

Improving the efficiency of a property registration system to facilitate the property market in the Russian Federation

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SUMMARY

In the paper there is briefly presented development aspects of the existing infrastructure for the land administration system in the Russian Federation and the further steps to improve its reliability and quality.

The current system of land administration including registration of rights to property and cadastre in Russia was established quite recently. The approaches to management of the data on real property and land parcels has also changed for recent decades. Before 2008 information about land and capital construction facilities was administrated separately. There were different organizations with similar but not identical functions.

Data on technical inventory of property objects, boundaries of land parcels, information about titles and deeds held by different organizations was discrete, therefore there was a necessity to bring these data and procedures to uniformity, and to combine these functions within a one state authority.

As a result, in late 2008 a single agency was established - the Federal Service for State Registration, Cadastre and Cartography (Rosreestr).

The basis of the current infrastructure for land administration in Russia comprises the interconnected databases on real property objects (including land parcels) and rights to them – the State Real Property Cadastre and the Unified State Register of Real Property Rights and Transactions.

These databases contain all relevant information on property including addresses, cadastral value and the information on titles –such as restrictions and encumbrances of rights, records of deeds and so on.

The cartographic basis for the state cadastre is also among responsibilities of Rosreestr.

The development of informational resources, allowing uniform treatment of information about real property objects and rights to them, consisted of the following stages:

- centralization of the databases of the state land cadastre and the register of objects of capital construction;
- centralization of the databases of titles on the regional level;
- integration of the data of the register of rights and the real property cadastre, which included harmonization and verification.

The implementation of each phase allowed to expand the number of services provided in electronic form. These also involved changes of the legislation.

Currently the databases are interlinked and constitute a single Federal informational system. The next step is to merge the two databases in the Unified state register of real property objects, which should begin operating from the 1st of January 2017.

Creating a single register of real property objects will allow to further simplify procedures of cadastral registration and registration of rights for applicants and to streamline the processes within registration authority.

The results of creation of the current infrastructure and improvement of the quality of data led to significant simplification of procedures for citizens and business, reduction of the time of cadastral registration and registration of titles from 30 to 10 working days and to the increase of availability of our services to customers. It was also acknowledged by the respondents of the "Doing Business" research.

Learning of international experience, our cooperation with foreign counterparts and the World Bank played an important role in the development of the infrastructure for land administration and its reliability.

With the financial support of the World Bank and the consultation of its experts and experts from FAO Rosreestr implemented two joint projects:

- the project on development of the system of the state real property cadastre in 2011;
- the project on development of the system of state registration of real property rights in 2016.

Both projects made a significant contribution to the development and improvement of public services for registration of rights and cadastral registration, the development of the real property market in general.

By implementing the funds the following tasks were performed:

- analysis of the legislation, drafting legal acts aimed at improving the registration system;
- development of customer service standards for the registration system;
- conducting of sociological studies in order to monitor the quality of provision of registration services;
- development of a strategy for archive storage of documents;
- purchase and installation of a modern system of storage of documents;
- conducting of analysis and development of strategy and main directions for IT infrastructure improvement;
- delivery and installation of IT equipment and software for information systems of Rosreestr for the creation of a new unified information system.

A work done by Rosreestr, taking into account the short-term of reformation and the scale of the country, received high marks by the World Bank, and Russia's position on the indicator "Registering property" in Doing Business-2016 changed from the 46th to the 8th place.

Rosreestr is open for constructive cooperation and is pleased to share its experiences on creation of a modern state system of registration of rights and cadastral registration of real property with all interested partners within the experience exchange programmes.