UNECE WPLA Workshop “Influence of Land Administration on People and Business”, Cavtat, Croatia, October 2-3, 2008

LAND ADMINISTRATION IN LITHUANIA: CHALLENGES AND PERSPECTIVES

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DEVELOPMENT BASE FOR LAND ADMINISTRATION IN LITHUANIA

- Constitution, Civil Code, Government Programmes, laws and other legal acts
- Land Administration in the UNECE Region. Development Trends and Main Principles (2005)
- Economic Growth Action Programme 2007-2013 – An Information Society For All
- Cadaster 2014 - a Vision for a Future Cadastral system (FIG Commission 7 (1998))
- Experience gained in other western countries and adaptation of best practices in the country
- EU programmes, directives, international development trends

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KEY POINTS OF THE LITHUANIAN LAND ADMINISTRATION

- Real Property Cadastre and Register in one organisation
- Textual and graphical data are integrated and public
- Only the data stored in the Central Database of Real Property Register have legal status
- Cadastral works performed by state and private sector on fair competitive basis
- Individual valuation is performed by state and private sector on fair market basis
- Customer oriented services – one-stop-shop principle
- Cost recovery principle
- Users should pay for information, data or services

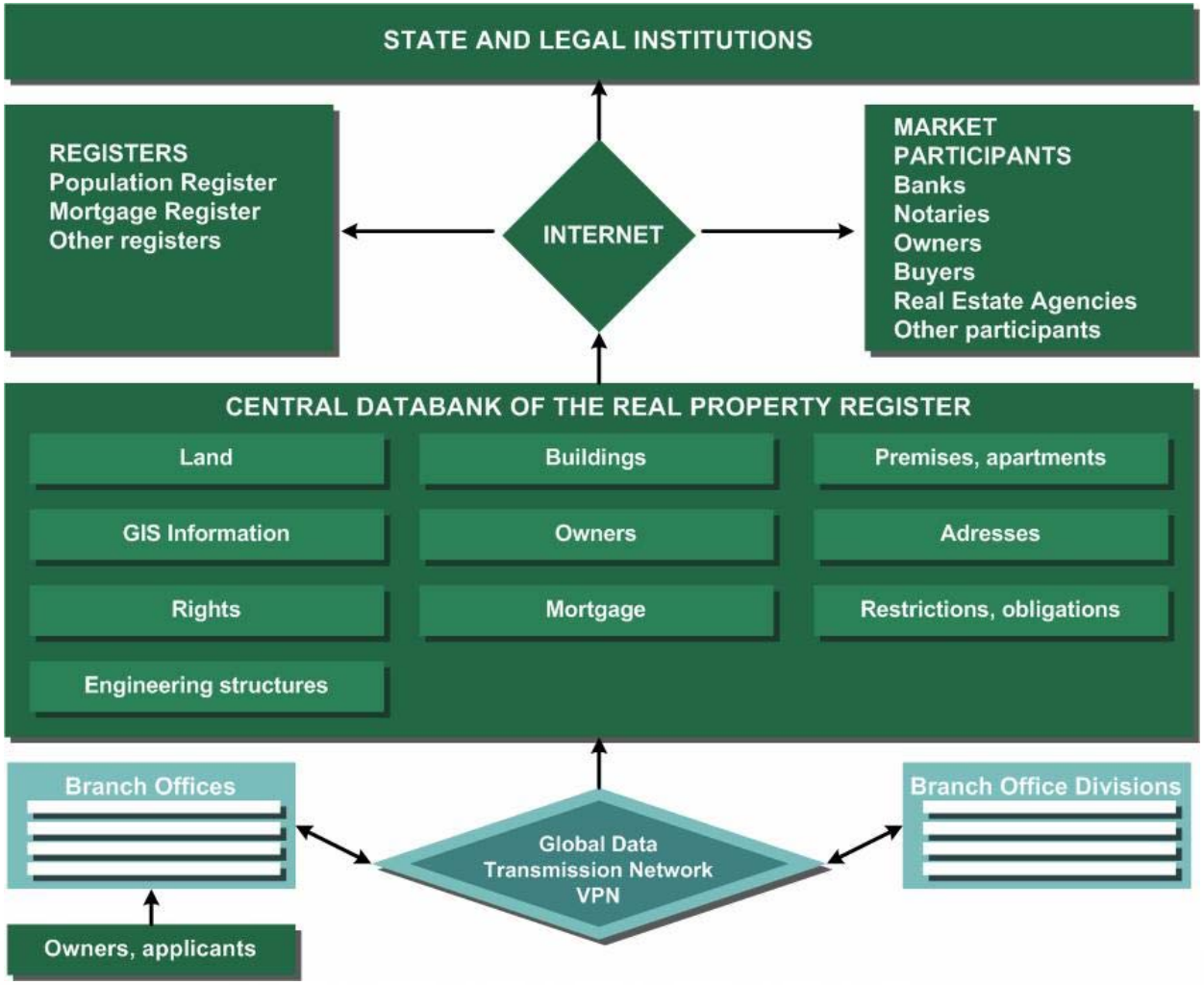
REGISTRŲ CENTRAS

FUNCTIONS OF THE STATE ENTERPRISE CENTRE OF REGISTERS

- Registration of real property, rights thereto, restrictions and legal facts
- Administration of Real Property Cadastre and Register
- Cadastral surveying of buildings and land parcels
- Administration of the Register of Legal Entities
- Registration of addresses and administration of Address Register
- Publishing of official information about real property
- Real property valuation, market analysis
- Administration of cadastral geographical information system, maintenance of cadastral map
- Registration and publication data about legal entities

REGISTRŲ CENTRAS

OPERATION OF THE REAL PROPERTY REGISTER



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AMOUNT AND PROVISION OF DATA FROM THE CENTRAL DATA BANK OF THE REAL PROPERTY REGISTER

- Real property cadastre and register data are collected in the central databank, which contains information about more than 6 million real properties and related rights
- Information from the central databank is available to domestic and international customers through the Internet:

  - EULIS Service (agreements signed with Norway, the Netherlands, England and Wales, Sweden, Ireland and Iceland)

REGISTRŲ CENTRAS

RESULTS OF SEARCH IN THE CENTRAL DATA BANK OF THE REAL PROPERTY REGISTER

NTR3: Registras 44/2033 - Microsoft Internet Explorer

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Address http://www.kada.lt/ntr/israso_pvz.php Go Links

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V.Kudirkos g. 18, Vilnius 2600, tel. (5) 2688 257, faks. (5) 2688 311

NEKILNOJAMOJO TURTO REGISTRO CENTRINIO DUOMENŲ BANKO IŠRAŠAS
2003-04-25

2003-04-25 10:13:25

1. Nekilnojamojo turto registre įregistruotas turtas:

Registro Nr.: **44/2033**
Sudarymo data: **2003-04-10**
Versija: **2 (2003-04-11)**
Statusas: **Sutikrinti duomenys**
Adresas: **Kauno r. sav. Akademijos mstl. Varžupio g. 46**

2. Nekilnojamieji daiktai:

2.1 **Žemės sklypas**
ndividualiems namams/statiniams statyti ir eksploatuoti)
aus gyvenamojo namo statybai ir eksploatavimui
0004-4230
0003:4 Babtų k.v.
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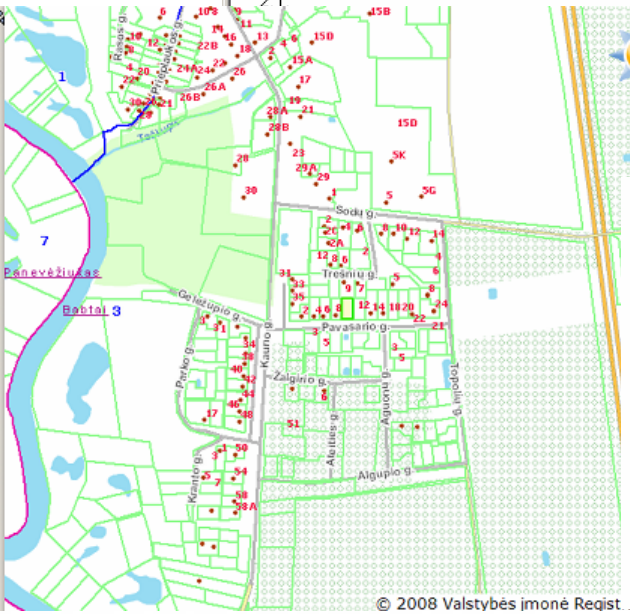

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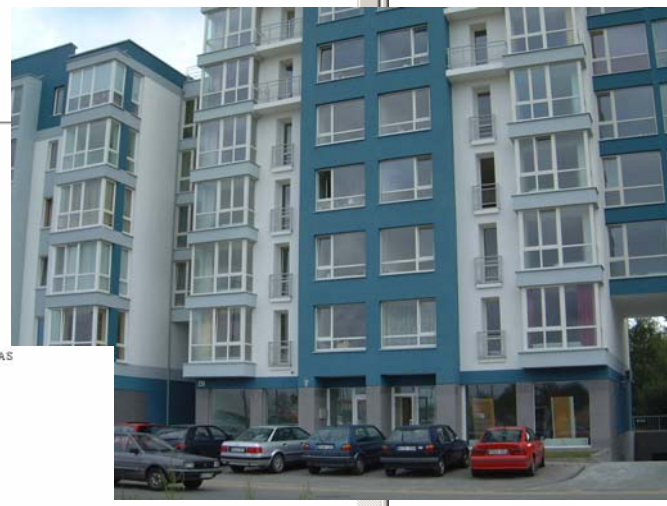
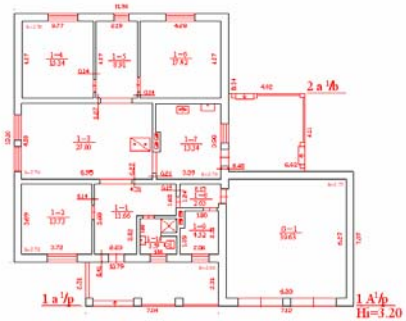




Local intranet

REGISTRŲ CENTRAS

CONTENT OF CADASTRAL MAP

- **Municipalities**
- **Residential areas**
- **Centre lines of streets**
- **Cadastral units**
- **Cadastral blocks**
- **Parcels**
- **Building points**
- **Addresses**
- **Engineering constructions:**
  - gas networks;
  - pipeline networks;
  - sewage networks;
  - rainwater collection networks;
  - roads, streets, railways;
  - heating networks;
  - communication networks;
  - water supply networks;
  - electricity lines.

REGISTRŲ CENTRAS

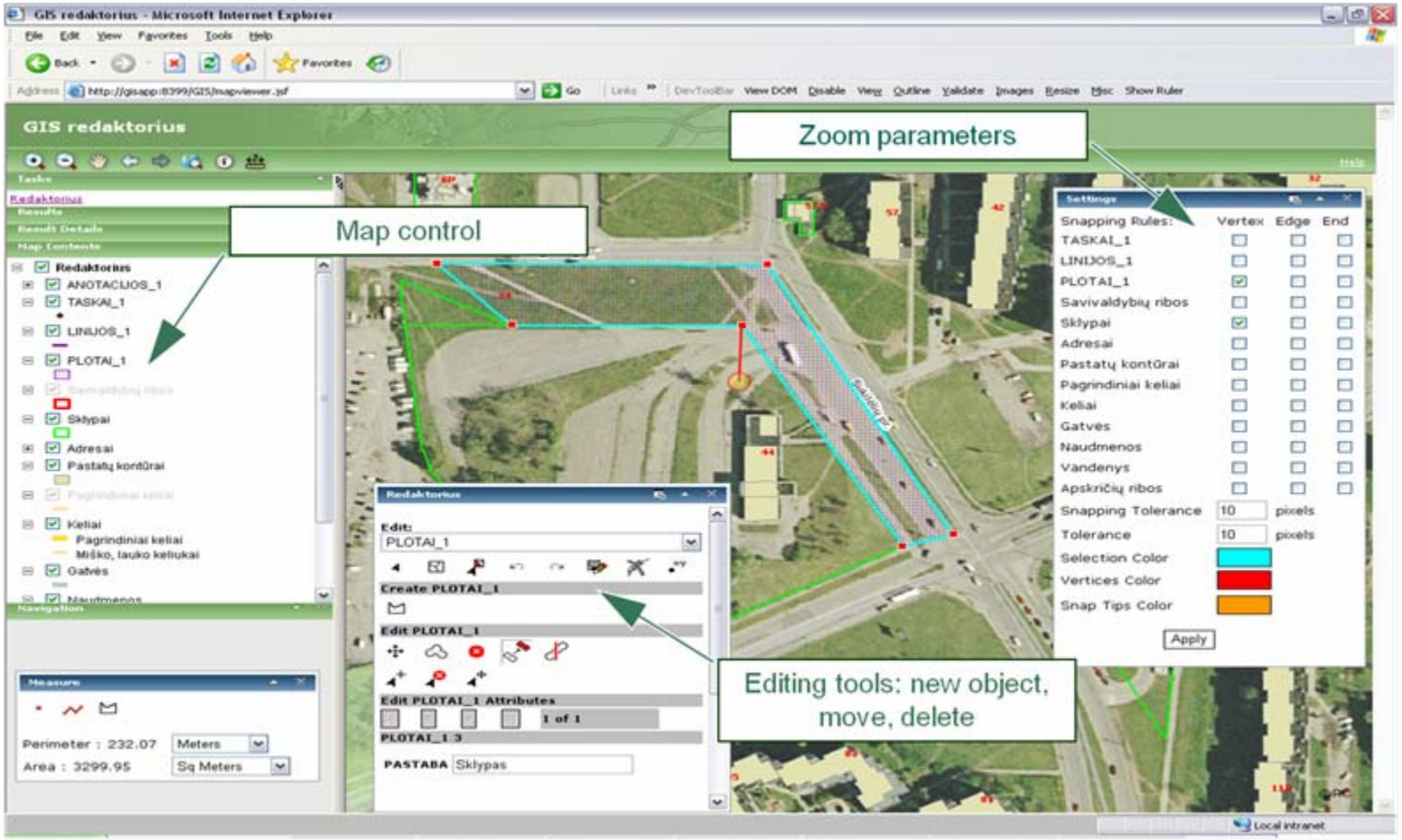
INTEGRATED SOFTWARE FOR SURVEYORS “ARCGIS SERVER”

ESRI ArcGIS Server technology used.

- A user does not need any additional software – it is enough to have Internet browser.
- A user is displayed a map (photo) and JavaScript tools for map control.
- A user may add additional themes necessary for his work, analysis. E.g. a user selects DWG, SHP and other data in his computer and sends to server. Map will contain the sent data.
- Wide possibilities for data processing, analysis and provision to users.

REGISTRŲ CENTRAS

INTEGRATED SOFTWARE FOR SURVEYORS “ARCGIS SERVER”



REGISTRŲ CENTRAS

SERVICES FOR CUSTOMERS

- Everybody can make a search in the central data bank of the Real Property Register through the Internet, only the amount of information differs.

- Registered users receive complete information,

- Non-registered users may find out a number of a property register (entry) and unique number of an object by making search by property address free of charge.

- About 6 million searches are performed annually in the central data bank of the Real Property Register.

REGISTRŲ CENTRAS

DATA FLOW OF REAL PROPERTY TRANSACTION

OWNER

Goes to the notary to submit a request for the Certificate for Transaction

NOTARY OFFICE

INTERNET

Draft contract

Information from CDB

Ordering of Certificate for Transaction

Preparation of Certificate for Transaction

Electronic contract sent

Application to register

Confirmation of registration

CENTRE OF REGISTERS

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Title documents are sent to the owner by post

Go to the notary to conclude the transaction

OWNER AND BUYER

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PUBLIC ELECTRONIC SERVICE FOR REAL PROPERTY TRANSACTIONS (NETSVEP PROJECT)

- NETSVEP project started in 2006.
- The project was funded from the EU Structural Funds and by the Government of the Republic of Lithuania.
- One-stop-shop principle – parties to the transaction communicate only with the notary.
- Electronic documents – information is entered and examined only once, probability of errors is minimised.
- Integrated environment – all actions are performed within the framework of one system.

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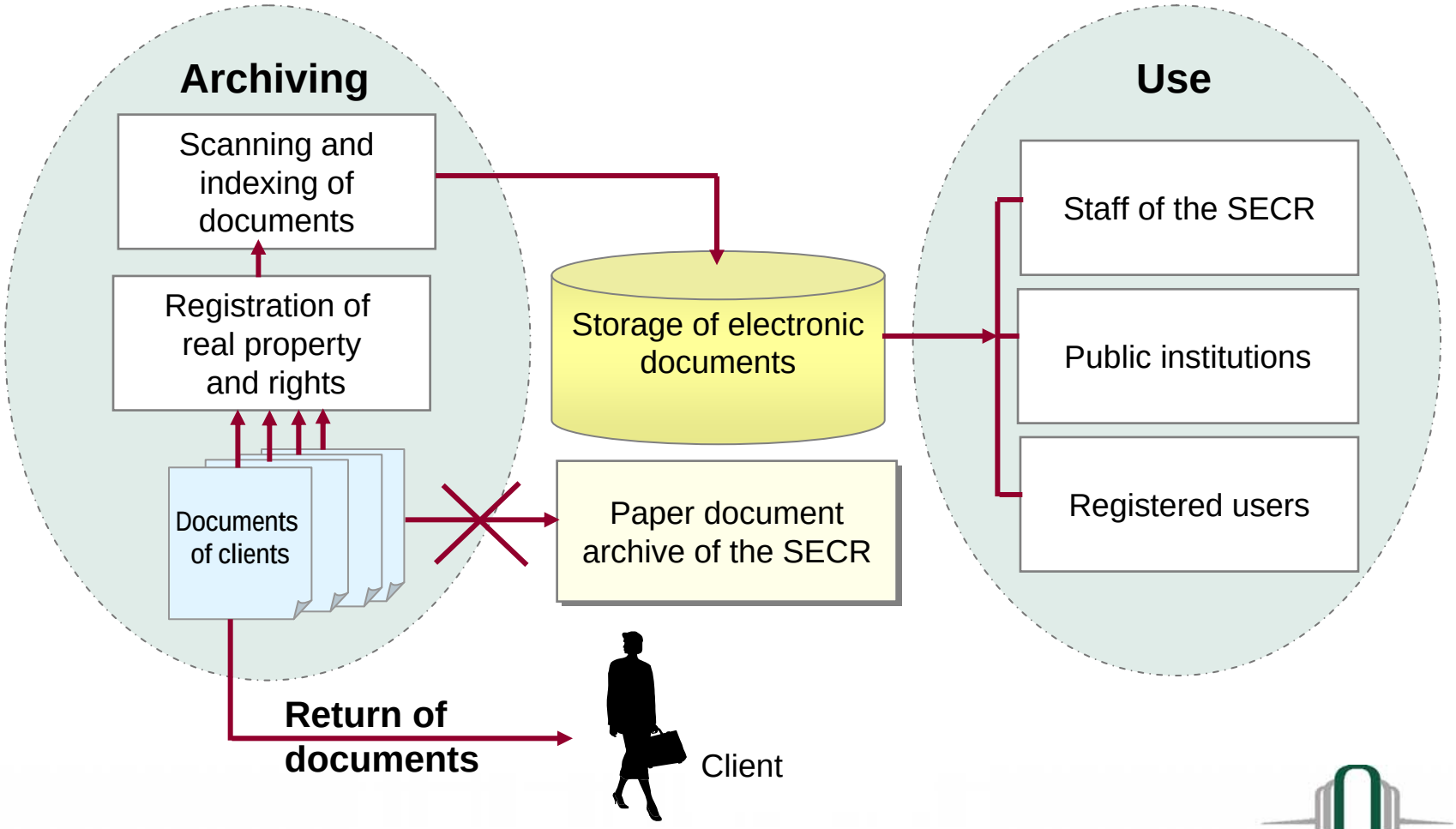
ARCHIVING AND USE OF ELECTRONIC DOCUMENTS



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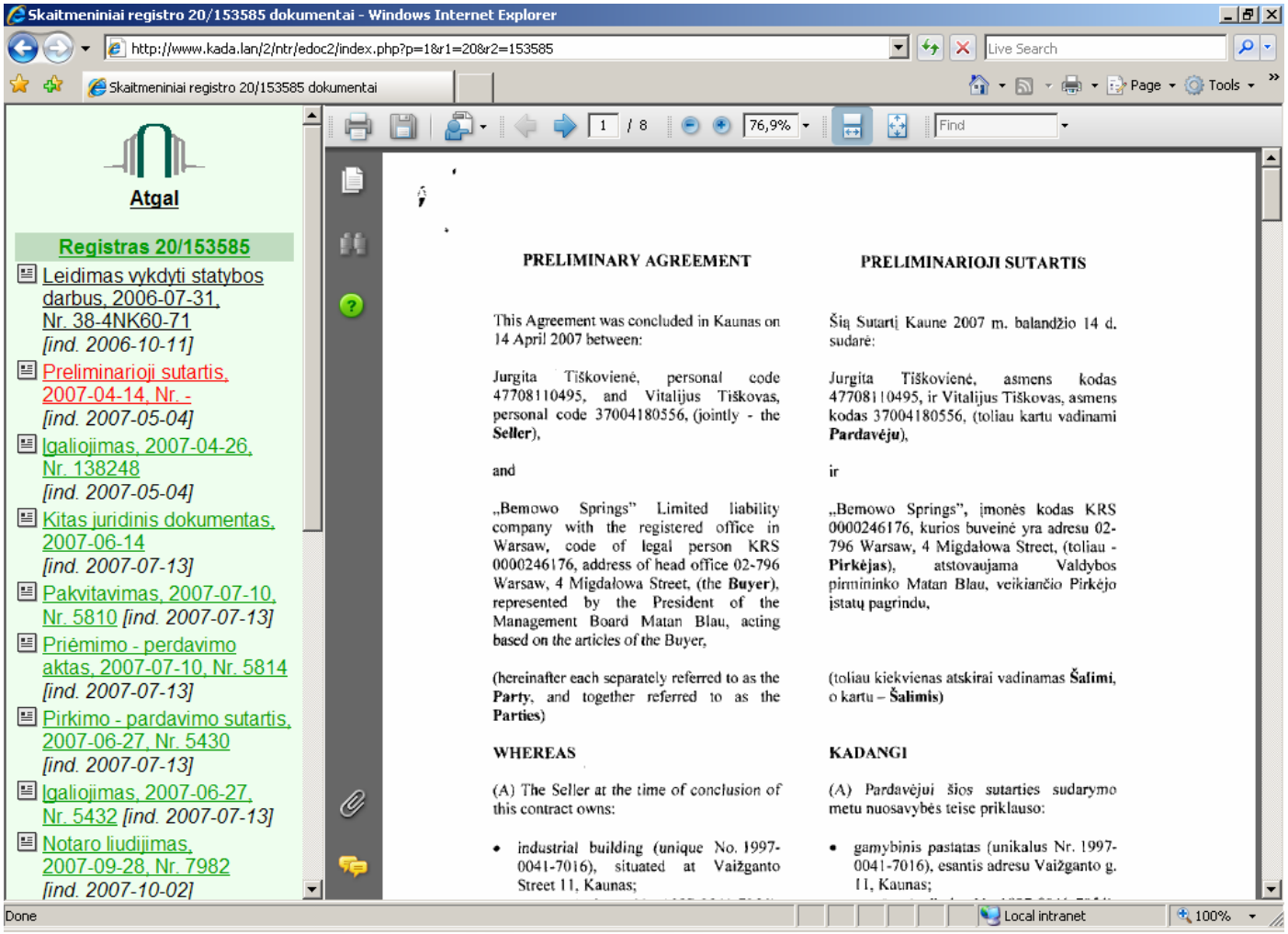
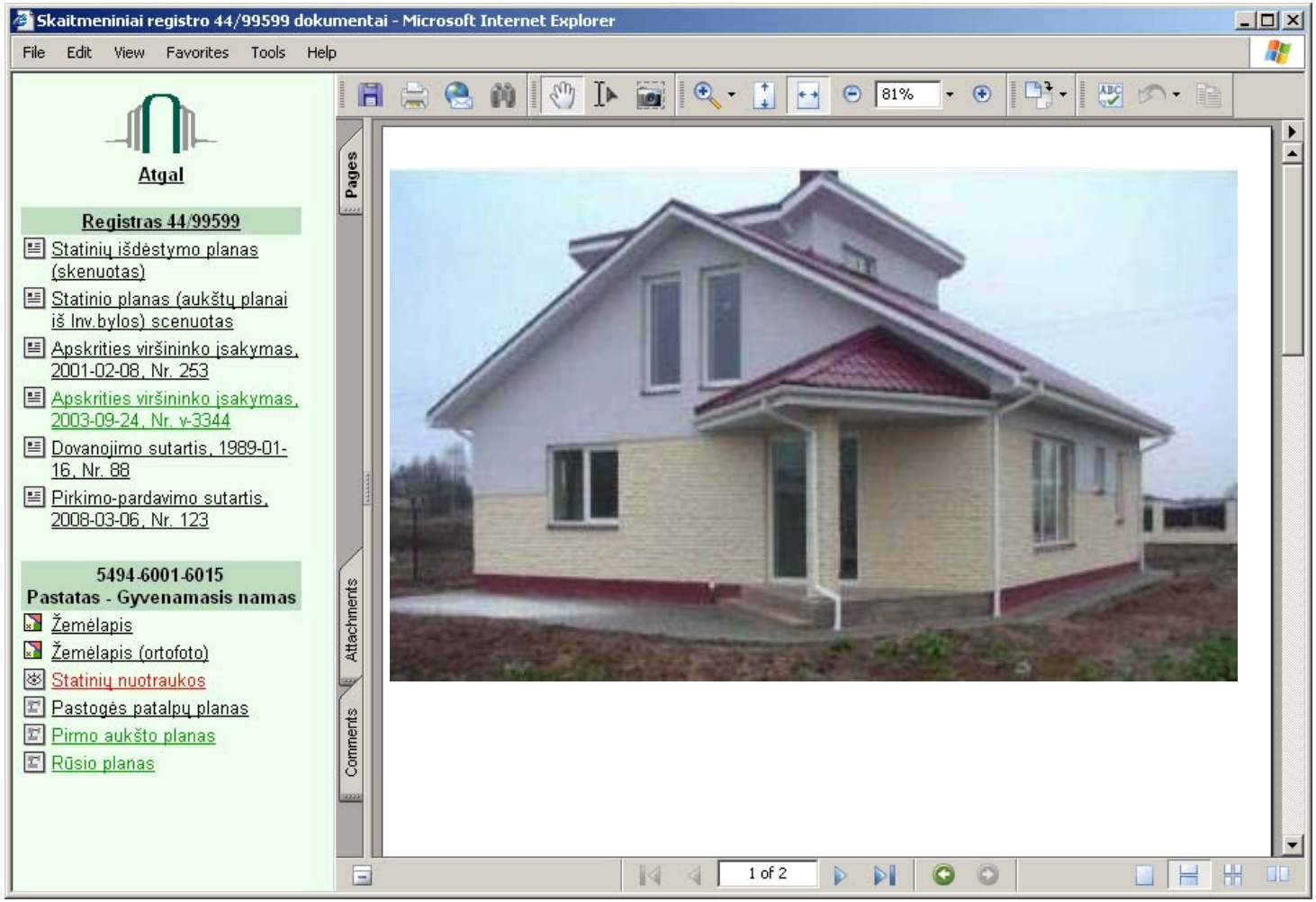
ELECTRONIC ARCHIVE OF THE STATE ENTERPRISE CENTRE OF REGISTERS



REGISTRŲ CENTRAS

ELECTRONIC ARCHIVE OF THE STATE ENTERPRISE CENTRE OF REGISTERS



REGISTRŲ CENTRAS

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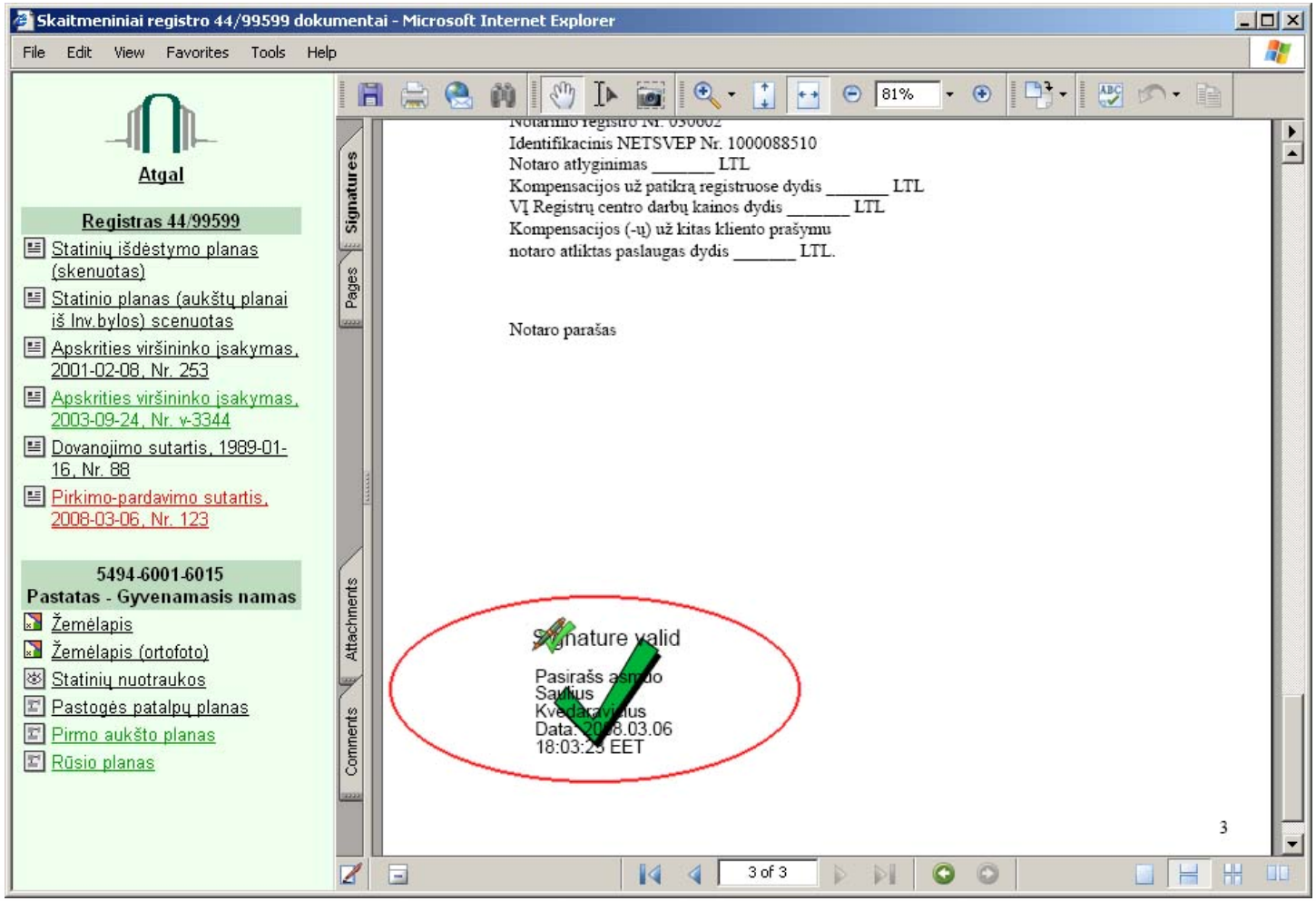

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PROPERTY VALUATION AND MARKET RESEARCH

- Real property market research
- Property valuation for public needs (mass valuation of land and buildings)
- Individual property valuation

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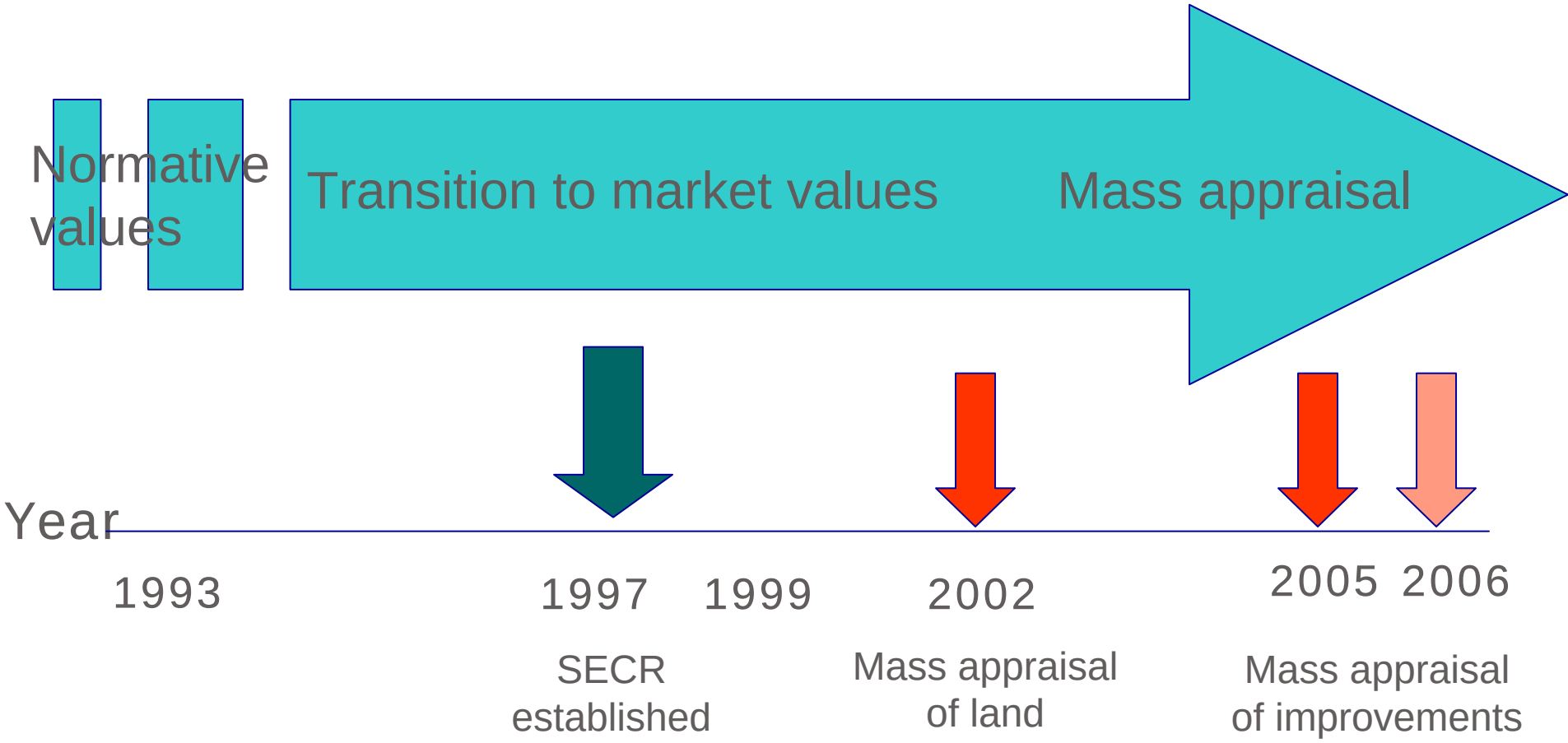
MASS APPRAISAL SYSTEM DEVELOPMENT



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THE USE OF MASS APPRAISAL

Calculation of Real Property taxable value:

- Sale of state-owned agricultural land not by auction
- Sale of state-owned agricultural land or its lease by auction
- Sale or lease of state-owned land use for other purposes
- For calculation of a fee for the registration of immovable thing and rights thereto
- For providing social assistance to low-income families (for persons who live alone)
- For calculation of taxable value of the inherited property
- In providing State guaranteed legal aid
- For calculation of notary fees
- As of 2009, it is foreseen to use mass valuation for calculation of rent for all state-owned land

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VALUATION RESULTS

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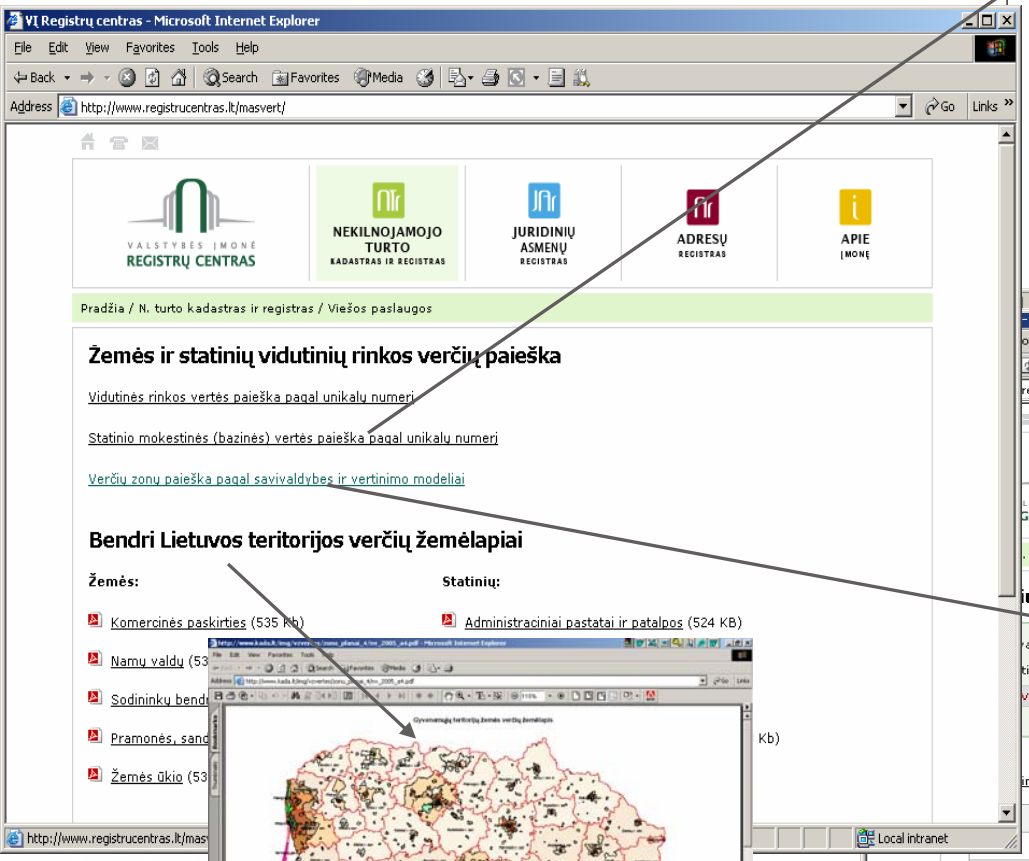

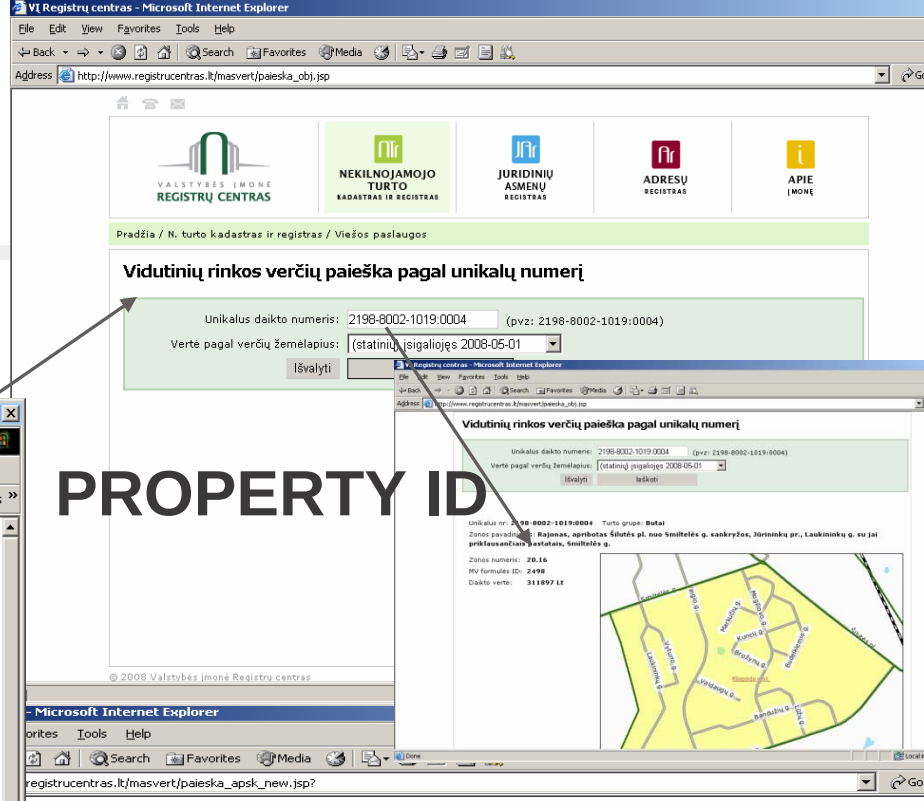

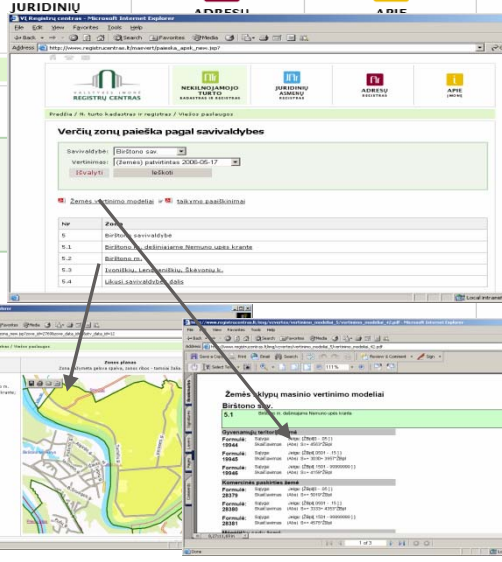

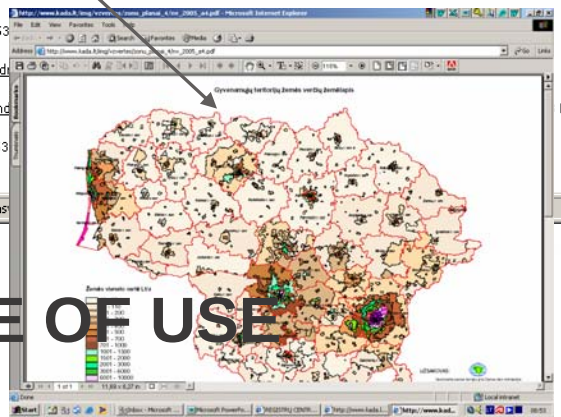

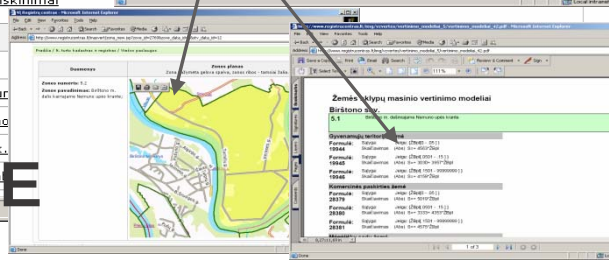

PROPERTY ID

TYPE OF USE

MUNICIPALITY
OR VALUE ZONE

DIGITAL CERTIFICATES AT THE STATE ENTERPRISE CENTRE OF REGISTERS (DIGITAL CERTIFICATE CENTRE)

- Provision of information on real property without contracts
- Signing of contracts on sale of information on-line
- Service for the preparation of authorisations for the third parties to represent legal entity
- Authentication in NETSVEP and other information systems of the Centre of Registers
- Verification of real property transaction contracts with qualified e-signature of a notary

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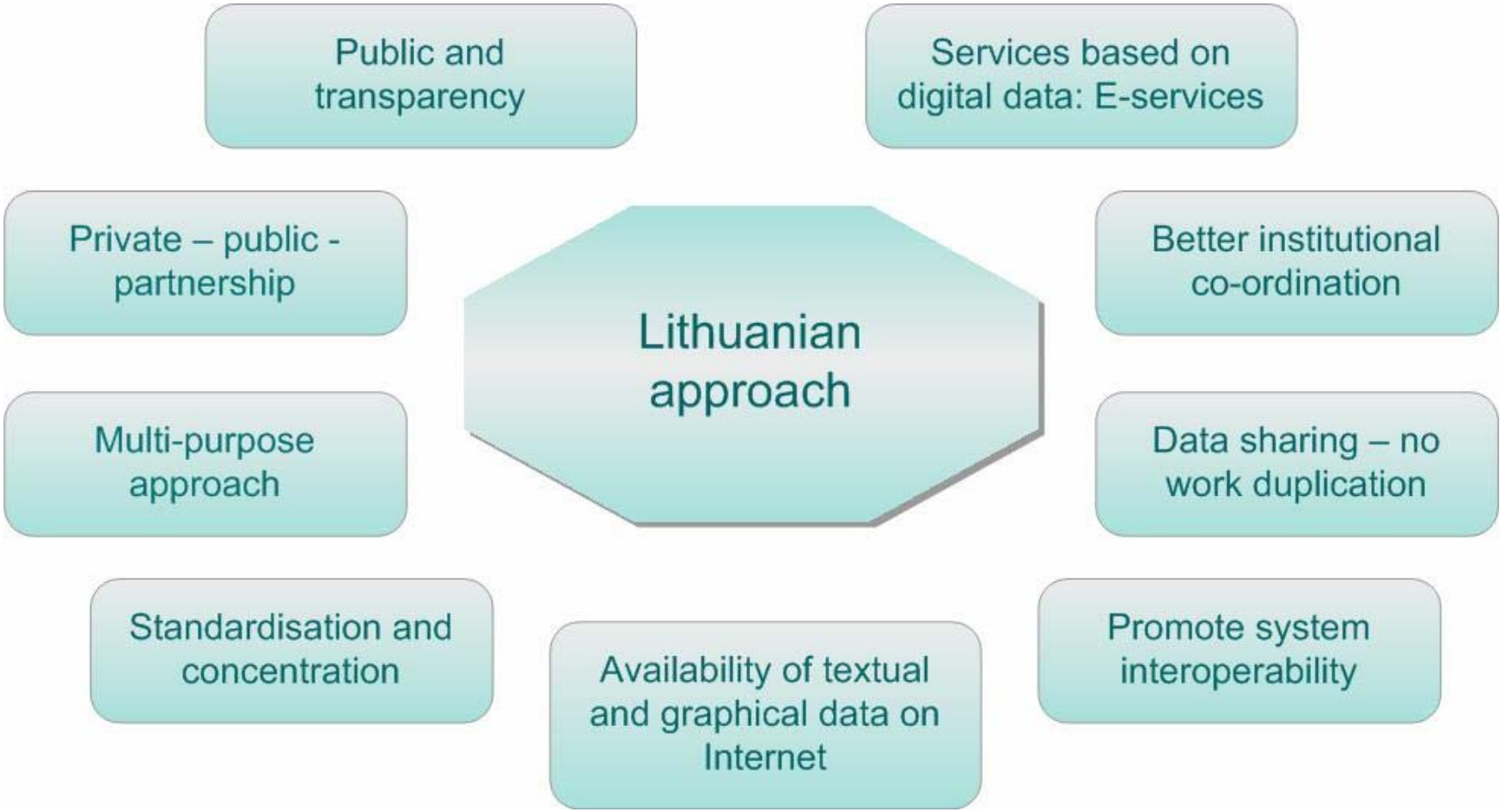
LAND ADMINISTRATION DEVELOPMENT CHALLENGES AND PERSPECTIVES



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Thank you for your attention!

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