E-SERVICES TO CITIZENS, GOVERNMENT AND BUSINESSES. LITHUANIA EXPERIENCE

Arvydas Bagdonavičius
State Enterprise Centre of Registers
Arvydas.Bagdonavicius@registrucentras.lt
REGISTERS AND IS MANAGED BY THE MINISTRY OF JUSTICE
MAIN PRINCIPLES FOR IMPLEMENTING SMART CONVEYANCING

- Only digital data have legal power
- No paper documents
- Full integration with the base state cadastres and registers
- Full integration of graphical, attribute and visual data
- Preparation and provision of e-documents
NEED FOR DATA

Statistics show great demand for SECR data

Possibilities (existing potential, data, IT resources) + User needs analysis + Legal environment = New service or product

Data source: http://data.ukmin.lt
GEOINFORMATION SYSTEM OF REAL PROPERTY CADASTRE
SUBSYSTEM „SURVEYOR“. OPERATIONAL PROCESS

1. ORDERING OF CADAstral SURVEYING
8. FILE ON CADAstral DATA

7. DECISION TO REVISE CADAstral DATA
5. APPLICATION FOR DATA REVISION
2. ORDER FOR DATA PACKAGE -- INITIAL DATA OF CADAstral DATA FILE

3. DATA PACKAGE
4. ENTERING OF CADAstral DATA SIGNING OF ELECTRONIC DOCUMENTS OF THE DATA FILE
3. PREPARE DATA PACKAGE
3. PROVISION OF THE INITIAL DATA TO FORM THE FILE ON CADAstral DATA

6. REVISION OF CADAstral DATA

9. APPLICATION FOR REGISTRATION OF RIGHTS TO REAL PROPERTY

10. CADAstral DATA, ELECTRONIC DOCUMENTS OF THE FILE
MAIN AIMS FOR CREATING SUBSYSTEM “E-SURVEYOR”
SUBSYSTEM “GEOSURVEYOR”. INTEGRATION

ADDRESS REGISTER
REGISTER OF LEGAL ENTITIES
GEO-REFERENCE FRAMEWORK CADASTRE
CADASTRE OF THE PROTECTED TERRITORIES
REGISTER OF CULTURAL PROPERTIES
FOREST CADASTRE

„E SURVEYOR“
REAL PROPERTY REGISTER
REAL PROPERTY REGISTER GIS DATABASE
MASS VALUATION INFORMATION SYSTEM
ELECTRONIC ARCHIVE
OTHER APPLICATIONS FOR PREPARING CADASTRAL DATA FILES
MAIN AIMS FOR CREATION OF “SURVEYOR”

- Web-based software for processing digital cadastral data, with access to as many as possible online data needed for surveying;
- Optimisation of the processes for preparation of digital cadastral data file;
- Submit the prepared cadastral data electronic file for revision and registration;
- Optimisation of the processes for revising cadastral file and registering;
- Partly automate revision of cadastral data file and registration processes;
- Increased quality of preparing cadastral data file;
- Standardization of digital cadastral data.
INFORMATION SYSTEM OF PUBLIC E-SERVICE FOR REAL PROPERTY TRANSACTIONS (NETSVEP)
REAL PROPERTY TRANSACTION AND REGISTRATION

PARTIES OF TRANSACTION
- Application
- Contract
- Excerpt from CDB

NOTARY
- Data from the Registers
- Notification on registration in the CDB of the Register
- Excerpt from the CDB of the Real Property Register

CENTRE OF REGISTERS
- Order for revision of the Register data
- Digital transaction data with electronic signature
- Central databank
- Digital archive
On 15 July 2009, the first real property transaction agreement was prepared and signed electronically.

In May 2013, notaries, using NETSVEP IS, submitted a millionth request for transaction data processing, registration of legal facts, ownership and other real rights.

Using NETSVEP, the notaries prepare and attest 1500-2000 agreements and submit about 1200 legal facts for registration on the concluded transactions per day in the country.
According to Doing Business 2017 report, Lithuania is the second (2) among 190 countries in the category of efficiency of property registration.

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Eastern Europe and Central Asia countries, in average</th>
<th>Lithuania</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of procedures</td>
<td>5,3</td>
<td>3</td>
</tr>
<tr>
<td>Time (days)</td>
<td>20,6</td>
<td>3,5</td>
</tr>
<tr>
<td>Expenses (% property value)</td>
<td>2,5</td>
<td>0,8</td>
</tr>
</tbody>
</table>
INFORMATION SYSTEM OF THE REAL PROPERTY MARKET RESEARCH AND PROPERTY VALUATION
MASS VALUATION PROCESS

REAL PROPERTY REGISTER

ANALYSIS OF MARKET DATA

SETTING OF VALUE ZONES

SPECIFICATION OF THE MODEL

CALIBRATION OF THE MODEL

REAL PROPERTY REGISTER

RELIABLE MODELS

VERIFICATION OF THE MODEL

• Purpose of use
• Location factor
• Time factor
• Other quantitative and qualitative factors
• Model type

NO

YES
INFORMATION USED FOR THE MODELS OF REAL PROPERTY MASS VALUATION

- Notary offices NETSVEP (Public Electronic Service of Transactions of Real Estate)
  - Selling prices
  - Rental prices
  - Transaction dates

- NTR DB
  - *Cadastral data
  - Surveys’ offices

- Transaction DB
  - Sources of data:
    - Internet website www.geoportal.lt;
    - Ministry of Environment;
    - Ministry of Culture;
    - State Enterprise State Land Fund;
    - Municipal administration

- Basic information
  - NTR (Real Property Register) data
    - Selling prices
    - Rental prices
    - Transaction dates

- *Cadastral data
  - Value zones’ boundaries
  - Parcels’ boundaries
  - Coordinates of parcels’ centre
  - Coordinates of building centre
  - Names and boundaries of residential areas
  - Streets and their names, No.

- GIS data
  - Solutions of general plans
  - Abandoned areas
  - State protected areas
  - Land occupied with natural and cultural heritage objects
  - Protected zone of communications

- Additional information
  - Individual valuation reports by the State Enterprise Centre of Registers
  - Market values set by individual valuations
  - Supply costs

- Information of internet portals
ANALYSIS OF MARKET DATA USING GIS

- By year of construction
- By density of buildings
- By wall material
LAND VALUATION MODEL

Alytus city

Household land model

Value zones

Area of land parcel

One family/multistorey

Common use areas

Built-up territory

Total land area
MASS VALUATION RESULTS THROUGH THE INTERNET
www.registrucentras.lt (OPEN FOR PUBLIC)

Textual data
• Search for the average market value by unique number;
• Search for the taxable (base) value of the building by unique number;
• Search for value zones by municipalities, residential areas, streets;
• Mass valuation documents, materials of public discussions.

Graphical data
• Value maps of the territory of municipalities and Lithuania;
• Graphical search for value zones (through the Address Register).
REGIONAL GEO-INFORMATION ENVIRONMENT SERVICE

- REGIA is a powerful and handy tool specifically developed for local authorities: their people, civil servants and therein operating businesses.

- Purpose of REGIA is to create favourable conditions for geography-based decision-making and to facilitate the exchange of information.
REGIA OPERATIONAL SCHEME

Working in the service environment, the REGIA users can:

- create and manage their own data layers
- store and manage information or documents
- decide whether his data layer is publicly visible & who is entitled to use it
- services in the review mode are publicly accessible
CLOUD PRINCIPLE

• All information created by a user, data recorded, uploaded documents are accumulated and stored in the REGIA servers and are accessible from any computer.
• Easy to use. It is enough to have a computer with Internet connection.
• All services are managed through the web browser.
BASIC DATA PLATFORM & OTHER INSTITUTIONS DATA

OTHER STATE REGISTERS AND MINISTRIES
- National Land Service at the Ministry of Agriculture
- Department of Cultural Heritage under the Ministry of Culture
- State Service For Protected areas under the Ministry of Environment
- State Forest Cadastre of the Republic of Lithuania
- Ministry of Education and Science of the Republic of Lithuania
- Fire and Rescue Department under the Ministry of Interior of the Republic of Lithuania

MUNICIPALITIES

ELECTRICAL POWER & GAS DISTRIBUTION
- ESO
Given the needs of municipalities, municipal employees can create and publish data and information about the following:

- Territorial planning
- Recreation and tourism
- Public objects
- Engineering infrastructure and communications
- Waste management
- Other important objects
Within its managed data layer, the administrator can store and manage own data, information or documents, create and provide services based on geo-referenced data.
EASY TO USE, USEFUL TOOLS

Measure area & distance, Identify coordinates

Coordinates finder
Enter coordinates: X / Y
Find

Link
http://regia.kada.lt/nuoroda123

Published documents

EASY TO USE, USEFUL TOOLS

Measure area & distance, Identify coordinates

Coordinates finder
Enter coordinates: X / Y
Find

Link
http://regia.kada.lt/nuoroda123

Published documents
PUBLIC REGIA

• It is up to the user to decide whether his data layer is publicly visible and who is entitled to use it.
• REGIA services in the review mode are publicly accessible.
The annual number of visitors: 1 830 944
MOBILE MAPPING E-SERVICES

Services to notify of a problem

smartphone + mobile electronic signature + REGIA app
RECEIVING MESSAGE IN REGIA ENVIROMENT

- Location is displayed in REGIA map
- Notification contains:
  - data on messenger
  - problem description & photos
  - date, time and place of sending
- Administrating of notifications
INTEGRATION OF VIRTUAL ADDRESS SERVICE AND REGIA

- REGIA map allows selecting an area and addresses therein
- Messages and electronic documents may be sent to the addresses selected
THANK YOU FOR YOUR ATTENTION!

www.registrucentras.lt

www.regia.lt