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# LAND ADMINISTRATION IN LITHUANIA: CHALLENGES AND PERSPECTIVES

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VALSTYBĖS ĮMONĖ  
**REGISTRŲ CENTRAS**

# 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

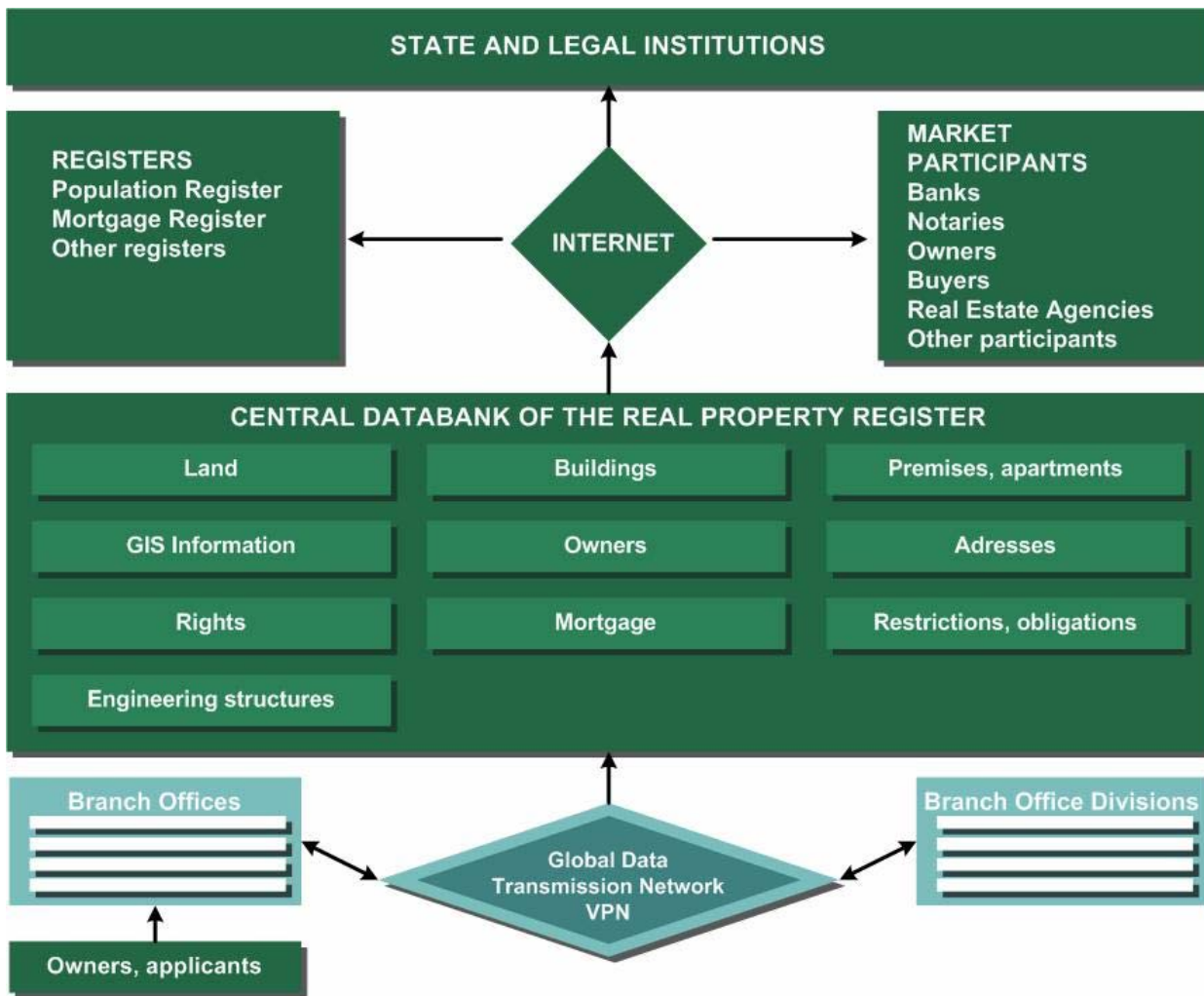
# KEY POINTS OF THE LITHUANIAN LAND ADMINISTRATION

- 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

# 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

# OPERATION OF THE REAL PROPERTY REGISTER



# 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)

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

NTR3: Registras 44/2033 - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Address [http://www.kada.lt/ntr/israso\\_pvz.php](http://www.kada.lt/ntr/israso_pvz.php)

VALSTYBĖS ĮMONĖ REGISTRŲ CENTRAS  
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:

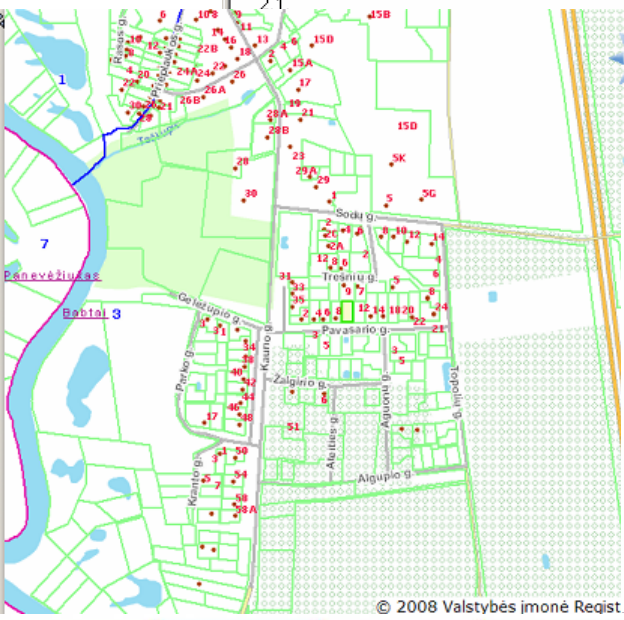
Registro Nr. 44/2033  
Sudarymo data: 2003-04-10  
Versija: 2 (2003-04-11)  
Statusas: Sutikrinti duomenys  
Adresas: Kauno r. sav. Akademijoms mstl. Varžupio g. 46

## 2. Nekilnojamieji daiktai:

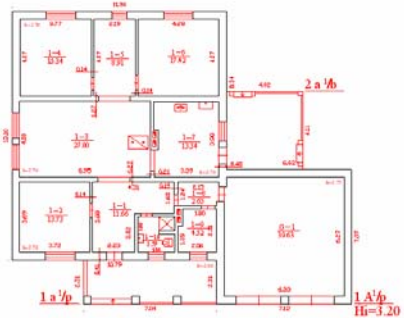
2 1

### Žemės sklypas

individualiems namams/statiniams statyti ir eksploatuoti)  
aus gyvenamojo namo statybai ir eksploatavimui  
1004-4230  
1003:4 Babtų k.v.  
1 ha  
1 ha



PRIMAS AUKŠTAS



# 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.

# 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.

# INTEGRATED SOFTWARE FOR SURVEYORS "ARCGIS SERVER"

The screenshot displays the 'GIS redaktorius' web application running in Microsoft Internet Explorer. The interface includes a map of an urban area with several redacted areas highlighted in cyan and green. A 'Map control' panel on the left lists various map layers such as 'Redaktorius', 'ANOTACIJOS\_1', 'TASKAI\_1', 'LINIJOS\_1', and 'PLOTAL\_1'. A 'Settings' dialog box is open on the right, showing 'Snapping Rules' for 'TASKAI\_1', 'LINIJOS\_1', and 'PLOTAL\_1', with checkboxes for 'Vertex', 'Edge', and 'End'. Below the snapping rules, there are input fields for 'Snapping Tolerance' and 'Tolerance', both set to 10 pixels, and color selection options for 'Selection Color' (cyan), 'Vertices Color' (red), and 'Snap Tips Color' (orange). An 'Apply' button is at the bottom of the settings dialog. A 'Measure' dialog box at the bottom left shows 'Perimeter: 232.07 Meters' and 'Area: 3299.95 Sq Meters'. A 'Redaktorius' editing toolbar is visible in the center, with a callout box pointing to it that says 'Editing tools: new object, move, delete'. The browser's address bar shows 'http://gis.scp:8399/GIS/mapviewer.jsf'.

Zoom parameters

Map control

Editing tools: new object, move, delete

Snapping Rules:	Vertex	Edge	End
TASKAI_1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LINIJOS_1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLOTAL_1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Savivaldybių ribos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sklypai	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adresai	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pastatų kontūrai	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pagrindiniai keliai	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keļai	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gatvės	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Naudmenos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vandenys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apskričių ribos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snapping Tolerance	10 pixels		
Tolerance	10 pixels		
Selection Color	[Cyan]		
Vertices Color	[Red]		
Snap Tips Color	[Orange]		

# SERVICES FOR CUSTOMERS

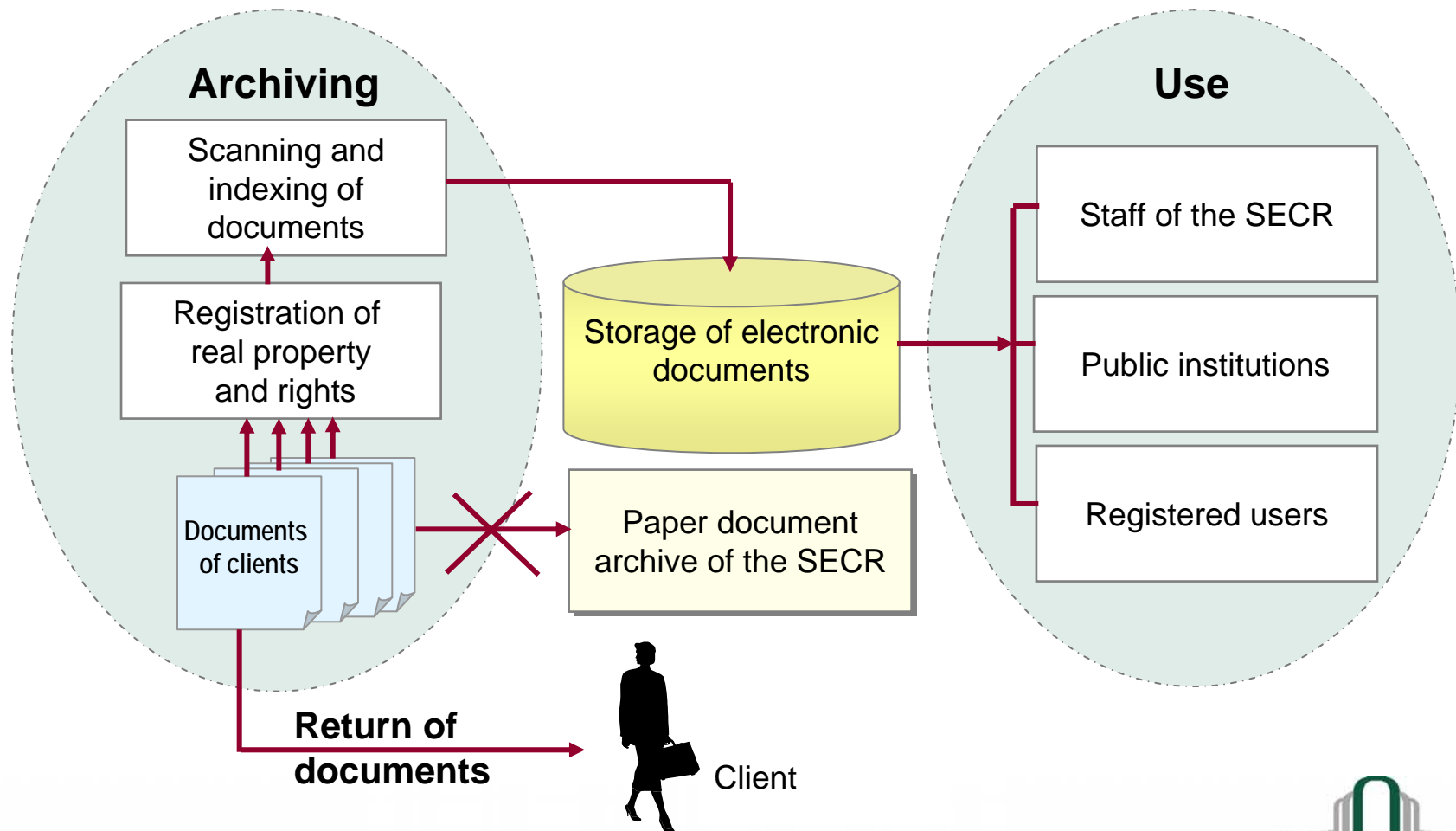
- Everybody can make a search in the central data bank of the Real Property Register through the Internet, only the amount of information differs.
- Registered users receive complete information,
- Non-registered users may find out a number of a property register (entry) and unique number of an object 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.



# 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.

# ARCHIVING AND USE OF ELECTRONIC DOCUMENTS



# ELECTRONIC ARCHIVE OF THE STATE ENTERPRISE CENTRE OF REGISTERS

The screenshot shows a Windows Internet Explorer browser window displaying a document from the 'Skaitmeniniai registro 20/153585 dokumentai' website. The browser's address bar shows the URL: <http://www.kada.lan2/ntr/edoc2/index.php?p=1&r1=20&r2=153585>. The document is titled 'Atgal' and is part of 'Registras 20/153585'. The left sidebar contains a list of documents, including 'Leidimas vykdyti statybos darbus, 2006-07-31, Nr. 38-4NK60-71', 'Preliminarioji sutartis, 2007-04-14, Nr. -', 'Igaliojimas, 2007-04-26, Nr. 138248', 'Kitas juridinis dokumentas, 2007-06-14', 'Pakvitavimas, 2007-07-10, Nr. 5810', 'Priėmimo - perdavimo aktas, 2007-07-10, Nr. 5814', 'Pirkimo - pardavimo sutartis, 2007-06-27, Nr. 5430', 'Igaliojimas, 2007-06-27, Nr. 5432', and 'Notaro liudijimas, 2007-09-28, Nr. 7982'. The main content area displays two columns of text: 'PRELIMINARY AGREEMENT' and 'PRELIMINARIOJI SUTARTIS'. The 'PRELIMINARY AGREEMENT' section is in English and describes an agreement concluded in Kaunas on 14 April 2007 between Jurgita Tiškovienė and Vitalijus Tiškovas, jointly with 'Bemowo Springs' Limited liability company. The 'PRELIMINARIOJI SUTARTIS' section is in Lithuanian and describes the same agreement. The document is displayed on page 1 of 8 at a zoom level of 76.9%.

**Atgal**

**Registras 20/153585**

- Leidimas vykdyti statybos darbus, 2006-07-31, Nr. 38-4NK60-71 [ind. 2006-10-11]
- Preliminarioji sutartis, 2007-04-14, Nr. - [ind. 2007-05-04]
- Igaliojimas, 2007-04-26, Nr. 138248 [ind. 2007-05-04]
- Kitas juridinis dokumentas, 2007-06-14 [ind. 2007-07-13]
- Pakvitavimas, 2007-07-10, Nr. 5810 [ind. 2007-07-13]
- Priėmimo - perdavimo aktas, 2007-07-10, Nr. 5814 [ind. 2007-07-13]
- Pirkimo - pardavimo sutartis, 2007-06-27, Nr. 5430 [ind. 2007-07-13]
- Igaliojimas, 2007-06-27, Nr. 5432 [ind. 2007-07-13]
- Notaro liudijimas, 2007-09-28, Nr. 7982 [ind. 2007-10-02]

**PRELIMINARY AGREEMENT**

This Agreement was concluded in Kaunas on 14 April 2007 between:

Jurgita Tiškovienė, personal code 47708110495, and Vitalijus Tiškovas, personal code 37004180556, (jointly - the **Seller**),

and

„Bemowo Springs” Limited liability company with the registered office in Warsaw, code of legal person KRS 0000246176, address of head office 02-796 Warsaw, 4 Migdałowa Street, (the **Buyer**), represented by the President of the Management Board Matan Blau, acting based on the articles of the Buyer,

(hereinafter each separately referred to as the **Party**, and together referred to as the **Parties**)

**WHEREAS**

(A) The Seller at the time of conclusion of this contract owns:

- industrial building (unique No. 1997-0041-7016), situated at Vaižganto Street 11, Kaunas;

**PRELIMINARIOJI SUTARTIS**

Šią Sutartį Kaune 2007 m. balandžio 14 d. sudarė:

Jurgita Tiškovienė, asmens kodas 47708110495, ir Vitalijus Tiškovas, asmens kodas 37004180556, (toliau kartu vadinami **Pardavėju**),

ir

„Bemowo Springs”, įmonės kodas KRS 0000246176, kurios buveinė yra adresu 02-796 Warsaw, 4 Migdałowa Street, (toliau - **Pirkėjas**), atstovaujama Valdybos pirmininko Matan Blau, veikiančio Pirkėjo įstatų pagrindu,

(toliau kiekvienas atskirai vadinamas **Šalimi**, o kartu - **Šalimis**)

**KADANGI**

(A) Pardavėjui šios sutarties sudarymo metu nuosavybės teise priklauso:

- gamybinis pastatas (unikalus Nr. 1997-0041-7016), esantis adresu Vaižganto g. 11, Kaunas;

# ELECTRONIC ARCHIVE OF THE STATE ENTERPRISE CENTRE OF REGISTERS

Skaitmeniniai registro 44/99599 dokumentai - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Atgal


**Registras 44/99599**

- Statinių išdėstymo planas (skenuotas)
- Statinio planas (aukštų planai iš Inv.bylos) scenuotas
- Apskritis viršininko įsakymas, 2001-02-08, Nr. 253
- Apskritis viršininko įsakymas, 2003-09-24, Nr. v-3344
- Dovanojimo sutartis, 1989-01-16, Nr. 88
- Pirkimo-pardavimo sutartis, 2008-03-06, Nr. 123

**5494.6001.6015**

Pastatas - Gyvenamasis namas

- Žemėlapis
- Žemėlapis (ortofoto)
- Statinių nuotraukos
- Pastogės patalpų planas
- Pirmo aukšto planas
- Rūsio planas



Pages

Attachments

Comments

1 of 2

# ELECTRONIC ARCHIVE OF THE STATE ENTERPRISE CENTRE OF REGISTERS

Skaitmeniniai registro 44/99599 dokumentai - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Atgal

**Registras 44/99599**

- Statinių išdėstymo planas (skenuotas)
- Statinio planas (aukštų planai iš Inv.bylos) scenuotas
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5494-6001-6015  
Pastatas - Gyvenamasis namas

- Žemėlapis
- Žemėlapis (ortofoto)
- Statinių nuotraukos
- Pastogės patalpų planas
- Pirmo aukšto planas
- Rūšio planas

Notarinio registro Nr. 030002  
Identifikacinis NETSVEP Nr. 1000088510  
Notaro atlyginimas \_\_\_\_\_ LTL  
Kompensacijos už patikrą registruose dydis \_\_\_\_\_ LTL  
VĮ Registrų centro darbų kainos dydis \_\_\_\_\_ LTL  
Kompensacijos (-u) už kitas kliento prašymu notaro atliktas paslaugas dydis \_\_\_\_\_ LTL.

Notaro parašas

Signature valid

Pasirašs asmens  
Saulius  
Kvedaravičius  
Data: 2008.03.06  
18:03:25 EET

3

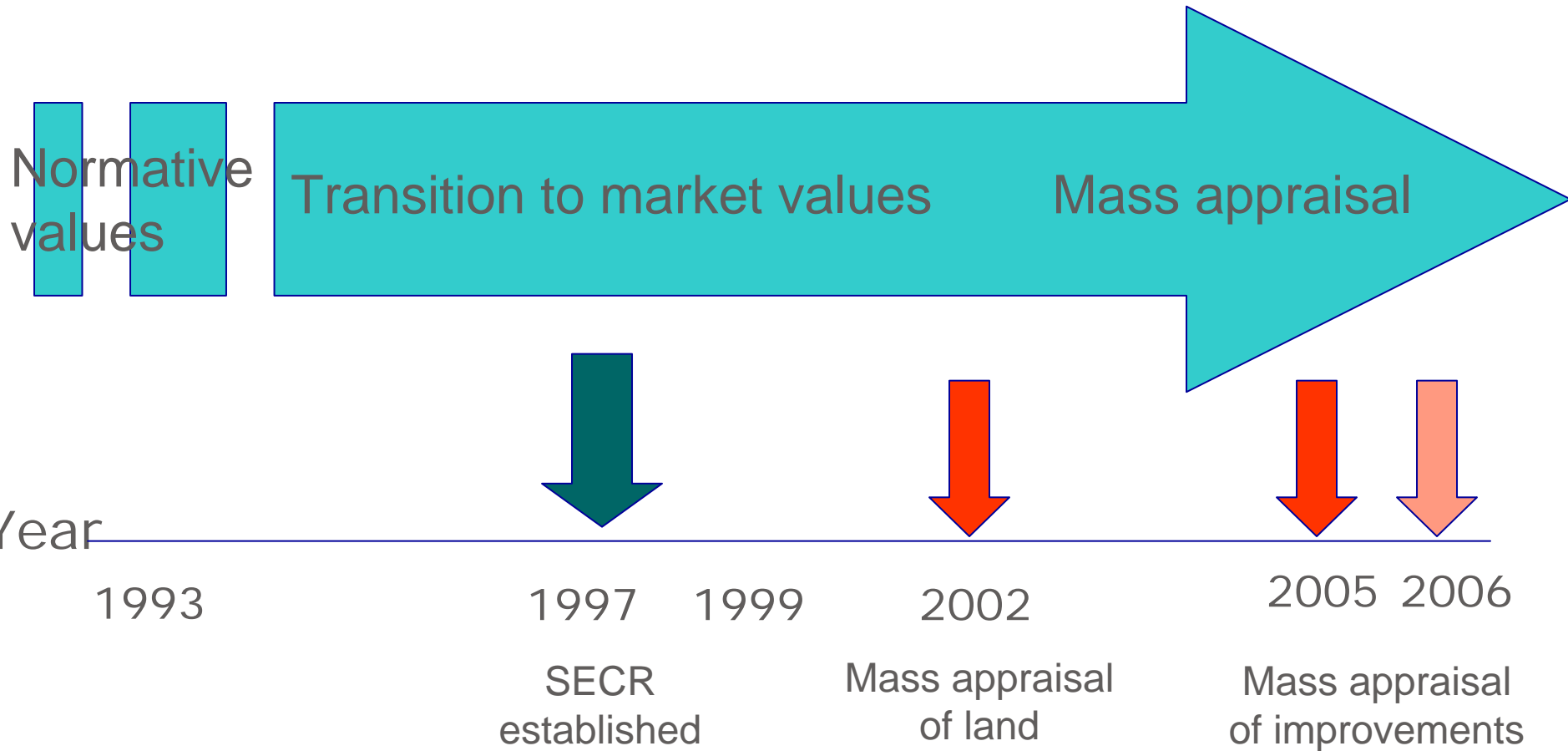
3 of 3

# PROPERTY VALUATION AND MARKET RESEARCH

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

# MASS APPRAISAL SYSTEM DEVELOPMENT



# THE USE OF MASS APPRAISAL

Calculation of Real Property taxable value:

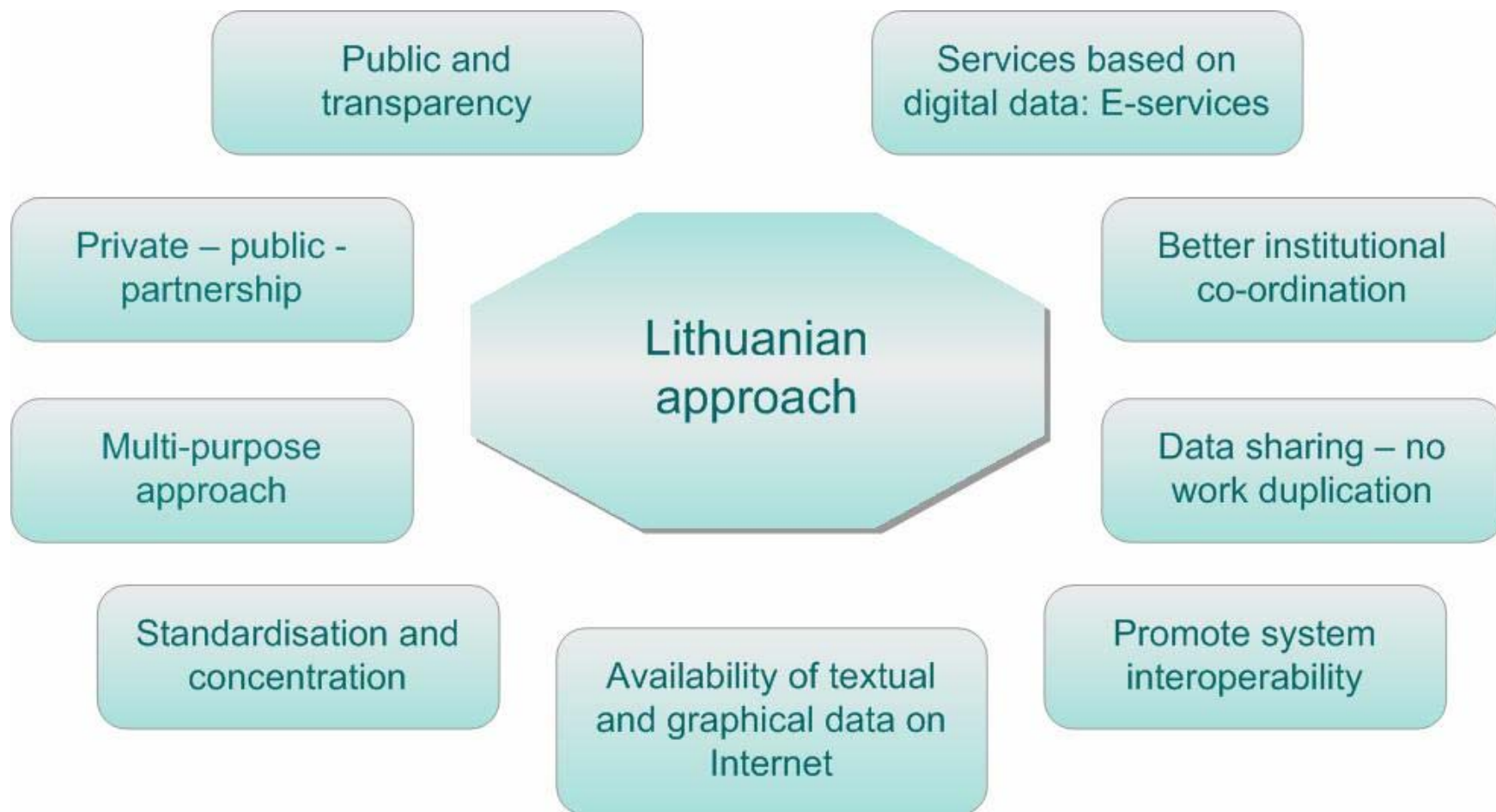
- Sale of state-owned agricultural land not by auction
- Sale of state-owned agricultural land or its lease by auction
- Sale or lease of state-owned land use for other purposes
- For calculation of a fee for the registration of immovable thing and rights thereto
- For providing social assistance to 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



# 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

# LAND ADMINISTRATION DEVELOPMENT CHALLENGES AND PERSPECTIVES



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# Thank you for your attention!

[www.registrucentras.lt](http://www.registrucentras.lt)