

UNITED NATIONS ECONOMIC COMMISSION FOR EUROPE

Survey on Land Administration Systems



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This publication is in English and Russian only.

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ECE/HBP/180

Foreword

Sound land administration helps people to secure property rights for their homes. An efficient land market encourages investment and economic growth. Just like its houses, its social institutions and its industry, a country's unique land-administration institutions reflect its history and priorities.

This report by the United Nations Economic Commission for Europe (UNECE) was developed by the Working Party on Land Administration. It is part of a series of in-depth studies by the Working Party, which has also produced publications on topics such as informal housing and fraud in electronic land-registration systems.

The study presented here is the result of a survey to gather comprehensive information on countries' land administration systems. This includes the efficiency of their services, the use of e-technology in their services, the security of their data and their ability to recover data and services in the event of a disaster, to name only a few of the aspects covered. Twenty-five countries from throughout our region participated, allowing us to present information on land administration systems in northern, western, eastern and southern Europe, Mediterranean island countries and Asia, including the Caucasus and Central Asia.

The study has three main objectives:

- To provide information for the use of government officials, researchers and other stakeholders.
- To allow member States to benchmark their own progress in developing land administration systems by comparing them with those of other countries.
- To provide a snapshot of progress in land administration and allow comparison with the information presented in UNECE's 2005 study, *Inventory of Land Administration Systems in Europe and North America*.

This study shows the great diversity of land administration systems in the UNECE region. It also shows commonalities. Perhaps most strikingly, since the 2005 study, more map and register data has become available freely and electronically, and more services are processed online. This means that public institutions can provide services more quickly and at less cost. It also stimulates land markets by increasing the information available to buyers and sellers of homes. The digitization of data has also increased the ability of land institutions to recover data in the event of a data loss.

I would like to thank the Working Party, who coordinated this study, as well as the Governments who provided resources for its development, in particular, Ireland, which led the study. I would also like to thank those Governments who have dedicated time and resources to answering our survey and thus contributing to this report.

It is my hope that this study will assist policymakers and authorities to improve security of tenure and the efficiency of land markets. The information in this study will serve as a guide and a reference point for the UNECE as we continue to work to help countries use their most valuable resource, which is land.



Michael Møller
Acting Executive Secretary
United Nations Economic Commission for Europe

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List of abbreviations

| | |
|-------|---|
| EULIS | European Land Information Service |
| FAO | Food and Agriculture Organization of the United Nations |
| ROD | Registry of Deeds system |
| ROT | Registry of Title system |
| UNECE | United Nations Economic Commission for Europe |

Introduction and background

Land registration, administration and mapping form the basis for the management of every country's most valuable resource – land. These functions straddle the public and private sectors to varying degrees in different jurisdictions. Authorities often operate through partnerships with the private sector, such as through public-private partnerships or outsourcing. Nevertheless, in the 56 countries of the region covered by the United Nations Economic Commission for Europe (UNECE), the control, regulation and operation of land management is generally a public-sector function.

This publication presents an analysis of land administration, land registration and mapping systems in UNECE member States. In the private sector, competition and the competitive marketplace are the engines for innovation and improvement. By comparing land administration systems worldwide, the publication aims to substitute for these forces by encouraging continued improvements in what are, primarily, public-sector agencies. This can help to stimulate economic performance and innovation, improve registration systems and promote universal standards of good land administration.

Other studies and reports have been undertaken to define and compare various aspects of land registration and administration. These include the *Multilingual Thesaurus on Land Tenure*, produced by the Food and Agriculture Organization (FAO 2003), and the *Glossary of Terms for the European Land Information Service* (EULIS 2013).

This is the second comprehensive survey of land administration organizations conducted in the last decade by the UNECE Working Party on Land Administration. To prepare the *Inventory of Land Administration Systems in Europe and North America* (UNECE 2005a), a questionnaire had been sent to member States to gather information in four fields: the organization of institutions and government responsibilities; land and title registration; cadastral and topographical mapping systems; and land use recording systems.

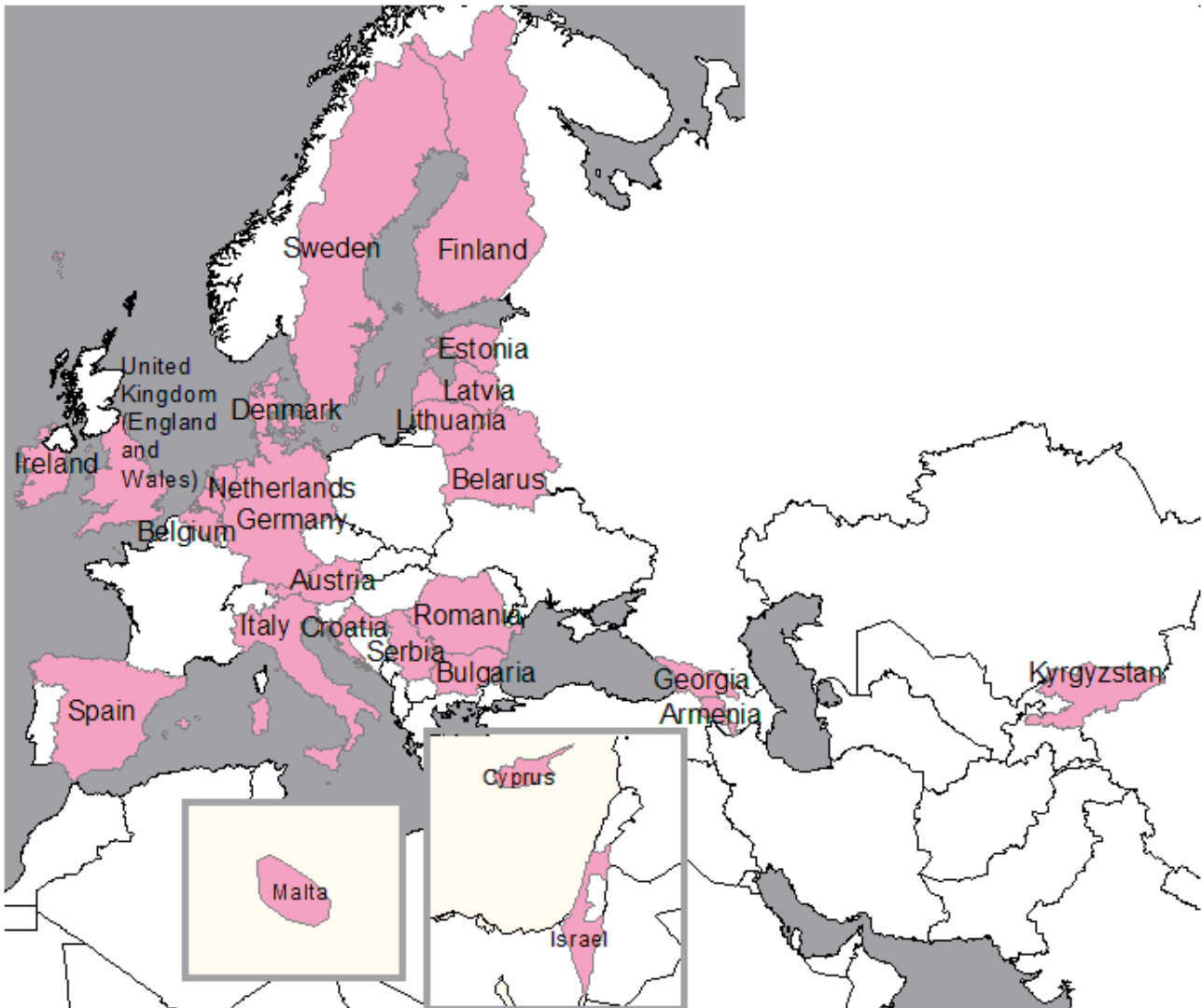
For the present study, a questionnaire was sent to UNECE member States to gather updated and additional information on these topics. This questionnaire emphasized, in particular: data availability to the public; ease of use of land administration systems; the efficiency of land administration organizations; fees and charges; and the security of data. The data collected are for the year 2011.

The remainder of this publication provides an analysis of key data from the questionnaire. The questionnaire itself and the country responses are included in an annex. The data presented are based on the countries' responses to the questionnaire. Results should be interpreted with the understanding that different countries may have interpreted some questions in different ways. Also, changes may have taken place since 2011.

Many of the comments that countries made are reflected in either the text or the appendix. These comments help to illustrate the difficulty in comparing the systems of different countries when definitions, laws and procedures vary. Most comments that appear in this publication have been paraphrased.

Figure 1 shows the 25 countries that participated in this study: Armenia, Austria, Belarus, Belgium, Bulgaria, Croatia, Cyprus, Denmark, Estonia, Finland, Georgia, Germany, Ireland, Israel, Italy, Kyrgyzstan, Latvia, Lithuania, Malta, Netherlands, Romania, Serbia, Spain, Sweden and the United Kingdom (England and Wales). Not all countries responded to all questions.

Figure 1. Participating countries



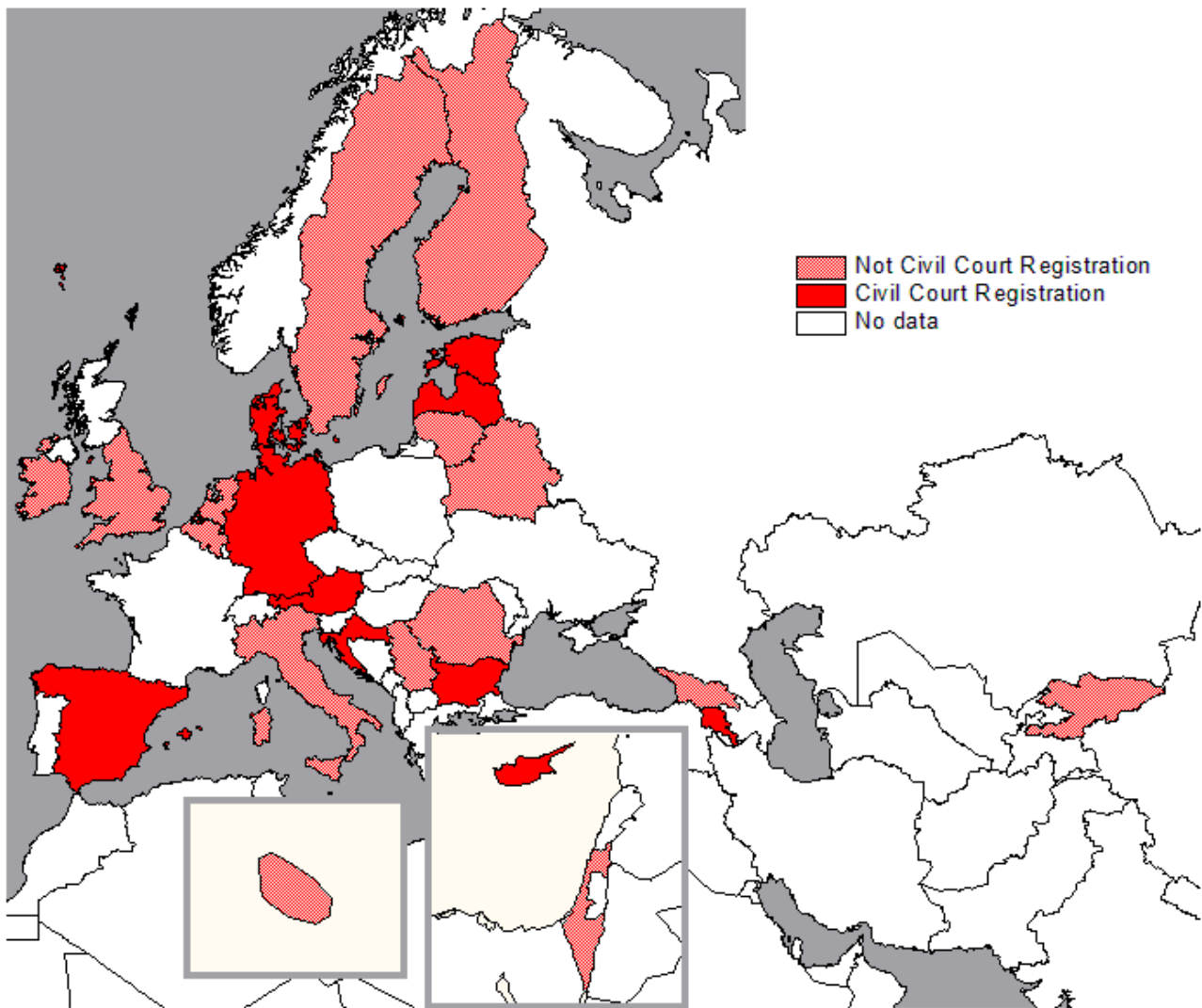
I. System of registration

Land registration systems operate throughout the world. These systems are the legal basis for recording ownership and other legal rights tied to land. An efficiently functioning land registration system provides the groundwork for secure property transfers, a secure mortgage market and citizen protection and, consequently, promotes social stability. The effective operation of land and title registration systems is therefore fundamental to successful market economies.

Land ownership

A total of 10 respondents have land administration systems based on a civil-court registration system (Figure 2). There is no obvious geographical pattern for the use of a civil-court or non-civil-court registration system.

Figure 2. Basis for recording ownership of land



Two respondents (Bulgaria and Estonia) have systems of land-recording based upon local or customary rights. In Israel, rights that were acquired before the enactment of the 1969 Land Law (under Ottoman, British mandate or Israeli registration) and were still in force in 1969 were not abolished by the Land Law.

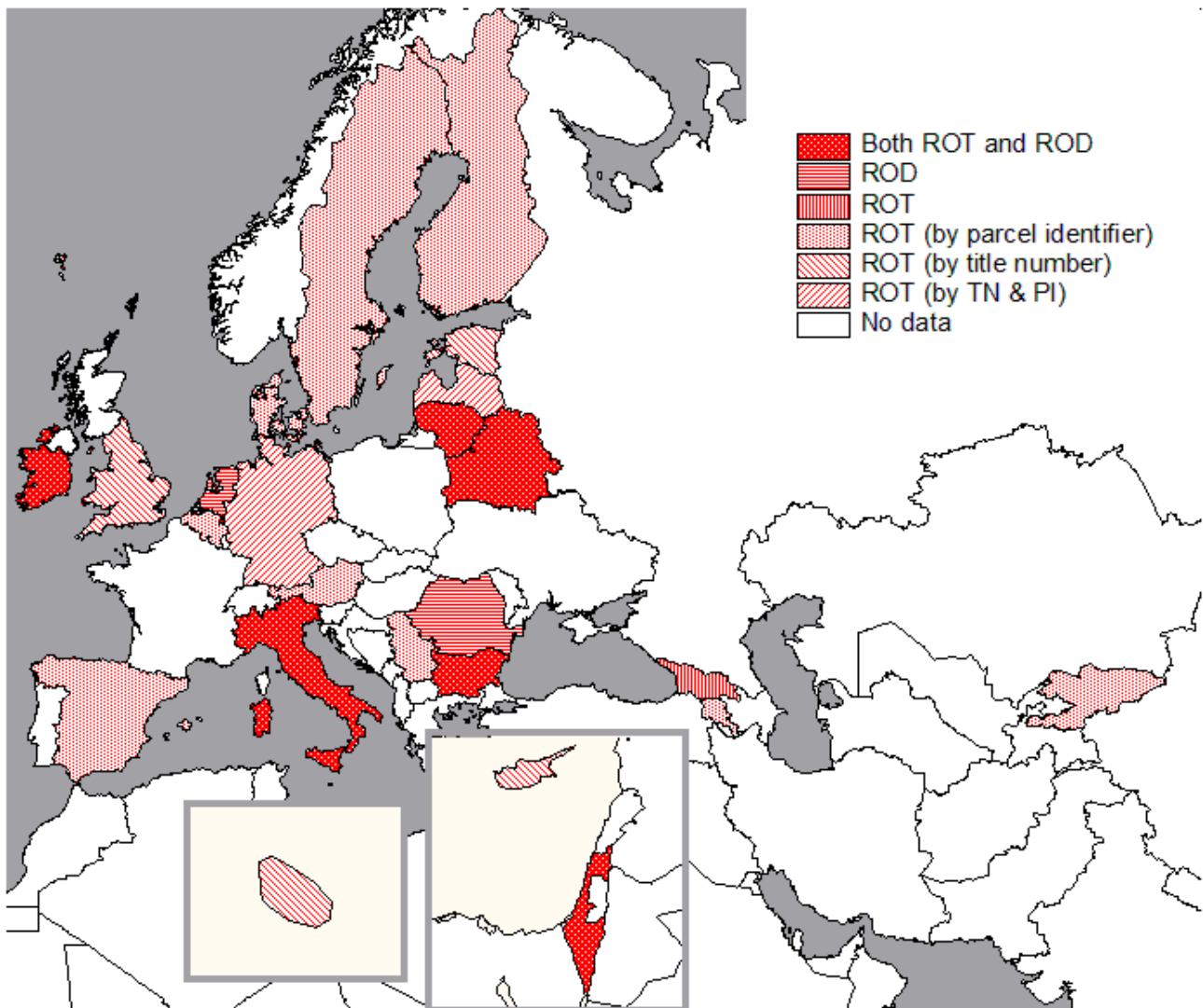
UNECE (2005b) indicated that good practice includes the recognition that customary or local rights may exist outside of the formal legal system of recording. Nonetheless, it also pointed out that, in certain situations, land reforms which extinguished customary and local rights could help streamline the mechanisms of land transfer. While such land reforms are often out of the purview of land administrations, local or customary rights are not always confusing or in need of streamlining by locals or customary practitioners. Reforms that abolish such rights can create more confusion in the transition to new forms and procedures and in the land registries who oversee title transitions. For example, land rights informally passed down within a family or distributed by community leaders may be stable, and the transition to national norms may meet local resistance.

Only a few countries make use of private title insurance. Malta is the only country that affirmed that they have a land administration system supported by private title insurance. In those countries without private title insurance, titles are usually guaranteed by the State. For example, in Belarus, it is possible to ensure against some risks of title transfer, but this is not obligatory. The court can order reimbursement to affected parties due to mistakes made by the property registrars; this reimbursement is paid out of a special fund created for this purpose.

Registry organization

Countries vary in their use of Registry of Title (ROT) or Registry of Deeds (ROD) systems (Figure 3).

Figure 3. System of registration



Germany has a system of registration based on two separate public registries: the Grundbuch (Land Registry) and Liegenschaftskataster (Real Estate Cadastre). The Grundbuch is maintained under the authority of civil courts and its legal base is the federal law; the Liegenschaftskataster is maintained under the surveying authorities of the 16 States of Germany.

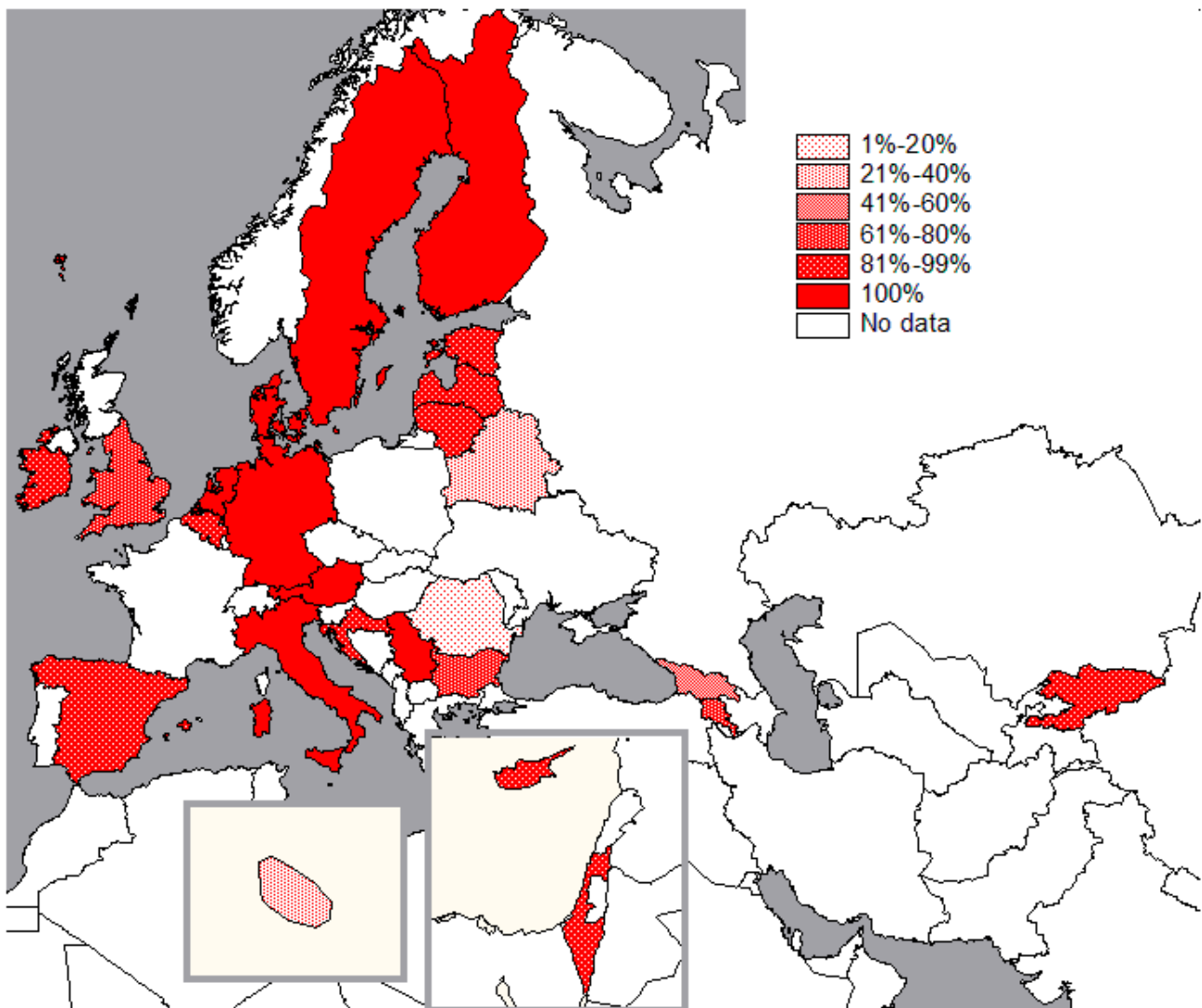
Israel has had a Torrens-title system of registration, wherein a register of land holdings guaranteed by the State guarantees a title to those included in the register, since 1920. There are still parcels in which title has not been settled, which are registered either under a register of deeds system or not at all. Registration of title is a condition to the proprietary right to land.

In Italy, the main system is a register of deeds, but in some small areas in the northeast, title registration is by parcel identifier.

II. Coverage of registration

Figure 4 show that 17 countries (74 per cent) have registered more than 80 per cent of their land area and, of these, 8 have registered 100 per cent of their land. The countries with the greatest land coverage are in Central Europe and Scandinavia.

Figure 4. Area of land registered

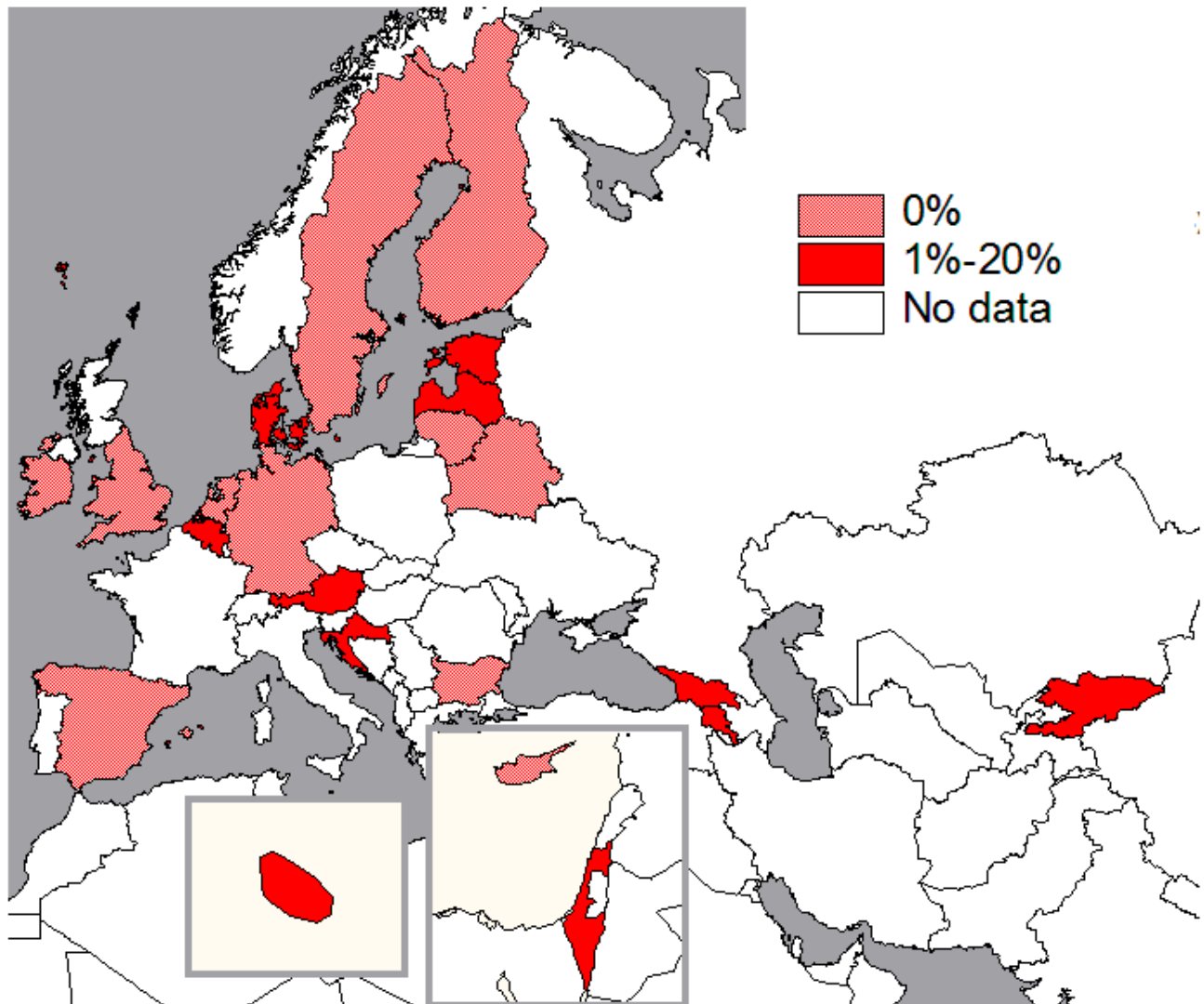


Armenia reports that the land registry contains most private titles to lands, and that most unregistered lands are State-owned. Malta reports that private land registration is allowed only in certain registration areas. Registration is, in some cases, more complete in urban than in rural areas. Spain reports that about 2 per cent of all properties are unregistered, most of which are in rural areas.

Eleven respondents have no informal settlements in their jurisdiction and the remaining 11 have less than 20 per cent of their titles held in informal settlement arrangements (Figure 5). There is no discernible geographical pattern with respect to jurisdictions that recorded informal settlements, although they tend to be more prevalent in countries that had centrally planned economies; eight such countries record informal settlements. Nonetheless, countries such as Austria, Belgium and Denmark also record informal settlements.

“Informal settlement” here refers to property used for habitation where the occupier has not established legal title. Some respondents reported different means of differentiating between the concepts of “informal settlements” and “unregistered property”. For example, in Belarus, all titles are invalid if not recorded in the registry, and in Bulgaria, informal settlements represent only a portion of properties not registered. In the Netherlands, all properties are registered; however, as inheritances are not automatically updated in the registers, current land rights could be considered unregistered.

Figure 5. Prevalence of informal settlements



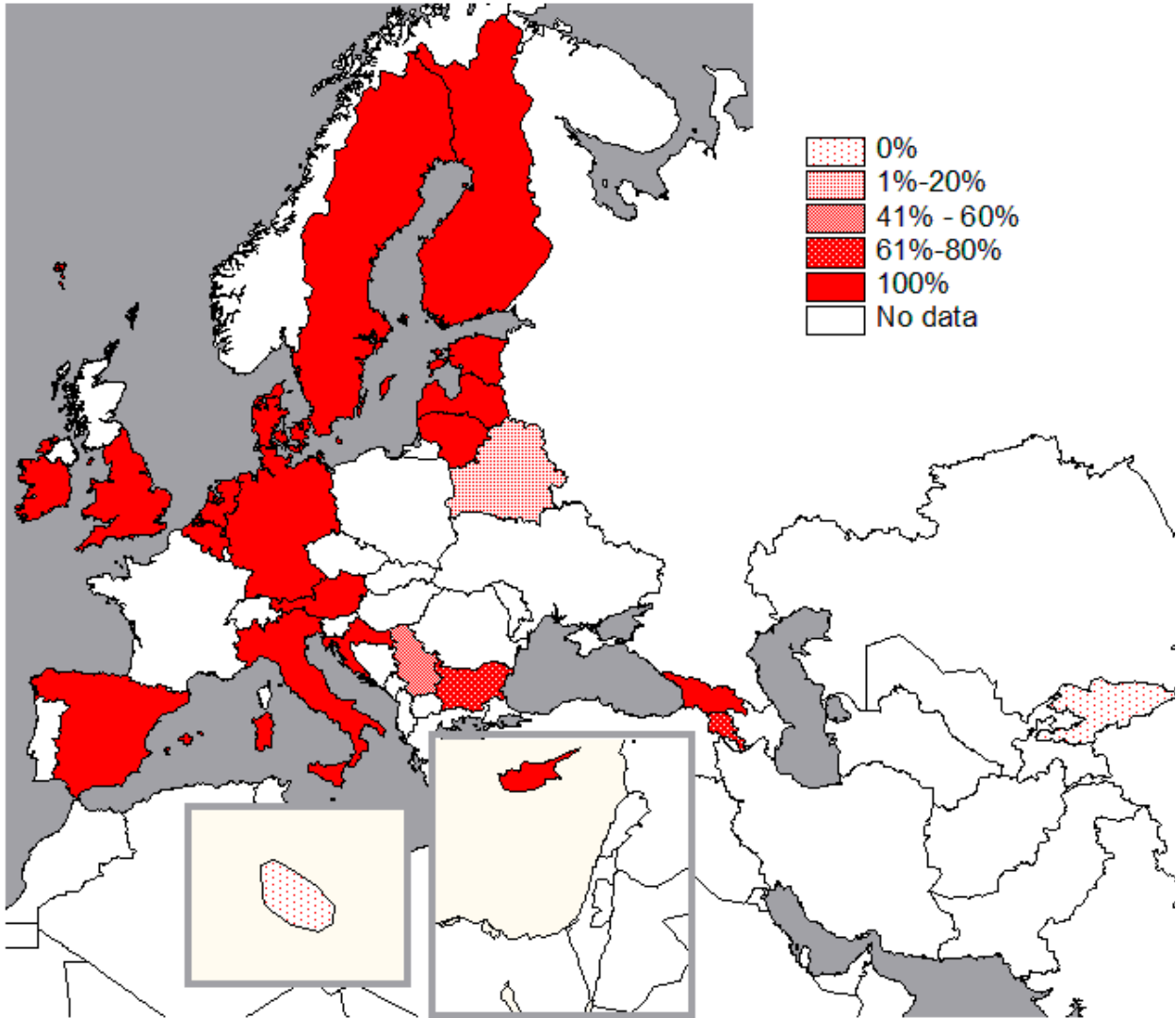
Informal settlements may be made up of a society's most vulnerable populations, whose access to valuable public services is restricted. If land administration agencies participate in the registration or administration of informal settlements, this can help to ensure the protection of informal tenants.

III. Online availability and electronic access

Respondents were asked a series of questions regarding the services that are provided online by land administration agencies.

A total of 17 respondents make all of their maps fully available for inspection on an online basis (Figure 6). This represents significant progress since 2005, when only 30 per cent had their map fully digitized and online (UNECE 2005a).

Figure 6. Online availability of maps



Most countries with all maps digitized are located in Central and Western Europe, Scandinavia and Baltic.

As might be expected, the online availability of maps correlates with the online availability of inspection. For 7 respondents (Denmark, Estonia, Ireland, Lithuania, Netherlands, Serbia and Un Kingdom), 100 per cent of title register inspections are done online; for another 7, more than 80 per cent online (Figure 7).

Figure 7. Online inspections of title register

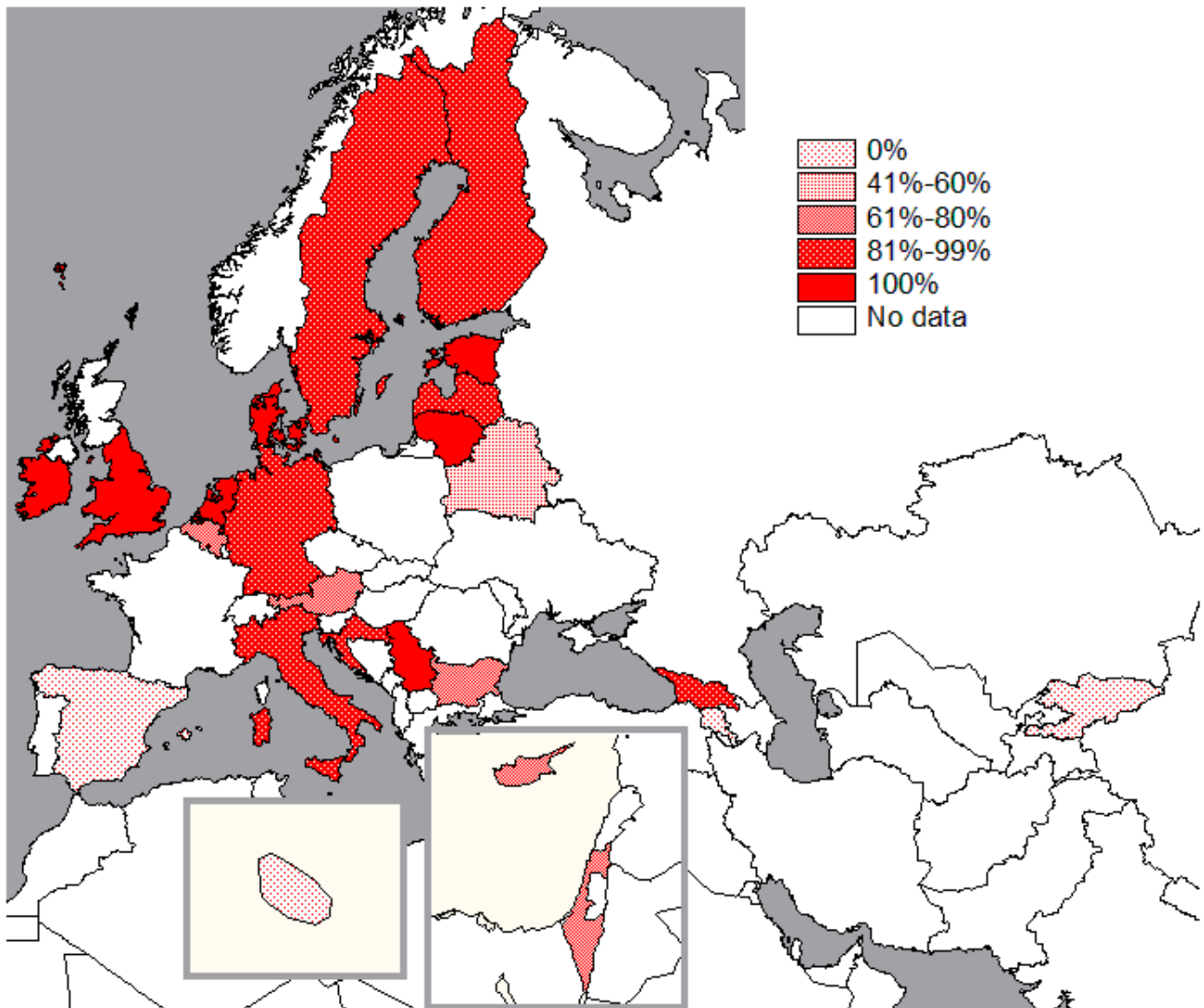
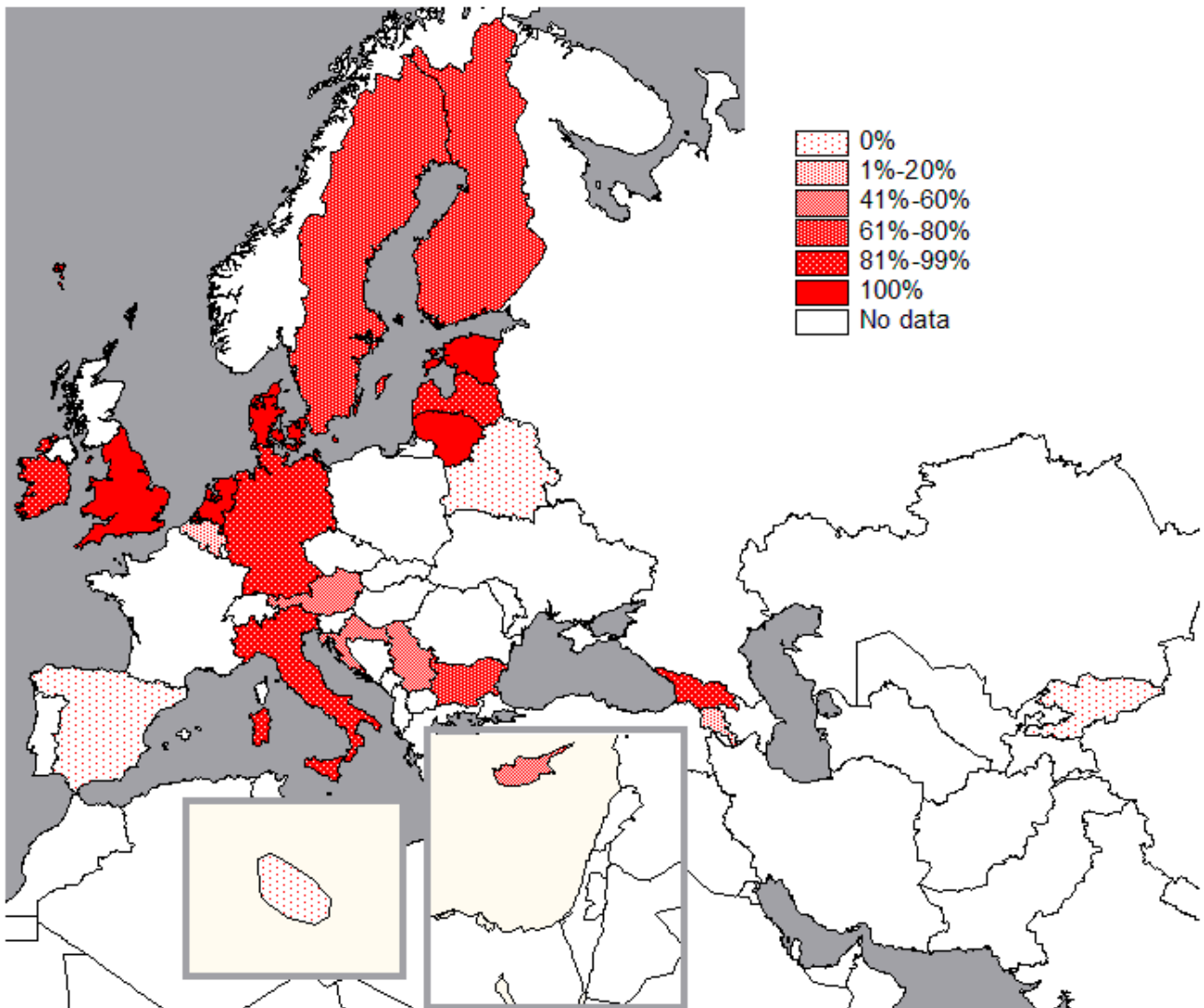


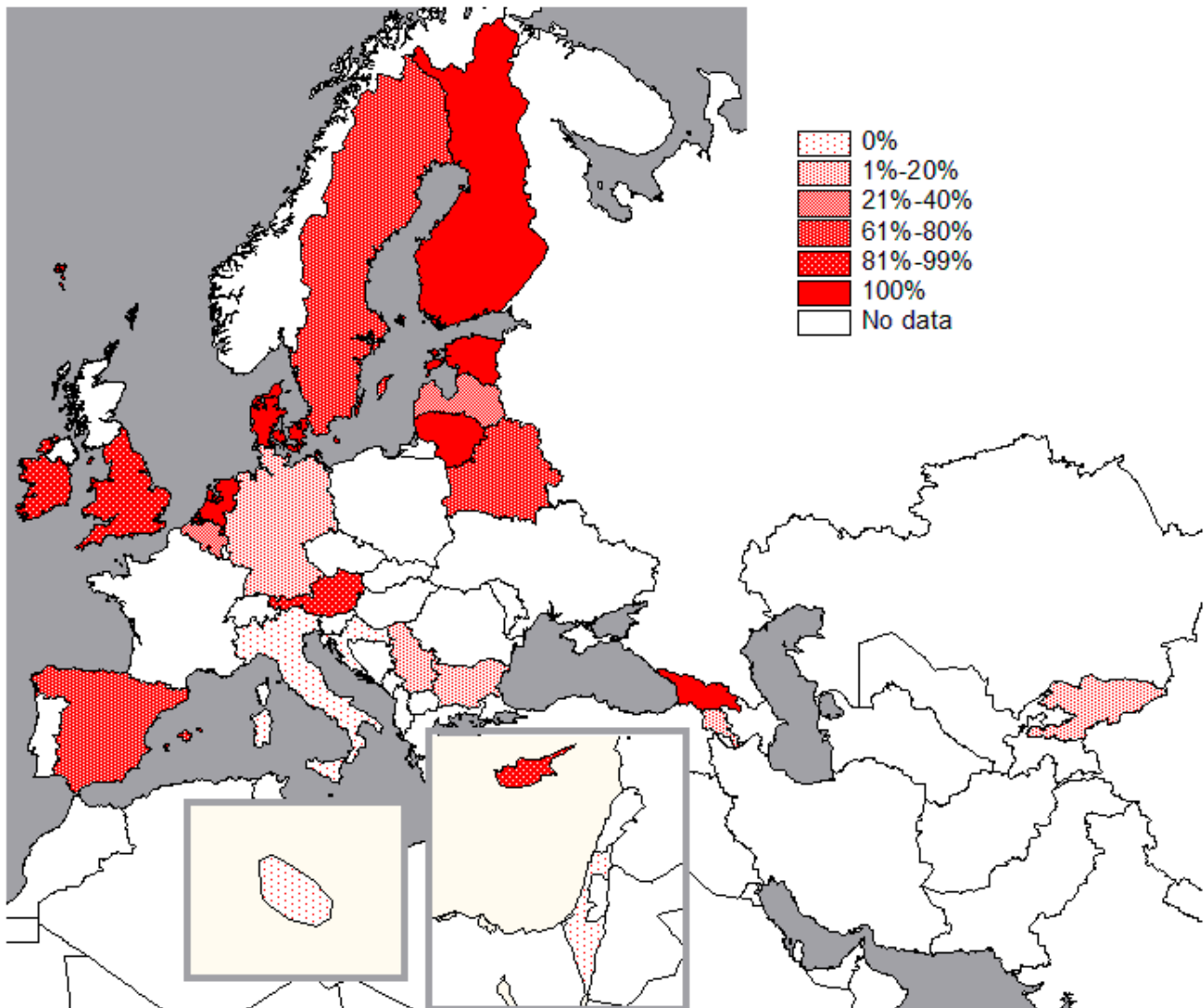
Figure 8 shows the percentage of boundary inspections available online.

Figure 8. Boundary inspections online



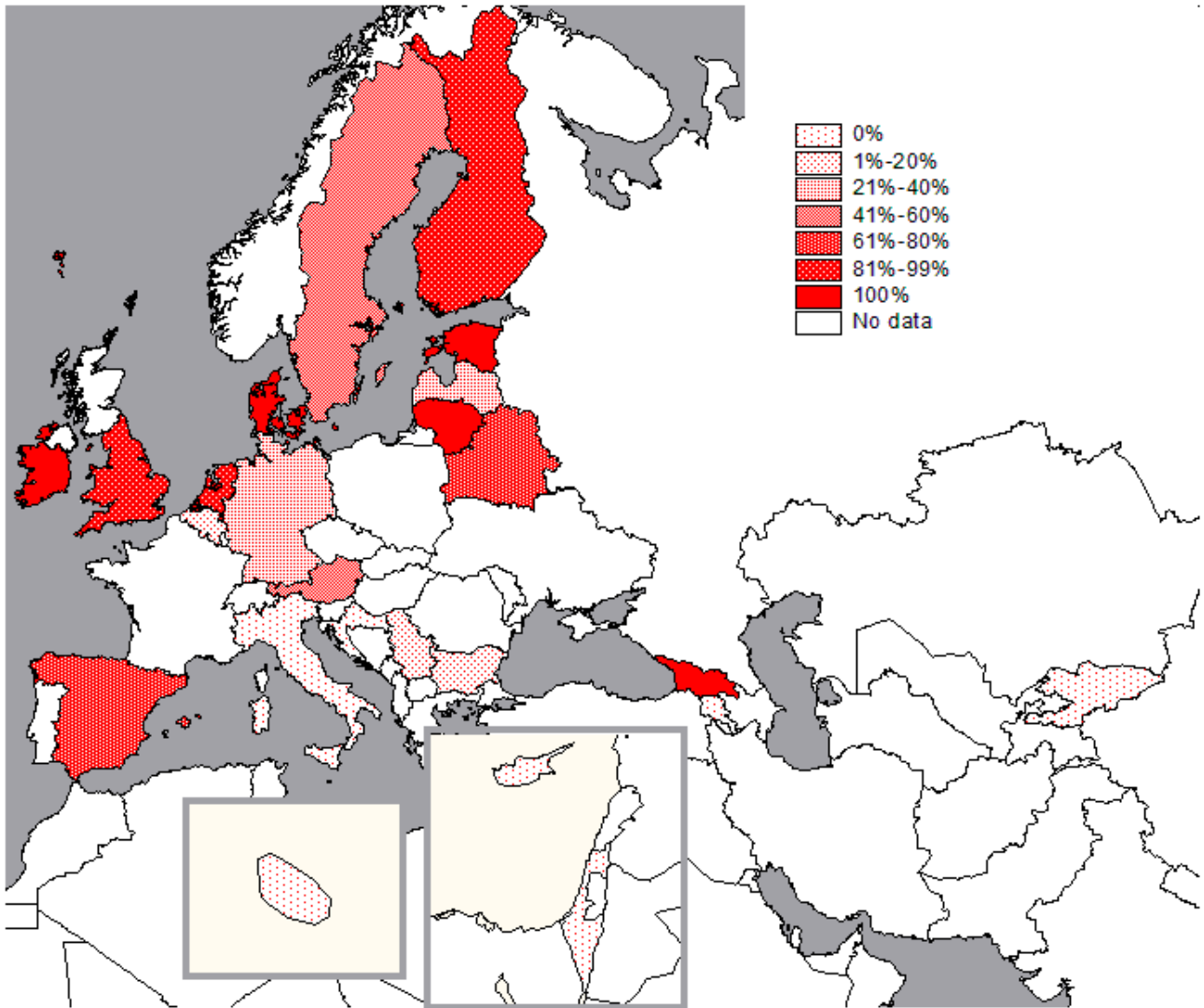
Six respondents process all applications for title copies online (Figure 9). Four respondents process more than 80 per cent of such applications online. In four countries, applications for title copies cannot be processed online. An “online application” is one for which the application is made, paid for (if a fee is payable) and submitted to the land registry electronically and does not require any paperwork to be filed.

Figure 9. Online applications for copies of titles



An extract of the register is “digitally certified” if it is issued by the land registry in electronic format and no supporting paper document is required or issued. Out of 24 respondents, five process all extracts freely and electronically, while three process more than 80 per cent freely and electronically (Figure 10). In seven responding countries, extracts of the register cannot be produced freely and electronically.

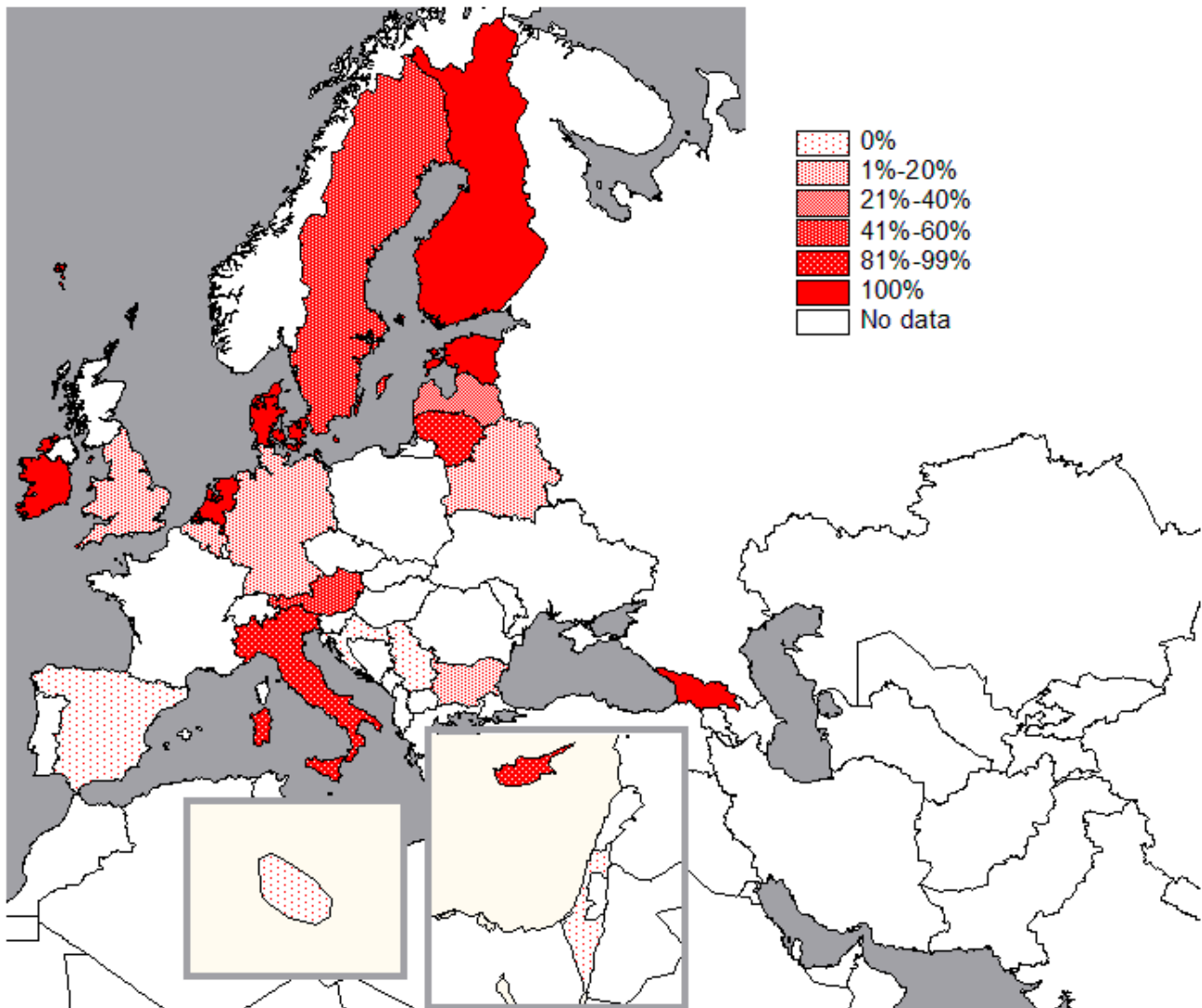
Figure 10. Digitally certified extracts



“Electronic registration” implies that all registration documents are submitted only electronically and that all registrations are made in an electronic register. Electronically submitted documents can be digitally signed or scanned versions of paper documents.

Countries vary significantly in the degree to which they register property electronically (Figure 11). Of 24 respondents, six jurisdictions process all transactions electronically and seven do not process any applications electronically.

Figure 11. Transactions fully processed electronically



Access to online register

In 70 per cent of respondent countries, the register is available for inspection by citizens (Figure 12 and Figure 13). That is a slight improvement from 63 per cent in 2005 (UNECE 2005a). The six jurisdictions that do not afford full access to all citizens were spread across the region, not concentrated in a single geographical area.

Figure 12. Access to land register

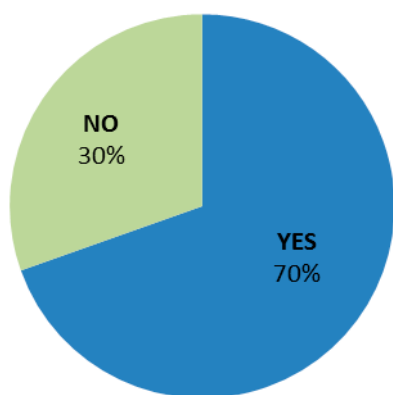
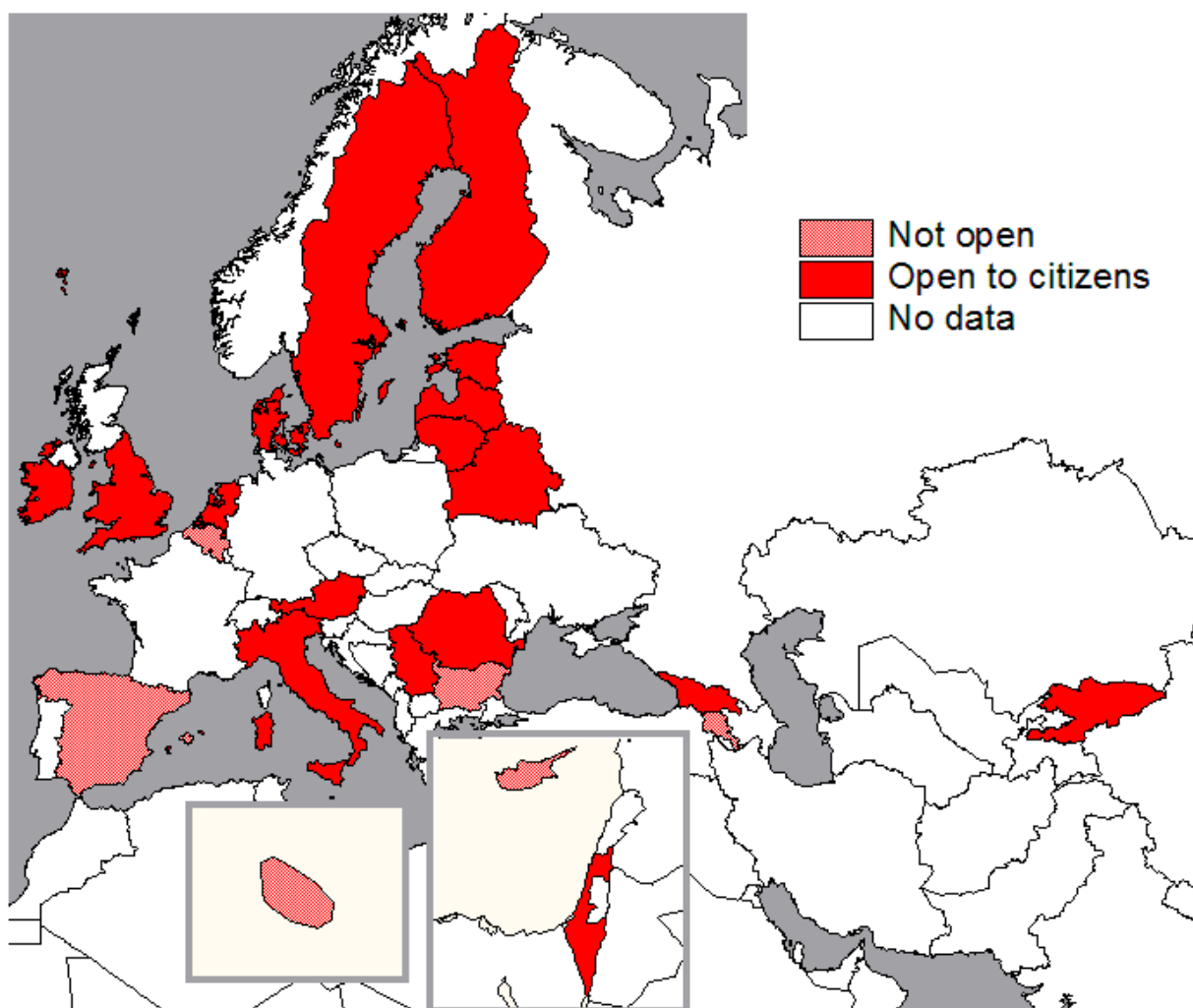


Figure 13. Access to land register



Several countries made clarifying comments regarding the availability of data online:

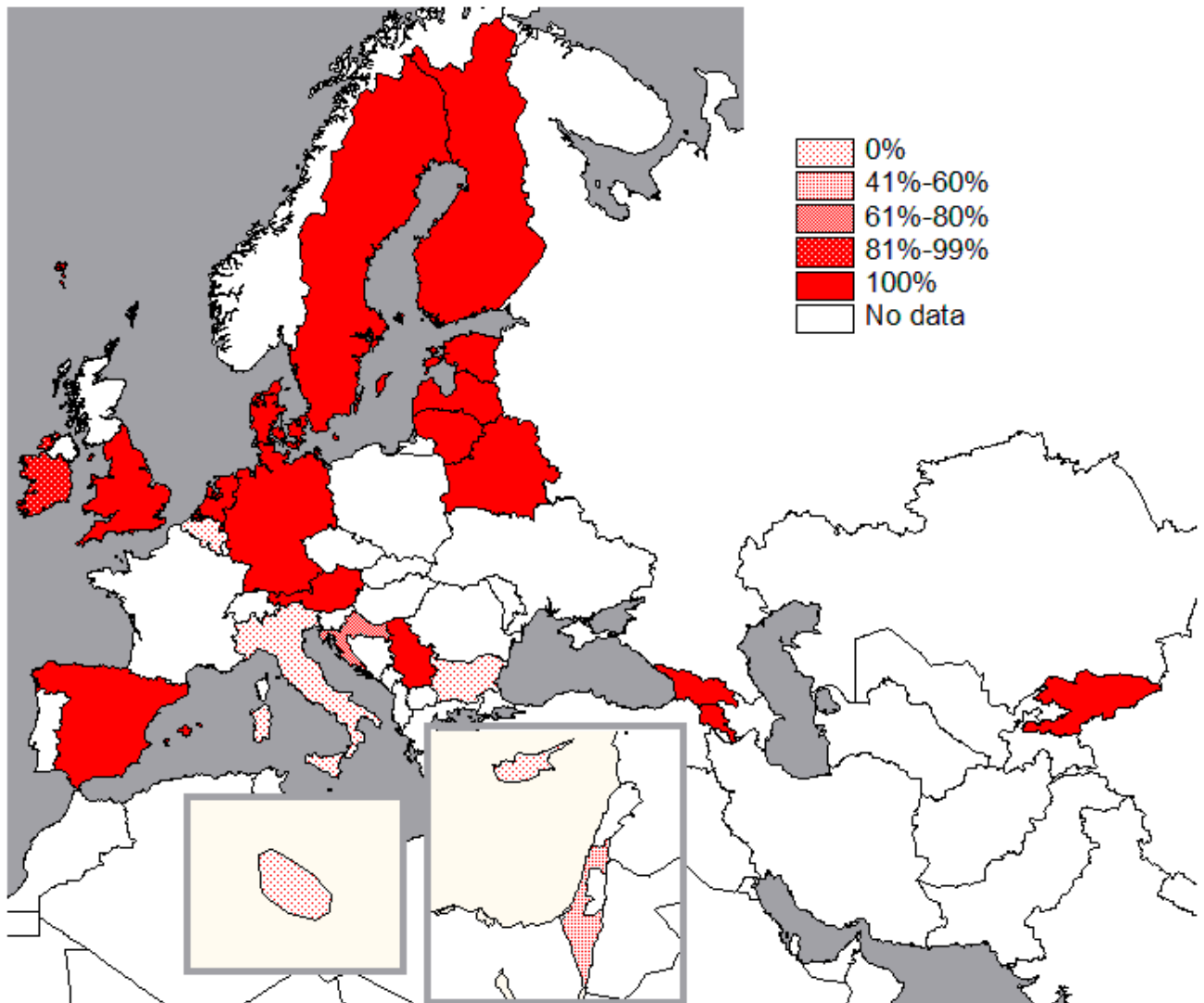
- **Belarus.** Online access is open to citizens in the form of an abstract, whose form is specified by legislation. Information on the property, including titles and liens, is open to all, but information on specific people is restricted and, in some cases, available only to the property owner and the authorities. Online access to the register is available for a fee. Cadastral maps containing data on property units are expected to be made available electronically in 2013.
- **Bulgaria.** All citizens have the right to online inspections for their own property only.
- **Croatia.** Cadastral (at www.katastar.hr), land book (at www.pravodudge.hr) and map (at www.arkod.hr) data are available online. Inspection is possible without extracting certified extracts. Registration online is not possible.
- **Denmark.** The cadastral register and map data are kept in the same spatial database. All maps are digital and all inspections in the cadastre are carried out online, but for historical information paper records must be used. The title registry is open to inspection by all citizens for a fee, except for the property owner. The cadastral registry is free to access, although the use of map information is restricted. Cadastral archives are not available in digital form. Certified copies of title registers and cadastral maps are not given online, but extracts can be made from the title registry private land surveyors can issue property maps with certified information. All changes in the cadastral registers and maps are based on digital data provided by private land surveyors after inspection by the cadastral authority, and all transactions in the title register, such as a change of ownership or the registration of a mortgage, may be carried out digitally and automatically.
- **Finland.** The land register is open to all citizens but the extracts are not free of charge.
- **Germany.** The title register is linked to the real estate book but not the title register. When the Authoritative Real Estate Cadastre Information System (ALKIS) is implemented, this will also be linked to the title register. This system will incorporate the functionality of the cadastral map and book in one system. Implementation of ALKIS is scheduled for 2014. In addition, under Article 133 of the German Land Registry Act, a web-based procedure is available for accessing information from the land book if permission is given by the Supreme Court. More information is available at <http://www.grundbuchportal.de>.
- **Malta.** No online facilities yet for customers. A person seeking information on a particular piece of land applies to the registrar. Within eight working days, an official reply is provided stating whether the property is registered or not. If it is, the applicant is provided with a certificate of title. Also, in Malta, the map base for registry records are not based on a cadastre. Records are based on plans prepared by architects and the Government does not check all plans with site inspections.
- **Netherlands.** The information given refers to deeds rather than titles, as Netherlands does not have a title system. About 99 per cent of digitally certified extracts of the register and map are processed electronically. In some specific cases, a paper version of the extract is requested by the court.
- **Romania.** Data on applications submitted and registered in the cadastre and land book registration bureau are available. The country is exploring the possibility of publishing online the inscription-transcription register.
- **Spain.** Information is public for those who express a legal or legitimate interest.

IV. Status and security

State guarantee

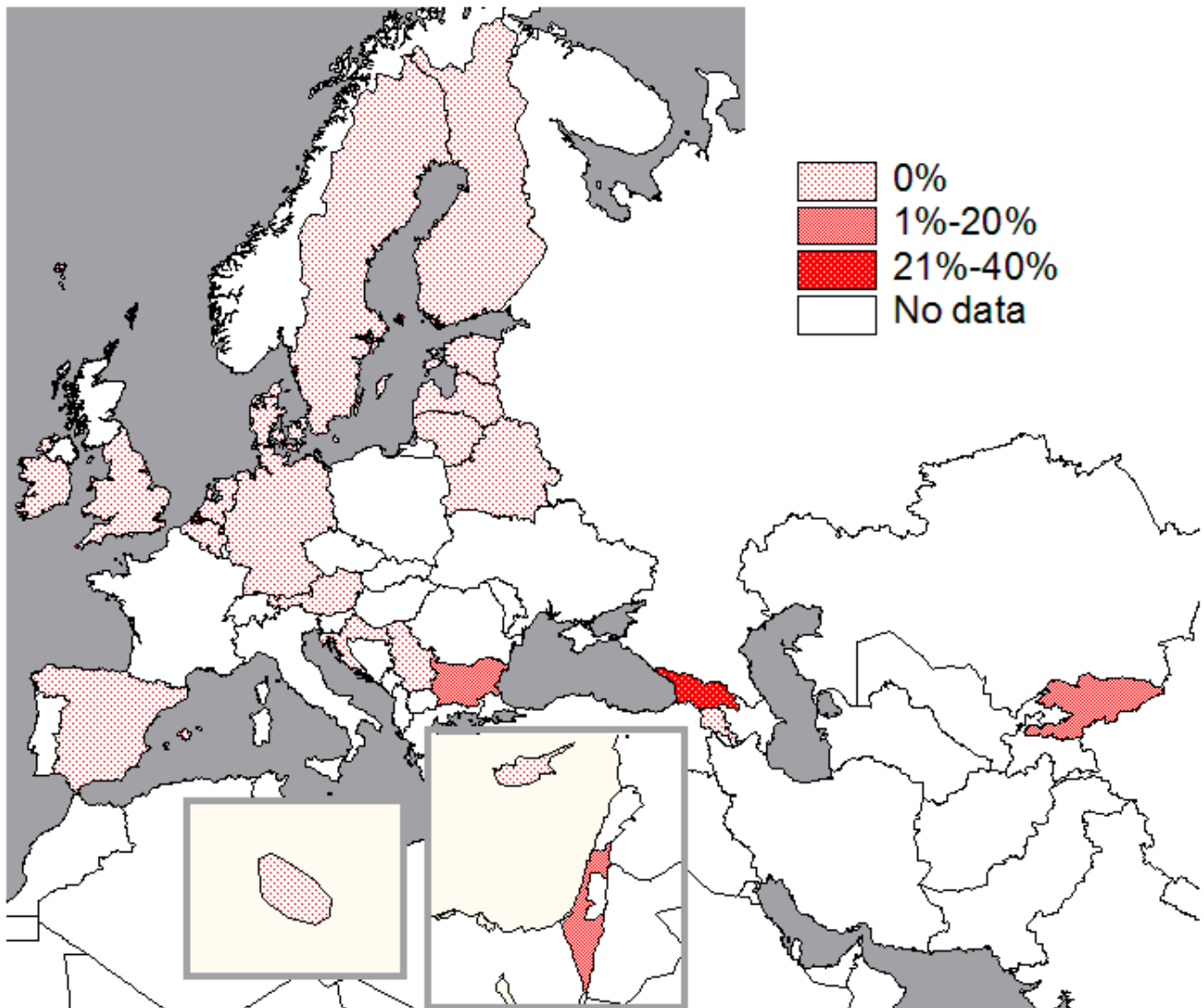
A “guaranteed title” entitles the citizen to compensation from registration authorities for any losses incurred as a result of errors found on the register. Governments guarantee at least some titles in 79 per cent of respondent countries (Figure 14). This is similar to the level in 2005 (UNECE 2005a).

Figure 14. State guarantees of title



In a few countries, some titles are guaranteed by commercially provided title insurance, although this is not the case for the majority of titles in any respondent country (Figure 15).

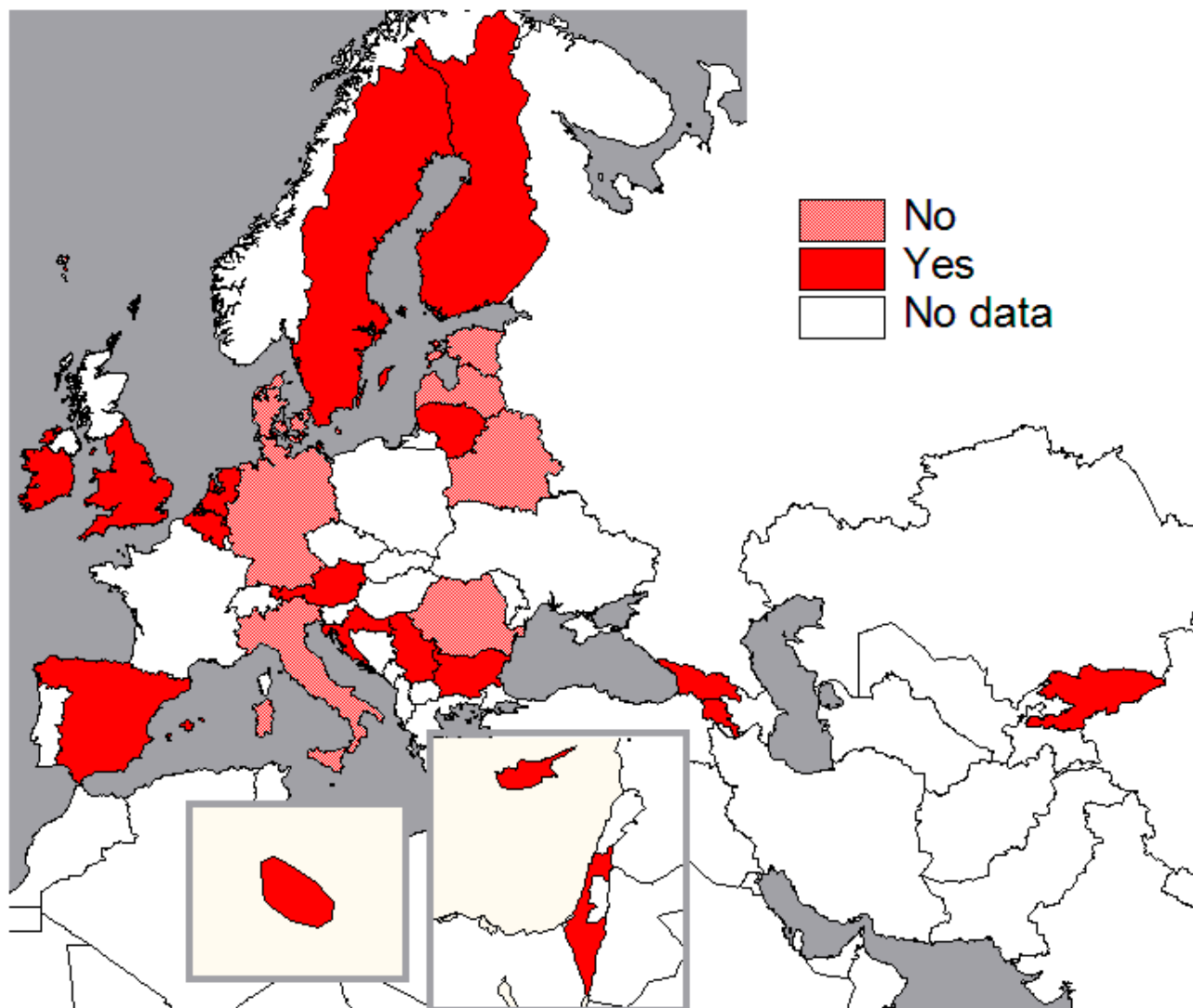
Figure 15. Titles guaranteed by title insurance



Protection against maladministration

In 18 countries, systems of land administration are subject to inspection by an independent ombudsman (Figure 16).

Figure 16. Inspection by independent ombudsman



Business continuity

“Disaster recovery” means the recovery and restoration of computer services (or paper records) in the event of a complete computer system or paper record loss. Figures 17 and 18 show the expected time to restore customer service or recover records in the event of a data loss.

In some cases, the ability to restore data and records varies. For example, countries such as Denmark, with only historical records not being digitized, could restore modern records very quickly, but paper records perhaps not at all.

Figure 17. Time needed to recover title registers in event of data loss

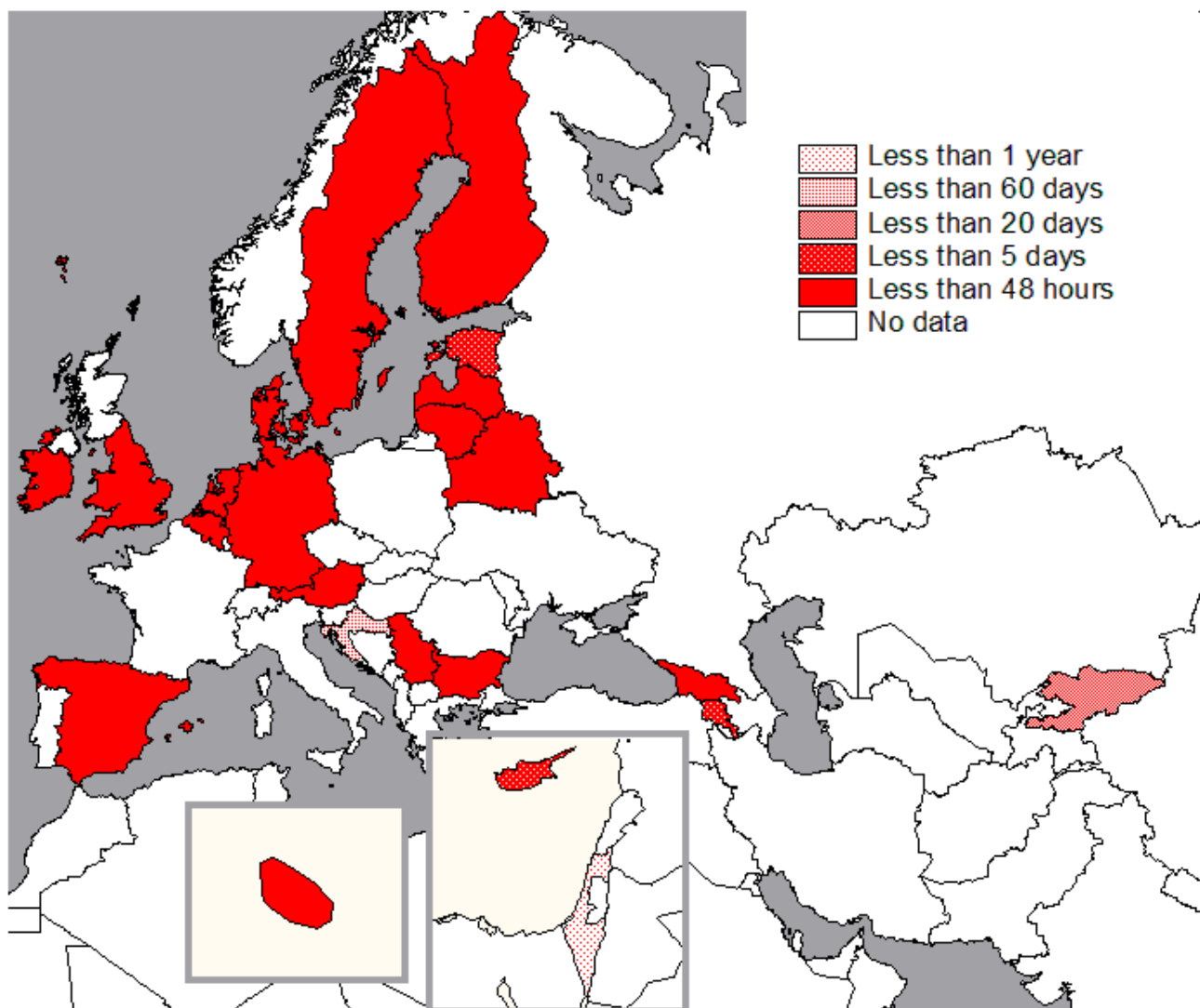
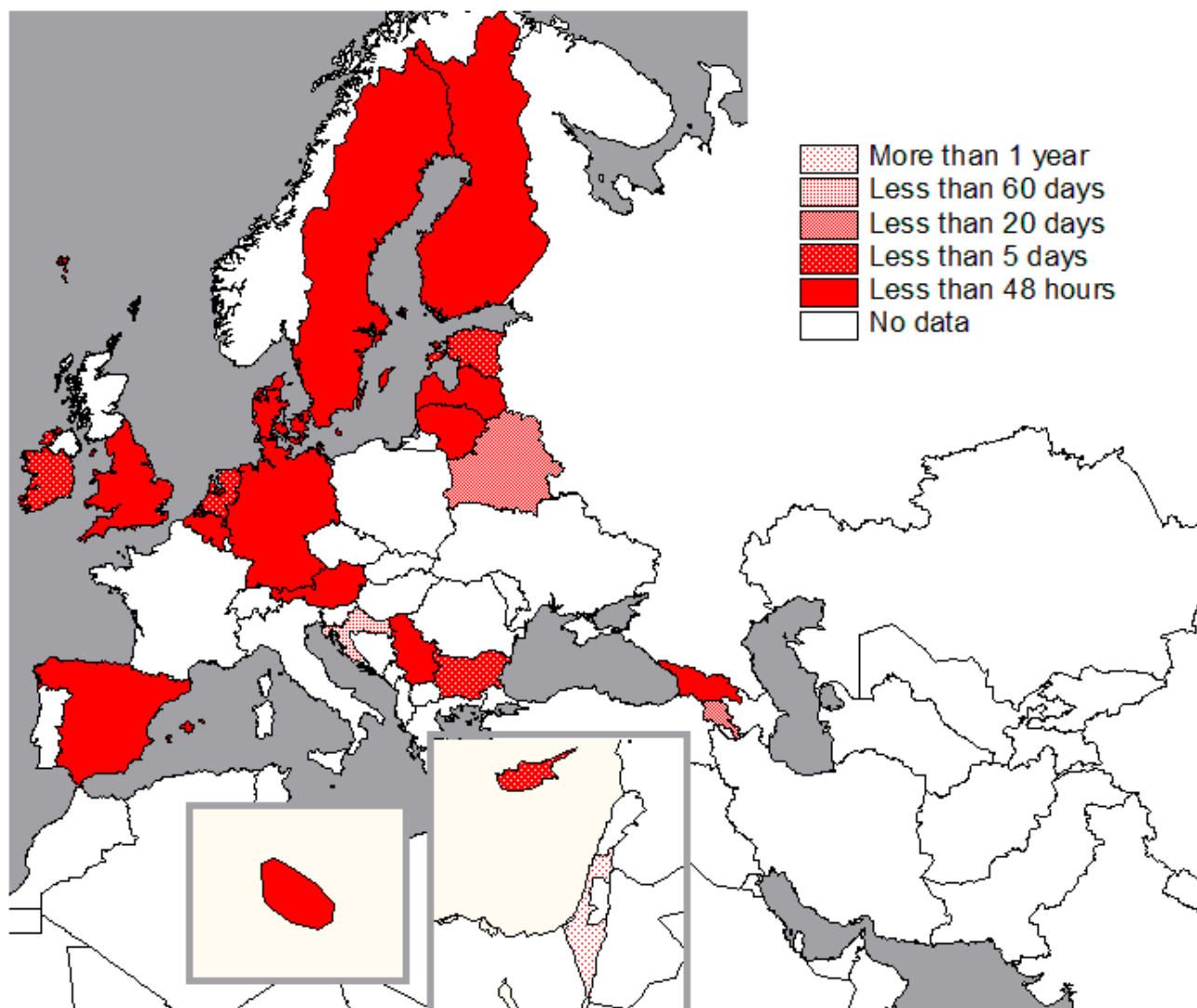


Figure 18. Time needed to restore full customer service in the event of a loss of records



Customer charter and customer satisfaction ratings

The extent to which land registries use customer satisfaction surveys varies widely: 18 per cent of respondents do not ever issue customer satisfaction surveys, while 59 per cent issue surveys yearly or more frequently (Figure 19). Furthermore, 54 per cent of all respondents have their surveys verified by external auditors.

The survey requested the frequency with which evaluations were done by the land registry. Cyprus indicated no answer, because customer satisfaction is evaluated by external inspection authorities. Similarly, Israel noted that surveys were done by a private company.

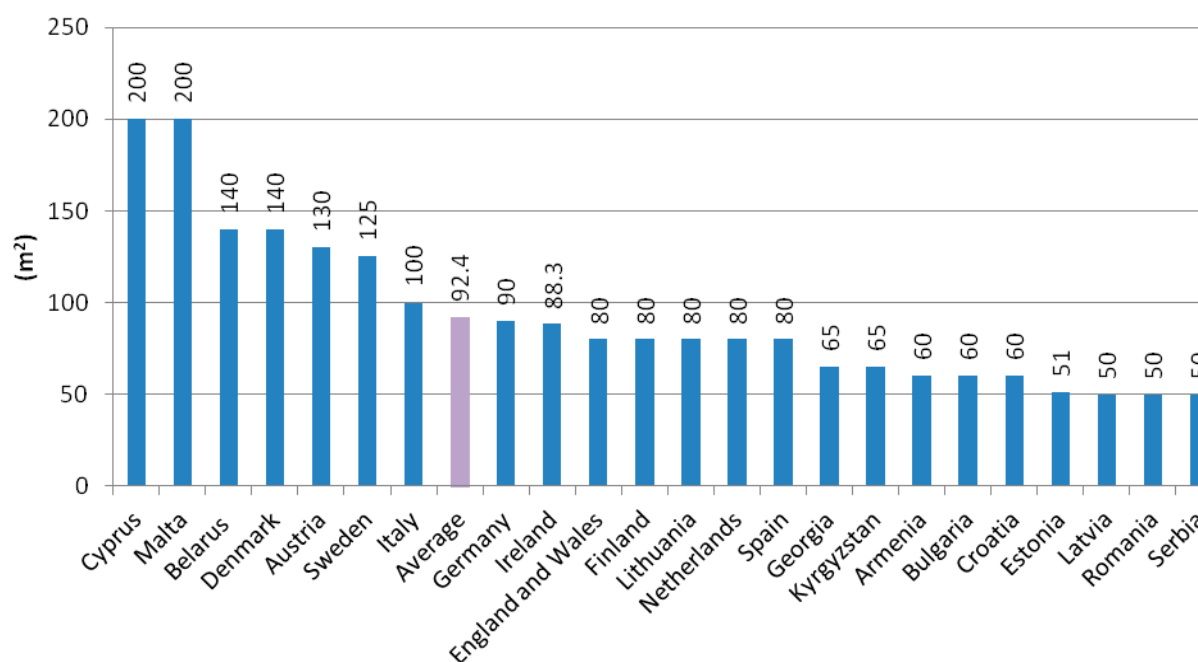
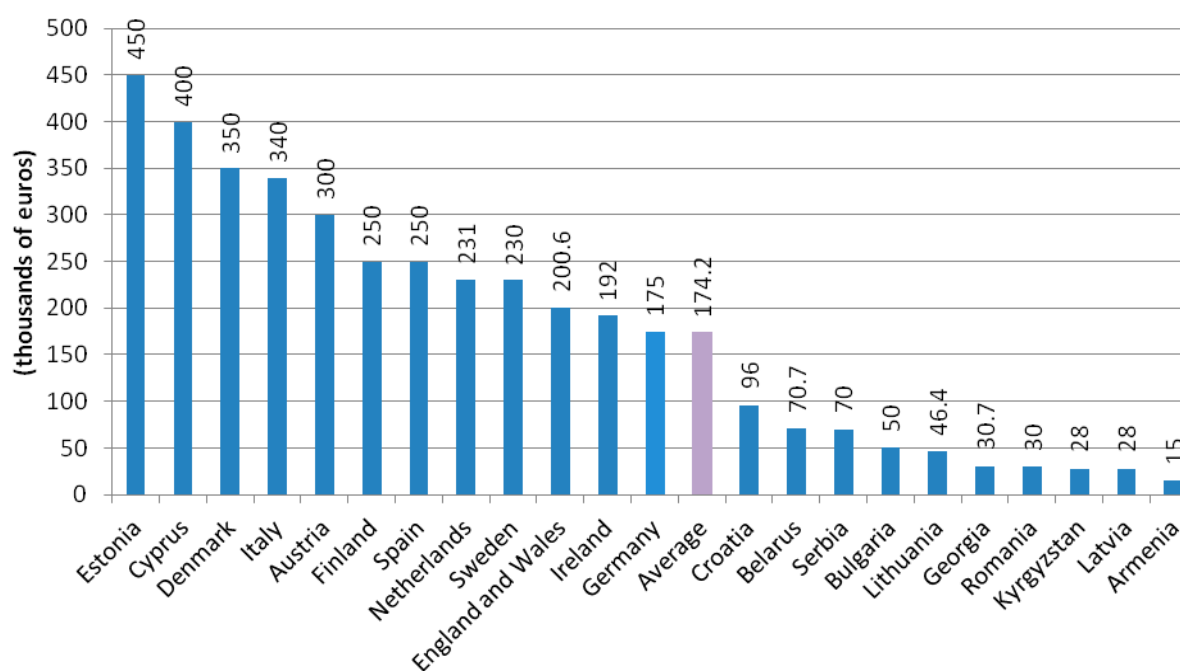
Malta made the following comments on the questions on “status and security”:

- A title becomes guaranteed by the state within 10 years from registration.
- There are no specific time frames for the loss of titles or maps, but backups exist.
- Customers are provided with customer care forms to fill out, so that the process of feedback is continuous.
- Monthly performance reports are produced, which are reproduced in the annual report submitted to the Government.

V. Taxes and charges

Fees collected from property registration support the provision of public services to customers. They can be channelled into the Government budget or that of the land registry. The ability of registries to levy charges and taxes has taken on new importance as many jurisdictions face budget cuts following the economic downturn and the slowing of European property markets.

The size of dwellings and the value of property in a given jurisdiction affect the extent to which land registries can raise revenue. Figure 19 shows the area of an average-sized dwelling in an average-priced suburban area of the largest city of the country, and Figure 20 the average price of such a dwelling.

Figure 19. Average dwelling size (m²)**Figure 20. Average price of average dwelling (thousands of euros)**

There are stark differences between post-socialist and other countries. In post-socialist countries (Armenia, Belarus, Bulgaria, Croatia, Estonia, Georgia, Kyrgyzstan, Latvia, Lithuania, Romania and Serbia), the area of an average dwelling in an average-priced suburban area of the largest city is 66.5 m² compared to the 92.4

m² average among all responding countries. The average price of such a dwelling is €83,160, or €1,251/m², in post-socialist countries and €174,200, or €1,885.3/m², for all respondents.

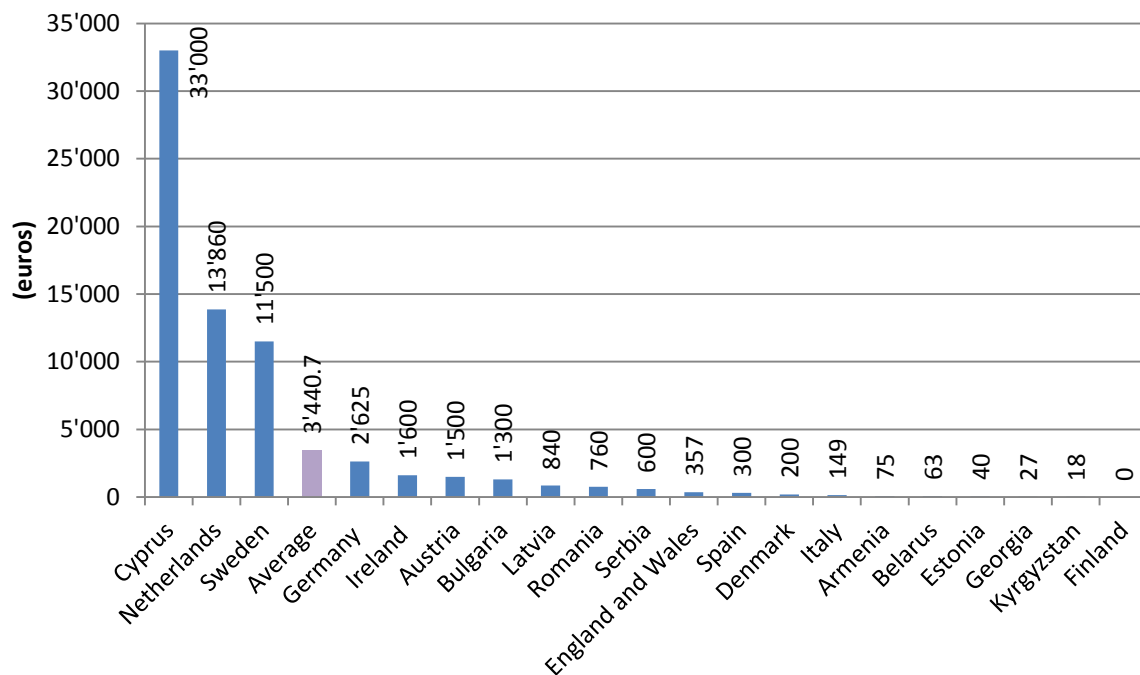
The form in which taxes are levied on certain types of properties reflects specific regional or national histories, economic contexts, and legal frameworks in each country. It can also encourage certain types of property transactions compared to others.

Of 22 respondents, 14 do not charge different taxes or fees for existing dwellings and new dwellings, or between existing property owners and first-time purchasers; 3 differentiate only between existing property owners and first-time purchasers; 1 differentiates only between existing dwellings and new dwellings; and 4 differentiate both.

Different countries have different capacities to produce revenue based on the stability and strength of their property markets, suggesting that what might work as a fee system in one jurisdiction might not in another with a different social attitude towards indirect taxes and a different economic climate in the property market.

The average total registration fee (including land registration fees and all professional fees such as legal, notarial and survey fees), paid by both the seller and the purchaser on a transfer of the ownership of an average priced dwelling, is €3,440.7.

Figure 21. Registration and professional fees for property transfer

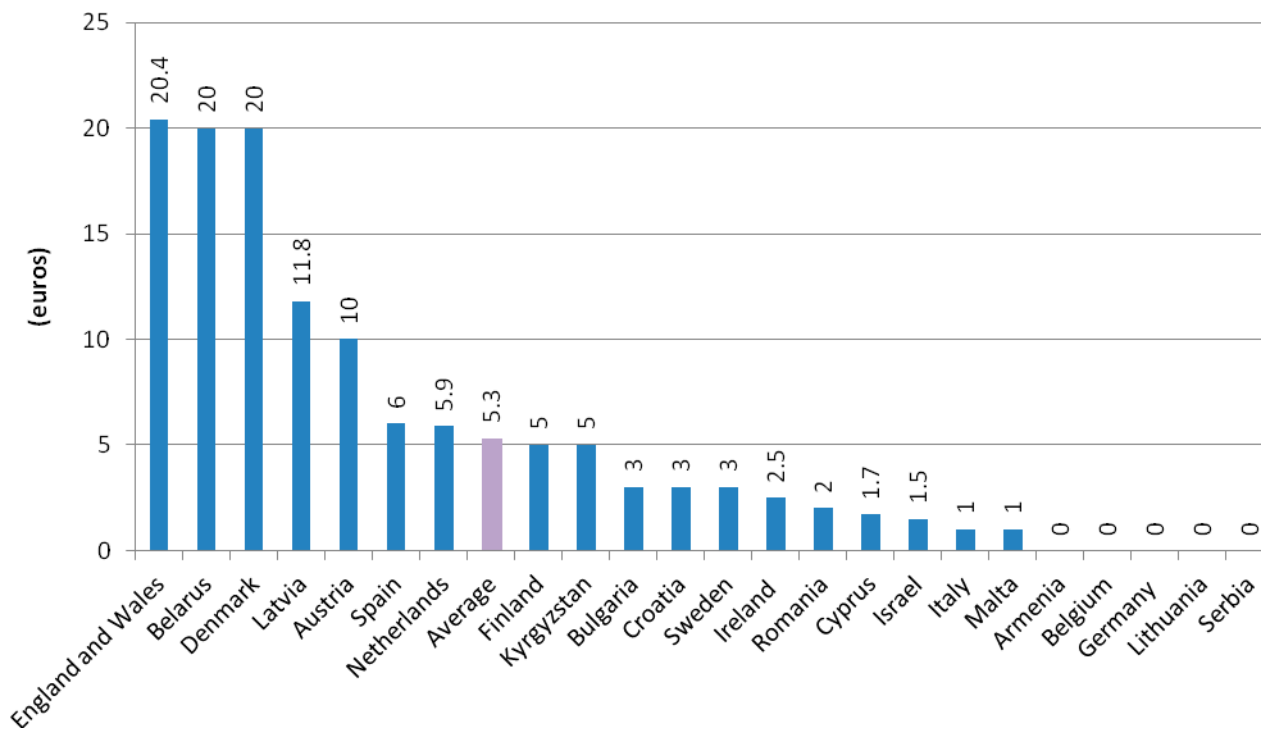


VI. Inspection and registration fees

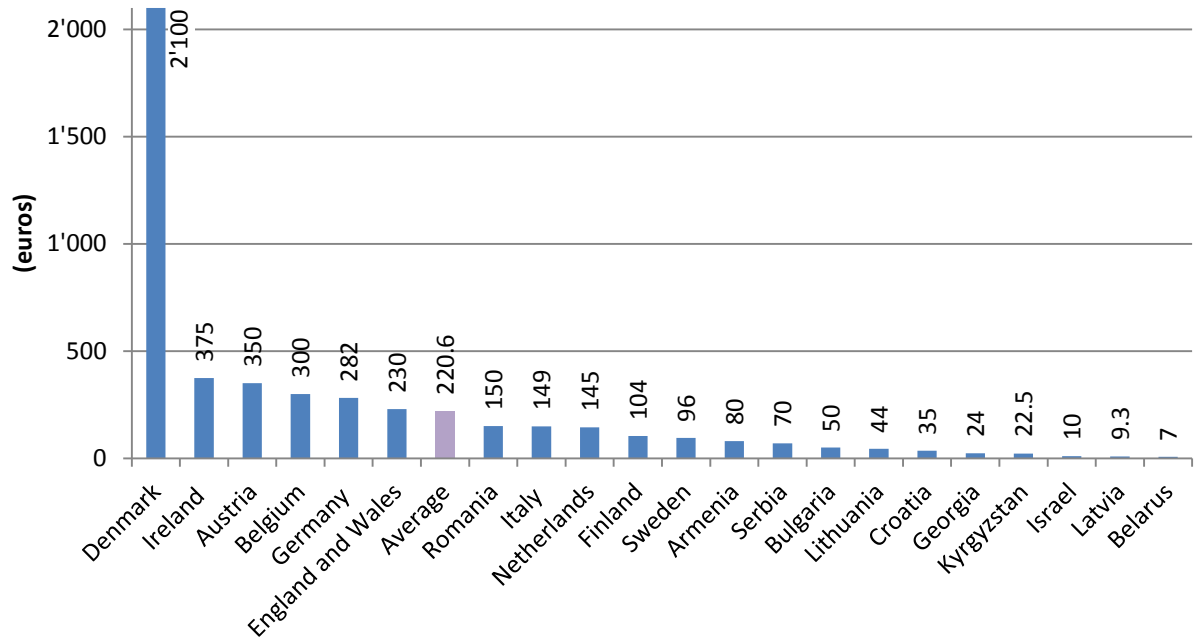
Fees for an inspection of the title register vary across the region. In Armenia, Belgium, Croatia, Germany, Italy, Lithuania, Malta and Serbia, no fee is imposed for the inspection of the title register; England and Wales, Denmark and Belarus charge the highest fee, €20. (

Figure 22).

Figure 22. Fees for an inspection of the title register and map



Fees for the registration of transfer of title vary from €2,100 in Denmark to €7 in Belarus (Figure 23).

Figure 23. Fees for the registration of transfer of title (euros)

Since 2005, land registries in Sweden, Ireland and Croatia have turned increasingly to government finance, whereas registries in Cyprus, Finland, Latvia and Serbia have relied more on fees (UNECE 2005a). These changes could be the result of changes in administrative structure, a decrease in government tax revenue or a decrease in property values and transactions from which fees and charges are levied.

In Estonia, most of the fees described in the section were variable.

VII. Speed of registration

It benefits lending institutions and their clients when there is a land administration agency that can quickly extract, register, and process information on titles, parcels and charges. For example, if mortgages, charges or hypothecs are swiftly registered, controversy over the priority of charges can be more easily avoided. Thus, increasing the registration speed can contribute to securing or guaranteeing titles for citizens. Figure 24 shows that, in most countries, some or all title records are instantly accessible. The median time to obtain an officially certified extract of a title register (Figure 25) or map/cadastre is less than five days.

Some member States, such as Georgia and Romania, indicated that expedited processing was also available for these and other services. Germany and Serbia noted that processing times could vary between different offices. In some cases, processing time depends on the private sector and is not always predictable. Serbia noted that, to record a subdivision of a parcel, the processing time depends on surveyors, who are mandated by law to complete the task within 30 days.

Figure 24. Title records instantly available online

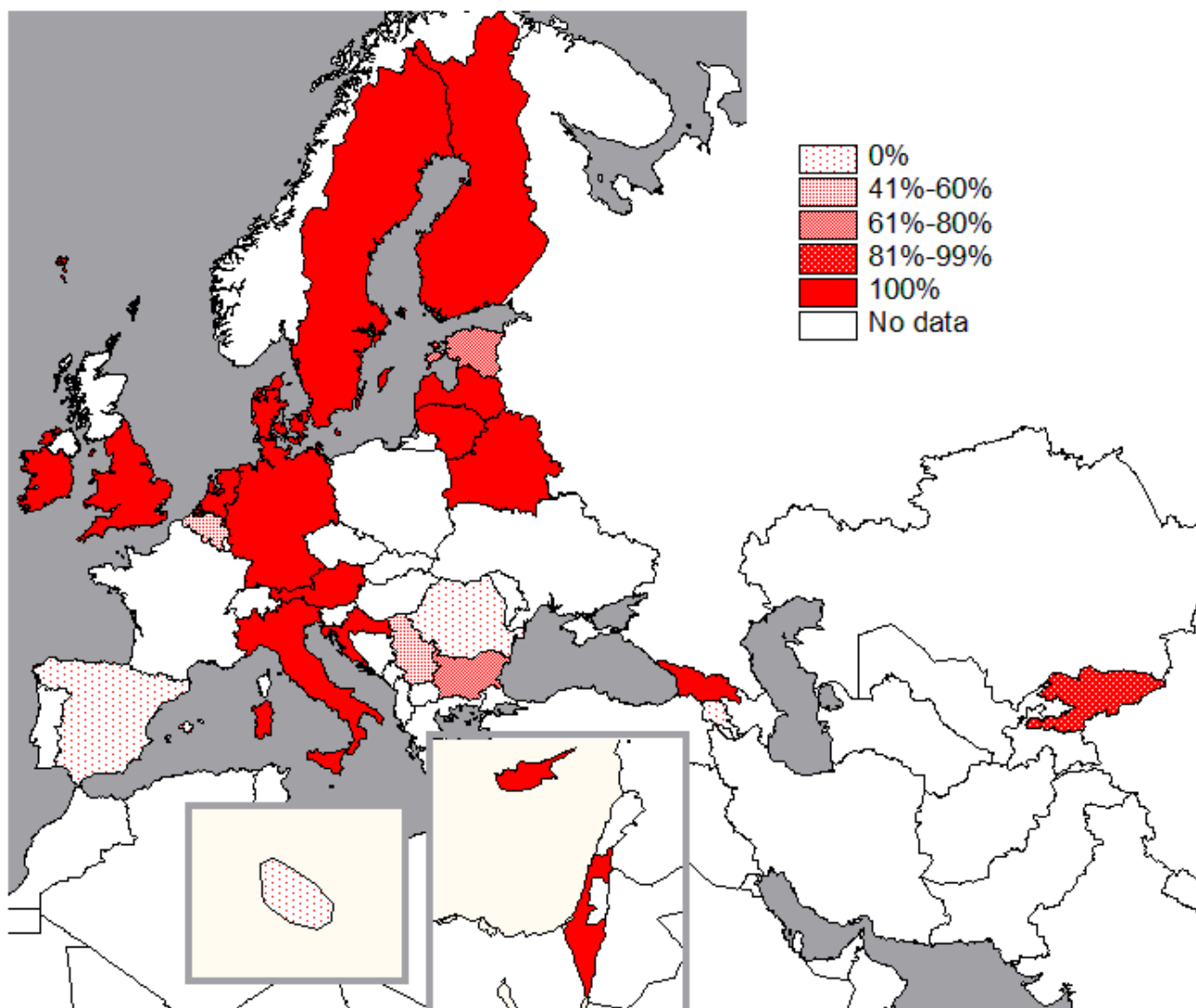
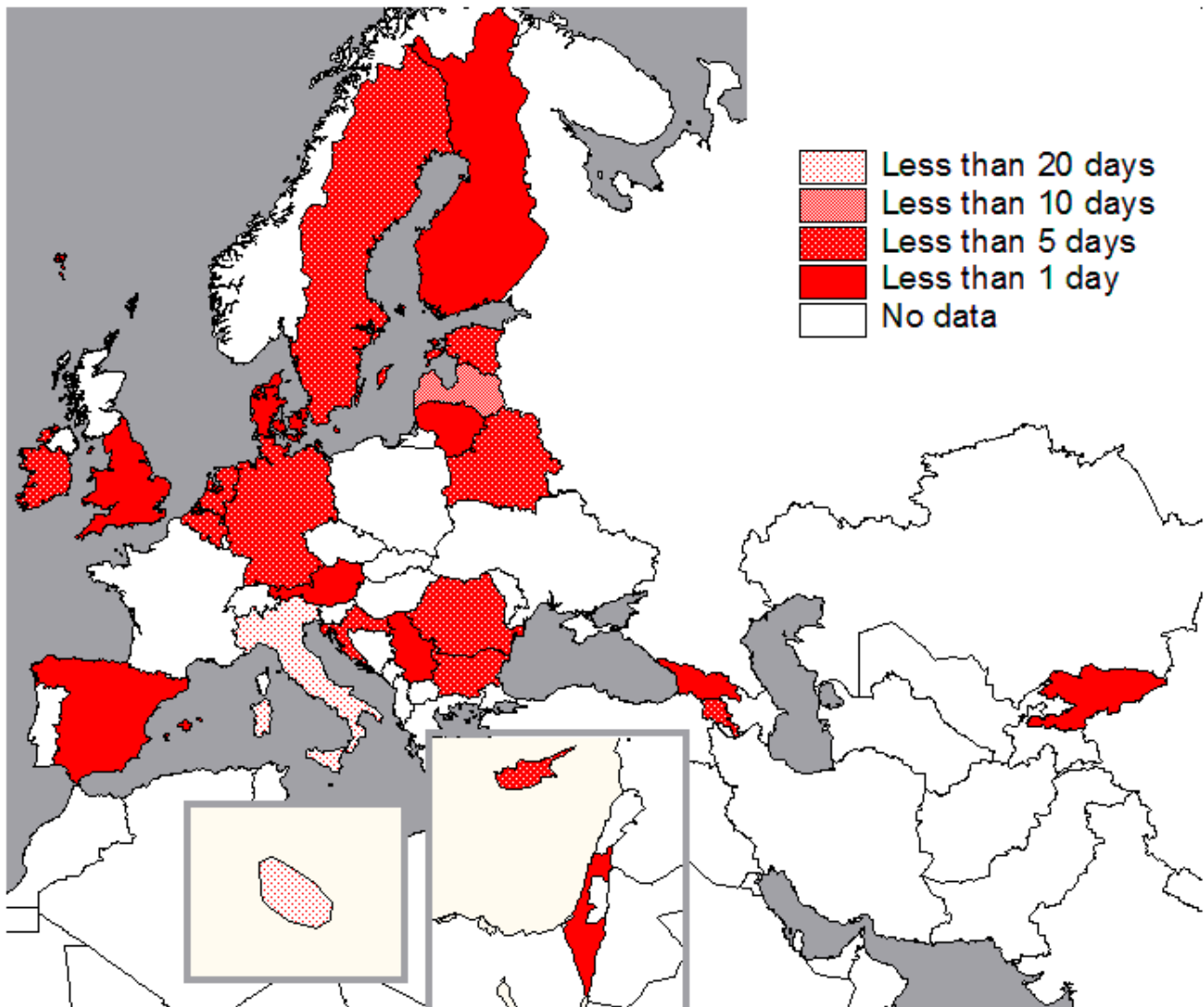


Figure 25. Time needed to obtain a certified extract of register



The median time to register a mortgage, charge or hypothec (Figure 26) or to change the ownership of a full parcel (Figure 27) is also less than five days. The median time to register a change of ownership over part of a parcel (Figure 28) is between five and ten days.

Finally, the median time to process an application for an update of the register is between five and ten days (Figure 29).

Figure 26. Time needed to register a mortgage, charge or hypothec

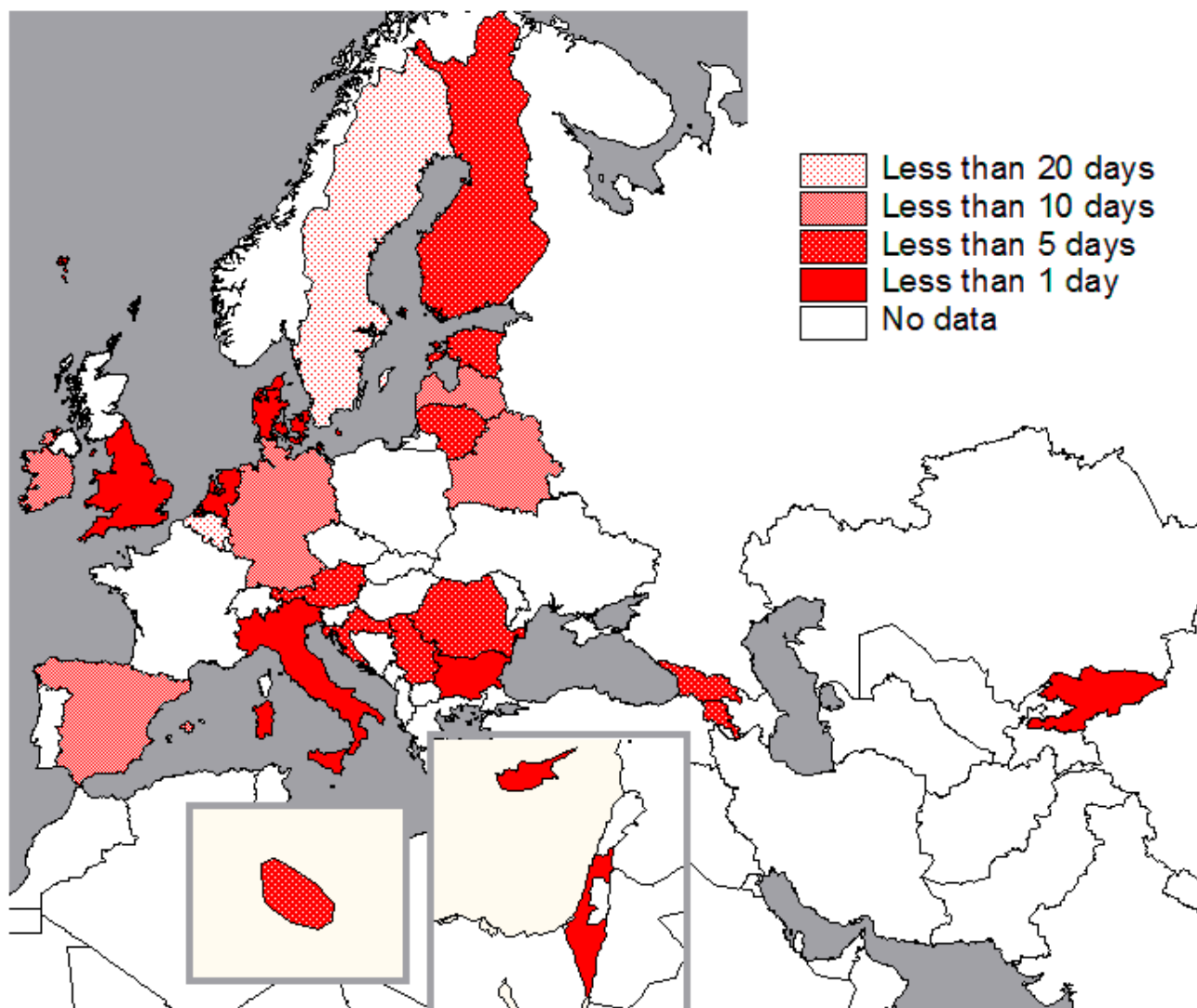


Figure 27. Time needed to register change of ownership

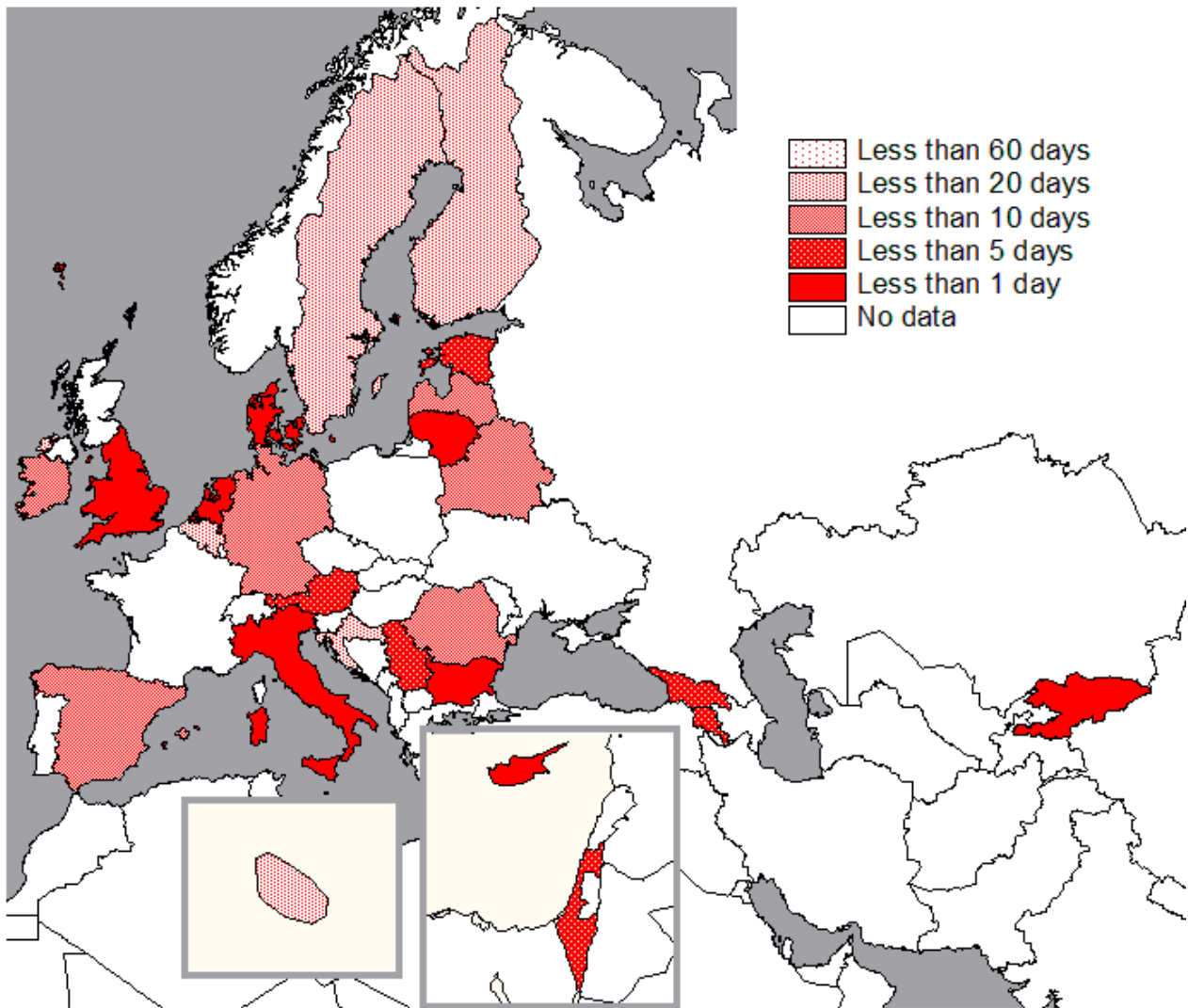


Figure 28. Time needed to record a subdivision or change in ownership over part of a parcel

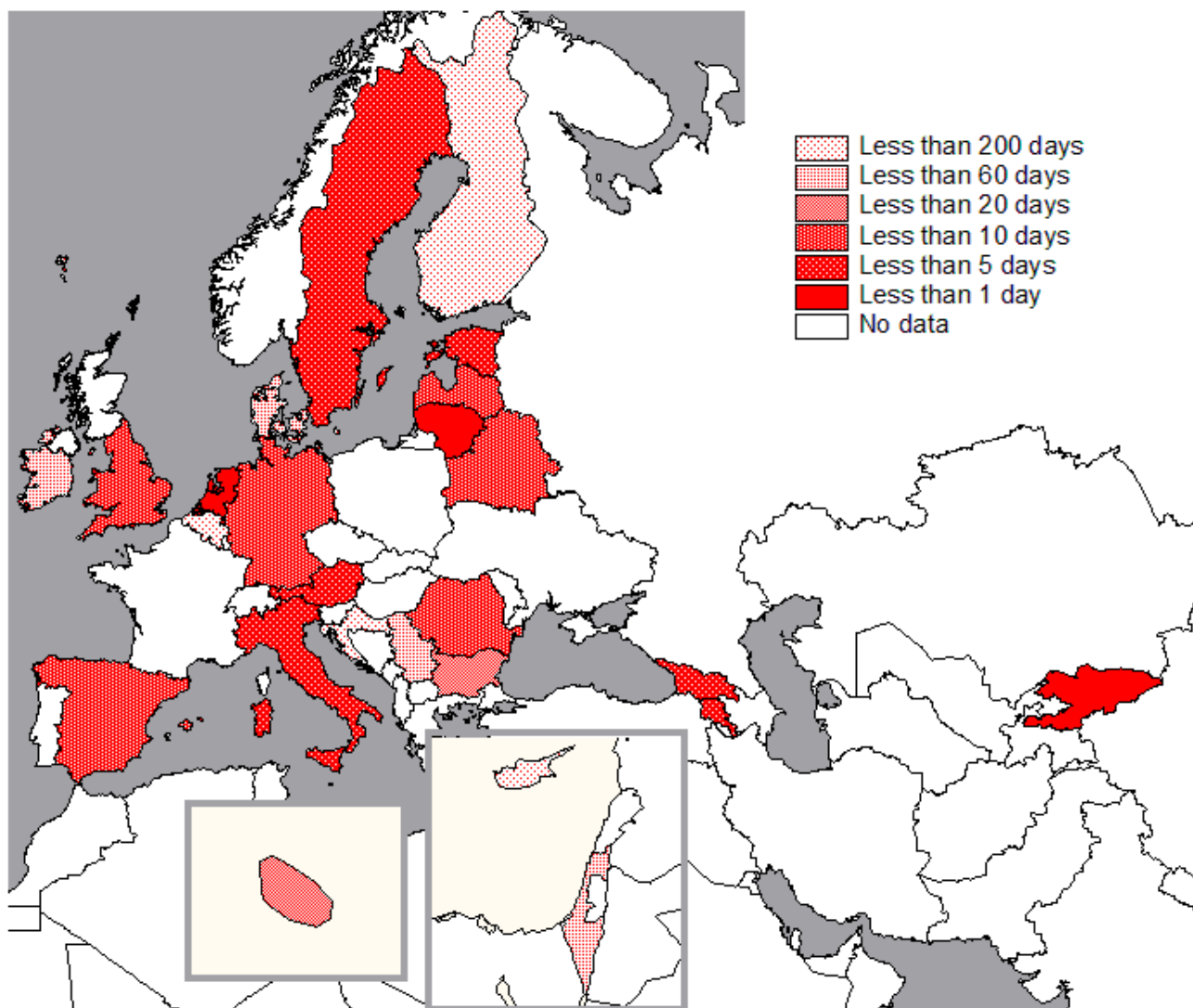
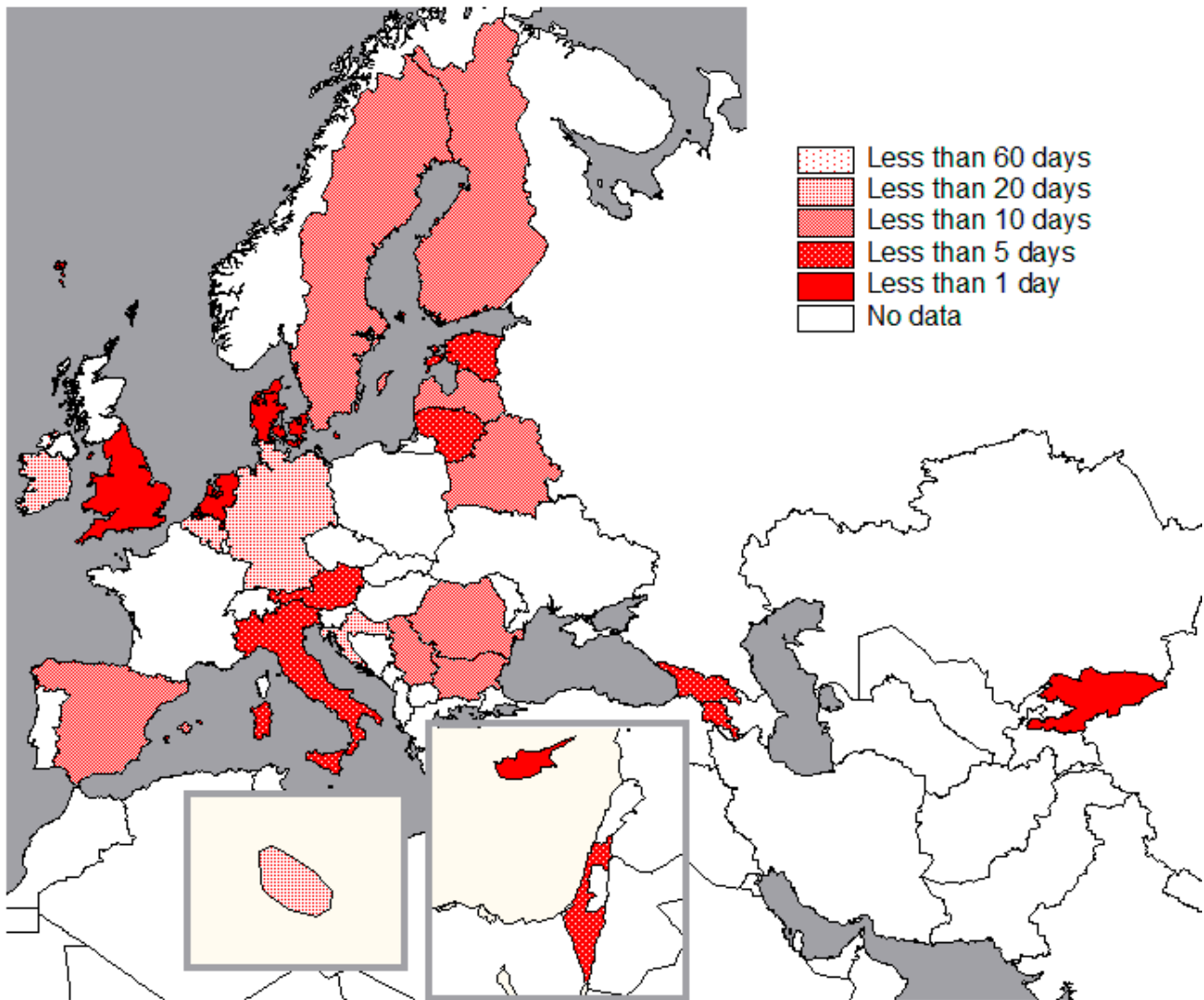


Figure 29. Average time needed to process an application for property registration



The increased digitization of the mapping, cadastral, conveyancing and registration services described in this report has rapidly sped up the processes of land registration. Nonetheless, it is critical to ensure that the digital environment does not create additional security issues.

Denmark made the following comments related to the speed of registration:

- Neither the cadastre nor the land registry provides certified copies of extracts of title registers.
- The time to register a change of ownership does not include the time taken by a private land surveyor, who must make sure that the subdivision can be carried out according to physical planning or other restrictions.

Germany made the following remarks:

- According to the German Federal High Court of Justice's ruling IIIZR 302/05 of 11 January 2011, the land registry has the obligation to process applications as fast as possible, and the Government can be liable if the procedure takes too long.
- The development of e-conveyancing will continue to improve processing times.
- All paper land books have been scanned and are used in electronic form only.

Latvia made the following remarks:

- It is assumed that "land registry" corresponds to the Latvian Zemesgramata, "Title register" to the Kadasra teksta dati and "map authority" to the Kadastra karte.
- Relevant laws include the Land Register Law and the National Real Estate Cadastre Law.

Finland made the following remarks:

- To register the ownership of real estate in Finland, it normally takes less than 20 days, excluding some more complex inheritance cases or cases which involve regarding international companies.
- An application for land registration usually takes less than 10 days. Nevertheless, for some more complex cases applications can require specific documents, which may imply more time.

The Netherlands noted that electronic updates of the register take only seconds. When the register must be updated manually, this is done within 24 hours.

Spain noted that the time for complete registration was six days, if the title had no problems indicated by the registrars.

VIII. Activity

The features and current trends in individual property markets directly affect the proportions of different types of activities that land administrations must register. Registering mortgages, transfers and transfers of parts of parcels make up the bulk of the land administrations' work. Activities processed by land administration agencies tend to be (based on median responses): transfers of dwellings, 41-60 per cent; transfers of parts of parcels, less than 20 per cent; registrations of mortgages, charges, or hypothecs, 20-40 per cent; property transfer due to death of the owner, less than 20 per cent. Figure 30, Figure 31, Figure 32 and Figure 33 show in more detail the types of activities processed by land administrations.

As with many aspects of land administration, differences in definitions and procedures can make it difficult to compare results. For example, in Belarus, as subdivisions and property transfers are handled separately, it is difficult to know when a subdivision is caused by a property transfer. Finland noted that in that country, apartments in condominiums are not registered as real estate in the cadastre. They are treated like shares in private companies, which register the shares and their owners.

In Figure 30, Latvia's answer (8.4 per cent) includes only apartments.

Figure 30. Transactions that are transfers of dwellings

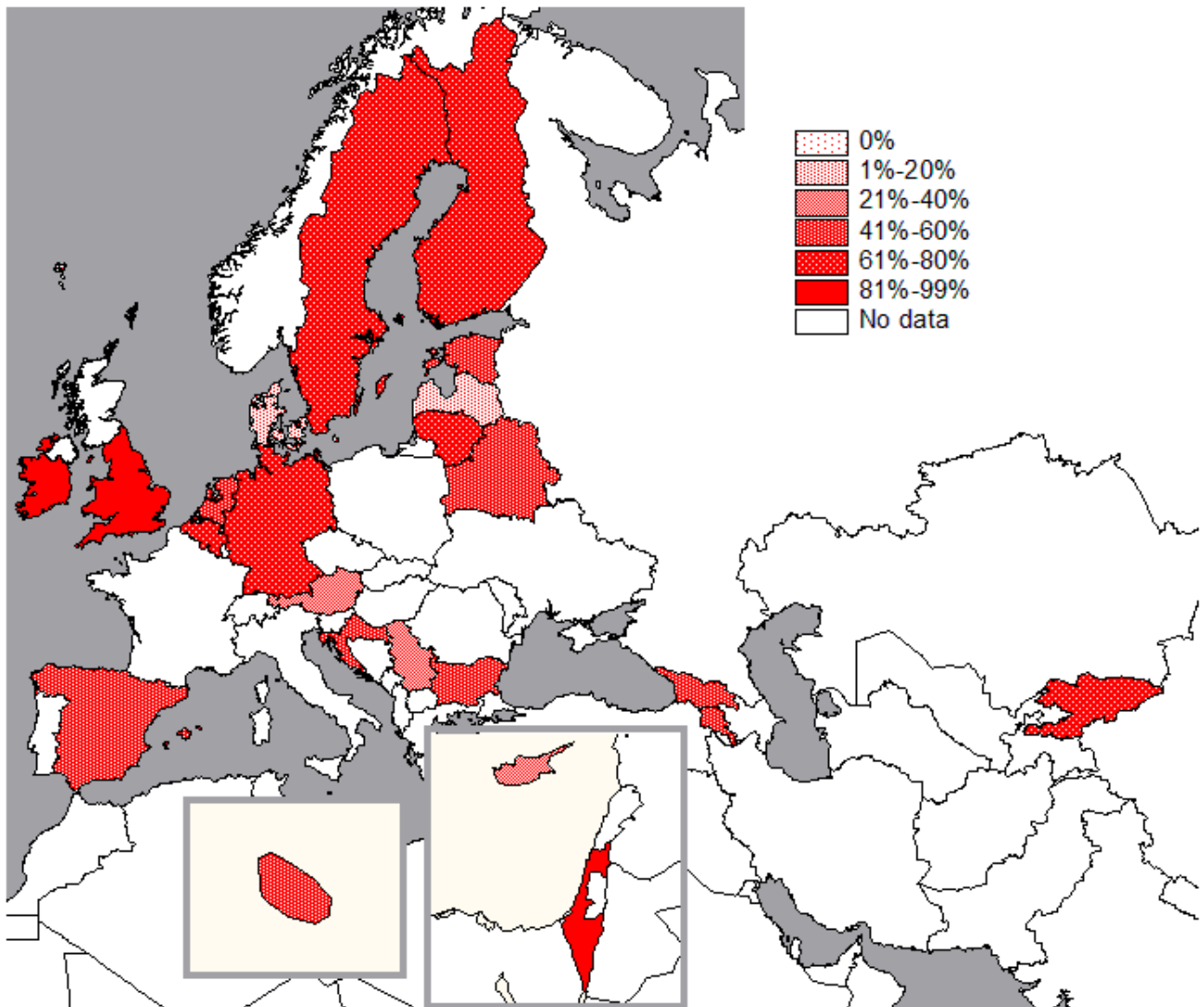


Figure 31. Transactions that are transfers of subdivisions

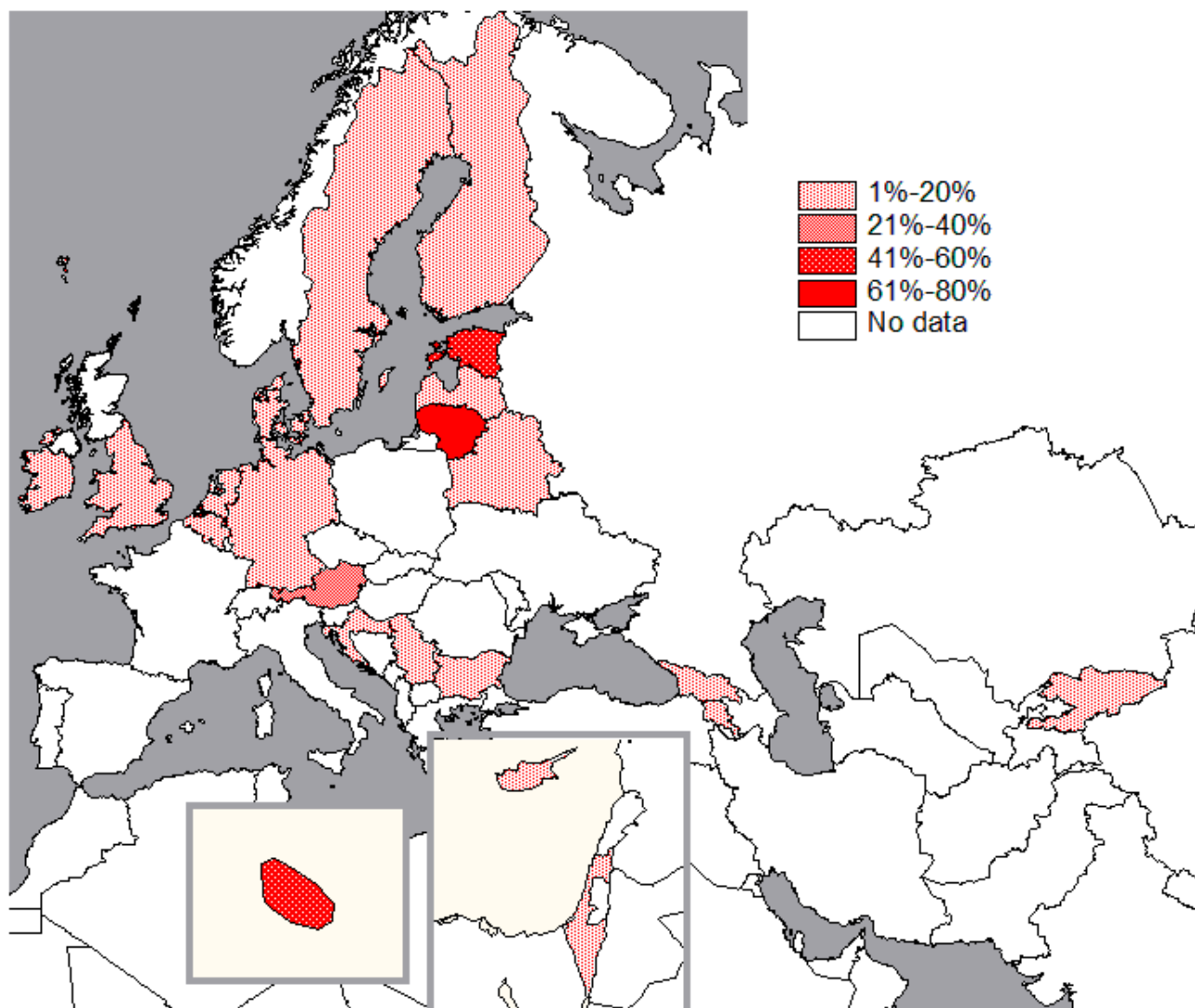


Figure 32. Transactions that are registrations of mortgages, charges or hypothecs

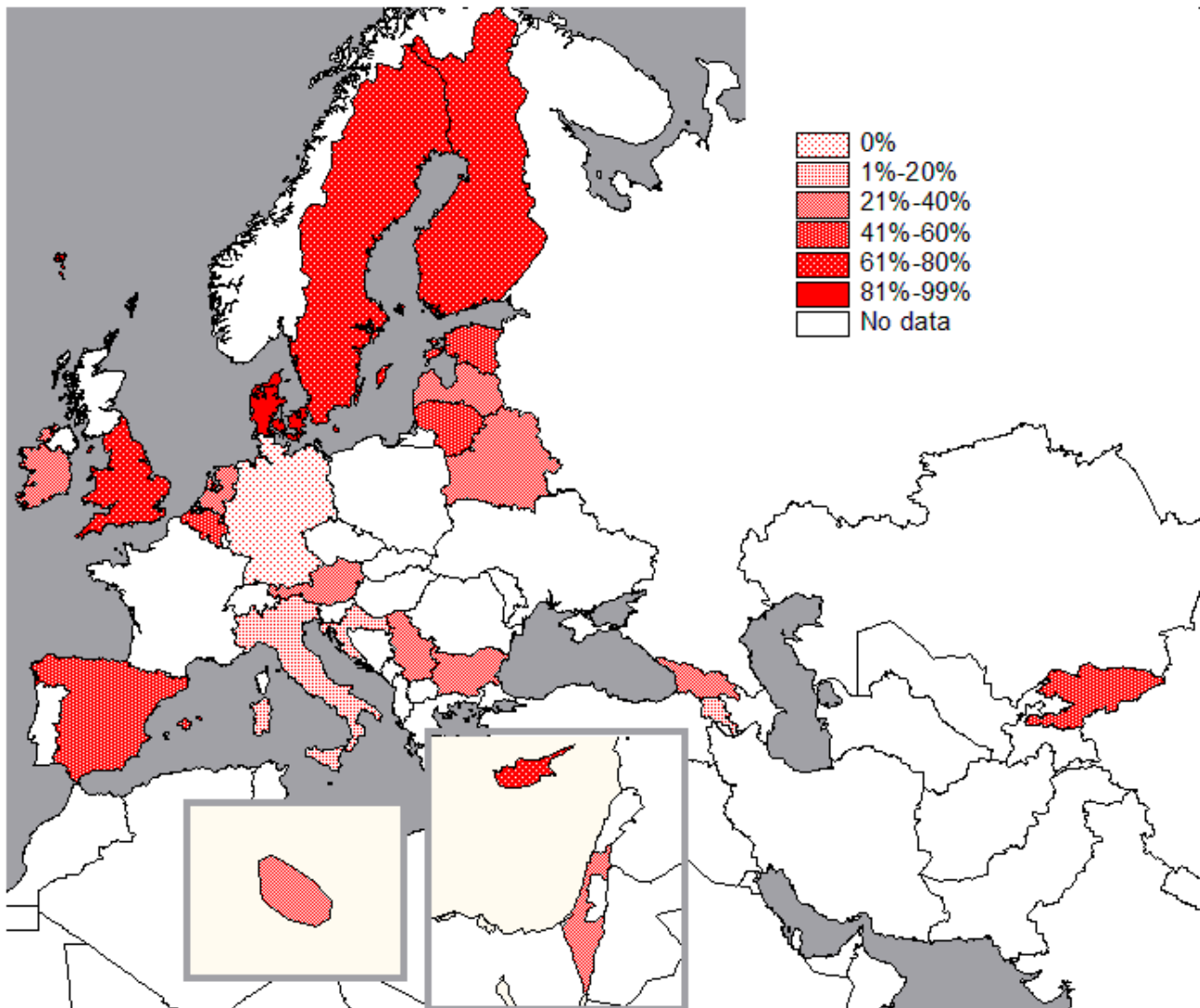
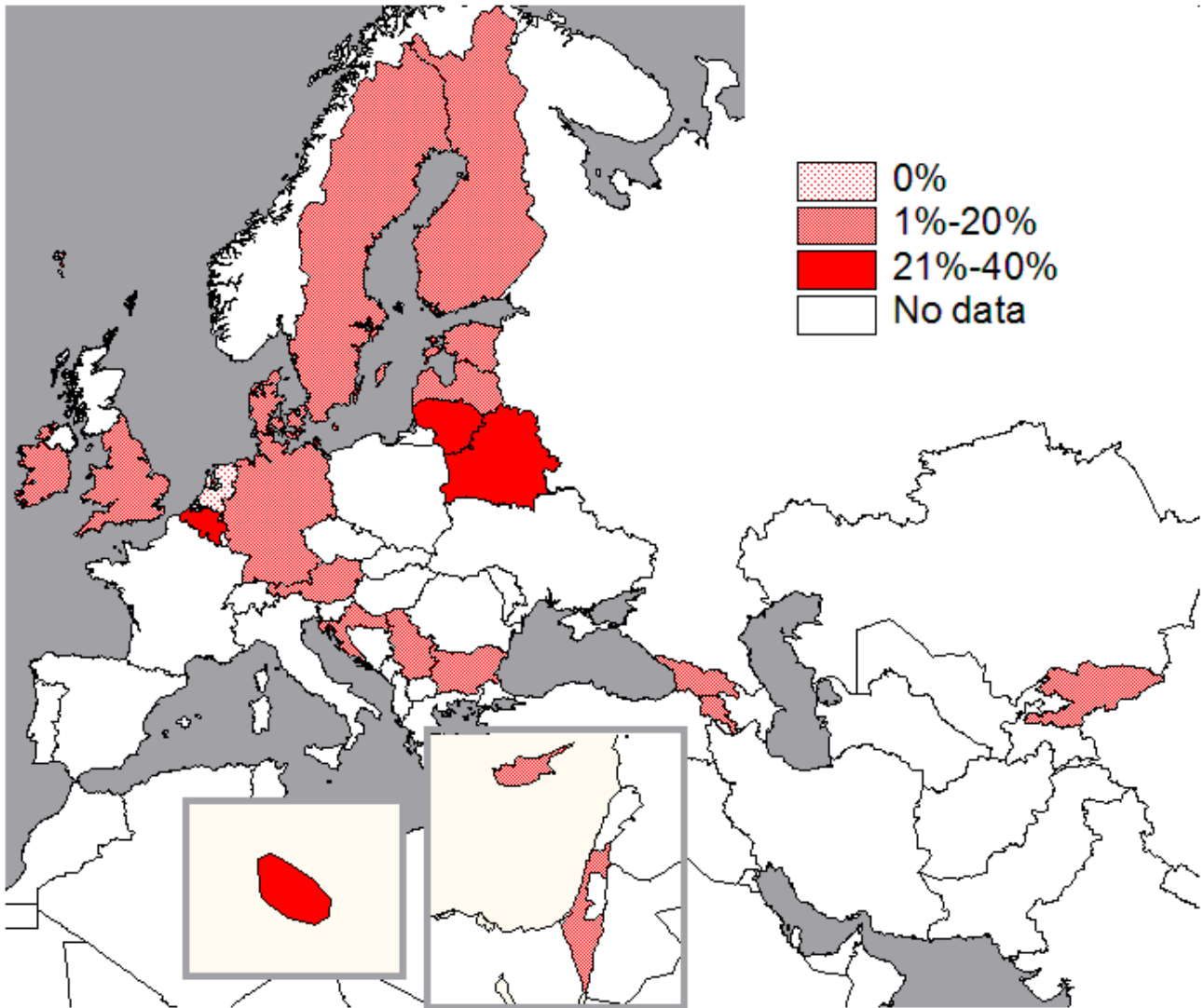


Figure 33. Transactions that are transfers due to death of the owner



Most transactions are transfers of property from one owner to another. The total number of mortgages, charges and hypothecs registered was somewhat lower than expected. This could be because of the slowdown in European property markets in 2011 (year for which data were collected). It is likely that there were many more of these transactions in the years before the crash in property prices.

IX. Complexity and automation

The relative ease or complexity with which land administration services can be completed affects how the public perceives and uses the land registry. The complexity of registration can also encourage or discourage certain types of users from using land administration services. For example, where more complex manual procedures are required, people without legal training might be discouraged from initiating their own requests for land administration services. On the other hand, the use of manual rather than electronic transactions can result in reduced cases of fraud and identify theft.

Though results varied across countries, the median number of activities was two or three for each type of activity, as shown in Table 1.

Table 1. Number of actions required for land administration services

| | Mean response | Median response |
|--|---------------|-----------------|
| Manual registry interactions for the investigation and registration of title for an existing property's transfer | 2.08 | 2 |
| Manual registry interactions for the investigation of title for a new development's transfer of part of a holding for new development | 3.75 | 3 |
| Manual <i>State</i> interactions for investigation and registration of title for an existing property's transfer | 2.975 | 2 |
| Manual <i>State</i> interactions for investigation and registration of title for a new development's transfer of part of a holding for new development | 5.32 | 3 |
| How many interactions with all <i>land administration</i> agencies are required to investigate and register a title for existing property? | 2.84 | 2 |
| How many interactions with all <i>land administration</i> agencies are required to investigate and register a new property? | 4.77 | 3 |

X. Elements of register and cadastres

Having a multipurpose property register with a diverse set of capabilities has many advantages. Firstly, most registers are based on a spatial visualization of property in the country. Centralizing the registration of land uses, ownership, environmental status, or ecological conditions could provide a boon for policy and research aimed at better understanding the complex interactions between ecology, regulation and industry.

Furthermore, it is important to give users access to more information as European land registries attempt to increase interoperability. One stumbling block to interoperability is the unique social, cultural and legal frameworks that exist in each country. The ability to access a wider range of information on rights, statuses, improvements and utilities could make working with a land registry easier to a user who is used to a system from another country.

So far, European land registries have focused predominately on ownership, burdens and rights affecting land. But, as digital registry maps become more multi-dimensional, so too does their capacity to expand their links to the wider range of social phenomena related to property. Table 2 shows how common certain features are in land registries.

Table 2. Percentage of countries with registers with certain features

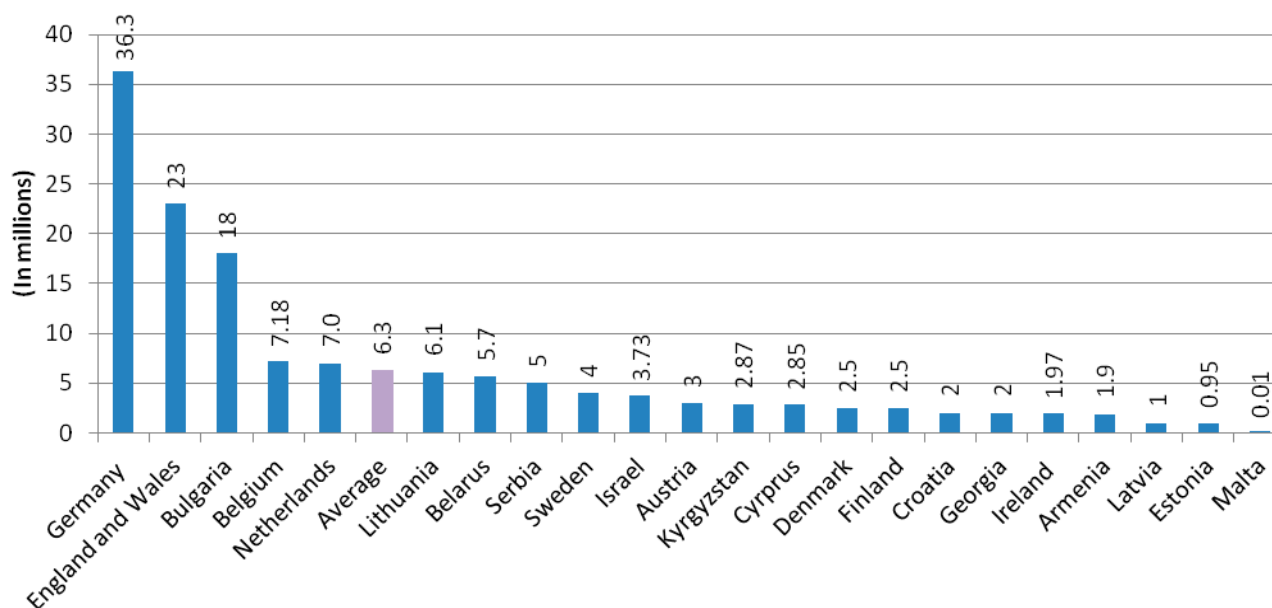
| Type of feature in electronic system | Operates and regulates | Operates only | Regulates only | Either does not have this feature in electronic form or does not operate or regulate |
|---|------------------------|---------------|----------------|--|
| Boundaries and extent of property | 56 | 16 | 28 | 0 |
| Index to lands | 48 | 16 | 20 | 16 |
| Ownership of property | 56 | 16 | 28 | 0 |
| Mortgages/charges/hypothecs | 52 | 12 | 28 | 8 |
| Rights and burdens affecting property | 48 | 12 | 24 | 16 |
| Short term tenancy agreements (less than 3 year agreements) | 20 | 4 | 12 | 64 |
| Address gazetteer | 40 | 8 | 20 | 32 |
| Postal code | 20 | 8 | 16 | 56 |
| Community or small area registers | 5 | 0 | 16 | 80 |
| Occupiers of lands (as distinct from owners) | 24 | 4 | 16 | 56 |

| | | | | |
|--|----|----|----|----|
| Planning permissions for development | 0 | 0 | 20 | 80 |
| Building permits | 12 | 0 | 24 | 64 |
| Land use | 32 | 16 | 20 | 32 |
| Building register | 36 | 12 | 20 | 32 |
| Land valuation register | 24 | 8 | 20 | 48 |
| Purchase price of property on sales | 32 | 12 | 16 | 40 |
| Land taxation liability and payments | 0 | 0 | 12 | 88 |
| Building energy efficiency rating | 4 | 4 | 16 | 76 |
| Building preservation orders | 4 | 4 | 16 | 76 |
| Heritage properties and buildings classified for special conservation | 16 | 4 | 12 | 68 |
| Archaeological status | 20 | 4 | 12 | 64 |
| State lands | 40 | 12 | 20 | 24 |
| Water rights | 16 | 8 | 20 | 56 |
| Fishing rights | 4 | 4 | 12 | 80 |
| Air rights | 8 | 0 | 12 | 88 |
| Geological/seismological information | 4 | 0 | 20 | 76 |
| Flood information | 8 | 0 | 12 | 80 |
| Carbon trading | 0 | 0 | 12 | 88 |
| Environmental status | 8 | 0 | 16 | 76 |
| Public use | 12 | 4 | 24 | 60 |
| Unused lands | 16 | 8 | 16 | 72 |
| Census and population statistics | 8 | 0 | 28 | 64 |
| Mining rights | 8 | 8 | 16 | 68 |
| Inland waterways (canals, lakes, etc.) | 20 | 8 | 12 | 60 |
| Utilities (gas pipes, electric cables, drains, sewerage, telecommunications networks, etc.) | 20 | 8 | 16 | 56 |

XI. Efficiency

As the role of the public sector evolves, the resources, organization and goals of public services change. In some countries, these transformations might mean increased workloads in land administration and land registration agencies. However, the implementation of electronic and automated systems, and a slowdown in property markets, has also eased or changed the workloads of many staff. Figure 34 shows the number of property ownerships in each respondent country.

Figure 34. Total number of ownerships on title register



Providing efficient services for the public should not interfere with the assurance of title. As the public sector has faced increased pressure to reform in the last decade, it is important to secure titles efficiently, even in the face of bureaucratic, financial and staff changes. Since 2005, progress has been made to efficiently promote electronic registration and title certification.

XII. Gender equality

No responding jurisdictions reported any gender inequality in the access to land registration or land administration services, except Israel, which noted possible exceptions when Sharia law was applied in that country.

Though gender equality is assured before the law related to property, further enquiry might be made into conveyancing rules and norms, and whether these or other regulations might provide de facto asymmetry with regard to land registry access. Future studies should examine the gender of those making applications to determine who uses land registry services. Additionally, studies could look at how land administration agencies can compensate for gender inequalities in other areas.

Key data and conclusions

This section summarizes some of the most important data and conclusions from the study. Since the last thorough inventory of UNECE land management systems (UNECE 2005a), land administrations and land registries in the European region have undergone divergent and varied changes. This is due, in part, to the volatility in property markets and world of finances in recent years. Public-sector reforms have affected some administrations more than others.

Nevertheless, we find general trends across the region. For example, in most jurisdictions, online services have become more accessible. This brings both the potential to expand the public function and breadth of the registry and new risks to security and confidentiality in electronic systems. Countries make decisions concerning which processes should remain manual and which should be expedited through online access. There are more and more features which land registries can capture and display in the digital environment.

Electronic information and registration

The digitization of land registration information and the provision of online information and registration services have advanced significantly since 2005. In total, 17 out of 23 responding jurisdictions have 100 per cent of their maps in digital form and available online. In 14 jurisdictions, more than 80 per cent of title inspections are carried out online. There is still room for growth — only 20 per cent of jurisdictions process all transactions fully electronically, while 32 per cent do not process any transactions on a fully electronic basis.

Disaster recovery

Partly due to the transition from paper-based to digital offices, there has recently been significant progress in implementing disaster recovery plans across the region. In the event of a disaster, 17 out of 22 respondents could restore title registers and maps within 48 hours. For countries where all records are digital, and sufficient backup systems exist, recovery could be much sooner.

Taxes and charges

The area of an average-sized dwelling located in an average-priced suburban area of the largest city in the 23 responding jurisdictions is 92.4 m². The average price for such a dwelling is €174,200 (based on 22 respondents), while the average total registration fee (including land registration fees and all professional fees such as legal, notarial and survey fees) paid by both the seller and the purchaser on a transfer of ownership for an average-priced dwelling is €3,440.7 (based on 21 respondents).

Inspection and registration fees

The fee for an inspection of the title register ranges from €0 to €20.4 in 23 responding jurisdictions, with an average fee of €5.3. The survey revealed significant variations in fees charged for registration services across the region. For example, only in some jurisdictions were fees charged for the registration of a mortgage or charge based on the value of that mortgage.

Speed of registration

Instantaneous access to land title information is now available in 16 jurisdictions, while the average time to obtain an officially certified extract of a title register cadastral map was less than five days for all responding countries.

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Annex: Questionnaire Text and Responses

This section presents the text of the survey as it was sent, as well as summary information about responses received.

A. General definitions and clarifications

This survey relates to activity during the year 2011 and all statistics should relate to that year.

Where a particular date is required, the date applied should be the position as of 31 December 2011.

“Actual” means that the material is evidential based and is supported by verifiable statistics.

“Estimated” is to be used where verifiable statistics are not available but a reliable estimate can be provided.

Please note the following:

“Applications applied for on-line” at 3.4 means that the application must be made electronically, paid for electronically (if a fee is payable), submitted to the land registry electronically and not require any paper application in support.

“Associated support work” means staff involved in the delivery of information services, support of ICT, data cleansing, map update work and all other such support work required to maintain the registers and maps together with the support staff in administration in the organisation such as Human resources, Finance and Corporate Services.

“Boundary or boundaries” means the legal boundary to property as defined by vector information on a map.

“Days” mean working days.

“Digital map” means a map held in electronic format recording boundary information at accuracy levels that are suitable to support land administration requirements for recording title boundaries with precision. Such maps would have underlying topographic details of relevant physical features and be linked to the geodetic framework.

“Digitally certified extracts of the register” at 3.5 means that the certified copy is issued by the land registry in electronic format and no supporting paper document is required or issued.

“Disaster recovery” means having a capacity to implement a plan to recover and restore computer services (or paper records) in the event of a complete computer system or paper record loss.

“Fully electronically processed” at 3.6 means that the application for registration is made on-line, the fees are paid on-line and all of the processing is automated or automatic with no paper required at any stage of the process.

“Informal Settlement” means property used for habitation where the occupier has not established legal title.

“Land administration agencies” means all agencies/persons of the State or on behalf of the State (including but not exclusively the land registry) that are typically required to provide

information, certification, permission, surveying or registration services in relation to a purchase/sale of property.

“Land Registry” means the agency/agencies with responsibility for the registration/recording of title, ownership, mortgages/charges/hypothecs, surveys (if appropriate) and boundary mapping and includes Registry of Deeds or the national cadastral agency, where appropriate.

“Manual interactions” at 9.4 excludes processes or interactions that are fully automatic or automated. This would exclude any processes where applicants have immediate electronic access to all of the records or facilities required to perform the procedure.

“Map” means a map with a scale that is suitable to support land administration requirements for recording title boundaries with precision. Such maps would have underlying topographic details of relevant physical features and be linked to the national geodetic framework.

“Non-registered” means a title that may be legal but is not recorded in the office of the land registry. This includes cases where documentation has not been submitted for registration or where documentation has been submitted but registration is delayed in the land registry.

“Ownership” means the ownership of a single title. A single ownership may comprise a number of owners or a number of parcels or both.

“Overall agency costs and fees” at 11.4 means the fees relating to the agency/agencies involved in the registration/recording of title, ownership, mortgages/charges/hypothecs, surveys (if appropriate) and boundary mapping and associated information services and includes any costs for PPP arrangements.

“Parcel” means “a single area of land or more particularly a volume of space, under homogenous real property rights and unique ownership”.

“Surveys” at 6.7 only relates to statutory surveys conducted by or directed by State authorities in connection with the sale and purchase of a premises.

“Title(s)” means the legal title to land. Land also includes a volume of space. A single title relates to the ownership of a particular property. A single title may be composed of one or more ownerships and may be formed by one or more parcels. There may be different layers of title to one parcel, in which case each title layer registered in the land registry should be counted as a separate title.

“Title registers” relates to the legal title which may, but does not necessarily, include the map. “Title registers” includes the registers of land, ownership and interests against land and the boundaries map and also includes cases where these are not all held on a single integrated register.

“Total operating costs” includes direct and indirect costs, such as charges for PPP arrangements, notional costs for rent to the State for premises and liability to the State for pensions of retired staff.

“Transaction” means all actions of the processing and registrations effecting a change in the register in the land registry/cadastral agency in respect of a single application such as a transfer of ownership and recording of any associated rights contained in the transfer deed. Each transaction such as a transfer of ownership, or a mortgage/charge/hypothec, or a cancellation of a mortgage/charge/hypothec should count as a single transaction, irrespective of the number of actual registration changes required.

I. System of Registration

| | YES | NO | NO RSP |
|--|---|------------------------------|---------------------------------|
| 1.1 Do you have a system for recording land ownership? | 25 (100%) | 0 (0%) | 0 (0%) |
| 1.2 Is your system based civil court registration? | 10 (40%) | 15 (60%) | 0 (0%) |
| 1.3 Is your system based on local or customary rights? | 2 (8%) | 23 (92%) | 0 (0%) |
| 1.4 Is your system supported by title insurance? | 1 (4%) | 24 (96%) | 0 (0%) |
| | Register of Title | | |
| | Both register of Title and Register of Deeds | Register of Deeds | By parcel identifier |
| 1.5 Do you have a system for recording land ownership? | 2 (8%) | 6 (24%) | 5 (20%) |
| | | | By title number |
| | | | 1 (4%) |

1.6 Which of the following professions operate in the area of land administration and of these, which of the professions are regulated by relevant land administration legislation?

| | Armenia | Austria | Belarus | Belgium | Bulgaria | Croatia | Cyprus | Denmark | England and Wales | Estonia | Finland | Georgia | Germany ¹ |
|-----------------------|-----------|-----------|-----------|------------|---------------------|-----------|-----------|------------------------------|-------------------|-----------|-----------|-----------|----------------------|
| | operates | operates | operates | operates | operates | operates | operates | operates | operates | operates | operates | operates | operates |
| | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated |
| Notaries | X | X | X | X | X | X | | | X | X | | X | X |
| Solicitors | X | X | X | X | X | X | X | | X | | X | | X |
| Land Surveyors | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Land Agents | X | X | | | | X | | | X | | X | | X |
| Licensed Conveyancers | | | | | | | | | X | | X | | X |
| Estate Agent/Realtors | | X | X | | X | X | X | | X | | X | X | X |
| Property Valuers | | X | X | X | X | X | X | | X | X | X | | X |
| Mortgage Brokers | | | | | | | | | X | | X | | X |
| Town Planners | X | | X | | X | X | X | | X | X | X | | X |
| | Ireland | Israel | Italy | Kyrgyzstan | Latvia ² | Lithuania | Malta | The Netherlands ³ | Romania | Serbia | Spain | Sweden | |
| | operates | operates | operates | operates | operates | operates | operates | operates | operates | operates | operates | operates | |
| | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | |
| Notaries | | X | X | X | X | X | X | X | X | X | X | X | |
| Solicitors | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Land Surveyors | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Land Agents | | | | | X | | | | | | X | | |
| Licensed Conveyancers | | | X | | | | | | | | | | |
| Estate Agent/Realtors | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Property Valuers | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Mortgage Brokers | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Town Planners | X | X | X | X | X | X | X | X | X | X | X | X | X |

1. Most aspects of contractual law are carried out by a notary, who gives notice about all aspects of consumer protection, creates the draft, informs all parties about the consequences and creates the transfer deed.
2. District city judges are employed instead of licensed conveyancers.
3. All listed professions use information from Kadaster, but only those indicated give input for the updating of registers.

II. Coverage

| | 100% | > 80% | 61-80% | 41-60% | 20-40% | <20% | 0% | NO RSP |
|--|------------|-------------|------------|-----------|------------|-------------|-------------|------------|
| 2.1 Area of land registered - What percentage of the territory of the jurisdiction is registered in the land registry? | 8 (32%) | 10 (40%) | 3 (12%) | 1 (4%) | 2 (8%) | 1 (4%) | 0 (0%) | 0 (0%) |
| 2.2 Unregistered property - What percentage of all titles is held under non-registered arrangements? | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 3 (12%) | 13 (52%) | 7 (28%) | 2 (8%) |
| 2.3 Informal settlements - What percentage of all property titles is held by way of informal settlements? | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 11 (44%) | 11 (44%) | 3 (12%) |

| | 100% | > 80% | 61-80% | 41-60% | 20-40% | <20% | 0% | NO RSP |
|---|----------|---------|---------|---------|--------|---------|---------|--------|
| 3.1 Availability of spatial information online- What percentage of titles on the digital map is indexed by way of a link to the title registers? | 17 (68%) | 0 (0%) | 2 (8%) | 1 (4%) | 0 (0%) | 1 (4%) | 2 (8%) | 2 (8%) |
| 3.2 Index map to titles - What percentage of titles on the digital map is indexed by way of a link to the title registers? | 17 (68%) | 1 (4%) | 1 (4%) | 1 (4%) | 0 (0%) | 2 (8%) | 1 (4%) | 2 (8%) |
| 3.3 On-line inspections of the title register - What percentage of inspections of the title registers is made on-line? | 7 (28%) | 7 (28%) | 5 (20%) | 1 (4%) | 0 (0%) | 0 (0%) | 4 (16%) | 1 (4%) |
| 3.4 On-line inspections of the map/cadastré - What percentage of inspections of boundaries on the map/cadastré is made on-line? | 5 (20%) | 5 (20%) | 3 (12%) | 4 (16%) | 0 (0%) | 2 (8%) | 4 (16%) | 2 (8%) |
| 3.5 On-line applications for copies - What percentage of applications for certified extracts of the title registers and map/cadastré is applied for on-line? | 6 (24%) | 4 (16%) | 3 (12%) | 0 (0%) | 2 (8%) | 5 (20%) | 4 (16%) | 1 (4%) |
| 3.6 Digitally certified extracts of the register - What percentage of digitally certified extracts of the title registers and map/cadastré is processed paper free and issued electronically? | 5 (20%) | 3 (12%) | 2 (8%) | 2 (8%) | 2 (8%) | 3 (12%) | 7 (28%) | 1 (4%) |
| 3.7 Electronic registration - What percentage of transactions on the register is fully electronically processed? | 6 (24%) | 3 (12%) | 0 (0%) | 2 (8%) | 1 (4%) | 5 (20%) | 7 (28%) | 1 (4%) |

| | YES | NO | NO RSP |
|---|----------|---------|--------|
| 3.8 Access to online register - Is the register open to citizens to inspect on an online basis? | 16 (64%) | 7 (28%) | 2 (8%) |

IV. Status and Security

| | 100% | > 80% | 61-80% | 41-60% | 20-40% | <20% | 0% | NO RSP |
|--|-------------|-----------|-----------|-----------|-----------|------------|-------------|-----------|
| 4.1 State guarantee of title - What percentage of all titles in the jurisdiction is guaranteed by the State/land registry against loss from fraud or error? | 16 (64%) | 2 (8%) | 0 (0%) | 1 (4%) | 0 (0%) | 0 (0%) | 5 (20%) | 1 (4%) |
| 4.2 Title insurance - What percentage of all titles in the jurisdiction has a guarantee of title based exclusively on commercial (i.e. non-State) insurance? | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1 (4%) | 3 (12%) | 19 (76%) | 2 (8%) |

Armenia
Austria
Belarus
Belgium
Bulgaria
Croatia
Cyprus
Denmark
England And Wales
Estonia
Finland
Georgia

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4.3 Court Protection - How many cases are taken against the land registry, including the number of decisions of the land registry that are appealed to the court? State the number of cases per 100,000 transactions processed during 2011. | A | E | E | E | A | E | E | A | E |
| 'E' stands for 'Estimated'. | | | | | | | | | |
| 'A' stands for 'Actual'. | | | | | | | | | |

Germany
Ireland
Israel
Italy
Kyrgyzstan
Latvia
Lithuania
Malta
The Netherlands
Romania
Serbia
Spain
Sweden

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4.3 Court Protection - How many cases are taken against the land registry, including the number of decisions of the land registry that are appealed to the court? State the number of cases per 100,000 transactions processed during 2011. | E | A | A | A | A | A | A | E | E |
| 'E' stands for 'Estimated'. | | | | | | | | | |
| 'A' stands for 'Actual'. | | | | | | | | | |

1. One to three decisions of the Supreme Court per 100,000 transactions; zero compensation cases.
2. Does not take into account cases where the Register is a formal party in the case.

| | YES | NO | NO RSP |
|--|-------------------|---------------------|--------------------|
| 4.4 Protection against mal-administration - Are administrative actions of the land registry open to review by an independent State Ombudsman? | 18 (72.2%) | 7 (28%) | 0 (0%) |
| <hr/> | | | |
| | <1 Year | <60 Days | <20 Days |
| | <5 Day | <48 Hours | NO RSP |
| 4.5 Disaster Recovery - What is the timeframe required to recover a title register and map in the event of the loss of the title and/or map records? | 1 (4%) | 1 (4%) | 1 (4%) |
| | | 3 (12%) | 17 (68%) |
| 4.6 Business continuity - What is the timeframe required to restore full customer services in the land registry in the event of a total loss of the title and map records or premises? | 1 (4%) | 1 (4%) | 3 (12.0%) |
| | | 5 (20.0%) | 13 (52%) |
| | 3 Years | 2 Years | 1 Year |
| | <1 Year | NEVER | NO RSP |
| 4.7 Customer Charter and customer satisfaction ratings - At what interval does the land registry commission periodic customer satisfaction surveys? | 1 (4%) | 5 (20%) | 7 (28%) |
| | | | 5 (20%) |
| | | | 4 (16%) |
| | | | 3 (12%) |
| | YES | NO | NO RSP |
| 4.8 Independent verification of reports and ratings - Are land registry performance reports audited externally? | 17 (68%) | 7 (28%) | 1 (4%) |
| 4.9 Independent verification of reports and ratings - Are land registry customer satisfaction surveys audited externally? | 13 (52%) | 11 (44%) | 1 (4%) |

5.2 Average price of dwelling - What is the current average market price (Quarter 2 of 2012) for the purchase of a dwelling such as defined in question 1 above?
(Figure in EUR 1000)

| | |
|-------------------|--------------------|
| Georgia | 30.65 ² |
| Finland | 250 |
| Estonia | 450 |
| England And Wales | 200.6 |
| Denmark | 350 |
| Cyprus | 400 |
| Croatia | 96 |
| Bulgaria | 50 |
| Belgium | NO RSP |
| Belarus | 70.7 ¹ |
| Austria | 300 |
| Armenia | 15 |

5.2 Average price of dwelling - What is the current average market price (Quarter 2 of 2012) for the purchase of a dwelling such as defined in question 1 above?
(Figure in EUR 1000)

| | |
|-----------------|-------------------|
| Sweden | 230 ⁶ |
| Spain | 250 |
| Serbia | 70 |
| Romania | 30 |
| The Netherlands | 231 |
| Malta | NO RSP |
| Lithuania | 46.4 ⁵ |
| Latvia | 28 |
| Kyrgyzstan | 28 |
| Italy | 340 ⁴ |
| Israel | NO RSP |
| Ireland | 192 |
| Germany | 175 ³ |

1. Belarus indicated an average price of USD 90,000. The price indicated has been calculated converting USD into EUR with the present day (12/11/2012) exchange rate (USD 1 = EUR 0.7858).
2. Georgia indicated an average price of USD 36,000 to 42,000. The average of the range amounts to USD 39,000. The data in the chart is the average price converted into EUR with the present day (12/11/2012) exchange rate (USD 1 = EUR 0.7858).
3. The number is the average of the range data '150-200' which was originally given by Germany.
4. Italy indicated an average price of EUR 3,400/ m². The price indicated has been calculated multiplying this data with the average area of dwellings in Italy by the same officer (100m², reported in question 5.1).
5. Lithuania indicated an average price of EUR 580/m². The price indicated has been calculated multiplying this data with the average area of dwellings in Lithuania by the same officer (80m², reported in question 5.1).

| | Armenia | Austria | Belarus | Belgium | Bulgaria | Croatia | Cyprus | Denmark |
|--|---------|---------|-----------------|--|----------|---|---|--------------|
| <p>5.3 Purchase Tax - What is the average level of national / federal tax that is payable for a transfer of the ownership of an average priced dwelling, as defined in question 5.2? (% calculated on the value of the dwelling)</p> | | | | | | | | |
| a. First time purchaser of an existing dwelling | None | 3.5% | 0% ¹ | 10 – 12.5% of the purchase price (or estimated value, if higher) | 0% | 0 % (transfer of ownership) | EUR 25,160 No VAT charge | EUR 2,100 |
| b. First time purchaser of a new dwelling | None | 3.5% | 0% | 10 – 12.5% of the purchase price (or estimated value, if higher) | 0% | 0% (transfer of ownership), 23 % (value added tax) VAT included in the price. | EUR 25,160 10% out of the 15% CAT is returned | EUR 2,100 |
| c. Existing property owner purchasing existing dwelling | None | 3.5% | 0% | 10 – 12.5% of the purchase price (or estimated value, if higher) | 0% | 5% ² (transfer of ownership) | EUR 25,160 No VAT charge | EUR 2,100 |
| d. Existing property owner purchasing new dwelling | None | 3.5% | 0% | 10 – 12.5% of the purchase price (or estimated value, if higher) | 0% | 5% (transfer of ownership) 23% (value added tax) VAT included in the price. | EUR 25,160 VAT is charged for second dwelling | EUR 2,100 |

1. No taxes are levied for a purchase if there are not others in a five-year period. For two or more purchases in a five-year period, an income tax of 12% is paid, regardless of whether it is a new or existing property.
2. Paid only on the value of land, which is, on average, approximately 25% of the total price.

| | England And Wales | Estonia | Finland | Georgia | Germany | Ireland | Israel | Italy | Kyrgyzstan |
|---|-------------------|--------------------------------------|---------|-----------------|-----------------------------------|---|--------|----------------------------|------------|
| 5.3 Purchase Tax - What is the average level of national / federal tax that is payable for a transfer of the ownership of an average priced dwelling, as defined in question 5.2? (% calculated on the value of the dwelling) | | | | | | | | | |
| a. First time purchaser of an existing dwelling | 3% ¹ | EUR 40 ² + 25 (state fee) | 0% | 0% ³ | 3.5% of the price of the dwelling | 0% | NO RSP | 3% of the price + EUR 336 | 0-76 EUR |
| b. First time purchaser of a new dwelling | 3% | EUR 40 + 25 (state fee) | NO RSP | 0% | 3.5% of the price of the dwelling | 0% | NO RSP | 4% of the price + EUR 504 | 0-76 EUR |
| c. Existing property owner purchasing existing dwelling | 3% | EUR 40 + 25 (state fee) | 1.6 % | 0% | 3.5% of the price of the dwelling | EUR 4,690 (7% on purchase price in excess of EUR 125,000) | NO RSP | 10% of the price | 0-76 EUR |
| d. Existing property owner purchasing new dwelling | 3% | EUR 40 + 25 (state fee) | 1.6 % | 0% | 3.5% of the price of the dwelling | EUR 4,690 (7% on purchase price in excess of EUR 125,000) | NO RSP | 10% of the price + EUR 504 | 0-76 EUR |

1. In the United Kingdom, a tax on transactions known as the Stamp Duty Land Tax exists and is linked to the property selling price. This tax is a percentage of the final transaction cost, and is payable by the purchaser. The tax is different for commercial and residential properties. For residential properties, the rates are as follows: £125,001 - £250,000, 1%; £250,001 - £500,000, 3%; £500,001 - £1,000,000, 4%; £1,000,001 - £2,000,000, 5%; £2,000,001 and over, 7%.
2. In Estonia, according to the Notary Fees Act, for an average dwelling of 51 m², of an average market price of EUR 440/m², and a transaction whose value is up to EUR 22,440, it applies a full notarial fee of EUR 41.50 (~EUR40). Estonia indicated the number 40 itself.
3. If the time period between the purchase and sale of a property is less than 2 years, the seller must pay an income tax of 12% on the difference between the purchase price and the selling price if an individual. For enterprises, the VAT is 18% for the transfer of property.

| | Latvia | Lithuania | Malta | The Netherlands | Romania | Serbia | Spain | Sweden |
|--|---------------------------|-----------|---|-------------------|---------|--------|-------|---------------------------|
| <p>5.3 Purchase Tax - What is the average level of national / federal tax that is payable for a transfer of the ownership of an average priced dwelling, as defined in question 5.2? (% calculated on the value of the dwelling)</p> | | | | | | | | |
| a. First time purchaser of an existing dwelling | 2% of the price | NO RSP | 3.5% on the first EUR 30,000 and 5% on the rest. Seller pays 12% capital gains tax unless resided in property for three years | 2% (trans. taxes) | NO RSP | 0% | 7% | EUR 3,450 (1.5% of price) |
| b. First time purchaser of a new dwelling | VAT 21% of the price + 2% | NO RSP | 3.5% on the first EUR 30,000 and 5% on the rest. Seller pays 12% capital gains tax unless resided in property for three years | 2% (sales taxes) | NO RSP | 0% | 7% | EUR 3,450 (1.5% of price) |
| c. Existing property owner purchasing existing dwelling | 2% of the price | NO RSP | 3.5% on the first EUR 30,000 and 5% on the rest. Seller pays 12% capital gains tax unless resided in property for three years | 2% (trans. taxes) | NO RSP | 2.5% | 7% | EUR 3,450 (1.5% of price) |
| d. Existing property owner purchasing new dwelling | VAT 21% of the price + 2% | NO RSP | 3.5% on the first EUR 30,000 and 5% on the rest. Seller pays 12% capital gains tax unless resided in property for three years | 0% | NO RSP | 2.5% | 7% | EUR 3,450 (1.5% of price) |

| | Germany | Georgia | Finland | Estonia | England And Wales | Denmark | Cyprus | Croatia | Bulgaria | Belgium | Belarus | Austria | Armenia |
|--|-------------------|---------------------|---------|-------------------------|---------------------------|---------|---|---------|-----------|------------|--------------------------------|-----------|---------|
| 5.4 - Local Taxes - What additional municipal or local tax is payable for a transfer of ownership of an average priced dwelling as defined in question 2 above? | 0% ¹ | 0% | 0% | 0% | Council Tax | 0% | NO RSP | 0% | EUR 1,000 | 0% | 0% | 0% | None |
| 5.5 - Title Insurance - What additional title insurance fee is typically paid on a transfer of ownership of an average priced dwelling as defined in question 2 above? | 0% | 0% | 0% | 0% | 0% | 0% | NO RSP | 0% | 0% | 0% | 0% ² | 0% | None |
| 5.6 - Overall Registration and Professional costs of property purchase - What is the total registration fee (viz. land registry and all professional such as legal, notarial and survey fees) paid by both the seller and purchaser on a transfer of the ownership of an average priced dwelling such as described in question 2 above? Exclude taxes and assume subdivision is not necessary. | 1.5% of the price | EUR 27 ⁴ | 0% | EUR 40 + 25 (state fee) | Land Registry fee EUR 357 | EUR 200 | EUR 33,000 (Transfer fees + Estate agents fees) | NO RSP | EUR 1,300 | Approx. 2% | Approx. EUR 62.86 ³ | EUR 1,500 | 0.5% |

1. The purchase tax is levied by the municipality (or Land) and differs from Land to Land. Of Germany's 16 *Laender*, six have a tax rate of about 3.5%, one has a tax rate of about 4%, five have tax rate of about 4.5% and four have a tax rate of about 5%. For more information, www.dnoti.de.
2. Such data is not monitored by the registry, but title insurance is not typical.
3. Converted into euro from the response of USD 80 using the exchange rate (USD 1 = EUR 0.7858). The price is calculated without inventory, which is not obligatory in Belarus.
4. The amount (equal to 57 GEL) includes a registration fee (50 GEL) certifying the agreement by the front officer, who attests that the signatures are made by the parties present and that their identifiers have been checked in the civil registry, and bank charges of 2 GEL. Notarization of the agreement is optional and will incur a fee of about 100-150 GEL for a 60-70 square meter dwelling.

| | Ireland | Israel | Italy | Kyrgyzstan | Latvia | Lithuania | Malta | The Netherlands | Romania | Serbia | Spain | Sweden |
|--|--------------------------|----------------------------------|----------------------------|------------|----------------------|-----------|--------|-----------------|---------|----------------------|-------|-------------------------------------|
| 5.4 - Local Taxes - What additional municipal or local tax is payable for a transfer of ownership of an average priced dwelling as defined in question 2 above? | There are no local taxes | Municipal tax and Betterment tax | 0% | None | 0% | NO RSP | 0% | 0% | NO RSP | 0% | 0% | 0% |
| 5.5 - Title Insurance - What additional title insurance fee is typically paid on a transfer of ownership of an average priced dwelling as defined in question 2 above? | 0% | 0% | 0% | None | 0% | NO RSP | NO RSP | 0% | 0% | 0% | 0% | 0% |
| 5.6 - Overall Registration and Professional costs of property purchase - What is the total registration fee (viz. land registry and all professional such as legal, notarial and survey fees) paid by both the seller and purchaser on a transfer of the ownership of an average priced dwelling such as described in question 2 above? Exclude taxes and assume subdivision is not necessary. | EUR 1,600 | NO RSP | Land Registry fee: EUR 149 | 18 EUR | 3% from market value | NO RSP | NO RSP | 6% | EUR 760 | EUR 600 ¹ | 0.12% | EUR 11,500 (about 5 % of the price) |

1. The number is the average of the range data '200-1,000' which was originally given by Serbia.

| | Germany | Georgia | Finland | Estonia | England And Wales | Denmark | Cyprus | Croatia | Bulgaria | Belgium | Belarus | Austria | Armenia |
|--|------------------------|---------------------|------------------------|-------------------|-------------------|-------------------|-------------------|---------|-------------------|-------------------------|--------------------------------|-------------------|---|
| 5.7. Recurring Taxes and Charges - Is the 'average priced dwelling', as referred to in question 2, liable to annual/recurring taxes and charges in your jurisdiction? | EUR 120 - 200 per year | 0% | YES | NO | YES | NO | YES | NO RSP | YES | YES | YES | YES | YES |
| 5.8. Liability for recurring taxes - If yes, what level of recurring taxes (such as rates, poll tax, water charges, service charges etc.) are payable in respect of an average priced dwelling as defined in question 2? | NO RSP | 0% | EUR 3.5/m ² | NO RSP | EUR 1,689 | NO RSP | 4% | NO RSP | EUR 200 | Approx. 2% of the value | 0.1% ¹ | EUR 400 | 2.5% annually including gas/elect. payments |
| 5.9. Cadastral or administrative value - Does your national tax agency estimate or set a cadastral value for a dwelling? | NO RSP | 0% | YES | NO | NO | YES | YES | NO RSP | YES ² | YES | YES | NO | YES |
| 5.10. Does the government in your country estimate or set another type of real estate value for a dwelling? | NO RSP | NO RSP | NO | NO | YES | NO | YES | NO RSP | NO | YES | YES | NO | NO |
| 5.11. Is the purchase tax payable on the basis of a cadastral/administrative value or on the basis of the market price paid from the buyer to the seller? | NO RSP | NO RSP ⁴ | Market Price Paid | Market Price Paid | Market Price Paid | Higher of the two | Market Price Paid | NO RSP | Higher of the two | Higher of the two | Market Price Paid ³ | Market Price Paid | NO RSP |

1. The property tax is 0.1%. The municipality can increase this up to double the rate.
2. The value is called a tax value and is determined by the municipalities and not the tax agency or another national body.
3. The tax is not paid from the buyer to the seller. The cadastral value is used only for parcels, as a base for the land tax; for apartments and buildings as well as parcel transfers market value is used.
4. No purchase tax is payable.

| | Ireland | Israel | Italy | Kyrgyzstan | Latvia | Lithuania | Malta | The Netherlands | Romania | Serbia | Spain | Sweden |
|--|---------|--------|--------|------------|----------------------------------|-----------|--------|-----------------|---------|--------------|--------|---|
| 5.7. Recurring Taxes and Charges - Is the 'average priced dwelling', as referred to in question 2, liable to annual/recurring taxes and charges in your jurisdiction? | NO | YES | YES | YES | YES | NO RSP | NO | YES | NO RSP | YES | YES | YES |
| 5.8. Liability for recurring taxes - If yes, what level of recurring taxes (such as rates, poll tax, water charges, service charges etc.) are payable in respect of an average priced dwelling as defined in question 2? | 0% | NO RSP | NO RSP | NO RSP | 0.45% (0.2% building; 1.5% land) | NO RSP | NO RSP | 0.5% | NO RSP | EUR 70 /year | NO RSP | Approx. EUR 750, tax only, other charges is negotiated with suppliers |
| 5.9. Cadastral or administrative value - Does your national tax agency estimate or set a cadastral value for a dwelling? | NO | NO RSP | YES | NO | YES | NO | YES | NO | YES | YES | YES | YES |
| 5.10. Does the government in your country estimate or set another type of real estate value for a dwelling? | NO | NO RSP | NO | NO | NO | YES | NO | YES | YES | NO | YES | YES |
| 5.11. Is the purchase tax payable on the basis of a cadastral/administrative value or on the basis of the market price paid from the buyer to the seller? | NO | YES | YES | NO RSP | YES | NO RSP | NO | YES | NO RSP | YES | YES | YES |

| | YES | NO | NO RSP |
|---|----------|----------|---------|
| 5.9 Cadastral or administrative values - Does your national tax agency estimate or set a cadastral value for a dwelling? | 14 (56%) | 7 (28%) | 4 (16%) |
| 5.10 Cadastral or administrative values - Does the government in your country estimate or set another type of real estate value for a dwelling? | 9 (36%) | 12 (48%) | 4 (16%) |

| | Germany | Georgia | Finland | Estonia | England And Wales | Denmark | Cyprus | Croatia | Bulgaria | Belgium | Belarus | Austria | Armenia |
|--|-----------|------------------------|-----------------|---------|-------------------|-----------|--------|-----------|-----------------|-----------------|---------|---------|---------|
| 5.13. On average, from the years 2009 to 2011, is the cadastral value equal to the market value of an average dwelling? | NO RSP | NO RSP | NO ³ | NO | NO ² | YES | NO | NO RSP | NO ¹ | NO | NO | NO | NO |
| 5.14. Is the cadastral value or other determined real estate value calculated with the support of a mass evaluation? | NO RSP | NO RSP | YES | YES | YES | YES | NO | NO RSP | YES | YES | YES | NO | YES |
| 5.15. Does the cadastral authority, for fiscal purpose, evaluate properties with criteria based on the International Valuation Standard set by the International Valuation Standards Council (IVSC)? | NO RSP | NO RSP | NO | NO | NO | NO RSP | YES | NO RSP | NO | NO | YES | NO | NO |
| 5.16. Are cadastral or other real estate valuation criteria used by the national government the same criteria used by professionals and the banking system in your country? | NO RSP | NO RSP ⁵ | NO | NO | NO | NO RSP | YES | NO RSP | NO | NO ⁴ | YES | NO | YES |

1. Administrative value is about 50% of the market value.
2. As the United Kingdom does not operate a cadastral system, England and Wales do not recognise the term 'cadastral value'.
3. There is no cadastral value. Taxation value should, in theory, be the same as market value, but in practice can be lower.
4. Plans for harmonization are in place.
5. An ongoing project on creation of a mass valuation system aims to establish a unified standard and coordinate valuation activities.

| | Ireland | Israel | Italy | Kyrgyzstan | Latvia | Lithuania | Malta | The Netherlands | Romania | Serbia | Spain | Sweden |
|--|---------|--------|-----------------|---------------------|-----------------|-----------|-------|-----------------|------------------|--------|-----------------|-----------------|
| 5.13. On average, from the years 2009 to 2011, is the cadastral value equal to the market value of an average dwelling? | NO RSP | NO RSP | NO ¹ | Self-declare system | NO ² | NO | NO | NO ³ | YES | NO RSP | NO ⁴ | NO ⁵ |
| 5.14. Is the cadastral value or other determined real estate value calculated with the support of a mass evaluation? | NO RSP | NO RSP | YES | NO | YES | YES | NO | YES | NO | NO | NO | YES |
| 5.15. Does the cadastral authority, for fiscal purpose, evaluate properties with criteria based on the International Valuation Standard set by the International Valuation Standards Council (IVSC)? | NO RSP | NO RSP | NO | NO | YES | YES | NO | NO | NO | NO | NO RSP | YES |
| 5.16. Are cadastral or other real estate valuation criteria used by the national government the same criteria used by professionals and the banking system in your country? | NO RSP | YES | NO | NO RSP | YES | YES | NO | NO | YES ⁶ | NO | NO | YES |

1. In Italy, the ratio between market value and cadastral value is 2.3.
2. In Latvia, cadastral value is approximately 85% of the market value.
3. In The Netherlands, there is no cadastral value; the property value is set by the municipalities and revaluated every two years by mass appraisal techniques using reference dwellings.
4. In Spain, cadastral value is approximately 70% of the market value.
5. In Sweden, cadastral value is approximately 75% of the market value.
6. Valuation criteria are a result of notary appraisals, which are used for setting notary fees and registry fees for property transactions.

| | Ireland | Israel | Italy | Kyrgyzstan | Latvia | Lithuania | Malta | The Netherlands | Romania | Serbia | Spain | Sweden |
|---|----------|---------------------|-----------------------------|----------------------|---|-----------|---|------------------------|--------------------------------|---------|--------------------|--------|
| 6.1. Register Inspection - What is the fee for the inspection of a title register? | EUR 2.50 | EUR 1.5 | EUR 0 | EUR 2.5 ¹ | EUR 4.27 | EUR 0 | EUR 0 | EUR 2.95 | EUR 2.32/15 min | EUR 0 | EUR 6 ² | EUR 3 |
| 6.2. Map/Cadastre inspection - What is the additional fee (if any) for the inspection of a map/cadastre? | EUR 0 | NO RSP | EUR 1 | EUR 2.5 ³ | EUR 7.50 | EUR 0 | EUR 1 | EUR 2.95 | EUR 2.32/15 min | EUR 0 | EUR 0 | EUR 0 |
| 6.3. Certified extract of a register/map - What is the fee for a certified copy of a title register and the associated map/cadastre? | EUR 25 | EUR 15 ⁴ | EUR 10 + 1 | EUR 2 | EUR 10.70 (State Land Service); 0,1 % from the sum of the mortgage (Land Register) | EUR 4.35 | EUR 4.66 | EUR 14.80 | EUR 1.16 /sheet | EUR 20 | EUR 15 | EUR 26 |
| 6.4. Registration of a charge/mortgage/hypothecc - What is the fee for the registration of a charge/mortgage/hypothecc on an average priced dwelling? | EUR 125 | EUR 25 | 2% of the guaranteed amount | EUR 4 | EUR 9.25 for mortgages which are registered by the State Land Service; 2 % from the purchase fee as a state duty and EUR 7 (stamp duty) | EUR 31.28 | Depends on the amount hypothecated ⁵ | EUR 72/96 ⁶ | EUR 23.26 + 1% of secured debt | EUR 210 | NO RSP | EUR 43 |

1. The number is the average of the range 1.5-2.5 which was originally given by Kyrgyzstan.
2. The number is the average of the range 3-9 which was originally given by Spain.
3. The number is the average of the range 2-3 which was originally given by Kyrgyzstan.
4. Israel gives the certified extract on paper only. The cost does not include the map, which is not supplied by the registry.
5. In Malta, the fee to register hypothecs works out as follows: for every note for registration, or of renewal of registration, if the amount of debt: (a) does not exceed EUR 2,329.37, the tax is EUR 2.33; (b) in between EUR 2,329.37 and EUR 46,587.47, it is EUR 23.29; (c) exceeds EUR 46,587.47, it is EUR 23.29.
6. In the Netherlands, if the registration is fully automatically processed, the fee is EUR 72. If it is only partially automatically processed, it is EUR 96.

| | Armenia | Austria | Belarus | Belgium | Bulgaria | Croatia | Cyprus | Denmark | England And Wales |
|--|---------|-----------|---------------------------------------|---------|----------|----------------------|--|---------------------|-------------------|
| 6.5. Registration of a transfer of ownership of existing dwelling - What is the fee for the registration of a transfer of ownership by sale of an average priced dwelling not requiring a subdivision of a parcel? | EUR 80 | EUR 350 | EUR 7 | EUR 300 | EUR 50 | EUR 35 | 3% for every euro up to 85,430, 5% or 85,430-170,860, 8% >170860 EUR 110 for each new parcel or EUR 35 in case of private surveyor involvement | EUR 2,100 | EUR 230 |
| 6.6. Mapping a subdivision - What is the additional fee to that given in response to question 5 for mapping the subdivision of a parcel on the map/cadastrre in connection with the transfer of ownership of part of a parcel? | EUR 0 | EUR 1,500 | EUR 20 | EUR 0 | EUR 60 | EUR 40 | | EUR 0 ¹ | EUR 230 |
| 6.7. Surveys - What is the survey fee (if any), additional to that given under question 6, for surveying the subdivision of a parcel on the map/cadastrre in connection with the transfer of ownership of part of a parcel? | | EUR 60 | Not fixed, Approx. 0.5/m ² | EUR 0 | EUR 30 | EUR 910 ² | EUR 120 for each new parcel | EUR 300 | EUR 0 |
| 6.8. Cost Recovery - What percentage of the costs of the land registry is recovered by fees charged for its services? 'E' stands for 'Estimated'. 'A' stands for 'Actual'. | >80% | 100% | 100% | > 80% | NO RSP | 0% | 100% | NO RSP ³ | 100% |

1. In Denmark, it is not possible to transfer ownership of part of a parcel. The land must be moved from one property to another, after the land surveyor requests the change and the cadastral authority registers the change. There is a 300 EUR fee for the division of a registration in the cadastre, a 200 EUR fee to register the transfer in the land register, and a 400 Euro fee for appending the subdivision to a new property. After this the new property can be sold and the sale registered in the land registry at the price indicated.
2. Subdivisions are done by private licensed surveyors; this figure is an approximate average.
3. Registrations in the cadastre are financed by fees. The land registry is financed by the ministry of finance.

| | Latvia | Kyrgyzstan | Italy | Israel | Ireland | Germany | Georgia | Finland | Estonia |
|---|--|-----------------------|---------|--|---------|---|---------|--------------------------------|------------------------------|
| 6.5. Registration of a transfer of ownership of existing dwelling - What is the fee for the registration of a transfer of ownership by sale of an average priced dwelling not requiring a subdivision of a parcel? | EUR 9.25 Price for a transfer of ownership registration in cadastre | EUR 22.5 ¹ | EUR 149 | EUR 10 | EUR 375 | EUR 282 for a EUR 150,000 priced dwelling | EUR 24 | EUR 104 | Depends on transaction price |
| 6.6. Mapping a subdivision - What is the additional fee to that given in response to question 5 for mapping the subdivision of a parcel on the map/cadastre in connection with the transfer of ownership of part of a parcel? | EUR 37.71 (State Land Service) | EUR 25 ² | EUR 81 | EUR 6 + EUR 25 for each new and each cancelled parcel. No fee on non-voluntary percolation | EUR 60 | Approx. EUR 300 | EUR 24 | EUR 0 | EUR 40 + 25 (state fee) |
| 6.7. Surveys - What is the survey fee (if any), additional to that given under question 6, for surveying the subdivision of a parcel on the map/cadastre in connection with the transfer of ownership of part of a parcel? | Surveying is done by private enterprises; fees vary. | EUR 0 | NO RSP | EUR 0 | NO RSP | Approx. EUR 1,000 | NO RSP | Approx. EUR 1,000 /subdivision | Depends ³ |
| 6.8. Cost Recovery - What percentage of the costs of the land registry is recovered by fees charged for its services? | A&E | E | A | NO RSP | A | E | A | A | A |
| 'E' stands for 'Estimated'. 'A' stands for 'Actual'. | <20% | >80% | 0% | NO RSP | >80% | 100% | 100% | >80% | 41-60% |

1. The number is the average of the range data '20-25' which was originally given by Kyrgyzstan.
2. The number is the average of the range data '20-30' which was originally given by Kyrgyzstan.
3. In Estonia, according to the Notary Fees Act, for an average dwelling of 51 m², of an average market price of EUR 440/m², and a transaction whose value is up to EUR 22,440, it applies a full notarial fee of EUR 41.50 (~EUR40). Estonia indicated the number 40 itself.

| | Lithuania | Malta | The Netherlands | Romania | Serbia | Spain | Sweden |
|---|------------------------|--|--------------------------|---|-----------------|--------|-------------------|
| 6.5. Registration of a transfer of ownership of existing dwelling - What is the fee for the registration of a transfer of ownership by sale of an average priced dwelling not requiring a subdivision of a parcel? | EUR 44 | Price is worked out on the market value declared on contract | EUR 145 | 0.5% / 0.15% of the value written in deed for juridical/natural person ¹ | EUR 70 | NO RSP | EUR 96 |
| 6.6. Mapping a subdivision - What is the additional fee to that given in response to question 5 for mapping the subdivision of a parcel on the map/cadastré in connection with the transfer of ownership of part of a parcel? | EUR 0 | It is included in the price worked out in 6.5 | EUR 550/995 ² | NO RSP | EUR 140 | NO RSP | EUR 1,500 |
| 6.7. Surveys - What is the survey fee (if any), additional to that given under question 6, for surveying the subdivision of a parcel on the map/cadastré in connection with the transfer of ownership of part of a parcel? | Determined by contract | EUR 0 | EUR 0 ³ | Market fee; 2 to 10% of the market value for agric. land and forestry | Approx. EUR 100 | NO RSP | Approx. EUR 1,000 |
| 6.8. Cost Recovery - What percentage of the costs of the land registry is recovered by fees charged for its services? | A | A | A | NO RSP | A/E | A | A |
| 'E' stands for 'Estimated'. 'A' stands for 'Actual'. | 100% | 41% - 60% | 100% | NO RSP | >80% / 100% | 100% | 61 - 80% |

1. There is no fee for the first registered in the cadastre and land book of land in agricultural areas or for real estate belonging to the Government.
2. The fee is EUR 550 in case of subdivision in advance and EUR 995 in case of subdivision after the transfer of ownership.
3. This cost is included in the additional fee for mapping the subdivision of a parcel on the map/cadastré specified in the answer 6.6.

VII. Speed of Registration

| | 100% | > 80% | 61-80% | 41-60% | 20-40% | <20% | 0% | NO RSP |
|---|----------|--------|--------|--------|--------|--------|---------|--------|
| 7.1 Instantaneous access - What percentage of inspections of the title registers and map/cadastral are available immediately on-line? | 16 (64%) | 1 (4%) | 2 (8%) | 2 (8%) | 0 (0%) | 0 (0%) | 4 (16%) | 0 (0%) |

| | <200 Days | <60 Days | <20 Days | <10 Days | <5 Days | <1 Day | NO RSP |
|--|-----------|----------|----------|----------|----------|----------|--------|
| 7.2 Time to obtain an extract of the register - What is the average timeframe to obtain an officially certified extract of a title register or map/cadastral? | 0 (0%) | 0 (0%) | 2 (8%) | 1 (4%) | 12 (48%) | 10 (40%) | 0 (0%) |
| 7.3 Registration of a mortgage/charge/hypothec - What is the average timeframe to register a mortgage/charge/hypothec? | 0 (0%) | 0 (0%) | 2 (8%) | 5 (20%) | 10 (40%) | 8 (32%) | 0 (0%) |
| 7.4 Registration of a change of ownership to a full parcel - What is the average timeframe to register a change of ownership (viz. a title to an existing property)? | 0 (0%) | 0 (0%) | 5 (20%) | 6 (24%) | 6 (24%) | 8 (32%) | 0 (0%) |
| 7.5 Registration of a change of ownership to part of a parcel - What is the average timeframe to record a subdivision of a parcel and register the associated transfer of ownership? | 5 (20%) | 4 (16%) | 2 (8%) | 6 (24%) | 5 (20%) | 3 (12%) | 0 (0%) |
| 7.6 Overall average timeframe to process a registration in the land registry - What is the overall average timeframe to record a transaction in the land registry from the time of receipt of the application to the time that the updated register is available for inspection? | 0 (0%) | 0 (0%) | 5 (20%) | 8 (32%) | 8 (32%) | 4 (16%) | 0 (0%) |

VIII. Activity

| | 100% | > 80% | 61-80% | 41-60% | 20-40% | <20% | 0% | NO RSP |
|--|--------|---------|---------|---------|----------|----------|--------|---------|
| 8.1 Application to register a transfer of ownership - What percentage of transactions in the land registry relates to dwellings (including houses, apartments and condominiums)? | 0 (0%) | 3 (12%) | 6 (24%) | 9 (36%) | 3 (12%) | 2 (8%) | 0 (0%) | 2 (8%) |
| 8.2 Application to register an ownership of part of a parcel - What percentage of transactions in the land registry relates to transfers of parts of parcels (viz. applications requiring subdivision of parcels)? | 0 (0%) | 0 (0%) | 1 (4%) | 2 (8%) | 1 (4%) | 18 (72%) | 0 (0%) | 3 (12%) |
| 8.3 Application to register a mortgage/charge/hypothec - What percentage of transactions in the land registry relates to mortgages/charges/hypothecs? | 0 (0%) | 1 (4%) | 4 (16%) | 5 (20%) | 10 (40%) | 3 (12%) | 1 (4%) | 1 (4%) |
| 8.4 Change of ownership on death - What percentage of transactions in the land registry relates to registrations by way of distribution of the assets on the death of the owner? | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 3 (12%) | 18 (72%) | 1 (4%) | 3 (12%) |

IX. Complexity and Automation

| | Armenia | Austria | Belarus | Belgium | Bulgaria | Croatia | Cyprus | Denmark | England And Wales | Estonia | Finland | Georgia | Germany |
|---|----------------|---------|---|---------|----------|---------|--------|---------|-------------------|---------|---------|---------|---------|
| 9.1. Manual land registry interactions - existing property - How many manual interactions are required with the land registry in order to investigate and register title for the transfer of an existing property? | 1 ¹ | 1 | 0 using digital archives (about 10% of the cases), 4 in other cases | 5 | 3 | 3 | 2 | 0 | 3 | 5 | 3 | NO RSP | 1 |
| 9. 2. Manual land registry interactions and procedures, new development. How many manual interactions with the land registry are required in order to investigate and register title for a subdivision and the transfer of part of a holding for a new development? | 1 | 2 | 0 (for the subdivided and other new objects digital archives are always used) | 7 | 5 | 5 | 6 | 0 | 3 | 5 | 3 | NO RSP | 1 |
| 9.3. Manual state interactions and procedures - existing property - How many manual interactions with all land administration agencies are required in order to investigate and register title on the transfer of an existing property? | 1 | 3 | 0 using digital archives (about 10% of the cases), 6 in other cases | 10 | 3 | 4 | 2 | 0 | 5 | 5 | 3-4 | NO RSP | 1 |

| | Ireland | Israel | Italy | Kyrgyzstan | Latvia | Lithuania | Malta | The Netherlands | Romania | Serbia | Spain | Sweden |
|---|---------|------------|--------|------------|--------|-----------|-------|-----------------|---------|--------|-------|--------|
| 9.1. Manual land registry interactions - existing property - How many manual interactions are required with the land registry in order to investigate and register title for the transfer of an existing property? | 1 | 1 - 3 | 1 | 1-2 | 1-2 | 2 | 5 | 5 ¹ | 2 | 1 | 1 | 1 |
| 9. 2. Manual land registry interactions and procedures, new development. How many manual interactions with the land registry are required in order to investigate and register title for a subdivision and the transfer of part of a holding for a new development? | 2 | 20 | 1 | 1-2 | 1-2 | 2 | 5 | 10 | 2 | 3 | 1 | 3 |
| 9.3. Manual state interactions and procedures - existing property - How many manual interactions with all land administration agencies are required in order to investigate and register title on the transfer of an existing property? | 5 | Approx. 10 | NO RSP | 1-2 | 1-2 | 2 | 0 | 5 | 0 | 1 | 1 | 1 |

1. The only manual interaction is the receipt of the certificate of title registration; all other interactions are electronic.

| | | | | | | | | | | | | | | | | | | |
|--|---------|---|------------|----|-----|-----|---|---|---|----|---|---|-----|-----|----|-----|---|-----------------|
| 9.4. Manual state interactions and procedures - new development - How many manual interactions with all land administration agencies are required in order to investigate and register title for a subdivision and the transfer of part of a holding for a new development? | Armenia | 1 | 3 | NO | 15 | 3 | 7 | 6 | 0 | 5 | 5 | 5 | 3-4 | 3-4 | NO | RSP | 1 | Germany |
| 9.5. Automated and manual state interactions and procedures - existing property - How many interactions with the all land administration agencies are required in order to investigate and register title for an existing property? | Armenia | 1 | 2 | 8 | 10 | 3 | 4 | 2 | 2 | 5 | 5 | 5 | 3-4 | 3-4 | NO | RSP | 1 | Georgia |
| 9.6. Automated and manual state interactions and procedures - new development - How many interactions with all land administration agencies are required in order to investigate and register title for the subdivision and the transfer of part of a holding for a new development? | Armenia | 1 | 3 | 28 | 15 | 3 | 7 | 6 | 4 | 5 | 5 | 5 | 3-4 | 3-4 | NO | RSP | 1 | Finland |
| 9.4. Manual state interactions and procedures - new development - How many manual interactions with all land administration agencies are required in order to investigate and register title for a subdivision and the transfer of part of a holding for a new development? | Ireland | 5 | Approx. 40 | NO | 1-2 | 2-3 | 2 | 0 | 0 | 10 | 2 | 2 | 3 | 1 | 3 | 1 | 3 | Sweden |
| 9.5. Automated and manual state interactions and procedures - existing property - How many interactions with the all land administration agencies are required in order to investigate and register title for an existing property? | Ireland | 5 | NO | NO | 1-2 | 1-2 | 2 | 0 | 0 | 2 | 0 | 0 | 1 | 1 | 1 | 1 | 2 | Spain |
| 9.6. Automated and manual state interactions and procedures - new development - How many interactions with all land administration agencies are required in order to investigate and register title for the subdivision and the transfer of part of a holding for a new development? | Ireland | 5 | NO | NO | 1-2 | 3 | 2 | 0 | 0 | 3 | 2 | 2 | 1 | 1 | 1 | 1 | 5 | Serbia |
| 9.4. Manual state interactions and procedures - new development - How many manual interactions with all land administration agencies are required in order to investigate and register title for a subdivision and the transfer of part of a holding for a new development? | Ireland | 5 | Approx. 40 | NO | 1-2 | 2-3 | 2 | 0 | 0 | 10 | 2 | 2 | 3 | 1 | 3 | 1 | 3 | Romania |
| 9.5. Automated and manual state interactions and procedures - existing property - How many interactions with the all land administration agencies are required in order to investigate and register title for an existing property? | Ireland | 5 | NO | NO | 1-2 | 1-2 | 2 | 0 | 0 | 2 | 0 | 0 | 1 | 1 | 1 | 1 | 2 | The Netherlands |
| 9.6. Automated and manual state interactions and procedures - new development - How many interactions with all land administration agencies are required in order to investigate and register title for the subdivision and the transfer of part of a holding for a new development? | Ireland | 5 | NO | NO | 1-2 | 3 | 2 | 0 | 0 | 3 | 2 | 2 | 1 | 1 | 1 | 1 | 5 | Malta |
| 9.4. Manual state interactions and procedures - new development - How many manual interactions with all land administration agencies are required in order to investigate and register title for a subdivision and the transfer of part of a holding for a new development? | Ireland | 5 | Approx. 40 | NO | 1-2 | 2-3 | 2 | 0 | 0 | 10 | 2 | 2 | 3 | 1 | 3 | 1 | 3 | Lithuania |
| 9.5. Automated and manual state interactions and procedures - existing property - How many interactions with the all land administration agencies are required in order to investigate and register title for an existing property? | Ireland | 5 | NO | NO | 1-2 | 1-2 | 2 | 0 | 0 | 2 | 0 | 0 | 1 | 1 | 1 | 1 | 2 | Latvia |
| 9.6. Automated and manual state interactions and procedures - new development - How many interactions with all land administration agencies are required in order to investigate and register title for the subdivision and the transfer of part of a holding for a new development? | Ireland | 5 | NO | NO | 1-2 | 3 | 2 | 0 | 0 | 3 | 2 | 2 | 1 | 1 | 1 | 1 | 5 | Kyrgyzstan |
| 9.4. Manual state interactions and procedures - new development - How many manual interactions with all land administration agencies are required in order to investigate and register title for a subdivision and the transfer of part of a holding for a new development? | Ireland | 5 | Approx. 40 | NO | 1-2 | 2-3 | 2 | 0 | 0 | 10 | 2 | 2 | 3 | 1 | 3 | 1 | 3 | Italy |
| 9.5. Automated and manual state interactions and procedures - existing property - How many interactions with the all land administration agencies are required in order to investigate and register title for an existing property? | Ireland | 5 | NO | NO | 1-2 | 1-2 | 2 | 0 | 0 | 2 | 0 | 0 | 1 | 1 | 1 | 1 | 2 | Israel |
| 9.6. Automated and manual state interactions and procedures - new development - How many interactions with all land administration agencies are required in order to investigate and register title for the subdivision and the transfer of part of a holding for a new development? | Ireland | 5 | NO | NO | 1-2 | 3 | 2 | 0 | 0 | 3 | 2 | 2 | 1 | 1 | 1 | 1 | 5 | Israel |

| | Armenia | Austria | Belarus | Belgium | Bulgaria | Croatia | Cyprus | Denmark | England and Wales | Estonia | Finland | Georgia | Germany |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------|-----------|-----------|-----------|-----------|
| Where registers exist for the following features, which of them are recorded on an integrated multipurpose register or a cadastre held in electronic format? This may include a common spatial data infrastructure | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated |
| operates | operates | operates | operates | operates | operates | operates | operates | operates | operates | operates | operates | operates | operates |
| Boundaries and extent of property | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Index to lands | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Ownership of property | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Mortgages/charges/hypothecs | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Rights and burdens affecting property | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Short term tenancy agreements (less than 3 year agreements) | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Address gazetteer | | X | X | X | X | X | X | X | X | X | X | X | X |
| Postal code | | X | X | X | X | X | X | X | X | X | X | X | X |
| Community or small area registers | | X | X | X | X | X | X | X | X | X | X | X | X |
| Occupiers of lands (as distinct from owners) | | X | X | X | X | X | X | X | X | X | X | X | X |
| Planning permissions for development | | X | X | X | X | X | X | X | X | X | X | X | X |
| Building permits | | X | X | X | X | X | X | X | X | X | X | X | X |
| Land use | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Building register | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Land valuation register | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Purchase price of property on sales | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Land taxation liability and payments | | | X | | | | | | X | | | | |
| Building energy efficiency rating | | X | X | | | | | | X | | | | |
| Building preservation orders | | X | X | | | | X | | X | | | | |

| | Ireland | Israel | Italy | Kyrgyzstan | Latvia | Lithuania | Malta | The Netherlands | Romania | Serbia | Spain ¹ | Sweden |
|--|---------|--------|-------|------------|----------------|-----------|-------|-----------------|---------|--------|--------------------|--------|
| Where registers exist for the following features, which of them are recorded on an integrated multipurpose register or a cadastre held in electronic format? This may include a common spatial data infrastructure | | | | | | | | | | | | |
| Boundaries and extent of property | X | X | X | X | X | X | X | X | X | X | X | X |
| Index to lands | X | | | X | X | X | | X | X | X | X | X |
| Ownership of property | X | X | X | X | X | X | X | X | X | X | X | X |
| Mortgages/charges/hypothecs | X | X | X | X | X ¹ | X | X | X | X | X | X | X |
| Rights and burdens affecting property | X | X | X | X | | X | X | X | X | X | X | X |
| Short term tenancy agreements (less than 3 year agreements) | | | | | X | X | | | | | | X |
| Address gazetteer | | X | | X | X | X | | X | X | X | X | X |
| Postal code | | | | | X | X | | X | X | | | X |
| Community or small area registers | | | | | | | | X | | | | |
| Occupiers of lands (as distinct from owners) | | X | | X | X | X | | X | X | X | X | |
| Planning permissions for development | | | | | | | | X | | | | X |
| Building permits | | | | | | | | X | | X | X | X |
| Land use | | X | X | X | X | X | | X | X | X | X | |
| Building register | | | X | X | X | X | | X | X | X | X | X |
| Land valuation register | | | X | | X | X | | X | | X | X | |
| Purchase price of property on sales | X | | X | X | X | X | | X | X | | | X |
| Land taxation liability and payments | | | | | | | | | | | | |
| Building energy efficiency rating | | | | | X | X | | X | | | | X |
| Building preservation orders | | | | | | | | X | | | | X |

1. Includes only accelerated privatized apartments.

2. All of these fields are included in the land registry. Those fields indicated are also recorded in the cadastre.

| | Armenia | Austria | Belarus | Belgium | Bulgaria | Croatia | Cyprus | Denmark | England and Wales | Estonia | Finland | Georgia | Germany |
|---|---------|---------|---------|---------|----------|---------|--------|---------|-------------------|---------|---------|---------|---------|
| Where registers exist for the following features, which of them are recorded on an integrated multipurpose register or a cadastre held in electronic format? This may include a common spatial data infrastructure. | | | | | | | | | | | | | |
| Heritage properties and buildings classified for special conservation | | X | X | | X | | | | X | | | | |
| Archaeological status | | X | X | | X | | X | | X | | | | |
| State lands | X | X | X | | X | | X | | X | X | X | X | X |
| Water rights | | X | X | | | | X | | X | X | X | | X |
| Fishing rights | | X | X | | | | | | X | | | | X |
| Air rights | | X | | | | | | | X | | | | |
| Geological / seismological information | | X | X | | | | | | X | X | X | | |
| Flood information | | X | X | | | | | | X | X | | | |
| Carbon trading | | X | X | | | | | | X | | | | |
| Environmental status | | X | X | | | | | X | X | X | | | |
| Public use | | X | X | | | | X | | X | X | X | X | |
| Unused lands | | | X | | | | | | X | X | | | |
| Census and population statistics | | X | X | | | | | X | X | | X | | X |
| Mining rights | | X | X | | X | | | | X | X | X | | |
| Inland waterways (canals, lakes, etc.) | | X | X | | X | | | | X | X | | | X |
| Utilities (gas pipes, electric cables, drains, sewerage, telecommunications networks, etc.) | X | X | X | | | | X | | X | X | X | | |
| Other (please indicate) | | | | | | | | | X | | | | |

| | Ireland | Israel | Italy | Kyrgyzstan | Latvia | Lithuania | Malta ¹ | The Netherlands | Romania | Serbia | Spain | Sweden |
|---|-----------|-----------|-----------|------------|-----------|-----------|--------------------|-----------------|-----------|-----------|-----------|-----------|
| Where registers exist for the following features, which of them are recorded on an integrated multipurpose register or a cadastre held in electronic format? This may include a common spatial data infrastructure. | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated | regulated |
| Heritage properties and buildings classified for special conservation | | | | | X | | | X | X | | | X |
| Archaeological status | | X | | | | | | X | X | | | X |
| State lands | | X | X | X | X | X | | X | X | X | | |
| Water rights | | | | | X | | X | X | | X | | X |
| Fishing rights | | | | | | | | X | | | | X |
| Air rights | | | | | | | X | | | | | |
| Geological / seismological information | | | | | | | | | | | | X |
| Flood information | | | | | X | X | | | | | | |
| Carbon trading | | | | | | | | | | | | |
| Environmental status | | | | | | | | X | | | | |
| Public use | | X | | | | | | X | | X | | |
| Unused lands | | | | | X | X | | X | X | X | | |
| Census and population statistics | | | | | X | X | | X | | | | X |
| Mining rights | | | | | | | | X | | | | X |
| Inland waterways (canals, lakes, etc.) | | | X | | | | | X | | X | | X |
| Utilities (gas pipes, electric cables, drains, sewerage, telecommunications networks, etc.) | | X | | | X | X | X | X | | | | |
| Other (please indicate) | | | | | | | | | | | | X |

1. Malta further includes a full property description from the contract, the name of the notary, the date of the deed, the name and identity card number of the owner, whether the property is a freehold or subject to ground rent and, in the case of hypothecs, the amount being hypothecated.

| | Ireland | Israel | Italy | Kyrgyzstan | Latvia | Lithuania | Malta | The Netherlands | Romania | Serbia | Spain | Sweden |
|--|----------------|----------------|------------------|----------------|-----------------------------|------------|-------------|-----------------|------------------|----------------------------|------------------|--------------|
| 11.1 Ownerships - What was the total number of ownerships on the title registers on 31 December 2011? | A 1,966,063 | A 3,733,933 | NO RSP NO RSP | A 2,867,141 | A 1 M | A 6.1 M | A >9,000 | E 7 M | NO RSP NO RSP | A 5 M | NO RSP NO RSP | E 4 M |
| 11.2. Transactions registered - What was the total number of transactions registered in the land registry in 2011? | A 579,019 | A 576,944 | A 3,295,164 | A 246,556 | A 2,610,203 ¹ | E 7.1 M | A 9,437 | E 700,000 | A 646,112 | A/E 400,000/ 450,000 | E 3.5M | E 700,000 |

1. Includes all transactions, including object registration and data updating, with buildings and groups of premises, land units and ownerships.

| | | | | | |
|------------------------|-------------|--|-------------------------|--|---------------------------|
| Ireland | EUR 0 | | EUR 35 M | | EUR 30.4 M |
| Israel | NO RSP | | NO RSP | | Approx. EUR 10 M |
| Italy | NO RSP | | NO RSP | | NO RSP |
| Kyrgyzstan | EUR 0 | | EUR 5,6 M | | EUR 5,83 M |
| Latvia | NO RSP | | EUR 2 M ¹ | | EUR 2.7 M ² |
| Lithuania | NO RSP | | EUR 27.7 M | | EUR 25.6 M |
| Malta | NO RSP | | NO RSP | | NO RSP |
| The Netherlands | EUR 10 M | | EUR 173,800,000 | | EUR 217,500,000 |
| Romania | NO RSP | | NO RSP | | NO RSP |
| Serbia | NO RSP | | EUR 36.5 M | | EUR 30.7 M |
| Spain | NO RSP | | NO RSP | | NO RSP |
| Sweden | EUR 0 | | Approx. EUR 216 M | | Approx. EUR 160 M |

11.4. Public Private Partnerships arrangements - What percentage of the overall agency costs for the land registry are the result of a PPP arrangement?

11.5. Total Operating Costs - What were the total operating costs for the land registry in 2011? (Total costs include direct and indirect costs, notional costs for rent to the state and liabilities for pensions of retired staff)

11.6. Total Fee Income - What was the total fee income received by the land registry in payment for its services in 2011?

1. No management costs are included in the calculation.
2. Includes the income from data registration, data updating in the cadastre and the distribution of information.

XII. Gender Equality

| | YES | NO | NO RSP |
|---|--------------|--------------|-----------|
| 12.1 - Can men and women own land in the same manner? | 25 (100%) | 0 (0%) | 0 (0%) |
| 12.2 - Can men and women devise (leave land in a will to beneficiaries of an estate on death) in the same manner? | 25 (100%) | 0 (0%) | 0 (0%) |
| 12.3 - Have men and women the same inheritance rights? | 25 (100%) | 0 (0%) | 0 (0%) |
| 12.4 - Have men and women the same rights of disposal over land? | 25 (100%) | 0 (0%) | 0 (0%) |
| 12.5 - Are there any restrictions on the sale of land that do not apply equally to men and women? | 0 (0%) | 25 (100%) | 0 (0%) |
| 12.6 - Are there any restrictions on the ownership of land that do not apply equally to men and women? | 0 (0%) | 25 (100%) | 0 (0%) |
| 12.7 - Do rights to ownership of land alter on marriage in any manner that does not equally apply to men and women? | 0 (0%) | 25 (100%) | 0 (0%) |

Land Administration Systems in Use

| | Presence of an official address register | Description of the address system | Authority responsible for registration of official addresses | Authority is responsible for determining and or recording data about addresses | | |
|-----------------|--|--|---|--|----------------------|---------------------------|
| | | | | Local Authority | State Administration | Postal Authority Other |
| Armenia | Yes | The addresses of real property units are issued by local authorities and registered in the unified address register conducted by a land registration authority as a part of real estate cadaster system. | State Committee of the Real Property Cadastre of the Government of Armenia | X | X | |
| Austria | Yes | NO RSP The address register is the official source for the real estate addresses. In the future, all resources that contain address data will be connected to it and the address data will be renewed in this resource automatically. Address is defined during the property inventory. Vacant parcels and pipes don't have addresses. | NO RSP | X | - | NO RSP |
| Belarus | Yes | The local authority registers the address of its inhabitants. | Land Registry | - | X | Land Registry |
| Belgium | Yes | In case a new property is created, the municipalities create the address registration. It happens through a request from the customer to the municipality | Local Authority | X | - | NO RSP |
| Bulgaria | Yes | Official address system consists of postal code, name of the settlement, name of the street or square, and the house number. Data on existing addresses are kept and maintained in the State Geodetic Administration. | Municipalities | X | - | NO RSP |
| Croatia | Yes | The civil registry, local authorities and post offices have their own address registries. Addresses consist of street name (and code), house number (number level and possible letters), and a postal code. Addresses are given by municipalities at the time of birth of the properties. Addresses are registered in the address register, which is linked to the building register. Addresses are linked to the cadastral parcels. | Ministry of Interior, High Trade Court for trade companies, Ministry of Administration for other legal entities | | X | NO RSP |
| Cyprus | No | | Registrar of Companies | X | | |
| Denmark | Yes | | Ministry of Housing, Urban and Rural Affairs | X | - | Municipalities |

| Presence of an official address register | Description of the address system | Authority responsible for registration of official addresses | Authority is responsible for determining and or recording data about addresses | | |
|--|--|--|--|----------------------|------------------|
| | | | Local Authority | State Administration | Postal Authority |
| <p>England and Wales</p> <p>Yes</p> <p>The National Land and Property Gazetteer is the master address dataset for England and Wales. It is the central hub for the 348 address creating local municipalities. All properties have a postal number or name, street name, locality and post code as well as a unique property reference number.</p> | <p>Municipalities</p> | X | X | X | NO RSP |
| <p>Estonia</p> <p>Yes</p> <p>Address Data System¹</p> | <p>Legal Entities Local Municipality</p> | X | - | - | NO RSP |

1. Estonia indicated that additional information can be found at this address: http://www.maaamet.ee/index.php?lang_id=2&page_id=472&menu_id=78.

| Presence of an official address register | Description of the address system | Authority responsible for registration of official addresses | Authority is responsible for determining and or recording data about addresses | | | |
|--|---|--|--|----------------------|------------------|--------|
| | | | Local Authority | State Administration | Postal Authority | Other |
| | In cities, the streets are named in the detailed plans. When the cadastral units are formed according to the plan, there are given address numbers (odd numbers on the right hand side and even numbers on the left). In apartment buildings, the stairwells get letters (from A) and single flats numbers again. So a typical address is Mannerheimintie 66 A 45. In the countryside, the address is based on the distances along the roads. A typical address is Nordvikvägen 265 (situated 2650 m from the starting point of the road on the right hand side). After the street address comes the postal code, which is based on a hierarchy of geographic areas (for example FI-02220). When a person moves to a new address he or she has to announce this to the population register and the address is automatically registered in the address register. | Population Register Centre | X | X | X | NO RSP |
| Finland | | | | | | |
| Yes | | | | | | |
| | A special unit, the Address Division, has been created at NAPR in October 2012 to create a national address registry and addressing system in Georgia. | National Agency of Public Registry | X | - | - | NO RSP |
| Georgia | | | | | | |
| Yes | | | | | | |
| | The address Register is established and maintained by the communities and local authorities. | Communities, local authorities | X | - | - | NO RSP |
| Germany | | | | | | |
| Yes | | | | | | |
| | Population Register Authority | | | | | |
| Ireland | | | | | | |
| No | | | | | | |
| | According to law, each municipality must give names and numbers to all the areas bound with traffic that are public or open to the public. This activity is carried out in compliance with the directives given by the Italian National Institute of Statistics (ISTAT). | Municipalities | X | - | - | NO RSP |
| Israel | | | | | | |
| Yes | | | | | | |
| | Officially, the address system is not allotted to any agency. Labeling is carried out by entrepreneurs. However, in the database all address data is available only in Land Registry. | Legal entities, municipalities | X | | | |
| Italy | | | | | | |
| Yes | | | | | | |
| | The State Address Register is a nation-wide information system of the State Land Service that has run since November 2000 and provides: | The State Land Service | X | X | - | NO RSP |
| Kyrgyzstan | | | | | | |
| Yes | | | | | | |
| | computerized registration of address objects textually (including details up to the group of rooms) and on the map (including details up to the parcel or building); maintenance of Address Classifier | | | | | |
| Latvia | | | | | | |
| Yes | | | | | | |

| Presence of an official address register | Description of the address system | Authority responsible for registration of official addresses | Authority is responsible for determining and or recording data about addresses | | | |
|--|---|---|--|----------------------|------------------|--------|
| | | | Local Authority | State Administration | Postal Authority | Other |
| Lithuania | The Address Register stores information on more than 400,000 building and land plot addresses by attributing them to residential area and street, and determining its number on the street, as well as more than 925,000 addresses of premises (apartments). The composite parts of address shall be the following: municipality, ward, residential area, street, number of building on the street and number of premise in the building. | State Enterprise Centre of Registers | X | X | X | NO RSP |
| Malta | Number of house, name of house, name of street, and locality followed by postal code. We have some cases where houses do not have numbers but only names. | Maltese Government | - | X | - | NO RSP |
| The Netherlands | It is a national key register of buildings and addresses. | Ministry of Infrastructure and Environment | X | - | - | NO RSP |
| Romania | At present, the address system is functioning at the local level and in the near future it will be integrated at the national level within the National Electronic Register of Street Nomenclature. | | - | - | - | NO RSP |
| Serbia | The address register is the basic and public register of house numbers, street names and names of squares in a populated area. | Republic geodetic authority | X | - | - | NO RSP |
| Spain | The Spanish Address System is based on street numbers, linked to a street and grouped in street codes. | | X | X | - | NO RSP |
| Sweden | The local authority is responsible for street names and numbers. Lantmäteriet is responsible for geo-references. The Swedish Post and Telecom Authority (PTS) is responsible for the post codes. The Swedish Tax Authority is responsible for national registration. From a process of collaboration between these four authorities you can extract all kinds of information. | The Swedish Tax Authority - The Swedish Companies Registration Office | X | X | - | NO RSP |

| | Presence of geo-referenced data for addresses | | Requirement of a recording of the addresses of the land owners | Requirement of informing the previous owner about change in ownership, by the new owner | Address recorded | | How do you identify the actual location of the owner? | |
|--------------------------|--|-----------------------------------|--|---|-----------------------------|--|---|--|
| | Presence of a code system for municipalities and streets | geo-referenced data for addresses | | | Actual address of the owner | Address present in the document of the transaction | | |
| Armenia | Yes | No | NO RSP | No | No | NO RSP | NO RSP | Geo referencing of addresses is available only via connection of textual data on property addresses with digital maps through cadastral numbers of property units. |
| Austria | Yes | Yes | Yes | Yes | No | - | X | The document is certified by the local authority. |
| Belarus | Yes | Yes | Yes | Yes ¹ | - | - | X | The document is submitted while applying for registration. |
| Belgium | Yes | Yes | Yes | No | - | - | X | In general, we do not verify if the address presented in the document is still "actual". |
| Bulgaria | Yes | No | No | No ² | - | - | X | Only addresses, presented in the documents, are recorded in the system. |
| Cyprus | Yes | Yes | Yes | Yes | - | - | X | In cooperation with the Civil Registry and local authorities |
| Denmark | Yes | Yes | Yes | No | - | - | X | NO RSP |
| England and Wales | Yes | Yes | Yes | Yes | - | - | X | Land Registry relies on the "address for service" provided by the owner |
| Estonia | No | Yes | Yes | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP |
| Finland | Yes | Yes | Yes | Yes | - | - | X | The participants of the transaction are identified by the public purchase witness. We check the address of the owner with the help of the Population Register. |
| Georgia | No | Yes | Yes | No | - | - | X | Owners are notified by SMS at the telephone number they indicate upon submission of an application. |
| Ireland | NO RSP | Yes | Yes | Yes | - | - | X | NO RSP |
| Israel | NO RSP | NO RSP | NO RSP | No | NO RSP | NO RSP | NO RSP | The transfer deed must be signed in person in the presence of the Registrar or |

1. In Belarus, if the transfer is the result of a contract, both parties (or their representatives) should apply for registration.

This is so unless in the contract it is stated a right to apply for only one party.

2. In Bulgaria, this is true only when there is succession in the change of ownership.

3. In England and Wales, not all applications for registration require that the previous owner is notified. This is down to Land Registry discretion.

| | Presence of geo-referenced data for addresses | | Requirement of a recording of the addresses of the land owners | | Requirement of informing the previous owner about change in ownership, by the new owner | | Address recorded | | How do you identify the actual location of the owner? |
|------------------------|--|---|--|---|---|--|------------------|--|--|
| | Presence of a code system for municipalities and streets | Presence of geo-referenced data for addresses | Requirement of a recording of the addresses of the land owners | Requirement of informing the previous owner about change in ownership, by the new owner | Actual address of the owner | Address present in the document of the transaction | | | |
| Italy | Yes | NO RSP | NO RSP | No | NO RSP | NO RSP | NO RSP | NO RSP | This activity does not fall under the competence of Agenzia del Territorio. If necessary as a support for other institutional activities, it can be identified through the Central Tax Register. |
| Kyrgyzstan | Yes | Yes | No | Yes | NO | - | X | N/A | Declared addressees of physical persons are taken from the Population Register. |
| Latvia | Yes | Yes | Yes | Yes | No | - | X | Declared addressees of juridical persons are taken from the Enterprise Register. | |
| Lithuania | Yes | Yes | Yes | No | NO RSP | NO RSP | NO RSP | NO RSP | |
| Malta | Yes | No | No | No | NO RSP | - | NO RSP | NO RSP | The applicant provides us with a land registry plan. |
| The Netherlands | Yes | Yes | Yes | Yes | Yes | X | - | NO RSP | It is recorded in the municipality where he/she lives. |
| Romania | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | |
| Serbia | Yes | Yes | Yes | Yes | Yes | - | X | Personal identification. | |
| Spain | Yes | Yes | No | Yes ¹ | Yes ¹ | - | X | Address in document which is the base for the transaction | |
| Sweden | Yes | Yes | Yes | Yes | Yes | X | - | NO RSP | |

1. In Spain, the registration of the new owner requires the consent of the previous owner given and reflected in the public document which is the base for the transaction

| | Title Register | | Register of Deeds | Both | Other records | | |
|-------------------|----------------|----|-------------------|------|-------------------|--------------|--------------|
| | Yes | No | | | Parcel Identifier | Title Number | Legal Rights |
| Armenia | X | - | - | - | X | X | X |
| Austria | X | - | - | - | X | - | - |
| Belarus | X | - | - | X | X | X | X |
| Belgium | X | - | X | - | X | X | X |
| Bulgaria | X | - | - | X | X | X | X |
| Cyprus | X | - | - | - | X | X | X |
| Denmark | X | - | - | X | X | X | X |
| England and Wales | X | - | - | - | X | X | X |
| Estonia | X | - | - | - | X | X | - |
| Finland | X | - | - | - | X | X | - |
| Georgia | X | - | - | - | X | - | X |
| Ireland | X | - | - | X | X | X | X |
| Israel | X | - | - | X | X | - | X |
| Italy | X | - | - | X | X | - | - |
| Kyrgyzstan | X | - | - | - | X | - | - |
| Latvia | X | - | - | - | X | X | X |
| Lithuania | X | - | - | X | X | X | X |
| Malta | X | - | - | - | X | - | X |
| The Netherlands | X | - | X | - | X | X | X |
| Romania | X | - | - | - | X | X | X |
| Serbia | X | - | - | - | X | - | X |
| Spain | X | - | - | - | X | X | X |
| Sweden | X | - | - | - | X | X | - |

| Level at which the system is administered and maintained | Format for record keeping | | Restriction on the public inspection of the data | Is the system of property transfer/land registration guaranteed by the State? | Is there a system for establishing priority rules for applications? | Percentage of applications recorded a change of ownership in 2011 | Number of properties transferred in 2011 (if records are maintained)? | | |
|--|---------------------------|-------|--|---|---|---|---|-----------------------|--------------------------------|
| | Electronic | Paper | | | | | From state to private sector | Within Private Sector | How many Mortgages registered? |
| Armenia | National | X | X | Yes | Yes | 40% | 6,171 | 41,936 | 26,776 |
| Austria | National | X | - | Yes | Yes | 20-40% | NO RSP | NO RSP | NO RSP |
| Belarus | National | X | X | Yes | Yes | 30% | 50,000 | 170,000 | 130,000 |
| Belgium | National | X | X | No | Yes | NO RSP | NO RSP | NO RSP | NO RSP |
| Bulgaria | National | X | X | Yes | Yes | 30% | NO RSP | NO RSP | 33,477 |
| Cyprus | National | X | X | No | Yes | 64% | NO RSP | 30,000 | 38,000 |
| Denmark | National | X | - | Yes | Yes | 9% | NO RSP | 168,000 | 1,416,000 |
| England and Wales | National | X | X | Yes | Yes | 16% | NO RSP | NO RSP | NO RSP |
| Estonia | National | X | - | Yes | Yes | 5% | NO RSP | NO RSP | NO RSP |
| Finland | National | X | - | No | Yes | 40% | NO RSP | 100,000 | 150,000 |
| Georgia | National | X | X | Yes | No | 40% | 4,688 | 66,682 | 65,449 |
| Ireland | National | X | - | No | Yes | 50% | NO RSP | 70,000 | 54,000 |
| Israel | National | X | X | No | Yes | NO RSP | NO RSP | NO RSP | NO RSP |
| Italy | National | X | X | No | Yes | 56% | NO RSP | 1,886,054 | 559,542 |
| Kyrgyzstan | National | X | - | Yes | Yes | 27% | NO RSP | NO RSP | 66,602 |
| Latvia | National | X | X | No | Yes | 39.3% | NO RSP | NO RSP | 18,800 |
| Lithuania | National | X | - | Yes | Yes | 71% | NO RSP | NO RSP | NO RSP |
| Malta | National | X | X | Yes | Yes | NO RSP | NO RSP | NO RSP | NO RSP |
| The Netherlands | National | X | - | No | Yes | 40% | 3,000 | 120,000 | 240,000 |
| Romania | National | X | X | NO RSP | Yes | NO RSP | NO RSP | NO RSP | NO RSP |
| Serbia | National | X | X | Yes | Yes | 40% | NO RSP | NO RSP | 96,500 |
| Spain | National | X | X | NO RSP | Yes | 48% | 11,500 | 1,630,000 | 660,000 |
| Sweden | National | X | - | No | Yes | 25% | NO RSP | NO RSP | NO RSP |

1. Armenia: Every owner or right holder may request and inspect only his/her records.

| | Approximate percentage of arable land (if records are maintained) | | | Land registration financing | | | Cost of operating the land title and registration system in 2011 | Main regulations or legislation under the land and title registration system |
|--------------------------|---|--------------------|-----------------------|-----------------------------|--------------------|--------|--|---|
| | In Private Ownership | In State Ownership | Rented from the State | By Fee Income | Government Funding | Other | | |
| Armenia | 97.2 ¹ | 2.8% | 28.9 | 100% | - | - | EUR 5.7 M | The Civil Code, The Land Code, The Law on State Registration of Rights to Immovable Property |
| Austria | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | Land Registry Law |
| Belarus | 0% | 100% | 100% | 100% | - | - | NO RSP | The Law on State Registration of Real Property Objects, Rights and Bargains (22/07/2002) |
| Belgium | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | Mortgage Act and Civil Code |
| Bulgaria | NO RSP | NO RSP | NO RSP | - | 100% | - | EUR 3.7 M | Law on cadaster and property register, Rules of registry, Law for private notary activities |
| Cyprus | 39% | 8% | 2% | 100% | - | - | EUR 142 M | The land registration is administered under several laws dealing with the registration, tenure, valuation, property transfers, mortgages, inheritances, cadastral surveying and management of state land. |
| Denmark | NO RSP | NO RSP | NO RSP | - | 100% | - | | Udstykningsloven Tinglysningsloven |
| England and Wales | 76% | NO RSP | NO RSP | 100% | - | - | EUR 329 M | Land Registration Act 2002, Land Registration Rules 2003, Land Registration (Open Register) Rules 1990, Finance Acts |
| Estonia | NO RSP | NO RSP | NO RSP | - | 100% | - | NO RSP | NO RSP |
| Finland | NO RSP | NO RSP | NO RSP | 50% | 50% | - | EUR 800,000 | The Land Register consists of titles and mortgages. The Cadaster is a separate register of the cadastral units |
| Georgia | NO RSP | NO RSP | NO RSP | 94% | 1% | 5% | EUR 21 M | Law on Public Registry Civil Code of Georgia Administrative Code of Georgia Public Registry, a legal entity of Public Law under Ministry of Justice of Georgia Instruction on Public Registry approved by the Order of the Ministry of Justice of Georgia |

1. 24.4% of this private owned land is community owned.

| | Approximate percentage of arable land (if records are maintained) | | | | Land registration financing | | | Cost of operating the land title and registration system in 2011 | Main regulations or legislation under the land and title registration system |
|------------------------|---|--------------------|-----------------------|-----------------------|-----------------------------|--------------------|--------|--|--|
| | In Private Ownership | | Rented from the State | | By Fee Income | Government Funding | Other | | |
| | In Private Ownership | In State Ownership | Rented from the State | Rented from the State | | | | | |
| Ireland | NO RSP | NO RSP | NO RSP | NO RSP | 20% | 80% | - | EUR 40 M | Registration of Deeds and Title Act, 2006 Land Registry Rules Land Law 1969 |
| Israel | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | Land Regulations 2011 (and its predecessor from 1970) |
| Italy | NO RSP | NO RSP | NO RSP | NO RSP | - | 100% | - | NO RSP | NO RSP |
| Kyrgyzstan | 86.07% | 13.93% | NO RSP | NO RSP | 100% | - | - | EUR 5,489 M | Land Code, Law on registration, Civil code, Law on mortgage, Rules on registration |
| Latvia | NO RSP | NO RSP | NO RSP | NO RSP | - | 100% | - | EUR 4.7 M | Land Register Law, Civil Law Civil Code of the Republic of Lithuania Law on the Real Property Register of the Republic of Lithuania Law on the Real Property Cadaster of the Republic of Lithuania Regulations of the Real Property Register Regulations of the Real Property Cadaster |
| Malta | NO RSP | NO RSP | NO RSP | NO RSP | - | 100% | - | NO RSP | Chapter 296 of the Laws of Malta |
| The Netherlands | 90% | 5% | 5% | 100% | 100% | - | - | EUR 243 M | Cadastral Law, Cadastral regulations Law no 7/1996 on cadaster and land registration Civil Code Order no 633/2006 of general director of ANCPI |
| Romania | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | Order no 634/2006 of general director of ANCPI |
| Serbia | NO RSP | NO RSP | NO RSP | NO RSP | 100% | - | - | NO RSP | Law on state survey and cadaster Mortgage Act (LH) / Mortgage Regulation 1093/1997 - Civil Code / RDL 1093/1997 OF 4 July 1997 |
| Spain | NO RSP | NO RSP | NO RSP | NO RSP | 100% | - | - | NO RSP | The Land Code The Real Property Formation Act |
| Sweden | NO RSP | NO RSP | NO RSP | NO RSP | 71% | 28% | - | EUR 216 M | |

| | System in use by the Land Administration | | | | Percentage of land mass mapped | Scales used in mapping | Percentage of map held in digital form | Digital information data format (if present) | Do you have a system of recording data on boundaries of ownership and parcels of land? |
|--------------------------|---|---|-------------------------|---|--------------------------------|--|--|--|--|
| | Presence of geodetic network to support land title registration | Requirement of a map by the registration system | A special Cadastral map | Other plans or maps indicating ownership limits | | | | | |
| Armenia | Yes | Yes | X | X | 100% | 1:1,000 1:2,000 1:5,000 1:10,000 1:50,000 1:100,000 | Completely | Vector | Yes, integrated with register of ownership |
| Austria | Yes | Yes | X | - | 100% | 1:1,000 1:2,000 1:5,000 | Completely | Vector | Yes, linked with register of ownership |
| Belarus | Yes | No | X | - | 100% | 1:10,000 1:100,000 | Partly | Raster /Vector | Yes, integrated with register of ownership |
| Belgium | No | No | X | - | >80% | 1:2,000 | Completely | Vector | Yes, linked with register of ownership |
| Bulgaria | Yes | Yes | X | X | 100% | 1:1,000 1:5,000 | Partly Approx. 85% | Vector | Yes, linked with register of ownership |
| Cyprus | Yes | Yes | X | - | 100% | 1:1,000 1:2,000 1:5,000 | Completely | Vector | Yes, integrated with register of ownership |
| Denmark | Yes | Yes | - | X | 100% | 1:10,000 | Completely | Vector | Yes, not linked with register of ownership |
| England and Wales | Yes | Yes | - | X | 100% | 1:2,500 1:10,000 1:100,000 | Completely | Vector | Yes, linked with register of ownership |
| Estonia | Yes | Yes | - | X | 100% | 1:10,000 | Completely | Vector | Yes, linked with register of ownership |
| Finland | Yes | No | - | X | 100% | 1:1,000 1:10,000 | Completely | Vector | Yes, linked with register of ownership |
| Georgia | Yes | Yes | X | - | 100% | 1:50,000 | Completely | Raster | Yes, linked with register of ownership |

| | Presence of geodetic network to support land title registration | | Requirement of a map by the registration system | | System in use by the Land Administration | | | Scales used in mapping | Percentage of land mass mapped | Percentage of map held in digital form | Digital information data format (if present) | Do you have a system of recording data on boundaries of ownership and parcels of land? |
|----------------|---|----|---|----|--|---------------------|---|--------------------------------|--------------------------------|--|--|--|
| | Yes | No | Yes | No | A special Cadastral map | A topographical map | Other plans or maps indicating ownership limits | | | | | |
| Ireland | Yes | | Yes | | - | X | - | 1:1,000 1:5,000 1:10,000 | 100% | Completely | Vector | Yes, integrated with register of ownership |
| Israel | Yes | | Yes | | X | - | - | 1:100,000 | NO RSP | NO RSP | NO RSP | NO RSP |

| | System in use by the Land Administration | | | | Percentage of land mass mapped | Scales used in mapping | Percentage of map held in digital form | Digital information data format (if present) | Do you have a system of recording data on boundaries of ownership and parcels of land? |
|------------------------|---|---|-------------------------|---------------------|--------------------------------|------------------------|--|--|--|
| | Presence of geodetic network to support land title registration | Requirement of a map by the registration system | A special Cadastral map | A topographical map | | | | | |
| Italy | Yes | Yes | - | X | X | 100% | Completely | Vector | Yes, linked with register of ownership |
| Kyrgyzstan | Yes | Yes | - | X | - | >80% | Partly (90%) | Vector | Yes, linked with register of ownership ¹ |
| Latvia | Yes | Yes | X | X | X | 100% | Completely | Vector | Yes, linked with register of ownership |
| Lithuania | Yes | Yes | X | X | X | 100% | Completely | Raster | Yes, linked with register of ownership |
| Malta | No | Yes | - | X | X | 20-40% | Not at all | Raster | Yes, linked with register of ownership |
| The Netherlands | Yes | No | X | - | - | 100% | Completely | Vector | Yes, linked with register of ownership |
| Romania | Yes | Yes | X | - | - | NO RSP | Partly | Vector | Yes, integrated with register of ownership |
| Serbia | Yes | Yes | X | - | - | 100% | Partly | Vector | Yes, linked with register of ownership |
| Spain | Yes | No | X | - | - | NO RSP | Completely | Vector | Yes, linked with register of ownership |
| Sweden | No | No | X | - | - | 100% | Completely | Vector | Yes, integrated with register of ownership |

1. Software being created.

| Level at which the system is administered | Total estimated number of land parcels | Total number of land parcels recorded on the titles register at 31/12/2011? | Corner points are surveyed to determine new registered boundaries on new developments | Definition of registered parcel boundaries | | Survey technique | | Map records format | Is there any restriction on the public inspection of the data? | |
|---|--|---|---|--|------------------|------------------|-----------------------|--------------------|--|--------|
| | | | | Precisely | In general terms | Land Survey | Aerial Photogrammetry | | | Paper |
| Armenia | National 2,000,000 | 1,500,000 | Yes | X | - | X | X | - | X | No |
| Austria | National 11,500,000 | 11,500,000 | Yes | X | - | X | - | - | X | No |
| Belarus | National 5,000,000 | 1,650,000 | Yes | X | - | X | X | - | X | Yes |
| Belgium | National NO RSP | 10,091,576 | No | X | - | X | - | - | X | Yes |
| Bulgaria | Regional 13,000,000 | 11,000,000 | Yes | X | - | X | - | X | X | No |
| Cyprus | National 1,577,000 | 1,513,920 | Yes | X | - | X | - | X | X | Yes |
| Denmark | National 2,500,000 | 2,500,000 | Yes | X | - | X | - | - | X | No |
| England and Wales | National 30,000,000 | 24,000,000 | No | X | X | X | X | - | X | No |
| Estonia | National 614,756 | 586,003 | Yes | X | - | X | - | - | X | No |
| Finland | National 2,840,000 | 2,840,000 | Yes | X | - | X | - | - | X | No |
| Georgia | National 2,000,000 | 900,000 | Yes | X | - | X | X | X | X | No |
| Ireland | National NO RSP | 2,800,000 | No | X | X | X | X | - | X | No |
| Israel | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP | NO RSP |
| Italy | National 82,000,000 | NO RSP | Yes | X | - | X | - | - | X | No |
| Kyrgyzstan | National 1,765,988 | 1,738,788 | Yes | - | X | X | - | X | - | Yes |
| Latvia | National 997,232 | 995,441 | Yes | X | - | X | - | NO RSP | NO RSP | Yes |
| Lithuania | National 2,100,000 | 207,100 | Yes | X | - | X | - | - | X | No |
| Malta | National NO RSP | NO RSP | No | X | X | X | X | X | X | No |
| The Netherlands | National 6,500,000 | 6,500,000 | No | X | - | X | X | - | X | No |
| Romania | National 50,000,000 | 12,000,000 | Yes | X | - | X | - | X | X | No |
| Serbia | National 18,511,772 | 18,511,772 | Yes | X | - | X | X | X | X | Yes |
| Spain | Regional 80,000,000 | NO RSP | No | X | X | X | X | - | X | Yes |
| Sweden | Regional 2,500,000 | 2,500,000 | Yes | X | - | X | - | - | X | No |

| | Extent to which private companies are used in surveying new boundaries | | How many separate parcels were surveyed as a result of physical changes during 2011? | | Financing of the national survey and recording of parcel boundaries | | | Total annual maintenance cost for the national survey and recording parcel boundaries | Total annual investment cost in further development | Main regulations or legislation under which the topographical cadastral survey or parcel and boundary recording is administered |
|--------------------------|--|----------|--|------|---|--|-------------|---|--|---|
| | In conjunction with government employees | Not used | Gov. Funding | Fees | Other | RA Law on "Geodesy and Mapping" and other normative acts | | | | |
| Armenia | X | - | +/- 30,000 | 100% | - | - | EUR 202,000 | NO RSP | RA Law on "Geodesy and Mapping" and other normative acts | |
| Austria | X | - | NO RSP | 100% | - | - | NO RSP | NO RSP | Land Survey The State Property Committee | |
| Belarus | - | X | NO RSP | 80% | 20% | - | NO RSP | NO RSP | Decree "On land parcel boundary definition and restoration" (№ 470 approved 23.12.2010) | |
| Belgium | - | X | NO RSP | 100% | - | - | NO RSP | NO RSP | Law on cadaster and property registration, Law on geodesy and cartography, Regulation 3/2005 on the content, creation and maintenance of cadastral map and cadastral registers | |
| Bulgaria | X | - | 25,000 | 100% | - | - | NO RSP | NO RSP | Subdivision Act of the National Cadaster Agency | |
| Cyprus | - | X | 12,000 | 70% | 30% | - | NO RSP | NO RSP | Law on Public Registry | |
| Denmark | X | - | 6,300 | - | 100% | - | NO RSP | NO RSP | Instruction on Public Registry approved by the Order of the Ministry of Justice of Georgia | |
| England and Wales | - | - | 0 | - | 100% | - | EUR 143 M | EUR 23.5 M | | |
| Estonia | X | - | 14,049 | - | - | - | NO RSP | NO RSP | Land Cadaster Act | |
| Finland | - | X | 30,000 | - | 100% | - | NO RSP | NO RSP | Cadastral Surveying Act | |
| Georgia | X | - | NO RSP | - | - | - | NO RSP | NO RSP | Law on Public Registry | |
| Ireland | - | X | NO RSP | 40% | 60% | - | NO RSP | NO RSP | | |
| Israel | NO RSP | NO RSP | NO RSP | - | - | - | NO RSP | NO RSP | | |

| | Extent to which private companies are used in surveying new boundaries | | How many separate parcels were surveyed as a result of physical changes during 2011? | | Financing of the national survey and recording of parcel boundaries | | | Total annual maintenance cost for the national survey and recording parcel boundaries | Total annual investment cost in further development | Main regulations or legislation under which the topographical cadastral survey or parcel and boundary recording is administered |
|------------------------|--|--|--|--------------|---|-------|---------------------|---|---|---|
| | Exclusive | In conjunction with government employees | Not used | Gov. Funding | Fees | Other | recorded boundaries | | | |
| Italy | X | - | - | NO RSP | 100% | - | - | NO RSP | NO RSP | Land code, Law on registration, Rules on registration |
| Kyrgyzstan | - | - | X | NO RSP | - | 100% | 1 | NO RSP | NO RSP | |
| Latvia | NO RSP | NO RSP | NO RSP | NO RSP | - | - | - | NO RSP | NO RSP | Law on the Real Property Register of the Republic of Lithuania Law on the Real Property Cadaster of the Republic of Lithuania Law on Geodesy and Cartography of the Republic of Lithuania Regulations of the Real Property Register Regulations of the Real Property Cadaster |
| Lithuania | - | X | - | NO RSP | - | 100% | - | NO RSP | NO RSP | Chapter 296 of the Laws of Malta highlights the requisites when submitting plans. |
| Malta | - | - | X | NO RSP | - | - | - | NO RSP | NO RSP | Cadastral law |
| The Netherlands | - | X | - | 80,000 | 100% | - | - | EUR 53 M | EUR 10 M | Law no 7/1996 on cadaster and land registration |
| Romania | X | - | - | NO RSP | 1% | - | 99% | NO RSP | NO RSP | Order no 633/2006 of general director of ANCP |
| Serbia | X | - | - | NO RSP | 100% | - | - | NO RSP | NO RSP | Order no 634/2006 of general director of ANCP |
| Spain | - | X | - | NO RSP | - | - | - | NO RSP | NO RSP | Law on state survey and cadaster <i>Real Decreto Legislativo 1/2004</i> , Passed on 5 March, ART. 9LH AND 51 RH. |
| Sweden | - | - | X | 6,000 | - | 100% | - | EUR 74.5 M | NO RSP | The Land Code The Real Property Formation Act |

¹ Financed by the World Bank project (equipment, technology etc)

| | Maintenance of records of land financing method | | Total cost of maintaining land use classification | Total investment cost in further development of land use classification | Main regulations or legislation under which land use recording is administered |
|--------------------------|--|---------------|---|---|--|
| | Is the data available for enquiry by the public? | Gov. Funds | | | |
| Armenia | Yes | Not available | Not available | Not available | Land Code, RA Law on "Local Self-government" and other normative acts |
| Austria | Yes | 100% | NO RSP | NO RSP | Different law at the provincial level and a national law on land use planning |
| Belarus | Yes | - | NO RSP | NO RSP | State property Committee Regulation "On approval of the real property classification" (№33 approved on 05.07.2004) |
| Belgium | Yes | 100% | NO RSP | NO RSP | Mortgage Act & Civil Code Tax Acts |
| Bulgaria | Yes | 100% | NO RSP | NO RSP | Law on spatial planning, Law on cadaster and property register, Regulation 3/2005 on the content, creation and maintenance of cadastral map and cadastral registers |
| Cyprus | Yes | 60% | NO RSP | NO RSP | |
| Denmark | Yes | NO RSP | EUR 106 M | NO RSP | |
| England and Wales | Yes | 100% | EUR 164,000 | NO RSP | Land Use Change Statistics are collected by Ordnance Survey through field and aerial surveys. The data is categorized by use of urban and rural land types. The data is supplied to Communities and Local Government (a national government department) and used for policy making purposes. |
| Estonia | Yes | 100% | NO RSP | NO RSP | Land Cadaster Act |
| Finland | NO RSP | NO RSP | NO RSP | NO RSP | |
| Georgia | Yes | NO RSP | NO RSP | NO RSP | |
| Ireland | NO RSP | NO RSP | NO RSP | NO RSP | |
| Israel | NO RSP | NO RSP | NO RSP | NO RSP | |
| Italy | NO RSP | NO RSP | NO RSP | NO RSP | |
| Kyrgyzstan | Yes | - | Not available | Not available | Land code. |
| Latvia | NO RSP | NO RSP | NO RSP | NO RSP | |

| | Maintenance of records of land financing method | | Total cost of maintaining land use classification | Total investment cost in further development of land use classification | Main regulations or legislation under which land use recording is administered |
|------------------------|---|------------|---|---|--|
| | Is the data enquiry by the public? | Gov. Funds | | | |
| Lithuania | Yes | - | 100% | NO RSP | Law on Land of the Republic of Lithuania Law on the Real Property Register of the Republic of Lithuania Law on the Real Property Cadaster of the Republic of Lithuania Regulations of the Real Property Cadaster Resolution No 343 on Special Land and Forest Use Conditions |
| Malta | | NO RSP | NO RSP | NO RSP | |
| The Netherlands | Yes | NO RSP | NO RSP | NO RSP | Unknown as this is out of scope for our organization |
| Romania | | NO RSP | NO RSP | NO RSP | |
| Serbia | Yes | NO RSP | NO RSP | NO RSP | |
| Spain | Yes | NO RSP | NO RSP | NO RSP | |
| Sweden | NO RSP | NO RSP | NO RSP | NO RSP | |

I. System of Registration

| | YES | NO | NO RSP |
|--|---|------------------------------|---------------------------------|
| 1.1 Do you have a system for recording land ownership? | 25 (100 %) | 0 (0%) | 0 (0%) |
| 1.2 Is your system based civil court registration? | 10 (40%) | 15 (60%) | 0 (0%) |
| 1.3 Is your system based on local or customary rights? | 2 (8%) | 23 (92%) | 0 (0%) |
| 1.4 Is your system supported by title insurance? | 1 (4%) | 24 (96%) | 0 (0%) |
| | Register of Title | | |
| | Both register of Title and Register of Deeds | Register of Deeds | By parcel identifier |
| 1.5 Do you have a system for recording land ownership? | 2 (8%) | 6 (24%) | 5 (20%) |
| | | | By title number |
| | | | 1 (4%) |

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|--|---|--------------------------|-----------------------------|
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| | | | 1 (4%) |

Survey on Land Administration Systems



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