

# The Multipurpose Hungarian Unified Land Registry System

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**Cadastral Information System  
A Resource for Land Management Policies**

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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**

**Cadastré was created for the purpose of the state and politics for taxation - part of the public administration**

**On the other hand there was the factual land registry within juridical scope**

**The land registers and the land cadastré were parallel used and mutual data exchange took place between them. This fact resulted double data registration and caused a lot of uncertainty in the use**



## Historical Background

**These circumstances lead to decision in 1972, to integrate the two registration systems on legal basis and institutional level**

**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

<b>MARD, DLAG</b>	<b>supervising, managing land administration activities, creating laws, professional instructions</b>
<b>DLO</b>	<b>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</b>
<b>CLO</b>	<b>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</b>



# 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

<b>Total number of staff</b>	<b>4000</b>
<b>- legal</b>	<b>2400</b>
<b>- land surveyors</b>	<b>820</b>
<b>- management and administration</b>	<b>400</b>
<b>- land protection, land use, land lease</b>	<b>300</b>
<b>-IT support</b>	<b>100</b>

MARD Department of land administration and Geo-information 17



## Number of higher educated staff

- legal	560
- land surveyors	470 (60 licensed)
- 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

## IT SYSTEMS and SUPPORT

**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**



## IT SYSTEMS and SUPPORT

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

**FŐNYIR 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 for your attention**

