

From Registration to Integration

The Evolving Role of the Hellenic Cadastre



Hellenic Cadastre

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Joint PCC - EuroGeographics CLRKEN conference

“Building a Future Ready Geospatial Information Ecosystem: Resilience,
Innovation, Interoperability and Digital Unity in Cadastre, Land Registry and Land
Administration”



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Framing the case: Progress, Challenges and the Path to System Maturity

- ❑ A 30-year reform process nearing completion
- ❑ A major and complex contemporary land administration reform within the European context
- ❑ Significant progress has been achieved; the focus is now shifting toward completion and system maturity

This is not just a technical project - it is a long institutional transition



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The Hellenic Cadastre: Mission & Objectives

Core statutory objectives

- ❑ Ensure the reliability, publicity and availability of spatial and legal property data
- ❑ Safeguard public trust and security in property transactions
- ❑ Provide national geodetic and cartographic coverage
- ❑ Create and maintain digital geospatial data



A matter of legal certainty

“The operation of the [Cadastre] brings about multiple benefits: **legal certainty and safeguarding of property rights, reduction of litigation, reduction of time and costs** for transactions on real estate [...]. It is not a matter of course; rather, it is a ‘giant project’ that is pivotal for the orderly organization and development of the country”.

- Report 5/2025 of the Court of Audit (p. 5)

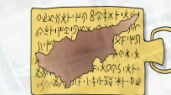
A national infrastructure for legal certainty, reliable cadastral information and digital public services.



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Building a nationwide cadastral system

- ❑ From a fragmented Registrations & Mortgages System (RMS) to a unified national cadastre
- ❑ Majority of property rights integrated: 71% / approx. 28 million rights
- ❑ Former Mortgage Offices replaced by a new cadastral office network
- ❑ Institutional consolidation under a single national authority

392

Mortgage Offices across the country were permanently closed



17

Cadastral Offices
& 75 Branch Offices operate under a unified system

***The system-building phase has largely been achieved;
the focus now shifts to completing and maturing the system.***



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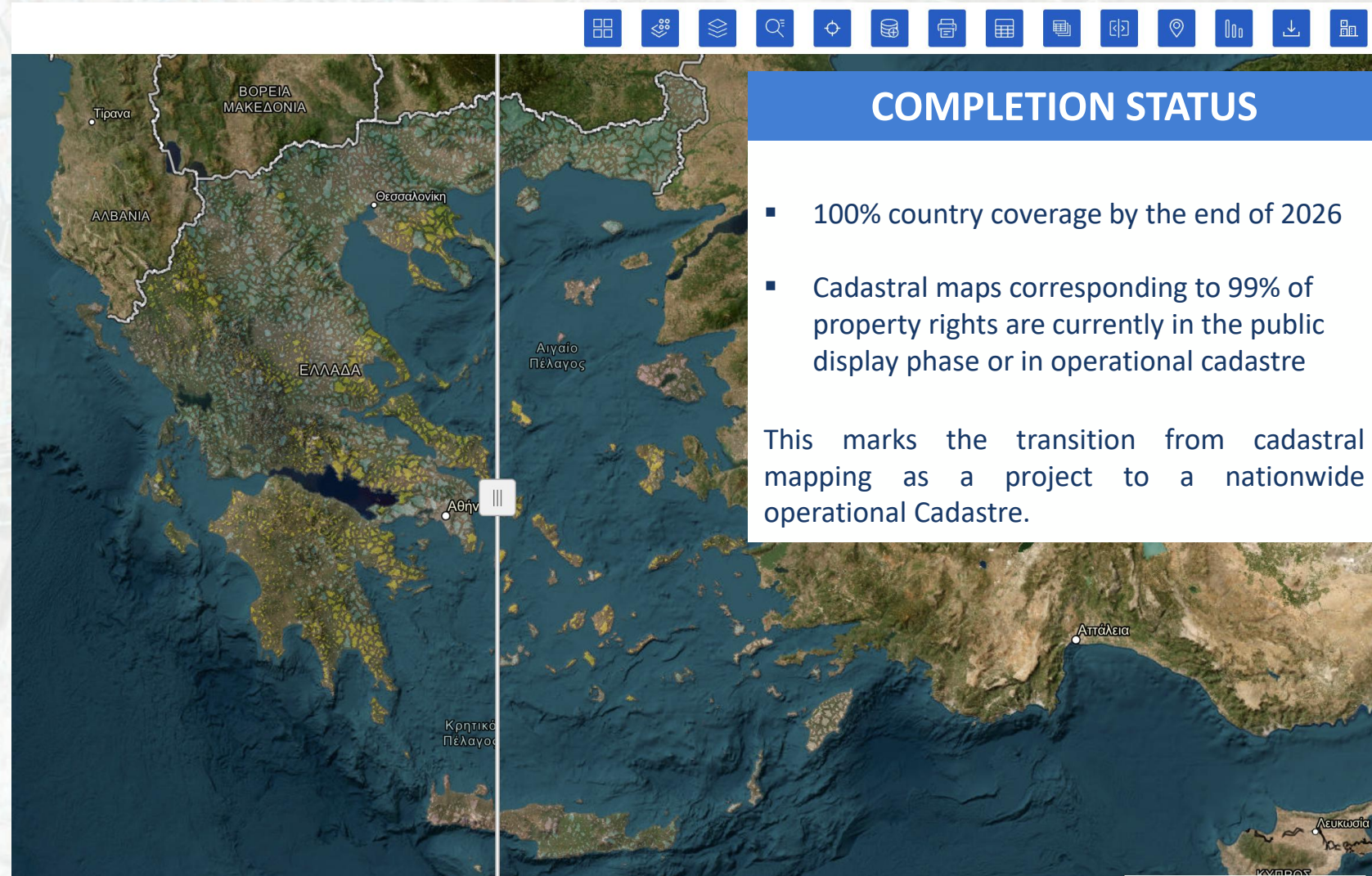
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Cadastral Mapping Completion



100%
**OF THE COUNTRY
COVERED**
BY THE END OF **2026**



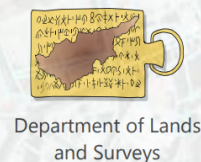
COMPLETION STATUS

- 100% country coverage by the end of 2026
- Cadastral maps corresponding to 99% of property rights are currently in the public display phase or in operational cadastre

This marks the transition from cadastral mapping as a project to a nationwide operational Cadastre.



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Cadastral completion and land classification

- ❑ Cadastral mapping requires clear identification of ownership
- ❑ Public/private land distinction is essential for cadastral completion
- ❑ Forest maps and seashore-zone delineation help define public-domain boundaries
- ❑ Cadastre, forest mapping and public-domain delineation operate as parallel and interdependent processes

Cadastral completion depends on coordinated land-classification processes, including forest maps and seashore/public-domain delineation.



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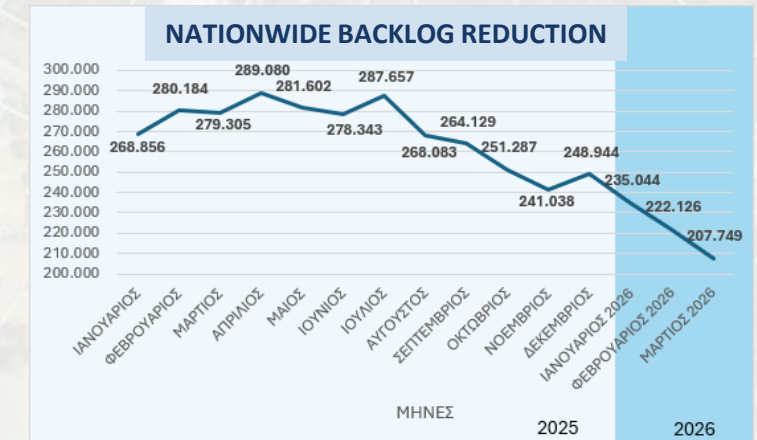


From completion to post-registration maturity

- ❑ Title-oriented cadastral system with strong legal effects of first registrations
- ❑ Pending corrections, objections and “unknown ownership” cases
- ❑ Backlogs in registrations and corrections
- ❑ Operational measures to accelerate processing and backlog reduction
- ❑ Finalization strengthens legal certainty but may formalize remaining disputes

Operational evidence

- 2025: completed acts exceeded incoming acts for the first time
- Completed acts more than quadrupled since 2022
- Achieved despite a sharp rise in incoming acts (+270% since 2022)
- Backlog reduction: ~ 80% Athens /~90% Thessaloniki



The system strengthens legal certainty, while maturity requires continuous correction, data quality management and institutional capacity.



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Digital operation at scale – at a glance

- ❑ Digital property transfer and one-stop-shop services
- ❑ Digitization of former Mortgage Office archives
- ❑ Digital Cadastral Map and geospatial access
- ❑ Data reuse, open data and interoperability with public-sector systems
- ❑ AI-supported processing and emerging geospatial applications

The Cadastre is no longer only a system under construction – it operates as a national digital service and data infrastructure.



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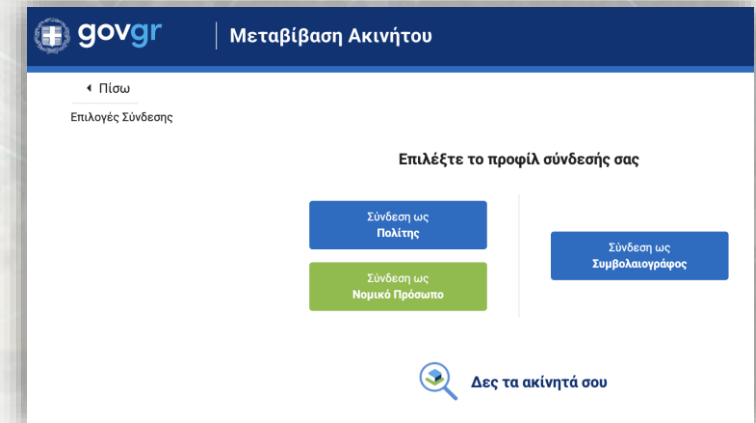
Digital Property Transfer and one-stop-shop

- ❑ Digital Property Transfer File service launched through akinita.gov.gr in January 2024
- ❑ Over 1,000,000 digital transactions processed to date
- ❑ Digital coordination of property transfer documentation
- ❑ Transaction certificates issued within **one business day**
- ❑ Reduced administrative burden through digital workflows
estimated 99% cost reduction: from ~€ 820 to ~ € 7 per measured case



akinita.gov.gr

Ψηφιακός Φάκελος Μεταβίβασης Ακινήτου



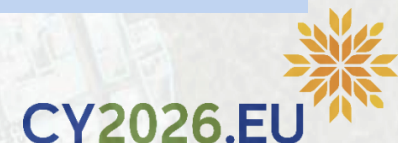
Property transactions are becoming integrated and digitally managed.



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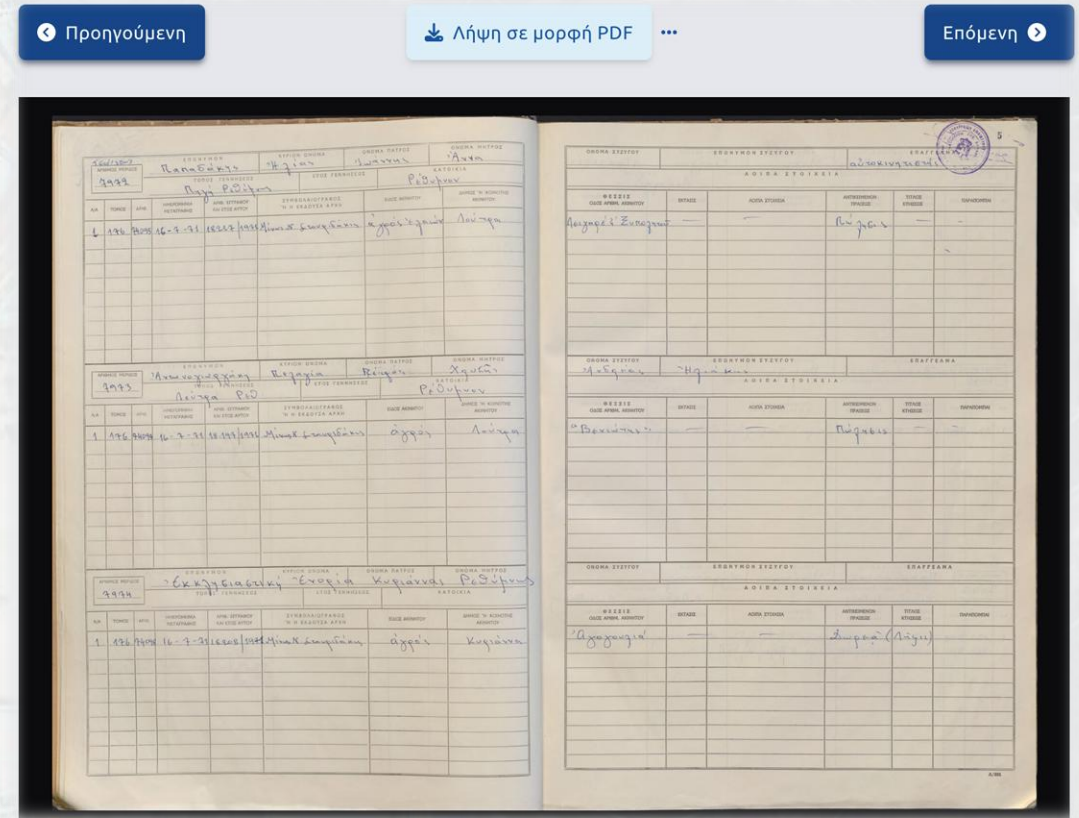


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Digitization of former Mortgage Office archives

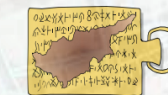
- ❑ Large scale digitization of historical land registration archives
- ❑ **600 million pages digitized** and made available through archive.ktimatologio.gr
- ❑ **Remote access** to former Mortgage Office legacy records for authorized professionals
- ❑ Reduced administrative burden for archive research (from ~€66 to ~€28 per search)
- ❑ Next steps: enhancing metadata quality, usability and integration with cadastral workflows



Digitization turns fragmented historical archives into usable digital infrastructure.



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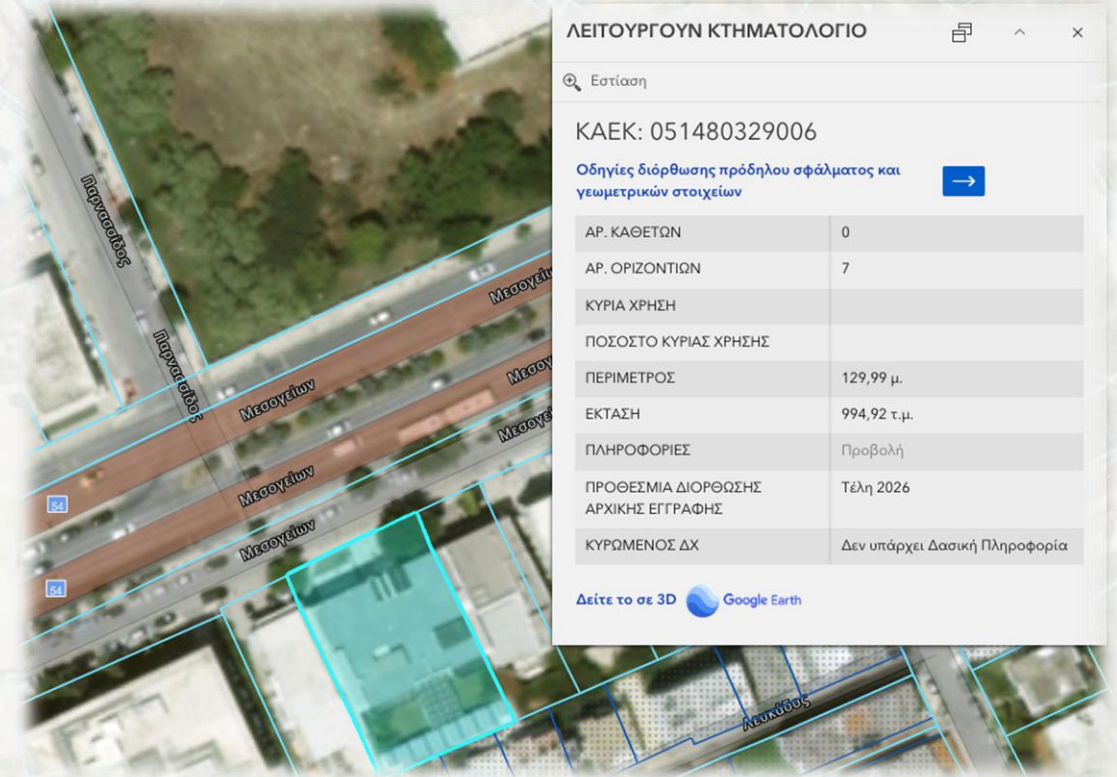


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Digital Cadastral Map: maps.ktimatologio.gr

- ❑ Public access to cadastral geospatial information
- ❑ Search by **address, location, coordinates, municipality** or **cadastral parcel identifier (KAEK)**
- ❑ View parcel **boundaries, area** and **cadastral status**
- ❑ **Submit or correct property data** through linked Cadastre applications
- ❑ Compare layers and add user data




ΛΕΙΤΟΥΡΓΟΥΝ ΚΤΗΜΑΤΟΛΟΓΙΟ

Εστίαση

KAEK: 051480329006

Οδηγίες διόρθωσης πρόδηλου σφάλματος και γεωμετρικών στοιχείων

ΑΡ. ΚΑΘΕΤΩΝ	0
ΑΡ. ΟΡΙΖΟΝΤΙΩΝ	7
ΚΥΡΙΑ ΧΡΗΣΗ	
ΠΟΣΟΣΤΟ ΚΥΡΙΑΣ ΧΡΗΣΗΣ	
ΠΕΡΙΜΕΤΡΟΣ	129,99 μ.
ΕΚΤΑΣΗ	994,92 τ.μ.
ΠΛΗΡΟΦΟΡΙΕΣ	Προβολή
ΠΡΟΘΕΣΜΙΑ ΔΙΟΡΘΩΣΗΣ ΑΡΧΙΚΗΣ ΕΓΓΡΑΦΗΣ	Τέλη 2026
ΚΥΡΩΜΕΝΟΣ ΔΧ	Δεν υπάρχει Δασική Πληροφορία

Δείτε το σε 3D  Google Earth

The Digital Cadastral Map turns cadastral data into an accessible geospatial service.



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Data & interoperability infrastructure

Reuse, Open Data and Cross-sector Coordination

- ❑ **Expanding interoperability with public-sector systems**
Electronic data exchange with tax administration
- ❑ **Single Property Hub and unified property information flows**
Towards integrated, trusted and interoperable data for every property
- ❑ **APIs and digital services supporting wider use of cadastral data**
Enabling data reuse across public administration and property-related services
- ❑ **Open-data contribution through data.gov.gr**
Selected cadastral datasets supporting transparency, reuse and evidence-based decision-making

Interconnection of Property Data Registries

Integrated, trusted and interoperable data for every property



Cadastral data supports interoperable public administration, integrated property services and selected open-data reuse.



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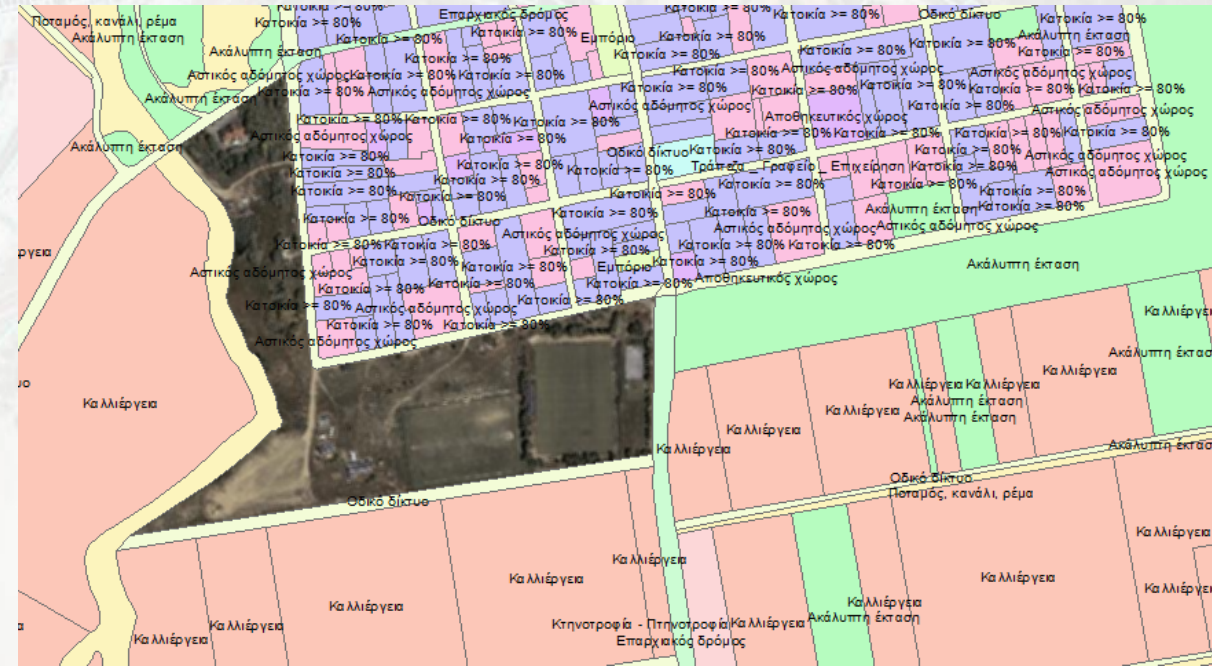
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AI-supported Processing and Geospatial Applications

- **Already in Use**
 - **Back-office processing**
 - AI-supported legal checks (310,000 registered acts completed)
 - Faster processing / contribution to backlog reduction
 - **User-facing services**
 - AI chatbot / virtual assistant for citizen support

- **Future Work (PoC)**
 - Extraction and structuring of information from cadastral diagrams
 - Land-use identification and change detection using remote sensing and cadastral data



Declared land use information from the cadastral mapping process

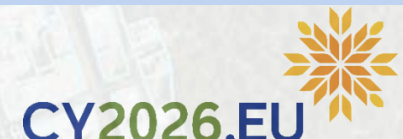
AI supports operational efficiency; legal responsibility remains with the competent cadastral services.



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Sustainability, Stakeholder Engagement & Public Value

Extending the value of cadastral data beyond registration

- ❑ **Reliable cadastral and geospatial data for sustainable governance**
Environmental monitoring, climate-risk assessment, resilience planning, responsible investment and initial ESG/sustainability reporting initiatives
- ❑ **European cooperation and geospatial data ecosystems**
Contribution to INSPIRE, Copernicus, Open Maps for Europe and Open Cadastral Map initiatives
- ❑ **Stakeholder cooperation and user uptake**
Cooperation with public authorities, professional bodies and end users to support data reuse, service adoption, accessibility and trust

System maturity depends on reliable data, stakeholder cooperation and sustained public value.



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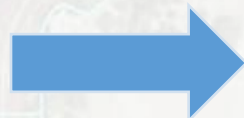
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Towards integration: Cadastre and development control

Already in place: data-level integration

- ❑ Selected land-use and building-regulation information is now available through the Digital Cadastral Map (March 2026)
- ❑ Data connection with the Unified Digital Map of the Technical Chamber of Greece
- ❑ Users can access planning-related information at property level



Emerging institutional reform direction

- ❑ Reform proposals envisage linking the Cadastre organization with planning permission and development control functions
- ❑ Potential for more coordinated property, planning and permitting workflows
- ❑ Implementation depends on final institutional and legislative design

Data-level integration is already advancing, while institutional integration between the Cadastre and development control remains an emerging reform direction.



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The next phase: from completion to maturity

- ❑ From project completion to continuous operation
- ❑ From registration services to integrated digital land information and governance
- ❑ From data production to data quality, maintenance and reuse
- ❑ From institutional consolidation to coordinated governance across sectors

Completion

Operation

**Data Quality &
Reuse**

**Cross-sector
coordination**

The path to system maturity requires sustained governance, coordination and operational resilience.



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Conclusion - 3 takeaways

1. From registration to integration

The Hellenic Cadastre is evolving from a land registration system into a broader governance infrastructure.

2. Strong progress, with system maturity still advancing

Significant progress has been achieved in completion, digitalisation, institutional consolidation and interoperability, while system maturity continues to develop.

3. Integration requires sustained capacity

The expanding role of the Cadastre needs to be matched by sustained legal, operational and institutional capacity.

The Hellenic Cadastre is evolving from registration to integration, with system maturity as the next strategic priority.



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**Thank you for your
attention!**

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