

Cadastral and Land Registry - the Austrian model

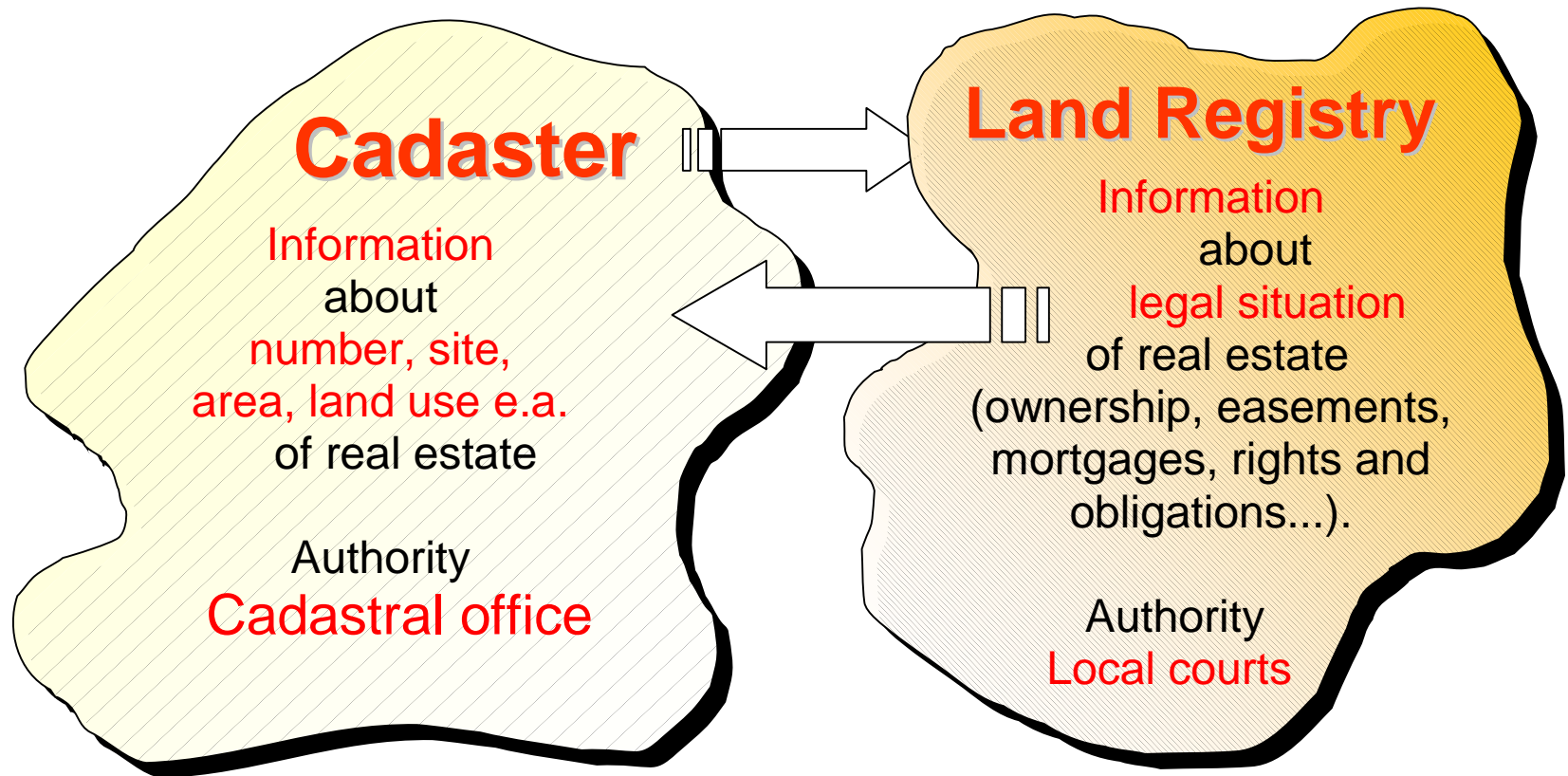
BEV - Federal Office of Metrology and Surveying



Content

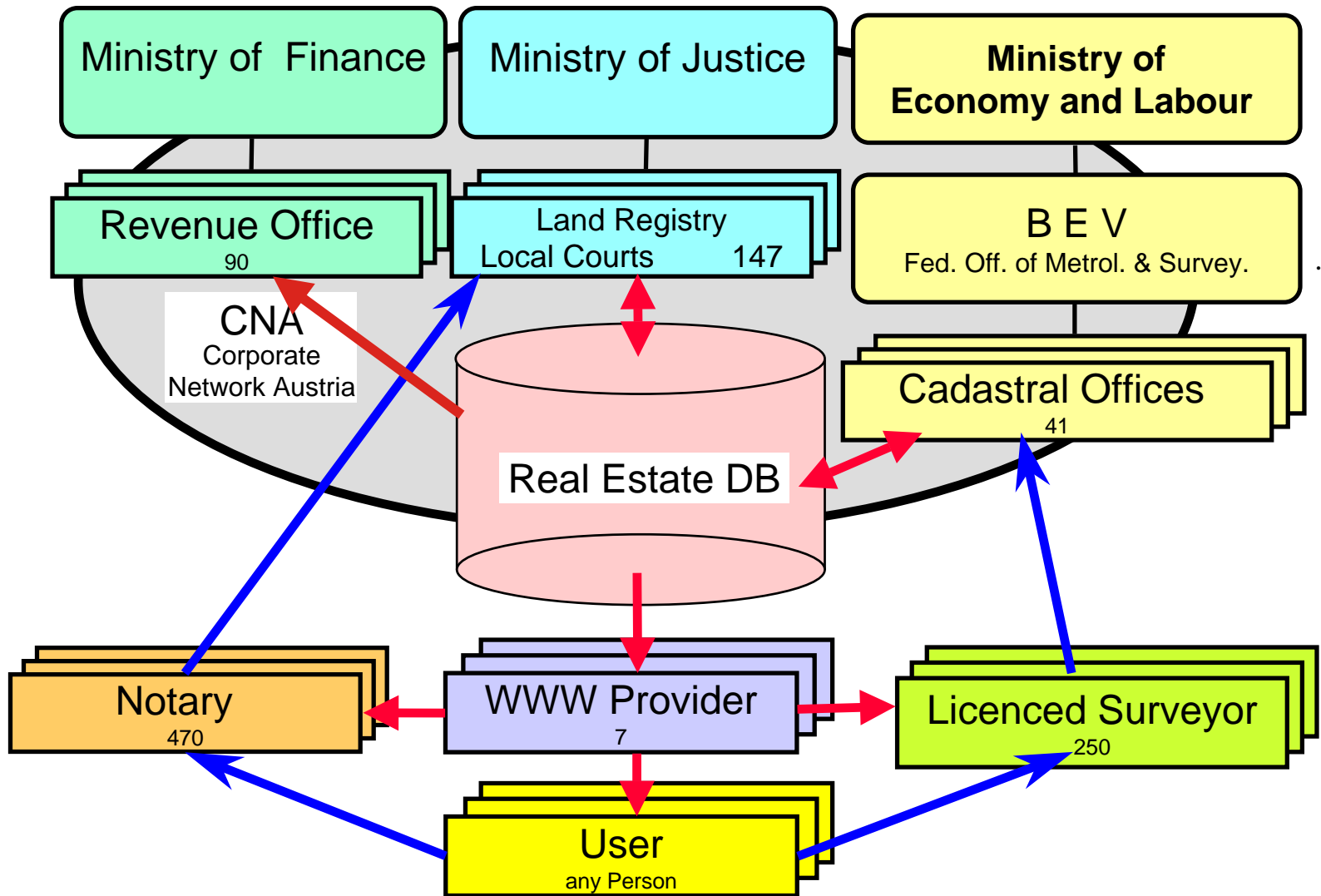
- Austrian Land Registration system
 - Competences, organisational structure
- Institutional and legal framework
- Legal background
- Processes in Cadastre and Land Registry
- Example of the registration process of a parcel
- Real estate Database- status quo and next steps

Austrian Land Registration System



Cadastral Information is....

- 100 % in digital form
 - Vector data and in GIS- format
- Access via Internet
 - Providers, but..
- New system will be launched at end of 2006
 - ⇒ “e-geodata Austria” (ega)
 - Access via portal
 - Different web services
 - Integrated e-commerce system



Institutional and legal framework

- Separation of competencies between two different organisations
 - Cadastre: BEV and subordinated cadastral offices (41)
 - Land Registry: Ministry of Justice and local courts (145)
- Connected via the Real Estate Database
 - Data are stored in **one common** database
 - Rights, restrictions, obligations, land use and geometric description
- Strong cooperation between BEV and MoJ

Institutional and legal framework

- No overlaps of competencies
- Coordination/cooperation between public authorities and private sector is secured by law and functioning well in practice
- Full access to information and all data but maintaining within the frame of their competences
- Liability on data is guaranteed by the state
- Access to data via web or directly via network

Institutional and legal framework

- Since 1871: Conformity between Cadastre and Land Registry by law
- Land Registry Act (1981) and in Surveying Act (1969):
 - (1) The cadastre and the land register shall be kept in conformity with each other. the register of parcels shall be connected to the main book of the land register.
 - (2) The Land Register Court shall be informed by means of application forms on results of official acts possibly involving entries into the land register.
 - (3) The Land Register Court shall, at reasonable intervals, be supplied with copies of the cadastral map for use as land register map

Processes in cadastre and Land Registry

Maintaining-Processes

Maintaining Processes in Cadastre

- Certification of Documents
- Surveying of land use
- Changing of administrative boundaries
-
- ...

Linked (overlapping) Maintaining Processes

- Aggregation of parcels
- Maintaining the court decisions in the cadastre
- Applications by the cadastral offices for changes in the land registry
-

Maintaining processes of the Land Registry

- Ordinary application
- Application by citizens
- Application of cadastral offices
- ...

Delivery-processes

Products delivered by BEV

- Online products
- Products on demand
- ...

Combined products

- ...
- ...

Products delivered by Land Registry

- Information via customer service
- Online information
- ...

Service-processes

Service processes in BEV

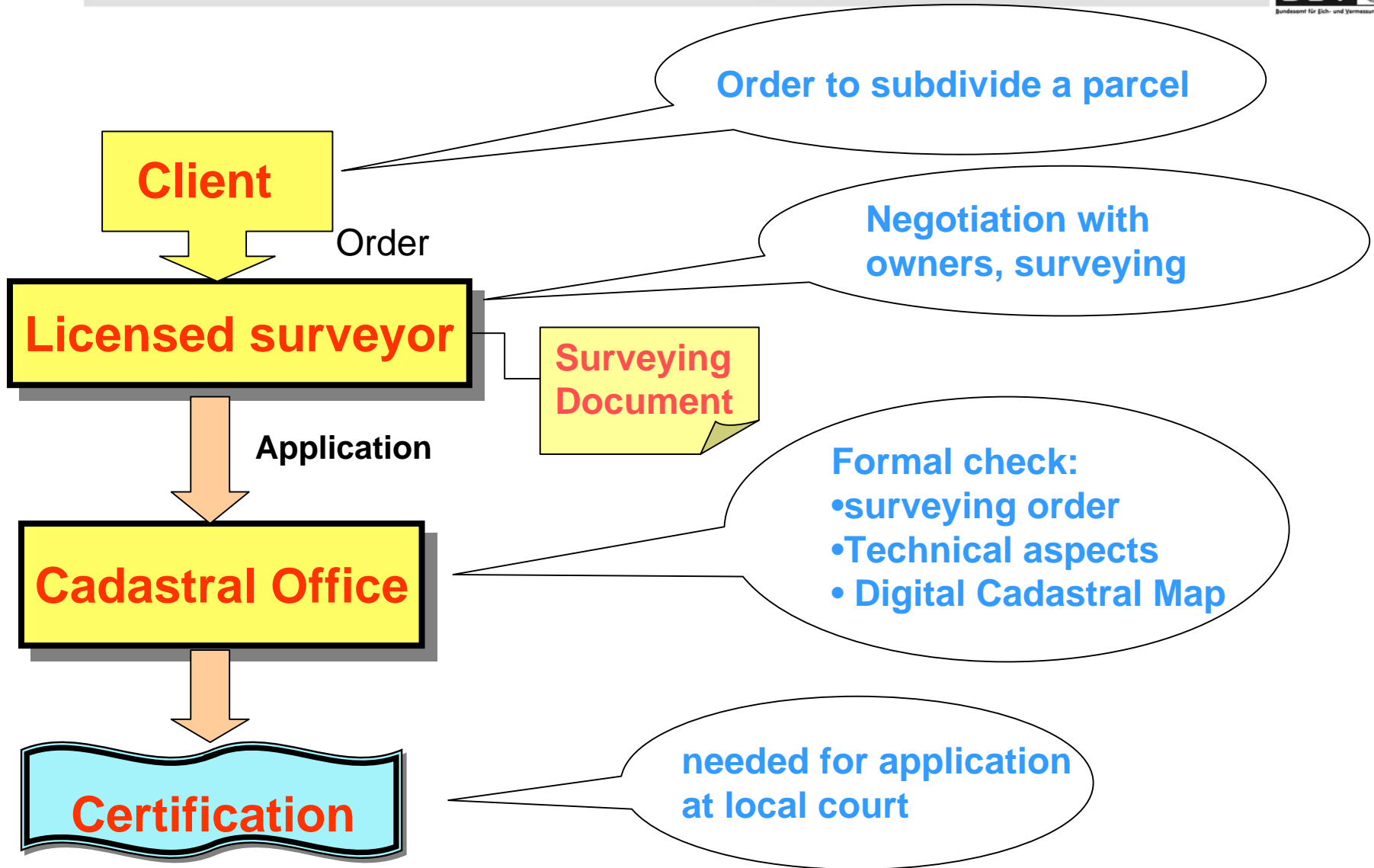
- Storage of surveying documents in digital form
- Administration of authorisation for access
- Charging
-

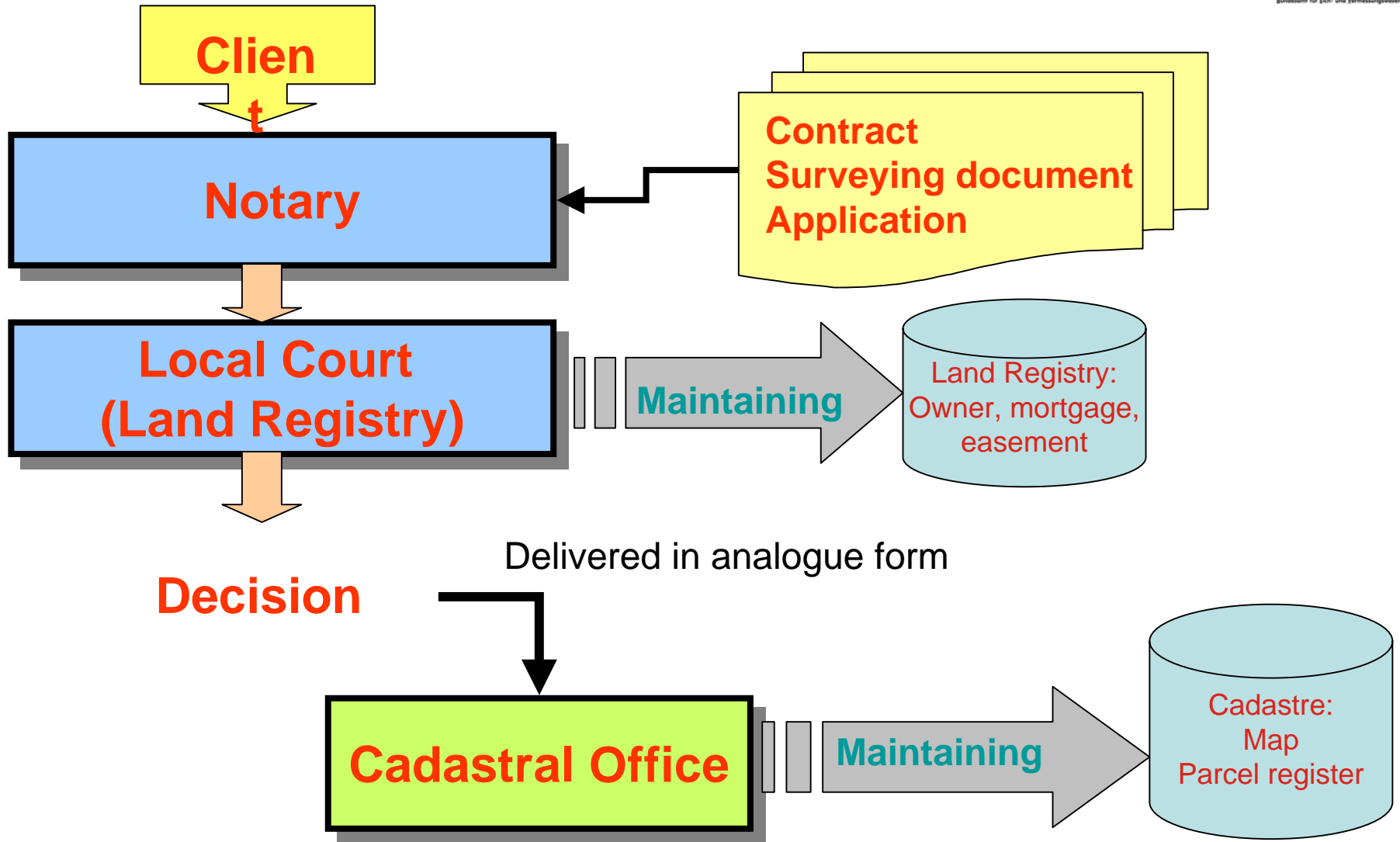
Service processes in Land Registry

- Application in special registers
- Dispositions of decisions
- charging
- Administration of entitlements
- ...

Processes between cadastre and Land Registry

- Maintenance of data/information in digital form
- Documents between Cadastre and Land registry in an “analogue form and way”
 - applications and documents are delivered in form of letters
- time lag between maintaining of Land registry and the Cadastre
- documents are stored in analogue form in archives






Real Estate Database – status quo

- in operation since 1985 (by the Ministry, operated by Federal Computing Centre)
- Complex information system, but
 - Technology and architecture is out-of-date (IMS) and
 - do not satisfy increasing requirements of customers and modern administration (e-Government)
 - No GIS- functionality
- More than 60 applications and 600 batch-procedures included
- Web-access but

Real Estate Database – some figures

- 2-4 Mio. Data transactions per month
 - 20 % Cadastral information
 - 80 % Land Registry Information
- 15 Mio. € income per year
 - Increasing 10 % per year
 - ⇒ to the Ministry of Finance
- ~ 2/3 credit institutes, banks, ...
- ~ 1/3 public administration
- ~ 1/12 surveying sector



Grundstücksdatenbank - Microsoft Internet Explorer von BEV

Adresse <http://gdb.bmwa.gv.at/>

GRUNDSTÜCKSDATENBANK

GRUNDBUCH und GRENZKATASTER

ANMELDUNG (Eingabe siehe [Hilfe](#))

Gruppe/Dienststelle

Benutzer

Passwort

Passwort neu

START

[Letzte Information: 2000-01-24](#)

Bundesministerium für Justiz
 Bundesamt für Eich- und Vermessungswesen
 Bundesministerium für wirtschaftliche Angelegenheiten

Betriebszeiten: Mo.-Sa. (werktags) 7-20 Uhr
 Technische Betreuung: gdb@bmwa.gv.at

Extract from Real Estate Database

AUSZUG AUS DEM GRUNDSTÜCKSVERZEICHNIS

KATASTRALGEMEINDE: 31106 Eltendorf

VERMESSUNGSAMT: Oberwart

EINGABE: 38

NUMMERIERUNG: fortlaufend

GRENZKATASTER: TNA

***** 2006-11-27

Cadastre data

GST-NR	G	MBL-BEZ	BA (NUTZUNG)	FLÄCHE	EMZ	VHW	GB-NR	EZ
38		7421-24/2	*	791		499/1998	837	
			Baufl. (Gebäude) T	439				
			Baufl. (befestigt) T	233				
			Baufl. (begrünt) T	119				
			Eltendorf 16					

GB-NR
EZ

Land Registry data

EZ	LN	EIGENTÜMER
837	1	ANTEIL: 1/2 Ernst Julius Dipl.-Ing. GEB: 1959-02-28 ADR: Eltendorf 165 7562
	2	ANTEIL: 1/2 Ernst Cornelia Mag. GEB: 1961-11-16 ADR: Eltendorf 165 7562

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Real Estate Database – arrangements

- Shifting of responsibility for applications and services from Ministry to the BEV (2004)
- Analysis of all processes, products, services
- Elaboration of a common project between MoJ (Ministry of Justice) and BEV to develop an “New Real Estate Database”

New Real Estate Database – objectives

Fully “digital” processes between Cadastre (cadastral offices) and Land Registry (local courts)

- Online application
- Reduction of duration of registration processes
- Online access for status at work

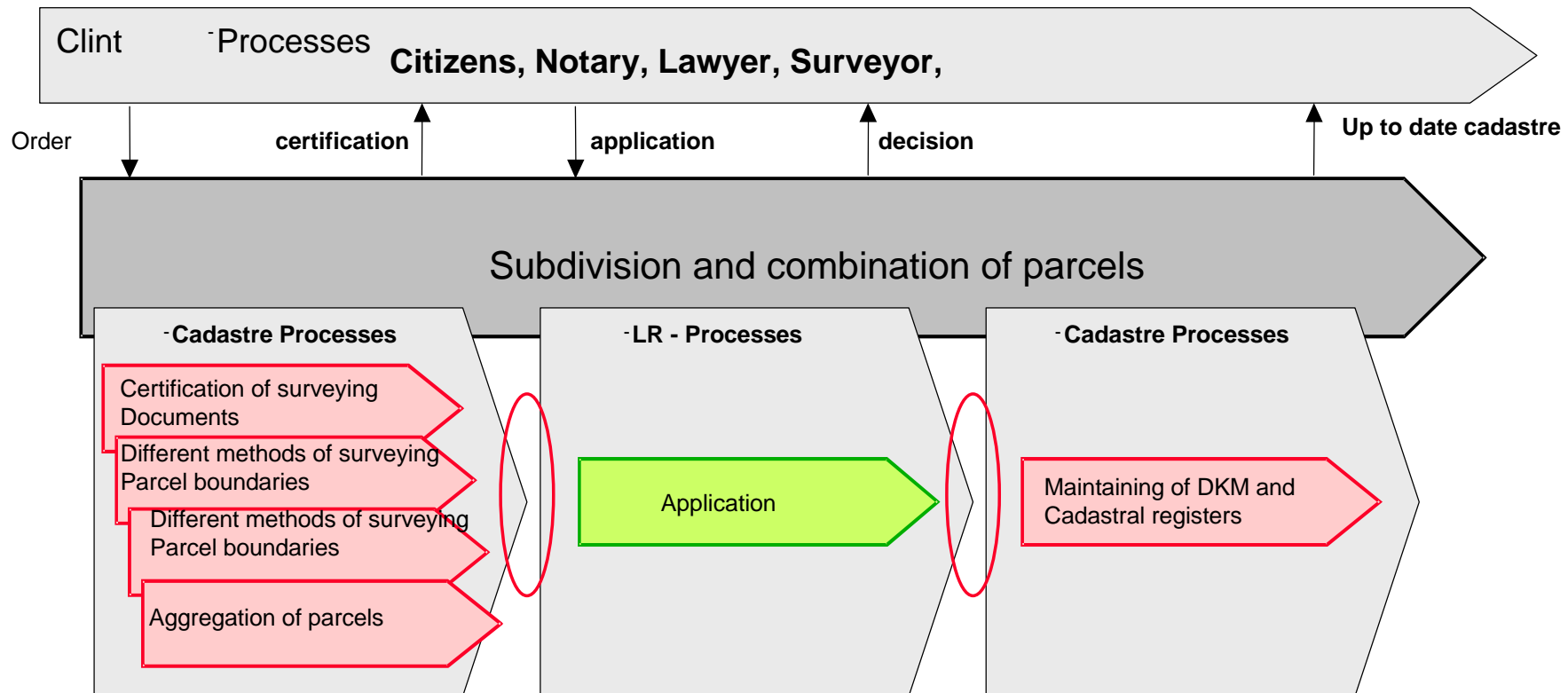
New Real Estate Database – objectives

- Joint project between BEV and MoJ to develop a new integrated system
 - Full integrity of data for cadastre and land registry
 - State-of-the-art access to information (portal, web services,..)
- No shifting of competences
- No separation of integrated system of cadastre and land registry

New Real Estate Database – objectives

- Stimulate economy and optimize business processes
 - Market driven products
 - Accelerate processes
 - Provide an infrastructure for e-Government
 - Optimize internal processes
 - Standardizing of the system
 - Design of new processes for Cadastre and Land Registry

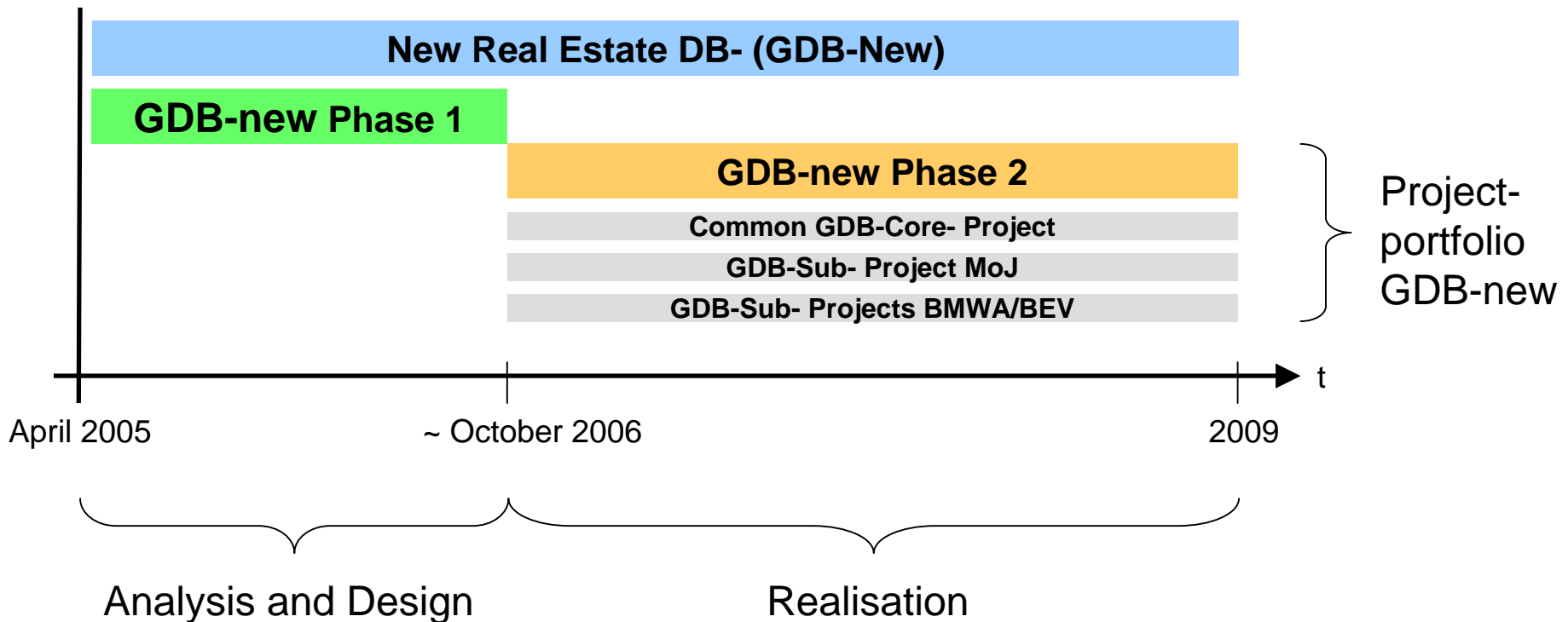
Subdivision and aggregation of parcels



New Real Estate Database – tasks

- Common project management including BEV and MoJ ✓
- Analysis of the system (existing processes) ✓
- Define new processes ✓
- Create a architecture of new system ✓
 - Different alternatives ✓
 - Evaluation and decision ✓
- Define portfolio of projects ✓
- Prepare public tender

Timeframe of project for New Real Estate Database



Thank you for attention !

www.bev.gv.at

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