The Multipurpose Hungarian Unified Land Registry System

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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.

Cadastre 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.

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**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 incertainty 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  background institution
  maintenance of horizontal and vertical control point network
  establishing GPS network
  topographic mapping
  maintenance of administrative boundary database of the country
  developing, supporting IT systems for land administration institutions
  operating online TAKARNET services for external users and land offices
  remote sensing activities, supporting agriculture
  operating IT system, supporting EU agricultural subsidy
  issuing professional instructions
  international 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
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

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