

STRENGTHS AND WEAKNESSES OF THE CZECH CADASTRAL SYSTEM

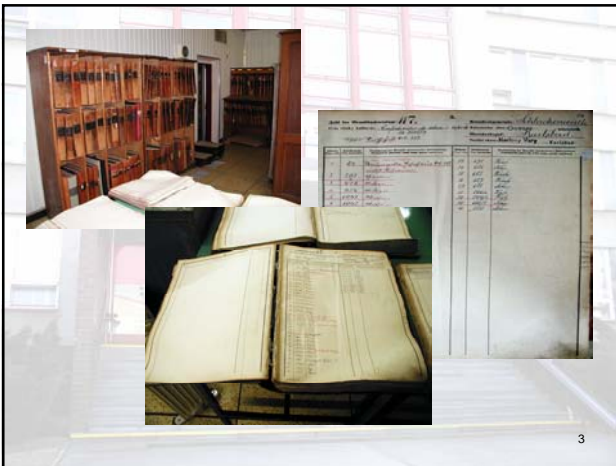
An Analysis of Present System

Jiri RYDVAL, Vaclav SLABOCH, Libor TOMANDL
Czech Office for Surveying, Mapping and Cadastre
Czech Republic

HISTORICAL DEVELOPMENT OF MODERN CADASTRES AND LAND REGISTERS IN THE CZECH LANDS

- 1819 - Austrian land cadastre (first modern cadastral mapping)
- 1871 - Austrian land registry (Grundbuch)
- 1914 - 1918 First World War
- 1918 - Establishment of Czechoslovakia
- 1919 - First land reform
- 1927 - New cadastral law (new mapping started)
- 1939 - 1945 Second World War
- 1945 - Second land reform
- 1948 - Communist coup - nationalisation, collectivisation
- 1964 - Land Registry closed, - start of communist simplified Real Estate Registry
- 1989 - „Velvet revolution“
- 1991 - Third land reform (restitution, privatisation),
- 1993 - Establishment of the Czech Republic, - cadastral reform, Czech Cadastre of Real Estates

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THE CZECH CADASTRE OF REAL ESTATES

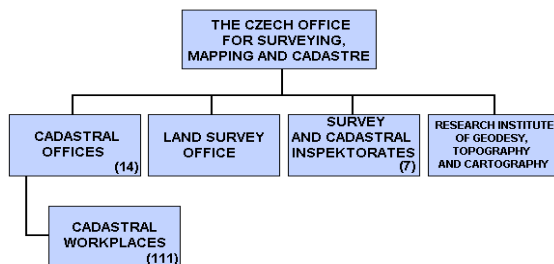
BASIC DATA ABOUT OBJECTS AND SUBJECTS OF THE CADASTRE IN 2004

Data	Unit	Czech Republic
Territory	km ²	78.865
Inhabitants	million	10.3
GDP (in purchasing power parity) per capita	USD	16.300
Cadastral units	one unit	13.027
Cadastral parcels	million	16.1
Parcels in simplified registry	million	5.7
Owner's folios	million	5.1
Registered buildings	million	3.7

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ORGANISATIONAL CHART OF THE COSMC SECTOR

in 2005



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HUMAN RESOURCES

Year	COSMC	Cadastral Offices	Cadastral Inspectorates	Land Survey Office	Research Institute	Employees Total
1993	52	4354	80	362	50	4898
1996	64	5363	85	375	50	5937
2000	66	5167	90	385	49	5757
2002	70	5107	92	407	50	5726
2003	70	5103	93	410	49	5725
2004	158	4902	90	466	50	5666

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ACTIVITIES OF ORGANISATIONAL BODIES

Central body: COSMC

- development, legislation, methodological, personnel and financial management, technology, standards, quality, and international co-operation,
- administration of the central database of the cadastre

Regional bodies: Cadastral Offices

- methodological, personnel and financial management in reg.,
- their Workplaces in districts decide in land registration, administer and update the real estate cadastre (local data-bases), participate on cadastral mapping, authenticate legal surveys of private sector related to the cadastre, administer cadastral documentation and provide cadastral information.

Surveying and Cadastral Inspectorates

- Supervision of cadastral and surveying activities of state and private sector in public interests

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FORMS OF LAND REGISTRATION

- **Entry** - changes of legal relations in the Cadastre on contractual base. These rights originate, change or extinct by entry into the cadastre based on decision of a competent Cadastral Office (Cadastral Workplace).
- **Record** - changes in the Cadastre based mainly on decisions issued by state administration and Courts.
- **Annotation** - recording informative facts,
- and their **Deletions**.

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CADASTRAL DOCUMENTATION

- **Geodetic (survey) information file** – digital (26% of the territory in 2004) and analogue cadastral maps and location information on the objects of the cadastre in digital form
- **Descriptive information file** - cadastral register in the form of database files with computerized textual information (100%) on registered:
 - objects (cadastral units, land parcels, buildings, private flats and non-flat rooms)
 - subjects (owners, joint owners, others in right-owner's folio)
 - interests in land (ownership, easements, mortgages, the preemption right and special rights to state and municipal ownership)
- **Surveying and measuring documentation**
These parts are arranged separately for each cadastral unit.
- **Collection of deeds**
arranged for the whole Cadastral Workplace
- **Statistical information**

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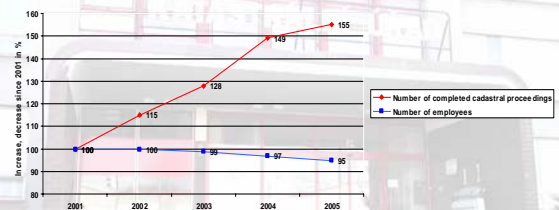
Year	Unit	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Entries into the Cadastre	thousand entries	215	262	266	313	379	416	438	411	369	482	498	572
Records in the Cadastre	thousand records	378	390	394	393	365	401	418	398	416	443	485	588
Requests for cadastral information	thousand requests	690	719	794	918	1013	1074	1172	1268	1292	1519	1569	1761
Certified legal surveys	thousand plans	84	135	112	107	118	127	116	118	111	139	127	140
Digitisation of descriptive information	cadastral area	0	1114	2279	3304	3459	2881	38	-	-	-	-	-
Cadastral maps converted into digital vector form	cadastral area	0	0	57	195	185	169	360	1045	440	473	571	357

CORE ACTIVITIES OF CADASTRAL OFFICES IN THE CZECH REPUBLIC

Year	Unit	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Entries into the Cadastre	thousand entries	215	262	266	313	379	416	438	411	369	482	498	572
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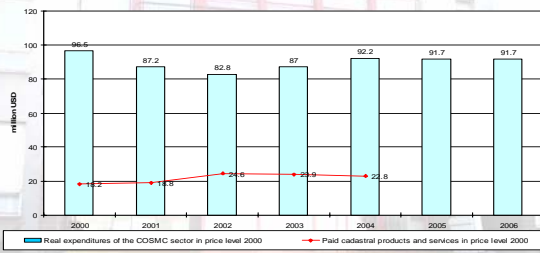
EFFICIENCY OF CADASTRAL OFFICES (2001-2005)



Growth of extent of cadastral administration (land registration, providing cadastral information, certification of legal surveys) is accompanied by stagnation of financial resources of the sector, decrease in number of employees (governmental plan 3% annually) and enforced decrease of activities concerning conversion of cadastral maps into digital form.

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COMPARISON OF BUDGET EXPENDITURES AND CADASTRAL INCOME OF THE COSMC SECTOR (2000-2004)



The COSMC has its own account in the State budget of the Czech Republic. Operation of the Czech cadastral system requires expenditures approximately 87 million USD annually (1 USD = 23 Czech Crowns).
The stagnation of cadastral income is primarily caused by permanently growing share of services and products provided free of charge (e.g. 14,6 million USD in 2003).

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STRENGTHS OF THE CZECH CADASTRAL SYSTEM

- **Organisation** - Unified land registration, administration of the cadastre, cadastral mapping, topographic mapping and geodetic control administered by one central authority-the Czech Office for Surveying, Mapping and Cadastre with dense network of executive bodies
- **Technology** - Modern Information System of the Cadastre (advanced technological infrastructure, unification, standardisation, single central database, data integrity, avoiding duplication, easy up-to-date countryside Internet access to cadastral information /partly free of charge/, data exchange with other registers)
- **Legislature** - Basic legal framework for functional cadastral system
- **Human resources** - Fully qualified staff with long-time experience

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WEAKNESSES OF THE SYSTEM

Strategy and marketing

- insufficient definition of a long-term strategy and targets of the COSMC sector with specifying financial impacts
- insufficient orientation on customers, absence of a practical application of business principles
- Low level of public private partnership
- Incomplete data sets for use in e-commerce (analogue cadastral maps 74 %), analogue surveying and measuring documentation and collections of deeds, parcels in simplified registry)

Finance

- Full dependence on the State budget, deficiency of financial resources for development
- Absence from an economic motivation on financial results, wide spectrum of products and services provided free of charge, low level of cadastral fees

Human resources

- Organisational culture
- System of human resources management
- Dependence on rigorous conditions of public servants employment
- System of lifelong education

Legislation

- Legal framework does not fully cover all demands (Civil Code, cadastre, public IS, national SDI, e-coveyancing, e-government)

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OPPORTUNITIES AND THREATS

Opportunities

- conditions for creating modern Land Information System (parcels and buildings) in the Czech Republic, harmonised with present trends in the EU;
- possibilities for establishment a system independent of the State budget:
 - by income from the growing real estate market and increasing demand on information related to real estate;
 - by reducing the cost caused by growing productivity and decrease in number of employees in connection with implementation of ICT and extending cooperation with the private sector.

Threats

- tendencies to cancel the independent COSMC sector and the cadastre subordinate to a Ministry or to transfer land registration to notaries;
- difficulties to gain a political consensus for establishment of an independent cadastral agency tending to cost recovery (increase in fees, decrease in number of Cadastral workplaces);
- lack of financial resources for initial investment with danger of discontinuity;
- unsatisfactory partnership among participating users and producers of land information.

Source: Long-Term Study of the COSMC from 2000 16