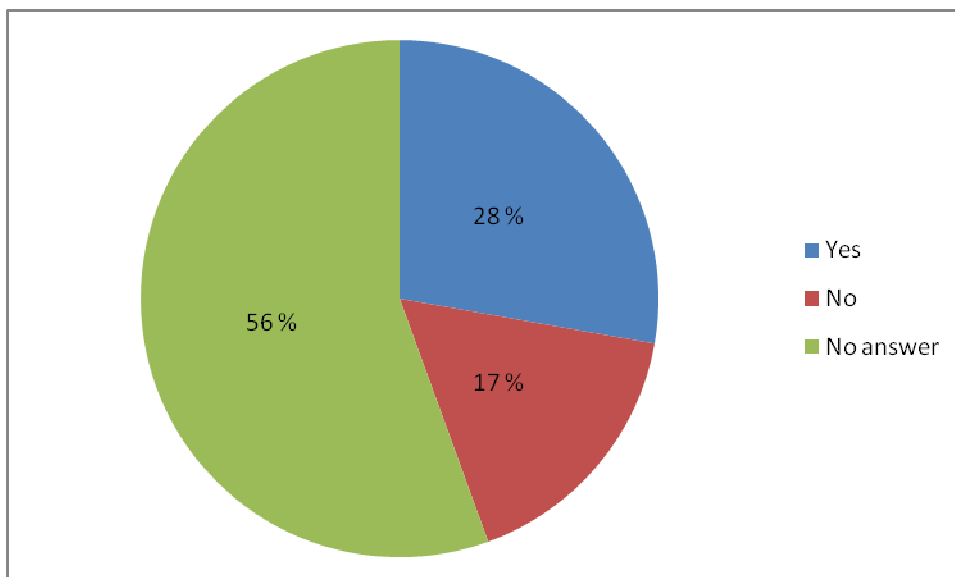


Figure 6 If the answer to the previous question is negative, please answer the following question: Are you aware of initiatives in this field in your country?

Developments and related requirements

The respondents seem to be well in touch with their national environment and could report about many recent developments in the customer requirements and in the society in general. These are:

Service-related

- Developing web services, (Croatia)
- Users request on-line information on flat location in the building, which we still have only in paper documentation as a part of contracts based on which the ownership right was registered. (Czech Republic)
- INSPIRE related need for distributing information as widely as possible. NLS is running a national GI portal at the moment (Finland).

- Updating the contents in the Cadastre to comprise all relevant information about servitudes/rights of way and shares in common areas so that archive studies would not anymore be necessary (Finland)
- Online vector data service;(Hungary)
- More automated services (Hungary)
- Improved online service with more appropriate and more comprehensive data (cadastre AND land registry data (Switzerland),
- To develop two way interactions (improvement of e-services), (Latvia)
- Access information on protective belts (territories) for clients, (Latvia)
- Online access to all archive data. (Slovenia)

Structure -related

- Making more of synergies between topographic and cadastral mapping.(Switzerland)
- Development of State Land Service GIS (ERDF finances project) (Latvia)
- Use data about value of real estate in expropriation process, (Slovenia)
- Interactive maintenance of all databases,(Slovenia)

Related to ongoing (European) developments

- Registering rights and public restrictions on other spatial objects than cadastral parcels, e.g. larger areas (Netherlands)
- e-applications and automated registration in the land register (Sweden),
- e registration (Northern Ireland),
- Reuse of psi (Northern Ireland)

Value added services

- faster registration of parcel changes by means of preliminary boundaries, including visualisation in cadastral map (Netherlands);
- Connecting cad registration to key registers buildings, addresses, trade register a.o. (Netherlands)
- shorter times for dealing with simple cadastral matters (Sweden)
- topographic info (Estonia),
- 3d elevation model (Estonia)
- updated information (Croatia)
- integration of new information topics concerning public right restrictions,(Switzerland)
- The main requirements are consistency and updating of cadastral information,(France)
- a new evaluation of land value for the calculation of taxes. (France)
- positional accuracy/improvement,(Northern Ireland)

Visible trends related to the customer requirements are a need to get more information from the services, more possibilities for joint use of information and more interaction type of service applications.

3.3 Co-operating in building the national and European spatial data infrastructure

Cadastrals and/or Land Registries are all actively involved in national spatial data infrastructures. About half of the respondent organisations function as the coordinating body in the National Spatial Data Infrastructure.

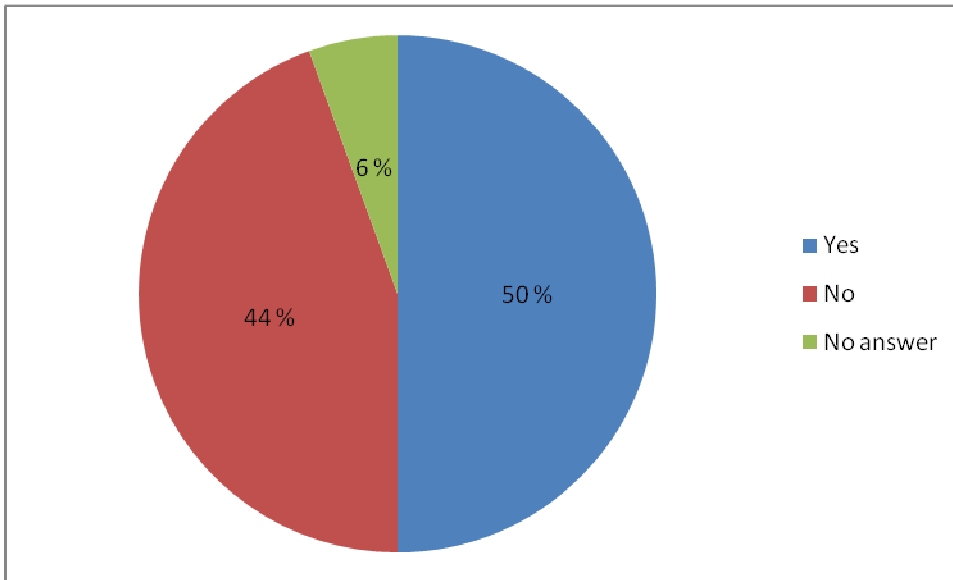


Figure 7 Is, at this moment, your organisation the coordinating body of the national SDI?

The members were also asked if their organisation was going to be the coordinating body in the future as well.

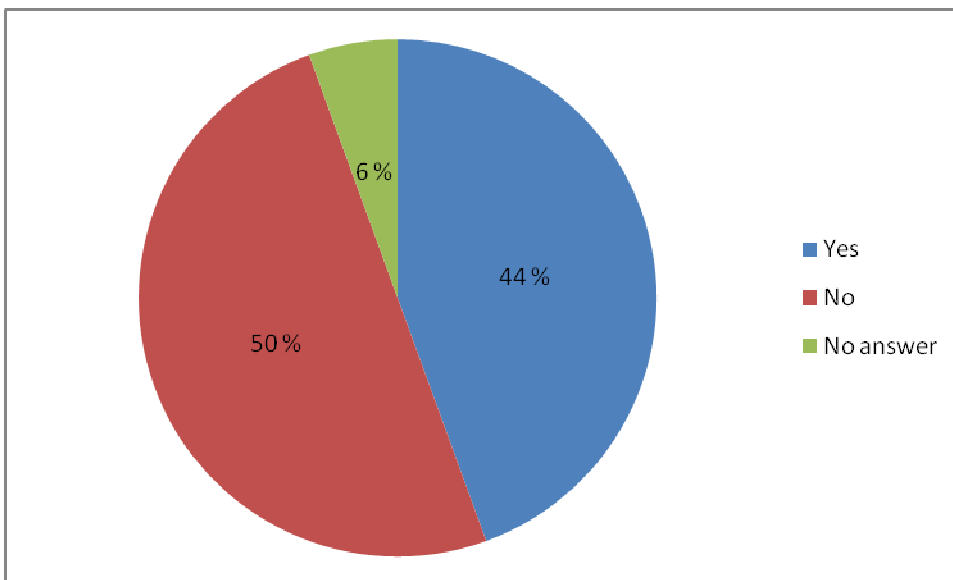


Figure 8 Is your organisation the coordinating body of the national SDI in the future?

3.4 Supporting the European policies (EULIS)

In order to promote access to land and property information in Europe, a European Land Information Service (EULIS) was established. The responses show that the NMCAs' participation in EULIS has been growing since the first questionnaire. Other corresponding European initiatives that facilitate access to information are not known.

	Round 2		Round 1	
	Percentage	Absolute number	Percentage	Absolute number
Yes, participating	18	3	22	5
Yes, operational	24	4	9	2
No but working on it	12	2	17	4
No but planning participation	18	3	17	4
No, no plans	29	5	35	8
	100	17	100	23

Figure 9 Do you participate in EULIS?

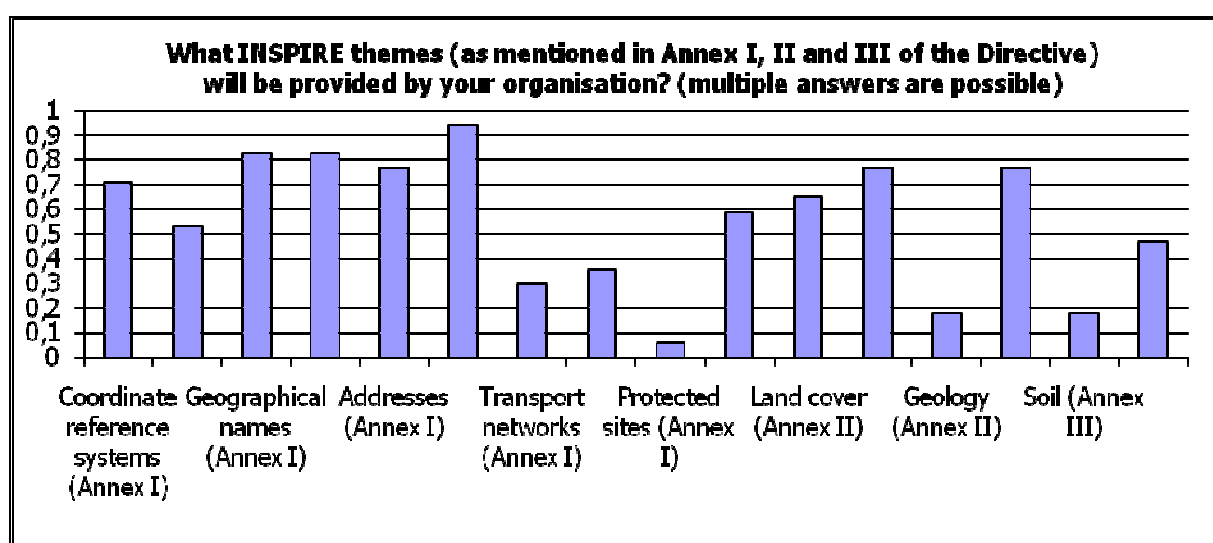


Figure 10 What INSPIRE themes (as mentioned in Annex I, II and III of the Directive) will be provided by your organisation?

3.5 Building an efficient and effective organisation

Ensure that the time and costs for registration procedures are reduced to the minimum

Some of the questions in the survey are related to building up an effective and efficient organisation. In order to make future comparison possible, provided answers serve as a reference. In relation to reducing costs and duration of a process, two processes were investigated: Registering a mortgage and subdivision of a parcel. Similar information is also available by the World Bank (see their website: <http://www.doingbusiness.org>).

Duration and costs shown in the tables and figures below are the duration and costs as perceived by the citizen or company triggering the process. There may be differences in reported costs of transaction resulting from in- or excluding additional transaction costs like taxes, notary fees etc. A similar observation can be made regarding the duration of the process.

A direct comparison between countries is not recommended due to specific country-conditions (like legislation, structure and mandates). It is important to take into account that the available information (the

answers) can refer to the total time of a process (from request to final deliverance, and therefore including also waiting time) or the time of work (that can be influenced directly).

Country	Days	Euro or %	Remarks
Netherlands	5	1 120 €	
Sweden	2	35€ + 2% stamp duty	
Denmark	1	187€+1,5%	
Estonia	2-3	24+14 €	
England & Wales	na	na	
Spain	na	na	
Croatia	9	15 € stamp duty	
Lithuania	na	na	
Czech Republic	30	20 €	
Finland	1	44 €	
Hungary	3	45 €	
Switzerland	16	appr. 300-1000 €	
Germany	na	na	
Latvia	3	0,10 %	Maximum 1422,88 €
Slovenia	10	50 €	
France	na	na	
Northern Ireland	20	70 £	

Figure 11 How long does it take to register a mortgage? The costs to be paid by the client to register a mortgage?

Country	Days	Euro or %	Remarks
Netherlands	20	550 €	
Sweden	120	1 600 €	
Denmark	87-316	270€+670€ tax	fee for licensed surveyor excl.
Estonia	20	costs	
England & Wales	na	na	
Spain	90	costs	
Croatia	28-56	910€+40€	
Lithuania	na	na	
Czech Republic	30	300-400€	
Finland	230	960 €	
Hungary	<93	180 €	
Switzerland	110	1000-1500 €	
Germany	na	na	
Latvia	na	na	
Slovenia	90	900€+24€ tax	900€ for the private surveyor
France	na	na	
Northern Ireland	90	10-500£	

Figure 12 How long does it take (in days) to execute a subdivision? The costs to be paid by the client to execute a subdivision?

4 General findings and trends

4.1 Questionnaire and received responses

This survey is related to the previous one and investigates the developments related to the mentioned vision statement.

4.2 Results and trends

The overall impression you get from the responses is encouraging and shows further development toward the vision goals.

Providing state of the art services

- Cadastral, Land Register and mortgage information are best developed towards transaction-type of service. Development towards the vision document goals (state of the art services) is well on its way. Personalisation is yet a step too far however. Other types are scattered around the 4 other stages. A tendency towards interaction is set for a variety of topics i.e. the maturity of services seems to be growing.
- There is awareness of online availability of several data types, even if not from the own organisation, which shows the interest in integration of data.
- Registering volumes is an issue in 75% of the countries
- Reoccurring new user requirements are GI developments, e-registration and e-government.

Co-operating in spatial data infrastructures

- Role or position in NSDI is stable. About in half of the cases the responding agency is the coordinating body. The respondents' role has grown even stronger since the first questionnaire.
- INSPIRE is important for all members and they are expected to provide a variety of data types.

Support for EU-policies

- There is an increase in active participation in EULIS.

Building an effective and efficient organisation

- There seems to be a tendency toward shorter delivery times. However, received answers show a heterogeneous approach to the related question.
- The costs of the two processes vary quite significantly apparently due to differences in the processes and products themselves and the national legislation.

5 Conclusion

The goal of this second survey was to build and develop on the initial collection of information. The results show that the journey toward the vision continues and the member organisations are actively working on developing their activities and organisations to reach the vision goals. The EuroGeographics member organisations are facing developments in various fields like technical, ICT-related, legislative, cultural and socio-economic, which move rapidly. It is a challenge and also an opportunity to meet the requirements these developments set. Therefore it is important that continuous monitoring takes place to be able to act promptly.

Appendix

List of participating organisations

Country	Organisation	Respondent name
Croatia	State Geodetic Administration of the Republic of Croatia	Ljerka Rasic
Czech republic	Czech Office for Surveying, Mapping and Cadastre	Svatava Dokoupilova
Denmark	National Survey and Cadastre Denmark	Pia Dahl Hojgaard
England and Wales	Land Registry of England and Wales	Andrew Trigg
Estonia	Estonian land Board	Priit Kuus
Finland	National Land Survey of Finland	Pekka Halme
France	IGN France	Georges Michael
Germany	ADV Germany	Wilhelm Zeddies
Hungary	Institute of Geodesy, Cartography and Remote Sensing (FOMI)	Eva Harbula
Latvia	The State Land Service of the Republic of Latvia	Sarmite Barvika
Lithuania	State Enterprise Centre of Registers	Bronislovas Mikuta
Netherlands	Kadaster	Dick Eertink
Northern Ireland	Land and Property Services comprising the former Land Registers of Northern Ireland	Pat McAleavey
Slovenia	Surveying and Mapping Authority	Tomaz Petek
Spain	Spanish Directorate General for Cadastre	Amalia Velasco
Sweden	Lantmäteriet	Bengt Kjellson
Switzerland	Federal Office of Topography	Daniel Steudler