

The Multipurpose Hungarian Unified Land Registry System

András Oskó

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Republic of Hungary is located in Central Europe

Neighbouring countries:

**Austria, Slovak Republic, Ukraine, Rumania, Serbia, Croatia,
Slovenia**

Size in sq km: 93 000

Population: 10,3 million

Administrative units: 19+1 counties

**3154 settlements
(municipalities, local governments)**



Historical Background

As many countries in Western and Central Europe, from the middle of the 19th century, real estate were double registered in Hungary

Cadastral was created for the purpose of the state and politics for taxation

On the other hand there was the factual land registry which the negotiable and mortgaged real estate was involved in. The land registers were aiming at the security of ownership the unperturbedness of the land transactions as well as the creditors' interest.



Historical Background

The difference between the land registers and land cadastre can be recognised by diverging structure and authorisation. The land registers were within juridical scope while the land cadastre was a part of the public administration

The land registers and the land cadastre were parallel used and mutual data exchange took place between them. This fact resulted double data registration and this fact caused a lot of uncertainty in the use



Historical Background

These circumstances lead to decision in 1972, that keeping records parallel is not authentic but unified registration has to be established, including all the rights, data (mapping and legal) concerning the legal status of the real estates

The new unified land registration was completed by the land offices organisation for the entire country by communities in 1981.

Legal documents and cadastral maps are in digital form

Land Office organisation became self financing with effect from 1st January 2007



Some facts and figures

The total number of land and real estate properties: 9 836 000

Number of parcels: 7,3 million

Number of registered condominium units: 2, 536 million



The Unified land registry consist of

Real estate registration map, this is identical with the cadastral map and serves also for land surveying purpose

The content of cadastral map:

administrative boundaries, legal parcel boundaries, parcel number, buildings and constructions, street name and number, agricultural land cultivation.

Other attributes according to law



Property sheet (legal document)

Part I. Descriptive data (parcel number, address, area, land use, features of cultivation, soil quality, etc.)

Part II. Titles i.e. data relating to ownership (name, birth, address, personal id., etc.)

Part III. All the other titles and rights according to law (mortgages, restrictions, easements, public rights, etc.)

Land book descriptive data of every real estate by communities, arranged according to parcel number order showing the extent of the total area as well

Archive of registered deeds, documents



ORGANISATIONAL STRUCTURE and RESPONSIBILITIES

**Ministry of Agriculture and Rural Development
MARD**

**Department Land administration and Geo-information
DLAG**

**20 County Land Offices
CLO
119 District Land Office
DLO**

**Institute of Geodesy Cartography
and Remote Sensing
FÖMI**

**National Cadastral
Program
NCP**



ACTIVITIES of Land administration, Unified Land Registry system

The activities of the Unified Land Registry and background institutions is a multipurpose nature in Hungary, covering the majority of mapping and land, real estate related property activities

- registration of legal changes of rights related to land and real estate properties
- maintenance of the digital land registry
- maintenance of digital cadastral maps
- quality control of cadastral mapping
- data service of legal and mapping information of properties
- data service of legal and mapping information via internet (TAKARNET)
- land lease registration
- protection of agricultural land



ACTIVITIES of Land administration, Unified Land Registry system

- topographic mapping (analogue, digital)
- establishment and maintenance of horizontal and vertical control point network
- maintenance of administrative boundaries
- IT support for land administration institutions
- IT and mapping support for the EU agriculture subsidy system in Hungary
- Monitoring of agricultural activities by remote sensing
- Etc.



RESPONSIBILITIES

MARD, DLAG	supervising, managing land administration activities, creating laws, professional instructions
DLO	first instance authority, registration of legal and cadastral mapping changes, Maintenance of digital legal and cadastral mapping data base, selling data, providing services land protection activities, land lease registration
CLO	second instance authority in legal and cadastral mapping matters supervising, managing DLO activities maintenance of administrative boundaries in the county quality control of major cadastral mapping providing mass digital services



RESPONSIBILITIES

FÖMI	<ul style="list-style-type: none">background institutionmaintenance of horizontal and vertical control point networkestablishing GPS networktopographic mappingmaintenance of administrative boundary database of the countrydeveloping, supporting IT systems for land administration institutionsoperating online TAKARNET services for external users and land officesremote sensing activities, supporting agricultureoperating IT system, supporting EU agricultural subsidyissuing professional instructionsinternational activities
NCP	National Cadastral Program as a governmental non profit company, managing, financing countrywide digital cadastral mapping by commercial bank loan



Number and education of staff

Total number of staff	4000
- legal	2400
- land surveyors	820
- management and administration	400
- land protection, land use, land lease	300
-IT support	100

MARD Department of land administration and Geo-information 17



Number of higher educated staff

- legal	560
- land surveyors	470
- agric engineer	250
- other	230

Number and roles of professionals related to the Unified Land registry activities

Number of lawyers 1000, it's compulsory by law the involvement of lawyers in legal transactions

Number of licensed surveyors 2000, it's compulsory by law the involvement of licensed surveyors in cadastral mapping works, effecting and changing cadastral maps and data



PERFORMANCE of the Hungarian Unified Land Registry

Registration of changes, maintenance of legal and cadastral mapping databases

DLO-s (first instance) receive 3,0- 3,5 million applications annually
2, 3 million applications legal changes

- 700 000 transfers of ownership
- 800 000 mortgage registration and release
- 800 000 other rights



PERFORMANCE of the Hungarian Unified Land Registry

- 200 000 applications for mapping changes and other cadastral mapping matters
- 162 000 applications for land protection and land lease
- 500-700 000 other applications

CLO second instance

Number of appeals (legal and mapping) 15 000

Number of court cases related to land office decisions (legal and mapping) 2000



Services

Land offices and FÖMI provide legal and cadastral mapping information, data and other services for external users, citizens generally for fees. The sufficient revenue is very important because land offices and FÖMI became self financing with effect from 1st January 2007

Property sheet (legal document of the property) certified copy 2, 8 million annually

- for fee 1, 9 million
- for free 0,9 million



Services

The number of online information through TAKARNET 3,0 million in 2007, but increasing rapidly

Number of extract of cadastral maps is about 500 000 annually, 400 000 paper, 100 000 digital format

Land offices and FÖMI also provide mass data selling and services (legal, mapping) for major external users (local governments, public utilities, etc.) based on contract agreement



FINANCIAL FIGURES (in million EURO)

Land office institutions and FÖMI have been self financing since 2007, but limited freedom how to use it. The central government still defines the majority of figures in the central budget.

The annual revenue and the budget in 2007 , 100 million EURO (25 billion HUF)

- registration fee	37,2
- selling of legal data	28,8
- selling of cadastral mapping data	6,8
- cadastral survey services	9,2
- online and other services	18,0



Some example of services, products and prices (EURO)

Legal

- registration of change in ownership/ property	24
- registration of mortgage/property	48
- registration of condominium/ property	24, but max 400
- fast track registration	40
- certified property sheet (legal document)	16
- non certified property sheet	8
- copy of archived document/page	0,4



Cadastral and other mapping services

- extract of cadastral map/ parcel (A4, A3)	12
- copy of cadastral map sheet (A0)	60
- data for surveyors /parcel	24
- copy of topographic map (paper)	6
- digital topographic map (sheet)	20
- coordinates of control and geodetic points /co-ordinate	2,5-5
- certifying of cadastral plan made by private surveyors	3-42



IT SYSTEMS and SUPPORT

FÖMI, Institution of Geodesy Cartography and Remote Sensing the background institution supporting the majority of IT systems within the institutional network

SW applications for the registration and maintenance of legal data have been developed during 90s and still in use. TAKAROS countrywide, BIIR Budapest



IT SYSTEMS and SUPPORT

For the management of digital cadastral maps, there are also different SWs in Budapest and countrywide.

**Budapest, INFOCAM(Swiss) and TOPOBASE (Autodesk)
Countrywide, DATView Hungarian product**

FÖNYIR SW used for land lease registration with link to the land registry database



Integrated land information services

TAKARNET network introduced in 2003, is the base of the land and real estate properties information services.

FÖMI and Land Office network provides information (legal and mapping) of properties for external users but also for internal use

At the moment, only registered, authorised clients could use TAKARNET services.

In 2006 TAKARNET provided more than 3 million information



Integrated land information services

Basic services

- legal information about properties(property sheet)
- cadastral map information service in raster (PDF) form

other services

- billing information on TAKARNET services
- downloading standardized application forms
- property monitoring (SMS)
- others



FUTURE land information services

- topographic map database
- digital ortophotos
- digital elevation models
- satellite images

the extension of land information services with the combination of legal and mapping land registry data, should lead to further wide range of services



Thank you very much for your attention

