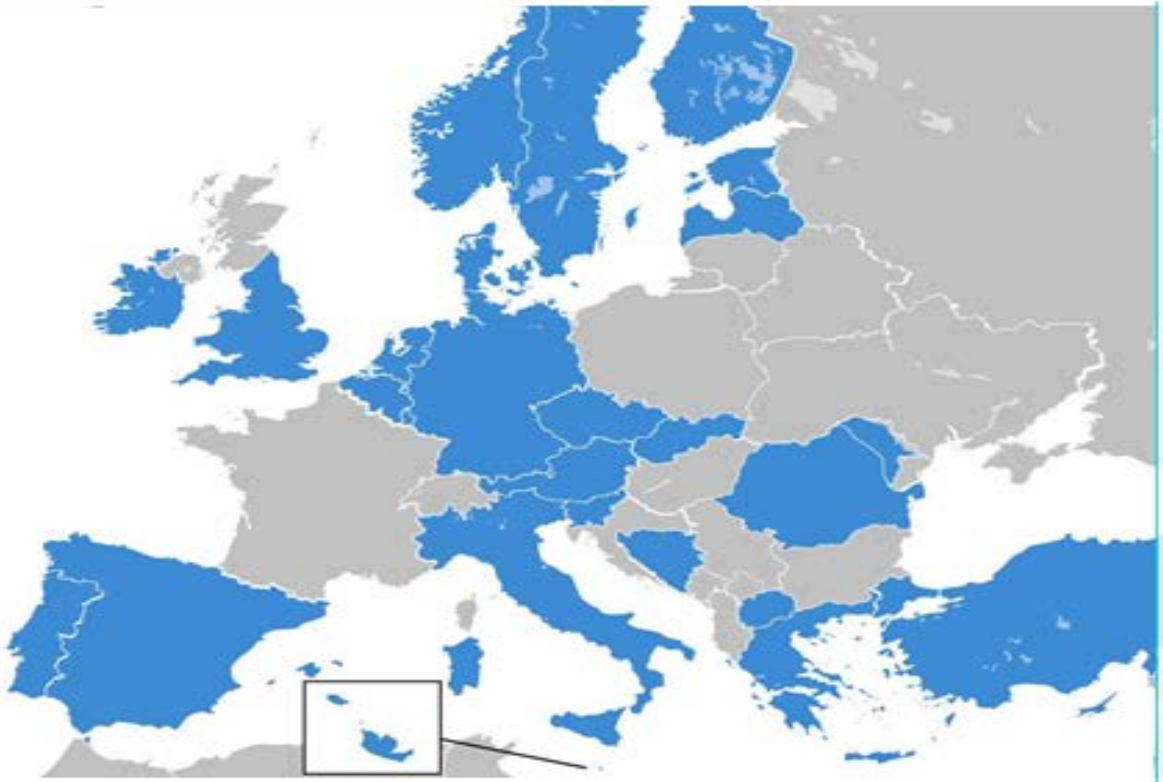
Survey of Land Administration Systems



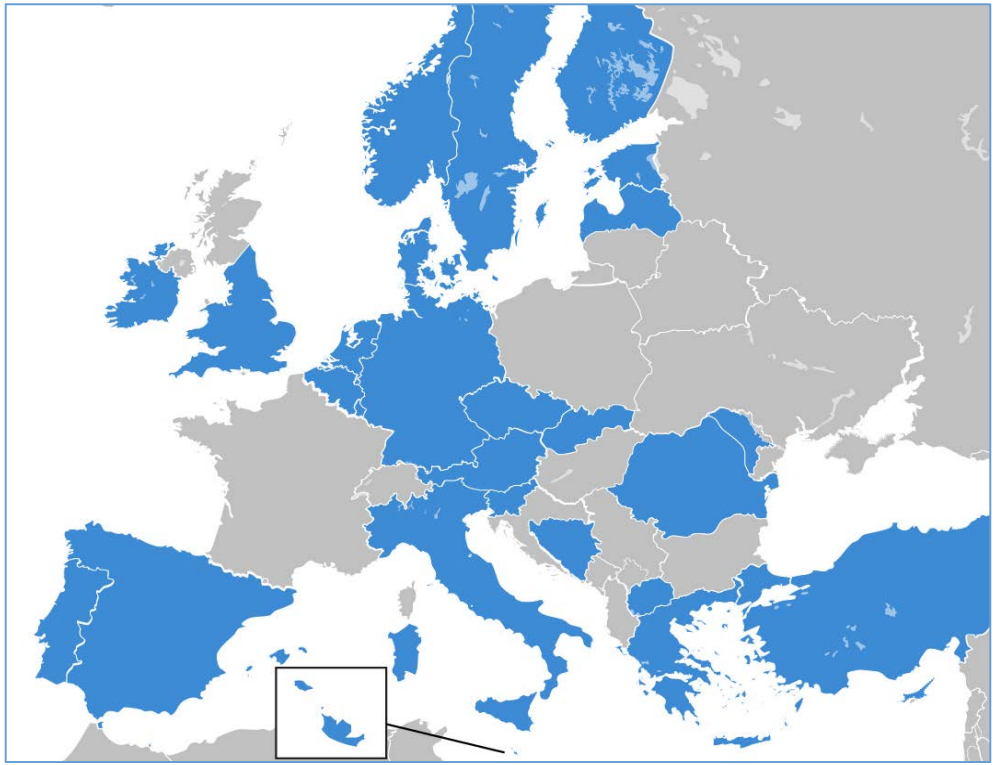
James o Boyle
WPLA Bureau Member

Survey of Land Administration Systems

- Major Survey conducted in 2014
- Purpose of this survey is to provide an update
  - Speed of Registration
  - Online Access
  - Electronic Registration

Participating Countries

28 Countries participated, a small increase on the 2013 response rate



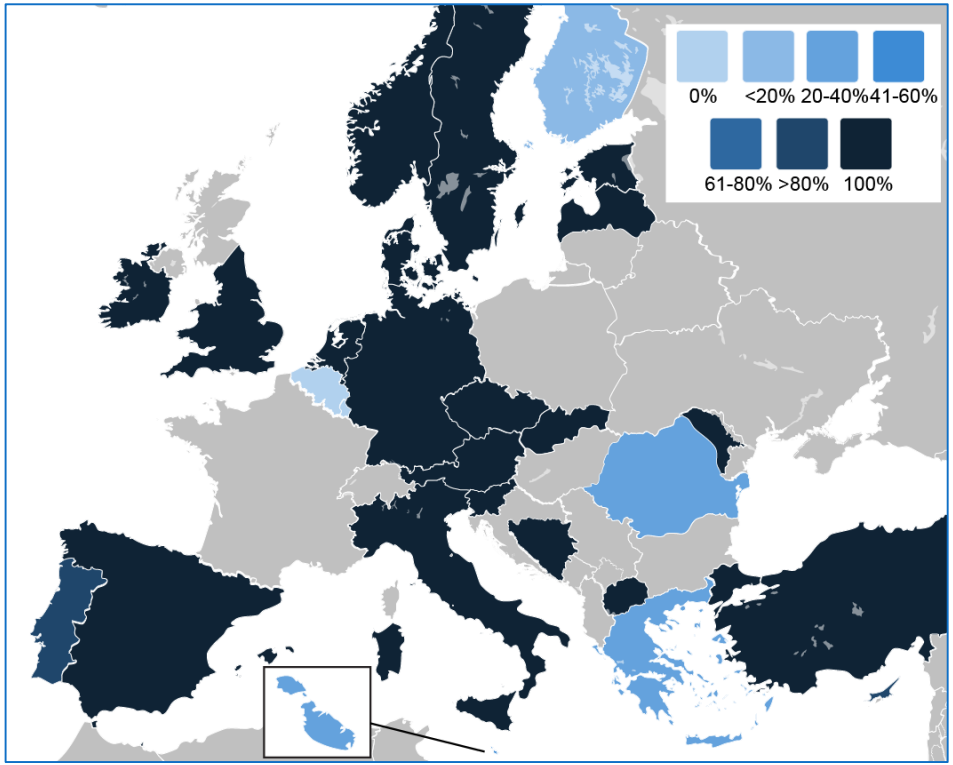
Online Availability

The results show that in 19 of the 28 jurisdictions polled, 100% of the Title Register is available online.

Portugal and Cyprus reported that greater than 80% of the Title Register is currently available online.

On the lower end of the scale, 6 jurisdictions have less than 40% of the Register available online, including 2 countries that have no online availability (Luxembourg and Belgium).

The results show very little “middle ground” – all of the responses fall into the <40% or >80% categories.



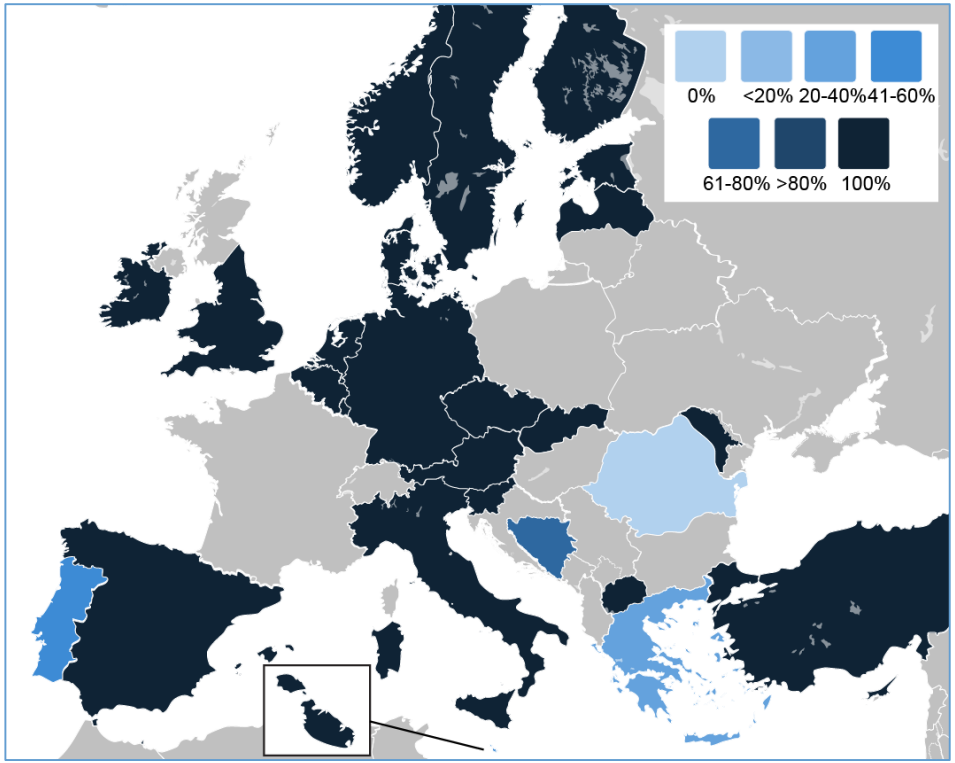
Title Maps Available Online

24 jurisdictions (86% of the total) state that 100% of their Title Map is available online.

3 countries indicate that between 20-80% is available through online channels – Greece, Portugal and Bosnia & Herzegovina.

Only one jurisdiction (Romania) reported that their Title Map is not online to any extent.

In comparison with the 2012 findings, the percentage of online availability has improved. Only 7 respondents reported 100% availability in 2012, compared to 24 respondents in this survey.



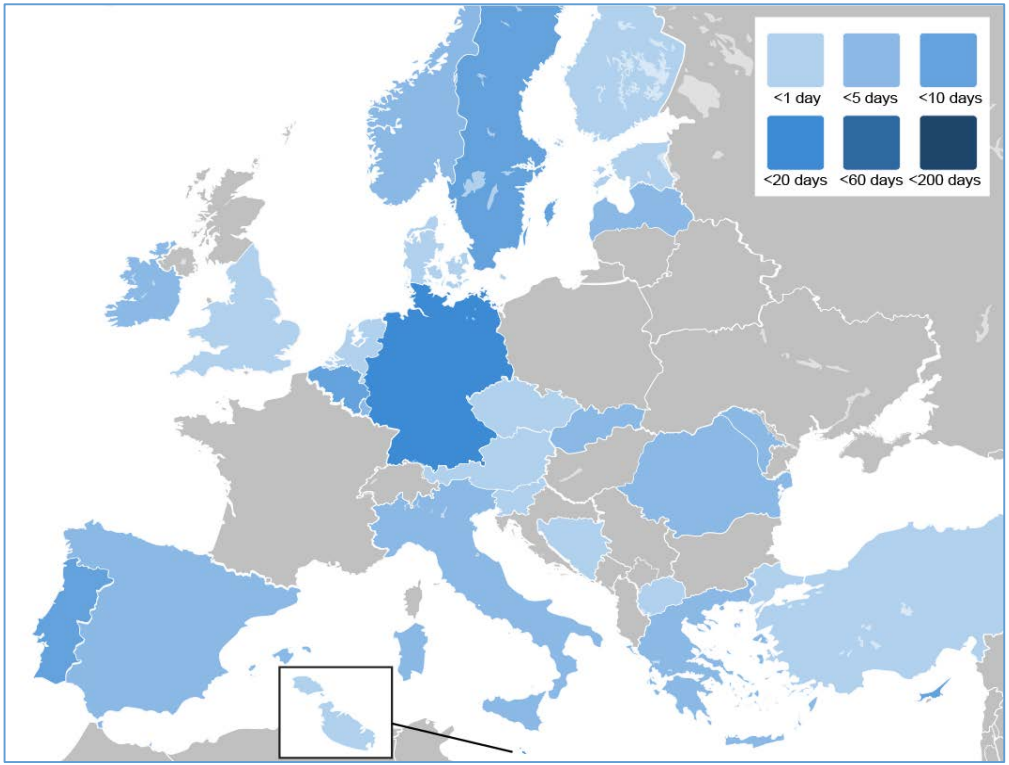
Timeframe to obtain an officially certified extract of Title Register

12 jurisdictions can issue an officially certified extract of a Title Register within one day, and a further 10 within 1-5 days. Therefore, in all 81% of jurisdictions issue certified extracts in 5 days or less.

As regards the remainder, Portugal, Cyprus, Belgium and Sweden say extracts are issued in less than 10 days, and the timeframe in Germany is within 20 days.

No jurisdiction reported extracts taking longer than 20 days to issue.

In terms of comparison with previous survey results, the median time to obtain a certified extract remains unchanged since 2012 at less than five days.

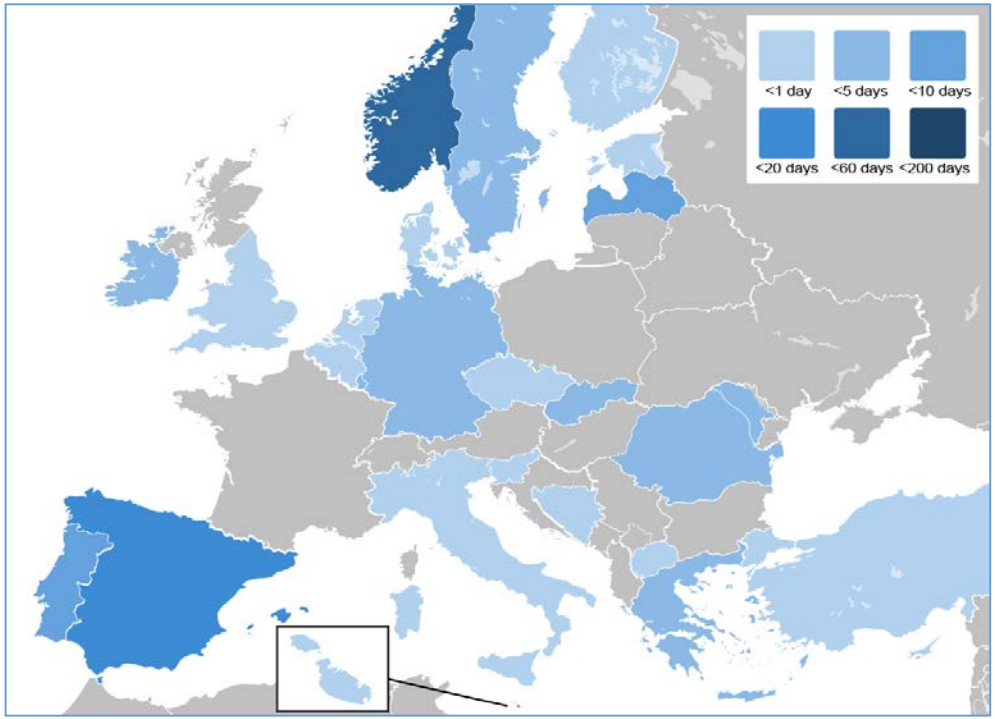


Average timeframe to obtain an officially certified extract of a Title Map/Cadastre

14 of jurisdictions can issue an officially certified extract of a Title Map/Cadastre within one day, and a further 8 countries within 1-5 days. Therefore, in all 85% of jurisdictions issue certified extracts in 5 days or less.

As regards the remainder, Portugal & Latvia say extracts are issued in less than 10 days, and Norway reports that these documents issue within 60 days.

No jurisdiction reports extracts taking longer than 60 days to issue.



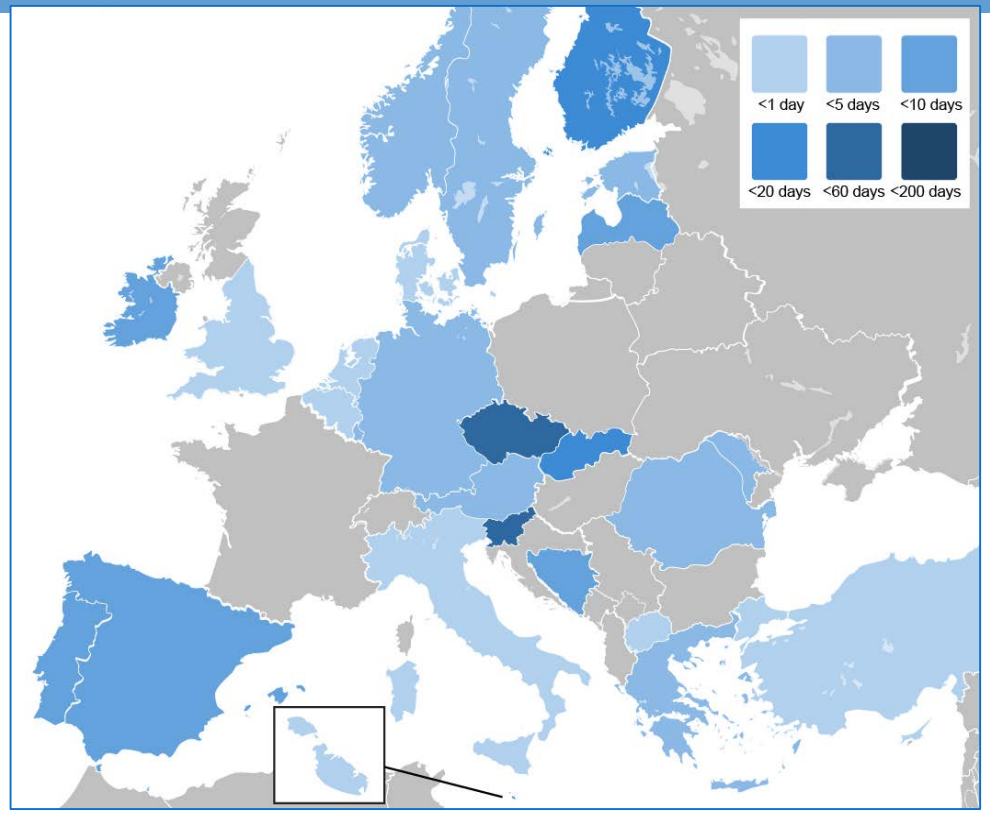
Average timeframe to register a mortgage or charge

One third of jurisdictions can register a mortgage/charge/hypothec within one day, and a further third within 1-5 days. Therefore, in all 66% of jurisdictions can register a mortgage/charge/hypothec in 5 days or less.

In 5 jurisdictions these registrations can be completed inside 10 days, and within 20 days in the case of Finland and Slovakia.

Finally, Slovenia and the Czech Republic reported that it can take up to 60 days to register a mortgage, charge or hypothec.

In terms of comparison with previous survey results, the median time to register a mortgage/charge/hypothec remains unchanged since 2012 at less than five days.



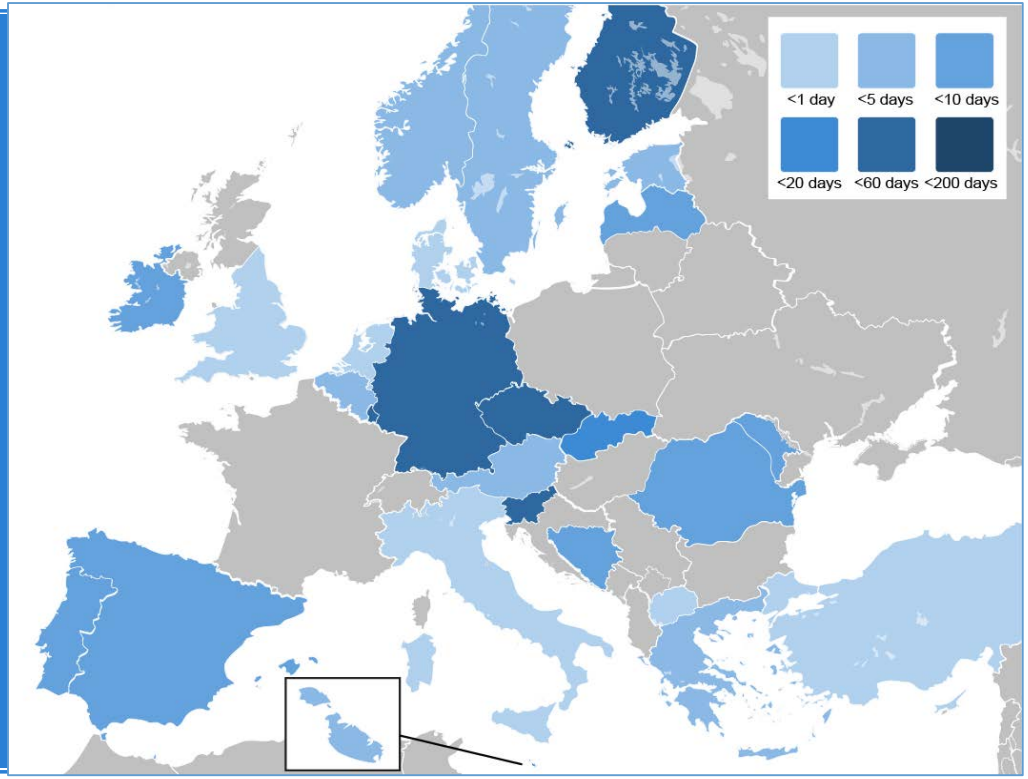
Average timeframe to register a change of ownership to a full parcel

A quarter of jurisdictions can register a change of ownership to a full parcel within one day, and a further quarter within 1-5 days. Therefore, in all 50% of jurisdictions can register a change of ownership in 5 days or less.

A further 7 jurisdictions can complete these registrations within 10 days, and within 20 days in the case of Slovakia.

The final 5 countries reported that it can take up to 60 days to register a change of ownership – these are Finland, Germany, Luxembourg, Slovenia and the Czech Republic.

In terms of comparison with previous survey results, the median time to register a change of ownership to a full parcel in 2012 was less than five days, and has now extended to a median of between 5 and 10 days.

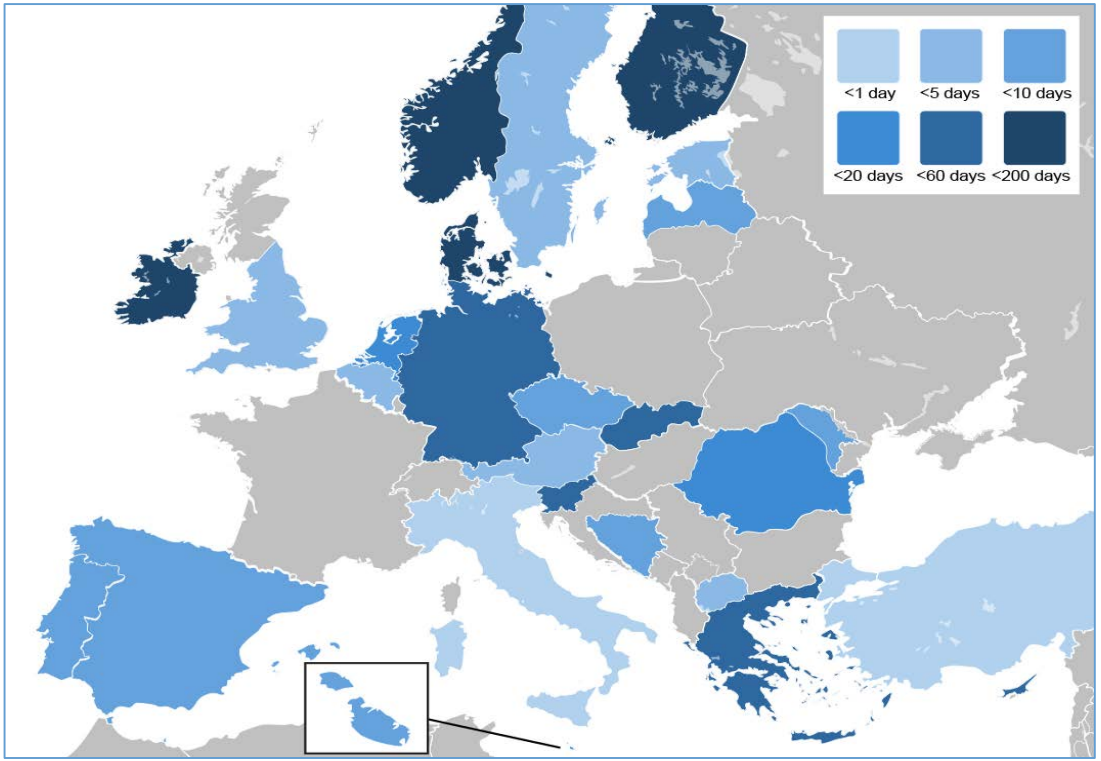


Average timeframe to record a subdivision of parcel where there is no transfer of ownership

Only Italy and Turkey jurisdictions can register this type of registration within one day, and a further 6 jurisdictions within 1-5 days.

In 7 jurisdictions these registrations can be completed inside 10 days, and within 20 days in the case of the Netherlands and Romania.

Finally, 5 countries reported that it can take up to 60 days to complete the subdivision, and 4 more – Finland, Denmark, Norway and Ireland - said it can be done in 200 days or less



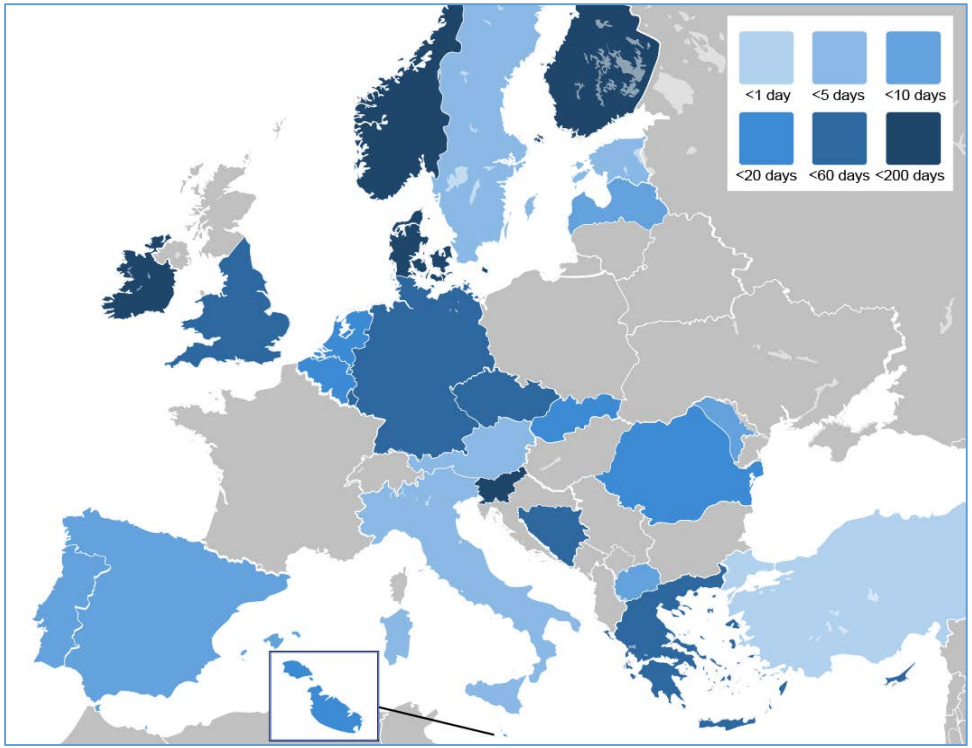
Average timeframe to record a subdivision of a parcel and register the associated transfer of ownership

From the countries polled, only Turkey can register this type of registration within one day, while Italy, Estonia, Sweden and Austria can do so within 1-5 days.

In 5 jurisdictions these registrations can be completed inside 10 days, and within 20 days in a further 5 cases.

Lastly, 7 responses reported that it can take up to 60 days to complete the registration, and 5 countries said it can be done in 200 days or less – Finland, Denmark, Norway, Ireland and Slovenia.

In terms of comparison with previous survey results, the median time to record a subdivision of a parcel and register the associated transfer of ownership in 2012 was five to ten days, and has now extended to a median of less than 20 days.



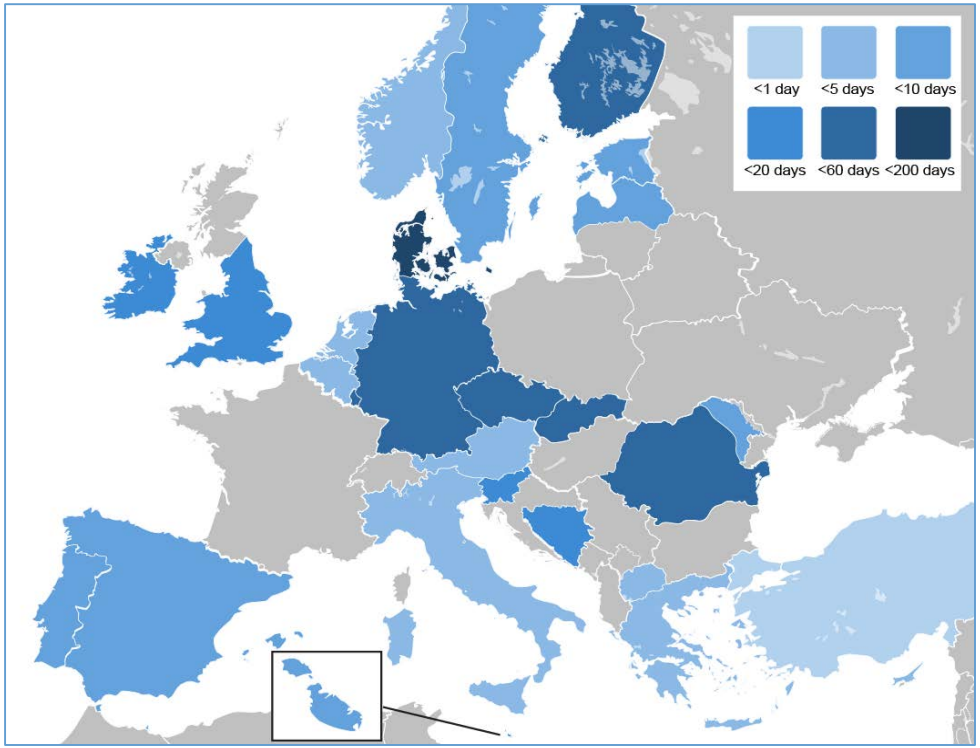
Overall average timeframe to record a transaction in the land registry from the time of receipt of the application

From the countries polled, only Turkey can register this type of registration within one day, while another 9 jurisdictions can complete the transaction within 1-5 days.

In a quarter of jurisdictions these registrations can be completed inside 10 days, and within 20 days in a further 4 cases .

6 jurisdictions reported that it can take up to 60 days to complete registration, and it is up to 200 days in the case of Denmark.

In terms of comparison with previous survey results, the median time to record a transaction in the land registry in 2012 was five to ten days, and is now returned as a median of less than 10 days.



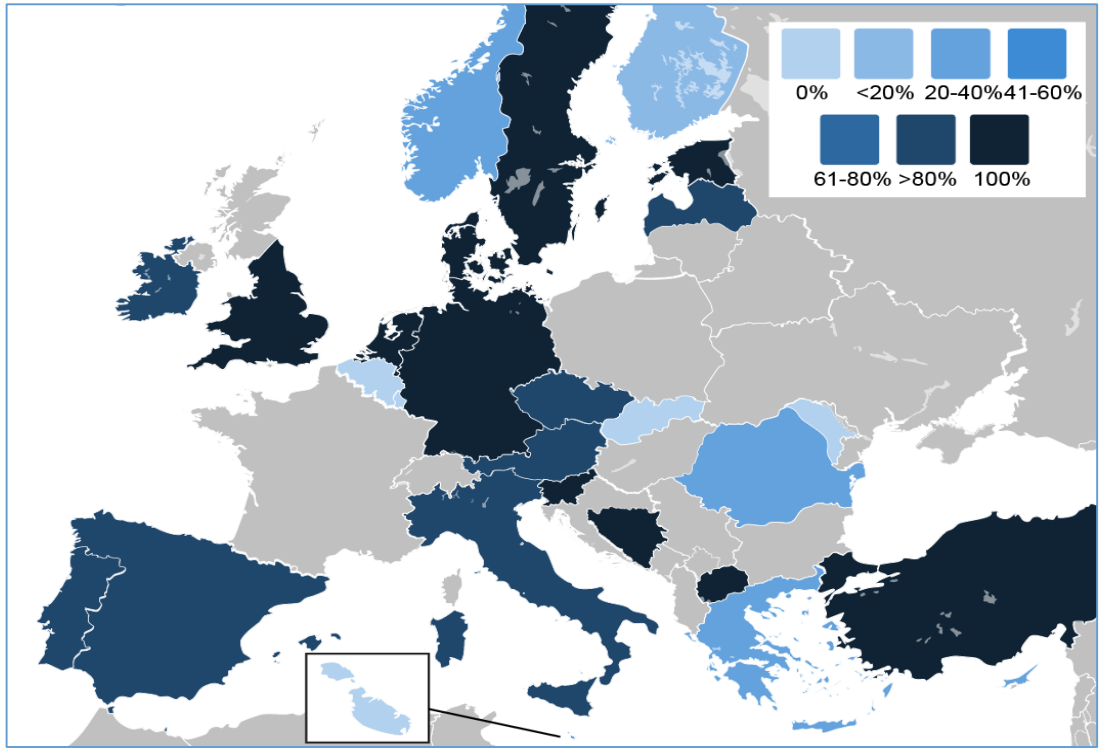
What percentage of inspections of the title registers is made online

10 jurisdictions report that 100% of inspections of the title registers are made online.

7 jurisdictions report that greater than 80% of inspections are made online.

Of the remaining responses, the results include between 20% - 40% (Cyprus, Norway, Greece and Romania) and <20% in the case of Finland. 5 jurisdictions report that no inspections of the title registers are made online – Luxembourg, Slovakia, Belgium, Moldova and Malta.

Rates of online access have improved since the previous survey in 2012.

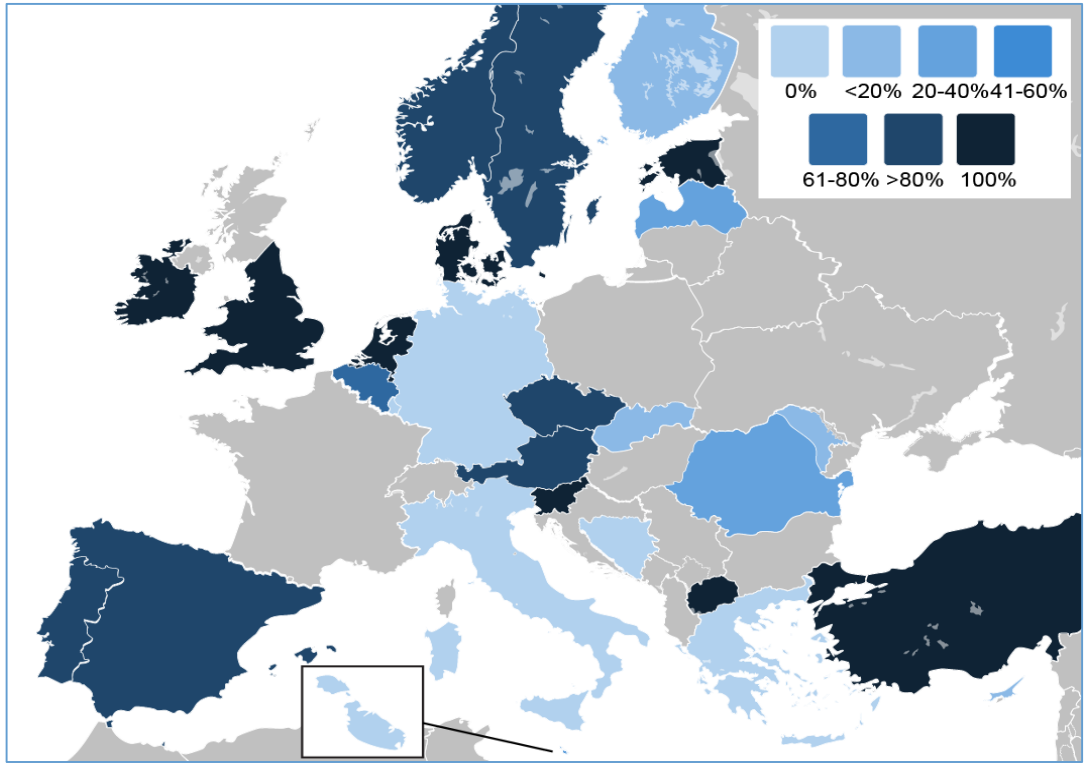


What percentage of applications for certified extracts of the title registers is applied for online

8 jurisdictions report that 100% of applications for certified extracts of the title registers are applied for online, and another 6 countries report that greater than 80% of these applications are made online.

6 jurisdictions report that no applications for certified extracts are applied for online – these are Bosnia & Herzegovina, Italy, Germany, Luxembourg, Greece and Malta.

Of the remaining responses, the results are split between 61%-80% of applications (Belgium), 20% - 40% (Romania and Latvia) and <20% (Finland, Cyprus, Moldova and Slovakia).



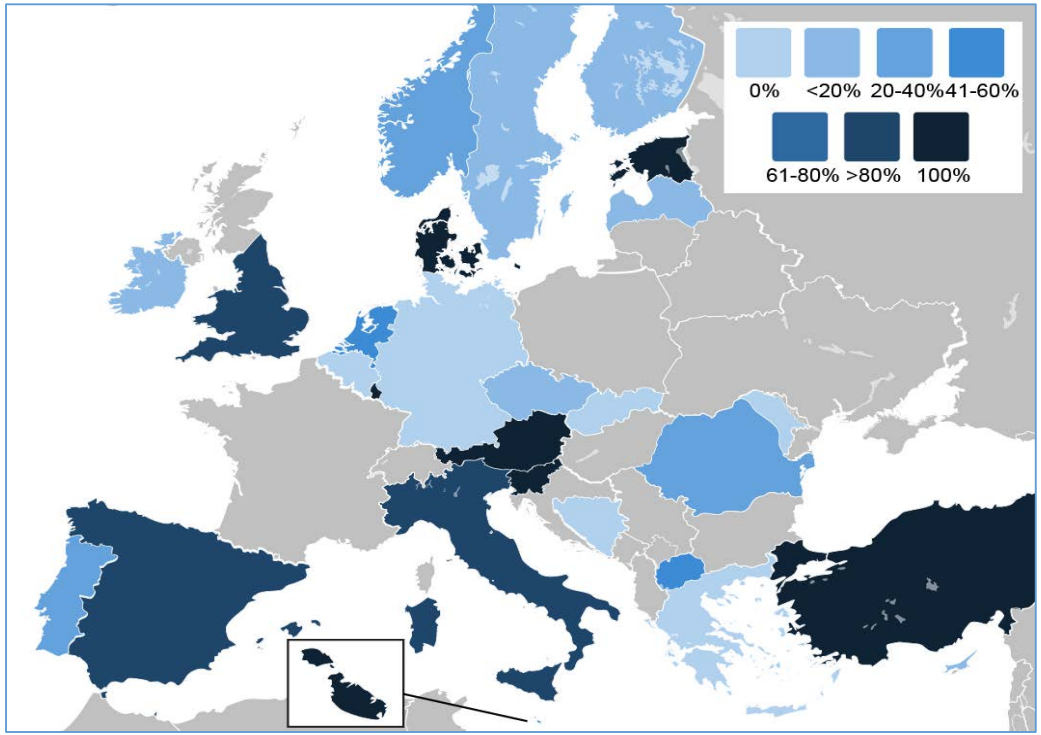
What percentage of transactions on the register is fully processed electronically

7 jurisdictions report that 100% of transactions on the register are fully processed electronically, and another 3 countries report that greater than 80% of these applications are processed in the same way.

6 jurisdictions report that no transactions on the register are processed electronically in full – these are Bosnia & Herzegovina, Germany, Slovakia, Greece, Belgium and Moldova.

Of the remaining responses, the results are split between 41%-60% of inspections (the Netherlands and Macedonia), 20% - 40% (Portugal, Norway and Romania) and <20% (6 jurisdictions).

The results in 2012 were similar – 6 out of 24 respondents reported processing 100% of transactions electronically, whereas 7 out of the 24 did not have this facility at all.



Conclusions

- Reinforcing the findings of the survey published in 2014, speed of registration and access to information continue to reflect the increased availability of information online. Based upon the level of respondents to the survey, the major findings are very similar to that of the previous survey.