TRANSPARENCY IN LAND ADMINISTRATION

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LAND ADMINISTRATION

- Acquisition, registration, storing, maintenance and dissemination of information on:
- Real property rights
 - Geometric characteristics of land
- Physical characteristics of land

LAND ADMINISTRATION

- Documentation of:
- Real property rights (ownership rights, leases, mortgages etc.)
- land cover
- land-use and land-use restrictions
- value of properties
- cadastral maps
- geo-referenced addresses

LAND ADMINISTRATION

- Activities in the field of:
- transfer of ownership rights
- adjudication of land rights
- solving of land disputes
- databases and personal data protection

Security of tenure

- Based on insurance
- Based on titles
- Based on registration

- Base of developed society
- Base for economic activities

Security in legal transfer of real estates (real property rights)

- Security in transfer of ownership on real property
- Security in transfer of leases
- Security for mortgage loans
- Base for secure acquisition of home
- Base for investments
- Base for well organized real property market

REGISTERS

- Land registers
- Cadastre
- Land books
- To provide information on properties and property rights
- To protect legally established property rights
- To provide security in establishment of property rights and security in legal transfer of property rights

Transparency of data

- Availability of data in registers
- Accessibility of data
- Clear understanding on meaning of data (excellent organized registers are not good enough if people don't understand meaning of data)

Personal data protection

Transparency of registration procedures

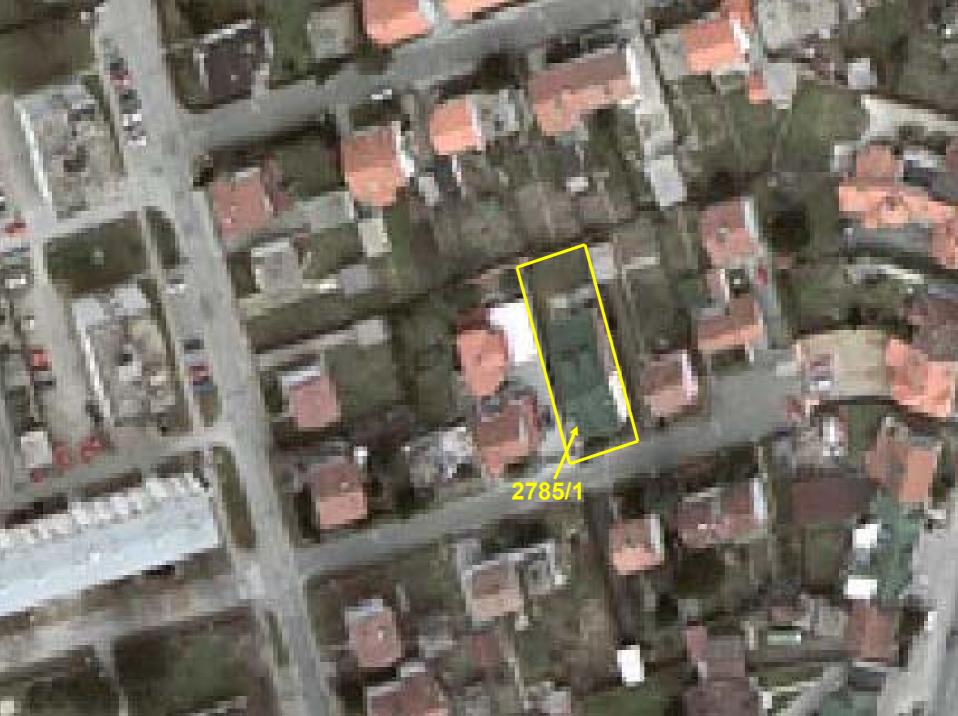
- Clear and well defined procedures of registration (legislation)
- Meaning of registration
- Excellent organized registers are not good enough if people don't trust in registration procedures and if they don't feel that registered property rights are secured and protected

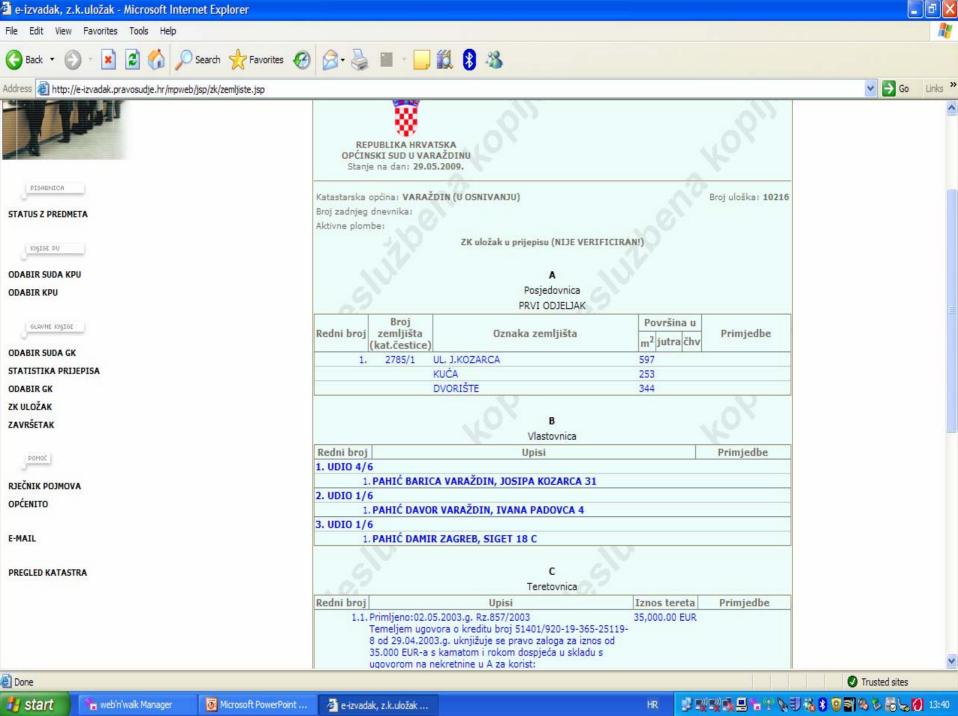
Transparency of data on value of real estates

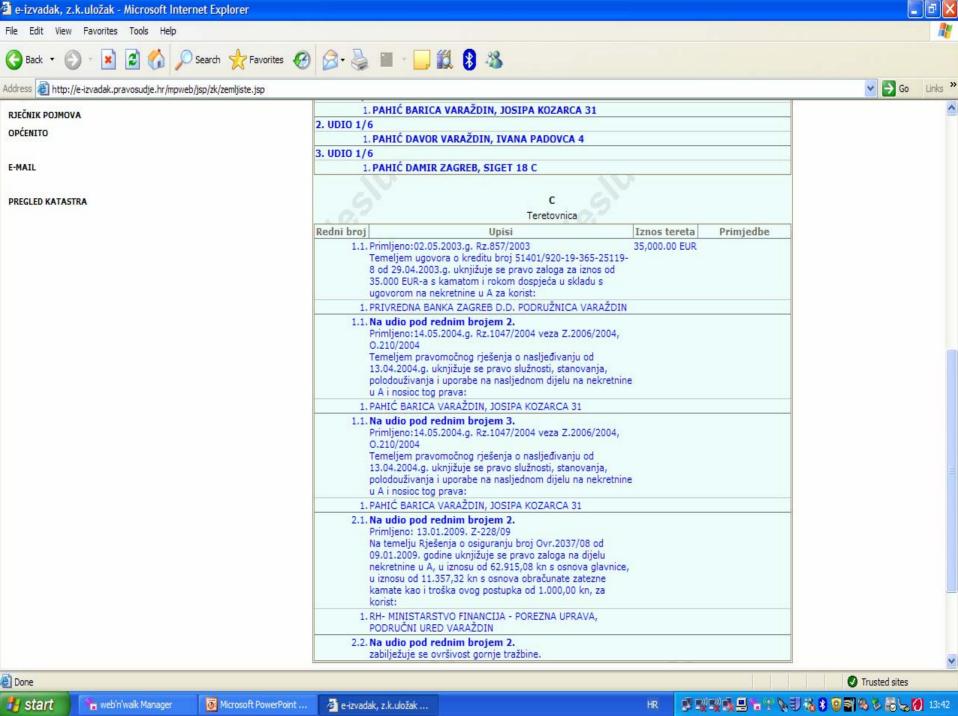
- Important for real estate market
- Based on market value of real estates (zoning, monitoring on real estate market)
- Clear legislation on registration of real estate values

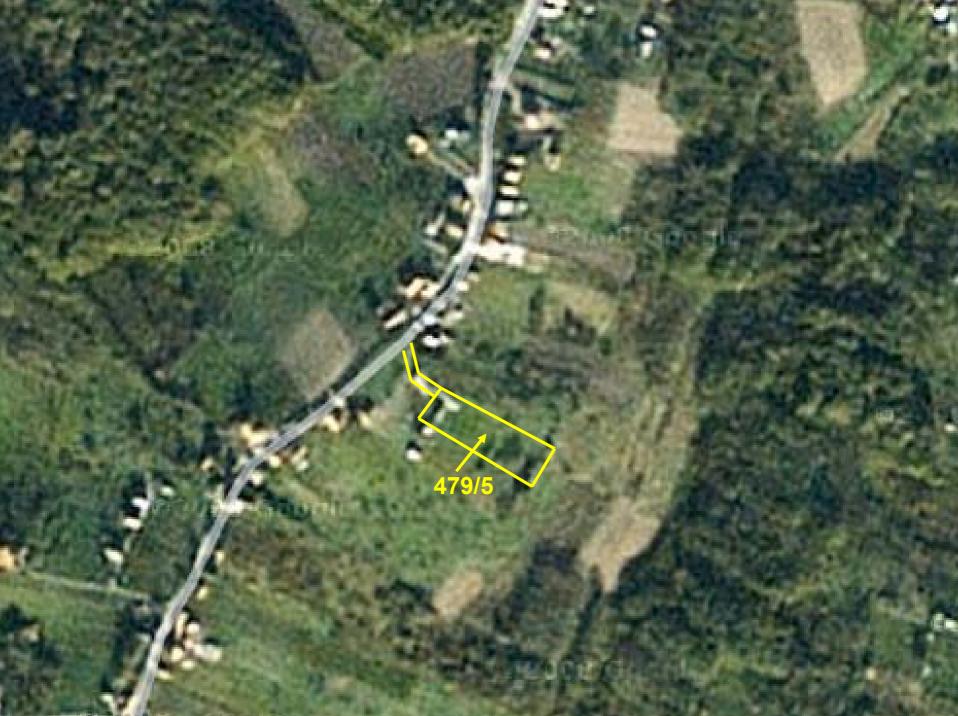


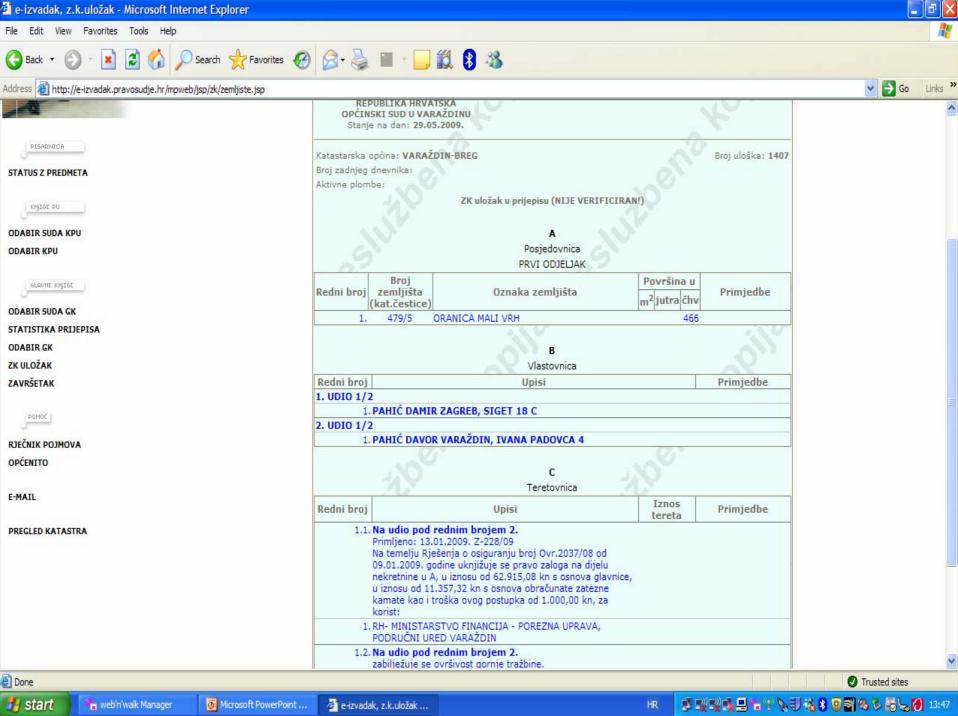
TRANSPARENT Visible Obvious Clear Opened Honest



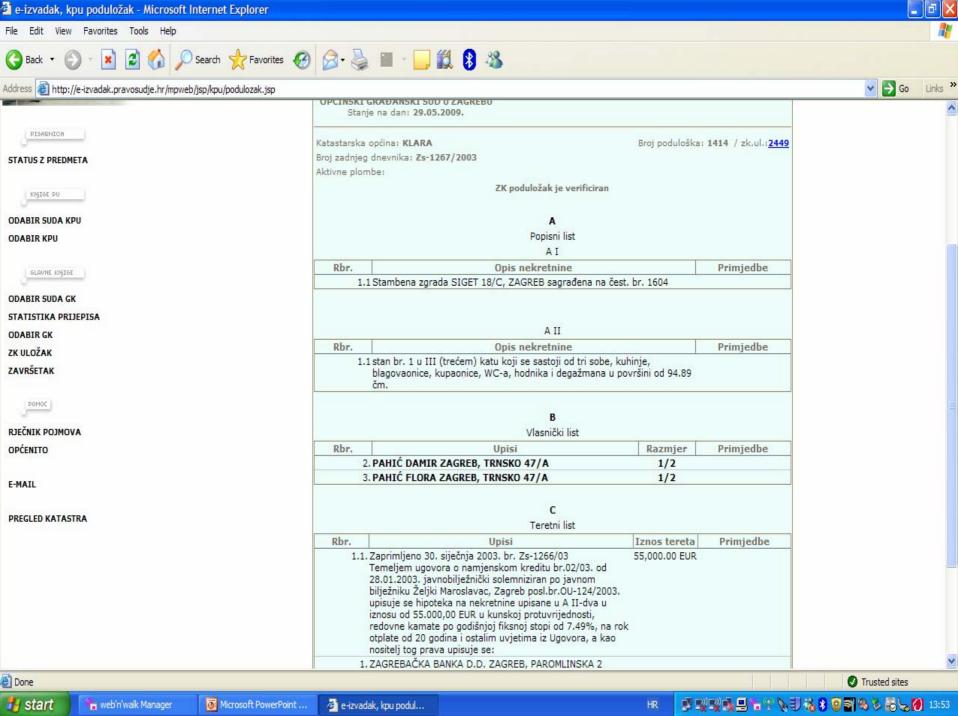




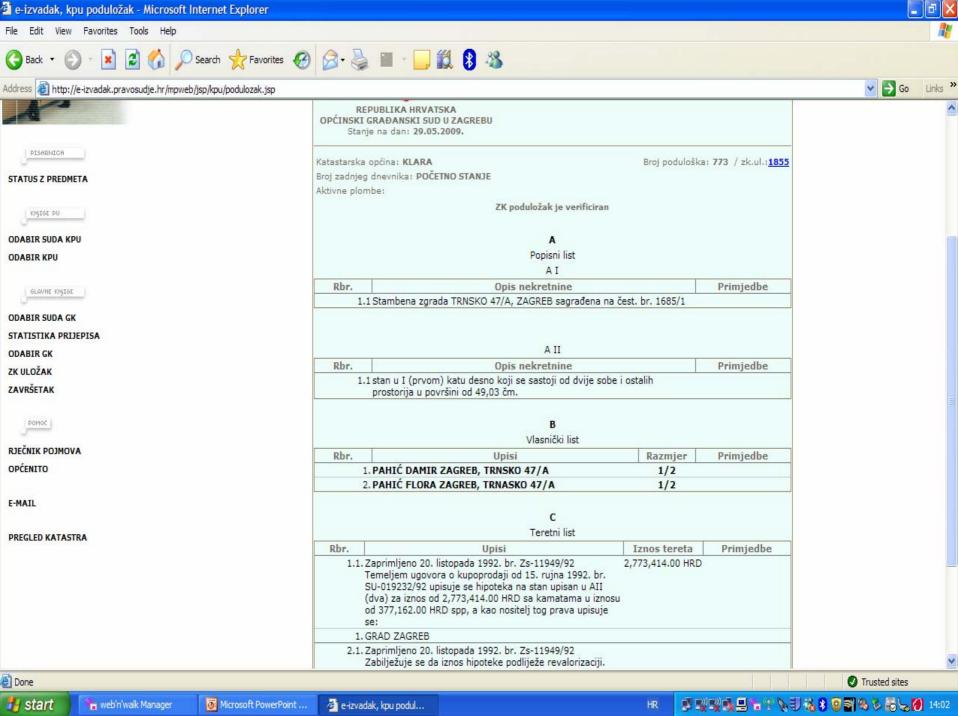












Transparency of data

Cadastral district	Parcel number	Hypothecs	Market Value
Varaždin	2785/1	35.000,00	250.000,00
Varaždin-breg	479/5	10.000,00	30.000,00
Zagreb-Klara 1	1604	55.000,00	170.000,00
Zagreb-Klara 2	1685/1	10.000,00	80.000,00
A CONTRACT OF THE PARTY OF THE	total	110.000,00 (21%) (60.000,00) (11%)	530.000,00

PERSONAL DATA PROTECTION

Mortgaging properties

- Property owned by physical person
- Property owned by legal person
- Property used as home
- Should legislation for mortgaging properties be the same for all above situations?



THANK YOU FOR YOUR ATTENTION!

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