NATIONAL AGENCY of PUBLIC REGISTRY

Land Administration system in Georgia

Ekaterina Meskhidze

Eurogeographics PolKEN meeting, 19-21 October, 2015Tbilisi, Georgia

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Georgia

Georgia is a country in the Caucasus region of Eurasia. Located at the crossroads of Western Asia and Eastern Europe, it is bounded to the west by the Black Sea, to the north by Russia, to the south by Turkey and Armenia, and to the southeast by Azerbaijan. Georgia covers a territory of 69,700 square km, and its 2015 population is about 4 million. Highest point is Shkhara – 5200m.

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1

ქონების რეგისტრაცია
PROPERTY REGISTRATION

5

ბიზნესის რეგისტრაცია
BUSINESS REGISTRATION

DOING BUSINESS

MEASURING BUSINESS REGULATIONS

WORLD BANK GROUP

2015

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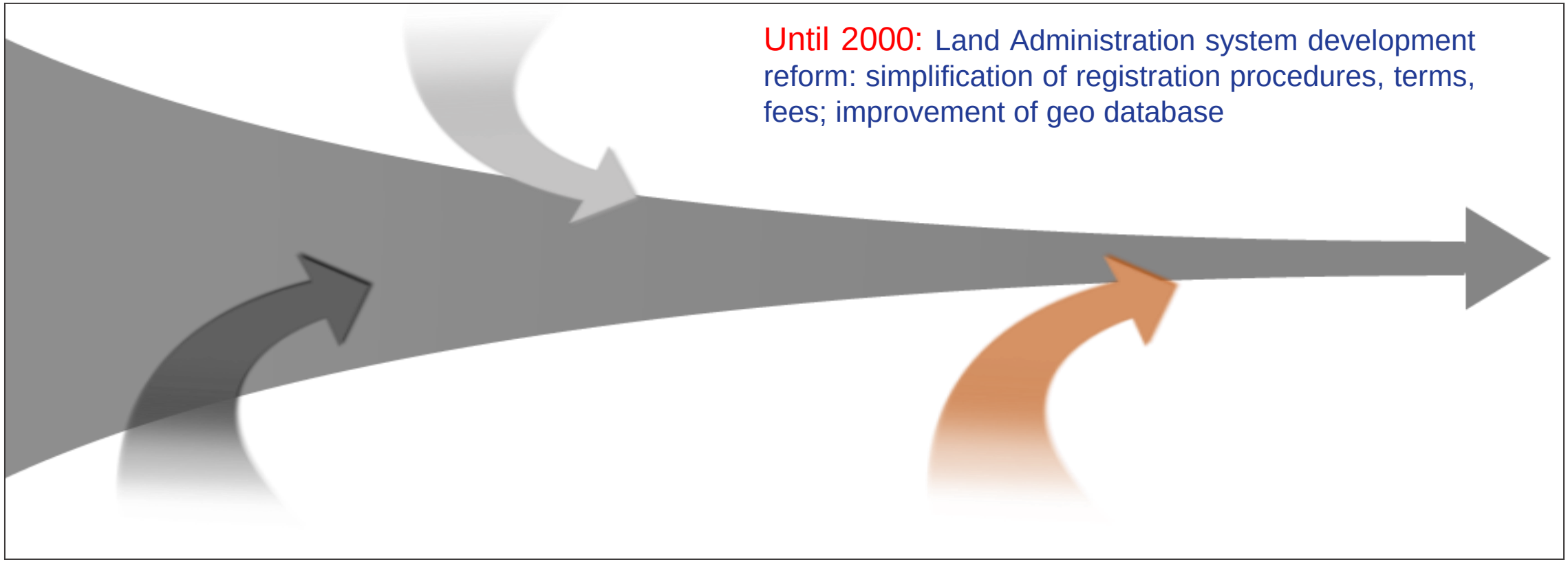
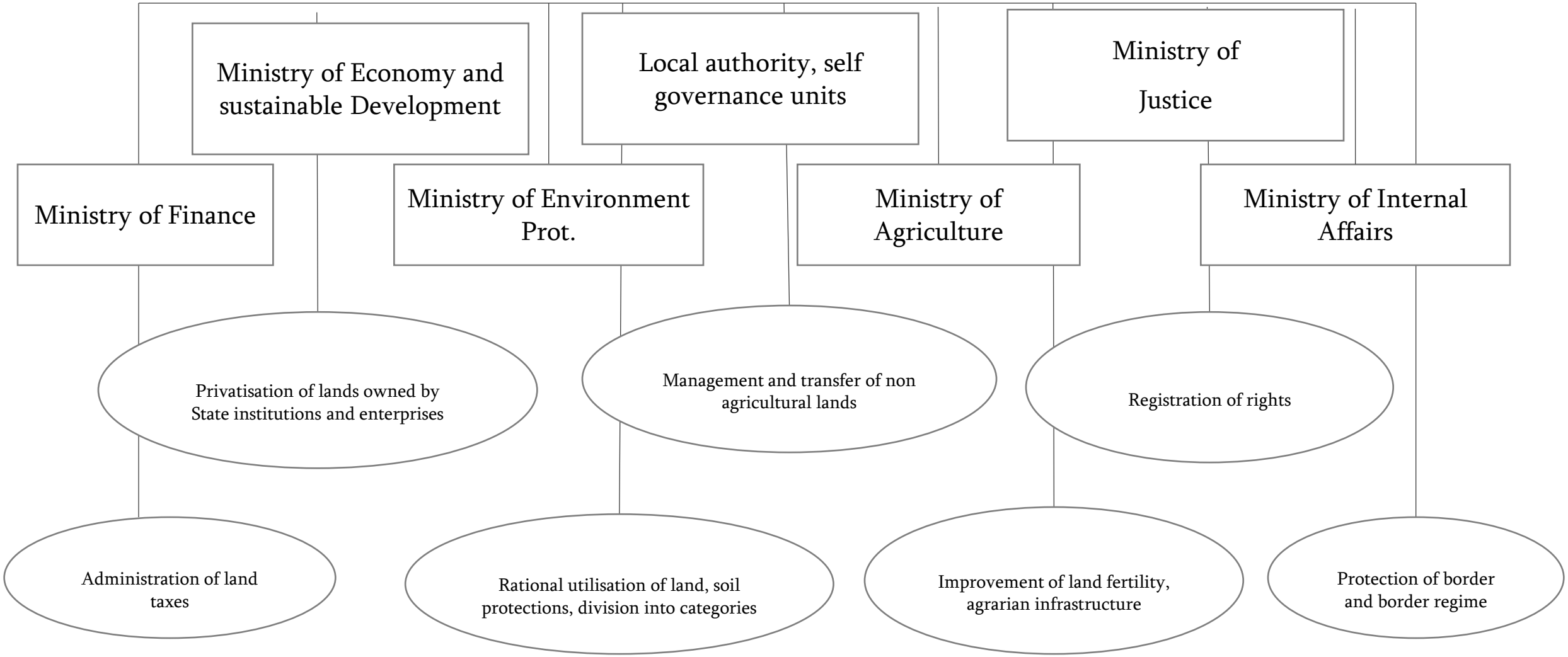
Land Administration System Establishment in Georgia



Mid 90s: Free market economy → Privatization → Property ownership rights established→ Property Market Development

2015-2020: Full coverage of the country→ Data accuracy and quality improved → Reliable Land Information System established → NSDI established → Confidence Increased

Land management and administration (in all categories)



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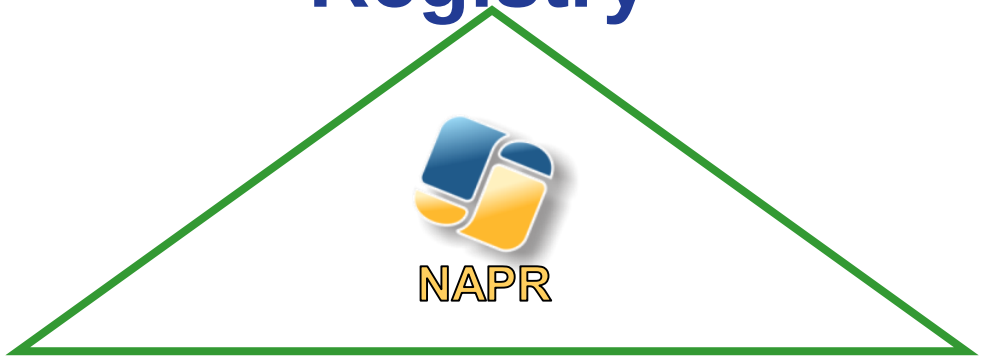
National Agency of Public Registry

SINCE 2004

Legal Entity of Public Law
Ministry of Justice of Georgia
Operating on self-financing principle



- Property Registration
- Company Registration
- Lien/Tax Lien, Mortgage, pledge Registration
- Geodesy & Cartography
- Addressing
- Maintenance of Cadastre

5000 customers per day

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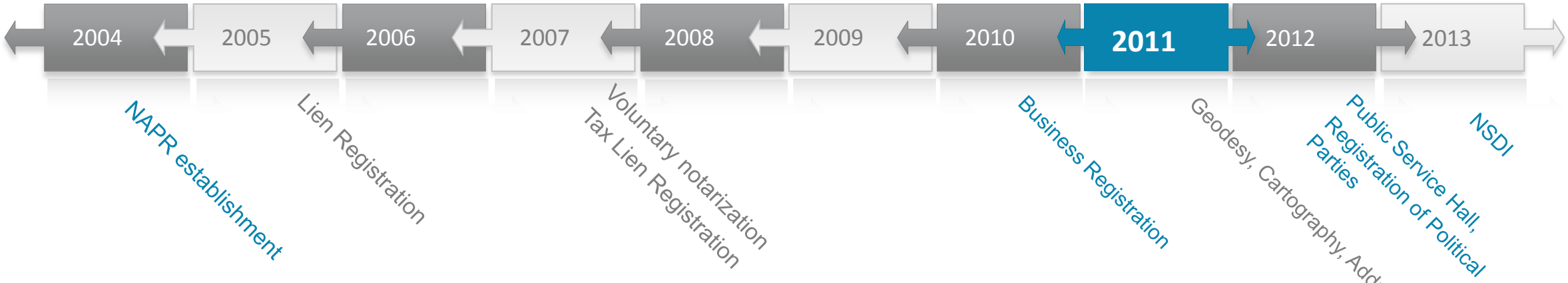
Four Directions of Reform

- Institutional Reform
- Administrative Reform
- Legislative Reform
- Technological Reform



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Simplified Registration Service

CUSTOMER-ORIENTED REGISTRATION SYSTEM

- "One-stop-shop" principle
- Centralized registration and cadastre system & decentralized customer service (delivering services by the authorized users)
- Simplified property registration procedure and voluntary notarization
- Electronic application and receipt of the abstract, cadastral plan and other documents
- Availability of distance registration service and Cadastral map of Georgia

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Delivering NAPR Services

NAPR Territorial Registration OFFICES

14 Public Service Halls

- 50 – Registration office
- 14 – Public Service Hall
- 25 – Community Centre
- 228 - Notary
- Other Authorized Users

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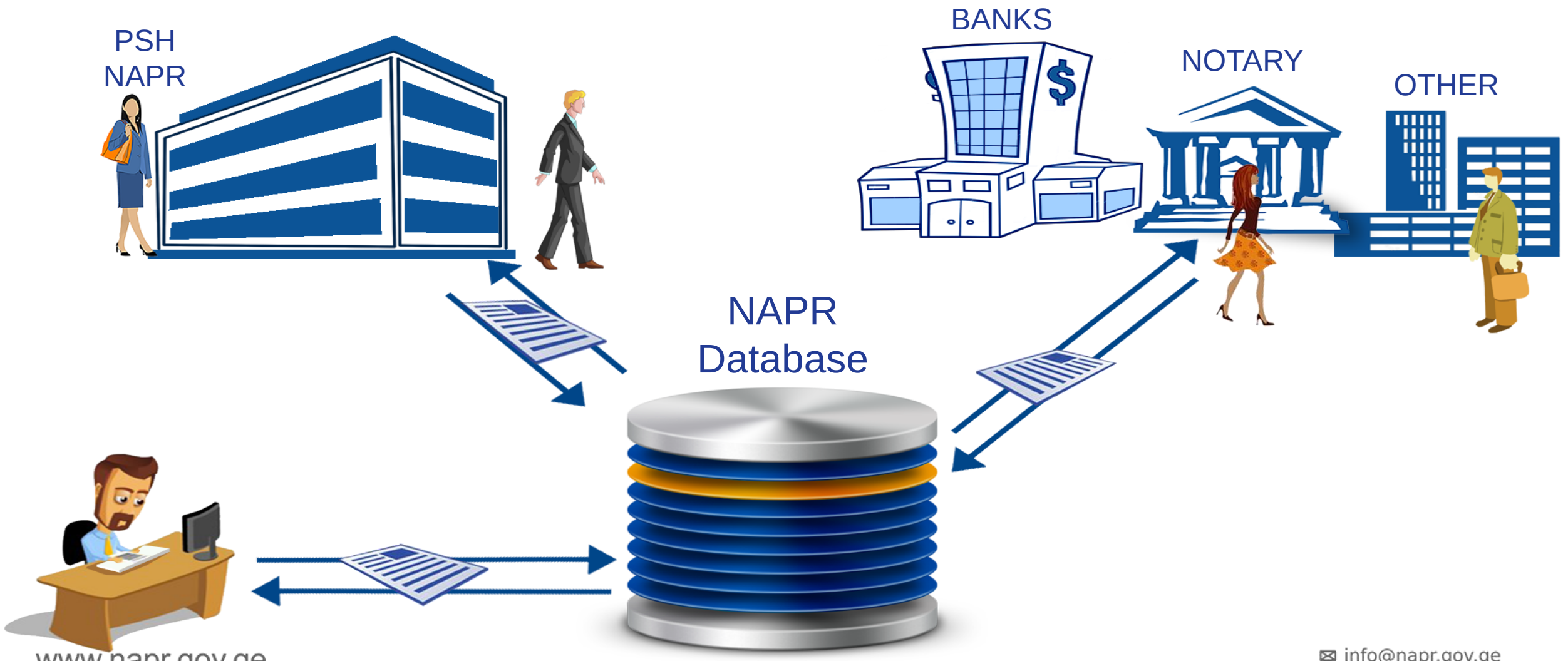
Registration: One-Stop-Shop Principle



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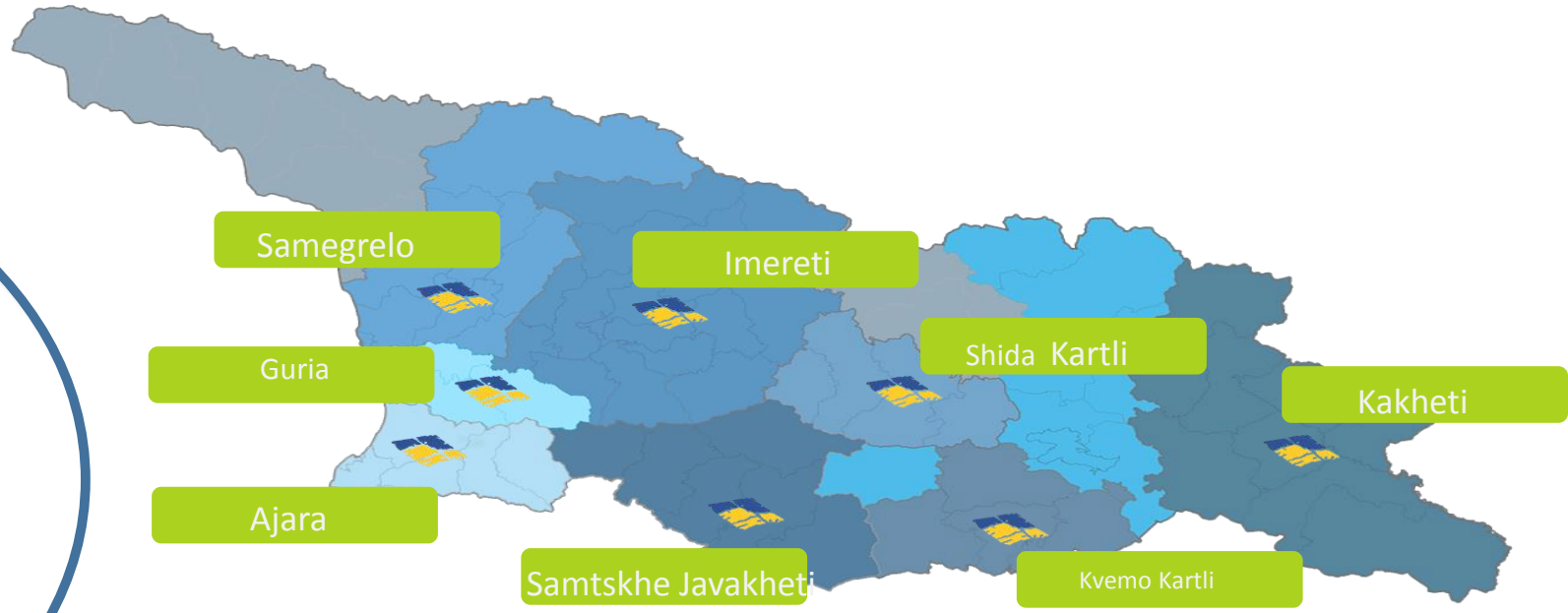
Integration of Registration Offices on Regional Level

8

Regional Office



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Improvement of Data Quality

Archiving of Data & Scanning of Documents

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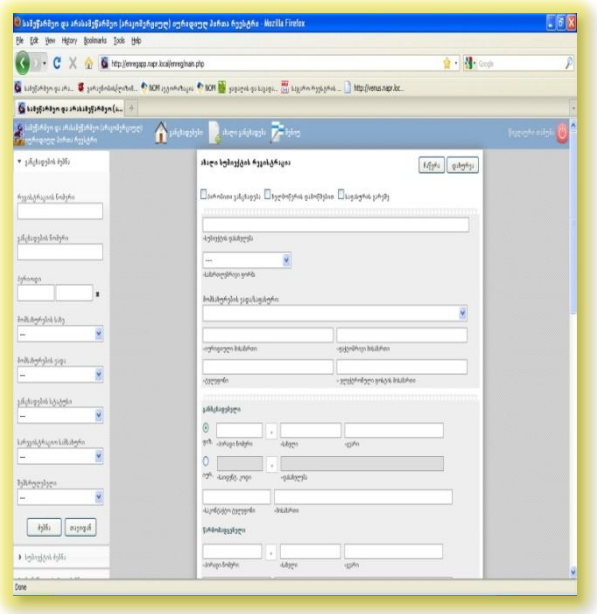
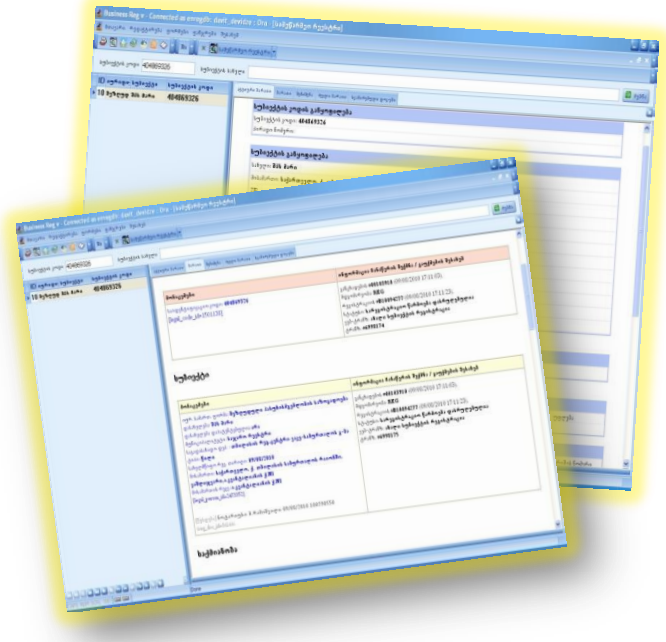
Registration Through Web-Based Software

- Front-end software (filing applications, issuance of extracts…)



- Back-end software ENREG (registration of entities)



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PROPERTY REGISTRATION PROCEDURE

Receiving application

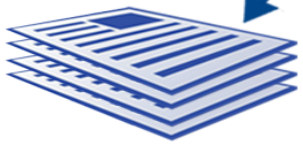
Giving unique registration number to the application and reflecting in the front-end

Scanning paper documents

Review of the application (case) by back-office employee

Registration

Refuse to register



Request additional documents

30 Days

Registration

Refuse to register

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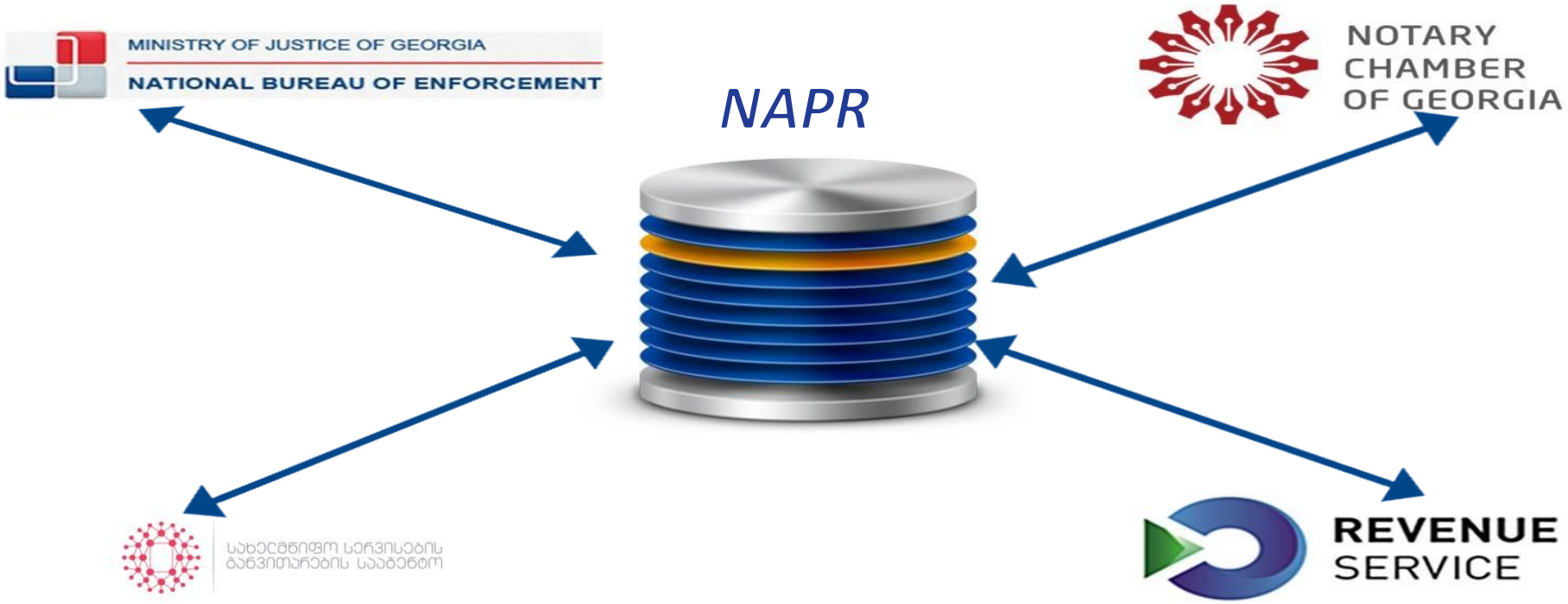

[Public Service Development Agency]

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Registration Terms and Fees

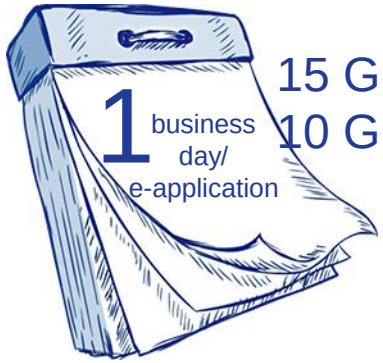
Procedure: 1

50 GEL/30USD

Registration of Immovable Property Rights

150 GEL/90USD
200 GEL/115USD

Expedited Service



15 GEL/8USD
10 GEL/6USD

Renewal of Abstract

50 GEL/30USD
40 GEL/23USD

Expedited Service

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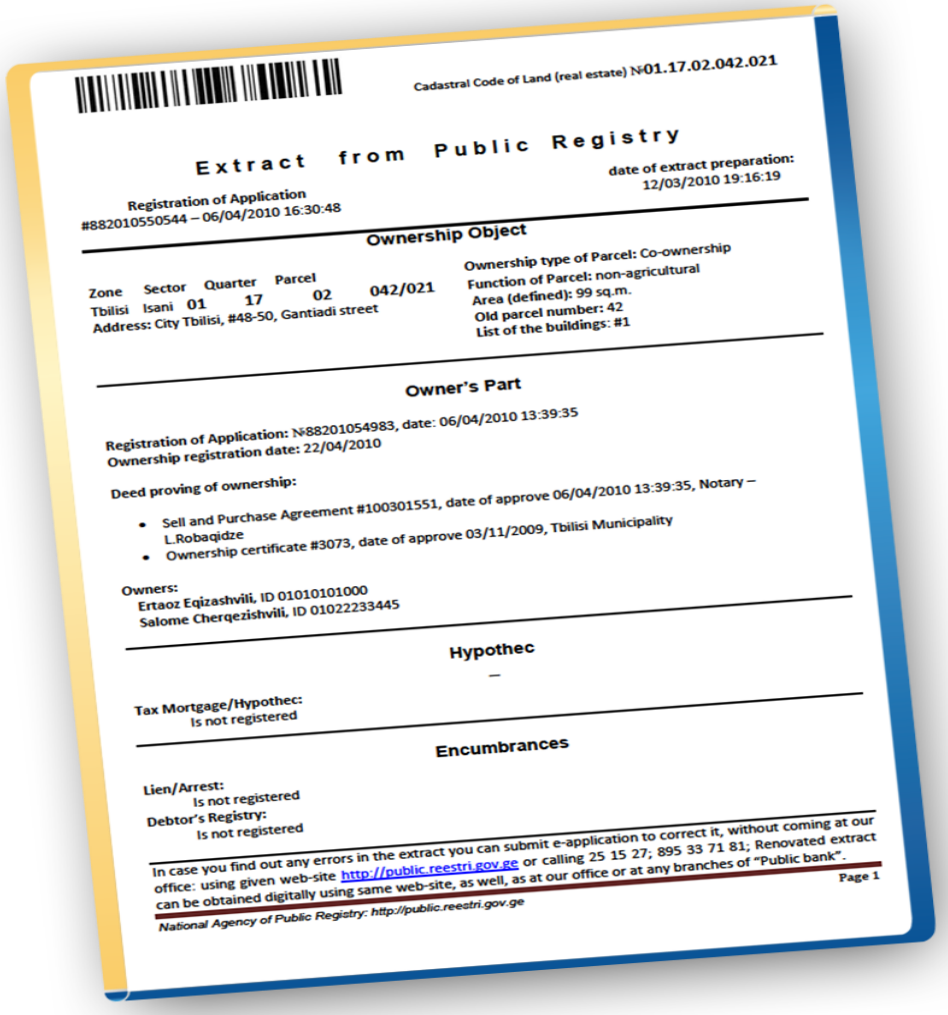
Extract from Public Registry



Cadastral Code of Land (real estate) №01.17.02.042.021

Extract from Public Registry

Registration of Application
#882010550544 – 06/04/2010 16:30:48

date of extract preparation:
12/03/2010 19:16:19

Ownership Object

Zone	Sector	Quarter	Parcel
Tbilisi	Isani	01 17 02	042/021

Address: City Tbilisi, #48-50, Gantiadi street

Ownership type of Parcel: Co-ownership
Function of Parcel: non-agricultural
Area (defined): 99 sq.m.
Old parcel number: 42
List of the buildings: #1

Owner's Part

Registration of Application: №88201054983, date: 06/04/2010 13:39:35
Ownership registration date: 22/04/2010

Deed proving of ownership:

- Sell and Purchase Agreement #100301551, date of approve 06/04/2010 13:39:35, Notary – L.Robaqidze
- Ownership certificate #3073, date of approve 03/11/2009, Tbilisi Municipality

Owners:
Ertaoz Eqizashvili, ID 01010101000
Salome Cherqezishvili, ID 01022233445

Hypothec

–

Tax Mortgage/Hypothec:
Is not registered

Encumbrances

Lien/Arrest:
Is not registered
Debtor's Registry:
Is not registered

In case you find out any errors in the extract you can submit e-application to correct it, without coming at our office: using given web-site http://public.reestri.gov.ge or calling 25 15 27; 895 33 71 81; Renovated extract can be obtained digitally using same web-site, as well, as at our office or at any branches of "Public bank".

Page 1

National Agency of Public Registry: http://public.reestri.gov.ge

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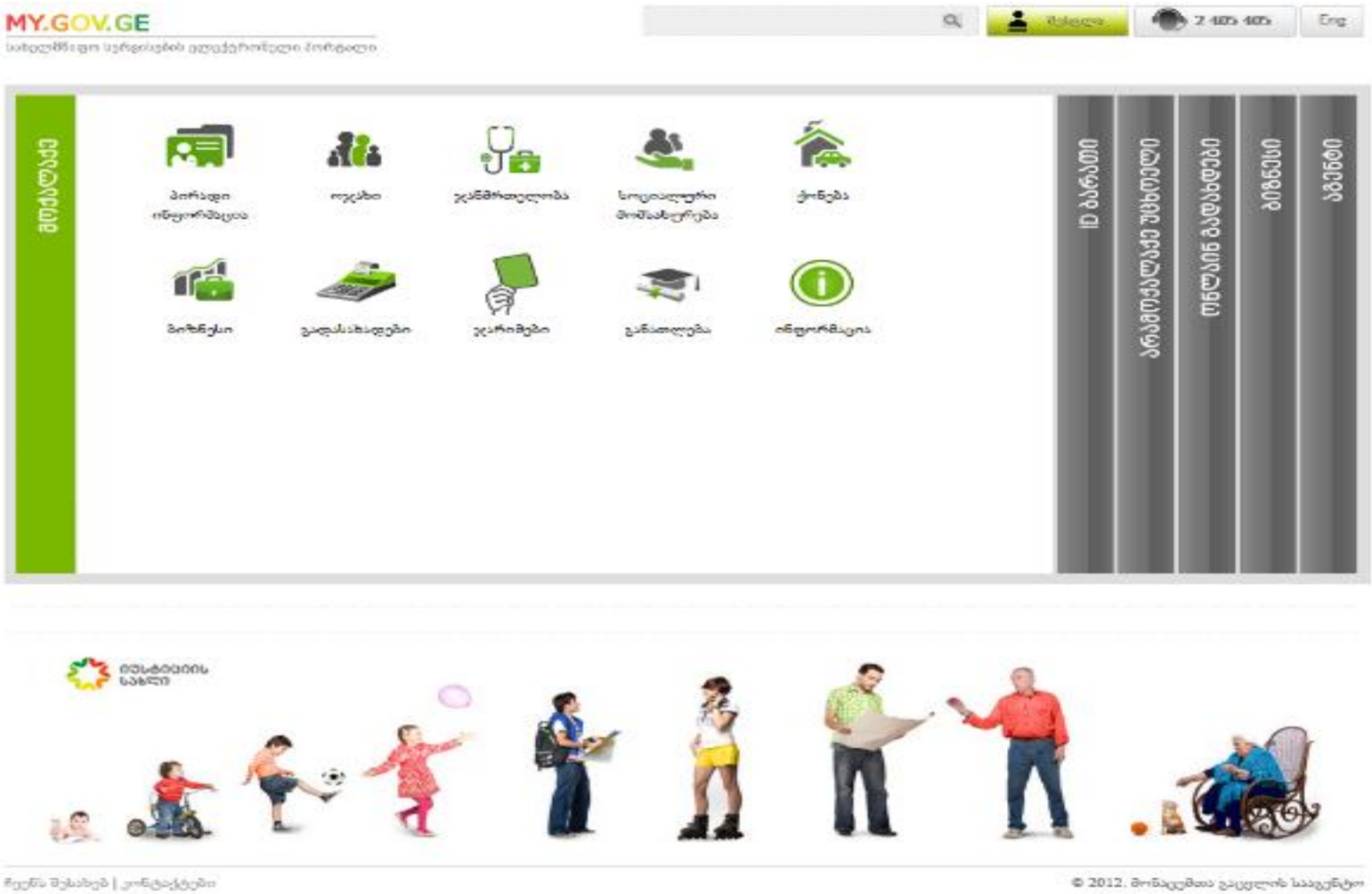
my.gov.ge – Citizen's Portal



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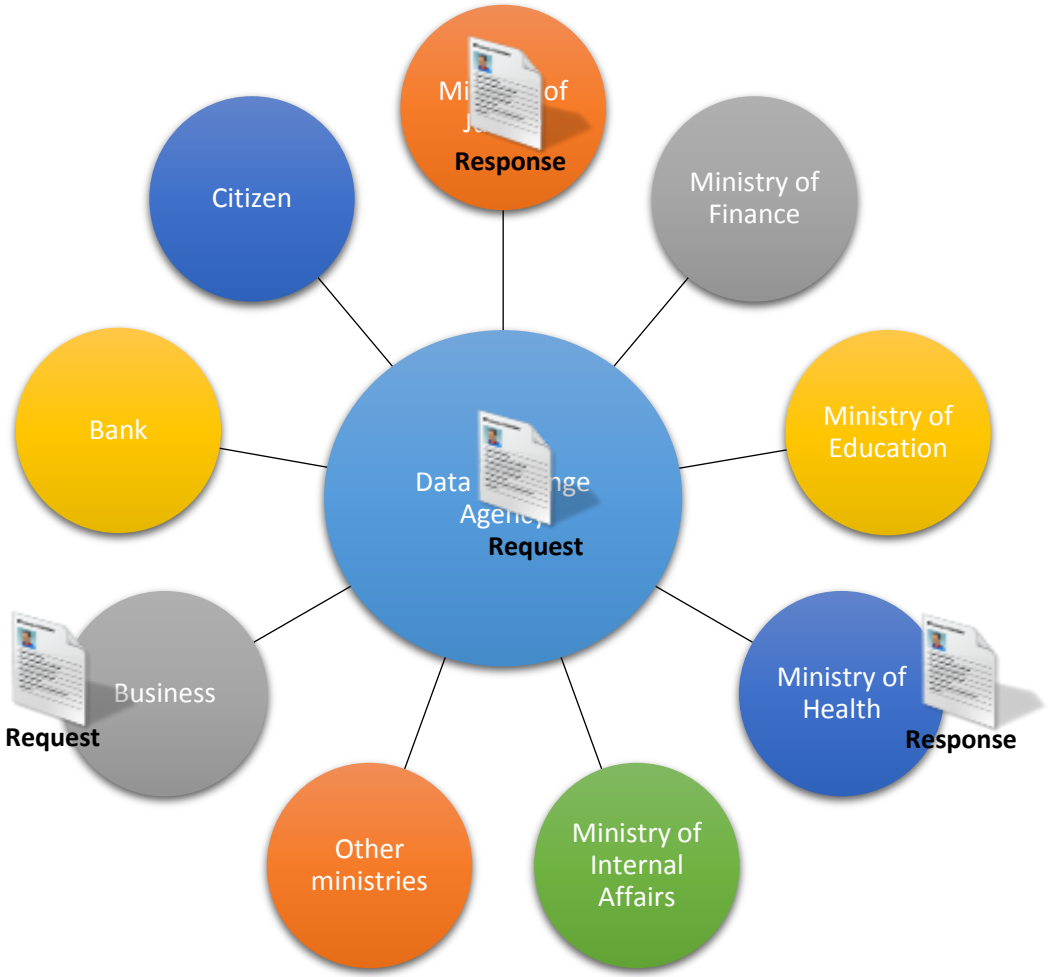
Data Exchange Infrastructure



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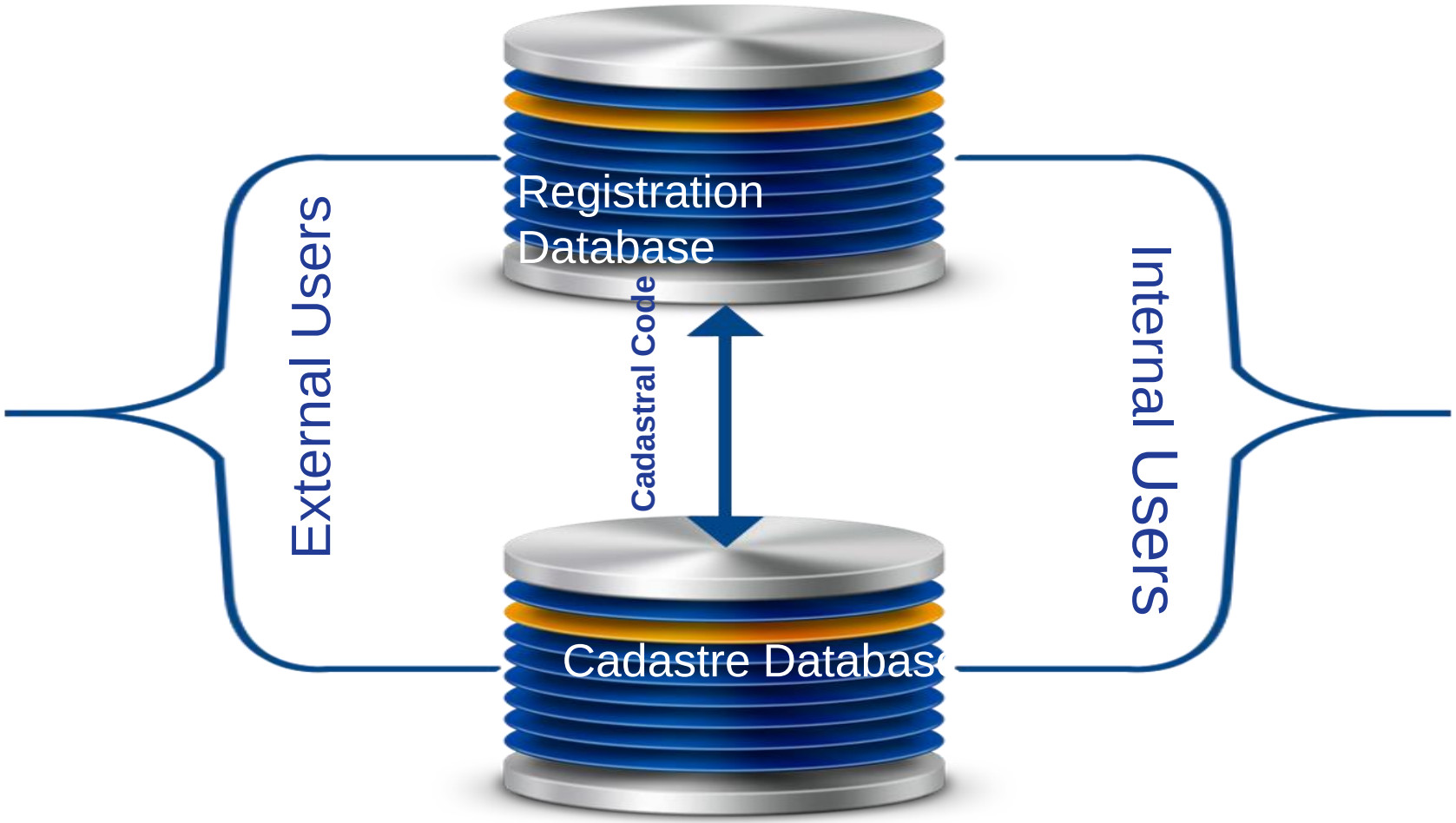
NAPR Databases



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Cadaster in Georgia

- The cadastral survey work is done by private sector

- NAPR is responsible for the maintanance of cadastral data

- Centralized processing of cadastral data via internet

- Data storing/processing using ESRI ARCGIS software

- GIS operator inserts data in SDE server, makes situational map, exports it in PDF format and uploads it on PDF servers.

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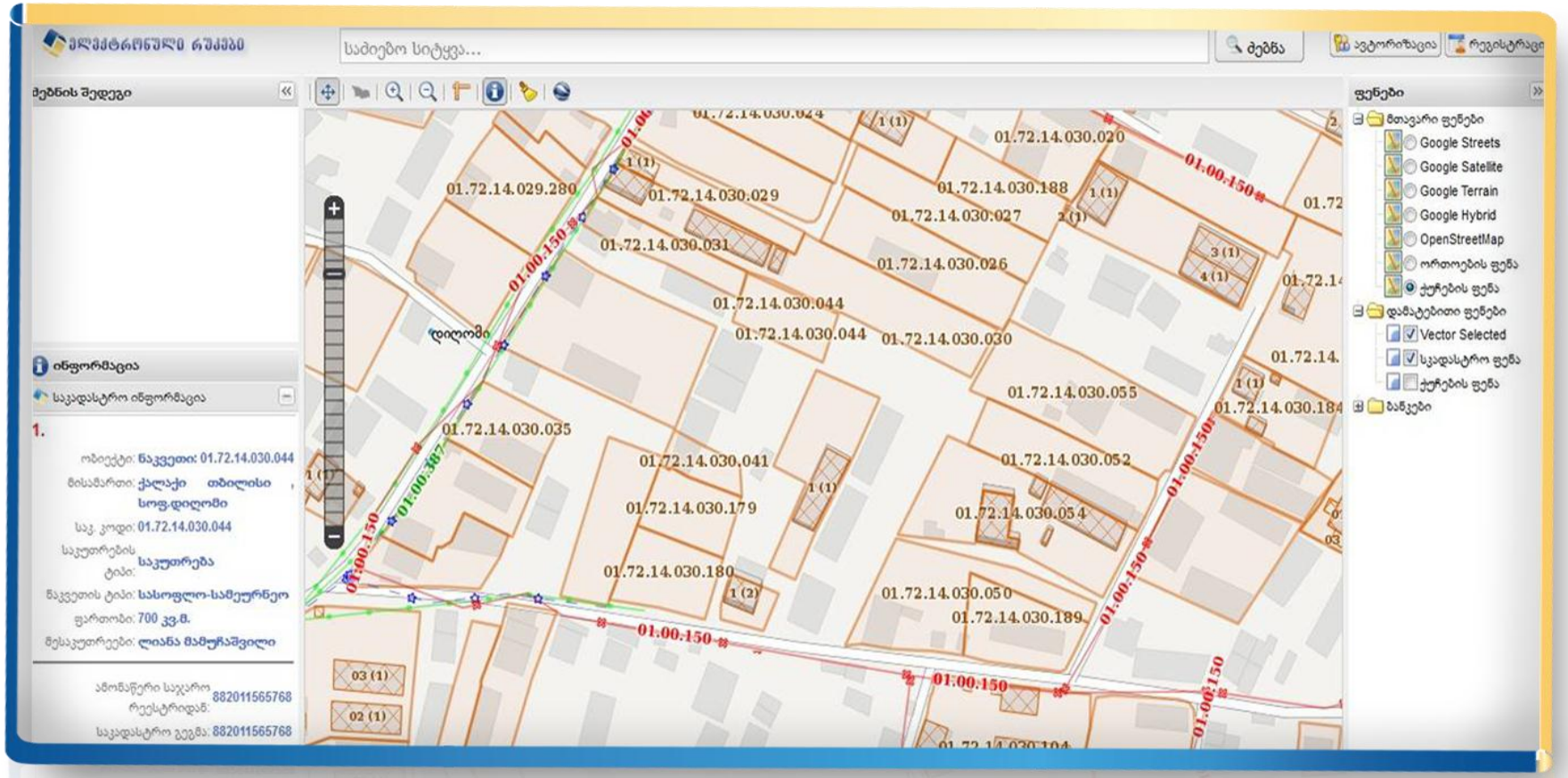
Online Cadastre Map



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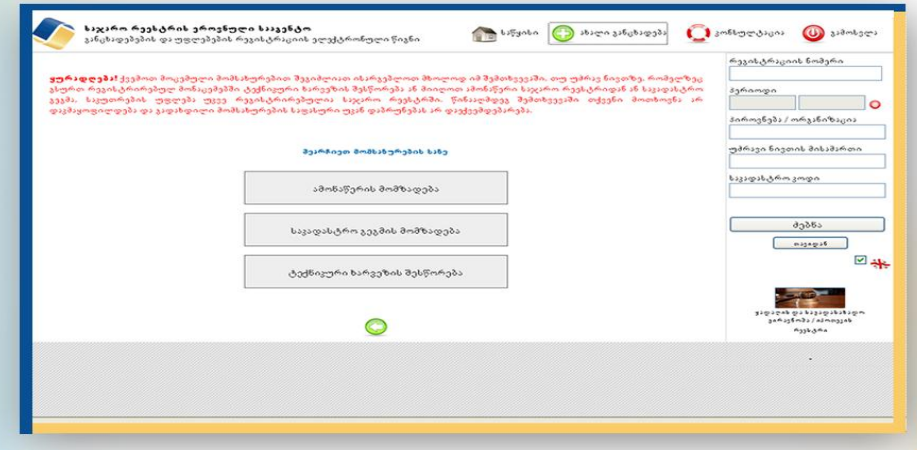
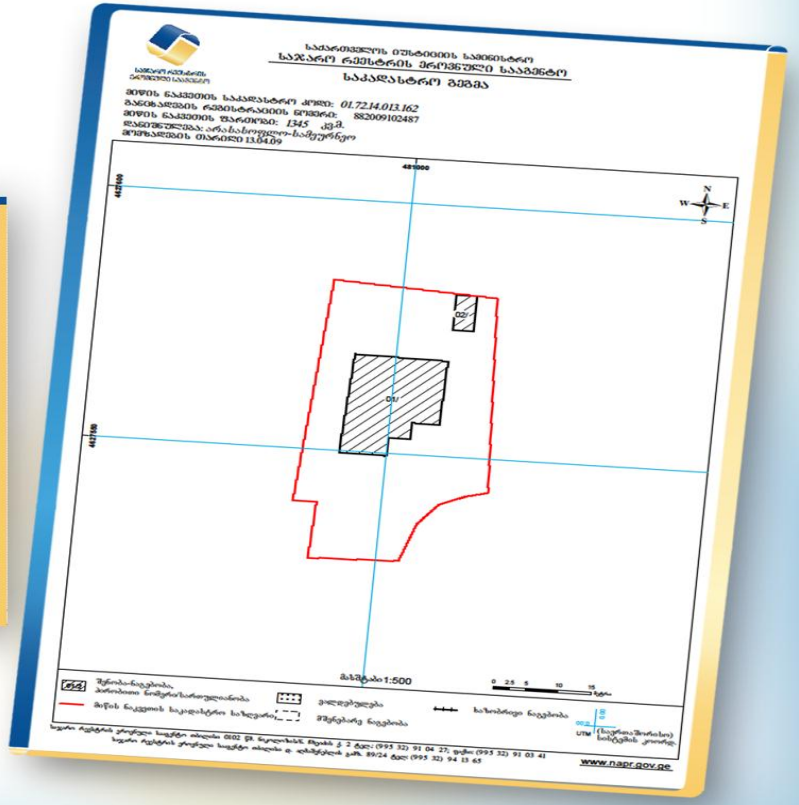
Public Access to Cadastral data

Submitting online application to get the cadastral plan





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Cadastral Data Structure

Cadastral Zoning

- **Zone Code** - *ZZ;*
- **Sector Code** - *SS;*
- **Quarter Code** - *QQ;*
- **Parcel Number** – *PPP*

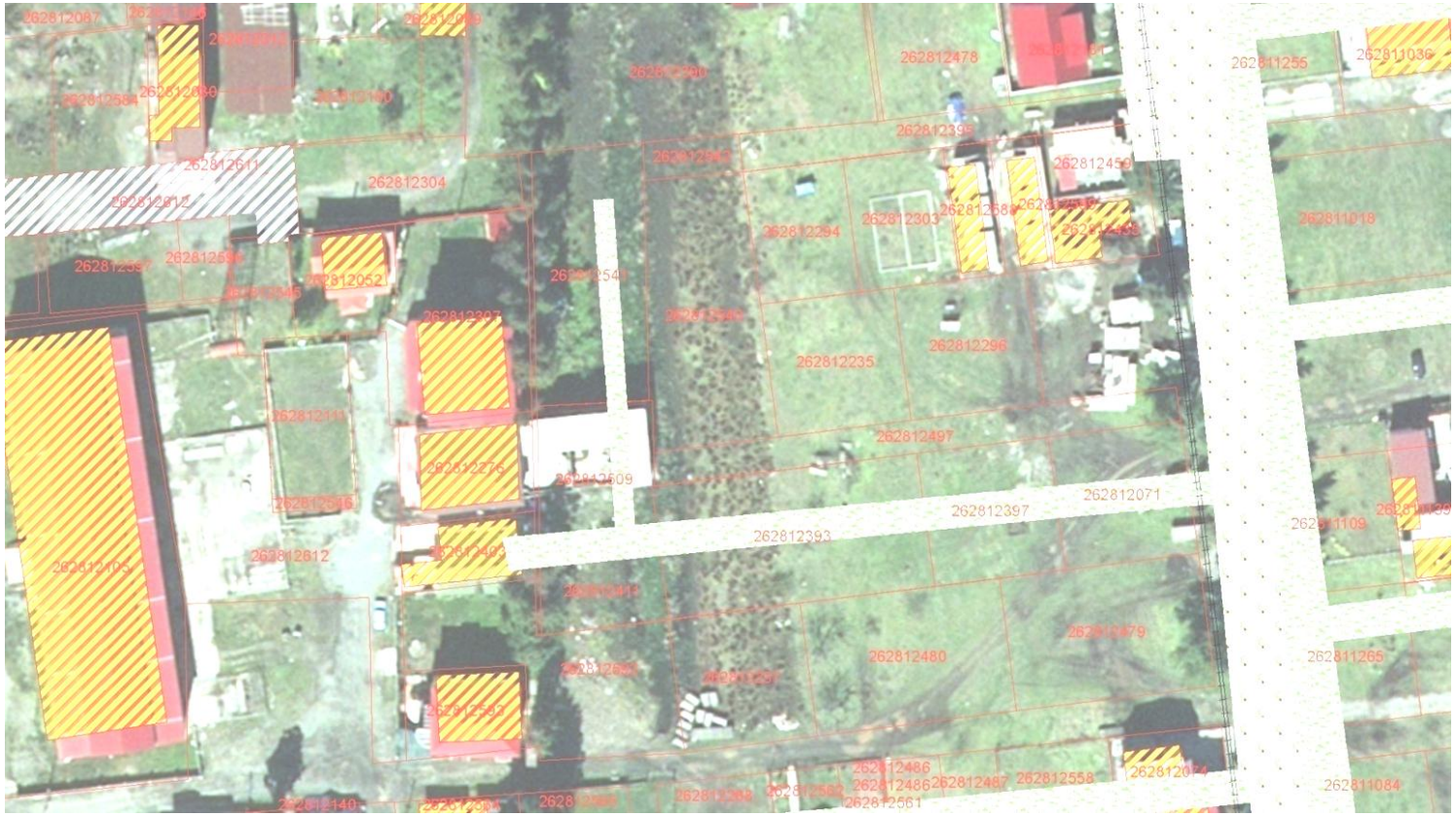
Cadastral Coding - ZZSSQQPPP

Main Layers

- **Parcel** - *Polygon;*
- **Building** - *Polygon;*
- **Servitude** - *Polygon;*
- **Line Object** - *Line*

Additional (Background) Layers

- **Ortho Imagery** - *Raster;*
- **Additional objects** (e.g. land coverage, etc.)



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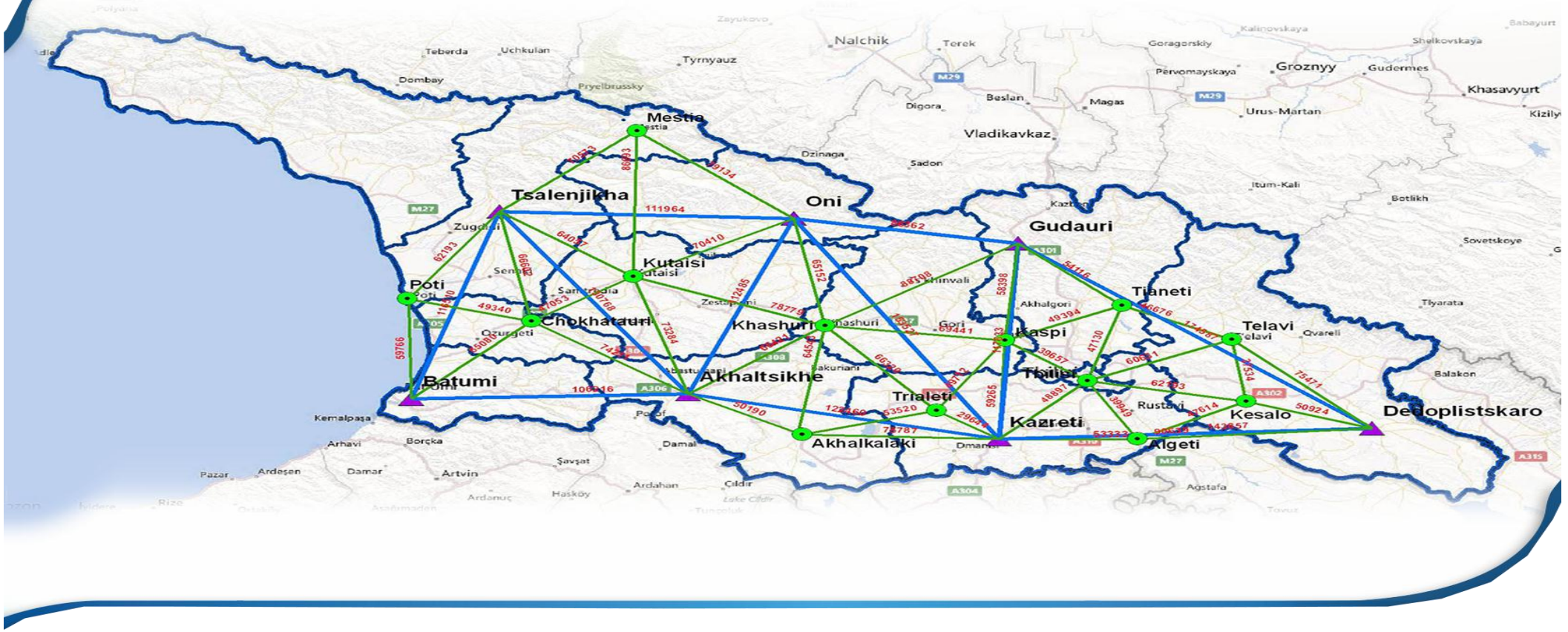
Continuously Operating Reference System
GEO CORS



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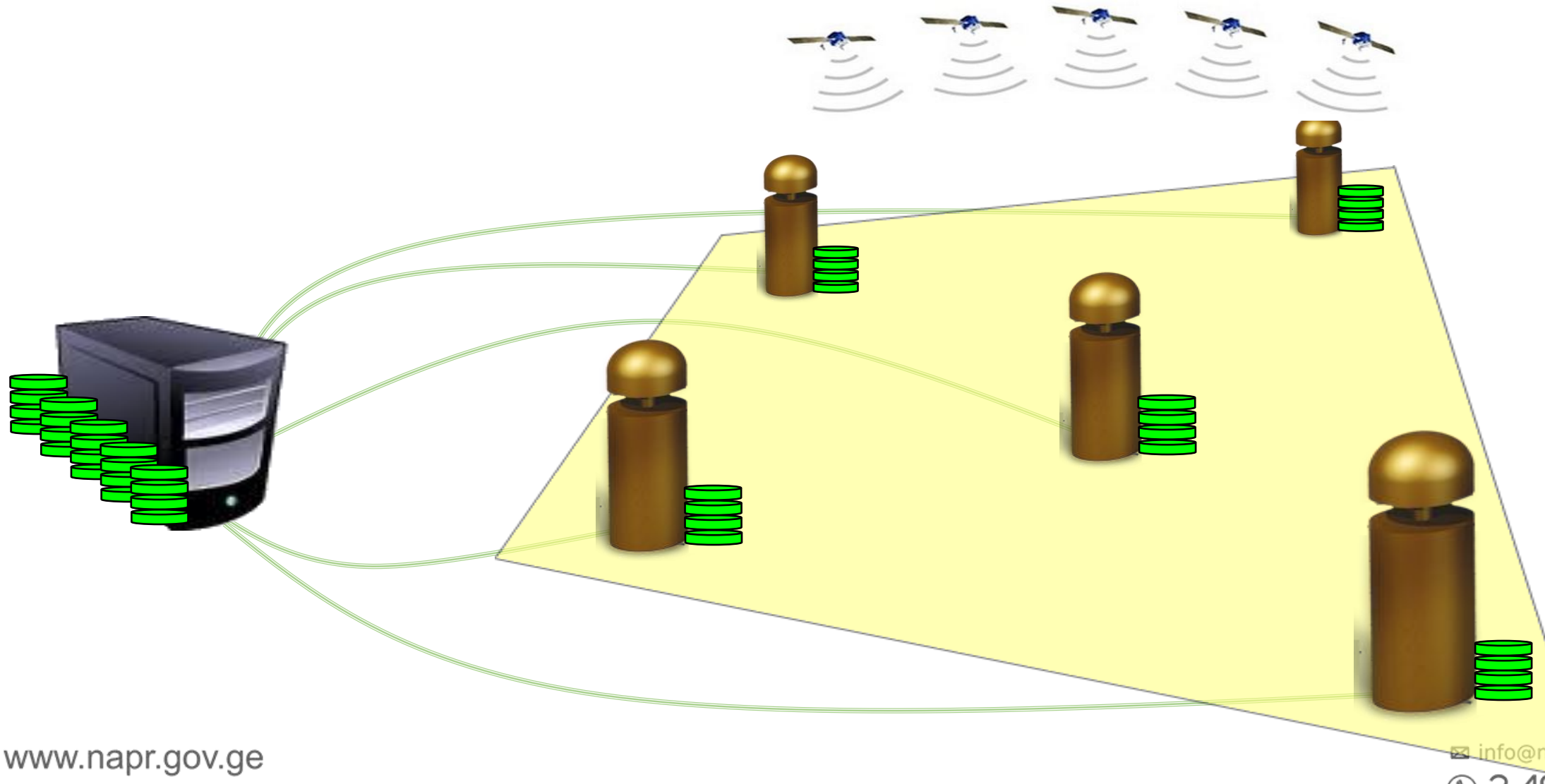
Data Collection



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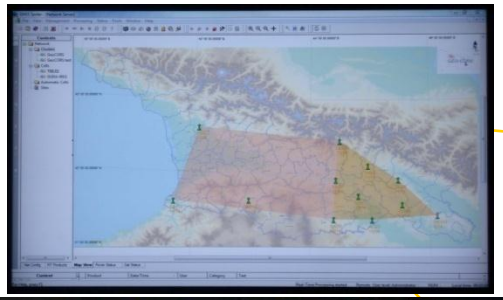
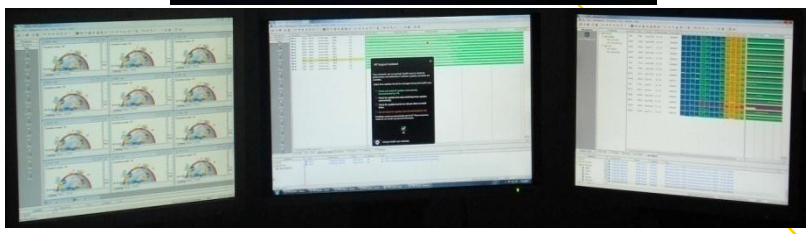
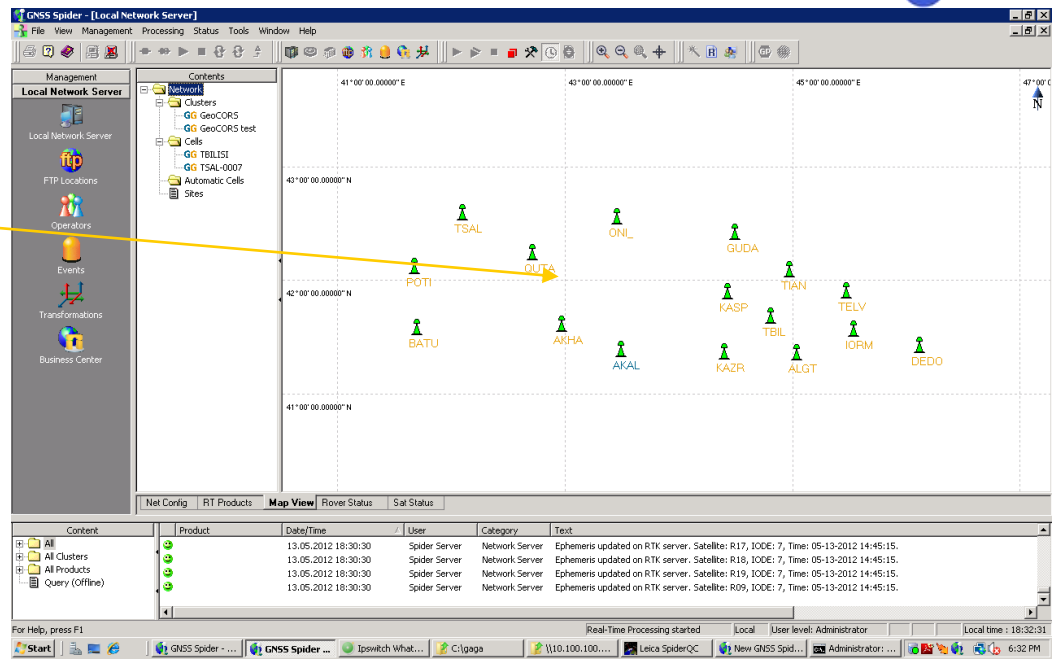
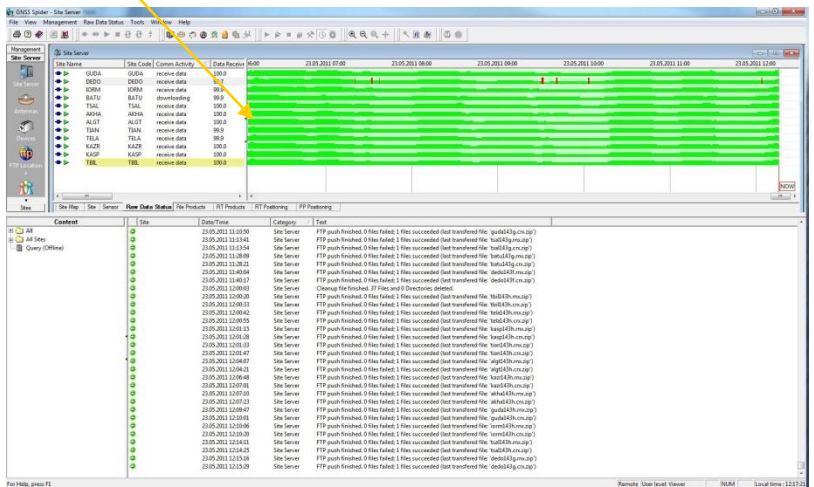
GEO CORS Control Center Spider









- RINEX 30 sec all time
- RINEX 5 sec 1 year
- RINEX 1 sec 6 month

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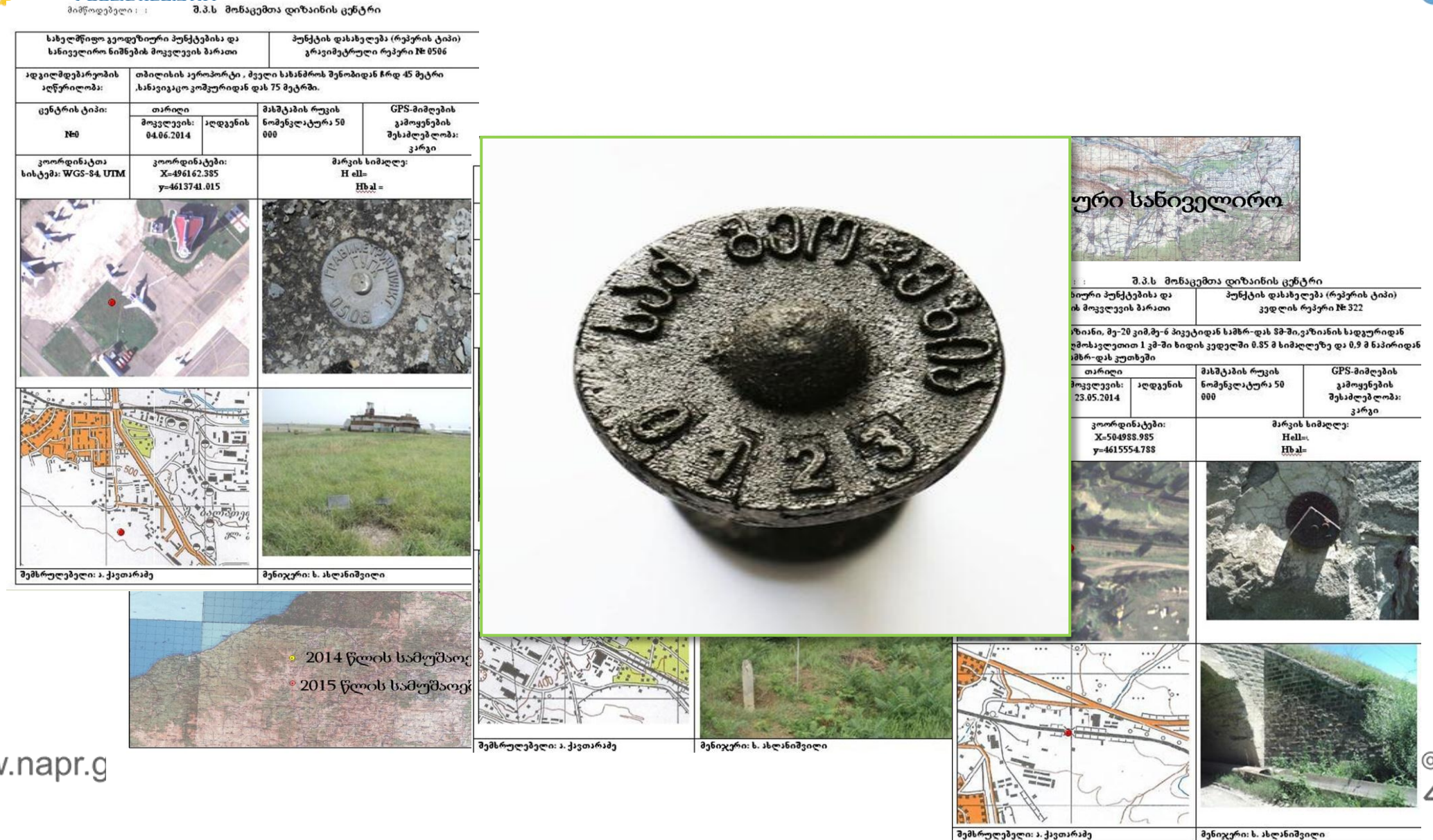
Creation of Leveling Model



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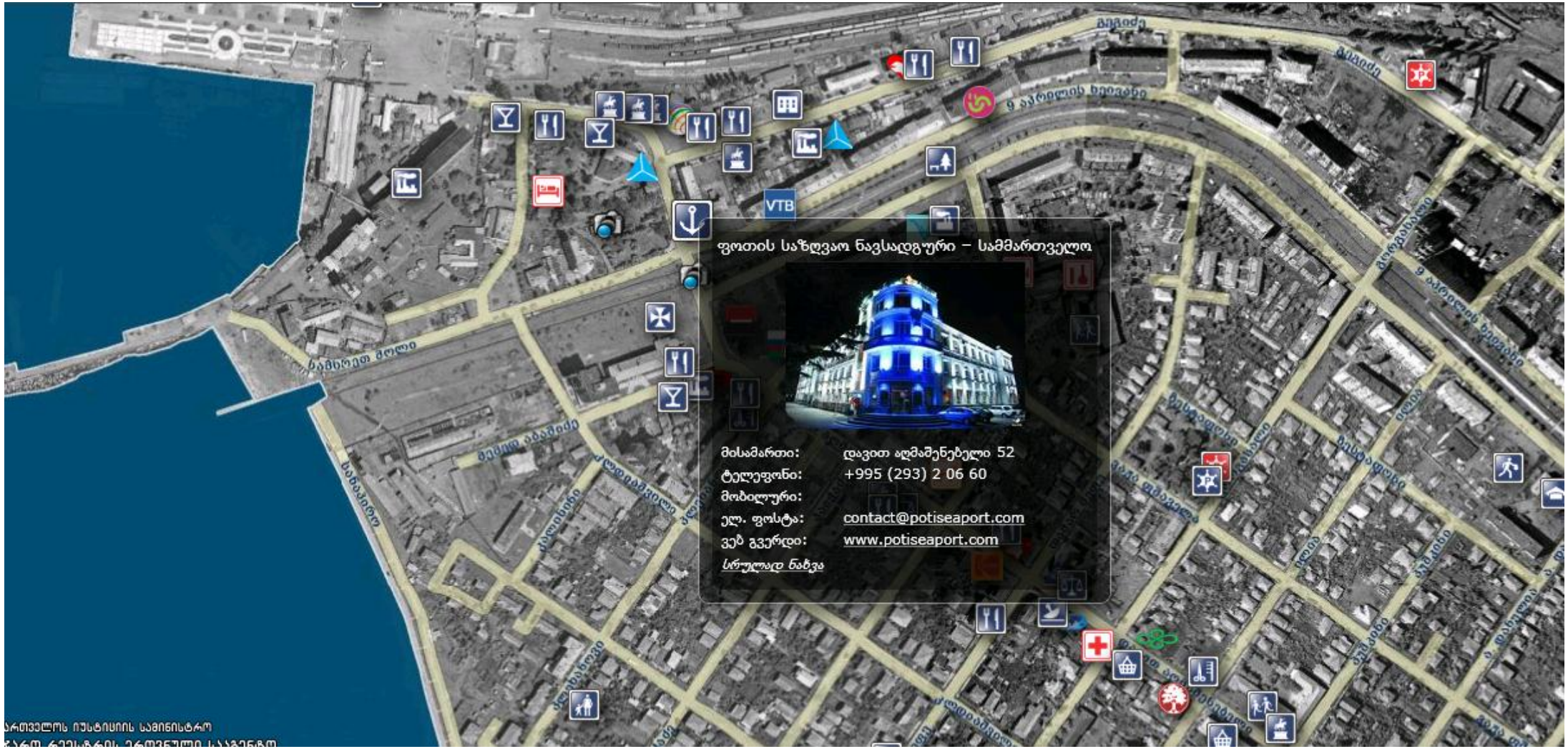
General Interactive Maps



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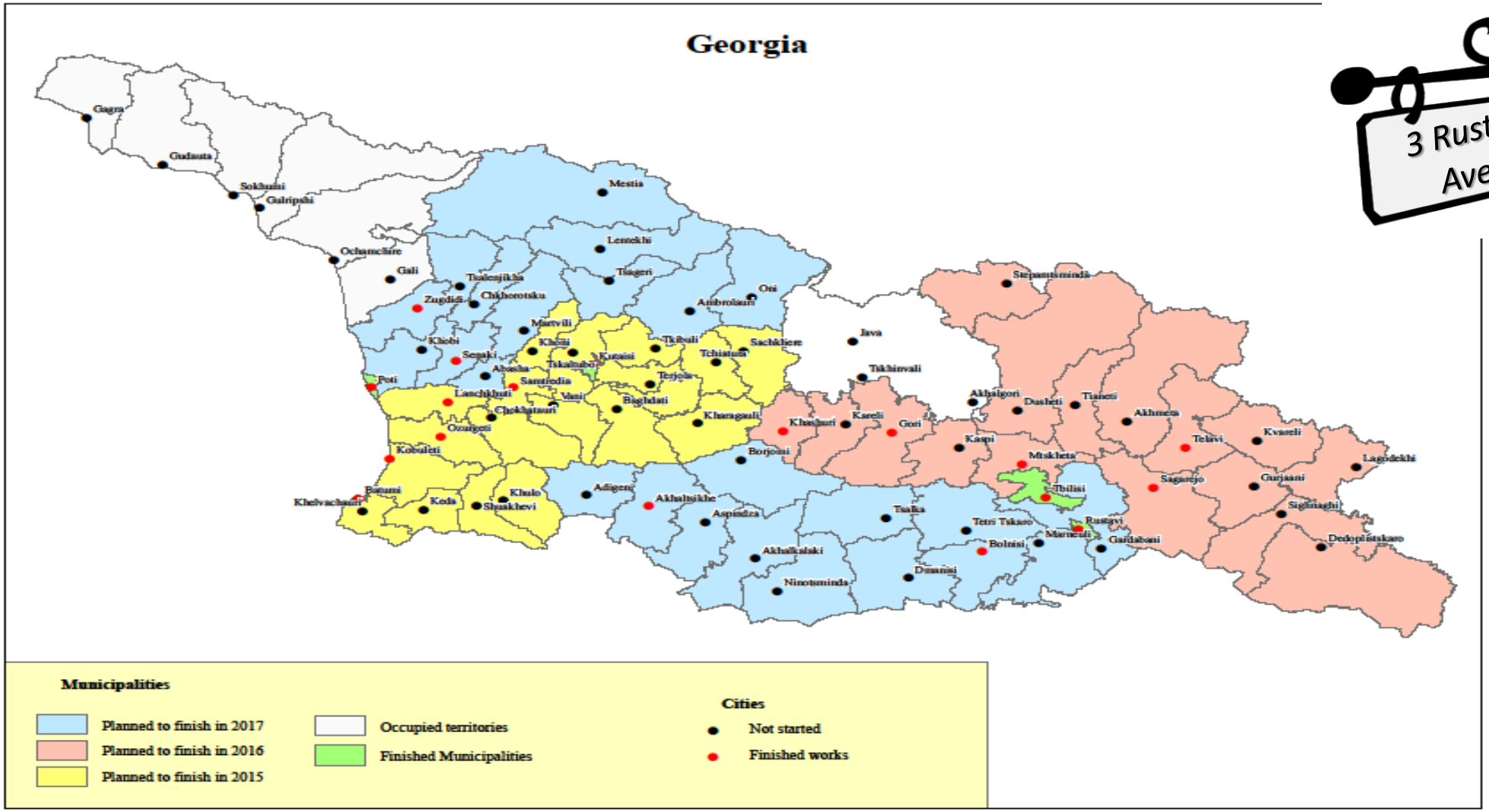
Creation of Addressing system of Georgia

Project for 2011–2013

- Descriptic
- Inventory
- Adoption
- Creation
- Linking im registry da



Address Registry - Spatial Addressing System

<Address Unique ID>:=

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Challenges for the Land Governance Improvement

- Completion of Initial Registration
- Development of Geodesy
- Improvement of Data Quality
- Development of NSDI

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Pilot Project of Initial registration of lands (NAPR, WB, USAID)

Region	Adjara	Imereti	Samegrelo Zemo Svaneti		Shida Kartli	Mtskheta-mtianeti		Kvemo Kartli	Kakheti		Kakheti-Samgori
Municipality / Registration zone	Shuakhevi	Vani	Mestia	Martvili	Gori	Mtskheta	Tianeti	Tetritskaro	Dedoplistskaro		Gurjaani-Sagarejo
Sakrebulo / Registration sector	Shuakhevi	Salkhino	Lakhamula	Vedidkari	Karaleti	Saguramo	Zaridzeebi	Daba Manglisi	Arboshiki	Arkhilos Kalo	Jimiti-Bogdanovka

№	Municipality	Pilot Project Ares
1	Dedoplistskaro	Arboshiki
2	Dedoplistskaro	Arkhiloskalo
3	Gori	Karaleti
4	Gurjaani/Sagarejo	Jimiti/Mzisguli
5	Martvili	Vedidkari
6	Mestia	Lakhamula
7	Mtskheta	Saguramo
8	Shuakhevi	Daba Shuakhevi
9	Tetritskaro	Daba Manglisi
10	Tianeti	Zaridzeebi
11	Vani	Salkhino

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Development of Orthophotos
Kartvertek /Norwegian project 2015-17

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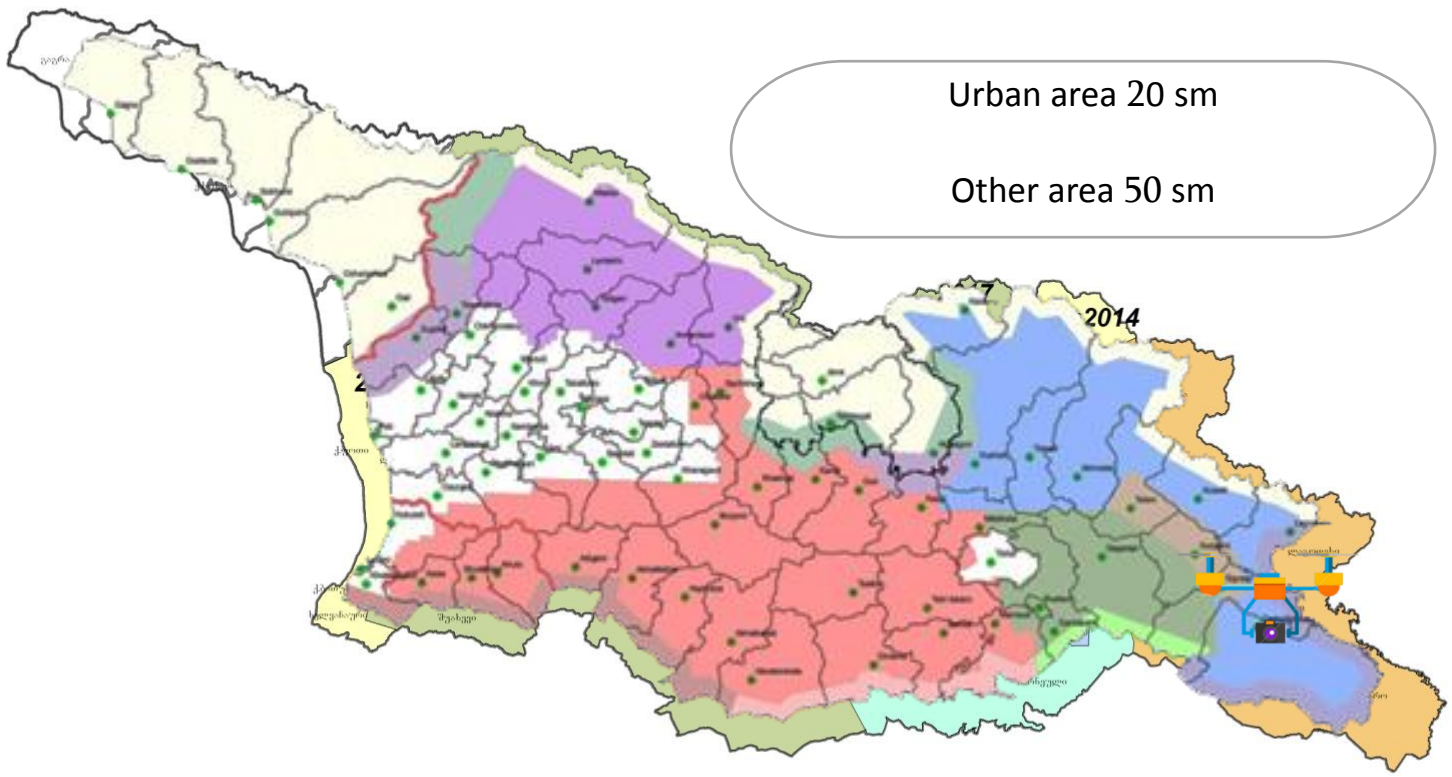
Kartverket

LONG-TERM PLAN OF ARIEL PHOTOGRAPHY



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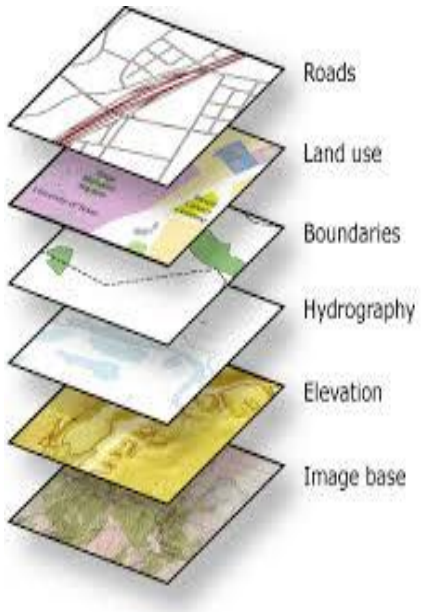
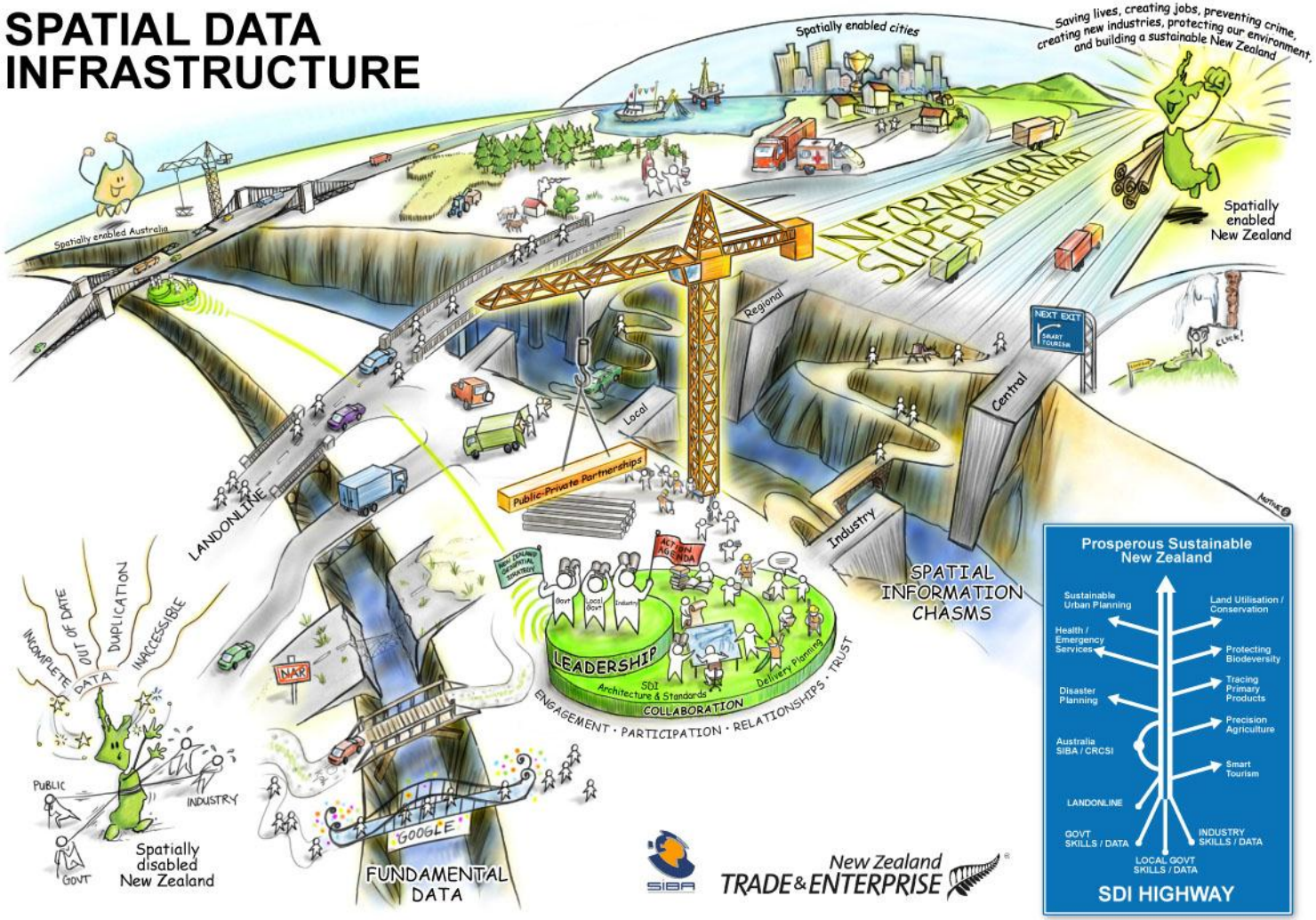
Challenges

Creation of National Spatial Data Infrastructure (NSDI)





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Creation of National Spatial Data Infrastructure (NSDI)

- Creation of the Services for Spatial Data Access for various Institutions;
- Implementation of INSPIRE Directive
- Data harmonization and interoperability

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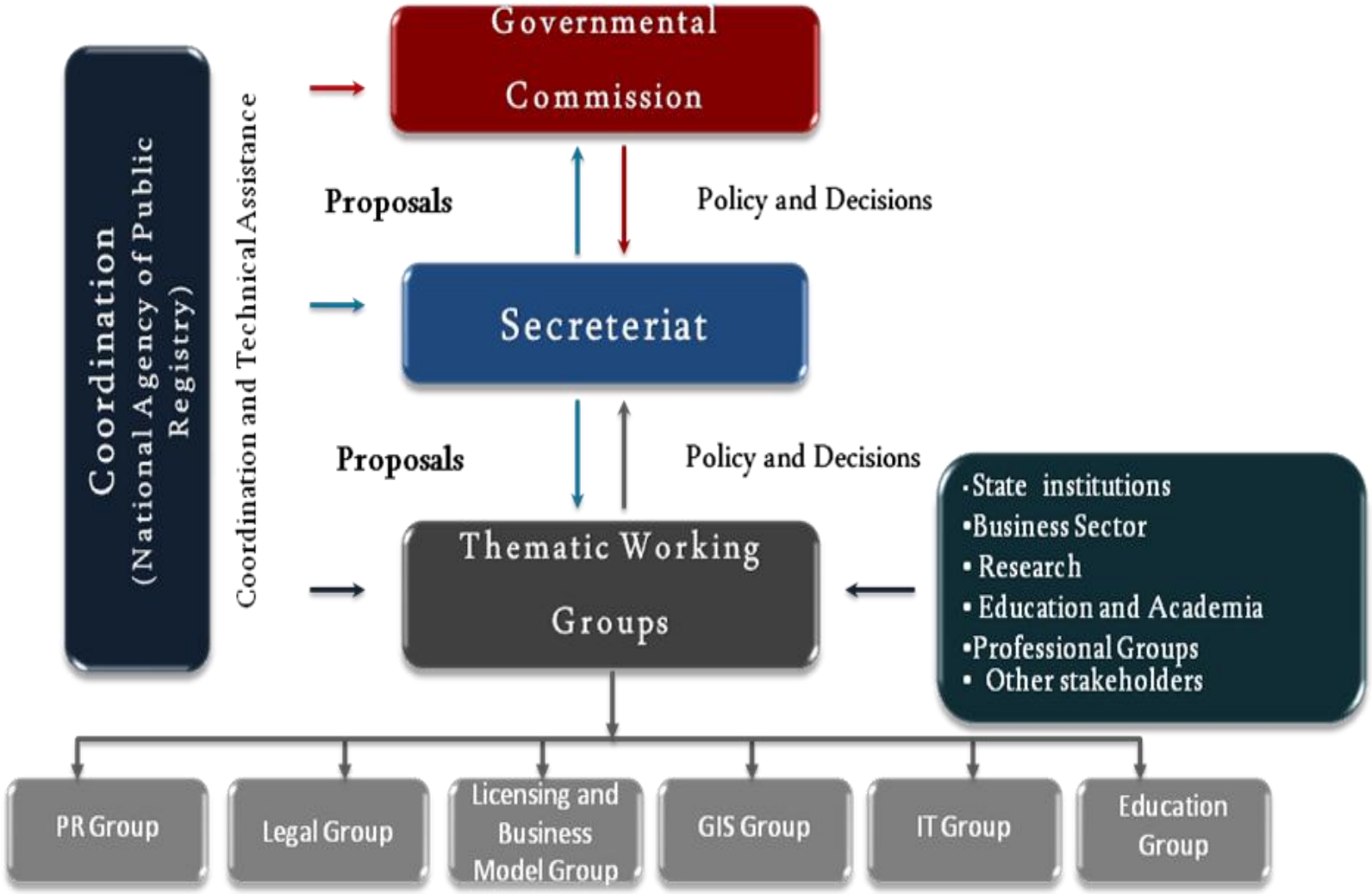
NSDI – Institutional Structure



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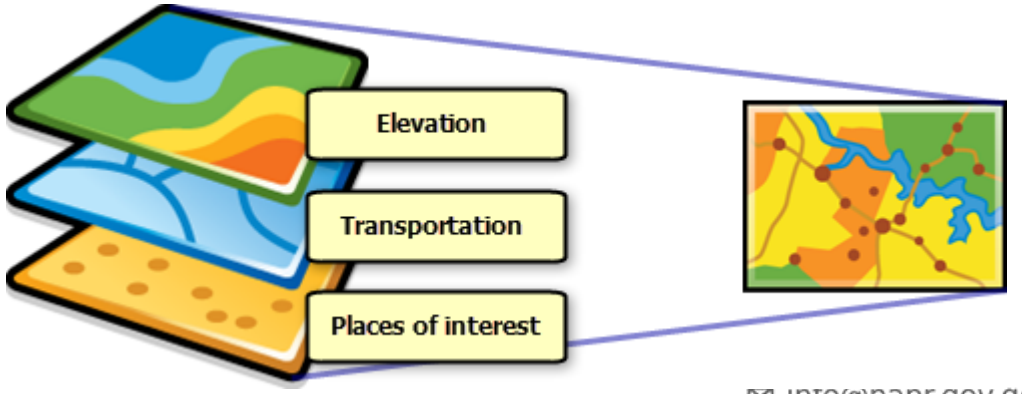
Development of BaseMap

"BaseMap" is a public project and its purpose is to create a unified spatial database and support public agencies and local governments in the field of geo information, in particular:

- Simplification of data gathering space and reducing of maintenance costs.
- Ensuring the quality and validity of spatial data, consistent upgrade.
- Easy access to spatial data.
- The use of international standards in the process of spatial data creating.
- Development of electronic services and the web-portal.



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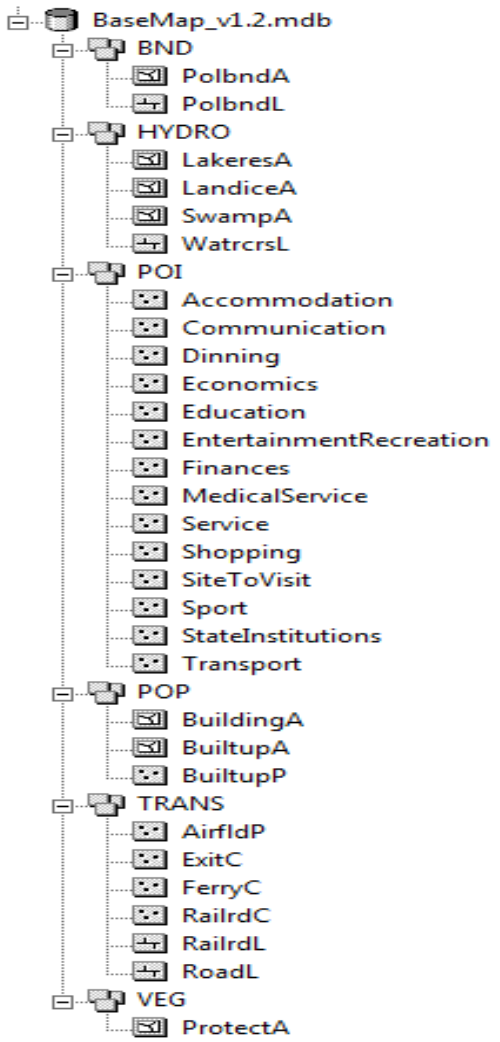
Basemap of NAPR

Development of "BaseMap" Project is a dynamic process and designed for long-term prospects, which in the end shall form the base for National Spatial Data Infrastructure (NSDI).

In Basic Topogtraphic Geodatabase "Basemap" data are organized by following categories:

- Administrative boundaries (BND)
- Settlements (POP)
- Transport network (TRANS
- Water network (HYDRO)
- Named Locations (NAME)
- Vegetation (VEG)
- Points of interest (POI)



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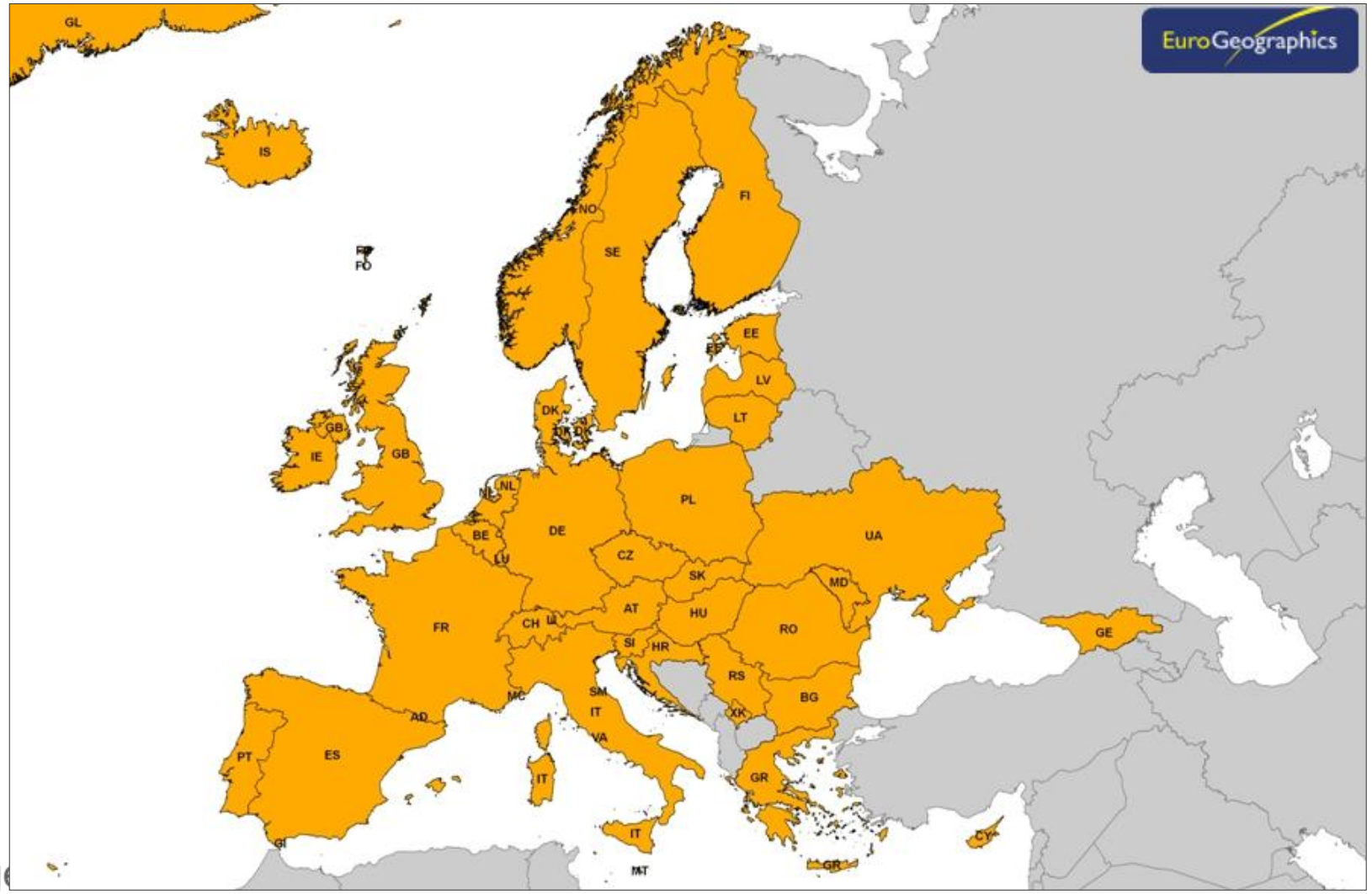
Cooperation with Eurogeographics
EGM, ERM…



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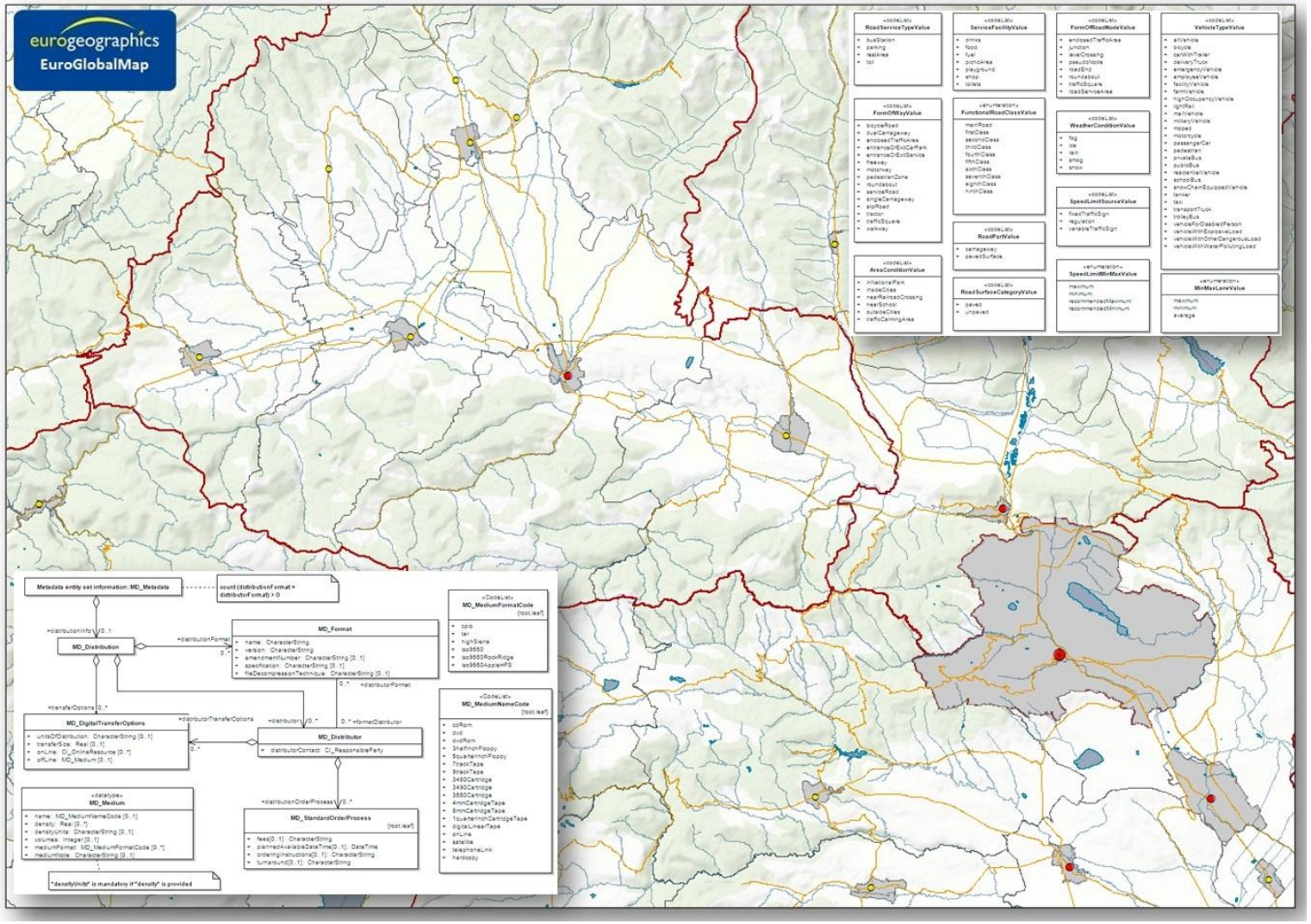
Cooperation with Eurogeographics European Global Map (EGM)



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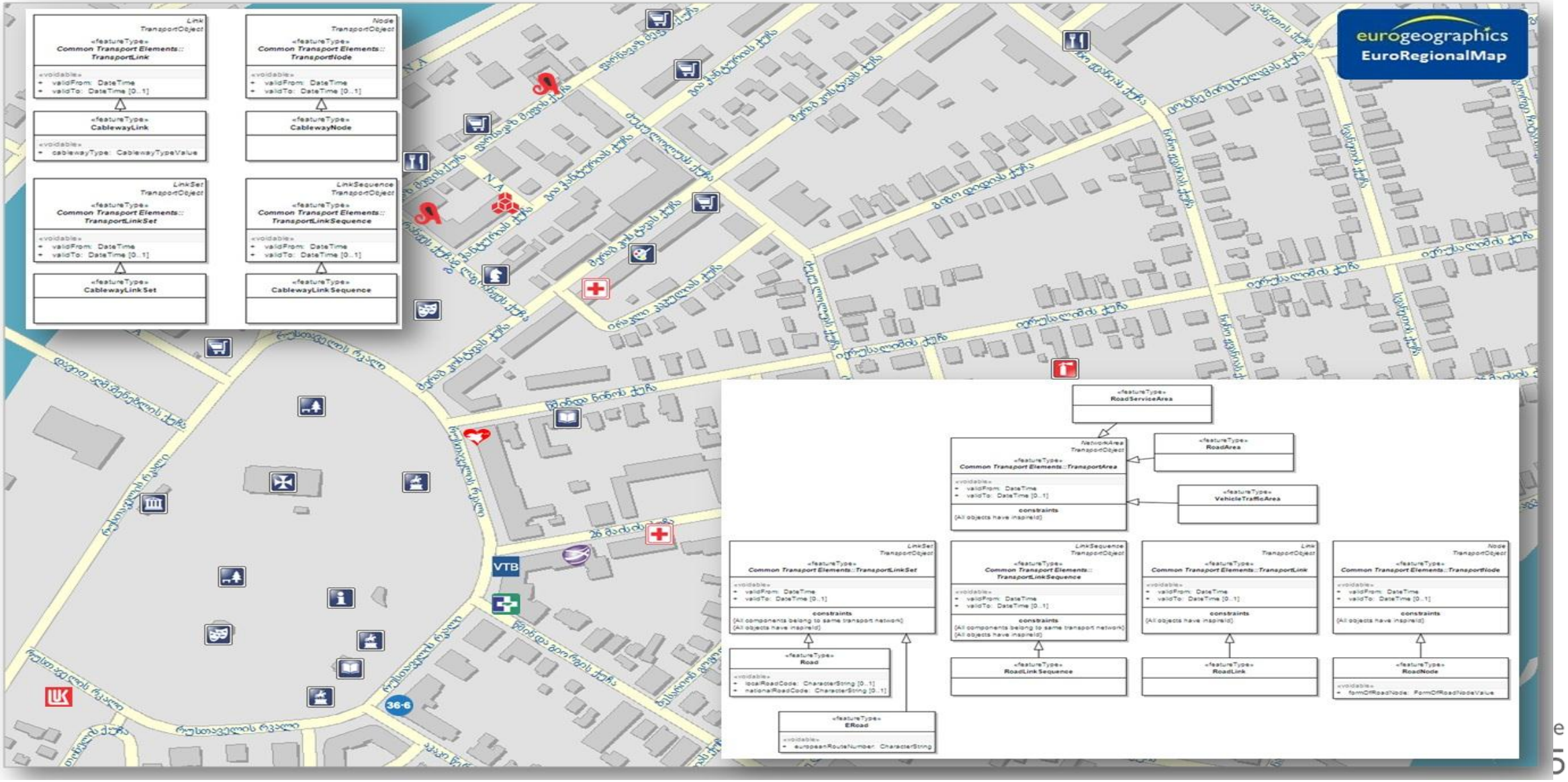
European Regional Map (ERM)



Development of Navigation system

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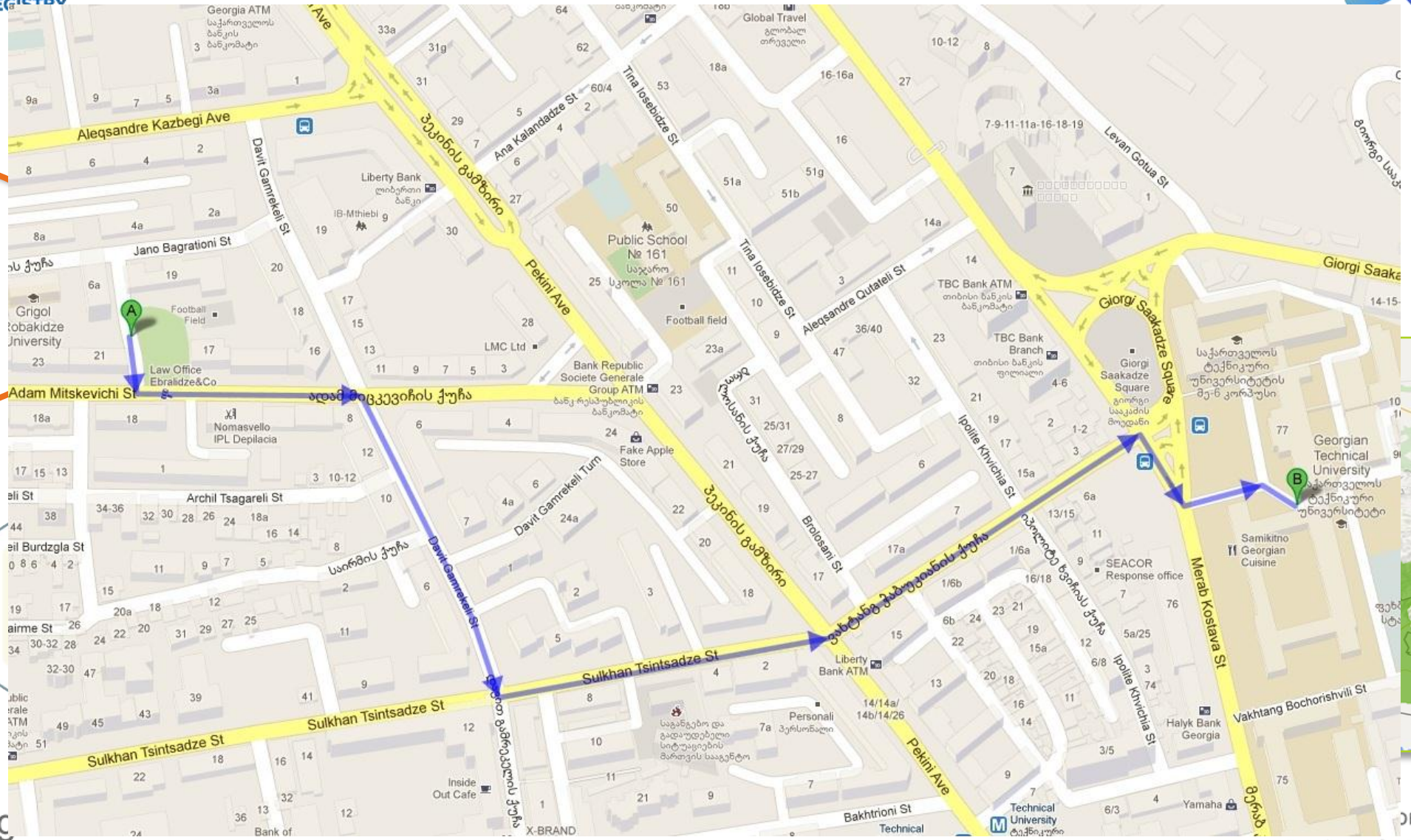
200 000 sq.



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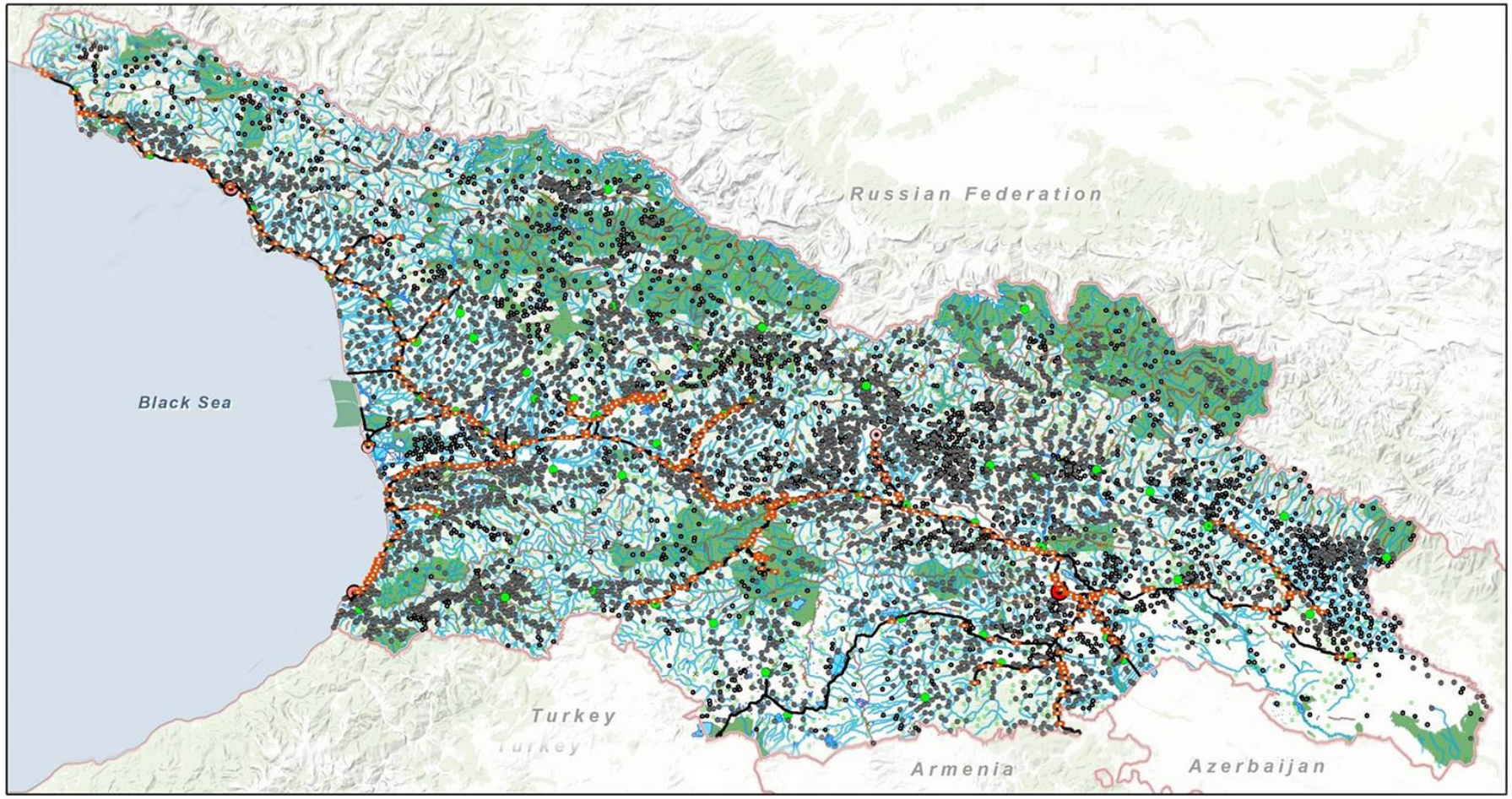
GEO Database



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Ongoing Donor-funded projects

STATENS KARTVERK

Norwegian Cartography Authority (Statens Kartverk) and NAPR Project – Maps for Sustainable Land Management: Georgia's Orthophoto

USAID FROM THE AMERICAN PEOPLE

USAID Technical Assistance Project – Governance for Growth

giz Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH

GIZ Technical Assistance Program – Support of Law and Judiciary Reform Agenda in South Caucasus

LANTMÄTERIET

Project: "Confidence in Georgia"

THE WORLD BANK

World Bank "Irrigation and Land Market Development Project"

Thank You For Your Attention

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