Digitalization of Systematic Land Registration Process in Georgia

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SUMMARY

Following the breakup of the Soviet Union, Georgia began its long journey of transformation as the modern state with the rule of law, functioning democracy and the market economy. The Government of Georgia faced a significant national problem to land registration in rural communities across Georgia, in that rural land registration of both agriculture and urban lands remained very low, ranging from 50- 75% unregistered based on municipalities.

Georgia utilizes modern digital land registration infrastructure, which put the country in the leading positions in international ratings, however, the process of data collection and processing remained paper based, which was prone to human and other technical shortcomings and significantly hindered time needed for completion of the registration cycle.

Over the course of the land reform launched in 2016, the business process of the systematic land registration, changed several times based on the feedback received during the implementation process. The internal evaluation of the process conducted by the National Agency of Public Registry demonstrated need for digitalization of the process. The key challenges identified during the review were: i) data collection and processing and ii) digital / live communication between the process stakeholders – NAPR and Citizens.

Starting from 2020, NAPR diverted its efforts towards streamlining the process. Through its in-house IT Team, NAPR developed a Systematic Land Registration Web Portal, website serves as the data hub of the SLR process, which supports interactive maps, applications submission and online public display process.

Additionally, by using AGILE development method, NAPR in-house IT team developed Electronic

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Minutes Application, on-field registration data collection and processing application, which allows to double check information with various governmental databases, provides information on the potential overlaps with other land plots/geodetic layers and generates a cadastral drawing with registration data for the plot in real time. The development cycle, which also included the testing phase, coincided with COVID pandemic. The working product, was completed over the one year period. The AI based citizen identification module was additionally integrated in the application.

Digital transformation initiated by the NAPR and particularly the development of the Electronic Minutes Application, transformed paper based business process of Systematic Land Registration and took it to the digital plane. The process enabled the Government of Georgia to facilitate the design and launch of Nationwide Systematic Land Registration reform.

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