

# The Cadastral System in Hungary

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# INTRODUCTION

The official name of the Hungarian integrated cadastral system “Unified Land Registry System”

One institutional network- land offices- responsible for registration of legal transactions, cadastral mapping changes and dealing with other land- and real estate property related activities.

The Hungarian system is multipurpose nature

- maintenance of control point networks
- topographic mapping
- land protection
- land lease registration
- administrative boundaries
- etc.



**The Unified Land registry System has two specific aims to be pursued**

**Legally, the land registers provide a kind of defence for the titles to real estate and also give certainty for the bona fide holders**

**The economic aim is to serve as a uniform basis for establishing financial obligations for planning and supplying statistical data for the government, organisation of land utilisation and services for the whole society**

## **Important laws, decrees, regulations and professional guides supporting and regulating the activity of the ULRS**

- **Act on Land and Real Property Registration**
- **Act on Land surveying and Mapping Activities**
- **Land Law**
- **Condominium Law**
- **Building Law**

## 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)**



## 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**



## Historical Background

**As many countries in Western and Central Europe, from the middle of the 19th century, real estate were double registered in Hungary**

**Cadastral 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 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.**



## 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 uncertainty in the use**

## Historical Background

**These circumstances lead to decision in 1972, to integrate the two registrations 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 (legal 1997, cadastral maps 2007.)**

**Land Office organisation became self financing with effect from 1st January 2007**



# 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  
Completed by the end of 2007**



## Financing

**Total number of staff 4000**

**Annual revenue in 2008 23,5 billion HUF ( 90 million EURO)**

**10 % has to be paid in the central government budget**

# The Content of the ULRS (Cadastre)

In Hungary the Law on Real estate Registration defines the registration as an administrative procedure

The land register is a system containing all landed property and other real estates

Parcels, buildings, apartments (in condominium), public properties, roads, railways, rivers, channels, etc.

The system is parcel based and entirely dependent on the maintenance of the land registration records (property sheets) and the large scale cadastral maps, linked with the unique identifier (parcel number)

Data consistency between cadastral map and descriptive data of property sheet



**Parcel is identified by parcel number within a settlement, a certain piece of the ground surface, contiguous in nature, not intersected by any administrative boundary line, to any part of which the same ownership or trustee rights relate**

**Other registered properties :**

**Buildings, cellars, underground garages and other structures**

**Flats and other units in condominium**



## Cadastral maps

**Originally 60 000 paper based cadastral maps of various scales- 1:1000, 1: 1440, 1: 2000, 1: 2880, 1: 4000- and projection systems**

**continuously updated since the 19th century**

**Digital cadastral maps in vector format became available countrywide on 1st. January 2008**

**Data are organised into an object-oriented relational database**

**Standard for digital cadastral maps , DAT**

## The content of cadastral maps

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



## legal register

The ULRS contains the descriptive data files as a second data holder of the registration system

All land and real estate properties, including condominiums are recorded

The legal document (property sheet) contains all the rights, data and facts on land and real estate properties according to law

Law regulates the access to data of the ULRS

It's open to public, except to query according to owners name linked to his/her properties



## 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**



## Agricultural Land Lease Registration

**Separate registration with direct link to the legal registry**

**The common link is the parcel number**

**Contains the name of the leaseholder, size of the leased land, cultivation**

**Compulsory by law to report any changes to the territorially competent DLO**

# TECNOLOGICAL INFRASTRUCTURE

1994- 2005 developing of the IT systems , co- financed by the EU PHARE Program

1997 all property sheets , approx. 9,9 million, have been loaded into PC based computer system

2000 Digital cadastral Mapping and property sheet Management systems (Infocam Budapest, TAKAROS, BIIR Budapest)

2002 TAKARNET an intranet type wide area telecommunication network for countrywide data access and supply, by connecting the land offices with each other, with FÖMI and continuous services for external users

2001-2004 META Management Information system for monitoring, managing, controlling the activities of land offices

2009 one- level star topology of online access to TAKARNET network for the 121 DLO-s, 20 CLO-s , FÖMI, MARD, and serving users through the common client gate of the Hungarian e- government's Bone Network.



# UPDATING PROCEDURES

All of the land and real estate properties have been registered and the entire country covered by cadastral maps since the late of the 19th century

The Cadastre and the Land registry (Grundbuch) and with effect of 1971 the Unified LRS have continuously been updated also during the communist period

Owners/trustees or any interested parties are obliged by law to report to the territorially competent district land office about any changes, prescribed by law, in their property which modify the content of cadastral map or legal register

## updating of the cadastral map

**It is needed in the following cases**

- changes of legal parcel boundary and administrative boundary**
- changes in building or other constructions**
- changes of land use**
- changes of agricultural cultivation**
- changes of street name, address**
- mass renewal of cadastral maps by settlements**

## updating of the legal registry (property sheet)

The property sheet is continuously updated based on deeds, documents submitted by clients or other interested parties

The conveyance of properties, ownership changes are compulsory to report to the competent DLO for registration

Law prescribes the content and format of deeds and other legal documents

- change in ownership
- parcel number changes
- mortgage registration and release
- condominium registration
- easement and restriction, etc

## organisations and persons involved

**District land offices are responsible for updating the cadastral maps and property sheets with registration of changes**

**The survey divisions of DLOs are also responsible to perform the quality control of the cadastral plan, which is the basic document for updating the cadastral maps**

**The private sector is involved in the preparation of the required documents both for legal and cadastral mapping changes**

**Only licensed surveyors are permitted to produce cadastral survey plan and survey**

**The involvement of lawyers or notary public in preparation of legal documents for registration of changes in rights related to land and real estate properties is also compulsory by law**

**In some cases authorities are also obliged to report changes in the content of the cadastral map and property sheet ( local government-street name, building address)**



## Automation of processes

The management of digital property sheets and cadastral maps have been automated since mid 90s.

FÖMI has been supporting the majority of IT systems

Software applications for the maintenance of property sheets TAKAROS, BIIR

Software applications for the management of digital cadastral maps INFOCAM, TOPOBASE in Budapest, DatView and DATR in counties



# PROVIDED SERVICES

Land offices, FÖMI provide legal, cadastral mapping information, data and other services for major external users and citizens, generally for fees.

Products are available both in analogue and digital form

Sufficient revenue is very important due to self-financing status of land administration

The majority of basic laws supports the generation of revenue

Compulsory use of cadastral maps, compulsory report of legal and mapping changes, etc.

**Number of registration of legal and mapping changes 2, 5 million**

<b>Number of property sheet queries</b>	<b>2, 8 million</b>
<b>for fee</b>	<b>1,9 million</b>

**Extract of cadastral maps (paper, digital) 0,5 million**

**Wide range of other services**

**Enlargement on higher level services can be realised in the framework of e-government and e-administration**

**Recently land offices are connected to the Government's Bone Network**

**Growth of users' number of TAKARNET, by 2009 more than 8000 registered users,**

**3,5 million queries**

**payment methods**

**clients, using land office client service can pay different way**

**registered users of the online service TAKARNET can only pay by bank transfer**



## financial figures (in million EURO)

**The annual revenue and the budget in 2008 90 million EURO  
( 23,5 billion HUF)**

<b>-registration fee</b>	<b>35,2 million EURO</b>
– selling of legal data	26,8
– selling of mapping data	4,8
– cadastral survey services	7,2
– online and other services	16,0

# **LINKS BETWEEN CADASTRE and LAND REGISTRY**

## **LINKS BETWEEN ULRS and REAL ESTATE Valuation system/real estate tax**

There is no comprehensive land and real estate taxation in Hungary but there are some land- and real estate related tax e.g. stamp duty, inheritance tax, tax on income by selling real estate,

Community taxes issued by local governments

The cadastral mapping and legal data have been used for valuation purposes as basic information for valuation of properties

The ULRS database doesn't contain (only deeds)the value of real estates

In case of agric land the property sheet contains the Golden Crown value which expressing today the quality of land



## agricultural land valuation

The agric. Land valuation system originating from the time of the Austro-Hungarian Monarchy called Golden Crown system, introduced in the second half of the 19th century, is still in the power for expressing the quality of the land

Originally the Gold Crown System based on yearly averaged yield estimation, considering the soil quality, topography, climatic and economic conditions

The soil quality map forms a layer of the digital cadastral mapping database. DLOs are responsible for the maintenance of these mapping data



## agricultural land classification

Based on similarities of production conditions, agric. land parcels are categorized according to different types of cultivation like arable land pasture land, forests, vineyards, etc

Areal unit of one hectare, different sums of Golden Crown

Classification regions, according to cultivation lines and quality classes

The agric. land will be grouped into quality classes from 1-8 by cultivation

Classification procedure is supported by a network of sample areas, set out by classification regions, valuation procedures and settlements

Comparison the classified land with the corresponding sample area



**Thank you very much for your attention !**

