

**WPLA-Conference Geneva, June - July 2011**  
**Austrian LA-News**  
**Fraud Prevention**  
**UNECE-WPLA, Seventh Session**

Julius Ernst, BEV  
Author: Rupert Kugler, BEV

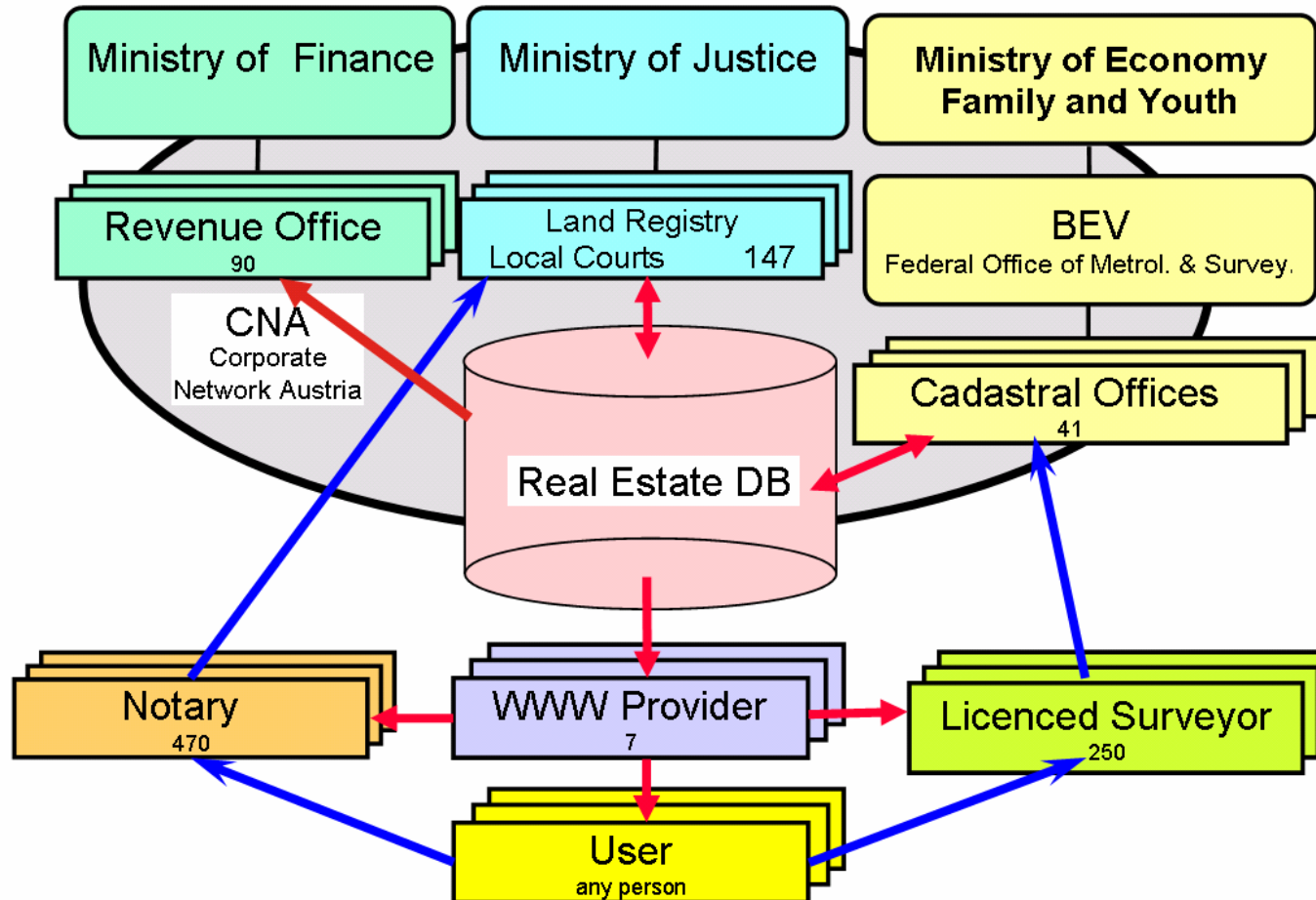
**BEV - Federal Office of Metrology and Surveying**



# Content

- LA-Institutions
- Public processes & data
- Identification rules
- Fraud in front of LA
- Lessons learned
- LA-News

# LA-Institutions



# Public processes & data (Land Register)

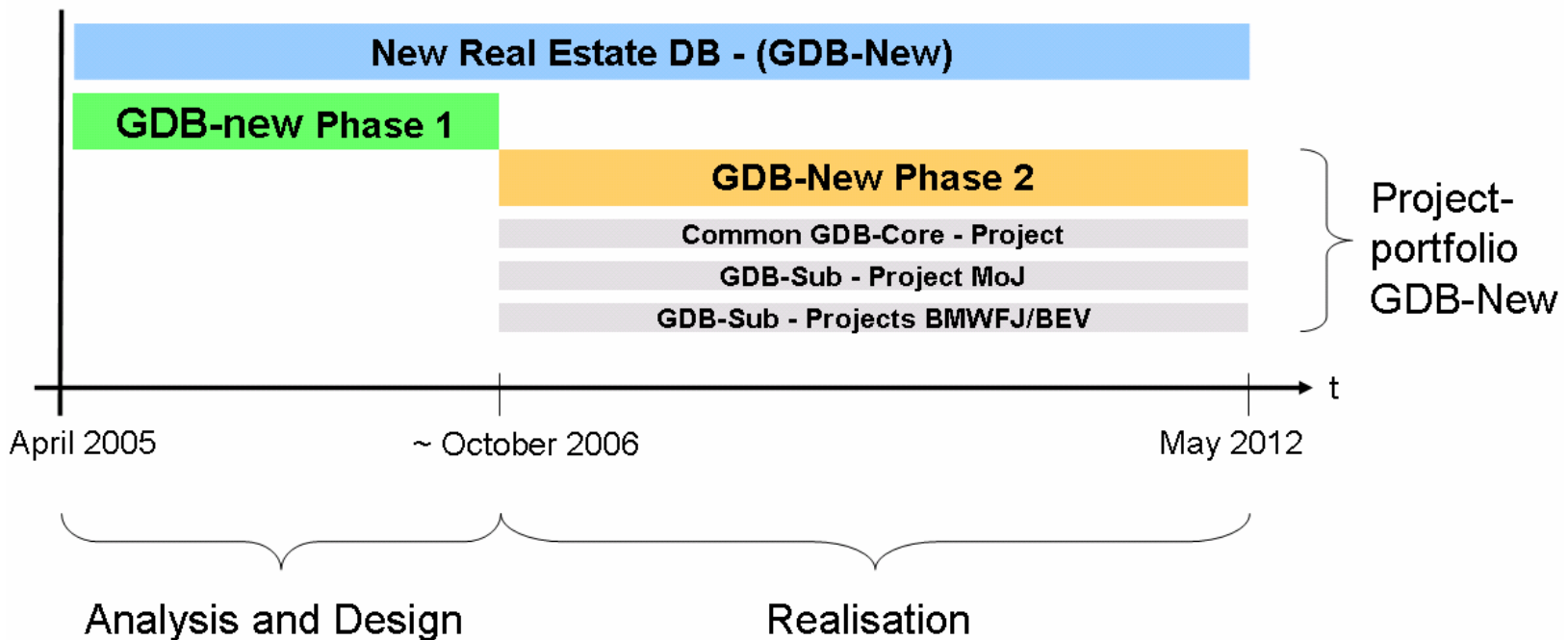
- Public “book” per definition
- Introduced 1871 for all parcels/flats
- Technical data from cadastre (area, size)
- Ownership, rights, mortgages, fruit use etc.
- Changes could be initiated only by the owner
- Requests by the owner (or notary or lawyer)
- Every step is documented in a digital and analogue form

# Public processes & data (Cadaastre)

- Public „book“ / public register / public database
- Technical and geometrical information for all parcels and buildings since 1817 (first analogue GIS)
- Legal information (ownership, rights) - source is the land register
- Clear and public actualisation processes (every step)
- 35.000 surveying documents per year
- 150.000 changes of parcel-land cover information per year

# Public processes & data (GDB-New)

## Timeframe of project for New Real Estate Database



# Identification rules (1)

- Applications for changes of land register in written form
- Applications for changes of cadastral status in written form
- Identification by identity card during negotiation of boundaries during field measurements
- Cadastral surveyors, notaries, lawyers have a permission to legally act as a representative of the owner

## Identification rules (2)

- Data about ownership – use is strictly regulated (only allowed for other ministeries, other public institutions, etc.)
- Access to eGeodata Austria (eGA) – the Web portal of the BEV (main information to cadastral database of Austrian Mapping Agency)
  - Technical meta-data of eGA – no registration; actual data (ownership-information) – registration is necessary
  - Full access to eGA only by registration, password, acceptance of General Terms and Conditions



## Identification rules (3)

- Land register and cadastre-decisions in written form
- Electronic information transfer to notaries and lawyers
- 200.000 land register-decisions to the owners (per year)
- 130.000 cadastre decisions to the owners (per year)
- Secure letters via post office only with personal identification and personal signed allonge (as documentation for land register and cadastral office)

# Fraud in front of LA (1)

- Severe criminal cases of falsification of testimonies by employees of local courts
- Severe criminal cases of false witness by notaries and lawyers
- Severe criminal cases of embezzling money by selling flats and parcels by notaries and lawyers

## Fraud in front of LA (2)

- Criminal cases (light) by notaries, lawyers, cadastral surveyors and private persons who put significant low prizes in contracts because of fiscal reasons
- Criminal cases (light) by employees of offices to shorten the work flow-time (small gifts and presents)

# Lessons learned (1)

- Permanent monitoring of the work processes (technical and administrative controlling)
- Fully digital work processes and data actualising-processes
- Yearly audits and revisions (if necessary more often) of all work processes of land register and cadastre offices

## Lessons learned (2)

- Yearly training of the employees – especially customer service staff
- More intensive personally interaction with owners of parcels on the field and at the office
- Introduction of digital signature step by step (slightly increasing technical possibilities by the owners)

# LA-News

- Land register & cadastre law-update because of new database situation
- Fees and charges law-update (cadastral surveying)
- Cadastral surveying instruments will be calibrated and verified (cadastral offices but also private licenced surveyors)
- Preparations for universal transversal mercator (UTM) for all cadastral data

# Thank you for your attention!

**Julius Ernst**

**[julius.ernst@bev.gv.at](mailto:julius.ernst@bev.gv.at)**

**Author: Rupert Kugler,**

**BEV**

**[rupert.kugler@bev.gv.at](mailto:rupert.kugler@bev.gv.at)**