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
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
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
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”

Map control

Zoom parameters

Editing tools: new object, move, delete
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.
DATA FLOW OF REAL PROPERTY TRANSACTION

OWNER

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

NOTARY OFFICE

Draft contract

Information from CDB

Ordering of Certificate for Transaction

Preparation of Certificate for Transaction

Electronic contract sent

Application to register

Confirmation of registration

INTERNET

CENTRE OF REGISTERS

Title documents are sent to the owner by post

OWNER AND BUYER

Go to the notary to conclude the transaction

GO TO THE NOTARY TO CONCLUDE THE TRANSACTION
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

**Archiving**
- Scanning and indexing of documents
- Registration of real property and rights
- Documents of clients

**Use**
- Staff of the SECR
- Public institutions
- Registered users

**Storage of electronic documents**

**Paper document archive of the SECR**

**Return of documents**

**Client**
PRELIMINARY AGREEMENT

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

Jurgita Tiltovienė, personal code 470810495, and Vitalijus Tiltovas, personal code 39060180556, (jointly - the Seller),

and

„Bumovo Springs“ Limited liability company with the registered office in Warsaw, code of legal person KRS 0600246176, address of head office 02-796 Warsaw, 4 Midgetowa Street, (the Buyer), represented by the President of the Management Board Marian Błas, 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. 1997-0041-2016), situated at Vaišnoro Street 11, Kaunas;

KADANGI

(A) Perduojant šio sutarties susitarimą mažos vertės prekės priskiriamos:
ELECTRONIC ARCHIVE OF THE STATE ENTERPRISE CENTRE OF REGISTERS
ELECTRONIC ARCHIVE OF THE STATE ENTERPRISE CENTRE OF REGISTERS
PROPERTY VALUATION AND MARKET RESEARCH

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

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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

- Public and transparency
- Services based on digital data: E-services
- Private – public partnership
- Better institutional co-ordination
- Multi-purpose approach
- Data sharing – no work duplication
- Standardisation and concentration
- Promote system interoperability
- Availability of textual and graphical data on Internet

Lithuanian approach
Thank you for your attention!

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