



International Federation of Surveyors
Fédération Internationale des Géomètres
Internationale Vereinigung der Vermessungsingenieure

FIG COMMISSION 7

Cadastre & Land Management

Annual Meeting 2006

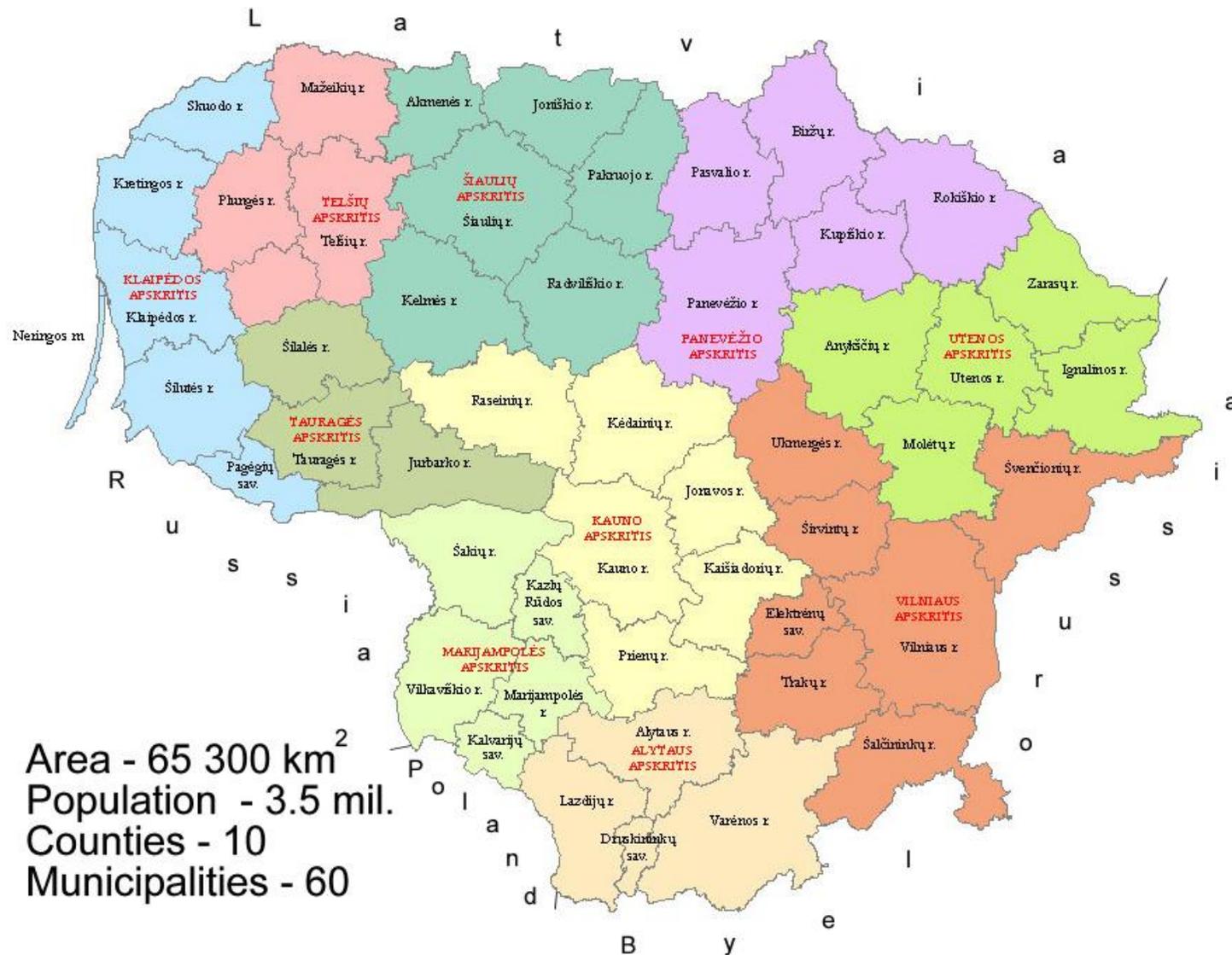
SLOVENIA, BLED



LAND ADMINISTRATION IN LITHUANIA

***RASAS GOFMANAS
JAUNIUS GRIGAS
RIMANTAS RAMANAUSKAS
KESTUTIS TRECIOKAS***

ADMINISTRATIVE STRUCTURE OF LITHUANIA



HISTORY OF LAND ADMINISTRATION IN BRIEF

Middle of XVI century. Statute of Grand Duchy of Lithuania. Land Book.

- first land reform
- first land cadastre

1863. Abolishment of serf age

- reform of landed property (lords' land)
- beginning of individual farming

1905. Stolypin's land reform in Russian empire

- beginning of free land market
- local community has got a right to distribute land

1918. Independent Lithuanian state

- broad land reform
- systematic land cadastre

1940. Soviet occupation

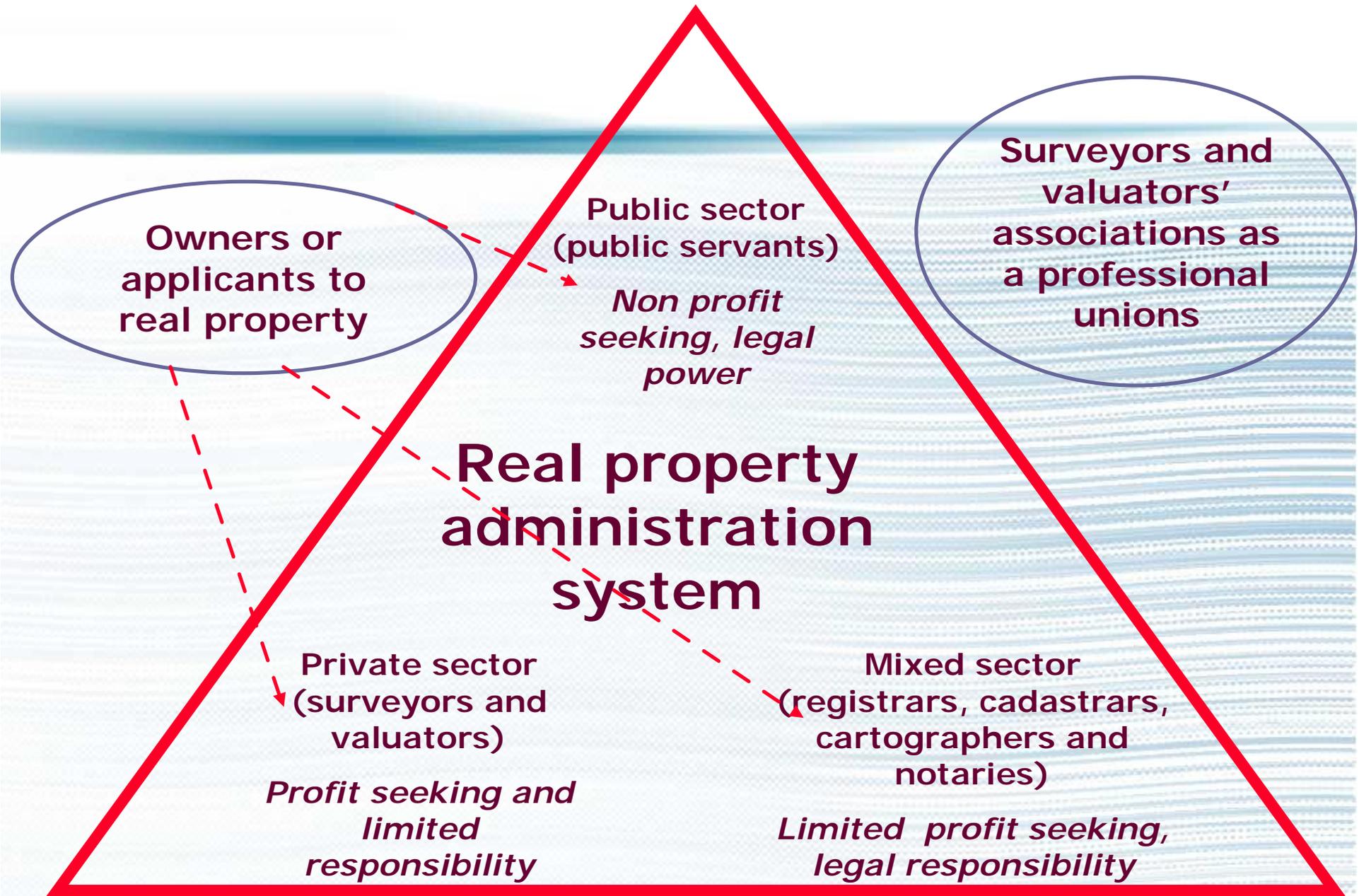
- land nationalization
- cadastre of collective farms (kolkhozes)

1991. Restoration of independence

- land ownership restitution and privatization
- building of real property cadastre and register



LA INSTITUTIONAL FRAMEWORK



BASE FOR DEVELOPMENT OF LAND ADMINISTRATION IN LITHUANIA

- Constitution, Civil Code, Government Programmes, laws and other legal acts
- UN ECE Guidelines on Land Administration (1996)
- “e-Government Concept” harmonised with e-Europe 2005– An Information Society For All
- Cadaster 2014 - a Vision for a Future Cadastral system (FIG Commission 7 (1998))
- Experience gained in other western countries and adaptation of best practices
- EU directives, international development trends

KEY POINTS OF THE LITHUANIAN LAND ADMINISTRATION

- Real Property Cadastre and Register in one organisation
- Textual and graphical data are integrated and public
- Full national coverage with orthophoto maps
- Only the data stored in the Central Database of Real Property Register have legal status
- Cost recovery principle
- Cadastral works performed by state and private sector on fair competitive basis
- Individual valuation is performed by state and private sector on fair market basis

CORE OF LAND ADMINISTRATION

FORMATION

RESTITUTION and PRIVATISATION

+

CADASTRE

WHERE? and WHAT?

+

REGISTER

WHO? and HOW?

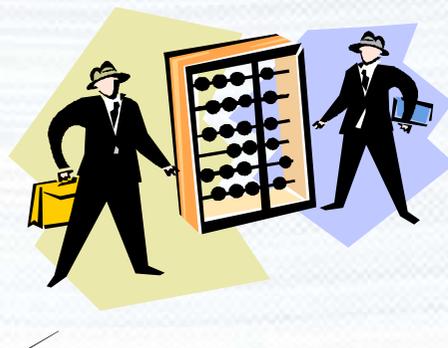
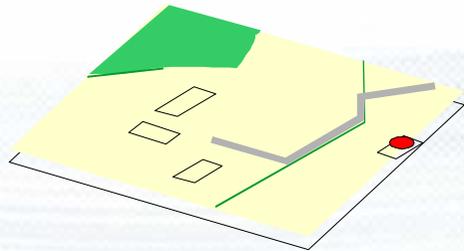
+

VALUATION

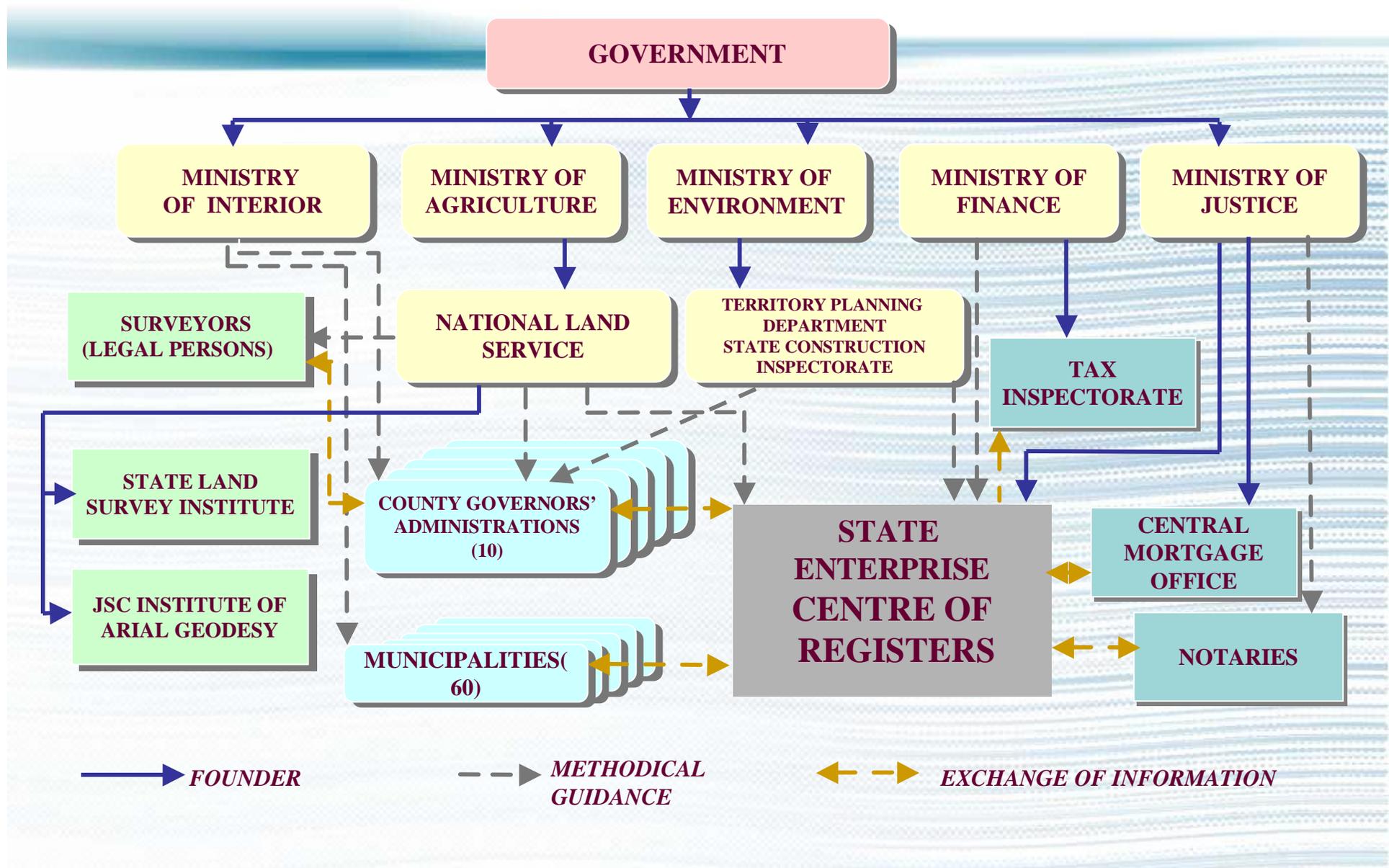
HOW MUCH? and WHY?

=

REAL PROPERTY ADMINISTRATION SYSTEM

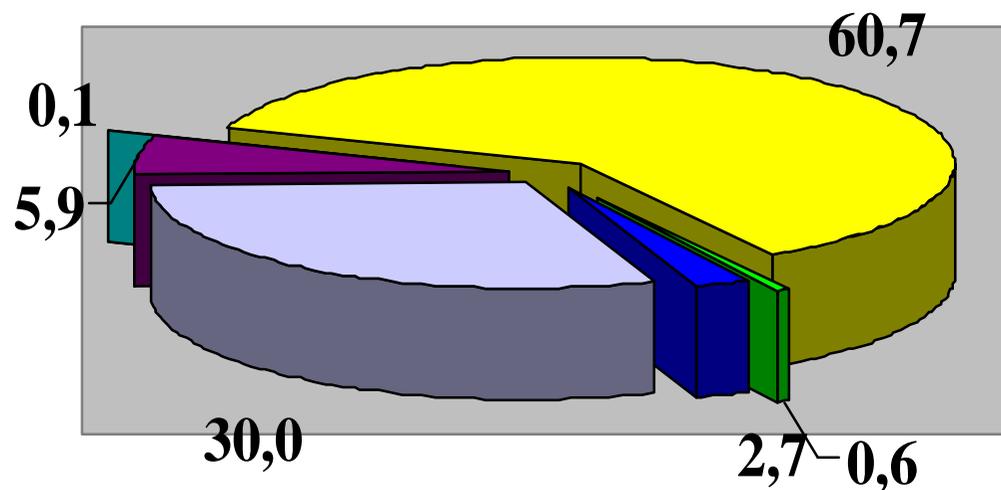


ORGANISATIONAL STRUCTURE OF LITHUANIAN REAL PROPERTY ADMINISTRATION SYSTEM



DISTRIBUTION OF LAND STOCK ACCORDING TO THE MAIN PURPOSE OF LAND USE

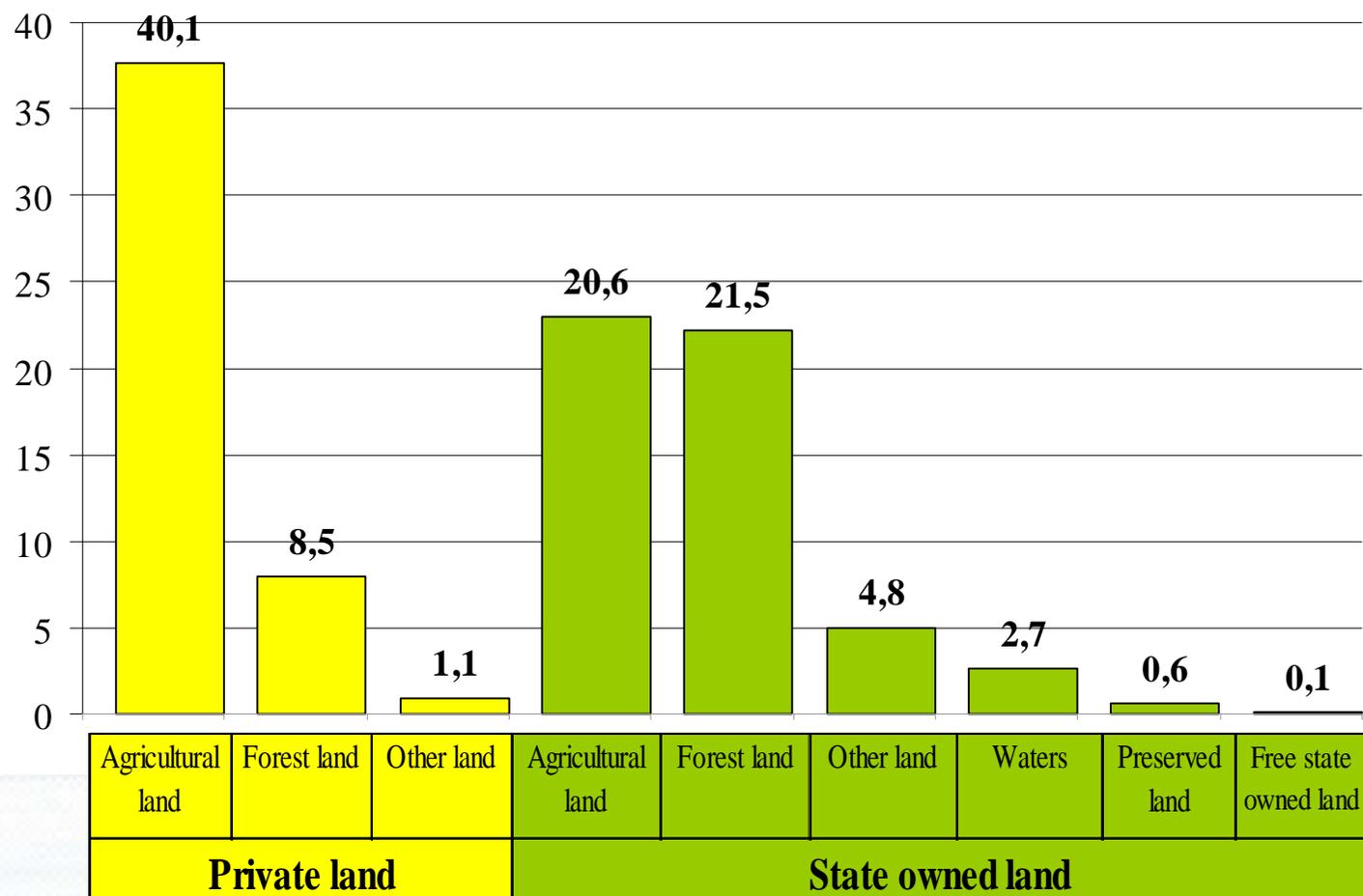
ON THE 1ST OF JANUARY, 2006 (IN PERCENT)



- Agricultural land (60,7 %)
- Preserved land (0,6 %)
- Waters (2,7 %)
- Forest land (30,0 %)
- Other land (5,9 %)
- Free state land (0,1 %)

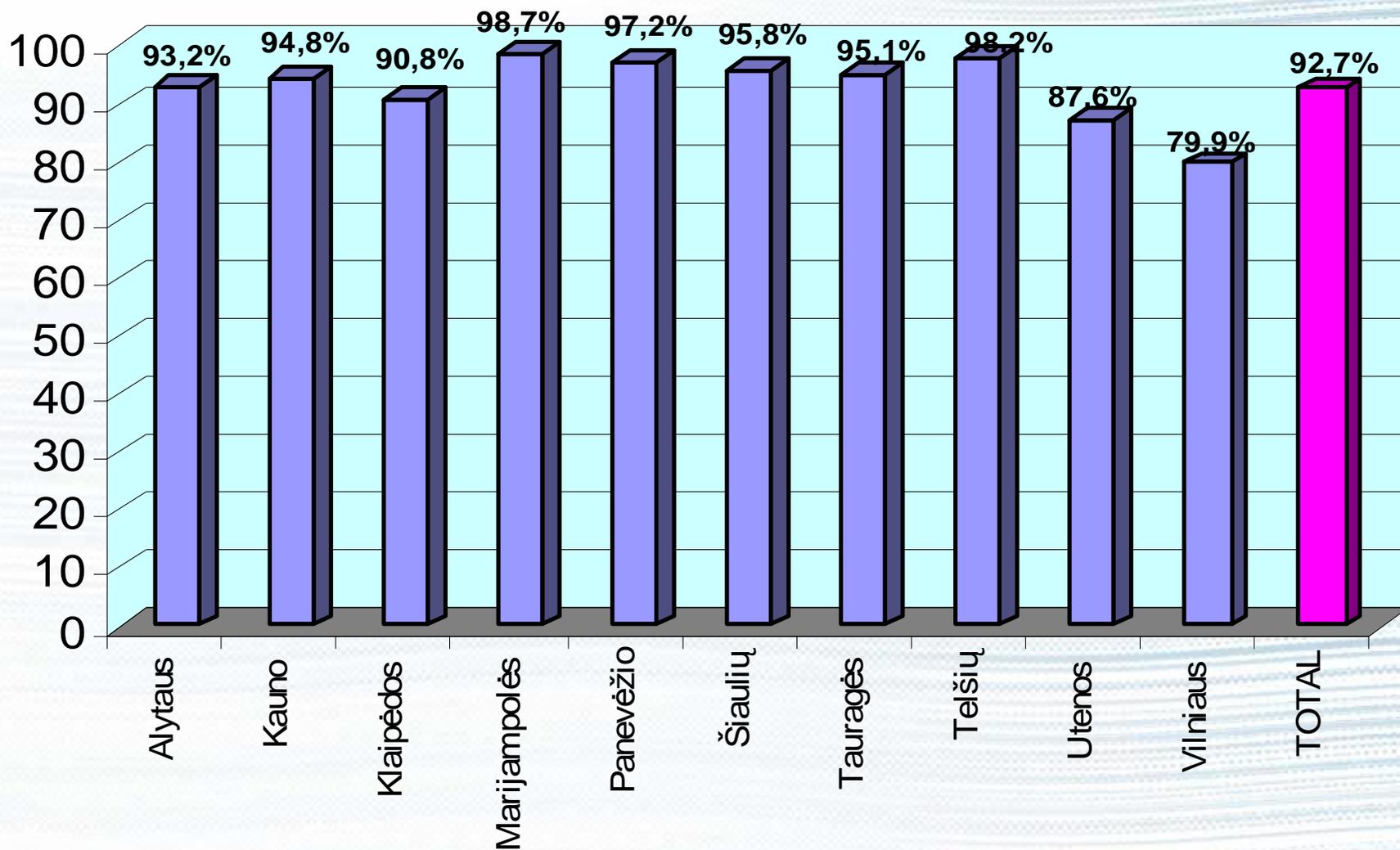
DISTRIBUTION OF LAND ACCORDING TO THE OWNERSHIP FORMS

ON THE 1ST OF JANUARY, 2006 (IN PERCENT)



IMPLEMENTATION OF LAND RESTITUTION IN COUNTIES

ON THE 1ST OF NOVEMBER, 2005



LITHUANIAN REAL PROPERTY CADASTRE AND REGISTER

Unified

- Property objects and rights in single organization and single system
- Land and constructions (houses, apartments, premises, utilities, roads, railways, etc.) in single system
- Value information is in the same single system
- State and private properties are treated equally

Centralized

- Central data bank for the whole country
- Legal status has data only in central data bank

Digital

- Cadastre and legal data (graphical and descriptive) covers whole country
- Legal force has only digital data (extracts of databases)
- Data services available on-line (e-services), e-transactions in process

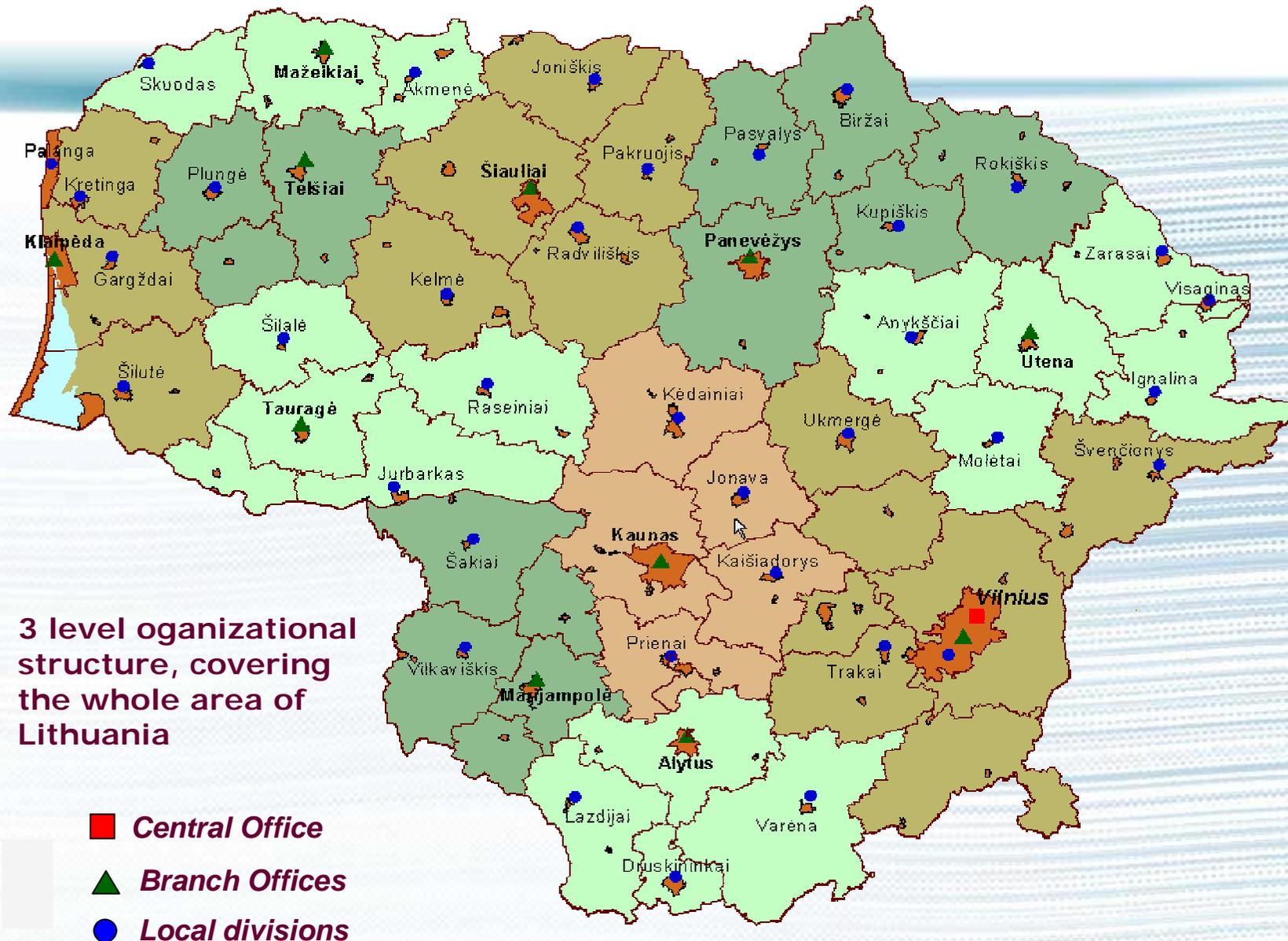
Multipurpose

- Property guaranty, taxation, valuation, market service

Self financed

- Full cost recovery from fees of the clients

ORGANIZATIONAL STRUCTURE OF THE STATE ENTERPRISE CENTRE OF REGISTERS



RESPONSIBILITY FOR

Real Property Register

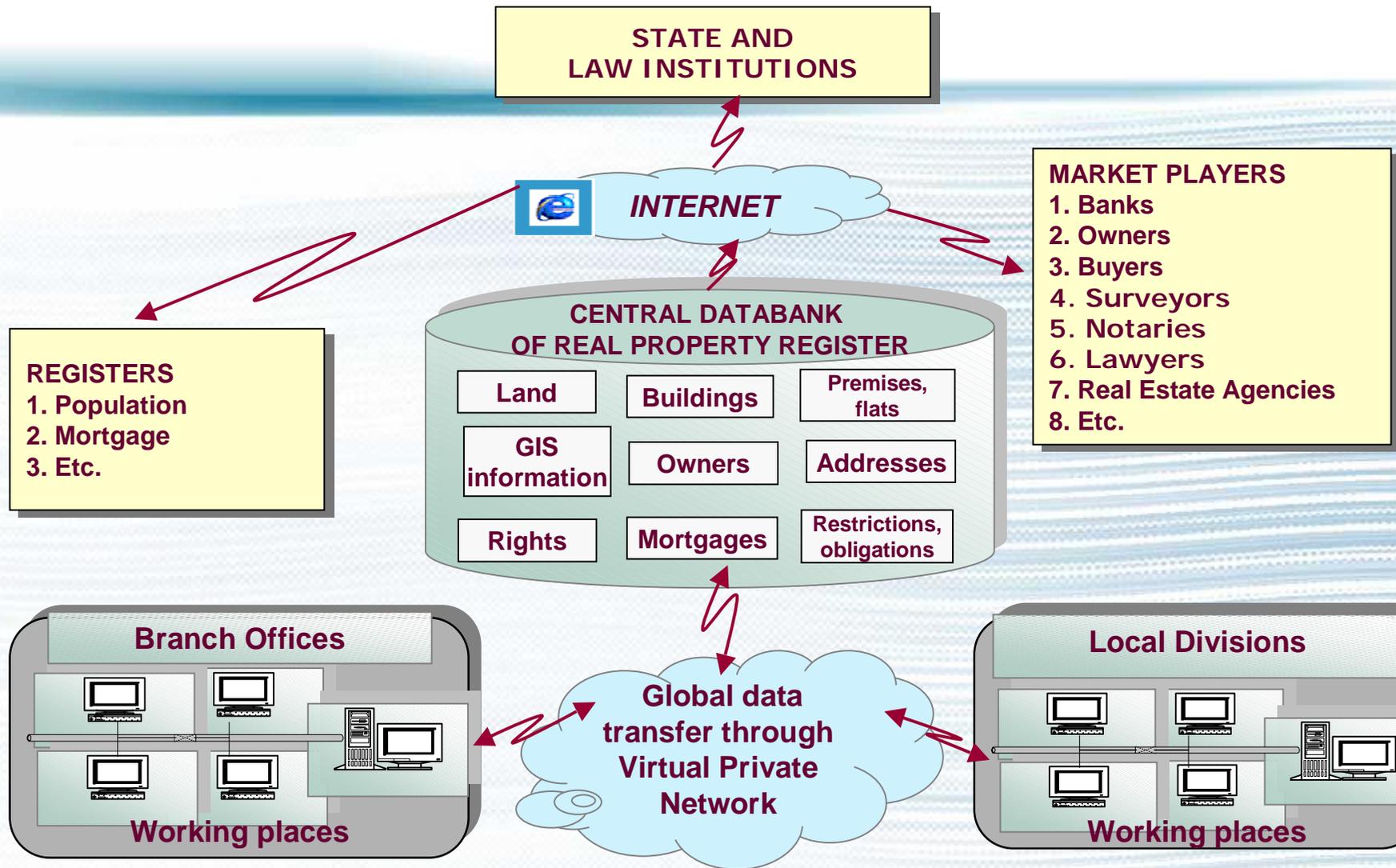
Real Property Cadastre

Real Property Valuation

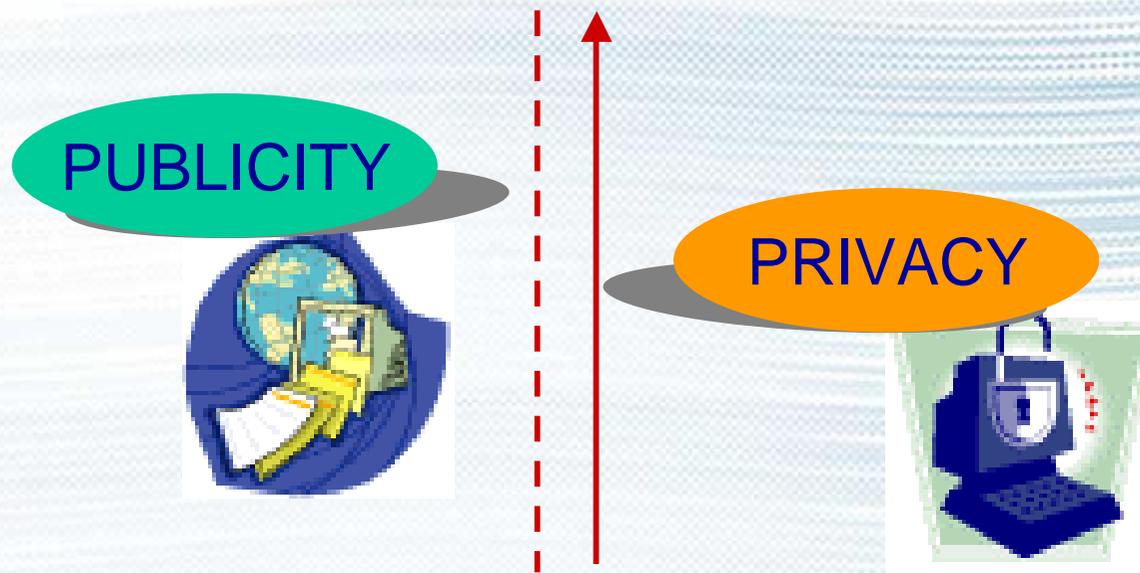
Address Register

Register of Legal Entities

OPERATION OF THE REAL PROPERTY DATA



THE MOST IMPORTANT QUESTION FOR THE COMPUTER BASED INFORMATION SYSTEMS



Where is a boundary ?

OUR DECISION – MAX PUBLICITY

EVERYBODY MAY MAKE A SEARCH IN THE CENTRAL DATABANK OF RPR VIA THE INTERNET ONLY THE AMOUNT OF INFORMATION DIFFERS:

- **registered users receive complete information**
- **non-registered users may find out a number of a property register (entry) and unique number of an object by making search by property address free of charge**

TO BECOME A REGISTERED USER IS REQUIRED:

- **to file an application to the Centre of Registers**
- **to draft an agreement**
- **to sign an agreement with the Centre of Registers**
- **to indicate IP address for making a search**
- **to fill in an Internet user questionnaire as to get a password**

INTERNET USERS ARE DIVIDED INTO CLASSES

Users of 1st class shall make searches by:

- identifier (register No, cadastral No and unique No)
- property address
- legal entity (name or code)
- natural person (name, family name or personal code)

Users of 2nd class shall make searches by:

- property address
- legal entity (name or code)
- identifier (register No, cadastral No, unique No)

All actions of the Internet users are recorded in the auditing system the data thereof are used for settling according with regard to the agreements and for IP address control

TERM FOR ENTERING INFORMATION IN THE CENTRAL DB OF RPR:

- legal registration takes 1 -10 working days
- notifications from the Register of Seizure Acts on Property are recorded within 8 working hours
- notary notifications about the fact of concluded transaction are recorded within 8 working hours
- notifications from the Mortgage Register are recorded within 2 - 3 working hours

WAYS OF PROVIDING INFORMATION:

- **Internet**
- **Answers to the queries received in writing (by mail, fax, coming at the division of SECR)**
- **Delivery of systemised information by agreement**
- **Special applications for State Tax Inspectorate, municipalities, forestry institutions**
- **Delivery of statistical data to state authorities (Ministry of Agriculture, Statistics Department)**
- **Delivery of information on the basis of special agreements**

TYPES OF ORDERING INTERNET SERVICES:

- **Certificate for transaction**
- **Extract from RPR by indicated property address**
- **Extract from RPR by indicated property owner**
- **Extract from RPR about real property registered within recent years**
- **Title document proving registration of real property object and rights thereto (a duplicate)**
- **Cadastral surveying of buildings**
- **Certificate about agricultural land plot owned by the right of ownership**
- **Certificate on the owners of adjacent land parcels**

WEB SITE OF CENTRE OF REGISTERS

REGISTRŲ CENTRAS - Microsoft Internet Explorer

File Edit View Favorites Tools Help

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Address <http://www.kada.lt/> Go Links >>

APIE REGISTRŲ CENTRĄ N. TURTO REGISTRAS JUR. ASMENŲ REGISTRAS INFORMACIJA NOTARAMS UŽSIAUS INFORMACIJA

 VALSTYBĖS ĮMONĖ REGISTRŲ CENTRAS
V. KUDIRKOS G. 18, 03105 VILNIUS-9

2004 m. rugsėjo 14 d., antradienis PRISIJUNGTI

INFORMACIJA TURTO SAVININKAMS
Naudinga informacija įsigyjantiems nekilnojamąjį turta

NAUJO JURIDINIO ASMENS REGISTRAVIMAS
Naudinga informacija norintiems registruoti naują juridinį asmenį

PASLAUGŲ UŽSAKYMAS INTERNETU

NAUJIENOS IR SKELBIMAI
2004.09.07
Dėmesio: Prailgintas Vilniaus filialo, Bokšto g. 10 darbo laikas

Mane domina ...

LIETUVIŠKI PRIEDAI
MICROSOFT WINDOWS

APIE ĮMONĖ

- Įmonės struktūra
- Įmonės veikla
- Tarptautiniai ryšiai
- Kontaktinė informacija

[Plačiau...](#)

N. TURTO REGISTRAS

- Paslaugų užsakymas
- Paieška nekilnojamojo turto registre
- [Savivaldybėms](#)

[Plačiau...](#)

JUR. ASMENŲ REGISTRAS

- Vieša paieška Juridinių asmenų registre
- Juridinių asmenų duomenų paieška registruotiems vartotojams

[Plačiau...](#)

NOTARAMS

- Lietuvos Respublikos notarų pranešimai apie patvirtintus nekilnojamųjų daiktų perdavimo sandorius. Registruotiems vartotojams!

[Plačiau...](#)

© 2004 Valstybės įmonė Registrų centras

SEARCH IN REAL PROPERTY REGISTER

State Enterprise Centre of Registers - Microsoft Internet Explorer

File Edit View Favorites Tools Help

← Back → Search Favorites Media

Address <http://www.kada.lt/en/rpr/demo/> Go Links >>

 STATE ENTERPRISE CENTRE OF REGISTERS
U. KUDIRKOS G. 18, 03105 VILNIUS-9, LITHUANIA

Real Property Register

Search in Real Property Register

- [Search by address](#)
- [Search by unique number](#)
- [Search by person](#)
- [Extract from Register](#)

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Local intranet

RESULTS OF SEARCHING

State Enterprise Centre of Registers - Microsoft Internet Explorer

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Address http://www.kada.lt/en/rpr/demo/i_en_res.php?tnr=&nr=&kvt=2901&kbl=23&snr=325&uni=&ntr=&m=&s=1 Go Links

 STATE ENTERPRISE CENTRE OF REGISTERS
U. KUDIRKOS G. 18, 03105 VILNIUS-9, LITHUANIA

Real Property Register

Search by unique number
This application is only for demonstration purposes. Working application can be used only by registered users.

Search options: Land parcel no: "2901/23:325"
 with historical data

Records 1-4 / 4

Reg. No.	Object(-s)	Unique No	Address of an object
29/6979	Land parcel	2901-0023-0325 	Šiaulių m. sav. Šiaulių m. K. Donelaičio g. 77
29/6979	Residential building	4400-0012-8832  	Šiaulių m. sav. Šiaulių m. K. Donelaičio g. 77
29/6979	Other engineering constructions (yard facilities)	4400-0012-8854	Šiaulių m. sav. Šiaulių m. K. Donelaičio g. 77
29/6979	Other engineering constructions (yard facilities)	4400-0012-8865	Šiaulių m. sav. Šiaulių m. K. Donelaičio g. 77

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RESULTS OF SEARCHING – LAND PARCEL

Cadastral map - Microsoft Internet Explorer

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 STATE ENTERPRISE CENTRE OF REGISTERS
U. KUDIRKOS G. 18, 03105 VILNIUS-9, LITHUANIA

Real Property Register

SEARCH BY

Parcel cadastral No.	Cadastral division	Settlement	Street	Coordinates	Help
----------------------	--------------------	------------	--------	-------------	------



Objects: 1
Parcels: 1
Parcels:
[2901/23:325 Register](#)
[Building plan](#)

ORTO FOTO

© 2003 State Enterprise Centre of Registers

Done Local intranet

RESULTS OF SEARCHING –PLAN OF 1-ST FLOOR

Building plan - Microsoft Internet Explorer

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Address <http://gisweb.kada.lt/eng/pastatai/> Go

STATE ENTERPRISE CENTRE OF REGISTERS
U. KUDIRKOS G. 18, 03105 VILNIUS-9, LITHUANIA

Real Property Register

CADViewer 7.0

The floor plan shows a rectangular building with overall dimensions of 11.11m by 9.00m. It is divided into several rooms:

- Room 1-2:** Area 9.26 sq.m, dimensions 3.43m by 2.70m.
- Room 1-3:** Area 11.97 sq.m, dimensions 4.46m by 2.70m.
- Room 1-4:** Area 25.04 sq.m, dimensions 5.73m by 4.46m.
- Room 1-1:** Area 16.97 sq.m, dimensions 7.24m by 2.54m.
- Room G-1:** Area 19.24 sq.m, dimensions 5.66m by 3.40m.

Other dimensions include 3.77m, 1.42m, 2.54m, 4.80m, and a height of h=2.40m.

Object information:

- Register number: 29/6979
- Object: Residential house
- Unique number: 4400-0012-8832
- Address: Šiauliai K. Donelaičio g. 77
- Area: 226,59 sq.m.
- Type: Residential building
- Purpose: Residential (1 float building)

Room description:

- G-1 Garage
- 1-1 Corridor
- 1-2 Bathroom
- 1-3 Kitchen
- 1-4 Room

[Plan of attic](#)

[Plan of 1-st floor](#)

[Plan of basement](#)

RESULTS OF SEARCHING –PHOTO 1

Building foto - Microsoft Internet Explorer

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 STATE ENTERPRISE CENTRE OF REGISTERS
U. KUDIRKOS G. 18, 03105 VILNIUS-9, LITHUANIA



Real Property Register

Page scale [125%](#) [100%](#) [75%](#) [50%](#) [25%](#)
Page 1 of 2

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RESULTS OF SEARCHING –PHOTO 2

Building foto - Microsoft Internet Explorer

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Address <http://gisweb.kada.lt/eng/foto/> Go Links

 STATE ENTERPRISE CENTRE OF REGISTERS
U. KUDIRKOS G. 18, 03105 VILNIUS-9, LITHUANIA



Real Property Register

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Page 2 of 2

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Done Local intranet

CONTENT OF CADASTRE GIS:

- Boundaries of administrative units, settlements, streets, addresspoints
- Boundaries of cadastral units, blocks and land parcels
- Boundaries of buildings and constructions
- Cadastral numbers of land parcels, unique numbers of real properties, central coordinates of buildings
- Real property value zones
- Maps the scale M1:10000, ortophoto
- Drawings of rooms inside building
- Photos of buildings outside

GIS SOFTWARE

- **Arc/Info - GIS database maintenance**
- **ArcView - data capture, checking and analysis**
- **AutoCAD - drawing plans of buildings**
- **ArcSDE - data storage in relational database**
- **MapObjects, ArcObjects, Visual Basic, Java - programming of applications**
- **ArcIMS - delivering data via Internet**

ENTERING COORDINATES OF GEODETIC SURVEYED PARCELS

The screenshot displays the ArcView GIS Version 3.0a interface. The main window shows a map of a parcel in Trakų raj. The parcel is outlined in green and has the following boundary lengths: 79.73 m, 17.09 m, 13.74 m, 15.48 m, 27.77 m, 46.26 m, 68.49 m, and 41.82 m. The area is 7308 m² and the center coordinates are CX: 16852.88, CY: 12928.41. A dialog box titled "Temos koordinacių transformavimas" is open, showing a list of coordinate transformations. The selected transformation is "Lentvaris(S440)-->LKS94".

Temos koordinacių transformavimas

Pasirinkite transformavimą:

- Aukštadvario miestas(S020)-->LKS94
- Bražuolės kaimas(S040)-->LKS94
- Dusmenų kaimas(S069)-->LKS94
- Elektrėnų miesto tipo gyvenvietė(S073)-->LKS94
- Jovariškių kaimas(S368)-->LKS94
- Kazokiškių kaimas(S142)-->LKS94
- Lentvaris(S440)-->LKS94**
- Onušio miestas(S219)-->LKS94
- Pastrėvio kaimas(S247)-->LKS94
- Pylimų kaimas(S414)-->LKS94
- Rūdiškių kaimas(S297)-->LKS94
- Semeliškių kaimas(S311)-->LKS94
- Senųjų Trakų kaimas(S312)-->LKS94
- Trakų miestas(S368)-->LKS94
- Vievio miestas(S414)-->LKS94
- Žaidrių kaimas(S368)-->LKS94
- LKS94-->Aukštadvario miestas(S020)
- LKS94-->Bražuolės kaimas(S040)
- LKS94-->Dusmenų kaimas(S069)
- LKS94-->Elektrėnų miesto tipo gyvenvietė(S073)
- LKS94-->Jovariškių kaimas(S368)
- LKS94-->Kazokiškių kaimas(S142)
- LKS94-->Lentvaris(S440)

BUILDINGS REGISTER

MO Adresai

Projektas Langai

Zemėlapis



Oracle registras

Pasirinkite administracinį vienetą, gyvenamąją vietovę, gatvės pavadinimą

Administracinis vienetas: Kėdainių r. Fiksuoti

Gyvenamoji vietovė: Kunionių k. Fiksuoti

Gatvės pavadinimas: Vietovė be gatvių Fiksuoti

Kėdainių r. savivaldybės Kunionių k. gyvenvietės adresai

EILES_NR_SKLYPE	INVENTORINIS_NR	RAIDE	UNIKALUS_PASTAT
1	1031	1A3b	539000054017
1	1034	1A4b	539910030018
1	1143	1A1m	539480066015
1	719	1A1p	539780044017
1	721	1A1r	539800100115

Aktyvus įrašas apie adresą

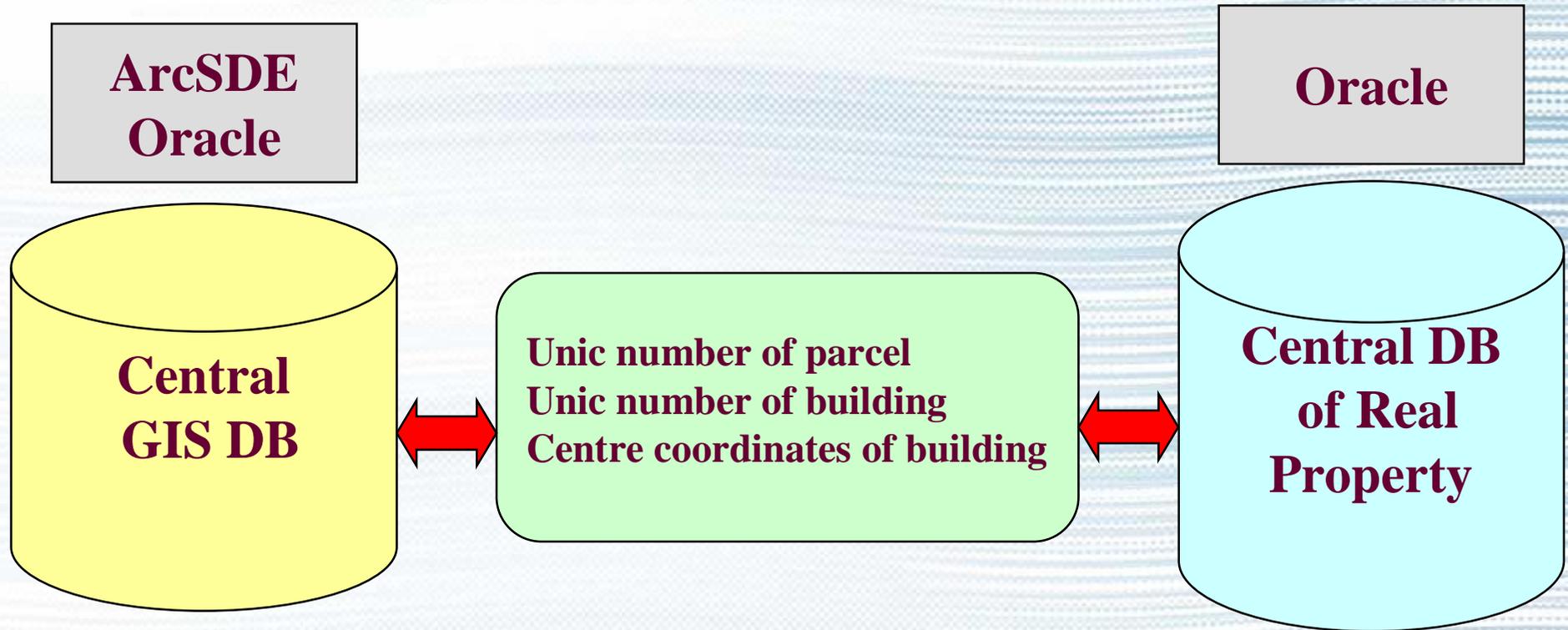
Namo Nr. Eilės Nr. sklype 1 Unikalus pastato Nr. 539000054017

Inventorinis Nr. 1031 Raidė 1A3b

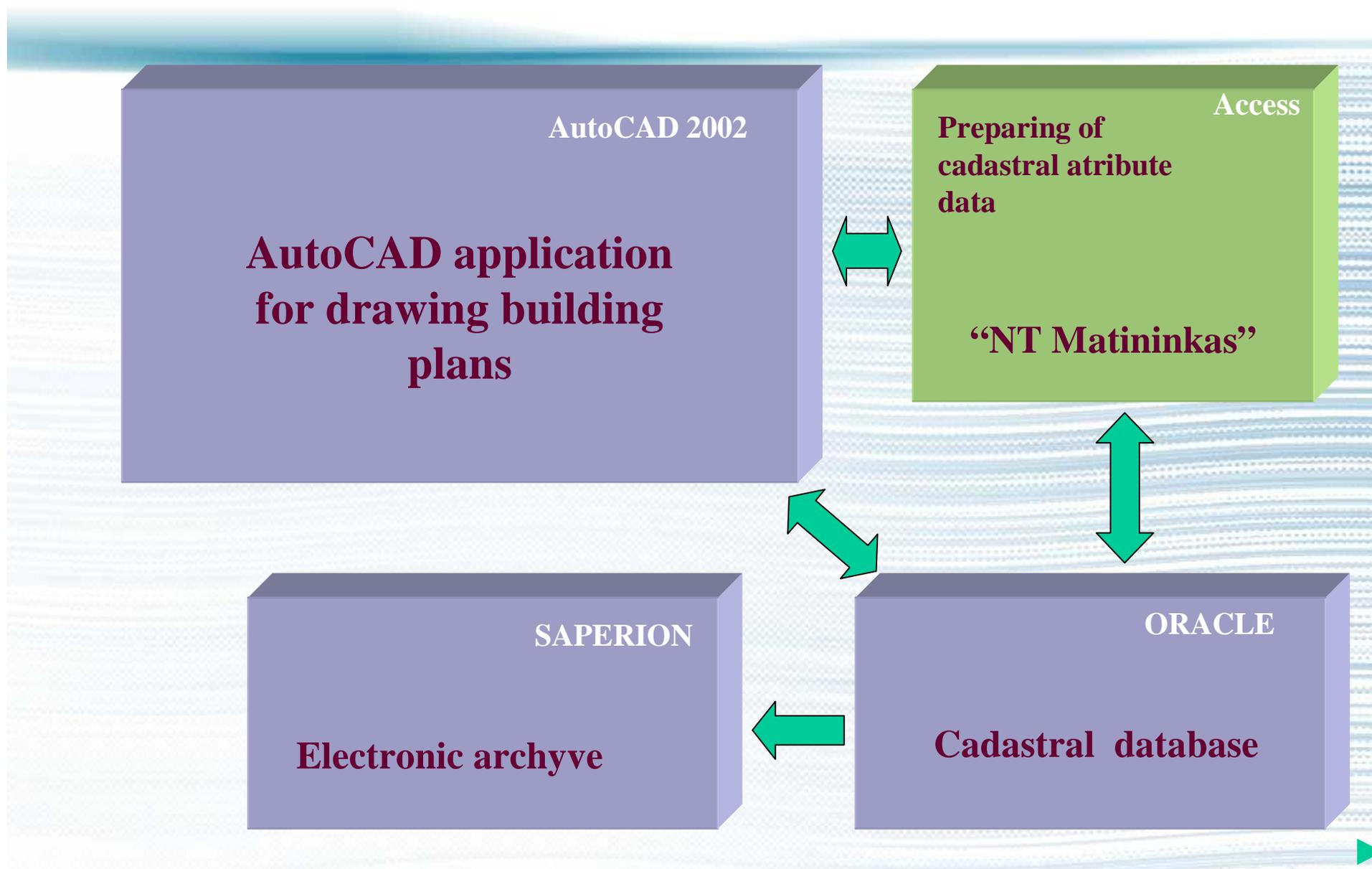
Pastato savininkų sąrašas

VARDAS	PAVARDE	ASMENS_KODAS
Sigita	Baldyškienė	47804300935
Vytautas	Bičkus	34602150036
Galina	Budrienė	
Henrikas	Butvilas	37302231109
Arūnas	Yla	
Algirdas	Jankus	34707070300
Antanas	Mėjus	
Eugenijus	Mikalejūnas	37709010704

INTEGRATION OF DATABASES



ENTER OF CADASTRAL DATA ON BUILDINGS



CADASTRAL AND REGISTER DATA

Registo Nr. 12/34567 išrašas - Microsoft

Address http://www.kada.lt/ntr_pvz2.html

NEKILNOJAMOJO TURTO KADASTRAS

NEKILNOJAMOJO TURTO KADASTRO VALSTYBĖS ĮMONĖ
V. Kudirkos g. 18, 2000 Vilnius; tel. 699 202; faks. 699 311

NEKILNOJAMOJO TURTO REGISTRO
CENTRINIS DUOMENŲ BANKAS

Turtas objektu, valdytas asociacija, priverčiama įstaiga

NEKILNOJAMOJO TURTO REGISTRO IŠRAŠAS

1. Nekilnojamojo turto registre įregistruotas turtas:

- Registo Nr.: 12/34567
- Sudarymo data: 1965.01.01
- Versija: 4 (1999.01.25)
- Statusas: 3 (pilnai sutvarkyti ir juridškai teisingi duomenys)
- Adresas : Utenos r. Didžiulio k. Ryto g. 14
- Archyvinės bylos Nr.: 3121
- Registro tvarkytojas: Nekilnojamojo turto kadastro valstybės įmonės Utenos filialas
- Išrašas suformuotas: 1999.09.22 11:36:38

2. Turto objektai:

2.1. Turto objektas: Pastatas / Gyvenamas namas
Paskirtis: Gyvenamoji
Unikalus objekto Nr.: 12/345-0067-08-4
Pažymėjimas plane: 1A2mp
Sienu medžiaga: Mediniai rasta

PRVAŠAUCIŲS

PRIVATE SECTOR CAPACITIES

- **Companies**

- 200 small size surveying companies (1 – 5 surveyors)
- 10 middle size companies (5 – 20 surveyors)
- 5 companies more than 20 surveyors

- **Equipment**

- 200 total stations
- 50 GPS
- Almost all computerized

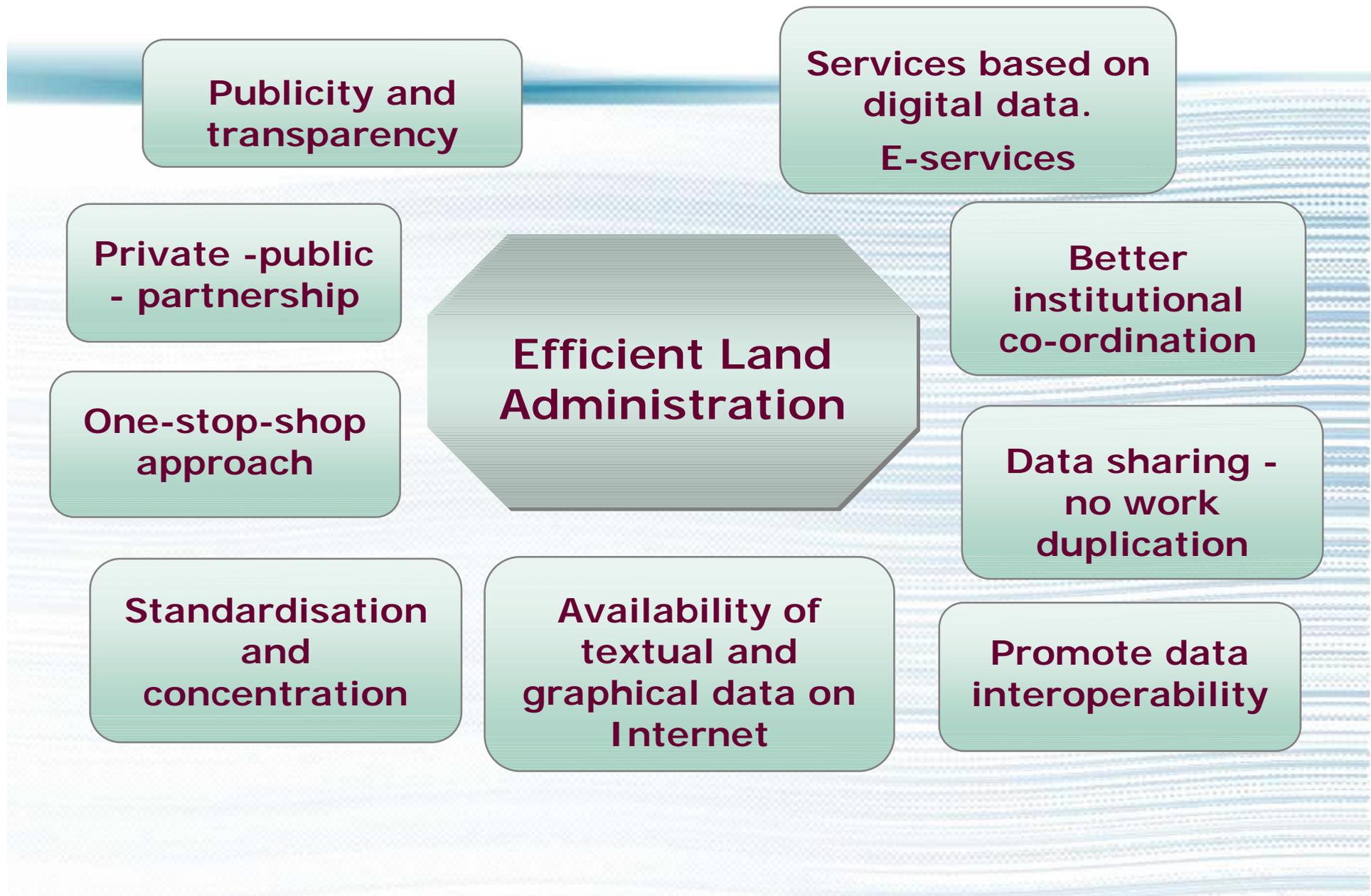
MARKET ACTIVITIES OF PRIVATE SECTOR

- **Engineering surveys**
- **Topographical surveys**
- **Cadastral surveys**
- **Others (agriculture, etc...)**

PUBLIC SECTOR CAPACITIES

- **Civil servants (1200)**
- **State owned companies**
 - **State land survey institute (500)**
 - **State enterprise Center of registers**
 - **Registrars (500)**
 - **Surveyors (600)**
 - **Valuators (70)**

LAND ADMINISTRATION DEVELOPMENT TRENDS





Conference REGNO 2006

7 – 9 June 2006 Vilnius, Lithuania

Topics

- Use of Register Data and Impact of EU Directives
- Integration of State Registers

Date and Venue

8th – 9th of June 2006

Conference Centre Reval Lietuva
Vilnius, Lithuania

Organisers

State Enterprise Centre of Registers, Lithuania
Population Register Centre, Finland

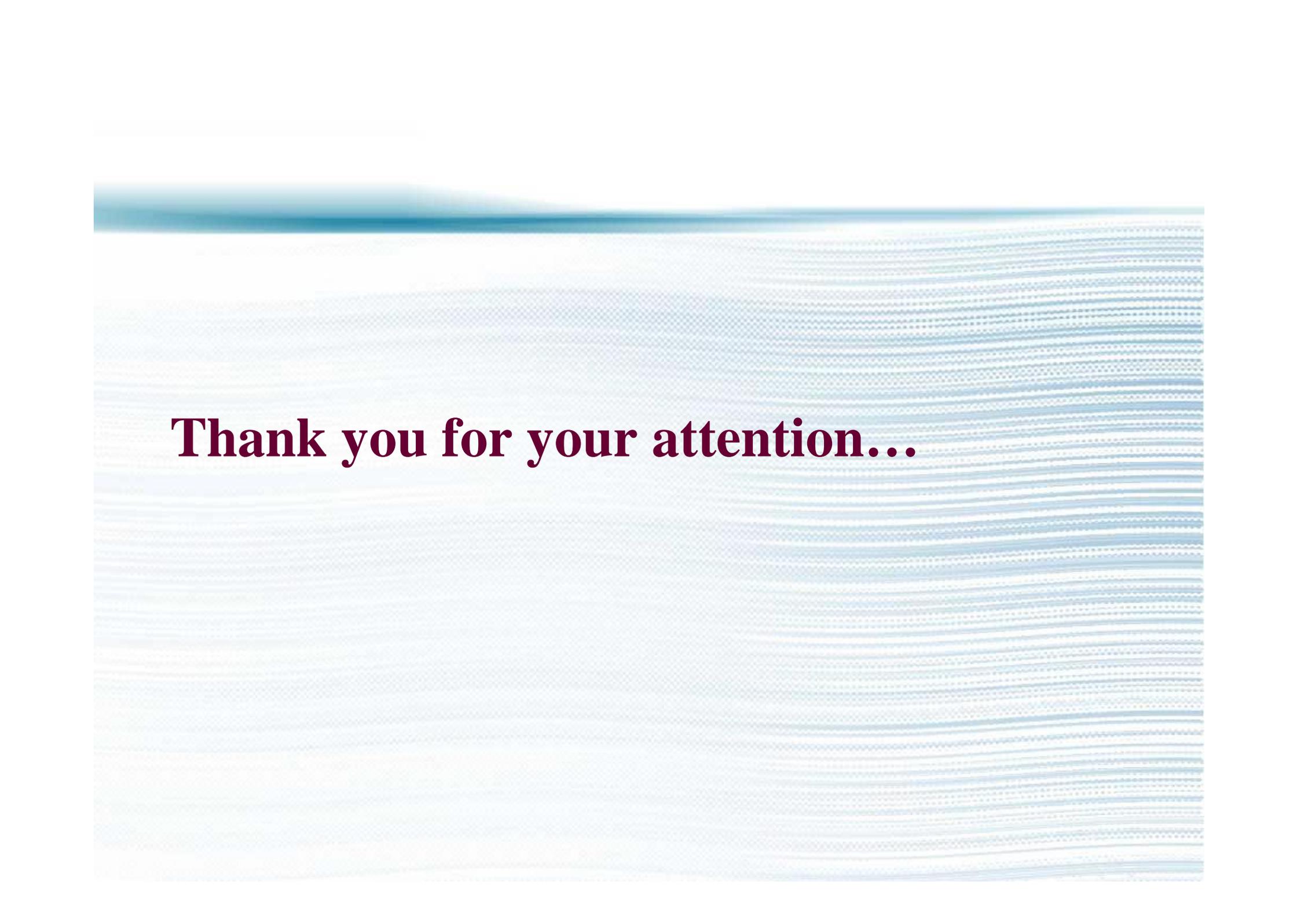
Info and Contacts

www.kada.lt/regno2006



Reval  Hotel Lietuva





Thank you for your attention...