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Item 5(b) of the provisional agenda

Review of the programme of work for 2012-2013

(b) Major trends in land administration

### **Status of the survey on the benchmarking of land administration systems**

Note by the Bureau of the Working Party on Land Administration

#### *Summary*

This note presents the preliminary results of the survey on the benchmarking of land administration systems. This survey involved a questionnaire sent to all 56 UNECE member States. The questionnaire included questions on land registration processes, access to information, cadastral systems, and other aspects of land administration. The preliminary results of that questionnaire are attached as Annex I.

The Working Party is invited to take note of the status of this survey.

## I. Introduction

During its meetings in 2010, the Bureau of the Working Party on Land Administration discussed and endorsed the idea of initiating a comparative study of land-administration systems in the UNECE region based on two questionnaire addressing each a) qualitative aspects of land administration systems and b) an updated version of the topics contained in the publication *Inventory of Land Administration Systems in Europe and North America* (2005). The delegation of Ireland agreed to lead this study, with a task force of land-administration experts of other countries.

The purpose of this survey is to carry out a comparative analysis of land administration, land registration and mapping systems in UNECE member States. It is intended to lay the basis for publications which analyse these systems.

Benchmarking plays a key role in improving public-sector performance. A number of studies and reports have been undertaken that define and compare various aspects of land registration and administration. These include the *Multilingual Thesaurus on Land Tenure* of the United Nations Food and Agriculture Organization (FAO), the *Glossary of Terms* for the European Land Information Service (EULIS), as well as the *UNECE Inventory of Land Administration Systems in Europe and North America*.

Land registration, land administration and mapping straddle the public and private sectors to varying degrees in different jurisdictions. Authorities often operate through partnerships with the private sector, such as through public-private partnerships, outsourcing or direct access. Nevertheless, control and regulation of land administration falls within the sphere of the public sector and, within the UNECE region, its operation is generally a public sector-function.

Benchmarking also provides a framework for improvement and technological innovation among land-administration institutions to mimic the effect that competition and the marketplace have on the private sector.

Planned change within the public sector tends to be gradual and with an overriding concern for risk management. There are therefore compelling arguments for critical analyses of the effectiveness of land administration, both by reference to key performance indicators and to other countries in the region.

The Working Party believes that benchmarking is a necessary exercise to evaluate economic performance, stimulate innovation, improve registration systems and promote universal standards of good land administration.

The survey was made available to all participating countries in online and printed form in April 2012. The preliminary findings of the study are set out in this document.

The Working Party and the secretariat will work to create a series of publications from this study which contribute to the development of land administration in the UNECE region. The possibility of cooperation with the European Land Registry Association (ELRA) is currently being explored. Also, efforts will be made to solicit responses from those countries who did not respond, especially from Central Asia, from which no response has yet been received.

Twenty-three countries responded to the survey: Austria, Belarus, Belgium, Bulgaria, Croatia, Cyprus, Denmark, Estonia, Finland, Georgia, Germany, Ireland, Israel, Italy, Latvia, Lithuania, Malta, the Netherlands, Romania, Serbia, Spain, Sweden and the United Kingdom (England and Wales).

## Annex: Questionnaire Text and Responses

This section presents the text of the survey as it was sent, as well as summary information about responses received.

### A. General definitions and clarifications

This survey relates to activity during the year 2011 and all statistics should relate to that year.

Where a particular date is required, the date applied should be the position as of 31 December 2011.

“Actual” means that the material is evidential based and is supported by verifiable statistics.

“Estimated” is to be used where verifiable statistics are not available but a reliable estimate can be provided.

Please note the following:

“Applications applied for on-line” at 3.4 means that the application must be made electronically, paid for electronically (if a fee is payable), submitted to the land registry electronically and not require any paper application in support.

“Associated support work” means staff involved in the delivery of information services, support of ICT, data cleansing, map update work and all other such support work required to maintain the registers and maps together with the support staff in administration in the organisation such as Human resources, Finance and Corporate Services.

“Boundary or boundaries” means the legal boundary to property as defined by vector information on a map.

“Days” mean working days.

“Digital map” means a map held in electronic format recording boundary information at accuracy levels that are suitable to support land administration requirements for recording title boundaries with precision. Such maps would have underlying topographic details of relevant physical features and be linked to the geodetic framework.

“Digitally certified extracts of the register” at 3.5 means that the certified copy is issued by the land registry in electronic format and no supporting paper document is required or issued.

“Disaster recovery” means having a capacity to implement a plan to recover and restore computer services (or paper records) in the event of a complete computer system or paper record loss.

“Fully electronically processed” at 3.6 means that the application for registration is made on-line, the fees are paid on-line and all of the processing is automated or automatic with no paper required at any stage of the process.

“Informal Settlement” means property used for habitation where the occupier has not established legal title.

“Land administration agencies” means all agencies/persons of the State or on behalf of the State (including but not exclusively the land registry) that are typically required to provide information, certification, permission, surveying or registration services in relation to a purchase/sale of property.

“Land Registry” means the agency/agencies with responsibility for the registration/recording of title, ownership, mortgages/charges/hypothecs, surveys (if appropriate) and boundary mapping and includes Registry of Deeds or the national cadastral agency, where appropriate.

“Manual interactions” at 9.4 excludes processes or interactions that are fully automatic or automated. This would exclude any processes where applicants have immediate electronic access to all of the records or facilities required to perform the procedure.

“Map” means a map with a scale that is suitable to support land administration requirements for recording title boundaries with precision. Such maps would have underlying topographic details of relevant physical features and be linked to the national geodetic framework.

“Non-registered” means a title that may be legal but is not recorded in the office of the land registry. This includes cases where documentation has not been submitted for registration or where documentation has been submitted but registration is delayed in the land registry.

“Ownership” means the ownership of a single title. A single ownership may comprise a number of owners or a number of parcels or both.

“Overall agency costs and fees” at 11.4 means the fees relating to the agency/agencies involved in the registration/recording of title, ownership, mortgages/charges/hypothecs, surveys (if appropriate) and boundary mapping and associated information services and includes any costs for PPP arrangements.

“Parcel” means “a single area of land or more particularly a volume of space, under homogenous real property rights and unique ownership”.

“Staff in land registry/cadastral agency” at 11.3 includes all staff involved in title registration and boundary related surveying but excludes staff involved in topographic or other non-boundary related mapping.

“Surveys” at 6.7 only relates to statutory surveys conducted by or directed by State authorities in connection with the sale and purchase of a premises.

“Title(s)” means the legal title to land. Land also includes a volume of space. A single title relates to the ownership of a particular property. A single title may be composed of one or more ownerships and may be formed by one or more parcels. There may be different layers of title to one parcel, in which case each title layer registered in the land registry should be counted as a separate title.

“Title registers” relates to the legal title which may, but does not necessarily, include the map. “Title registers” includes the registers of land, ownership and interests against land and the boundaries map and also includes cases where these are not all held on a single integrated register.

“Total operating costs” includes direct and indirect costs, such as charges for PPP arrangements, notional costs for rent to the State for premises and liability to the State for pensions of retired staff.

“Transaction” means all actions of the processing and registrations effecting a change in the register in the land registry/cadastral agency in respect of a single application such as a transfer of ownership and recording of any associated rights contained in the transfer deed. Each transaction such as a transfer of ownership, or a mortgage/charge/hypothec, or a cancellation of a mortgage/charge/hypothec should count as a single transaction, irrespective of the number of actual registration changes required.

## 1. System of Registration

	YES	NO	NO RSP
1.1 Do you have a system for recording land ownership ?	23 (100 %)	0 (0%)	0 (0%)
1.2 Is your system based on civil court registration ?	10 (43.5%)	13 (56.5%)	0 (0%)
1.3 Is your system based on local or customary rights ?	2 (9%)	21 (91%)	0 (0%)
1.4 Is your system supporter by title insurance ?	1 (4%)	22 (96%)	0 (0%)

	Both register of Title and Register of Deeds	Register of Deeds	Register of Title		NO RSP
			By parcel identifier	By title number	
1.5 Do you have a system for recording land ownership ?	2 (8.7%)	6 (26.1%)	9 (39.1%)	5 (21.7%)	1 (4.3%)

1.6 Which of the following professions operate in the area of land administration and of these, which of the professions are regulated by relevant land administration legislation?

	Austria		Belarus		Belgium		Bulgaria		Croatia		Cyprus		Denmark		England and Wales		Estonia		Finland		Georgia		Germany	
	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated
Notaries	X	X	X		X	X	X	X	X	X					X	X	X	X			X	X	X	X
Solicitors	X	X	X				X	X	X	X	X				X	X			X				X	X
Land Surveyors	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X		X	X
Land Agents	X	X							X						X				X	X			X	X
Licensed Conveyances															X	X			X	X			X	X
Estate Agent/Realtors	X	X	X				X	X	X		X	X			X				X	X	X		X	X
Property Valuers	X	X	X	X			X	X	X		X	X			X		X		X	X			X	X
Mortgage Brokers															X	X			X				X	X
Town Planners			X				X	X	X		X				X	X	X		X				X	X

1.6 Which of the following professions operate in the area of land administration and of these, which of the professions are regulated by relevant land administration legislation?

	Ireland		Israel		Italy		Latvia		Lithuania		Malta		The Nether-lands		Romania		Serbia		Spain		Sweden	
	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated
Notaries			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Solicitors	X		X	X	X	X	X												X		X	
Land Surveyors	X		X	X	X	X	X	X	X	X			X	X	X	X	X	X	X		X	
Land Agents							X												X			
Licensed Conveyances					X	X																
Estate Agent/Realtors	X		X	X			X		X						X	X	X	X	X		X	
Property Valuers			X	X			X		X	X					X	X	X	X	X			
Mortgage Brokers	X		X				X										X	X	X			
Town Planners			X	X	X	X	X		X	X					X	X	X	X	X			

## 2. Coverage

	100%	> 80%	61-80%	41-60%	20-40%	<20%	0%	NO RSP
2.1 Area of land registered - What percentage of the territory of the jurisdiction is registered in the land registry?	8 (34.7%)	9 (39.1%)	2 (8.7%)	1 (4.3%)	2 (8.73%)	1 (4.3%)	0 (0%)	0 (0%)
2.2 Unregistered property - What percentage of all titles is held under non-registered arrangements?	0 (0%)	0 (0%)	0 (0%)	0 (0%)	3 (13%)	11 (47.8%)	7 (30.4%)	2 (8.7%)
2.3 Informal settlements - What percentage of all property titles is held by way of informal settlements?	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	10 (43.5%)	10 (43.5%)	3 (13%)

### 3. On-line Availability and Electronic Access

	100%	> 80%	61-80%	41-60%	20-40%	<20%	0%	NO RSP
3.1 Availability of spatial information online- What percentage of titles on the digital map is indexed by way of a link to the title registers?	16 (69.6%)	0 (0%)	1 (4.3%)	1 (4.3%)	0 (0%)	1 (4.3%)	2 (8.7%)	2 (8.7%)
3.2 Index map to titles - What percentage of titles on the digital map is indexed by way of a link to the title registers?	16 (69.6%)	0 (0%)	1 (4.3%)	1 (4.3%)	0 (0%)	1 (4.3%)	2 (8.7%)	2 (8.7%)
3.3 On-line inspections of the title register - What percentage of inspections of the title registers is made on-line?	6 (26.1%)	8 (34.8%)	5 (21.7%)	1 (4.3%)	0 (0%)	0 (0%)	2 (8.7%)	1 (4.3%)
3.4 On-line inspections of the map/cadastré - What percentage of inspections of boundaries on the map/cadastré is made on-line?	4 (17.4%)	6 (26.1%)	2 (8.7%)	4 (17.4%)	0 (0%)	2 (8.7%)	3 (13%)	2 (8.7%)
3.5 On-line applications for copies - What percentage of applications for certified extracts of the title registers and map/cadastré is applied for on-line?	5 (21.7%)	4 (17.4%)	3 (13%)	0 (0%)	2 (8.7%)	4 (17.4%)	4 (17.4%)	1 (4.3%)
3.6 Digitally certified extracts of the register - What percentage of digitally certified extracts of the title registers and map/cadastré is processed paper free and issued electronically?	5 (21.7%)	3 (13%)	2 (8.7%)	2 (8.7%)	2 (8.7%)	3 (13%)	5 (21.7%)	1 (4.3%)
3.7 Electronic registration - What percentage of transactions on the register is fully electronically processed?	5 (21.7%)	3 (13%)	0 (0%)	2 (8.7%)	1 (4.3%)	5 (21.7%)	6 (26.1%)	1 (4.3%)
	YES		NO		NO RSP			
3.8 Access to online register - Is the register open to citizens to inspect on an online basis?	14 (60.9%)		7 (30.4%)		2 (8.7%)			

#### 4. Status and Security

	100%	> 80%	61-80%	41-60%	20-40%	<20%	0%	NO RSP
4.1 State guarantee of title - What percentage of all titles in the jurisdiction is guaranteed by the State/land registry against loss from on-line?	13 (56.5%)	3 (13%)	0 (0%)	1 (4.3%)	0 (0%)	0 (0%)	5 (21.7%)	1 (4.3%)
4.2 Title insurance - What percentage of all titles in the jurisdiction has a guarantee of title based exclusively on commercial (i.e. non-State) insurance?	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1 (4.3%)	3 (13%)	17 (73.9%)	2 (8.7%)
						</		



	YES	NO		NO RSP		
4.4 Protection against mal-administration - Are administrative actions of the land registry open to review by an independent State Ombudsman?	16 (69.6%)	7 (30.4%)		0 (0%)		
	<1 Year	<60 Days	<20 Days	<5 Day	<48 Hours	NO RSP
4.5 Disaster Recovery - What is the timeframe required to recover a title register and map in the event of the loss of the title and/or map records?	1 (4.3 %)	1 (4.3 %)	0 (0%)	2 (8.7%)	17 (73.9%)	2 (8.7%)
4.6 Business continuity - What is the timeframe required to restore full customer services in the land registry in the event of a total loss of the title and map records or premises?	1 (4.3 %)	1 (4.3 %)	1 (4.3%)	5 (21.7%)	13 (56.5%)	2 (8.7%)
	3 Years	2 Years	1 Year	<1 Year	NEVER	NO RSP
4.7 Customer Charter and customer satisfaction ratings - At what interval does the land registry commission periodic customer satisfaction surveys?	1 (4.3 %)	4 (17.4%)	7 (30.4%)	4 (17.4%)	4 (17.4%)	3 (13 %)
	YES	NO		NO RSP		
4.8 Independent verification of reports and ratings - Are land registry performance reports audited externally?	15 (65.2%)	7 (30.4%)		1 (4.3 %)		
4.9 Independent verification of reports and ratings - Are land registry customer satisfaction surveys audited externally?	12 (52.5%)	10 (43.5%)		1 (4.3 %)		

## 5. Taxes and Charges

	Austria	Belarus	Belgium	Bulgaria	Croatia	Cyprus	Denmark	England And Wales	Estonia	Finland	Georgia	Germany
5.1 Area of average dwelling - What is the area (m <sup>2</sup> ) of an average sized dwelling located in an average priced suburban area of the largest city in your jurisdiction?	130	140	NO RSP	60	60	200	140 <sup>1</sup>	80	51	80	65 <sup>2</sup>	90 <sup>3</sup>
	Ireland	Israel	Italy	Latvia	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden	
5.1 Area of average dwelling - What is the area (m <sup>2</sup> ) of an average sized dwelling located in an average priced suburban area of the largest city in your jurisdiction?	88.3	NO RSP	100 <sup>4</sup>	50	80	200	80	50	50	80	125	

1. The number is the average of the range data '120-160' which was originally given by Denmark.
2. The number is the average of the range data '60-70' which was originally given by Georgia.
3. The number is the average of the range data '80-100' which was originally given by Germany.
4. The number is the average of the range data '95-105' which was originally given by Italy.

	Austria	Belarus	Belgium	Bulgaria	Croatia	Cyprus	Denmark	England And Wales	Estonia	Finland	Georgia	Germany
5.2 Average price of dwelling - What is the current average market price (Quarter 2 of 2012) for the purchase of a dwelling such as defined in question 1 above? (Figure in EUR 1000)	300	70.7 <sup>1</sup>	NO RSP	50	96	400	350	461	450	250	30.65 <sup>2</sup>	175 <sup>3</sup>

  

	Ireland	Israel	Italy	Latvia	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden
5.2 Average price of dwelling - What is the current average market price (Quarter 2 of 2012) for the purchase of a dwelling such as defined in question 1 above? (Figure in EUR 1000)	192	NO RSP	340 <sup>4</sup>	28	46.4 <sup>5</sup>	NO RSP	231	30	70	250	230 <sup>6</sup>

1. Belarus indicated an average price of USD 90,000. The price indicated has been calculated converting USD into EUR with the present day (12/11/2012) exchange rate (USD 1 = EUR 0.7858).
2. Georgia indicated an average price of USD 36,000 to 42,000. The average of the range amounts to USD 39,000. The data in the chart is the average price converted into EUR with the present day (12/11/2012) exchange rate (USD 1 = EUR 0.7858).
3. The number is the average of the range data '150-200' which was originally given by Germany.
4. Italy indicated an average price of EUR 3,400/m<sup>2</sup>. The price indicated has been calculated multiplying this data with the average area of dwellings in Italy by the same officer (100m<sup>2</sup>, reported in question 5.1).
5. Lithuania indicated an average price of EUR 580/m<sup>2</sup>. The price indicated has been calculated multiplying this data with the average area of dwellings in Lithuania by the same officer (80m<sup>2</sup>, reported in question 5.1).

	Austria	Belarus	Belgium	Bulgaria	Croatia	Cyprus	Denmark	England And Wales
5.3 Purchase Tax - What is the average level of national / federal tax that is payable for a transfer of the ownership of an average priced dwelling, as defined in question 5.2? (% calculated on the value of the dwelling)								
a. First time purchaser of an existing dwelling	3.5%	0%	10 – 12.5% of the purchase price (or estimated value, if higher)	0%	0 % (transfer of ownership)	EUR 25,160 No VAT charge	EUR 2,100	3%
b. First time purchaser of a new dwelling	3.5%	0%	10 – 12.5% of the purchase price (or estimated value, if higher)	0%	0% (transfer of ownership), 23 % (value added tax) VAT included in the price.	EUR 25,160 10% out of the 15% CAT is returned	EUR 2,100	3%
c. Existing property owner purchasing existing dwelling	3.5%	0%	10 – 12.5% of the purchase price (or estimated value, if higher)	0%	5% (transfer of ownership)	EUR 25,160 No VAT charge	EUR 2,100	3%
d. Existing property owner purchasing new dwelling	3.5%	0%	10 – 12.5% of the purchase price (or estimated value, if higher)	0%	5% (transfer of ownership) 23% (value added tax) VAT included in the price.	EUR 25,160 VAT is charged for second dwelling	EUR 2,100	3%

	Estonia	Finland	Georgia	Germany	Ireland	Israel	Italy	Latvia
5.3 Purchase Tax - What is the average level of national / federal tax that is payable for a transfer of the ownership of an average priced dwelling, as defined in question 5.2? (% calculated on the value of the dwelling)								
a. First time purchaser of an existing dwelling	EUR 40 <sup>1</sup> + 25 (state fee)	0%	0%	3.5% of the price of the dwelling	0%	NO RSP	3% of the price + EUR 336	2% of the price
b. First time purchaser of a new dwelling	EUR 40 + 25 (state fee)	NO RSP	0%	3.5% of the price of the dwelling	0%	NO RSP	4% of the price + EUR 504	VAT 21% of the price + 2%
c. Existing property owner purchasing existing dwelling	EUR 40 + 25 (state fee)	1.6 %	0%	3.5% of the price of the dwelling	EUR 4,690 (7% on purchase price in excess of EUR 125,000)	NO RSP	10% of the price	2% of the price
d. Existing property owner purchasing new dwelling	EUR 40 + 25 (state fee)	1.6 %	0%	3.5% of the price of the dwelling	EUR 4,690 (7% on purchase price in excess of EUR 125,000)	NO RSP	10% of the price + EUR 504	VAT 21% of the price + 2%

1. In Estonia, according to the Notary Fees Act, for an average dwelling of 51 m<sup>2</sup>, of an average market price of EUR 440/m<sup>2</sup>, and a transaction whose value is up to EUR 22,440, it applies a full notarial fee of EUR 41.50 (~EUR40). Estonia indicated the number 40 itself.

	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden
5.3 Purchase Tax - What is the average level of national / federal tax that is payable for a transfer of the ownership of an average priced dwelling, as defined in question 5.2? (% calculated on the value of the dwelling)							
a. First time purchaser of an existing dwelling	NO RSP	3.5% on the first EUR 30,000 and 5% on the rest. 12% on market price if selling.	2% (trans. taxes)	NO RSP	0%	7%	EUR 3,450 (1.5 % of price)
b. First time purchaser of a new dwelling	NO RSP	3.5% on the first EUR 30,000 and 5% on the rest. 12% on market price if selling.	2% (sales taxes)	NO RSP	0%	7%	EUR 3,450 (1.5 % of price)
c. Existing property owner purchasing existing dwelling	NO RSP	3.5% on the first EUR 30,000 and 5% on the rest. 12% on market price if selling.	2% (trans. taxes)	NO RSP	2.5 %	7%	EUR 3,450 (1.5 % of price)
d. Existing property owner purchasing new dwelling	NO RSP	3.5% on the first EUR 30,000 and 5% on the rest. 12% on market price if selling.	0%	NO RSP	2.5 %	7%	EUR 3,450 (1.5 % of price)

	Austria	Belarus	Belgium	Bulgaria	Croatia	Cyprus	Denmark	England And Wales	Estonia	Finland	Georgia	Germany
5.4 - Local Taxes - What additional municipal or local tax is payable for a transfer of ownership of an average priced dwelling as defined in question 2 above?	0%	0%	0%	EUR 1,000	0%	NO RSP	0%	Council Tax	0%	0%	0%	0%
5.5 - Title Insurance - What additional title insurance fee is typically paid on a transfer of ownership of an average priced dwelling as defined in question 2 above?	0%	0%	0%	0%	0%	NO RSP	0%	0%	0%	0%	0%	0%
5.6 - Overall Registration and Professional costs of property purchase - What is the total registration fee (viz. land registry and all professional such as legal, notarial and survey fees) paid by both the seller and purchaser on a transfer of the ownership of an average priced dwelling such as described in question 2 above? Exclude taxes and assume subdivision is not necessary.	EUR 1,500	Approx. EUR 62.86 <sup>1</sup>	Approx. 2 %	EUR 1,300	NO RSP	EUR 33,000 (Transfer fees + Estate agents fees)	EUR 200	Land Registry fee EUR 357	EUR 40 + 25 (state fee)	0%	EUR 27	1.5% of the price

1. Belarus indicated an average price of USD 80. The data in the chart is this data converted into EUR with the present day (12/11/2012) exchange rate (USD 1 = EUR 0.7858). Belarus indicated that the price is calculated without inventory, which is not obligatory.

	Ireland	Israel	Italy	Latvia	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden
5.4 - Local Taxes - What additional municipal or local tax is payable for a transfer of ownership of an average priced dwelling as defined in question 2 above?	There are no local taxes	Municipal tax and Betterment tax	0%	0%	NO RSP	0%	0%	NO RSP	0%	0%	0%
5.5 - Title Insurance - What additional title insurance fee is typically paid on a transfer of ownership of an average priced dwelling as defined in question 2 above?	0%	0%	0%	0%	NO RSP	NO RSP	0%	0%	0%	0%	0%
5.6 - Overall Registration and Professional costs of property purchase - What is the total registration fee (viz. land registry and all professional such as legal, notarial and survey fees) paid by both the seller and purchaser on a transfer of the ownership of an average priced dwelling such as described in question 2 above? Exclude taxes and assume subdivision is not necessary.	EUR 1,600	NO RSP	Land Registry fee: EUR 149	3% from market value	NO RSP	NO RSP	6%	EUR 760	EUR 200 - 1,000	0.12%	EUR 11,500 (about 5 % of the price)



	<b>Austria</b>	<b>Belarus</b>	<b>Belgium</b>	<b>Bulgaria</b>	<b>Croatia</b>	<b>Cyprus</b>	<b>Denmark</b>	<b>England And Wales</b>	<b>Estonia</b>	<b>Finland</b>	<b>Georgia</b>	<b>Germany</b>
5.7. Recurring Taxes and Charges - Is the 'average priced dwelling', as referred to in question 2, liable to annual/recurring taxes and charges in your jurisdiction?	YES	YES	YES	YES	NO RSP	YES	NO	YES	NO	YES	0%	EUR 120 - 200 per year
5.8. Liability for recurring taxes - If yes, what level of recurring taxes (such as rates, poll tax, water charges, service charges etc.) are payable in respect of an average priced dwelling as defined in question 2?	EUR 400	0.1%	Approx. 2 % of the value	EUR 200	NO RSP	4%	NO RSP	EUR 1,689	NO RSP	EUR 3.5/m <sup>2</sup>	0%	NO RSP
5.9. Cadastral or administrative value - Does your national tax agency estimate or set a cadastral value for a dwelling?	NO	YES	YES	YES	NO RSP	YES	YES	NO	NO	YES	0%	NO RSP
5.10. Does the government in your country estimate or set another type of real estate value for a dwelling?	NO	YES	YES	NO	NO RSP	YES	NO	YES	NO	NO	NO RSP	NO RSP
5.11. Is the purchase tax payable on the basis of a cadastral/administrative value or on the basis of the market price paid from the buyer to the seller?	Market Price Paid	Market Price Paid	Higher of the two	Higher of the two	NO RSP	Market Price Paid	Higher of the two	Market Price Paid	Market Price Paid	Market Price Paid	NO RSP	NO RSP

	Ireland	Israel	Italy	Latvia	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden	
5.7. Recurring Taxes and Charges - Is the 'average priced dwelling', as referred to in question 2, liable to annual/recurring taxes and charges in your jurisdiction?	NO	YES	YES	YES	NO RSP	NO	YES	NO RSP	YES	YES	YES	
5.8. Liability for recurring taxes - If yes, what level of recurring taxes (such as rates, poll tax, water charges, service charges etc.) are payable in respect of an average priced dwelling as defined in question 2?	0%	NO RSP	NO RSP	0.45% (0.2% building; 1.5% land)	NO RSP	NO RSP	0.5%	NO RSP	EUR 70 /year	NO RSP	Approx. EUR 750, tax only, other charges is negotiated with suppliers	
5.9. Cadastral or administrative value - Does your national tax agency estimate or set a cadastral value for a dwelling?	NO	NO RSP	YES	YES	NO	YES	NO	YES	YES	YES	YES	
5.10. Does the government in your country estimate or set another type of real estate value for a dwelling?	NO	NO RSP	NO	NO	YES	NO	YES	YES	NO	YES	YES	
5.11. Is the purchase tax payable on the basis of a cadastral/administrative value or on the basis of the market price paid from the buyer to the seller?	NO	YES	YES	YES	NO RSP	NO	YES	NO RSP	YES	YES	YES	
				YES				NO				NO RSP
5.9 Cadastral or administrative values - Does your national tax agency estimate or set a cadastral value for a dwelling?				13 (65.2%)				6 (26.1%)				4 (17.4%)
5.10 Cadastral or administrative values - Does the government in your country estimate or set another type of real estate value for a dwelling?				9 (39.1%)				10 (43.5%)				4 (17.4%)

	Austria	Belarus	Belgium	Bulgaria	Croatia	Cyprus	Denmark	England And Wales	Estonia	Finland	Georgia	Germany
5.13. On average, from the years 2009 to 2011, is the cadastral value equal to the market value of an average dwelling?	NO	NO	NO	NO <sup>1</sup>	NO RSP	NO	YES	NO <sup>2</sup>	NO	NO <sup>3</sup>	NO RSP	NO RSP
5.14. Is the cadastral value or other determined real estate value calculated with the support of a mass evaluation?	NO	YES	YES	YES	NO RSP	NO	YES	YES	YES	YES	NO RSP	NO RSP
5.15. Does the cadastral authority, for fiscal purpose, evaluate properties with criteria based on the International Valuation Standard set by the International Valuation Standards Council (IVSC)?	NO	YES	NO	NO	NO RSP	YES	NO RSP	NO	NO	NO	NO RSP	NO RSP
5.16. Are cadastral or other real estate valuation criteria used by the national government the same criteria used by professionals and the banking system in your country?	NO	YES	NO	NO	NO RSP	YES	NO RSP	NO	NO	YES	NO RSP	NO RSP

1. In Bulgaria administrative value is about 50% of the market value.
2. The United Kingdom does not operate a cadastral system. England and Wales, therefore, do not recognise the term 'cadastral value'.
3. In Finland there is no cadastral value. Taxation value should be the same as market value, even if in fact it is lower.

	Ireland	Israel	Italy	Latvia	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden	
5.13. On average, from the years 2009 to 2011, is the cadastral value equal to the market value of an average dwelling?	NO RSP	NO RSP	NO <sup>1</sup>	NO <sup>2</sup>	NO	NO	NO <sup>3</sup>	YES	NO RSP	NO <sup>4</sup>	NO <sup>5</sup>	NO RSP
5.14. Is the cadastral value or other determined real estate value calculated with the support of a mass evaluation?	NO RSP	NO RSP	YES	YES	YES	NO	YES	NO	NO	NO	YES	NO RSP
5.15. Does the cadastral authority, for fiscal purpose, evaluate properties with criteria based on the International Valuation Standard set by the International Valuation Standards Council (IVSC)?	NO RSP	NO RSP	NO	YES	YES	NO	NO	NO	NO	NO RSP	YES	NO RSP
5.16. Are cadastral or other real estate valuation criteria used by the national government the same criteria used by professionals and the banking system in your country?	NO RSP	YES	NO	YES	YES	NO	NO	YES	NO	NO	YES	NO RSP

1. In Italy the ratio between market value and cadastral value amounts to 2.3.
2. In Latvia cadastral value is approximately 85 % of the market value.
3. In The Netherlands there is no cadastral value.
4. In Spain cadastral value is approximately 70 % of the market value.
5. In Sweden cadastral value is approximately 75 % of the market value.

## 6. Fees

	Austria	Belarus	Belgium	Bulgaria	Croatia	Cyprus	Denmark	England And Wales	Estonia	Finland	Georgia	Germany
6.1. Register Inspection - What is the fee for the inspection of a title register?	EUR 5	EUR 20	EUR 0	EUR 2	EUR 0	EUR 1.71	EUR 20	EUR 10.19	Depends on trans. price	EUR 5	NO RSP	EUR 0
6.2. Map/Cadastré inspection - What is the additional fee (if any) for the inspection of a map/cadastré?	EUR 5	NO RSP	EUR 0	EUR 1	EUR 3	EUR 0	EUR 0	EUR 10.19	EUR 0	EUR 0	EUR 0	EUR 0
6.3. Certified extract of a register/map - What is the fee for a certified copy of a title register and the associated map/cadastré?	EUR 5	EUR 5 <sup>1</sup>	EUR 5.50	EUR 13	EUR 17	EUR 1.85 <sup>2</sup>	EUR 0	EUR 10.19	Varies <sup>3</sup>	EUR 15.50	EUR 0	EUR 38
6.4. Registration of a charge/mortgage/hypothec - What is the fee for the registration of a charge/mortgage/hypothec on an average priced dwelling?	EUR 300	EUR 6	EUR 300	EUR 100	EUR 7	1% of the amount advanced under the mortgage	EUR 200	EUR 89	Depends on trans. price	EUR 31	EUR 23	EUR 282 <sup>4</sup>

1. The price reported is the sum of the fees for the title data EUR 2 and the map abstract EUR 3.
2. The price reported is the sum of the fees for the title copy EUR 0.85 and the map copy EUR 1.
3. A state fee of EUR 2.55/pp is paid for the issue of certified extracts from the land register. A state fee shall be paid in the following amount for the issue of a certified copy on paper from a cadastre plan or certified extract from a cadastral map: 1) EUR 3.83 per A4-format page; 2) EUR 5.11 per A3-format page; 3) EUR 15.97 per square metre for extracts from a page larger than A3-format.
4. A state fee shall be paid in the following amount for the issue of a copy on magnetic media from cadastral data or a digital map: 1) EUR 6.39 in the case of up to 50 cadastral units and an additional EUR 0.06 per each cadastral unit; 2) EUR 7.98 in the case of more than 50 cadastral units and an additional EUR 0.03 per each cadastral unit.
5. A state fee of EUR 0.25 per each transaction shall be paid for the issue of an electronic copy of or extract from the data in the transactions database.
6. The cost indicated by Germany is calculated for a EUR 150,000-priced dwelling.

	Ireland	Israel	Italy	Latvia	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden
6.1. Register Inspection - What is the fee for the inspection of a title register?	EUR 2.50	EUR 1.5	EUR 0	EUR 4.27	EUR 0	EUR 0	EUR 2.95	EUR 2.32 / 15 min	EUR 0	EUR 3-9	EUR 3
6.2. Map/Cadastre inspection - What is the additional fee (if any) for the inspection of a map/cadastre?	EUR 0	NO RSP	EUR 1	EUR 7.50	EUR 0	EUR 1	EUR 2.95	EUR 2,32 / 15 min	EUR 0	EUR 0	EUR 0
6.3. Certified extract of a register/map - What is the fee for a certified copy of a title register and the associated map/cadastre?	EUR 25	EUR 15 <sup>1</sup>	EUR 10 + 1	EUR 10.70 (State Land Service); 0,1 % from the sum of the mortgage ( Land Register)	EUR 4.35	EUR 4.66	EUR 14.80	EUR 1.16 /sheet	EUR 20	EUR 15	EUR 26
6.4. Registration of a charge/mortgage/hypothec - What is the fee for the registration of a charge/mortgage/hypothec on an average priced dwelling?	EUR 125	EUR 25	2% of the guaranteed amount	EUR 9.25 for mortgages which are registered by the State Land Service; 2 % from the purchase fee as a state duty and EUR 7 (stamp duty)	EUR 31.28	Depends on the amount hypothe-cated <sup>2</sup>	EUR 72/ EUR 96 <sup>3</sup>	EUR 23.26 + 1% of secured debt	EUR 210	NO RSP	EUR 43

1. Israel gives the certified extract on paper only. The cost does not include the map, which is not supplied by the registry.
2. In Malta the fee to register hypothecs works out as follows: for every note for registration, or of renewal of registration, if the amount of debt: (a) does not exceed EUR 2,329.37, the tax is EUR 2.33; (b) in between EUR 2,329.37 and EUR 46,587.47, it is EUR 23.29; (c) exceeds EUR 46,587.47, it is EUR 23.29.
3. In The Netherlands if the registration is fully automatically processed, the fee is EUR 72. If it is only partially automatically processed, it is EUR 96.

	<b>Austria</b>	<b>Belarus</b>	<b>Belgium</b>	<b>Bulgaria</b>	<b>Croatia</b>	<b>Cyprus</b>	<b>Denmark</b>	<b>England And Wales</b>
6.5. Registration of a transfer of ownership of existing dwelling - What is the fee for the registration of a transfer of ownership by sale of an average priced dwelling not requiring a subdivision of a parcel?	EUR 350	EUR 7	EUR 300	EUR 50	EUR 35	3% for every euro up to 85.430, 5% 85.430-170.860, 8% >170860	EUR 2.100	EUR 255
6.6. Mapping a subdivision - What is the additional fee to that given in response to question 5 for mapping the subdivision of a parcel on the map/cadastre in connection with the transfer of ownership of part of a parcel?	EUR 1.500	EUR 20	EUR 0	EUR 60	EUR 40	EUR 110 for each new parcel or EUR 35 in case of private surveyor involvement	EUR 0	EUR 255
6.7. Surveys - What is the survey fee (if any), additional to that given under question 6, for surveying the subdivision of a parcel on the map/cadastre in connection with the transfer of ownership of part of a parcel?	EUR 60	Not fixed, Approx. 0.5/m <sup>2</sup>	EUR 0	EUR 30	EUR 910	EUR 120 for each new parcel	EUR 300	EUR 0
6.8. Cost Recovery - What percentage of the costs of the land registry is recovered by fees charged for its services?	A	A	E	NO RSP	A	A	NO RSP	A
'E' stands for 'Estimated'. 'A' stands for 'Actual'.	100%	100%	> 80%	NO RSP	0%	100%	NO RSP	100%

	Estonia	Finland	Georgia	Germany	Ireland	Israel	Italy	Latvia
6.5. Registration of a transfer of ownership of existing dwelling - What is the fee for the registration of a transfer of ownership by sale of an average priced dwelling not requiring a subdivision of a parcel?	Depends on trans. price	EUR 104	EUR 24	EUR 282 for a EUR 150,000 priced dwelling	EUR 375	EUR 10	EUR 149	EUR 9.25 Price for a transfer of ownership registration in cadastre
6.6. Mapping a subdivision - What is the additional fee to that given in response to question 5 for mapping the subdivision of a parcel on the map/cadastre in connection with the transfer of ownership of part of a parcel?	EUR 40 + 25 (state fee)	EUR 0	EUR 24	Approx. EUR 300	EUR 60	EUR 6 + EUR 25 for each new and each cancelled parcel. No fee on non-voluntary percolation	EUR 81	EUR 37.71 (State Land Service)
6.7. Surveys - What is the survey fee (if any), additional to that given under question 6, for surveying the subdivision of a parcel on the map/cadastre in connection with the transfer of ownership of part of a parcel?	Depends <sup>1</sup>	Approx. EUR 1,000 /subdivision	NO RSP	Approx. EUR 1,000	NO RSP	EUR 0	NO RSP	Surveying is done by private enterprises; fee varies.
6.8. Cost Recovery - What percentage of the costs of the land registry is recovered by fees charged for its services?	A	A	A	E	A	NO RSP	A	A&E
'E' stands for 'Estimated'. 'A' stands for 'Actual'.	41–60%	>80%	100%	100%	>80%	NO RSP	0%	<20%

1. In Estonia, according to the Notary Fees Act, for an average dwelling of 51 m<sup>2</sup>, of an average market price of EUR 440/m<sup>2</sup>, and a transaction whose value is up to EUR 22,440, it applies a full notarial fee of EUR 41.50 (~EUR40). Estonia indicated the number 40 itself.



	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden
6.5. Registration of a transfer of ownership of existing dwelling - What is the fee for the registration of a transfer of ownership by sale of an average priced dwelling not requiring a subdivision of a parcel?	EUR 44	Price is worked out on the market value declared on contract	EUR 145	0,5% / 0,15% of the value written in deed for juridical/natural person	EUR 70	NO RSP	EUR 96
6.6. Mapping a subdivision - What is the additional fee to that given in response to question 5 for mapping the subdivision of a parcel on the map/cadastré in connection with the transfer of ownership of part of a parcel?	EUR 0	It is part and parcel of the price worked out in 6.5	EUR 550/ EUR 995 <sup>1</sup>	NO RSP	EUR 140	NO RSP	EUR 1.500
6.7. Surveys - What is the survey fee (if any), additional to that given under question 6, for surveying the subdivision of a parcel on the map/cadastré in connection with the transfer of ownership of part of a parcel?	Determined by contract	EUR 0	EUR 0 <sup>2</sup>	Market fee; 2 to 10% of the market value for agric. land and forestry	Approx. EUR 100	NO RSP	Approx. EUR 1,000
6.8. Cost Recovery - What percentage of the costs of the land registry is recovered by fees charged for its services?	A	A	A	NO RSP	A/E	A	A
'E' stands for 'Estimated'. 'A' stands for 'Actual'.	100%	41% - 60%	100%	NO RSP	>80 % / 100%	100%	61 - 80%

1. The Netherlands specify that the fee is EUR 550 in case of subdivision in advance and EUR 995 in case of subdivision after the transfer of ownership.
2. In The Netherlands this cost is included in the additional fee for mapping the subdivision of a parcel on the map/cadastré specified in the answer 6.6.

## 7. Speed of Registration

	100%	> 80%	61-80%	41-60%	20-40%	<20%	0%	NO RSP
7.1 Instantaneous access - What percentage of inspections of the title registers and map/cadastre are available immediately on-line?	16 (69.6%)	0 (0%)	2 (8.7%)	2 (8.7%)	0 (0%)	0 (0%)	3 (13%)	0 (0%)
		<200 Days	<60 Days	<20 Days	<10 Days	<5 Days	<1 Day	NO RSP
7.2 Time to obtain an extract of the register - What is the average timeframe to obtain an officially certified extract of a title register or map/cadastre?		0 (0%)	0 (0%)	2 (8.7%)	1 (4.3%)	11 (47.8%)	9 (39.1%)	0 (0%)
7.3 Registration of a mortgage/charge/hypothec - What is the average timeframe to register a mortgage/charge/hypothec?		0 (0%)	0 (0%)	2 (8.7%)	5 (21.7%)	9 (39.1%)	7 (30.4%)	0 (0%)
7.4 Registration of a change of ownership to a full parcel - What is the average timeframe to register a change of ownership to a full parcel (viz. a title to an existing property)?		0 (0%)	1 (4.3%)	5 (21.7%)	5 (21.7%)	5 (21.7%)	7 (30.4%)	0 (0%)
7.5 Registration of a change of ownership to part of a parcel - What is the average timeframe to record a subdivision of a parcel and register the associated transfer of ownership?		5 (21.7%)	4 (17.4%)	2 (8.7%)	6 (26.1%)	4 (17.4%)	2 (8.7%)	0 (0%)
7.6 Overall average timeframe to process a registration in the land registry - What is the overall average timeframe to record a transaction in the land registry from the time of receipt of the application to the time that the updated register is available for inspection?		0 (0%)	2 (8.7%)	4 (17.4%)	7 (30.4%)	7 (30.4%)	3 (13%)	0 (0%)

## 8. Activity

	100%	> 80%	61-80%	41-60%	20-40%	<20%	0%	NO RSP
8.1 Application to register a transfer of ownership - What percentage of transactions in the land registry relates to dwellings (including houses, apartments and condominiums)?	0 (0%)	3 (13%)	4 (17.4%)	8 (34.8%)	3 (13%)	2 (8.7%)	1 (4.3%)	2 (8.7%)
8.2 Application to register an ownership of part of a parcel - What percentage of transactions in the land registry relates to transfers of parts of parcels (viz. applications requiring subdivision of parcels)?	0 (0%)	0 (0%)	1 (4.3%)	2 (8.7%)	1 (4.3%)	16 (69.6%)	0 (0%)	3 (13%)
8.3 Application to register a mortgage/charge/hypothec - What percentage of transactions in the land registry relates to mortgages/charges/hypothecs?	0 (0%)	1 (4.3%)	4 (17.4%)	4 (17.4%)	10 (43.5%)	2 (8.7%)	1 (4.3%)	1 (4.3%)
8.4 Change of ownership on death - What percentage of transactions in the land registry relates to registrations by way of distribution of the assets on the death of the owner?	0 (0%)	0 (0%)	0 (0%)	0 (0%)	3 (13%)	16 (69.6%)	1 (4.3%)	3 (13%)

## 9. Complexity and Automation

	Austria	Belarus	Belgium	Bulgaria	Croatia	Cyprus	Denmark	England And Wales	Estonia	Finland	Georgia	Germany
9.1. Manual land registry interactions - existing property - How many manual interactions are required with the land registry in order to investigate and register title for the transfer of an existing property?	1	0 using digital archives (about 10% of the cases), 4 in other cases	5	3	3	2	0	3	5	3	NO RSP	1
9. 2. Manual land registry interactions and procedures, new development. How many manual interactions with the land registry are required in order to investigate and register title for a subdivision and the transfer of part of a holding for a new development?	2	0 (for the subdivided and other new objects digital archives are always used)	7	5	5	6	0	3	5	3	NO RSP	1
9.3. Manual state interactions and procedures - existing property - How many manual interactions with all land administration agencies are required in order to investigate and register title on the transfer of an existing property?	3	0 using digital archives (about 10% of the cases), 6 in other cases	10	3	4	2	0	5	5	3-4	NO RSP	1

	Ireland	Israel	Italy	Latvia	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden
9.1. Manual land registry interactions - existing property - How many manual interactions are required with the land registry in order to investigate and register title for the transfer of an existing property?	1	1 - 3	1	1 - 2	2	5	5 <sup>1</sup>	2	1	1	1
9. 2. Manual land registry interactions and procedures, new development. How many manual interactions with the land registry are required in order to investigate and register title for a subdivision and the transfer of part of a holding for a new development?	2	20	1	1 - 2	2	5	10	2	3	1	3
9.3. Manual state interactions and procedures - existing property - How many manual interactions with all land administration agencies are required in order to investigate and register title on the transfer of an existing property?	5	Approx. 10	NO RSP	1 - 2	2	0	5	0	1	1	1

1. In The Netherlands no manual interaction is necessary: everything can be handled online

	Austria	Belarus	Belgium	Bulgaria	Croatia	Cyprus	Denmark	England And Wales	Estonia	Finland	Georgia	Germany
9.4. Manual state interactions and procedures - new development - How many manual interactions with all land administration agencies are required in order to investigate and register title for a subdivision and the transfer of part of a holding for a new development?	3	NO RSP	15	3	7	6	0	5	5	3 - 4	NO RSP	1
9.5. Automated and manual state interactions and procedures - existing property - How many interactions with the all land administration agencies are required in order to investigate and register title for an existing property?	2	8	10	3	4	2	2	5	5	3 - 4	NO RSP	1
9.6. Automated and manual state interactions and procedures - new development - How many interactions with all land administration agencies are required in order to investigate and register title for the subdivision and the transfer of part of a holding for a new development?	3	28	15	3	7	6	4	5	5	3 - 4	NO RSP	1
	Ireland	Israel	Italy	Latvia	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden	
9.4. Manual state interactions and procedures - new development - How many manual interactions with all land administration agencies are required in order to investigate and register title for a subdivision and the transfer of part of a holding for a new development?	5	Approx. 40	NO RSP	2 - 3	2	0	10	2	3	1	3	
9.5. Automated and manual state interactions and procedures - existing property - How many interactions with the all land administration agencies are required in order to investigate and register title for an existing property?	5	NO RSP	NO RSP	1 - 2	2	0	2	0	1	1	2	
9.6. Automated and manual state interactions and procedures - new development - How many interactions with all land administration agencies are required in order to investigate and register title for the subdivision and the transfer of part of a holding for a new development?	5	NO RSP	NO RSP	3	2	0	3	2	1	1	5	

## 10. Integrated Multipurpose Cadastre

	Austria		Belarus		Belgium		Bulgaria		Croatia		Cyprus		Denmark		England and Wales		Estonia		Finland		Georgia		Germany	
Where registers exist for the following features, which of them are recorded on an integrated multipurpose register or a cadastre held in electronic format? This may include a common spatial data infrastructure	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated
Boundaries and extent of property	X	X	X		X	X	X	X	X	X	X	X		X	X	X		X	X	X		X	X	X
Index to lands	X	X	X		X	X	X	X	X		X			X	X	X		X	X	X		X	X	X
Ownership of property	X	X	X		X	X	X	X	X	X	X	X		X	X	X		X	X	X		X	X	X
Mortgages/charges/hypothecs	X	X	X		X	X	X	X	X		X	X	X	X	X	X		X	X	X		X	X	X
Rights and burdens affecting property	X	X	X			X	X	X	X		X	X	X	X	X	X		X	X	X		X	X	X
Short term tenancy agreements (less than 3 year agreements)				X		X	X				X	X							X		X			
Address gazetteer	X	X	X		X	X	X				X	X	X	X		X	X	X		X				
Postal code	X	X	X		X						X	X	X	X		X			X					
Community or small area registers		X		X		X	X							X										
Occupiers of lands (as distinct from owners)		X	X			X	X					X												
Planning permissions for development		X		X										X										
Building permits		X		X		X	X	X						X										
Land use		X	X			X	X	X			X	X		X	X	X							X	X
Building register	X	X	X		X								X	X		X			X		X	X	X	
Land valuation register		X	X		X						X	X	X	X		X	X	X						
Purchase price of property on sales		X	X					X	X	X	X	X		X	X	X		X						
Land taxation liability and payments				X										X										
Building energy efficiency rating		X		X										X										
Building preservation orders		X		X							X	X			X									

	Ireland		Israel		Italy		Latvia		Lithuania		Malta		The Netherlands		Romania		Serbia		Spain		Sweden	
Where registers exist for the following features, which of them are recorded on an integrated multipurpose register or a cadastre held in electronic format? This may include a common spatial data infrastructure	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated
Boundaries and extent of property	X	X		X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X
Index to lands	X	X				X	X	X	X			X	X	X	X	X	X	X	X	X	X	X
Ownership of property	X	X		X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X
Mortgages/charges/hypothecs	X	X		X		X	X	X	X		X	X		X	X	X	X				X	
Rights and burdens affecting property	X	X		X					X	X		X	X	X	X	X	X				X	
Short term tenancy agreements (less than 3 year agreements)						X	X	X	X												X	
Address gazetteer				X		X	X	X	X				X	X	X	X	X				X	
Postal code						X	X					X		X	X						X	
Community or small area registers												X										
Occupiers of lands (as distinct from owners)				X		X	X	X	X			X	X	X	X	X	X					
Planning permissions for development												X										X
Building permits									X	X		X				X	X					X
Land use				X	X	X	X					X		X	X	X	X	X	X			
Building register					X	X	X	X	X			X		X	X	X	X				X	
Land valuation register					X	X	X	X	X			X				X	X	X				
Purchase price of property on sales	X	X				X	X	X	X			X		X	X						X	
Land taxation liability and payments												X										
Building energy efficiency rating						X	X					X									X	
Building preservation orders												X									X	

	Austria		Belarus		Belgium		Bulgaria		Croatia		Cyprus		Denmark		England and Wales		Estonia		Finland		Georgia		Germany	
Where registers exist for the following features, which of them are recorded on an integrated multipurpose register or a cadastre held in electronic format? This may include a common spatial data infrastructure.	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated	operates	regulated
Heritage properties and buildings classified for special conservation		X	X	X											X		X	X						
Archaeological status		X	X	X			X	X			X	X			X									
State lands	X	X	X				X	X			X	X			X	X	X		X		X	X	X	X
Water rights		X		X							X	X			X	X	X		X					
Fishing rights		X		X											X								X	X
Air rights		X													X									
Geological / seismological information		X		X											X	X	X		X					
Flood information		X		X											X	X	X							
Carbon trading		X		X											X									
Environmental status		X		X									X	X	X	X	X							
Public use	X	X	X								X				X	X	X		X		X			
Unused lands			X														X	X			X			
Census and population statistics		X		X									X		X				X				X	X
Mining rights		X		X			X	X							X	X	X		X					
Inland waterways (canals, lakes, etc.)	X	X		X			X	X							X	X	X						X	X
Utilities (gas pipes, electric cables, drains, sewerage, telecommunications networks, etc.)		X	X								X	X			X	X	X		X					
Other (please indicate)																								



	Ireland	Israel	Italy	Latvia	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden
Where registers exist for the following features, which of them are recorded on an integrated multipurpose register or a cadastre held in electronic format? This may include a common spatial data infrastructure.	operates regulated	operates regulated	operates regulated	operates regulated	operates regulated	operates regulated	operates regulated	operates regulated	operates regulated	operates regulated	operates regulated
Heritage properties and buildings classified for special conservation				X X			X	X X			X
Archaeological status		X					X	X X			X X
State lands		X	X	X X	X X		X	X X	X X		
Water rights				X X		X	X		X X		X
Fishing rights							X				X
Air rights						X					
Geological / seismological information											X
Flood information				X X							
Carbon trading											
Environmental status							X				
Public use		X					X		X X		
Unused lands				X X			X	X X	X X		
Census and population statistics				X X			X				X
Mining rights							X				X
Inland waterways (canals, lakes, etc.)			X				X		X X		X
Utilities (gas pipes, electric cables, drains, sewerage, telecommunications networks, etc.)		X		X X	X X		X				
Other (please indicate)									X X		

## 11. Efficiency

	Austria	Belarus	Belgium	Bulgaria	Croatia	Cyprus	Denmark	England And Wales	Estonia	Finland	Georgia	Germany
11.1 Ownerships - What was the total number of ownerships on the title registers on 31 December 2011?	E 3 M	A 5.7 M	A 7,181,236	E 18 M	E 2 M	A 2,846,967	A 2.5 M	A 23 M	E 950,000	A 2.5 M	E 2 M	A 36.3 M
11.2. Transactions registered - What was the total number of transactions registered in the land registry in 2011?	E 700,000	A 1.5 M	NO RSP NO RSP	A 1,216,462	E 680,000	A 93,343	A 1,835,265	A 23,306,501	E 42,000	A 100,000	A 641,328	A 1.7 M
11.3. Staff in Land Registry - What number of staff is engaged by the land registry (including staff of external contractors if work is outsourced) in boundary mapping/cadastral, land registration and associated support work? (Please express as the number of transactions completed per year in the land registry divided by the number of staff)	A 2,000	A 1.4 M	A Approx. 5,000	E 500 <sup>1</sup>	E 400	A 1,400	E 600 <sup>2</sup>	A 4,724	E 250	E 105	A 1073	NO RSP NO RSP

1. Bulgaria indicated also that, in total, approximately 2,500 staff people are engaged in the process.

	Ireland	Israel	Italy	Latvia	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden
11.1 Ownerships - What was the total number of ownerships on the title registers on 31 December 2011?	A 1,966,063	A 3,733,933	NO RSP NO RSP	A 1 M	A 6.1 M	A >9,000	E 7 M	NO RSP NO RSP	A 5 M	NO RSP NO RSP	E 4 M
11.2. Transactions registered - What was the total number of transactions registered in the land registry in 2011?	A 579,019	A 576,944	A 3,295,164	A 2,610,203	E 7.1 M	A 9,437	E 700,000	A 646,112	A/E 400,000/ 450,000	E 3.5M	E 700,000
11.3. Staff in Land Registry - What number of staff is engaged by the land registry (including staff of external contractors if work is outsourced) in boundary mapping/cadastral, land registration and associated support work? (Please express as the number of transactions completed per year in the land registry divided by the number of staff)	A 1,003	A Approx. 250	NO RSP NO RSP	A 15,536	E 4,733	A 26	E 466	A 3,026	A/E 160/ 172	NO RSP NO RSP	E 2,000

	Austria	Belarus	Belgium	Bulgaria	Croatia	Cyprus	Denmark	England And Wales	Estonia	Finland	Georgia	Germany
11.4. Public Private Partnerships arrangements - What percentage of the overall agency costs for the land registry are the result of a PPP arrangement?	EUR 0	All registry institutions are governmental and there are no PPP development projects	EUR 0	EUR 0	EUR 0	NO RSP	NO RSP	EUR 11,374,086 PPP costs as % of overall costs - 3.46%	EUR 0	20% of overall costs	EUR 0	EUR 0
11.5. Total Operating Costs - What were the total operating costs for the land registry in 2011? (Total costs include direct and indirect costs, notional costs for rent to the state and liabilities for pensions of retired staff)	NO RSP	20 -24% efficiency	NO RSP	EUR 8.7M	EUR 40 M	EUR 142,154,116	NO RSP	EUR 328,623,451	EUR 0	EUR 21 M	EUR 12,095,220	NO RSP
11.6. Total Fee Income - What was the total fee income received by the land registry in payment for its services in 2011?	NO RSP	20 - 24% efficiency	NO RSP	EUR 26,750,000	EUR 10 M	EUR 142,987,253	EUR 4.8 M	EUR 458,299,852	EUR 0	EUR >10 M	EUR 19,566,242	Approx. EUR 700 M

	Ireland	Israel	Italy	Latvia	Lithuania	Malta	The Netherlands	Romania	Serbia	Spain	Sweden
11.4. Public Private Partnerships arrangements - What percentage of the overall agency costs for the land registry are the result of a PPP arrangement?	EUR 0	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	EUR 10 M	NO RSP	NO RSP	NO RSP	EUR 0
11.5. Total Operating Costs - What were the total operating costs for the land registry in 2011? (Total costs include direct and indirect costs, notional costs for rent to the state and liabilities for pensions of retired staff)	EUR 35 M	NO RSP	NO RSP	EUR 2 M <sup>1</sup>	EUR 27.7 M	NO RSP	EUR 173,800,000	NO RSP	EUR 36.5 M	NO RSP	Approx. EUR 216 M
11.6. Total Fee Income - What was the total fee income received by the land registry in payment for its services in 2011?	EUR 30.4 M	Approx. EUR 10 M	NO RSP	EUR 2.7 M	EUR 25.6 M	NO RSP	EUR 217,500,000	NO RSP	EUR 30.7 M	NO RSP	Approx. EUR 160 M

1. Latvia did not include any management costs in the calculus.

## 12. Gender Equality

	YES	NO	NO RSP
12.1 - Can men and women own land in the same manner?	23 (100%)	0 (0%)	0 (0%)
12.2 - Can men and women devise (leave land in a will to beneficiaries of an estate on death) in the same manner?	23 (100%)	0 (0%)	0 (0%)
12.3 - Have men and women the same inheritance rights?	23 (100%)	0 (0%)	0 (0%)
12.4 - Have men and women the same rights of disposal over land?	23 (100%)	0 (0%)	0 (0%)
12.5 - Are there any restrictions on the sale of land that do not apply equally to men and women?	23 (100%)	0 (0%)	0 (0%)
12.6 - Are there any restrictions on the ownership of land that do not apply equally to men and women?	23 (100%)	0 (0%)	0 (0%)
12.7 - Do rights to ownership of land alter on marriage in any manner that does not equally apply to men and women?	23 (100%)	0 (0%)	0 (0%)

### 13. Land Administration Systems in Use.

	Presence of an official address register	Description of the address system	Authority responsible for registration of official addresses	Authority is responsible for determining and or recording data about addresses			
				Local Authority	State Administration	Postal Authority	Other
<b>Austria</b>	Yes	NO RSP The address register is the official source for the real estate addresses. In the future, all resources that contain address data will be connected to it and the address data will be renewed in this resource automatically. Address is defined during the property inventory. Vacant parcels and pipes don't have addresses.	NO RSP	X	X	-	NO RSP
<b>Belarus</b>	Yes	The local authority registers the address of its inhabitants.	Land Registry	-	X	-	Land Registry
<b>Belgium</b>	Yes	In case a new property is created, the municipalities create the address registration. It happens through a request from the customer to the municipality	Local Authority	X	-	-	NO RSP
<b>Bulgaria</b>	Yes	The civil registry, local authorities and post offices have their own address registries.	Municipalities	X	-	-	NO RSP
<b>Cyprus</b>	No	Addresses consist of street name (and code), house number (number level and possible letters), and a postal code. Addresses are given by municipalities at the time of birth of the properties. Addresses are registered in the address register, which is linked to the building register. Addresses are linked to the cadastral parcels.	Registrar of Companies	X	X	X	NO RSP
<b>Denmark</b>	Yes	The National Land and Property Gazetteer is the master address dataset for England and Wales. It is the central hub for the 348 address creating local municipalities. All properties have a postal number or name, street name, locality and post code as well as a unique property reference number.	Ministry of Housing, Urban and Rural Affairs	X	-	-	Municipalities
<b>England and Wales</b>	Yes		Municipalities	X	X	X	NO RSP
<b>Estonia</b>	Yes	Address Data System <sup>1</sup>	Legal Entities Local Municipality	X	-	-	NO RSP

1. Estonia indicated that additional information can be found at this address: [http://www.maaamet.ee/index.php?lang\\_id=2&page\\_id=472&menu\\_id=78](http://www.maaamet.ee/index.php?lang_id=2&page_id=472&menu_id=78).

	Presence of an official address register	Description of the address system	Authority responsible for registration of official addresses	Authority is responsible for determining and or recording data about addresses			
				Local Authority	State Administration	Postal Authority	Other
<b>Finland</b>	Yes	In cities, the streets are named in the detailed plans. When the cadastral units are formed according to the plan, there are given address numbers (odd numbers on the right hand side and even numbers on the left). In apartment buildings the stairwells get letters (from A) and single flats numbers again. So a typical address is Mannerheimintie 66 A 45. In the countryside the address is based on the distances along the roads. A typical address is Nordvikvägen 265 (situated 2650 m from the starting point of the road on the right hand side). After the street address comes the postal code, that is based on a hierarchy of geographic areas (for example FI-02220). When a person moves to a new address he or she has to announce this to the population register and the address is automatically registered in the address register.	Population Register Centre	X	X	X	NO RSP
<b>Georgia</b>	Yes	A special unit, the Address Division, has been created at NAPR in October 2012 to create a national address registry and addressing system in Georgia.	National Agency of Public Registry	X	-	-	NO RSP
<b>Ireland</b>	No			-	-	-	NO RSP
<b>Israel</b>	Yes	Population Register Authority		-	-	-	NO RSP
<b>Italy</b>	Yes	According to law, each municipality must give names and numbers to all the areas bound with traffic that are public or open to the public. This activity is carried out in compliance with the directives given by the Italian National Institute of Statistics (ISTAT). The State Address Register is a nation-wide information system of the State Land Service that has run since November 2000 and provides:	Municipalities	X	-	-	NO RSP
<b>Latvia</b>	Yes	<ul style="list-style-type: none"> <li>computerized registration of address objects textually (including details up to the group of rooms) and on the map (including details up to the parcel or building);</li> <li>maintenance of Address Classifier</li> </ul>	The State Land Service	X	X	-	NO RSP



	Presence of an official address register	Description of the address system	Authority responsible for registration of official addresses	Authority is responsible for determining and or recording data about addresses			
				Local Authority	State Administration	Postal Authority	Other
<b>Lithuania</b>	Yes	The Address Register stores information on more than 400,000 building and land plot addresses by attributing them to residential area and street, and determining its number on the street, as well as more than 925,000 addresses of premises (apartments). The composite parts of address shall be the following: municipality, ward, residential area, street, number of building on the street and number of premise in the building.	State Enterprise Centre of Registers	X	X	X	NO RSP
<b>Malta</b>	Yes	Number of house, name of house, name of street, and locality followed by postal code. We have some cases where houses do not have numbers but only names.	Maltese Government	-	X	-	NO RSP
<b>The Netherlands</b>	Yes	It is a national key register of buildings and addresses.	Ministry of Infrastructure and Environment	X	-	-	NO RSP
<b>Romania</b>	No	At present, the address system is functioning at the local level and in the near future it will be integrated at the national level within the National Electronic Register of Street Nomenclature.		-	-	-	NO RSP
<b>Serbia</b>	Yes	The address register is the basic and public register of house numbers, street names and names of squares in a populated area.	Republic geodetic authority	X	-	-	NO RSP
<b>Spain</b>	No	The Spanish Address System is based on street numbers, linked to a street and grouped in street codes. The local authority is responsible for street names and numbers. Lanmäteriet is responsible for georeferences.		X	X	-	NO RSP
<b>Sweden</b>	Yes	The Swedish Post and Telecom Authority (PTS) is responsible for the post codes. The Swedish Tax Authority is responsible for national registration. From a process of collaboration between these four authorities you can extract all kinds of information.	The Swedish Tax Authority - The Swedish Companies Registration Office	X	X	-	NO RSP

	Presence of a code system for municipalities and streets	Presence of geo-referenced data for addresses		Requirement of a recording of the addresses of the land owners	Requirement of informing the previous owner about change in ownership, by the new owner	Address recorded		How do you identify the actual location of the owner?
						Actual address of the owner	Address present in the document of the transaction	
<b>Austria</b>	Yes	Yes	Yes	Yes	No	-	X	The document is certified by the local authority.
<b>Belarus</b>	Yes	Yes	Yes	Yes	Yes <sup>1</sup>	-	X	The document is submitted while applying for registration.
<b>Belgium</b>	Yes	Yes	Yes	Yes	No	-	X	In general, we do not verify if the address presented in the document is still "actual".
<b>Bulgaria</b>	Yes	No	No	Yes	No <sup>2</sup>	-	X	Only addresses, presented in the documents, are recorded in the system.
<b>Cyprus</b>	Yes	Yes	Yes	Yes	Yes	-	X	In cooperation with the Civil Registry and local authorities
<b>Denmark</b>	Yes	Yes	Yes	Yes	No	-	X	NO RSP
<b>England and Wales</b>	Yes	Yes	Yes	Yes	Yes	-	X	Land Registry relies on the "address for service" provided by the owner
<b>Estonia</b>	No	Yes	Yes	No	NO RSP	NO RSP	NO RSP	NO RSP
<b>Finland</b>	Yes	Yes	Yes	Yes	Yes	-	X	The participants of the transaction are identified by the public purchase witness. We check the address of the owner with the help of the Population Register.
<b>Georgia</b>	No	Yes	Yes	No	No	-	X	Owners are notified by SMS at the telephone number they indicate upon submission of an application.
<b>Ireland</b>	NO RSP	Yes	Yes	Yes	Yes	-	X	NO RSP
<b>Israel</b>	NO RSP	NO RSP	NO RSP	Yes	No	NO RSP	NO RSP	The transfer deed must be signed in person in the presence of the Registrar or in the presence of a lawyer

1. In Belarus if the transfer is the result of a contract, both parties (or their representatives) should apply for registration. This is so unless in the contract it is stated a right to apply for only one party.
2. In Bulgaria this is true only when there is succession in the change of ownership.
3. In England and Wales not all applications for registration require that the previous owner is notified. This is down to Land Registry discretion.

	Presence of a code system for municipalities and streets	Presence of geo-referenced data for addresses		Requirement of a recording of the addresses of the land owners	Requirement of informing the previous owner about change in ownership, by the new owner	Address recorded		How do you identify the actual location of the owner?
						Actual address of the owner	Address present in the document of the transaction	
<b>Italy</b>	Yes	NO RSP	NO RSP	No	NO RSP	NO RSP	NO RSP	This activity does not fall under the competence of Agenzia del Territorio. If necessary as a support for other institutional activities, it can be identified through the Central Tax Register.
<b>Latvia</b>	Yes	Yes	Yes	Yes	No	-	X	Declared addressees of physical persons are taken from the Population Register. Declared addressees of juridical persons are taken from the Enterprise Register.
<b>Lithuania</b>	Yes	Yes	Yes	No	NO RSP	NO RSP	NO RSP	NO RSP
<b>Malta</b>	Yes	No	No	No	NO RSP	-	NO RSP	The applicant provides us with a land registry plan.
<b>The Netherlands</b>	Yes	Yes	Yes	Yes	Yes	X	-	It is recorded in the municipality where he/she lives.
<b>Romania</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>Serbia</b>	Yes	Yes	Yes	Yes	Yes	-	X	Personal identification.
<b>Spain</b>	Yes	Yes	No	Yes	Yes <sup>1</sup>	-	X	Address incocument which is the base for the transaction
<b>Sweden</b>	Yes	Yes	Yes	Yes	Yes	X	-	NO RSP

1. In Spain the registration of the new owner requires the consent of the previous owner given and reflected in the public document which is the base for the transaction

	Yes	No	Title Register		Register of Deeds	Both	Other records		
			Parcel Identifier	Title Number			Legal Rights	Purchase Price Paid	Existence of secured loan
<b>Austria</b>	X	-	X	-	-	-	X	-	-
<b>Belarus</b>	X	-	-	-	-	X	X	X	X
<b>Belgium</b>	X	-	X	-	X	-	X	X	X
<b>Bulgaria</b>	X	-	X	-	-	X	X	X	X
<b>Cyprus</b>	X	-	-	X	-	-	X	X	X
<b>Denmark</b>	X	-	-	-	-	X	X	X	X
<b>England and Wales</b>	X	-	-	X	-	-	X	X	X
<b>Estonia</b>	X	-	-	X	-	-	X	X	-
<b>Finland</b>	X	-	X	-	-	-	X	X	-
<b>Georgia</b>	X	-	X	-	-	-	X	-	X
<b>Ireland</b>	X	-	-	-	-	X	X	X	X
<b>Israel</b>	X	-	-	-	-	X	X	-	X
<b>Italy</b>	X	-	-	-	-	X	X	-	-
<b>Latvia</b>	X	-	X	X	-	-	X	X	X
<b>Lithuania</b>	X	-	-	-	-	X	X	X	X
<b>Malta</b>	X	-	-	X	-	-	X	-	X
<b>The Netherlands</b>	X	-	-	-	X	-	X	X	X
<b>Romania</b>	X	-	X	-	-	-	X	X	X
<b>Serbia</b>	X	-	X	-	-	-	X	-	X
<b>Spain</b>	X	-	X	-	-	-	X	X	X
<b>Sweden</b>	X	-	X	-	-	-	X	X	-

	Level at which the system is administered and maintained	Format for record keeping		Restriction on the public inspection of the data	Is the system of property transfer/land registration guaranteed by the State?	Is there a system for establishing priority rules for applications?	Percentage of applications recorded a change of ownership in 2011	Number of properties transferred in 2011 (if records are maintained)?		
		Electronic	Paper					From state to private sector	Within Private Sector	How many Mortgages registered?
<b>Austria</b>	National	X	-	No	Yes	Yes	20-40%	NO RSP	NO RSP	NO RSP
<b>Belarus</b>	National	X	X	No	Yes	Yes	30%	50,000	170,000	130,000
<b>Belgium</b>	National	X	X	No	No	Yes	NO RSP	NO RSP	NO RSP	NO RSP
<b>Bulgaria</b>	National	X	X	No	Yes	Yes	30%	NO RSP	NO RSP	33,477
<b>Cyprus</b>	National	X	X	Yes	No	Yes	64%	NO RSP	30,000	38,000
<b>Denmark</b>	National	X	-	Yes	Yes	Yes	9%	NO RSP	168,000	1,416,000
<b>England and Wales</b>	National	X	X	No	Yes	Yes	16%	NO RSP	NO RSP	NO RSP
<b>Estonia</b>	National	X	-	Yes	Yes	Yes	5%	NO RSP	NO RSP	NO RSP
<b>Finland</b>	National	X	-	No	Yes	Yes	40%	NO RSP	100,000	150,000
<b>Georgia</b>	National	X	X	No	Yes	No	40%	4,688	66,682	65,449
<b>Ireland</b>	National	X	-	No	Yes	Yes	50%	NO RSP	70,000	54,000
<b>Israel</b>	National	X	X	No	Yes	Yes	NO RSP	NO RSP	NO RSP	NO RSP
<b>Italy</b>	National	X	X	No	No	Yes	56%	NO RSP	1,886,054	559,542
<b>Latvia</b>	National	X	X	No	Yes	Yes	39.3%	NO RSP	NO RSP	18,800
<b>Lithuania</b>	National	X	-	Yes	Yes	Yes	71%	NO RSP	NO RSP	NO RSP
<b>Malta</b>	National	X	X	Yes	Yes	Yes	NO RSP	NO RSP	NO RSP	NO RSP
<b>The Netherlands</b>	National	X	-	No	No	Yes	40%	3,000	120,000	240,000
<b>Romania</b>	National	X	X	NO RSP	Yes	Yes	NO RSP	NO RSP	NO RSP	NO RSP
<b>Serbia</b>	National	X	X	Yes	Yes	Yes	40%	NO RSP	NO RSP	96,500
<b>Spain</b>	National	X	X	NO RSP	Yes	Yes	48%	11,500	1,630,000	660,000
<b>Sweden</b>	National	X	-	No	Yes	Yes	25%	NO RSP	NO RSP	NO RSP

	Approximate percentage of arable land (if records are maintained)			Land registration financing			Cost of operating the land title and registration system in 2011	Main regulations or legislation under the land and title registration system
	In Private Ownership	In State Ownership	Rented from the State	By Fee Income	Government Funding	Other		
<b>Austria</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	Land Registry Law
<b>Belarus</b>	0%	100%	100%	100%	-	-	NO RSP	The Law on State Registration of Real Property Objects, Rights and Bargains (22/07/2002)
<b>Belgium</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	Mortgage Act and Civil Code
<b>Bulgaria</b>	NO RSP	NO RSP	NO RSP	-	100%	-	EUR 3.7 M	Law on cadaster and property register, Rules of registry, Law for private notary activities
<b>Cyprus</b>	39%	8%	2%	100%	-	-	EUR 142 M	The land registration is administered under several laws dealing with the registration, tenure, valuation, property transfers, mortgages, inheritances, cadastral surveying and management of state land.
<b>Denmark</b>		NO RSP	NO RSP	-	100%	-		Udstykningsloven Tinglysningsloven
<b>England and Wales</b>	76%	NO RSP	NO RSP	100%	-	-	EUR 329 M	Land Registration Act 2002, Land Registration Rules 2003, Land Registration (Open Register) Rules 1990, Finance Acts
<b>Estonia</b>	NO RSP	NO RSP	NO RSP	-	100%	-	NO RSP	NO RSP
<b>Finland</b>	NO RSP	NO RSP	NO RSP	50%	50%	-	EUR 800,000	The Land Register consists of titles and mortgages. The Cadaster is a separate register of the cadastral units
<b>Georgia</b>	NO RSP	NO RSP	NO RSP	94%	1%	5%	EUR 21 M	Law on Public Registry Civil Code of Georgia Administrative Code of Georgia Public Registry, a legal entity of Public Law under Ministry of Justice of Georgia Instruction on Public Registry approved by the Order of the Ministry of Justice of Georgia

	Approximate percentage of arable land (if records are maintained)			Land registration financing			Cost of operating the land title and registration system in 2011	Main regulations or legislation under the land and title registration system
	In Private Ownership	In State Ownership	Rented from the State	By Fee Income	Government Funding	Other		
<b>Ireland</b>	NO RSP	NO RSP	NO RSP	20%	80%	-	EUR 40 M	Registration of Deeds and Title Act, 2006 Land Registry Rules
<b>Israel</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	Land Law 1969 Land Regulations 2011 (and its predecessor from 1970)
<b>Italy</b>	NO RSP	NO RSP	NO RSP	-	100%	-	NO RSP	NO RSP
<b>Latvia</b>	NO RSP	NO RSP	NO RSP	-	100%	-	EUR 4.7 M	Land Register Law, Civil Law
<b>Lithuania</b>	NO RSP	NO RSP	NO RSP	100%	-	-	EUR 1.97 M	Civil Code of the Republic of Lithuania Law on the Real Property Register of the Republic of Lithuania Law on the Real Property Cadaster of the Republic of Lithuania Regulations of the Real Property Register Regulations of the Real Property Cadaster
<b>Malta</b>	NO RSP	NO RSP	NO RSP	-	100%	-	NO RSP	Chapter 296 of the Laws of Malta.
<b>The Netherlands</b>	90%	5%	5%	100%	-	-	EUR 243 M	Cadastral Law, Cadastral regulations
<b>Romania</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	Law no 7/1996 on cadaster and land registration Civil Code Order no 633/2006 of general director of ANCPI Order no 634/2006 of general director of ANCPI
<b>Serbia</b>	NO RSP	NO RSP	NO RSP	100%	-	-	NO RSP	Law on state survey and cadaster
<b>Spain</b>	NO RSP	NO RSP	NO RSP	100%	-	-	NO RSP	Mortgage Act (LH) / Mortgage Regulation 1093/1997 - Civil Code / RDL 1093/1997 OF 4th OF July. 1997
<b>Sweden</b>	NO RSP	NO RSP	NO RSP	71%	28%	-	EUR 216 M	The Land Code The Real Property Formation Act

	Presence of geodetic network to support land title registration	Requirement of a map by the registration system	System in use by the Land Administration			Percentage of land mass mapped	Scales used in mapping	Percentage of map held in digital form	Digital information data format (if present)	Do you have a system of recording data on boundaries of ownership and parcels of land?
			A special Cadastral map	A topogra- phical map	Other plans or maps indicating ownership limits					
<b>Austria</b>	Yes	Yes	X	-	-	100%	1:1,000 1:2,000 1:5,000	Completely	Vector	Yes, linked with register of ownership
<b>Belarus</b>	Yes	No	X	-	-	100%	1:2,000 1:10,000 1:100,000	Partly	Raster /Vector	Yes, integrated with register of ownership
<b>Belgium</b>	No	No	X	-	-	>80%	1:2,000	Completely	Vector	Yes, linked with register of ownership
<b>Bulgaria</b>	Yes	Yes	X	-	X	100%	1:1,000 1:5,000	Partly Approx. 85%	Vector	Yes, linked with register of ownership
<b>Cyprus</b>	Yes	Yes	X	-	-	100%	1:1,000 1:2,000 1:5,000	Completely	Vector	Yes, integrated with register of ownership
<b>Denmark</b>	Yes	Yes	-	X	X	100%	1:10,000	Completely	Vector	Yes, not linked with register of ownership
<b>England and Wales</b>	Yes	Yes	-	X	X	100%	1:2,500 1:10,000 1:100,000	Completely	Vector	Yes, linked with register of ownership
<b>Estonia</b>	Yes	Yes	-	X	X	100%	1:10,000	Completely	Vector	Yes, linked with register of ownership
<b>Finland</b>	Yes	No	-	X	X	100%	1:1,000 1:10,000	Completely	Vector	Yes, linked with register of ownership
<b>Georgia</b>	Yes	Yes	X	-	-	100%	1:50,000	Completely	Raster	Yes, linked with register of ownership
<b>Ireland</b>	Yes	Yes	-	X	-	100%	1:1,000 1:5,000 1:10,000 1:100,000	Completely	Vector	Yes, integrated with register of ownership
<b>Israel</b>	Yes	Yes	X	-	-	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP



	Presence of geodetic network to support land title registration	Requirement of a map by the registration system	System in use by the Land Administration			Percentage of land mass mapped	Scales used in mapping	Percentage of map held in digital form	Digital information data format (if present)	Do you have a system of recording data on boundaries of ownership and parcels of land?
			A special Cadastral map	A topogra- phical map	Other plans or maps indicating ownership limits					
<b>Italy</b>	Yes	Yes	-	X	X	100%	1:1,000 1:2,000	Completely	Vector	Yes, linked with register of ownership
<b>Latvia</b>	Yes	Yes	X	X	X	100%	1:1,000 1:2,000 1:5,000 1:10,000 1:50,000 1:100,000	Completely	Vector	Yes, linked with register of ownership
<b>Lithuania</b>	Yes	Yes	X	X	X	100%	1:1,000 1:2,000 1:5,000 1:10,000 1:50,000	Completely	Raster	Yes, linked with register of ownership
<b>Malta</b>	No	Yes	-	X	X	20-40%	1:1,000	Not at all	Raster	Yes, linked with register of ownership
<b>The Netherlands</b>	Yes	No	X	-	-	100%	1:5,000 1:10,000 1:50,000 1:100,000	Completely	Vector	Yes, linked with register of ownership
<b>Romania</b>	Yes	Yes	X	-	-	NO RSP	1:5,000	Partly	Vector	Yes, integrated with register of ownership
<b>Serbia</b>	Yes	Yes	X	-	-	100%	1:1,000 1:5,000	Partly	Vector	Yes, linked with register of ownership
<b>Spain</b>	Yes	No	X	-	-	NO RSP	1:50,000	Completely	Vector	Yes, linked with register of ownership
<b>Sweden</b>	No	No	X	-	-	100%	1:1,000 1:2,000 1:100,000	Completely	Vector	Yes, integrated with register of ownership

	Level at which the system is administered	Total estimated number of land parcels	Total number of land parcels recorded on the titles register at 31/12/2011?	Corner points are surveyed to determine new registered boundaries on new developments	Definition of registered parcel boundaries		Survey technique		Map records format		Is there any restriction on the public inspection of the data?
					Precisely	In general terms	Land Survey	Aerial Photogram-metry	Paper	Digital	
<b>Austria</b>	National	11,500,000	11,500,000	Yes	X	-	X	-	-	X	No
<b>Belarus</b>	National	5,000,000	1,650,000	Yes	X	-	X	X	-	X	Yes
<b>Belgium</b>	National	NO RSP	10,091,576	No	X	-	X	-	-	X	Yes
<b>Bulgaria</b>	Regional	13,000,000	11,000,000	Yes	X	-	X	-	X	X	No
<b>Cyprus</b>	National	1,577,000	1,513,920	Yes	X	-	X	-	X	X	Yes
<b>Denmark</b>	National	2,500,000	2,500,000	Yes	X	-	X	-	-	X	No
<b>England and Wales</b>	National	30,000,000	24,000,000	No		X	X	X	-	X	No
<b>Estonia</b>	National	614,756	586,003	Yes	X	-	X	-	-	X	No
<b>Finland</b>	National	2,840,000	2,840,000	Yes	X	-	X	-	-	X	No
<b>Georgia</b>	National	2,000,000	900,000	Yes	X	-	X	X	X	X	No
<b>Ireland</b>	National	NO RSP	2,800,000	No		X	X	X	-	X	No
<b>Israel</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>Italy</b>	National	82,000,000	NO RSP	Yes	X	-	X	-	-	X	No
<b>Latvia</b>	National	997,232	995,441	Yes	X	-	X	-	NO RSP	NO RSP	Yes
<b>Lithuania</b>	National	2,100,000	207,100	Yes	X	-	X	-	-	X	No
<b>Malta</b>	National	NO RSP	NO RSP	No		X	X	X	X	X	No
<b>The Netherlands</b>	National	6,500,000	6,500,000	No	X	-	X	X	-	X	No
<b>Romania</b>	National	50,000,000	12,000,000	Yes	X	-	X	-	X	X	No
<b>Serbia</b>	National	18,511,772	18,511,772	Yes	X	-	X	X	X	X	Yes
<b>Spain</b>	Regional	80,000,000	NO RSP	No		X	X	X	-	X	Yes
<b>Sweden</b>	Regional	2,500,000	2,500,000	Yes	X	-	X	-	-	X	No

	Extent to which private companies are used in surveying new boundaries			How many separate parcels were surveyed as a result of physical changes during 2011?	Financing of the national survey and recording of parcel boundaries			Total annual maintenance cost for the national survey and recording parcels boundaries	Total annual investment cost in further development	Main regulations or legislation under which the topographical cadastral survey or parcel and boundary recording is administered
	Exclusive	In conjunction with government employees	Not used		Gov. Funding	Fees	Other			
<b>Austria</b>	X	-	-	NO RSP	100%	-	-	NO RSP	NO RSP	Land Survey
<b>Belarus</b>	-	X	-	NO RSP	80%	20%	-	NO RSP	NO RSP	The State Property Committee Decree "On land parcel boundary definition and restoration" (№ 470 approved 23.12.2010)
<b>Belgium</b>	-	X	-	NO RSP	100%	-	-	NO RSP	NO RSP	Law on cadaster and property registration, Law on geodesy and cartography, Regulation 3/2005 on the content, creation and maintenance of cadastral map and cadastral registers
<b>Bulgaria</b>	X	-	-	25,000	100%	-	-	NO RSP	NO RSP	Subdivision Act of the National Cadaster Agency
<b>Cyprus</b>	-	X	-	12,000	70%	30%	-	NO RSP	NO RSP	Land Cadaster Act
<b>Denmark</b>	X	-	-	6,300	-	100%	-	NO RSP	NO RSP	Cadastral Surveying Act
<b>England and Wales</b>	-	-	X	0	-	100%	-	EUR 143 M	EUR 23.5 M	Law on Public Registry
<b>Estonia</b>	X	-	-	14,049	-	-	-	NO RSP	NO RSP	Instruction on Public Registry approved by the Order of the Ministry of Justice of Georgia
<b>Finland</b>	-	X	-	30,000	-	100%	-	NO RSP	NO RSP	Land Cadaster Act
<b>Georgia</b>	X	-	-	NO RSP	-	-	-	NO RSP	NO RSP	Cadastral Surveying Act
<b>Ireland</b>	-	X	-	NO RSP	40%	60%	-	NO RSP	NO RSP	Land Cadaster Act
<b>Israel</b>	NO RSP	NO RSP	NO RSP	NO RSP	-	-	-	NO RSP	NO RSP	Land Cadaster Act
<b>Italy</b>	X	-	-	NO RSP	100%	-	-	NO RSP	NO RSP	Land Cadaster Act
<b>Latvia</b>	NO RSP	NO RSP	NO RSP	NO RSP	-	-	-	NO RSP	NO RSP	Land Cadaster Act

	Extent to which private companies are used in surveying new boundaries			How many separate parcels were surveyed as a result of physical changes during 2011?	Financing of the national survey and recording of parcel boundaries			Total annual maintenance cost for the national survey and recording parcel boundaries	Total annual investment cost in further development	Main regulations or legislation under which the topographical cadastral survey or parcel and boundary recording is administered
	Exclusive	In conjunction with government employees	Not used		Gov. Funding	Fees	Other			
<b>Lithuania</b>	-	X	-	NO RSP	-	100%	-	NO RSP	NO RSP	Law on the Real Property Register of the Republic of Lithuania Law on the Real Property Cadaster of the Republic of Lithuania Law on Geodesy and Cartography of the Republic of Lithuania Regulations of the Real Property Register Regulations of the Real Property Cadaster
<b>Malta</b>	-	-	X	NO RSP	-	-	-	NO RSP	NO RSP	Chapter 296 of the Laws of Malta highlights the requisites when submitting plans.
<b>The Netherlands</b>	-	X	-	80,000	100%	-	-	EUR 53 M	EUR 10 M	Cadastral law
<b>Romania</b>	X	-	-	NO RSP	1%	-	99%	NO RSP	NO RSP	Law no 7/1996 on cadaster and land registration Order no 633/2006 of general director of ANCP Order no 634/2006 of general director of ANCP
<b>Serbia</b>	X	-	-	NO RSP	100%	-	-	NO RSP	NO RSP	Law on state survey and cadaster
<b>Spain</b>	-	X	-	NO RSP	-	-	-	NO RSP	NO RSP	<i>Real Decreto Legislativo</i> 1/2004, Passed on 5 Mar. - ART. 9LH AND 51 RH.
<b>Sweden</b>	-	-	X	6,000	-	100%	-	EUR 74.5 M	NO RSP	The Land Code The Real Property Formation Act

	Presence of standard land use classification system	Body responsible for maintaining the system	Presence of a unified system for collecting information on the distribution of land use for the whole country	Level at which the system is administered and maintained	Extent to which the country is covered		What method of data collection is used?	Format in which the data is held	
					Complete census	Sample of parcels		Paper	Digital
<b>Austria</b>	Yes	Regional or local government	No	National/provincial	X	-	Mapping system	-	X
<b>Belarus</b>	Yes	National Ministry State Property Committee	Yes	National	-	X	Data on land use is recorded in the register on the basis of the municipality documents supplied while applying for the property creation or it's modification	-	X
<b>Belgium</b>	Yes	National Ministry	Yes	National	-	X	Through another administrative system	-	X
<b>Bulgaria</b>	Yes	Regional or local government	Yes	Regional	X	-	Through another administrative system	X	X
<b>Cyprus</b>	Yes	National Ministry	Yes	National	X	-	Mapping system	-	X
<b>Denmark</b>	Yes	Regional or local government	No	NO RSP	NO RSP	NO RSP	Through another administrative system	-	X
<b>England and Wales</b>	Yes	National Ministry	Yes	National	X	-	Field Survey	-	X
<b>Estonia</b>	Yes	National Ministry	Yes	National	X	-	Field Survey	-	X
<b>Finland</b>	Yes	National Ministry	No	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>Georgia</b>	No	Regional or local government	No	National	-	X	Field Survey	X	X
<b>Ireland</b>	No	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP

	Presence of standard land use classification system	Body responsible for maintaining the system	Presence of a unified system for collecting information on the distribution of land use for the whole country	Level at which the system is administered and maintained	Extent to which the country is covered		What method of data collection is used?	Format in which the data is held	
					Complete census	Sample of parcels		Paper	Digital
<b>Israel</b>	Yes	National Ministry	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>Italy</b>	Yes	Regional or local government	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>Latvia</b>	Yes	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>Lithuania</b>	Yes	National Ministry	Yes	National	x	-	Photographic surveying	-	x
<b>Malta</b>	No	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>The Netherlands</b>	Yes	Regional or local government	No	Regional	x	-	NO RSP	-	x
<b>Romania</b>	Yes	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>Serbia</b>	Yes	National Ministry	Yes	Regional	x	-	Field Survey	x	x
<b>Spain</b>	No	Regional or local government	No	National	-	x	Through another Administrative system	-	x
<b>Sweden</b>	No	NO RSP	Yes	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP

## Land Use Classification

	Does the land Use Classification System identify the following?						
	Residential	Commercial	Industrial	Agricultural	Arable	Forest	Other
<b>Austria</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Belarus</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Belgium</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Bulgaria</b>	Yes	No	Yes	Yes	Yes	Yes	Yes
<b>Cyprus</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Denmark</b>	No	No	No	No	No	No	No
<b>England and Wales</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Estonia</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Finland</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Georgia</b>	Yes	No	No	Yes	No	No	Yes
<b>Ireland</b>	No	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>Israel</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>Italy</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>Latvia</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Lithuania</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Malta</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>The Netherlands</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Romania</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP
<b>Serbia</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Spain</b>	Yes	Yes	Yes	Yes	NO RSP	NO RSP	NO RSP
<b>Sweden</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP

	Is the data available for enquiry by the public?	Maintenance of records of land financing method		Total cost of maintaining land use classification	Total investment cost in further development of land use classification	Main regulations or legislation under which land use recording is administered
		Gov. Funds	Fees for services			
<b>Austria</b>	Yes	100%	-	NO RSP	NO RSP	Different law at the provincial level and a national law on land use planning
<b>Belarus</b>	Yes	-	100%	NO RSP	NO RSP	State property Committee Regulation "On approval of the real property classification" (№33 approved on 05.07.2004)
<b>Belgium</b>	Yes	100%	-	NO RSP	NO RSP	Mortgage Act & Civil Code Tax Acts
<b>Bulgaria</b>	Yes	100%	-	NO RSP	NO RSP	Law on spatial planning, Law on cadaster and property register, Regulation 3/2005 on the content, creation and maintenance of cadastral map and cadastral registers
<b>Cyprus</b>	Yes	60%	40%	NO RSP	NO RSP	
<b>Denmark</b>	Yes	NO RSP	NO RSP	EUR 106 M	NO RSP	
<b>England and Wales</b>	Yes	100%	-	EUR 164,000	NO RSP	Land Use Change Statistics are collected by Ordnance Survey through field and aerial surveys. The data is categorized by use of urban and rural land types. The data is supplied to Communities and Local Government (a national government department) and used for policy making purposes.
<b>Estonia</b>	Yes	100%	-	NO RSP	NO RSP	Land Cadaster Act
<b>Finland</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	
<b>Georgia</b>	Yes	NO RSP	NO RSP	NO RSP	NO RSP	
<b>Ireland</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	
<b>Israel</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	
<b>Italy</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	
<b>Latvia</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	



	Is the data available for enquiry by the public?	Maintenance of records of land financing method		Total cost of maintaining land use classification	Total investment cost in further development of land use classification	Main regulations or legislation under which land use recording is administered
		Gov. Funds	Fees for services			
<b>Lithuania</b>	Yes	-	100%	NO RSP	NO RSP	Law on Land of the Republic of Lithuania Law on the Real Property Register of the Republic of Lithuania Law on the Real Property Cadaster of the Republic of Lithuania Regulations of the Real Property Cadaster Resolution No 343 on Special Land and Forest Use Conditions
<b>Malta</b>		NO RSP	NO RSP	NO RSP	NO RSP	
<b>The Netherlands</b>	Yes	NO RSP	NO RSP	NO RSP	NO RSP	Unknown as this is out of scope for our organization
<b>Romania</b>		NO RSP	NO RSP	NO RSP	NO RSP	
<b>Serbia</b>	Yes	NO RSP	NO RSP	NO RSP	NO RSP	
<b>Spain</b>	Yes	NO RSP	NO RSP	NO RSP	NO RSP	
<b>Sweden</b>	NO RSP	NO RSP	NO RSP	NO RSP	NO RSP	