Economic Impact and Reliability of the Czech Cadastre

Jaroslav Bačina
PCC Conference and Plenary Meeting, Bucharest 2019
Czech Cadastre:

- Legal framework: Act No. 256/2013 on Cadastre of Real Estates and Civil Code No. 89/2012
- Integrated Cadastre and the Land Register in the Czech Republic
- Information System of the Cadastre of Real Estates since 2001
- Title registry
- RÚIAN - the Register of Territorial Identification, Addresses and Real Estate
Czech Cadastre, Land Registry:

- Municipalities: 6,258
- Cadastral districts: 13,078
- Plots of land: 23 million
- Buildings: 4 million
- Apartments: 2 million
- Titles: 7 million
- Other legal rights: 11 million
- Deeds: 41 million
State budget:

• Ministry of Finance - is responsible for financing the budgets of individual chapters in cooperation with the administrators of the chapters, such as the Czech Office for Surveying, Mapping and Cadastre (ČÚZK)
• All the fees are a part of Government Revenues
• Government Revenues are part of government budget balance calculation

• ČÚZK - full financing from state budget - 130 million EUR per year
Mortgages, registration by entry:

• 186.000 mortgages recorded in 2018 in the Land Register
  • now 40 EUR per registration ➞ 7.4 million EUR per year
• Total loan value – 11.7 billion EUR in 2018 (according to Bank association)

• Administrative fee for the transaction registered on cadastral office by entry
  • now 40 EUR ➞ 30 million EUR per year
  • for the future – intention to increase up to 60 EUR

• Benefits: mortgages are registered in the same register as the title to the property – easy search process
Renewal of cadastral maps – new cadastral mapping:

- Fully carried out by the state sector – Czech Office for Surveying, Mapping and Cadastre
- Number of municipalities:
  
<table>
<thead>
<tr>
<th>Year</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>75</td>
</tr>
<tr>
<td>2018</td>
<td>72</td>
</tr>
</tbody>
</table>

- Positive impact on:
  - Spatial planning
  - Regional policy
  - Housing policy
  - Solving of boundary disputes
Maintenace of cadastral maps - Survey plans:

- Survey plans are fully carried out by the private sector
  - about 40 million EUR per year
- Survey plans submitted to cadastral office for verification
  - cost 4 EUR per survey plan – annual income 566,000 EUR in 2018

- Benefits:
  for the private sector - income from contracts, impact on the number of jobs in the region,
  for the state sector - income from verification
Providing information:

- Administrative fee for the information provided at the desk of the cadastral offices
  - 1.5 million EUR in 2018
  - all the fees – 10 million EUR

- Benefits – income for the state budget, client satisfaction
Free cadastral data:

Free data to the clients (monthly):

- INSPIRE – 1.2 million files, 157 GB
- VFK (VKM) – Exchange format (cadastral map)
  - 279,000 files (VFK) and 227,000 files (VFK-GMPL) → 147 GB
- VFR - Exchange format RÚIAN
  - 1.7 million files, 621 GB
- Remote Access to the Cadastre
  - Free data – 4 million EUR

Czech Office for Surveying, Mapping and Cadastre
Survey Office:

• Products: ortophoto, Digital Terrain Model and Digital Surface Model of the Czech Republic, The ZABAGED® - altimetry 3D contour lines etc.
  • Products in standardized formats and quality from the whole territory of the Czech Republic

• Clients: states authorities, municipalities, agencies etc.

• Pricing policy:
  • paid services – turnover around 150,000 EUR in 2018
  • Free of charge services – in value of 4.7 million EUR in 2018
Land taxes:

- Real estate tax
  - 400 million EUR in 2018
- Real estate transfer tax
  - 500 million EUR in 2018

Source: Ministry of Finance

- Benefits – income for the state and the municipal budget
Customer satisfaction poll

The clients are satisfied!

n = 293, využívají služby
Conclusion

• We protect ownership
• We provide information that influences the decisions of property buyers, public sector...
• We provide data that enables entrepreneurs to create new products
• We offer a range of services that help the contracts being completed
• We underpin the financial sector
• We help to provide secure lending against properties
• We...
Thank you for your attention.

jaroslav.bacina@cuzk.cz