Results from Reorganisation, Digitisation and Centralisation of the Icelandic Land Register. Has Our Dream Come True?

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Basic information

- Population 317,000
- Iceland is 103,000 km²
  - Glaciers 12,000 km²
  - Deserted area 64,500 km²
- Real properties 178,934
- Municipalities 79 (were 98 in Jan 2006)
National Holiday in Iceland is today

Iceland became independent 17 June 1944

Land Registration before 1992

- District Magistrate and district judge used to be the same organ.
  - total 26
  - with an exception for Reykjavik.

- Decision of European Court of Human Rights led to changes in 1992
  with the separation of:
  - Executive Power
  - Judicial Power

- Eight Local Courts were established – pure judicial matters

- Land registration changed from court’s decision to an administrative
decision
Situation in Land Registration in 1992

- Only 3 District Magistrates were computerised
- Legal Registration books either handwritten or typed
- Many independent registers on real properties held by different authorities for different purposes
  - Discrepancy on the data
- High Level Committee established in 1992
  - Secretaries Generals from 4 ministries
  - Representative from the municipalities

Unified System for The Land Register and Cadaster
1 January 2001

- Aims
  - Stop multiple registration of properties by uniting the main property registers
  - Standardize the process for creating a new property in the register
  - To link the LR and the house register held, by the National Register
  - To take the first step in registering land boundaries in electronic form
The Land Register from 2001

• Reorganisation
  – Integration with the Cadaster
  – New coordinated registration processes
  – More transparancy of procedures

• Digitalisation
  – Payment for each property unit registered from legal registration books and confirmed in the digital Land Register
  – Better and faster service to the users

• Centralisation
  – Harmonisation in daily operation
  – Better understanding of the role of other registration authorities
  – Better service to the users

The Registrars

The Unified System of Land Register and Cadaster
Role of FMR

- Administration of The Unified System
  - Legal and technical development
  - Service desk
  - Training

- Valuation
  - for real property tax
  - for compulsory fire insurance

- Registration of sales contracts
  - research of the real estate market
93% of 178.934

Scanning of registered documents

- ... has taken place from May 2006

443.982

43 GB
Access to information

• Basic information from Cadaster is free of charge

• Sales Income
  – Cadaster part - FMR
  – Land Register part - Treasury (till 01.01.2009)

• From 1 January 2009 FMR will be self-financed
Developmental Project

- Governmental IT Policy 2008 – 2011

- Application by
  - Ministry of Finance
  - Ministry of Justice
  - FMR

- ... on Electronic Mortgage Registration

Has Our Dream Come True?

Yes

- The two main goals have been achieved
- Work is underway with the other two
- Many new demands from authorities, business and public have risen and have already been fulfilled
Multifunctional Register
of Real Properties is in place in Iceland which is under constant development

Thanks for the attention!

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