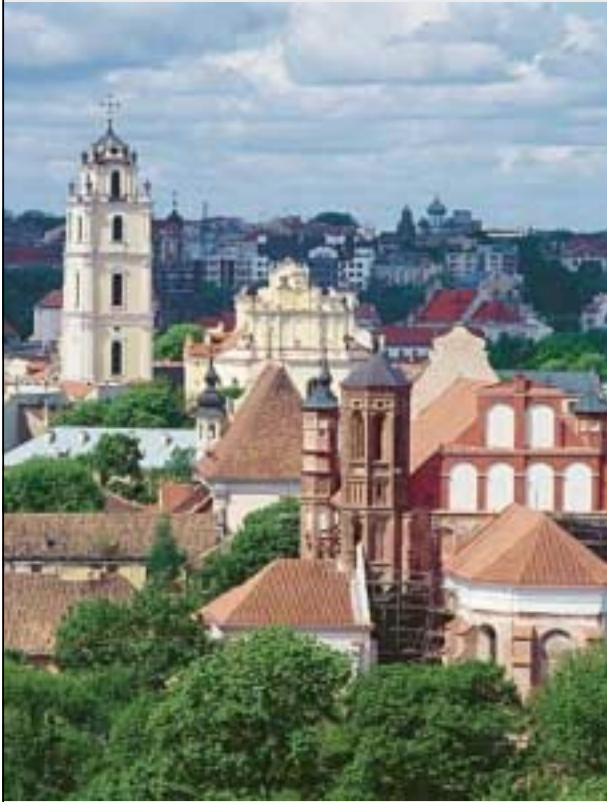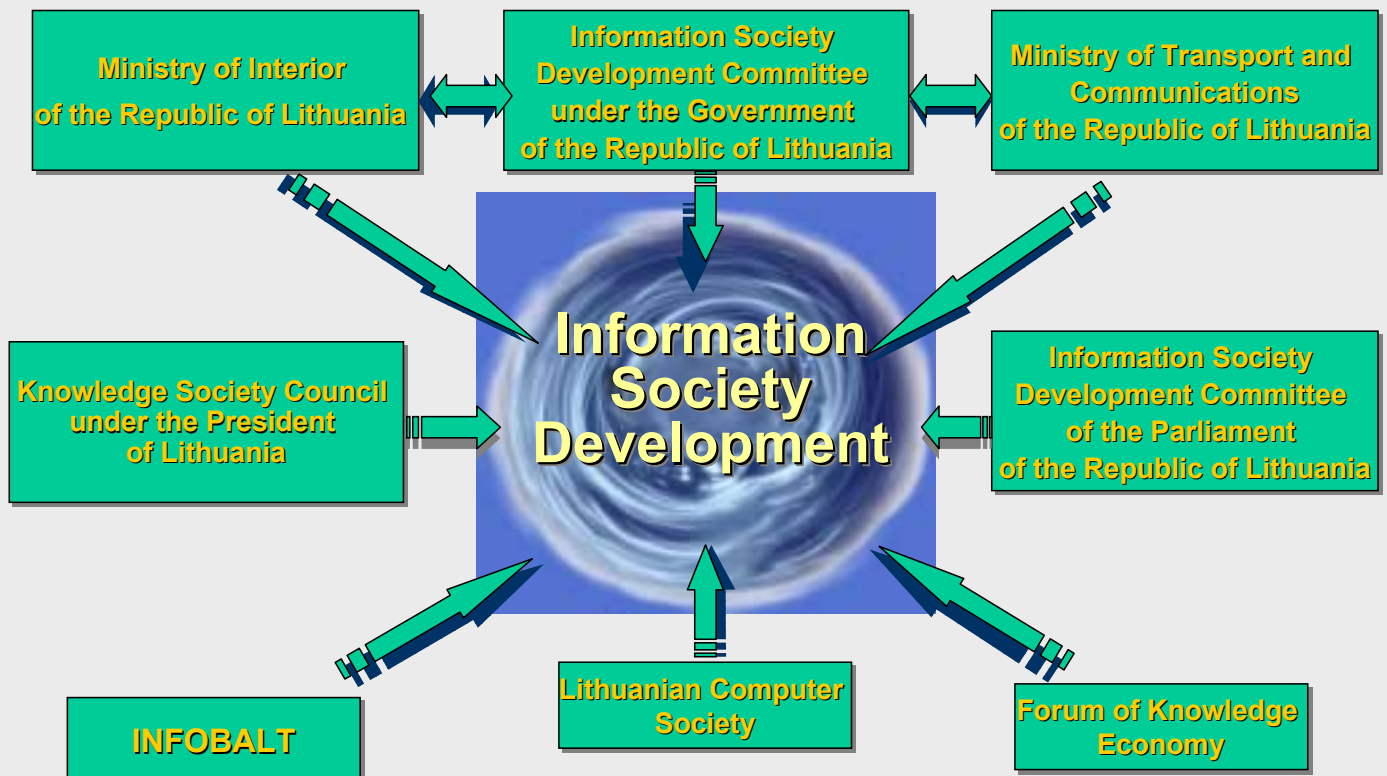# Land Administration – a model by Lithuania
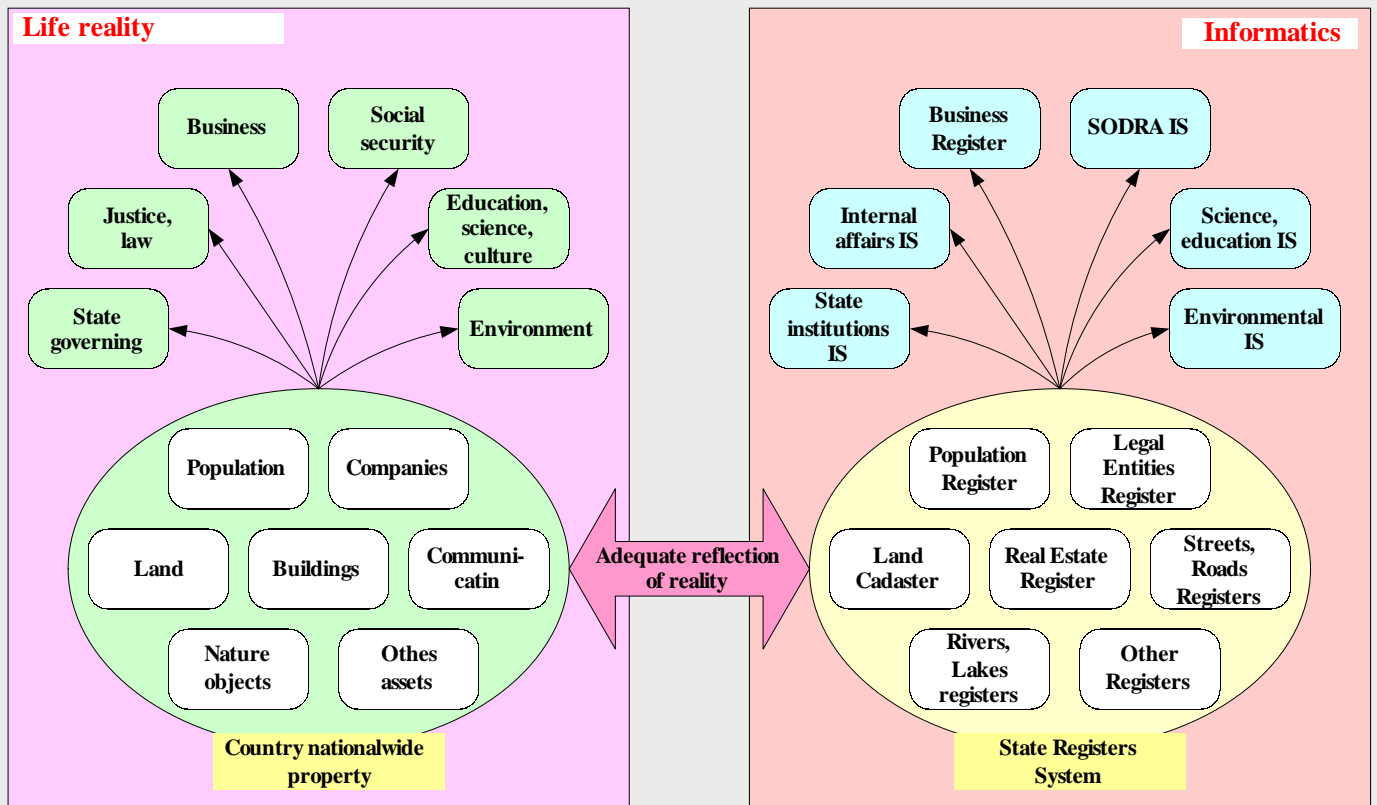
Kęstutis Sabaliauskas,
Director General of the State Enterprise Centre of Registers, Lithuania

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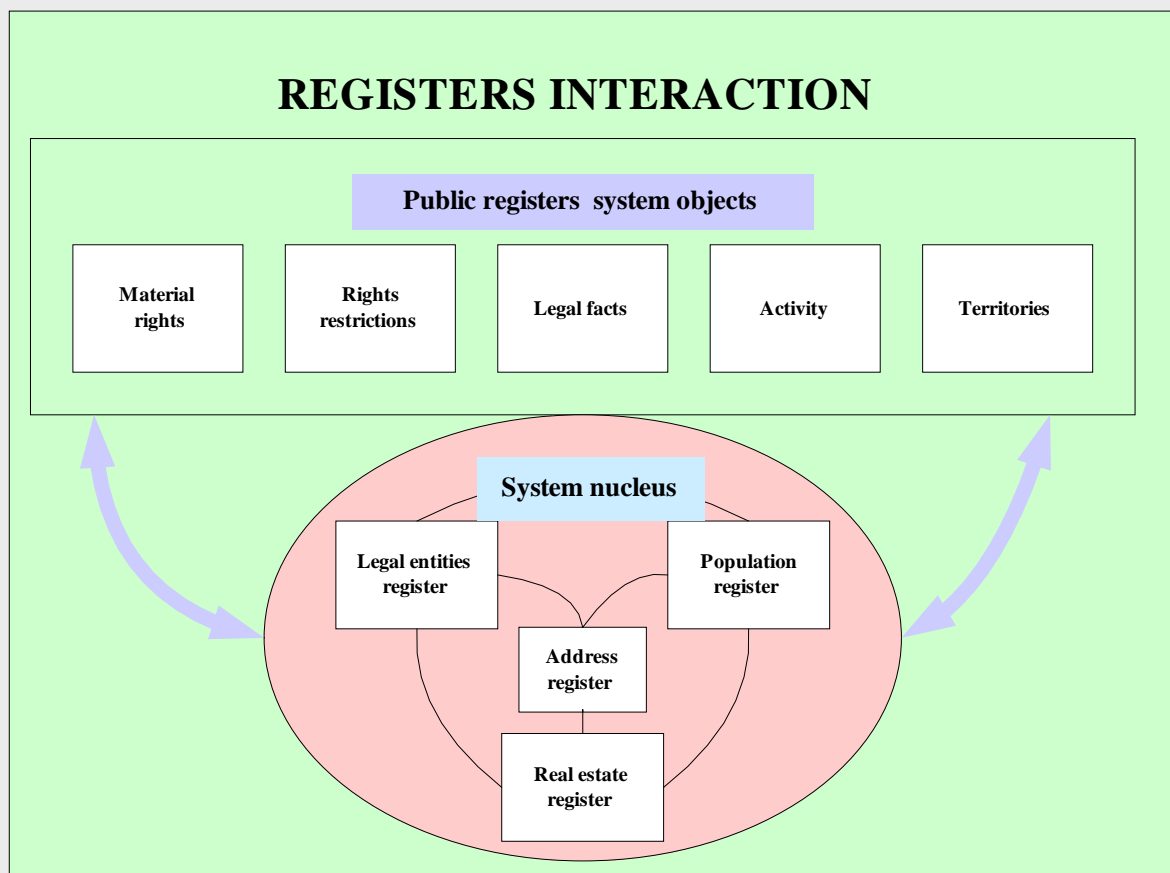
Innsbruck/Austria,2-4 June, 2004

Managing Information Society Development

Ministry of Interior of the Republic of Lithuania

Information Society Development Committee under the Government of the Republic of Lithuania

Ministry of Transport and Communications of the Republic of Lithuania

Knowledge Society Council under the President of Lithuania

Information Society Development

Information Society Development Committee of the Parliament of the Republic of Lithuania

INFOBALT

Lithuanian Computer Society

Forum of Knowledge Economy

OBJECTS LINKS AND REGISTERS INTERACTION

Life reality

Business

Social security

Justice, law

Education, science, culture

State governing

Environment

Country nationalwide property
- Population
- Companies
- Land
- Buildings
- Communi-catin
- Nature objects
- Othes assets

Adequate reflection of reality

Informatics

Business Register

SODRA IS

Internal affairs IS

Science, education IS

State institutions IS

Environmental IS

State Registers System
- Population Register
- Legal Entities Register
- Land Cadaster
- Real Estate Register
- Streets, Roads Registers
- Rivers, Lakes registers
- Other Registers

REGISTERS INTERACTION

Public registers system objects

Material rights	Rights restrictions	Legal facts	Activity	Territories

System nucleus

- Legal entities register
- Population register
- Address register
- Real estate register

Technological development → *e*Development

Digital revolution:
- developing of networks ,
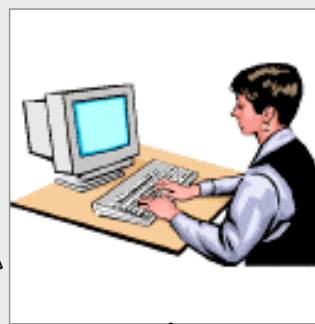- client/server-technology,
- Internet

New in 2005-2007:
- digital economy,
- *e*Commerce,
- *e*Business, virtual market places,
- *eS*ignature
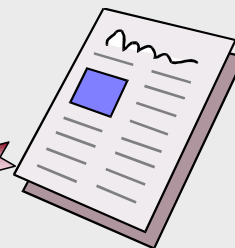- *e*Document

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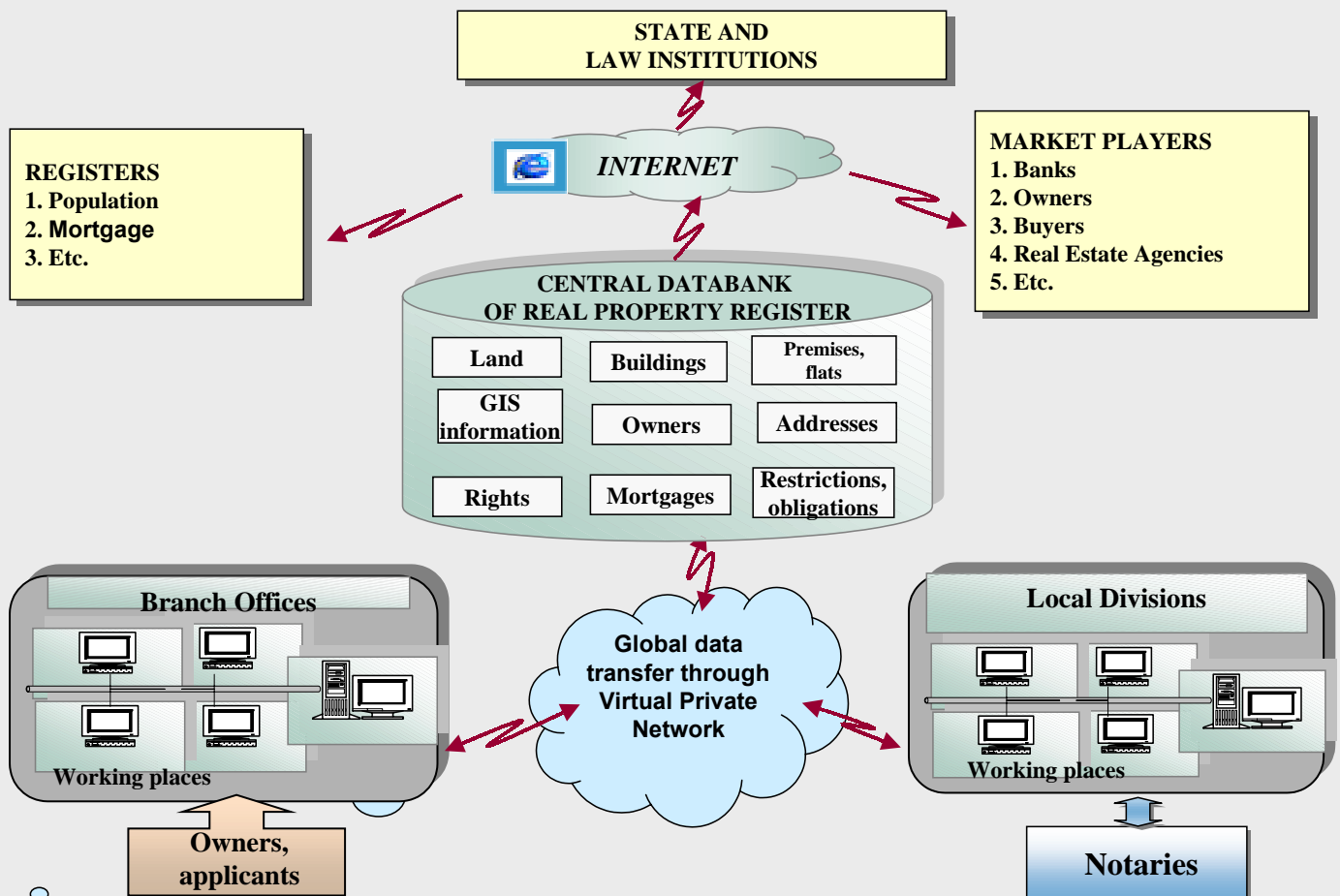LITHUANIAN REGISTRATION SYSTEM
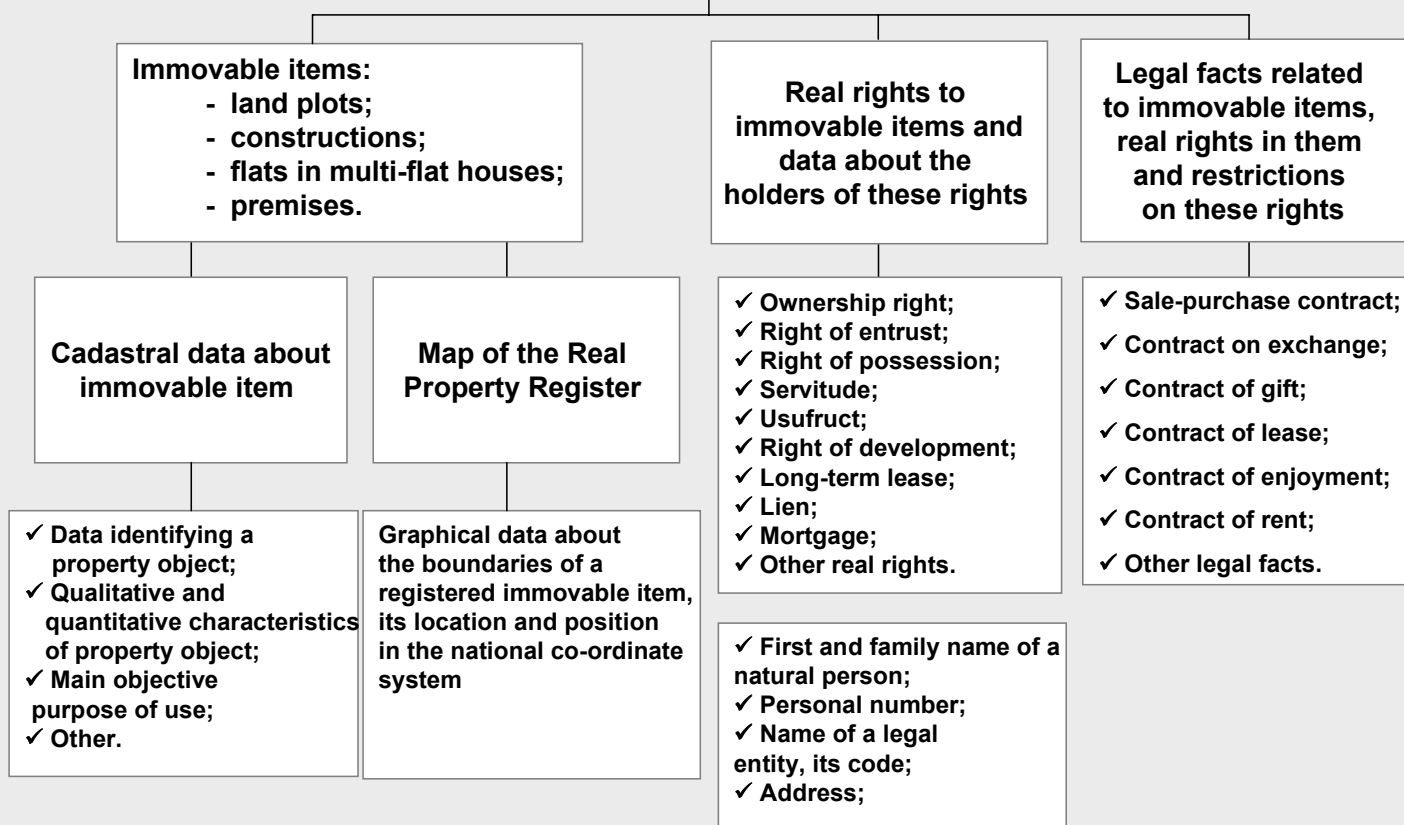
E - REGISTER

TITLE (RIGHT)

DEEDS (DOCUMENTS)

CADASTRAL DATA

OPERATION OF THE REAL PROPERTY REGISTER

STATE AND LAW INSTITUTIONS

INTERNET

REGISTERS
1. Population
2. Mortgage
3. Etc.

MARKET PLAYERS
1. Banks
2. Owners
3. Buyers
4. Real Estate Agencies
5. Etc.

CENTRAL DATABANK OF REAL PROPERTY REGISTER

Land	Buildings	Premises, flats
GIS information	Owners	Addresses
Rights	Mortgages	Restrictions, obligations

Branch Offices

Working places

Global data transfer through Virtual Private Network

Local Divisions

Working places

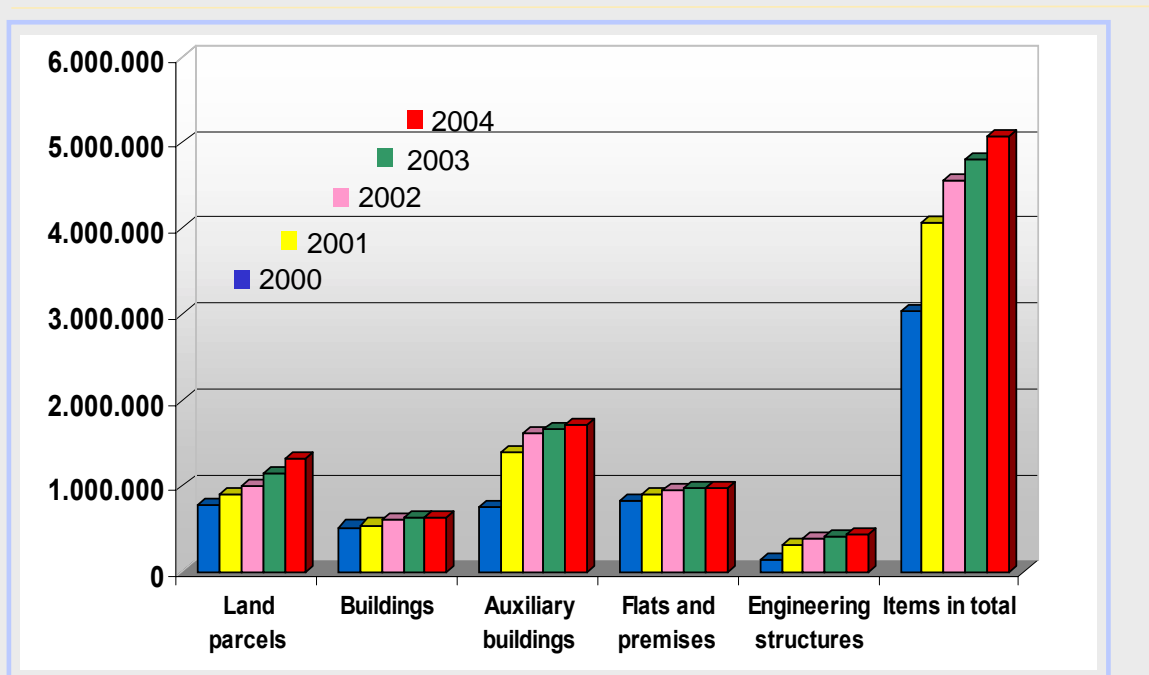**Owners, applicants**

Notaries

SERVICES PROVIDED BY THE STATE LAND CADASTRE AND REGISTER

▌ **Registration of real property and rights thereto**

▌ **Cadastral surveying of real property**

▌ **Valuation of real property for taxation Analysis of market data**

▌ **Client service by providing the data from the Central Databank of RPR (via the Internet, copies of documents in digital form and the documents)**

▌ **Preparation of certificates, extracts from the Real Property Register and other documents about real property and rights thereto**

▌ **Extracts of cadastre map (in analogue and digital form)**

▌ **Registration of legal entities and supply of data thereof**

DATA CONTENTS OF THE REAL PROPERTY REGISTER

Immovable items:
- land plots;
- constructions;
- flats in multi-flat houses;
- premises.

Real rights to immovable items and data about the holders of these rights

Legal facts related to immovable items, real rights in them and restrictions on these rights

Cadastral data about immovable item

Map of the Real Property Register

✓ Ownership right;
✓ Right of entrust;
✓ Right of possession;
✓ Servitude;
✓ Usufruct;
✓ Right of development;
✓ Long-term lease;
✓ Lien;
✓ Mortgage;
✓ Other real rights.

✓ Sale-purchase contract;
✓ Contract on exchange;
✓ Contract of gift;
✓ Contract of lease;
✓ Contract of enjoyment;
✓ Contract of rent;
✓ Other legal facts.

✓ Data identifying a property object;
✓ Qualitative and quantitative characteristics of property object;
✓ Main objective purpose of use;
✓ Other.

Graphical data about the boundaries of a registered immovable item, its location and position in the national co-ordinate system

✓ First and family name of a natural person;
✓ Personal number;
✓ Name of a legal entity, its code;
✓ Address;

PROPERTY ITEMS REGISTERED IN THE REAL PROPERTY REGISTER

NUMBER OF PROPERTIES REGISTERED
IN THE CENTRAL DATA BANK

The Number of Property Items according to Branch Offices (08.05.2004)

Branch Office of the Enterprise	Land parcels	Buildings	Auxiliary buildings	Flats and premises	Engineering structures	Items in total
Alytus Branch Office	96.243	44.305	133.066	47.810	32.228	353.652
Kaunas Branch Office	181.075	103.588	226.012	189.926	73.790	774.391
Klaipėda Branch Office	97.860	46.246	95.329	119.503	35.310	394.248
Marijampolė Branch Office	102.210	44.241	148.360	39.764	37.695	372.270
Mažeikiai Branch Office	69.182	25.693	81.253	29.832	18.267	224.227
Panevėžys Branch Office	170.800	67.149	189.678	71.226	46.206	545.059
Šiauliai Branch Office	147.071	69.051	201.315	80.724	52.186	550.347
Tauragė Branch Office	120.605	41.847	123.868	28.287	29.162	343.769
Telšiai Branch Office	64.140	23.617	75.294	26.896	15.775	205.722
Utena Branch Office	106.363	51.303	149.604	45.432	33.902	386.604
Vilnius Branch Office	209.071	119.093	298.094	289.883	68.058	984.199
Total in Lithuania:	1.364.620	636.133	1.721.873	969.283	442.579	5.134.488

CUSTOMERS AND SERVICES

Information can be provided:

❑ by mail on written requests

❑ by e-mail

❑ all customers free of charge can check via Internet whether the property is registered or not

❑ via Internet when registered users can access the Real Property Register Databank

❑ in a digital portable media

MAIN USERS

- ❑ municipalities
- ❑ governmental organisations
- ❑ public utilities
- ❑ notaries
- ❑ individuals
- ❑ real estate agencies
- ❑ financial institutions
- ❑ police/fire brigades
- ❑ etc.

REAL PROPERTY PORTAL FRONT PAGE

GI INTERFACE TO REAL PROPERTY DATA

SERVICES PROVIDED TO THE CLIENTS MAKING USE OF THE CENTRAL DATABANK OF THE REAL PROPERTY REGISTER
(during 2003)

Central Data bank of the RPR

Total number of searches –1.335.280
Searches made by identification – 83.019
Searches made by address – 186.574

Total number of excerpts of the RPR – 461.854

NUMBER OF EXCERPTS ISSUED
FROM THE REAL PROPERTY REGISTER PER MONTH
(data of 1998 – 2003)

Number of excerpts issued from the Real Property Register per month
(external and internal database users)

Year	Value
1998 07 01	2170
1999 07 01	6910
2000 07 01	17286
2001 07 01	34867
2002 07 01	58290
2003 07 01	92564
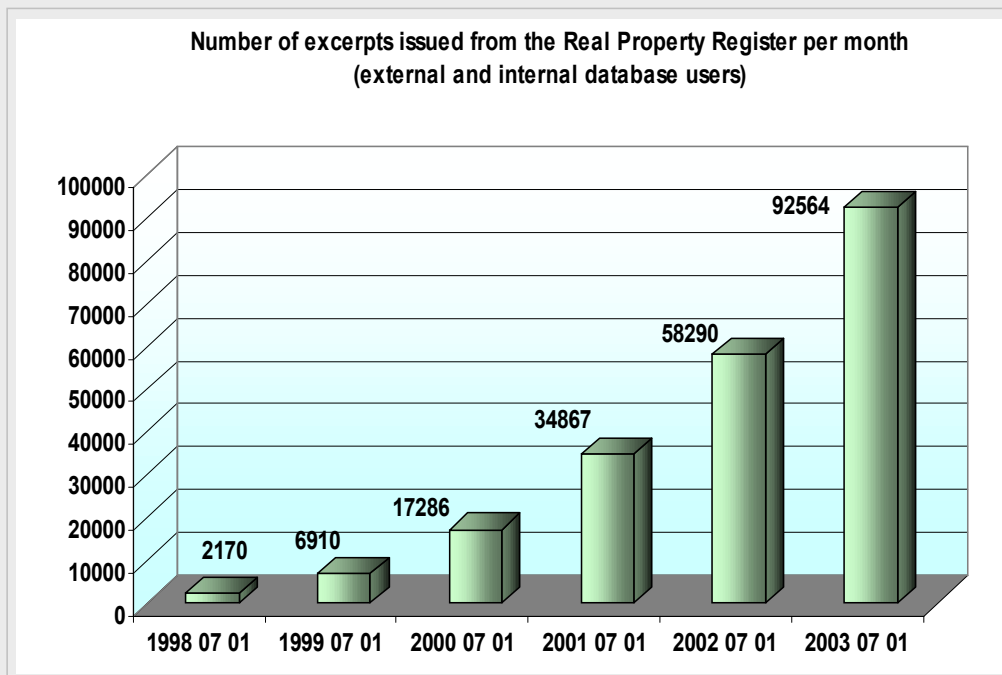
NUMBER OF SEARCHES IN THE REAL PROPERTY REGISTER
PER MONTH (data of 1998 – 2003)

Number of searches per month (external and internal database users)

Year	Value
1998 07 01	6239
1999 07 01	28638
2000 07 01	58903
2001 07 01	82412
2002 07 01	106460
2003 07 01	191415
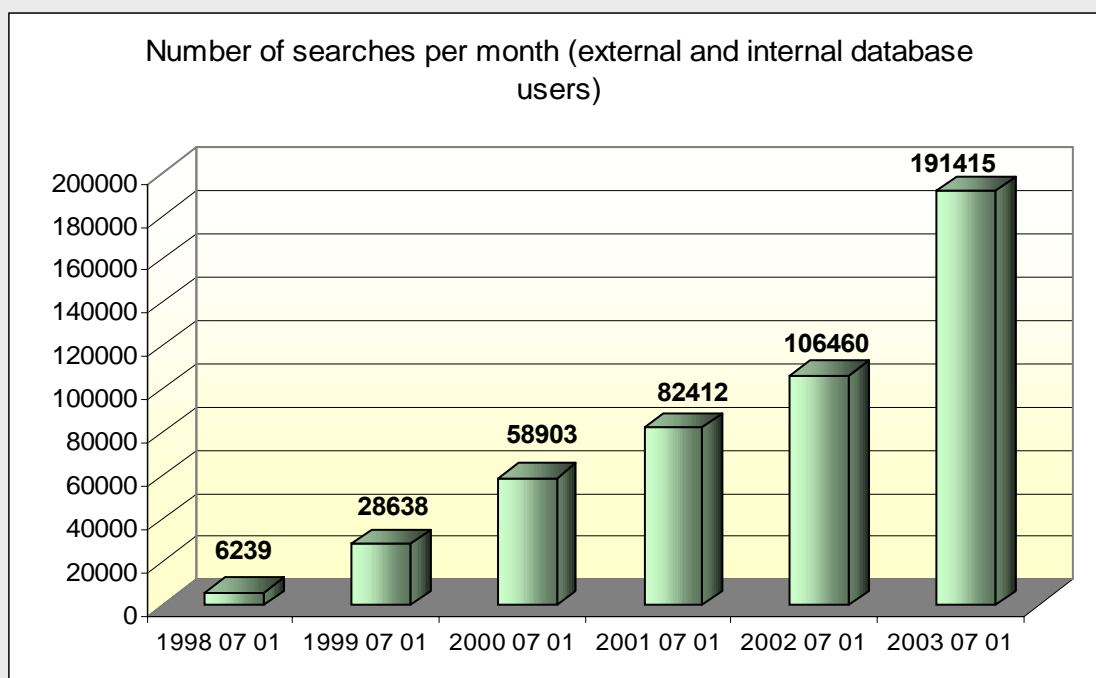
STATISTICS ON CERTIFICATES ORDERED BY INTERNET
(during 2003)

Year	Month													Total
	01	02	03	04	05	06	07	08	09	10	11	12		
2002	1258	847	431	514	953	1256	1162	779	984	1140	1083	1306		11713
2003	1285	1475	1442	1823	1809	2339	2634	2707	3248	3076	3586	3669		29093
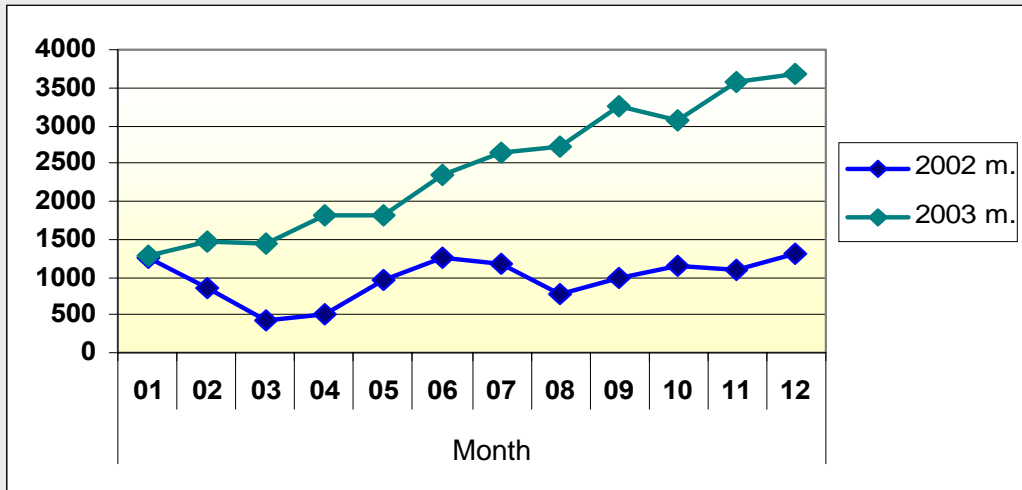
Customers of the Central Databank of RPR

Number of searches in the Central Databank of Real Property Register via Internet

	User group	1999	2000	2001	2002	2003
1.	State authorities	19461	82076	155022	215734	234969
2.	Law institutions	20356	48841	75375	121091	112005
3.	Bailiffs	0	57165	101462	122607	216484
4.	Mortgage Institution	0	11756	14276	27945	34527
5.	Counties	81	0	27048	115253	332010
6.	Municipalities	1801	8724	18060	40990	73499
7.	Lawyers	198	1981	1634	2491	3119
8.	Notaries	0	68	2240	6073	13415
9.	Banks	18885	39036	59170	93233	79575
10.	Leasing companies	0	3701	13276	11536	8068
11.	Insurance companies	1835	12577	14276	19120	18965
12.	Real Estate Agencies	0	1058	2360	16275	5594
13.	Other users	10471	37337	44984	118160	203050
	Total:	73088	304320	529153	910508	1335280

QUALITY AND BETTER SERVICES

Over the recent years, the SECR has been focusing on data quality and better services for the users. In 2003, SECR launched new version of Real Estate web portal for access to information on properties using either geographical or textual interface. Various user groups like notaries, estate agents, financial institutions, municipalities and individual persons can access information on real estate.

REAL PROPERTY REGISTER After 2003-07

On-line

buildings and land

Central Database

Oracle 9
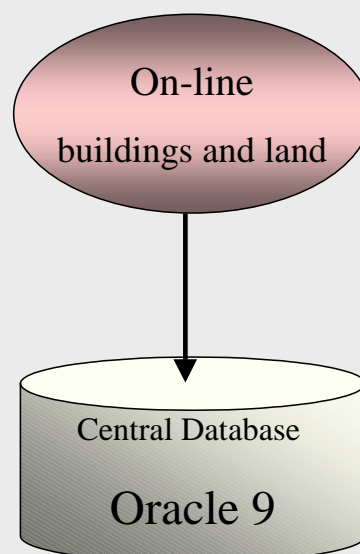
REAL PROPERTY REGISTER
on-line system architecture

```
              ┌─────────────────┐
              │     Client      │
              │                 │
              │ Internet browser│
              └────────┬────────┘
                       │
          ┌────────────┘
          ▼
┌──────────────────┐       ┌──────────────────────┐
│    Web server    │◄─────►│  Application server   │
└──────────────────┘       └──────────┬───────────┘
                                      │
                      ┌───────────────┘
                      ▼
              ┌─────────────────┐
              │                 │
              │ Central Database│
              │                 │
              └─────────────────┘
```
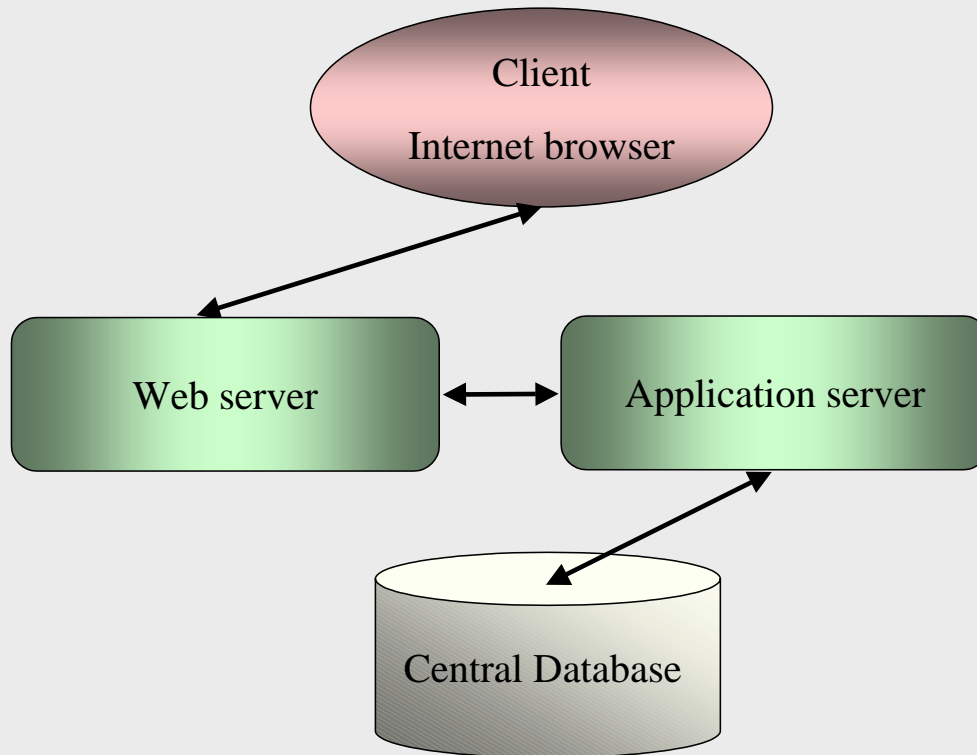
TRENDS: AUTOMATION OF REAL PROPERTY ADMINISTRATION

Cadastre and Land Registry services are **based on digital data**

Cadastre and Land Registry information is **provided via electronic means** (remote access)

Relation between the descriptive and geometric data is **1 to 1 and stored** in **1** (relational) **database**

Data sharing (no work duplication) is realised as **a fundamental requirement**

Ongoing development - special applications for groups of end users and professionals **to get integrated information about real estates**