

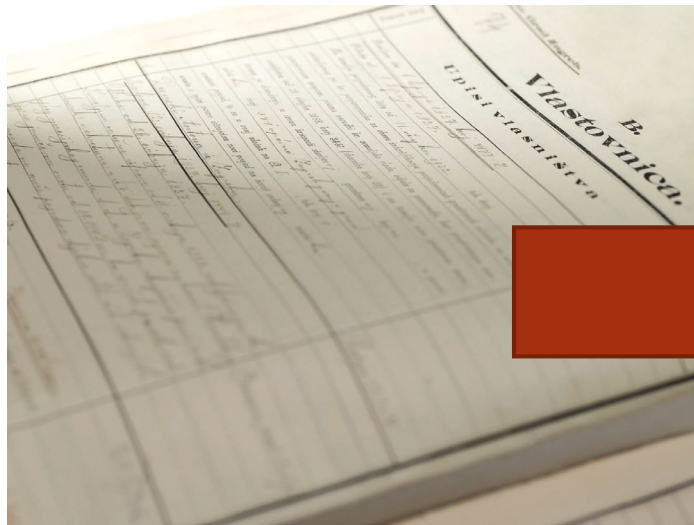
Land Registry Procedures in Time of the Covid-19 Pandemic in Republic of Croatia

MINISTRY OF JUSTICE AND PUBLIC ADMINISTRATION

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HISTORY OF DIGITISATION IN CROATIA

- ▶ Transcription and verification of manually maintained land registers in electronic form (started in 2002, mostly completed in 2007)
- ▶ Introduction of the Real Property Registration and Cadastre Joint Information System (hereinafter: JIS) - started: 21 February 2011; completed: mid-2016
- ▶ 15 March 2015 - Issuing land register extracts through JIS One Stop Shop (hereinafter: OSS) introduced
- ▶ 1 November 2017 - Authorised users (public notaries, lawyers and state attorneys) were allowed to submit requests electronically through OSS
- ▶ March 2019 - Introduction of electronic signature in all land registry offices



REPUBLICA HRVATSKA
Općinski građanski sud u Zagrebu
ZEHLJIŠNOKNJIŽNI ODJEL ZAGREB
Stanje na dan: 18.03.2021. 23:33
Katastarska općina: 335312, GRANEŠINA
Broj zadnjeg dnevnika: Z-28877/2016
Aktivne plombe:

NESLUŽBENA KOPIJA
Verificirani ZK uložak
Broj ZK uložka: 5440

IZVADAK IZ ZEHLJIŠNE KNJIGE

A
Posjedovnica
PRVI ODJELJAK

Rbr.	Broj zemljišta (Zak. broj)	Oznaka zemljišta	Površina		Primjedba
			jutro	čiv. m2	
				358	
				236	
				80	
				42	
				358	

DRUGI ODJELJAK
Sadržaj upisa
Z-26151/2016

3-1 ZABILJEŽBA, da se u katastru zgrade mješovite uporabe br. 31 i kuća br. 31/1, Teslićka sagrađene na k.br. 2985/6, priložena uporaba i prostorno uređenje, Izgradnju Grada, graditeljstvo, komunalne poslove i promet, Odjel za graditeljstvo, K...

B
Vlastovnica
Sadržaj upisa
Primjedba

2. Suvlasnički dio: 2/3	ZEHLJIĆ RU	ULICA 31
3. Suvlasnički dio: 1/3	ZEHLJIĆ DRAG	ISLIČKA 31

C
Teretovnica

NEW LEGISLATIVE PROVISIONS IN 2019

- ▶ **Land Registration Act** (hereinafter: LRA) - in effect since 6 July 2019
 - Prescribed the obligation of public notaries to notify clients, after verifying signature on the deed serving as grounds for land registration, that they can submit requests electronically through the public notary
- ▶ **Court Fees Act** - in effect since 1 January 2019
 - Court fees for requests submitted electronically reduced by 50%
- ▶ **Amendments to Judicial Rules of Procedure** - in effect since 1 January 2019
 - Regulated electronic court application, electronic enclosure, electronic request, electronic case, electronic communication, delivery by email, electronic court application printout etc.
- ▶ **Regulation Amending the Regulation on Temporary Public Notary Tariffs** - in effect since 25 June 2019
 - Regulated public notary tariffs for submitting requests electronically
- ▶ **Regulation on Electronic Operations by Users and Authorised Users of the Land Registry System** - in effect since 16 November 2019
 - Regulated submitting requests electronically in accordance with the new LRA

NEW TECHNICAL SOLUTIONS IN 2019

- ▶ All judges and clerical staff with decision-making competences were provided digital signatures
- ▶ Decision form in JIS changed - adjusted to electronic form
- ▶ Dispatching cases by ePost started
- ▶ OSS JIS and eNotary (used by public notaries) applications linked
 - ▶ Requests can be sent directly from eNotary (simplifying and accelerating public notary procedures)
 - ▶ Decisions on inheritance made by public notaries as court commissioners can be sent directly from eNotary
 - ▶ Requests can be signed applicatively from eNotary
- ▶ Decisions can be sent to Tax Administration electronically



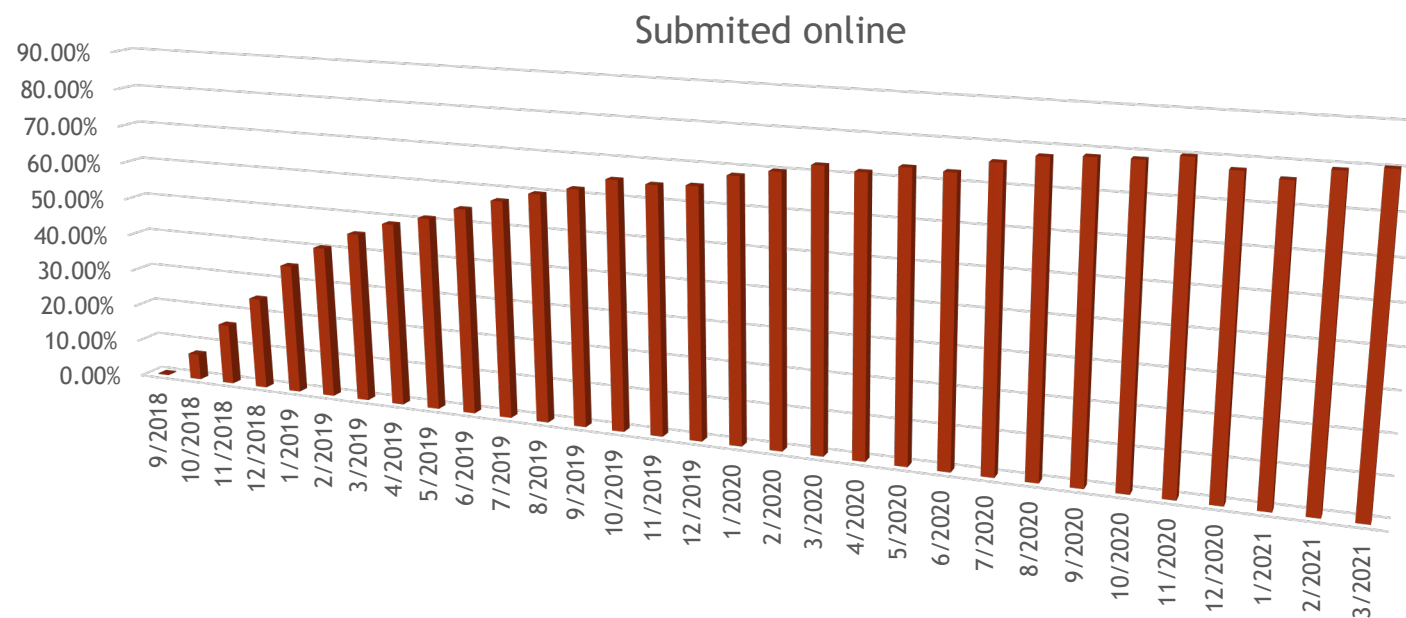
NEW TECHNICAL SOLUTIONS IN 2020

- ▶ **JIS and eCase** (used by other court departments in regular procedure) applications linked
 - All court decisions coming to land registry offices for execution ex officio can now be delivered directly in the application
 - Land registry offices can communicate electronically with other court departments and courts
- ▶ **Submission of digital elaborates for execution electronically**
 - Draft court decisions and land registry executions are prepared entirely in JIS, with the clerk only confirming decisions
- ▶ **Decision form in JIS changed - adjusted to electronic form**

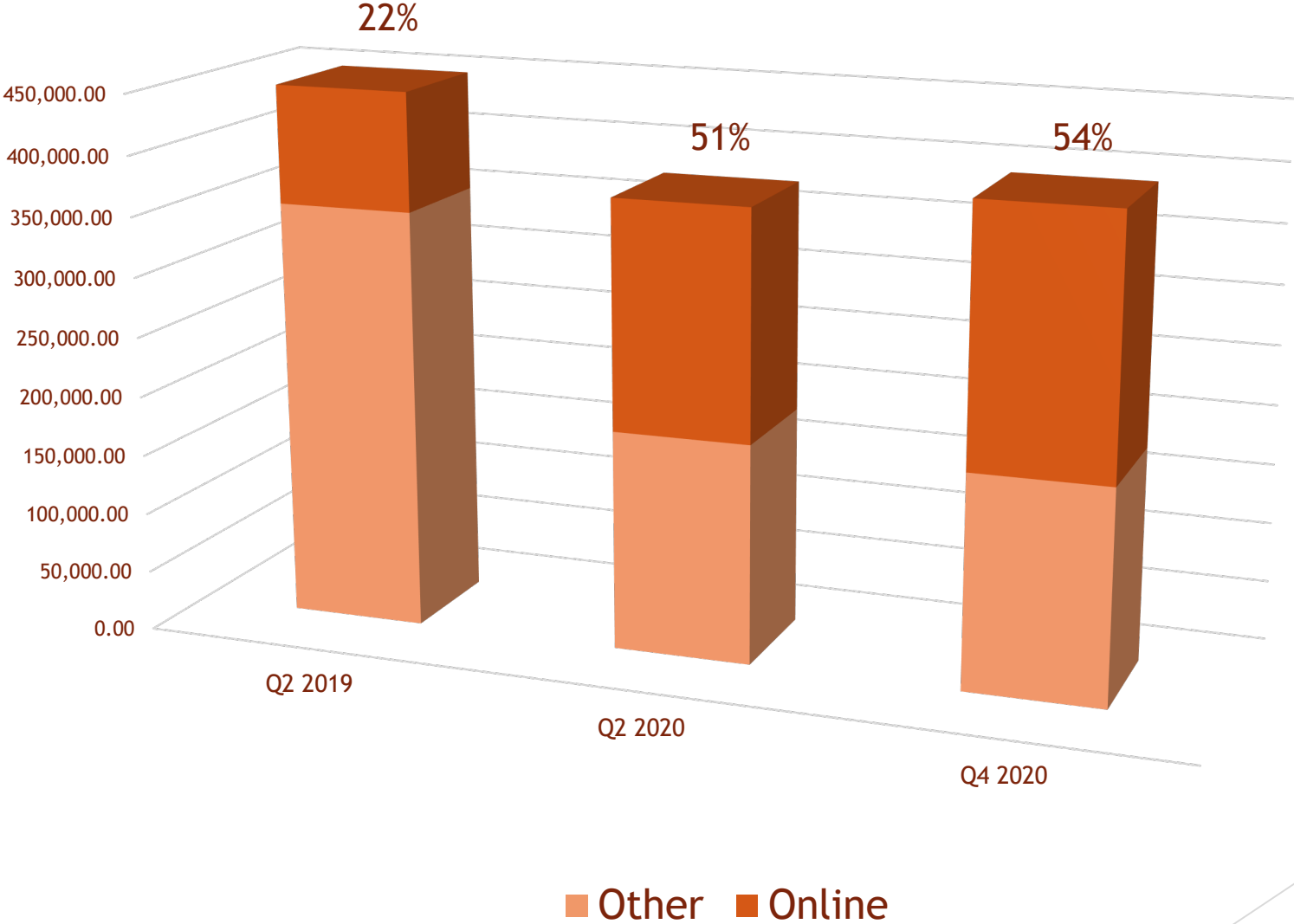


STANDARDIZED GEODETIC ELABORATES

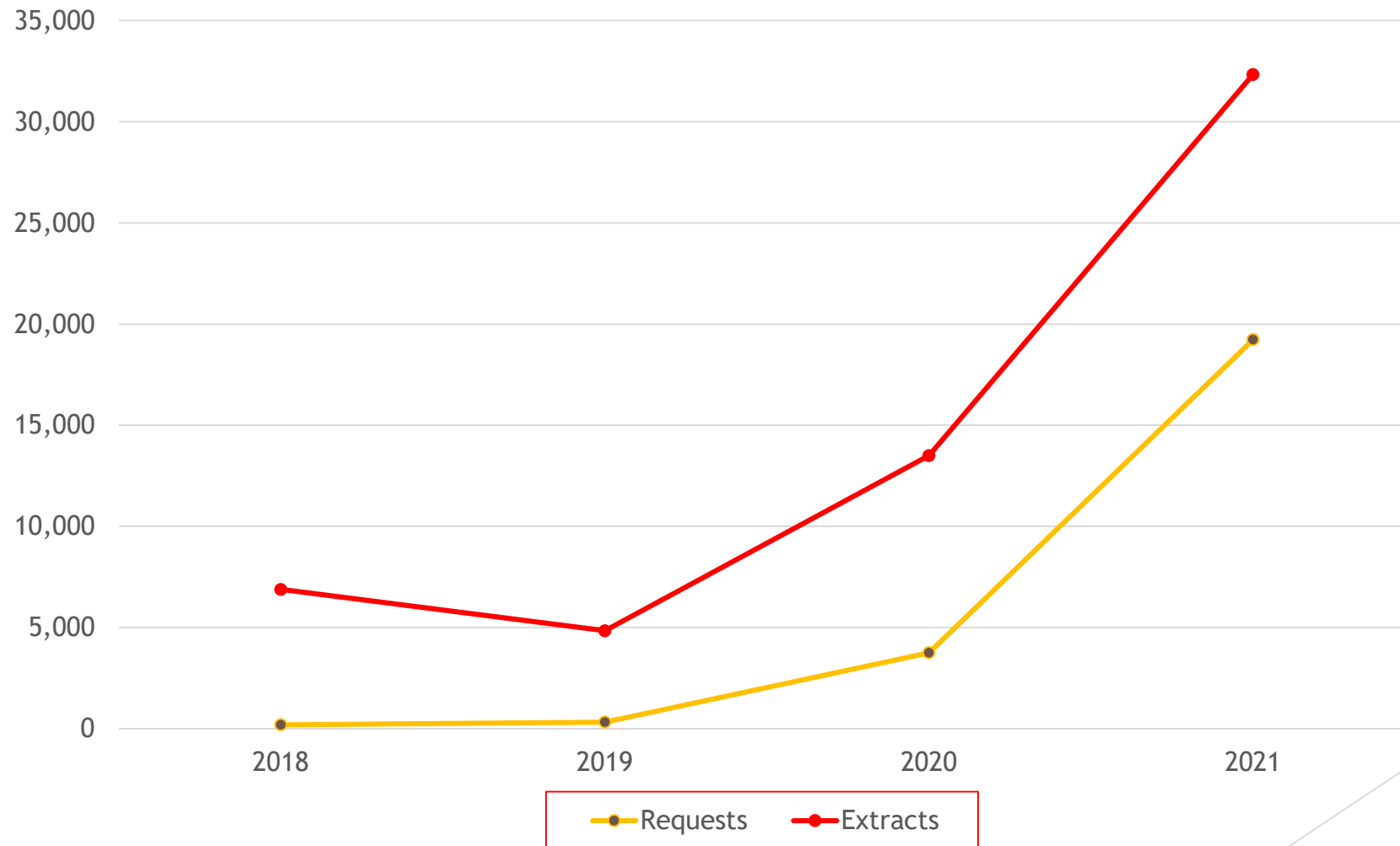
- ▶ The service of standardised geodetic elaborates for submitting in digital format online was presented in September 2018, and online submission has reached **80,37% in February 2021**. The rest of the elaborates are also submitted via digital medium (CD/DVD/USB drive) thus **all elaborates are submitted in standardized form**.



Comparison of the number of requests submitted to LROs and COs

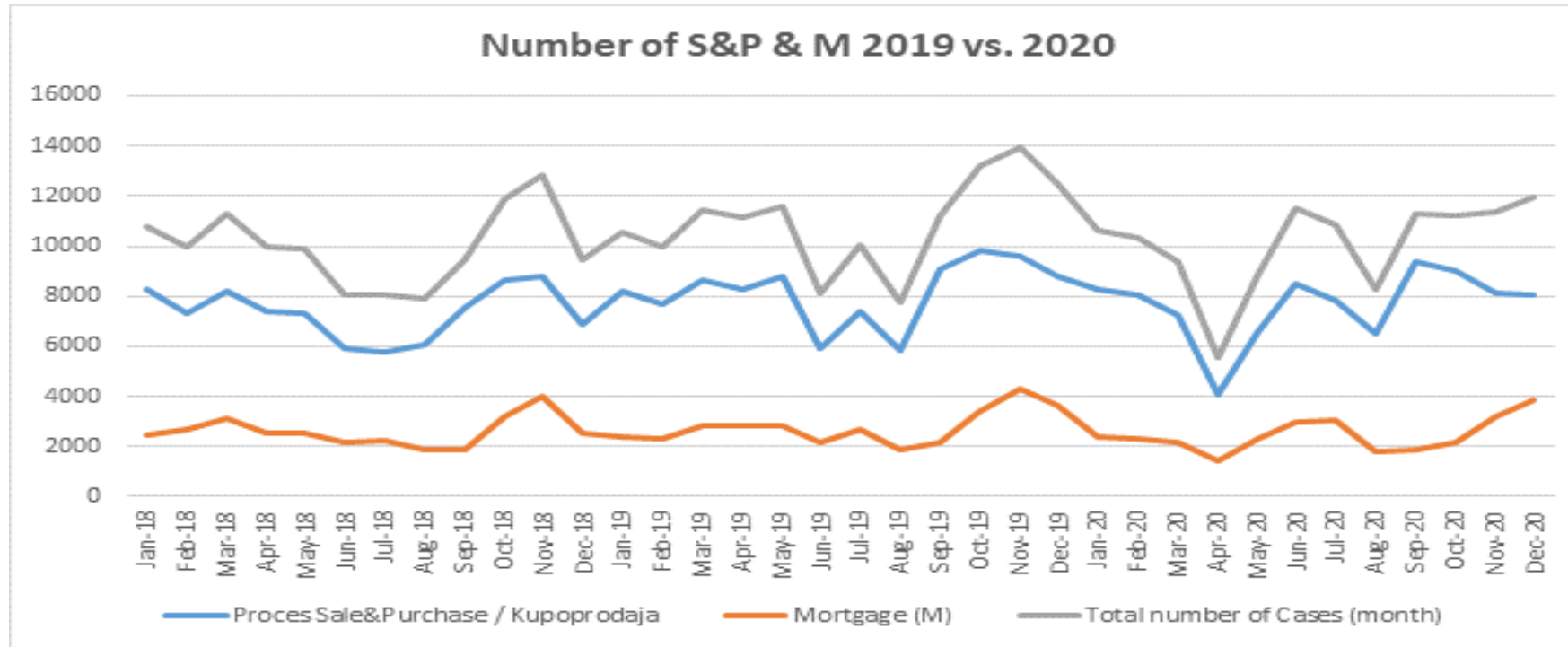


Comparison of the number of requests submitted and extracts issued in electronic form to LROs



NUMBER OF SALES AND PURCHASE AND MORTGAGES 2019 VS 2020

	2019	2020
Sale&Purchase	98057	91575
Mortgages	33408	29566



IMPACT OF COVID-19 PANDEMIC

- ▶ Before the Covid-19 pandemic, all conditions for electronic submission of requests were ensured, but the **share of requests submitted electronically was small**
- ▶ With the outbreak of the pandemic, **new technologies were accepted by both the professional and the general public**
- ▶ The lockdown did not cause major disruptions in the work of land registry offices, most offices experienced decrease of new cases and focused on **reducing the backlogs**
- ▶ During the Covid-19 pandemic, land registry offices:
 1. **reduced the backlogs** (in February 2020, there were 54,206 unresolved cases; in December 2020, there were 37,766)
 2. **resolved cases through VPN remote access to JIS**



THE EARTHQUAKE AND JIS



After a devastating earthquake that hit Sisak Moslavina County on December 29, 2020, several advantages of full electronic communication with courts have been demonstrated:

1. Possibility for citizens to self-issue land registry extracts through JIS OSS
2. A mobile office (van) was introduced, issuing land registry extracts to citizens directly, on the spot
3. Sisak Municipal Court land registry staff were allowed to work from home, thus enabling normal functioning of the system
4. Development of the eReconstruction application is in a final phase, which will be used in the process of restoring the earthquake-affected areas, and will be linked with JIS, thus freeing citizens from the obligation to provide land registry extracts for restoration purposes

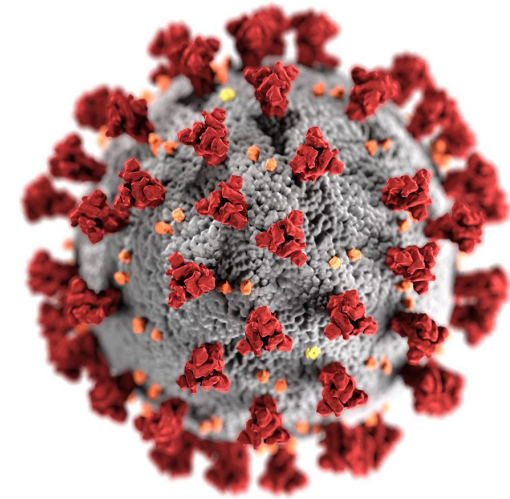
PLANS FOR FURTHER DIGITISATION

- ▶ In Q1 2021, the minister will pass a decision on starting the maintenance of **collections of deeds in electronic form only**
- ▶ In Q3 2021, **OSS redesign** is planned in order to make the website more accessible to citizens and easier to use for authorised users
- ▶ In Q4 2021, **completing the project of scanning all manually maintained land registers** is planned, and creating comprehensive digital archives of manually maintained land registers
- ▶ Introduction of **electronic case in all land registry cases** is planned, regardless of how they were submitted
- ▶ Introduction of a **virtual assistant is planned to help citizens**, as well as professional users
- ▶ Connecting with all **key users is planned in order to communicate with state and public bodies electronically only** (development of the eReconstruction application is in a final phase, for the earthquake-affected areas, linked with JIS)
- ▶ Further **legislative amendments will also be made to promote digital technologies**

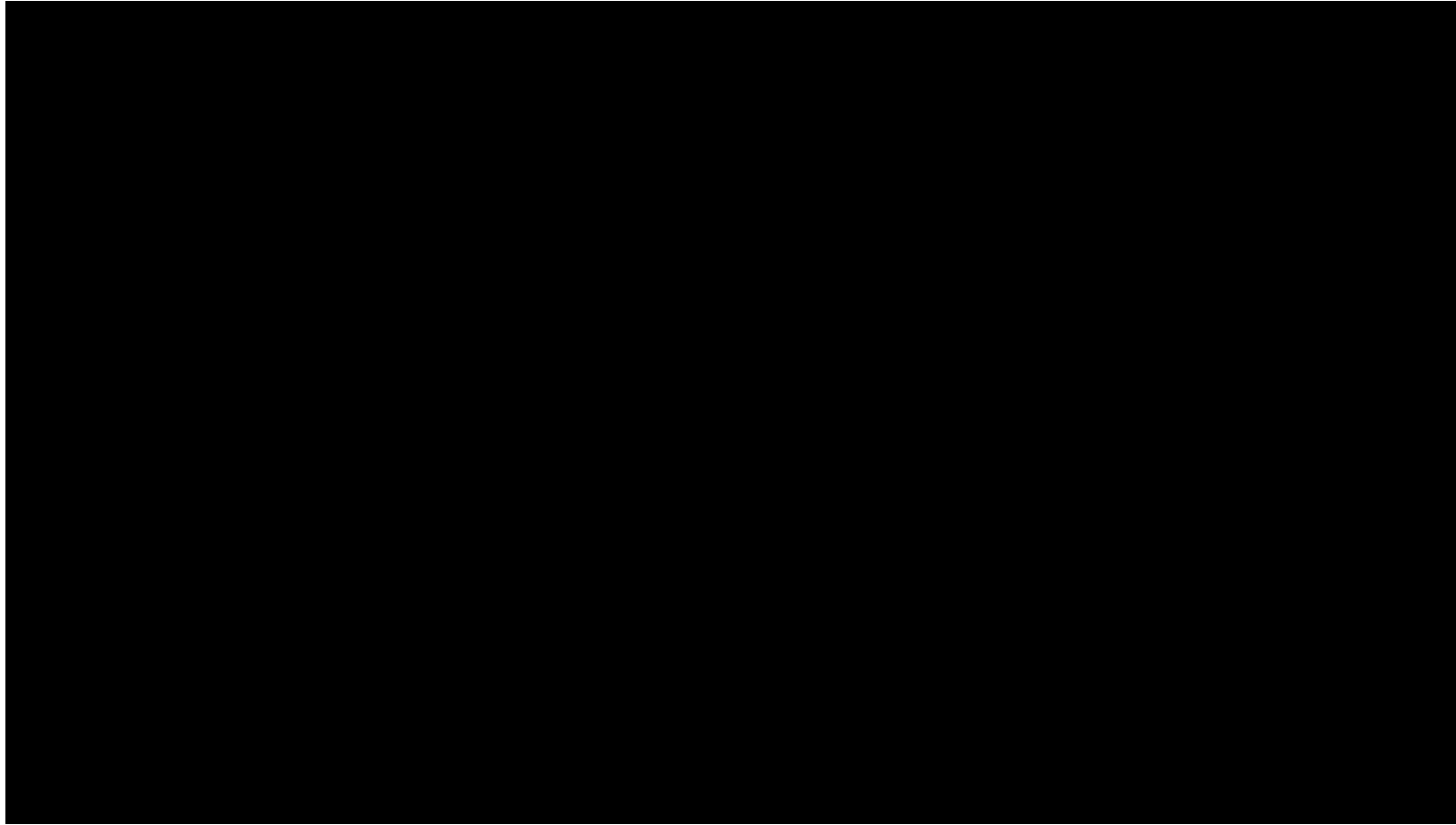


CONCLUSION

- ▶ The previously created legislative and technological framework allowed functioning of land registry **despite** the Covid-19 pandemic
- ▶ The Covid-19 pandemic **affected the awareness** of all stakeholders in the land registry process (courts, lawyers, public notaries, state bodies and citizens) about the importance of **electronic procedures** and interconnection of systems used in business operations
- ▶ We **continue to digitise land registry operations**, which contributes to accelerating procedures, system efficiency, and increasing transparency, but also builds safeguards in case of extraordinary circumstances (such as pandemics or natural disasters - earthquakes)



How to file an e-application for registering in land registers?



Thank you for attention