

Survey on Land Administration Systems



Note by the Working Party on Land Administration

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Survey on Land Administration Systems

- Report prepared by Working Party on Land Administration
- All jurisdictions surveyed based on 2011, 25 countries responding
- Role of Secretariat in presenting of publication



Benchmarking of Best Practice

- How well are we performing compared to other organisations?
- What are the best practices?
- What improvement opportunities should we focus upon?

Benefits of Benchmarking Land Registration

- Cross-country comparisons of performance
- Comparisons over time
- Demonstrate strengths and weaknesses
- Justify need for reform and improvement
- Monitor performance and improvement
- Promotion of universal standards

Areas Examined

- Preliminary questions
- Definitions
- System of Registration
- % Coverage
- Availability online and online usage
- Security of Title
- Taxes and Charges
- Fees charged for registration and services



Areas Examined

- Speed of Registration
- Activity
- Complexity and automation
- Multipurpose Cadastre
- Efficiency
- Gender Equality
- Address Register

Respondents

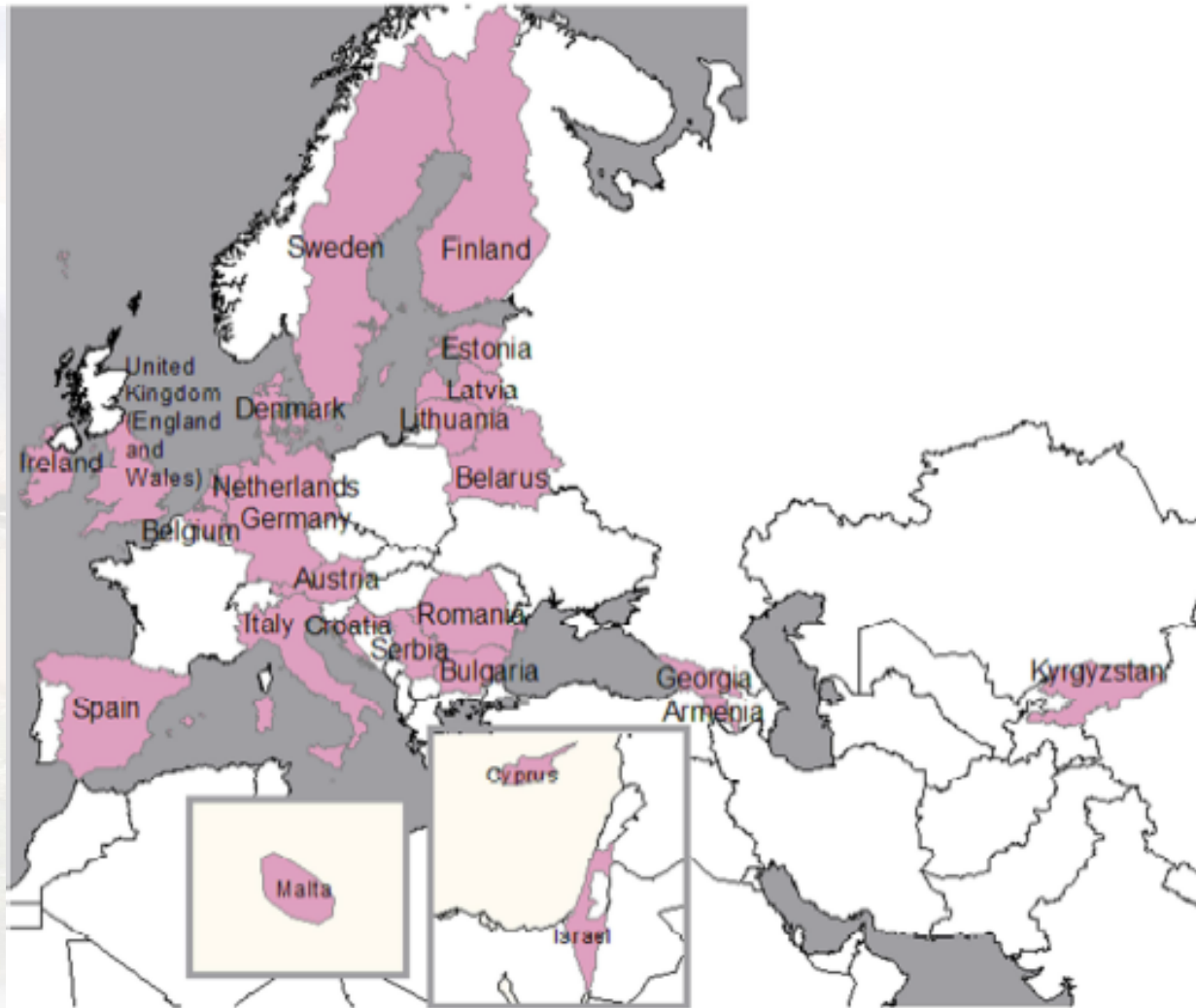
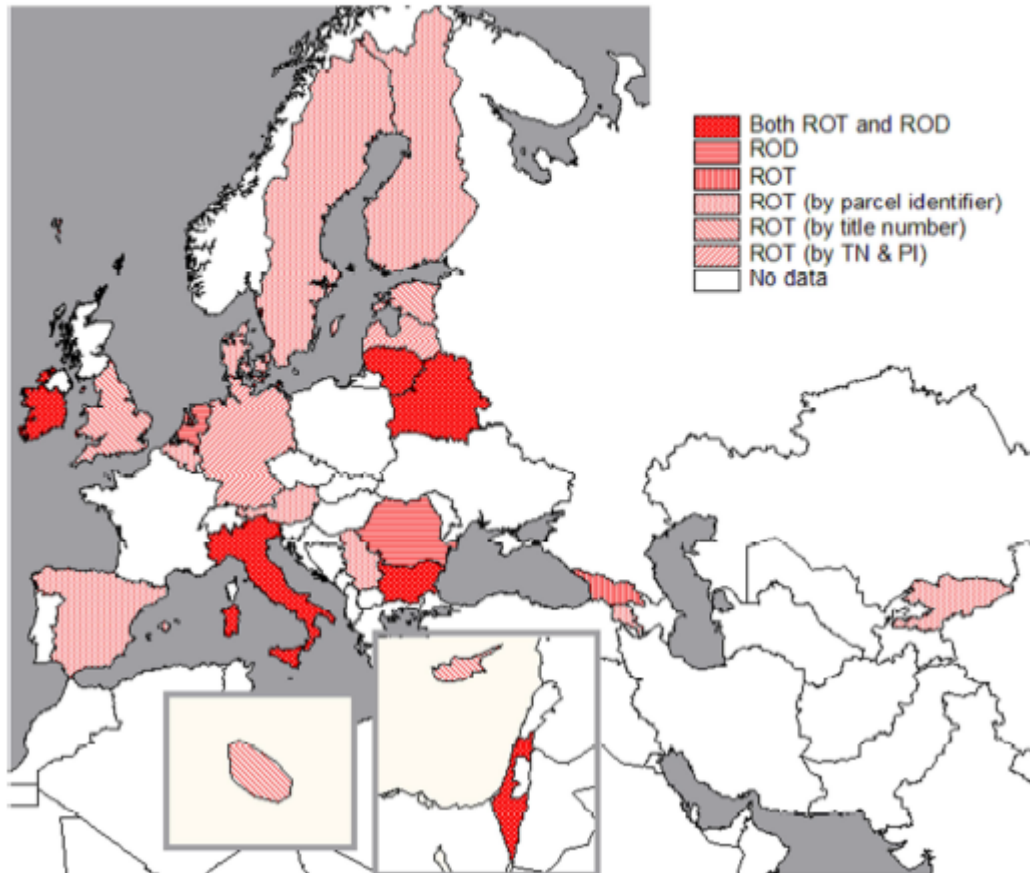


Figure 1. Participating countries shows the twenty-five countries who participated in this study: Armenia, Austria, Belarus, Belgium, Bulgaria, Croatia, Cyprus, Denmark, Estonia, Finland, Georgia, Germany, Ireland, Israel, Italy, Kyrgyzstan, Latvia, Lithuania, Malta, the Netherlands, Romania, Serbia, Spain, Sweden and the United Kingdom (England and Wales).

System of Registration

System of Registration

Countries vary in their use of Registry of Title (ROT) or Registry of Deeds (ROD) systems. Six jurisdictions (Belarus, Bulgaria, Lithuania, Ireland, Israel, and Italy) use both ROT and ROD systems were still in operation; three (Romania, Netherlands and Georgia) use only a ROT system; 13 jurisdictions maintain Registry of Title systems, six of which use Registry of Title systems by parcel identifier and seven by title number (Figure 3).



Area of Land Registered

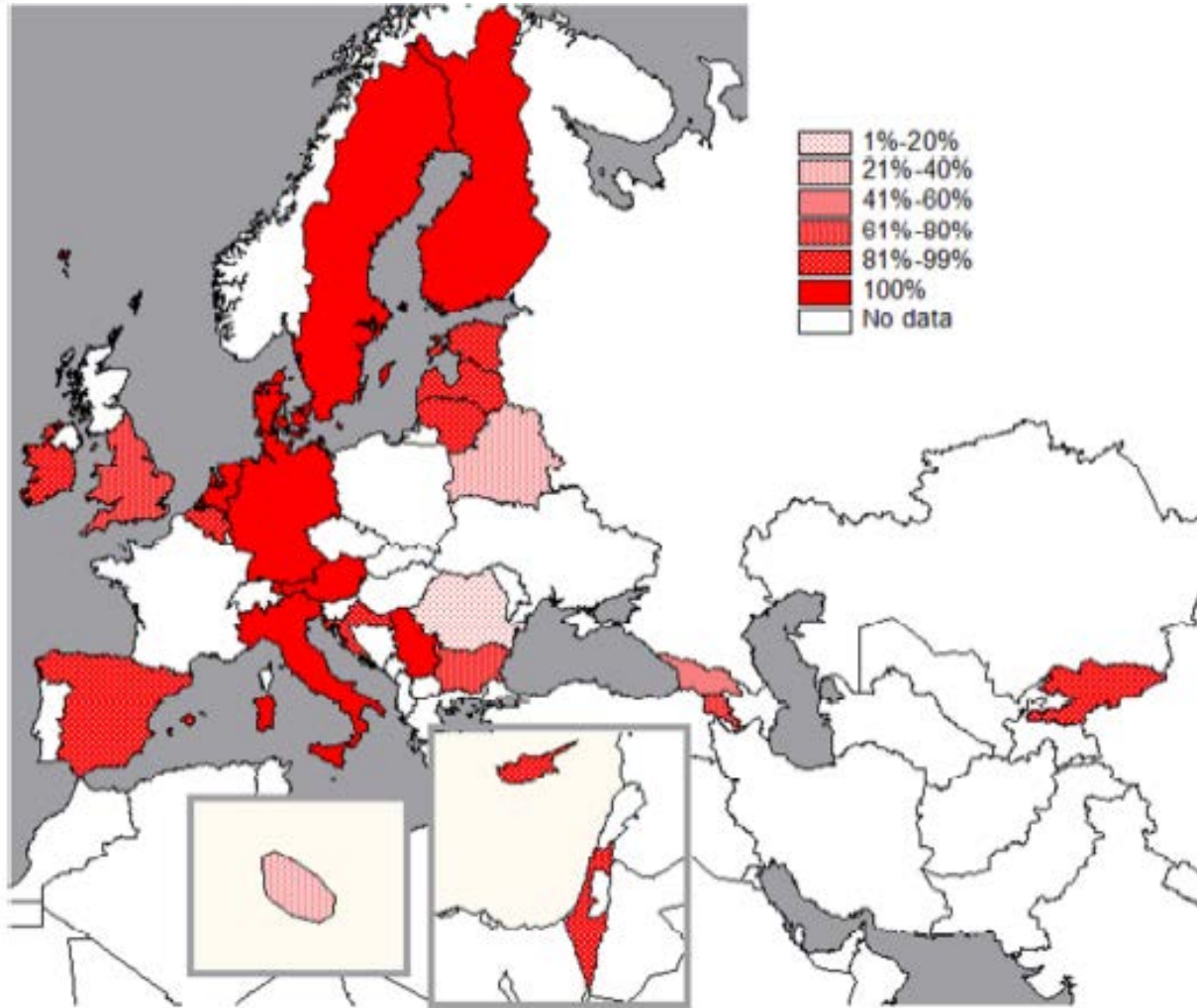


Figure 4. Area of land registered

Selected Conclusions



Electronic Information and Registration

- Significant advances made in the provision of online information
 - ➔ 16 respondents have 100% of their map fully digitised
 - ➔ 14 respondents have more than 80% of their registration data available online
 - ➔ However only 20% of jurisdictions process all transactions electronically

Disaster Recovery

- Significant advances since 2005
- 17 respondents confirmed that in a disaster scenario it was possible to restore title registers and maps within 48 hours



Time to recover Title Registers in Disaster Scenario

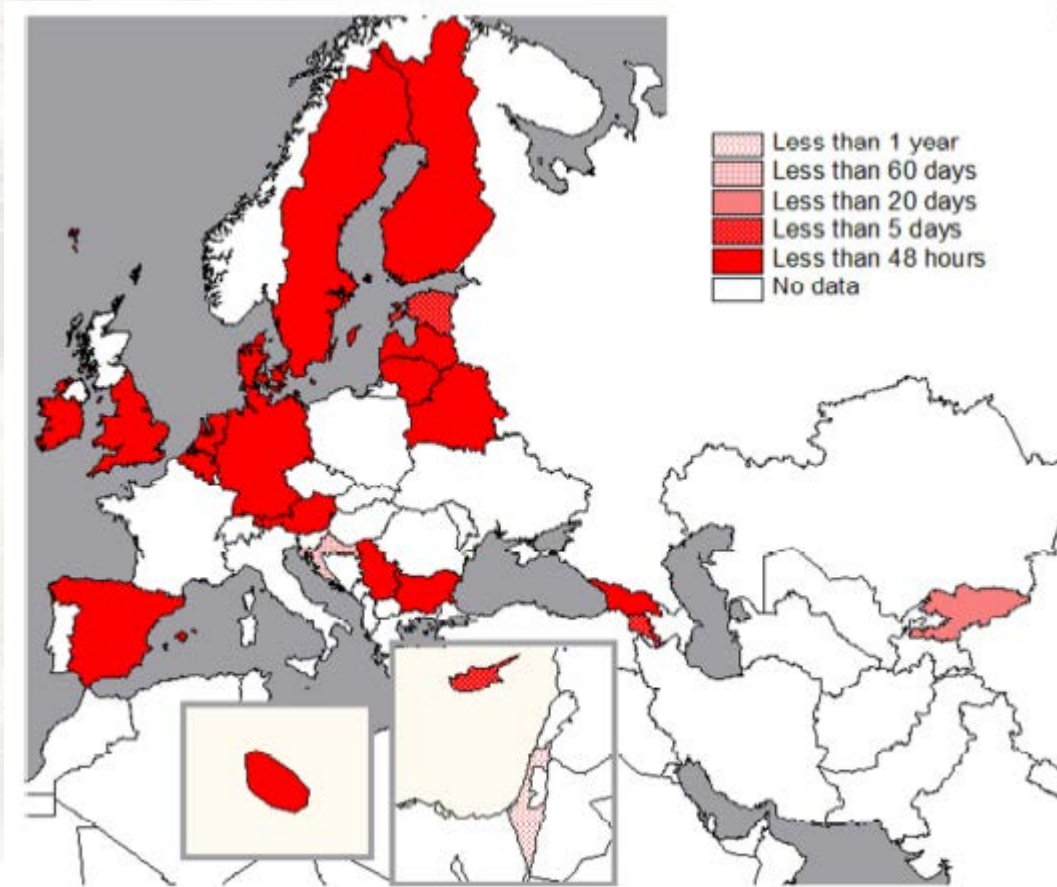


Figure 17. Time to recover title registers in event of data loss

Fees charged

- Respondents answered these questions on the basis of the average sized dwelling
- Average sized dwelling across the region was c. 92.36 square metres
- Average total fees to transfer a title including registration fees, legal fees, etc was €3,440.70
- Fees for inspection of land register ranged for €0 to €20, with an average charge of €5.30

Access

- Instantaneous access to land title information is now available in 15 jurisdictions
- Average time to obtain an officially certified extract of the register was less than 5 days amongst all respondents



% of Title Registers Available Online

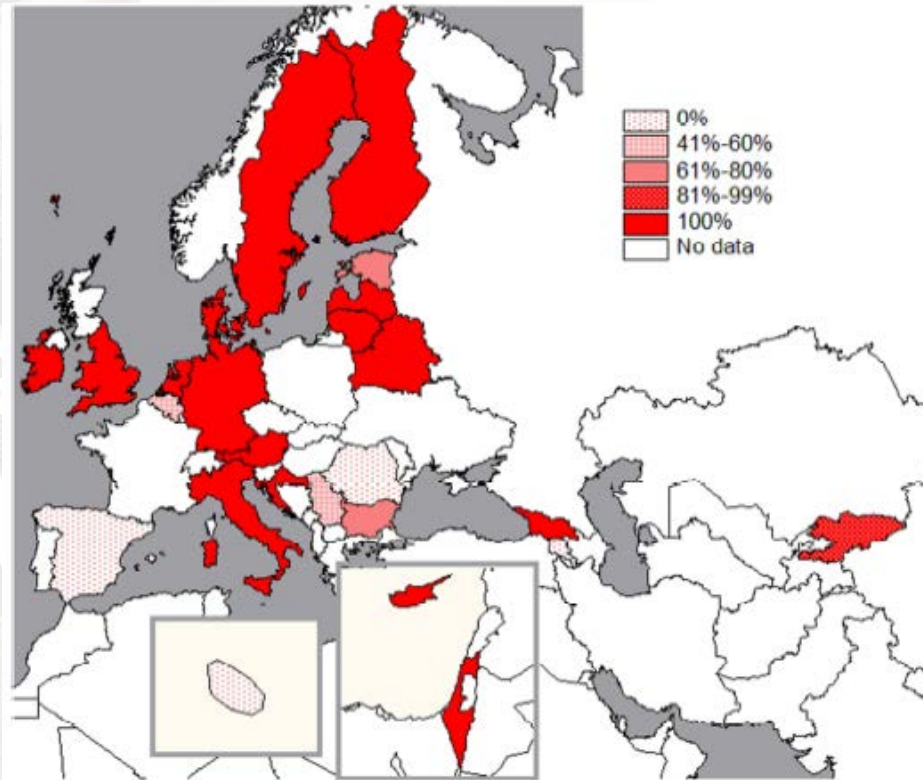


Figure 24. Percentage of title records instantly available online