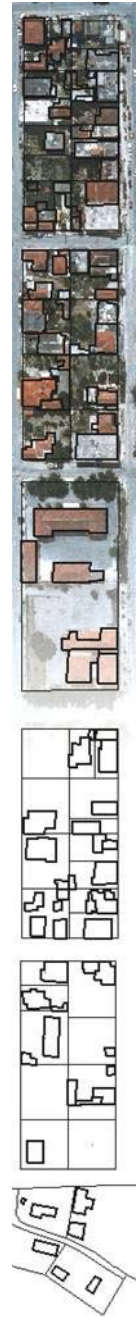


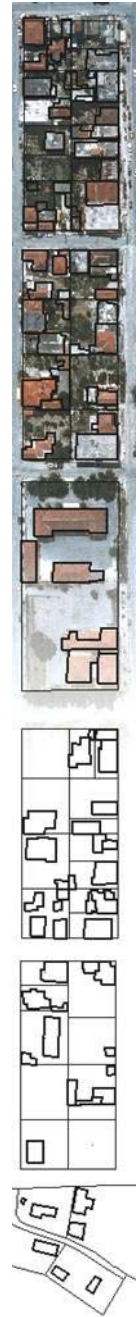
Recent developments in the context of the Hellenic Cadastre

Dr. Dimitris Rokos
Director of Planning



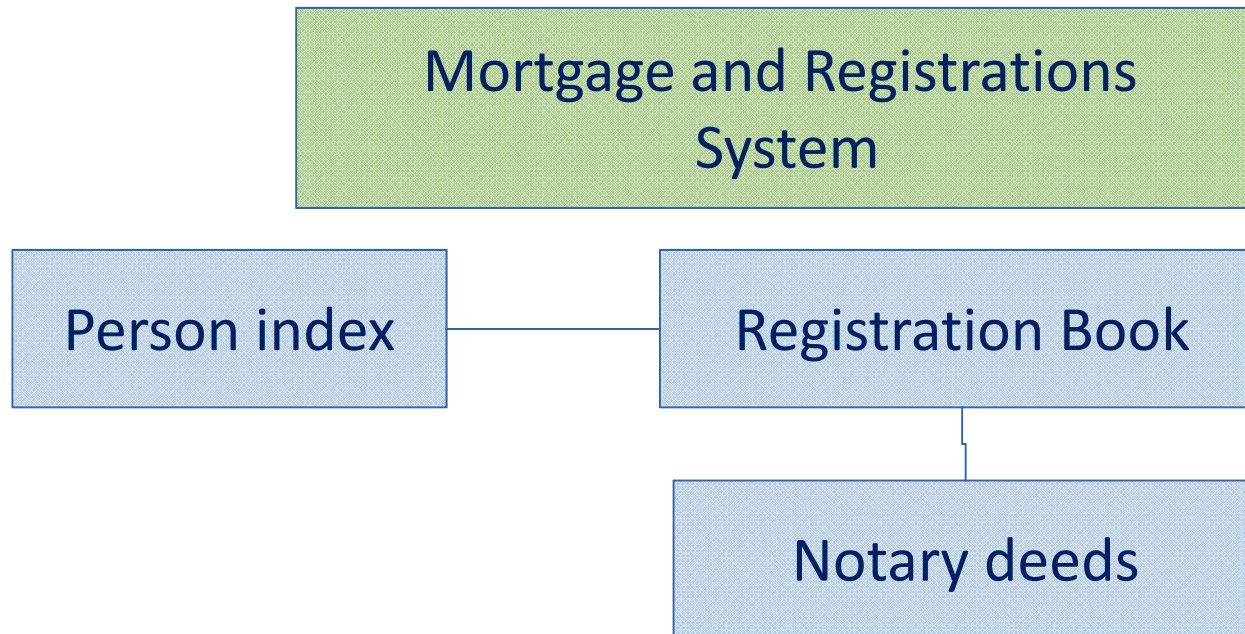
Outline

- Background information
- The cadastre development project
- Progress of the project so far
- Towards digital workflows
- Reform of the land administration organisational framework



Background

- Since the early 19th century Greece operates under the system of Registrations and Mortgages, as a paper-based public register of real property owners and the deeds that they have been involved in.

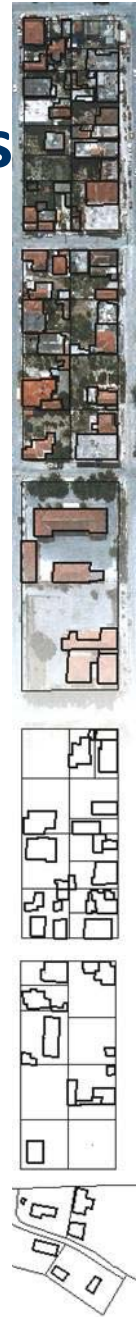


The registration of a property transaction is mandatory.

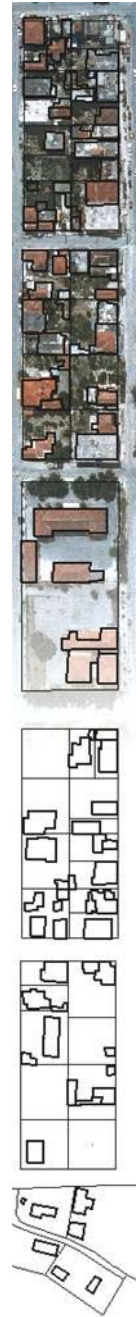


Shortcomings of the system of Registrations & Mortgages

- ensures the publicity of transactions but not legal security
- Cannot identify or accurately describe individual real properties (position and boundaries) – no maps
- is not complete (e.g. the rights of the State and usucaptions are not registered)
- does not allow the identification of the owners of a property observed in the field
- There is no backup

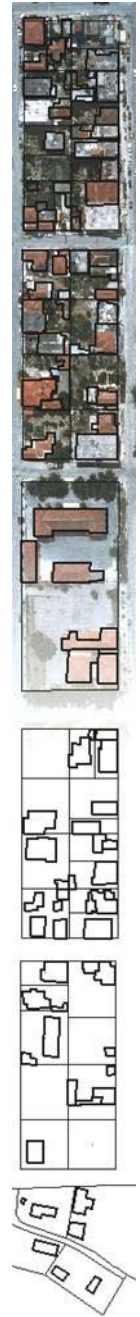


Typical Registry Office



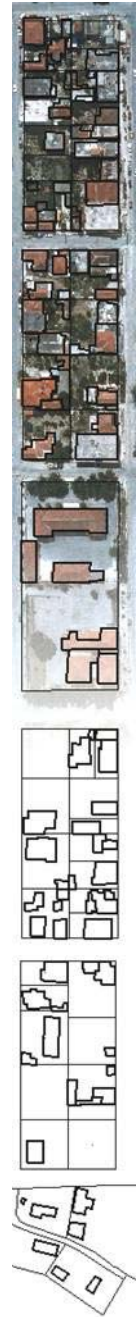
Outline

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The Hellenic Cadastre

- The Cadastral project was initiated in the mid 1990's by the Ministry of Environment, Physical Planning and Public Works, aiming to replace the existing system of Registrations and Mortgages as a uniform and always up-to-date system of registrations, which consist of the geometric description and the ownership status of all the real properties of the Country, overseen and guaranteed by the State.
- The new system combines Cadastre and Land Register.



Cadastral/Land Registry System

Land Parcel / Real Property

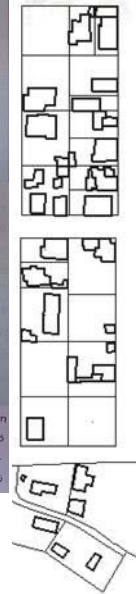
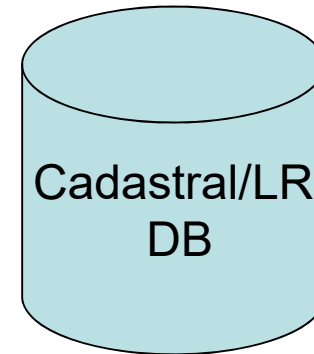
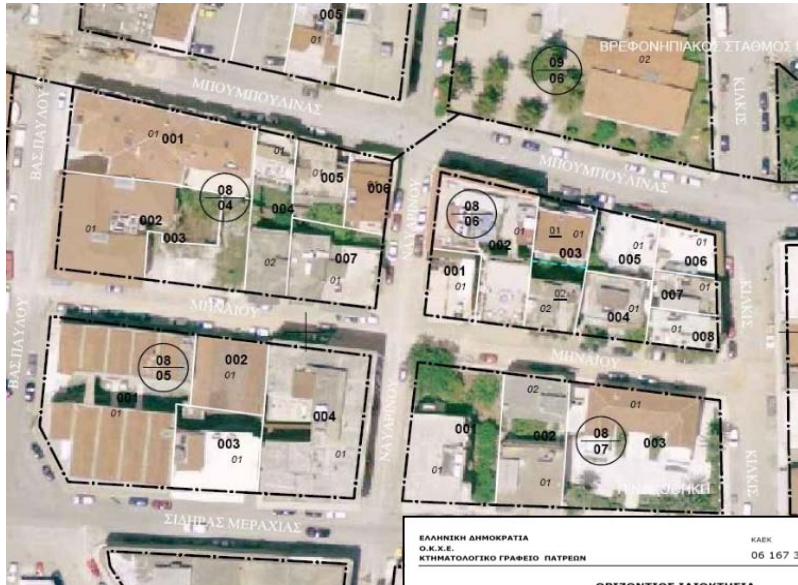
Persons Register

Rights-Restrictions-Responsibilities

Deeds



The Cadastre/Land Register Database



ΕΛΛΗΝΙΚΗ ΔΗΜΟΚΡΑΤΙΑ
 Ο.Κ.Σ.Ε.
 ΚΤΗΜΑΤΟΛΟΓΙΚΟ ΓΡΑΦΕΙΟ ΠΑΤΡΕΩΝ

ΚΑΔΕΚ
 06 167 35 15 004 / 0 / 2

ΟΡΙΖΩΝΤΙΟΣ ΙΔΙΟΚΤΗΣΙΑ

ΕΜΒΑΣΗ ΤΕΤΡΑΓΩΝ:	45,800 μ²	ΘΕΣΗ	ΤΚ	ΔΗΜΟΣ/ΚΟΙΝΟΤΗΤΑ
ΔΙΕΥΘΥΝΣΗ:	21 Τ.Π.Σ.Π.Α. 24	ΑΡΙΘΜΟΣ	20021	ΠΑΤΡΕΩΝ
ΚΤΙΡΙΟ/Α:	05	ΟΡΟΣΗΟΣ	02	ΠΟΣΟΣΤΟ ΣΥΚΥΡΩΤΗΤΑΣ ΕΠΙ ΤΟΥ ΓΕΩΤΗΛΑΚΟΥ (ΧΙΛ.)
ΠΕΡΙΓΡΑΦΗ:	1			17,700000%
ΓΕΩΤΗΛΑΚΟΣ: 061673515004/0/0				ΠΑΡΑΡΤΗΜΑΤΑ

ΑΡΧΙΚΕΣ ΕΓΓΡΑΦΕΣ

Οι αρχικές εγγραφές των κτημάτων δεν απαιτούνται ο αριθμός μόνο με οποιαδήποτε πρόσθετη περιγραφή (Σ) είναι, χωρίς να λαμβάνεται υπόψη το ελλείπον δικαίωμα και για μεμονωμένα κτερίσματα ή κτερίσματα ομόμοι στα κτερίσματα για τους οποίους η πρόσθετη περιγραφή της κτημάτων από οποιονδήποτε δικαιούχο είναι είναι (Σ) είναι, λαμβάνοντας οριστικές και παρέρχον αμετάκλητα τεκμήρια υπό την φερόμενη ως Φιλοτιμία για τα δικαιώματα στο οποίο αυτές σφραγίζονται. Οι διατάξεις των άρθρων 285 έως και 297 της προαναφερθείσας συντάξης ισχύουν και για τα κτερίσματα παρέρχον (αρθ. 687 του Ν. 3666/98).

Ημερομηνία έναρξης υπολογισμού της προτίμησής των αρθ. 6 του Ν. 3664/98:

ΚΥΡΙΟΤΗΤΑ

ΔΙΑΚΡΙΣΗ	ΚΥΡΙΟΣ	ΣΥΜΜΕΤΕΧΟΥΣΑΙ
Αποκεντρωμένη Φορέας Πρόστασης	ΣΟΣ	(80.000/100) 100%
Αποκεντρωμένη Ένωση	ΚΑΕ	
Αποκεντρωμένη Μητροπολί		
Πρωτοδικείο Α. Ένωσης Κέντρου	ΤΗ: 26441 ΠΑΤΡΑ, Τηλεφ: 264322	Α.Φ.Μ: 017713830
Δ.Ε.Τ.:	Α.Ε.Τ. ΠΑΤΡΩΝ	
	ΣΥΝΤΟΜΙΑ ΤΣΤΑΥΟΥ/ΩΝ	

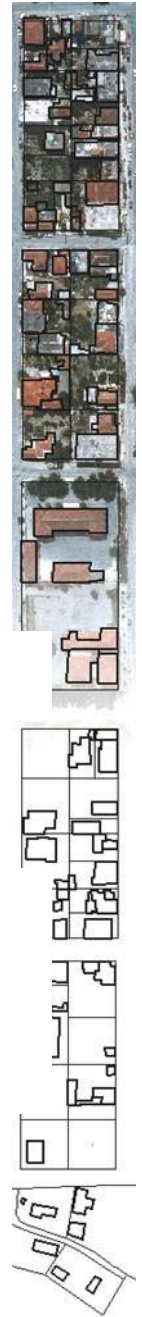
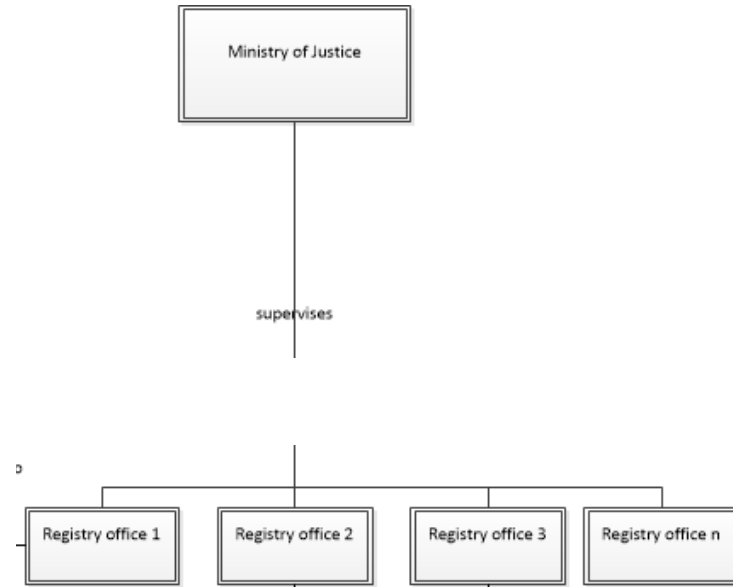
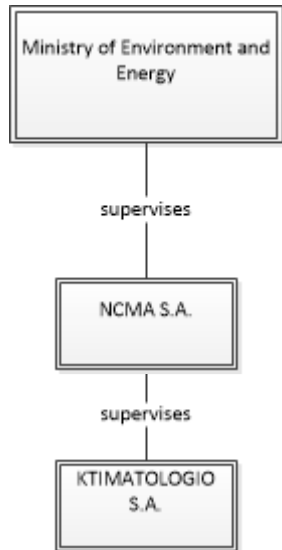
ΣΥΜΒΟΛΟΓΡΑΦΙΚΟ ΒΓΓΡΑΦΟ

Αριθμός Ημερομηνίας	2308/ 2004/1888	ΣΥΜΒΟΛΟΓΡΑΦΙΚΟΣ	ΔΗ.ΕΛΛΑΔΑ, ΠΑΤΡΑ
Υποσημειωτικό ΠΑΤΡΩΣ	Επίσης 1994	Αριθμός	302973
Αριθμός Αριθμός	ΠΕ 06/04	Επίσης Ημερομηνία	28/04/1988

ΑΝΤΙΓΡΑΦΟΝ
 ΑΡΙΘΜΟΣ 541

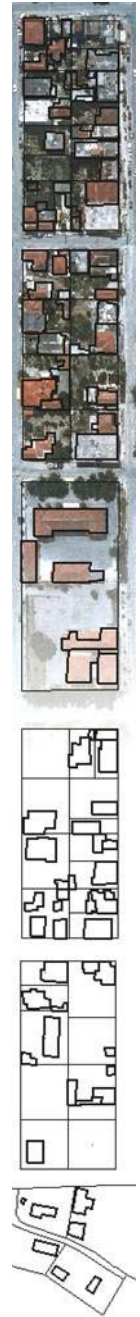
ΣΥΣΤΑΣΗ ΙΣΟΒΙΟΥ ΕΠΙΦΑΡΜΙΑΣ ΑΝΕΥ ΑΝΤΑΛΛΑΓΜΑΤΟΣ ΕΠΙ ΟΜΟΒΟΛΩΣΗΣ ΤΩΝ ΚΑΤΑΔΡΗΜΑΤΟΣ ΚΑΙ ΥΠΟΚΕΚΩΣΤΩΝ ΔΙΕΚΛΗΤΗΡΩΝ ΑΡΙΘΜ. 2308/2004/1888 ΣΥΜΒΟΛΟΓΡΑΦΙΚΟΥ ΤΗΣ ΑΠΟΚΕΝΤΡΩΜΕΝΗΣ ΕΝΩΣΗΣ ΚΕΝΤΡΟΥ ΤΗΣ ΕΠΙΧΕΙΡΗΣΙΑΣ ΓΙΑ ΤΟΥΣ ΕΜΠΛΟΝΟΥΣ/ΩΝ, ΠΟΥ ΕΒΡΩΝ ΣΤΗ ΘΕΣΣΑΛΟΝΙΚΗ ΚΗ, ΕΠΦΑΝΙΣΘΗΚΑΝ ΟΙ ΓΥΝΑΣΤΕΙ ΜΟΥ ΚΑΙ ΜΗ ΕΞΑΙΡΟΥΜΕΝΟΙ 1) ANNA χήρα Ζαχαρία [redacted] το γένος Δημητρίου και Μαρίαννης [redacted] ναλκοκυρά, που γεννήθηκε στην Κομοτηνή Ροδόσης, κάτοικος Θεσσαλονίκης, Λεωφ. Βασιλίσσης Ολγας αριθμός [redacted], κάτοχος του υπ' αριθμόν [redacted] ογλυθηματικού μόνυ που βρίσκεται επί της οδού Αρναίου και εγκαταστάσεων της όλης οικοδομής και 2) από ένα λογιελο κατάσταση, με τον χαρακτηριστικό αριθμό ένα (1), με πατόρι και δύο (2) αποχωρητήρια με νηπιήρες, με πρόσψη στη Λεωφόρο Βασιλίσσης Ολγας, αριθ. στερά της κυρίας εισόδου της οικοδομής γι' αυτόν που βλέπει την οικοδομή από τη Λεωφόρο Βασ. Ολγας, εμβαδού καθαρού μέτρου τετραγωνικών διακοσίων δέκα (210,00 μ2) και μικτού μέτρου τετραγωνικών διακοσίων δεκατεσσάρων (214,00 μ2), το οποίο συνορεύει γύρω του με τη Λεωφόρο Βασιλίσσης Ολγας, με την κυνοδελειου και Νομού, στη Συνολικά Αναληφώς, στη Λεωφόρο Βασιλίσσης Ολγας στην οποία φέρει αριθμό οδικής δημοτικής αριθμύσεως εκατόν εκοσσι ενέα Άλφα (129Α), που είναι κτισμένη σε οικόπεδο εμβαδού

Organizational structure for Hellenic Cadastre



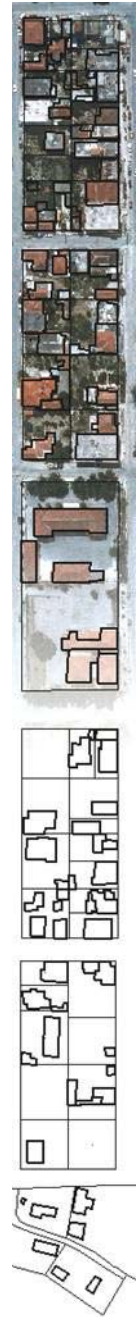
Our Agency

Hellenic Cadastre was established with law 4512/2018, as the sole Public State entity that is responsible for the development and the operation of the Cadastre in Greece, as well as, the maintenance of the Registrations and Mortgages System until its complete replacement by the Cadastre.



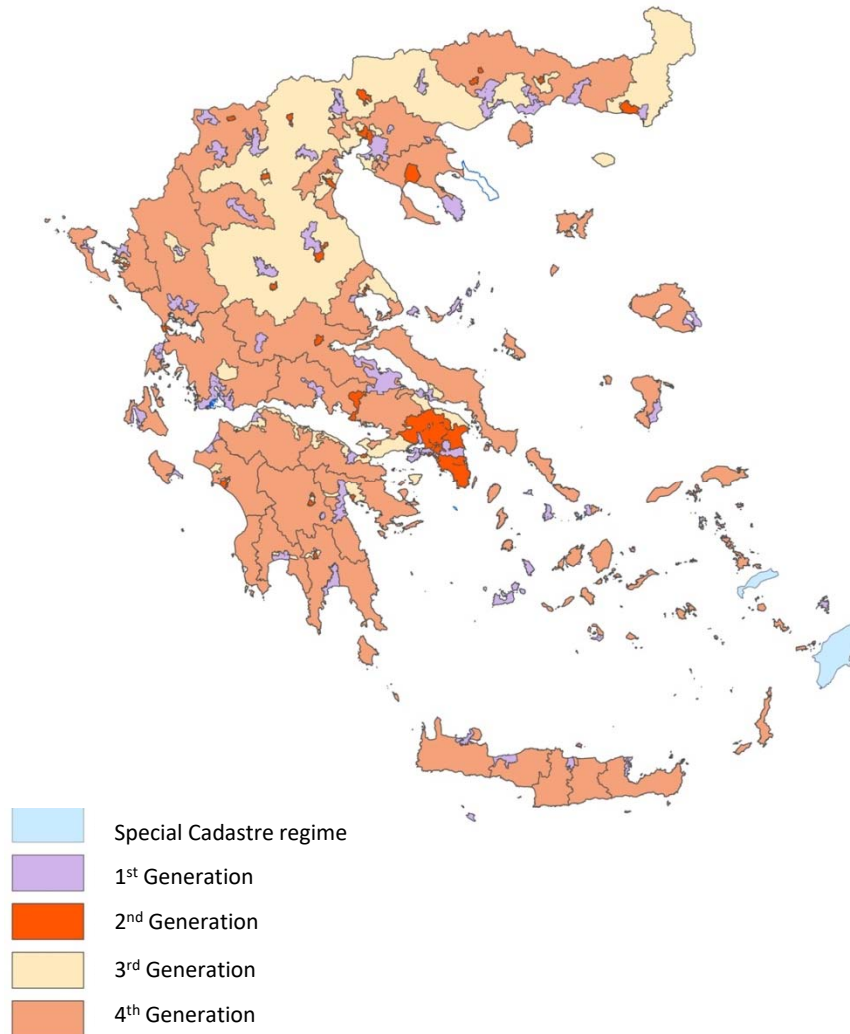
Outline

- Background information
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Cadastral Survey Programs

- **1st generation** (1996-1998) - pilot projects scattered
- **2nd generation** (2008) - major urban centers
- **3rd generation** (2011) - mostly rural and suburban areas
- **4th generation** (2016) - all the remaining parts of the Country

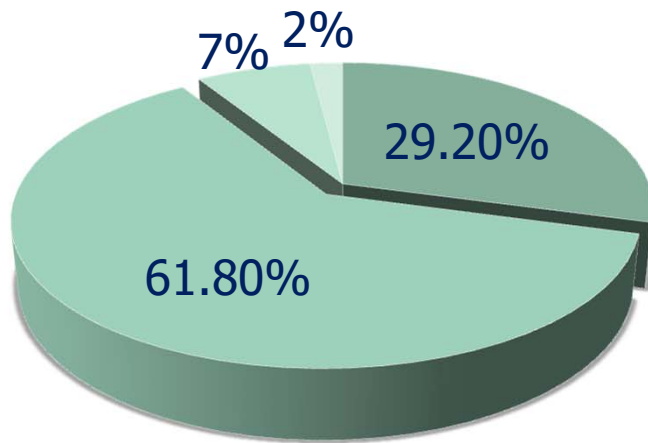


Progress of Cadastral Surveys - 1



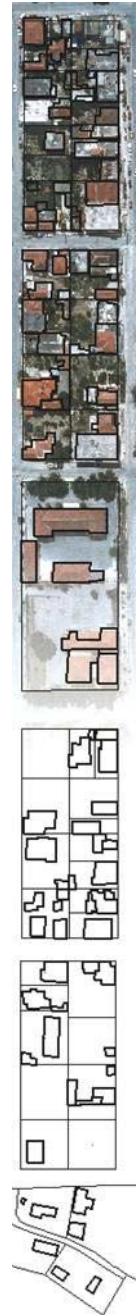
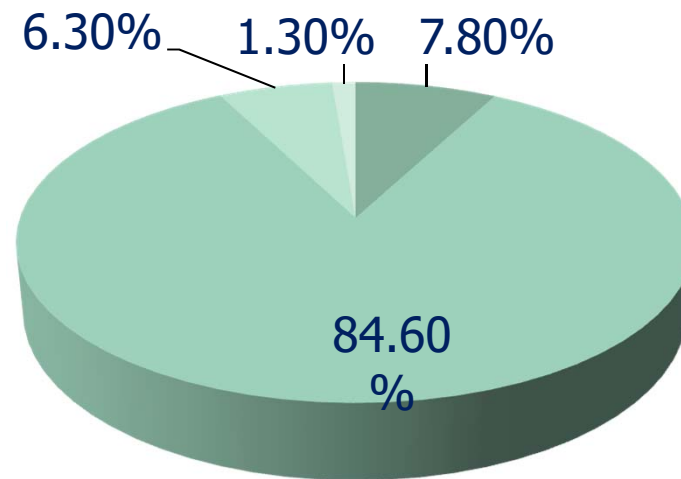
Progress of Cadastral Surveys - 2

% of Rights



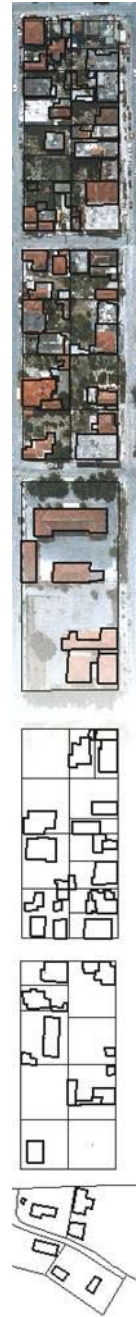
- Completed
- Under development
- Not yet awarded
- Special Cadastres

% of area



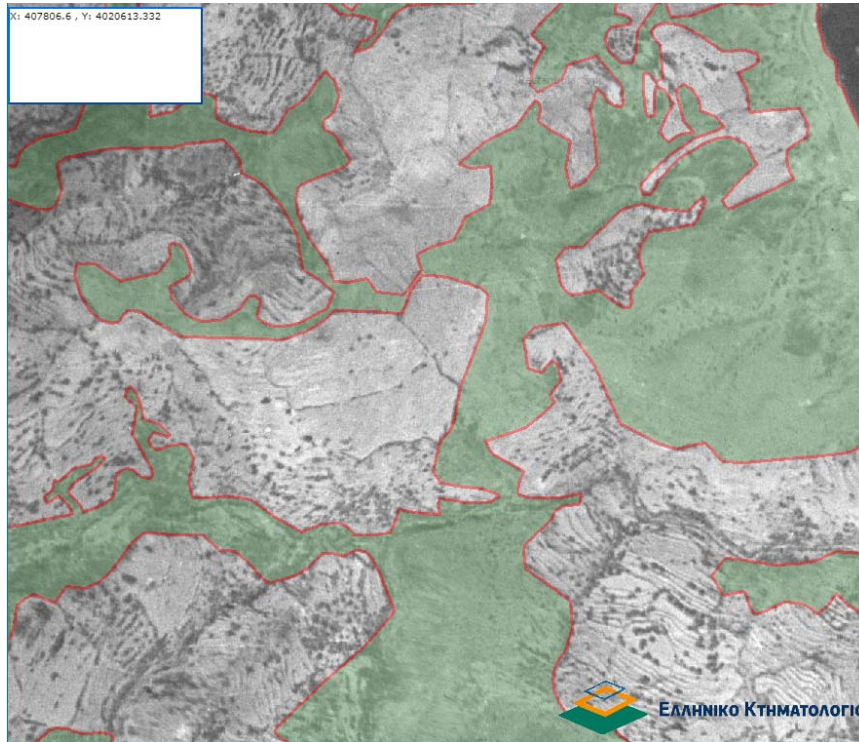
Operation of the Cadastre

- Since 2003, the cadastral projects of the first generation were completed and operation of the Cadastre replaced the Mortgage and Registry System in the corresponding areas.
- The Mortgage Offices remained under the responsibility of the Ministry of Justice, but started operating as interim Cadastral Offices.
- Hellenic Cadastre (former NCMA S.A.) provided:
 - the Hellenic Cadastre Information System,
 - updating of cadastral maps (centrally)
 - Support and training to the Mortgage Office Heads and staff on cadastral issues
 - Support to the professionals and citizens on cadastral issues
 - Staff, offices and infrastructure to the public Mortgage Offices that operate as Cadastral Offices
- Today, out of the 390 existing Mortgage Offices 118 operate as interim Cadastral Offices.

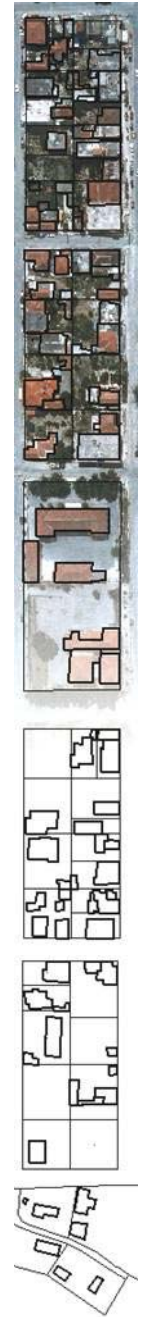
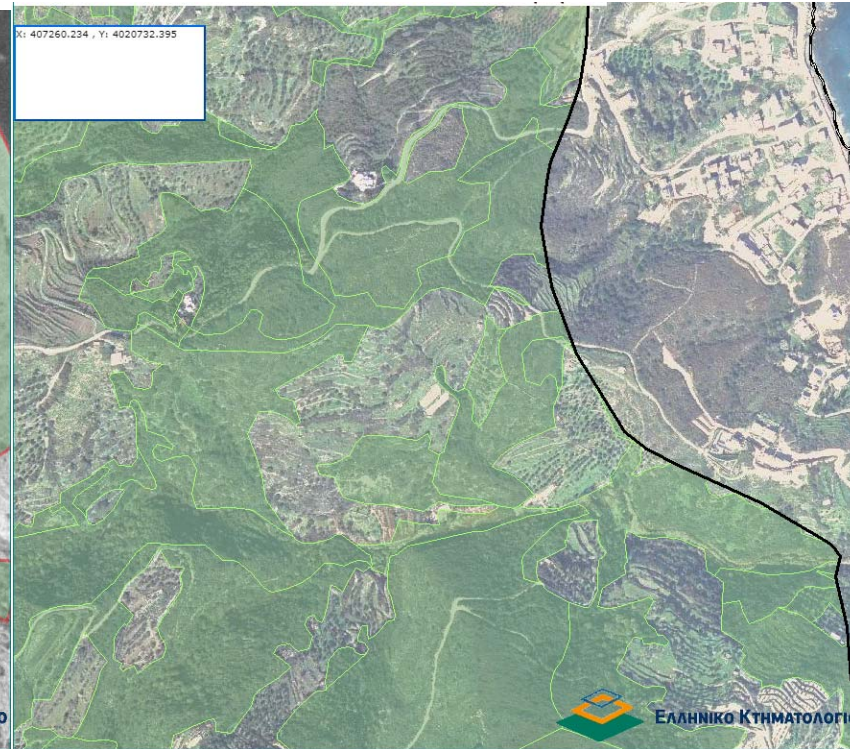


Forest maps

1945



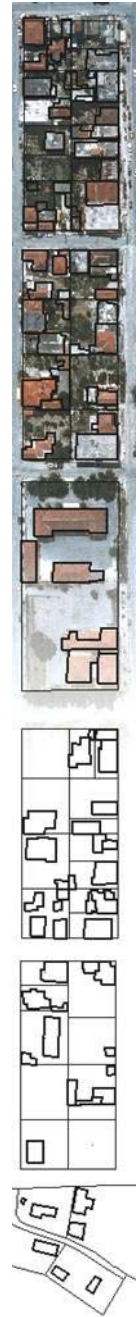
Recent



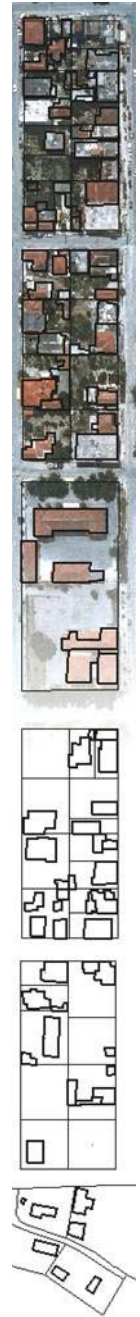
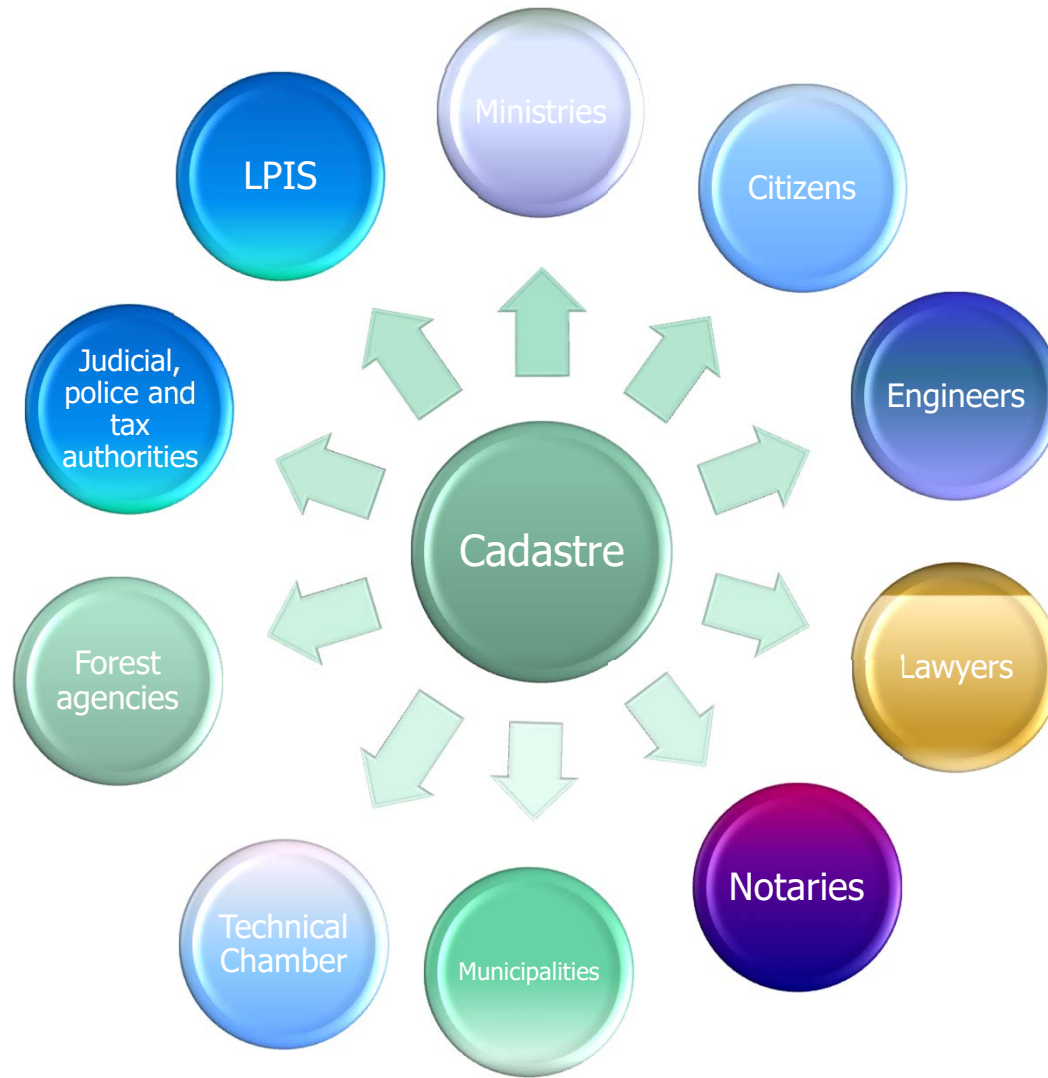
- Forest maps completed and publicly presented: 52,7%
- Forest maps certified: 31,4%
- Under development: 47,3%

Outline

- Background information
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Users of cadastral data



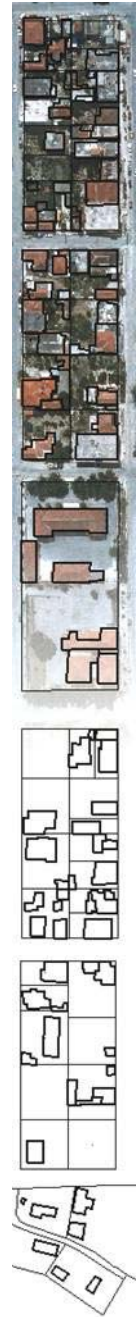
Move towards e-conveyancing and digital workflows

In order to:

- increase transparency and security in the procedure of registration
- improve the quality of the registrations and maintained documents
- Provide better services to the citizens and professionals in a more cost effective basis
- Make more efficient use of the regional structure of the Agency

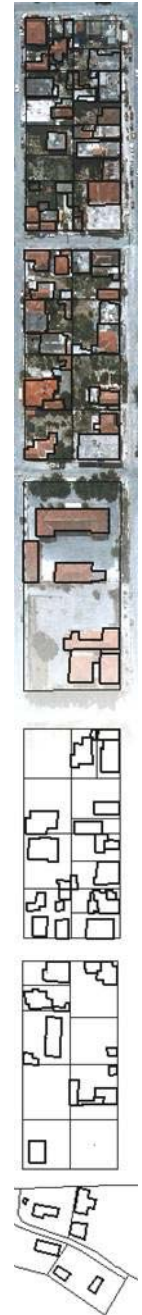
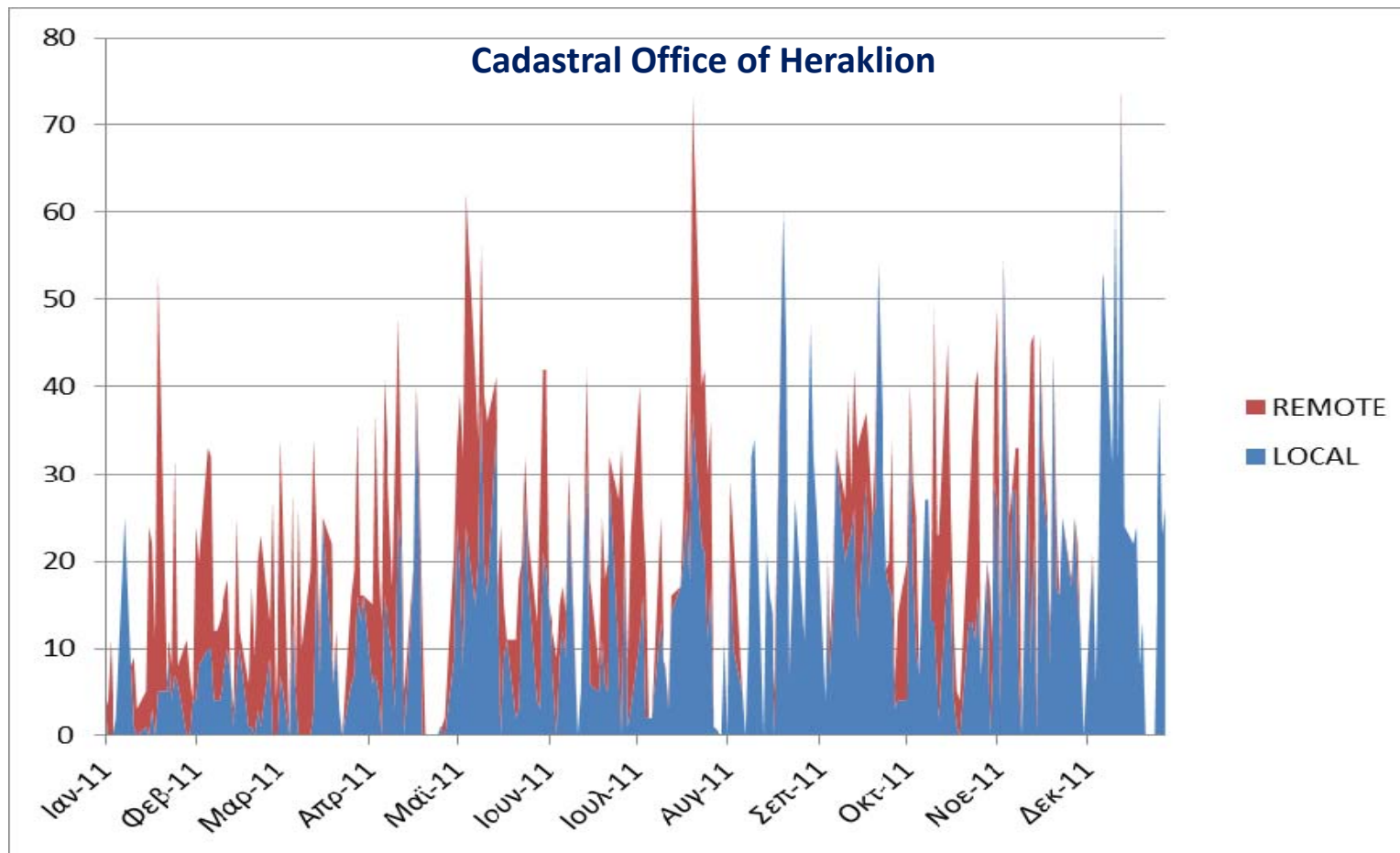
Aim at:

Capturing in the digital environment all the workflow of registration



Expected benefits

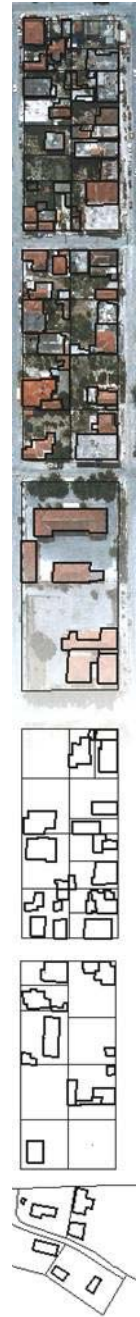
Workload balancing example: Managing registrations remotely

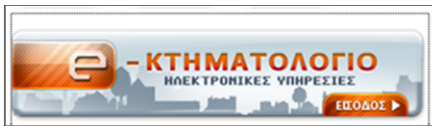




New electronic services

- **Digital submission of topographic plans** and cadastral plans in dxf format (obligatory since July 16th, 2018)
- **Digital submission of notarial deeds** (under testing)
- **Digital submission of other registrable acts** (by lawyers and bailiffs)
- Web-based research in the cadastral data by professionals (notaries, lawyers, surveyors, ect)
- On line application and delivery of certificates, copies, abstracts of diagrams





New electronic services

- Digital submission of topographic plans and cadastral plans in dxf format (obligatory since July 16th, 2018)

ΔΙΑΧΕΙΡΙΣΗ ΔΙΑΓΡΑΜΜΑΤΩΝ

ΕΠΛΟΓΗ ΤΩΝ ΚΑΚΩΝ ΠΟΥ ΑΦΟΡΟΥΝ ΤΟ ΔΙΑΓΡΑΜΜΑ

<input type="checkbox"/>	050231016002	<input type="checkbox"/>	050231016003	<input type="checkbox"/>	050231016009	<input checked="" type="checkbox"/>	050231016011
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ΓΕΩΤΕΜΑΤΙΑ ΠΟΥ ΣΥΜΠΕΡΛΑΜΒΑΝΕΙ ΤΟ ΔΙΑΓΡΑΜΜΑ

Α/Α	Επίπεδο	Εμβαδόν	Α/Α σκελετού στο σχέδιο	Οδός	Αριθμός ΑΠΘ	Αριθμός Έως	Τ.Κ.	Τοπωνύμιο	Οικόπεδο Τετράγωνο
1	ΤΟΡΟ_PROP	231,92		ΧΑΛΒΑΝΤΑ					

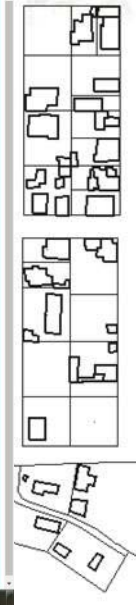
- Collaboration with TCG
- Digitally signed

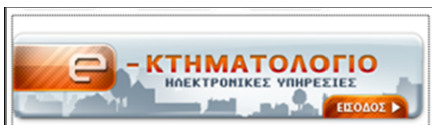
Θέση διαγράμματος

ΕΛΛΗΝΙΚΟ ΚΤΗΜΑΤΟΛΟΓΙΟ

ΛΕΓΕΝΔΑ

Θεωρητικό επίπεδο	Εμφάνιση	Ανάλυση
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BOUND_IMPL	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BLD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOPO_PROP	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PST_KAKK	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ROAD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DT	<input checked="" type="checkbox"/>	<input type="checkbox"/>





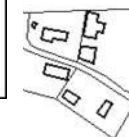
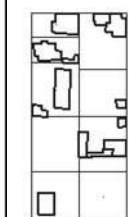
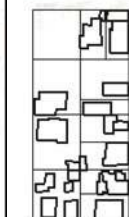
New electronic services

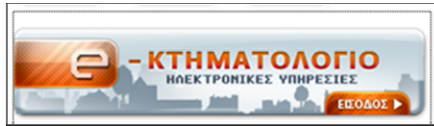
- Digital submission of notarial deeds (under testing)
- Digital submission of other registrable acts (by lawyers and bailiffs)

The screenshot displays the user interface of the e-Cadastre system. At the top, there is a navigation bar with the user's name 'ΦΩΤΕΙΝΗ ΒΑΚΑΛΟΠΟΥΛΟΥ' and a 'Logout' button. Below this is a menu with options like 'ΥΠΟΒΟΛΗ ΣΕ Κ.Γ.', 'ΔΙΑΒΙΒΑΣΗ ΜΕΤ/ΝΩΝ Σ.Π.', 'ΝΕΟΣ ΦΑΚΕΛΟΣ', 'ΑΝΑΖΗΤΗΣΗ ΦΑΚΕΛΩΝ', '10 ΠΡΟΣΦΑΤΟΙ ΦΑΚΕΛΟΙ', and 'ΒΟΗΘΕΙΑ'. The main content area shows a progress bar with seven steps: 1. Στοιχεία εγγράφου, 2. Συμβολόμενοι, 3. Στοιχεία ακινήτων, 4. Εγγραπτικές πράξεις, 5. Συμυποβαλλόμενα (highlighted), 6. Πιστοποιητικά, and 7. Εξουσιοδότησας. Below the progress bar is a table of submitted documents:

ΕΠΙΣΥΝΑΠΤΟΜΕΝΑ ΑΡΧΕΙΑ	Τύπος αρχείου	Όνομα αρχείου	Περιγραφή	Κωδικός Ηλεκτρονικού Διαγράμματος (ΚΗΔ)
	ΑΙΤΗΣΗ	ΑΙΤΗΣΗ ΓΙΑ ΚΑΤΑΧΩΡΗΣΗ ΕΓΓΡΑΠΤΕΑΣ ΠΡΑΞΗΣ.pdf		0
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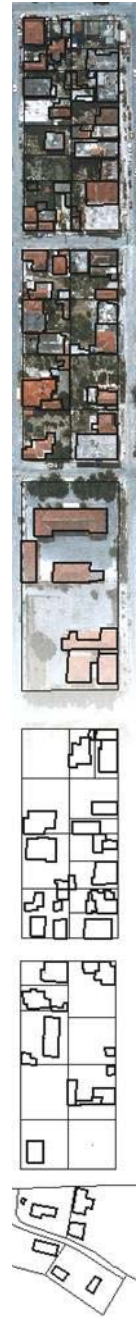
At the bottom of the table, there is a field for 'Αριθμός συμυποβαλλόμενων αρχείων' with the value '4'.





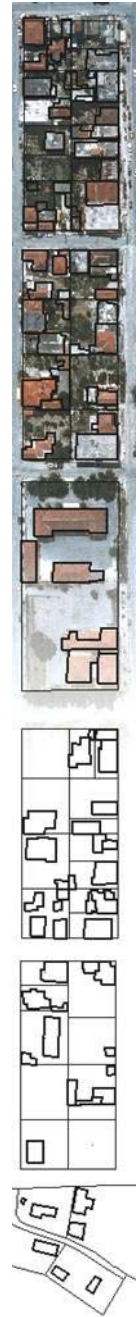
New electronic services

- Digital submission of topographic plans and cadastral plans in dxf format (obligatory since July 16th, 2018)
- Digital submission of notarial deeds (under testing)
- Digital submission of other registrable acts (by lawyers and bailiffs)
- Web-based research in the cadastral data by professionals (notaries, lawyers, surveyors, ect)
- On line application and delivery of certificates, copies, abstracts of diagrams

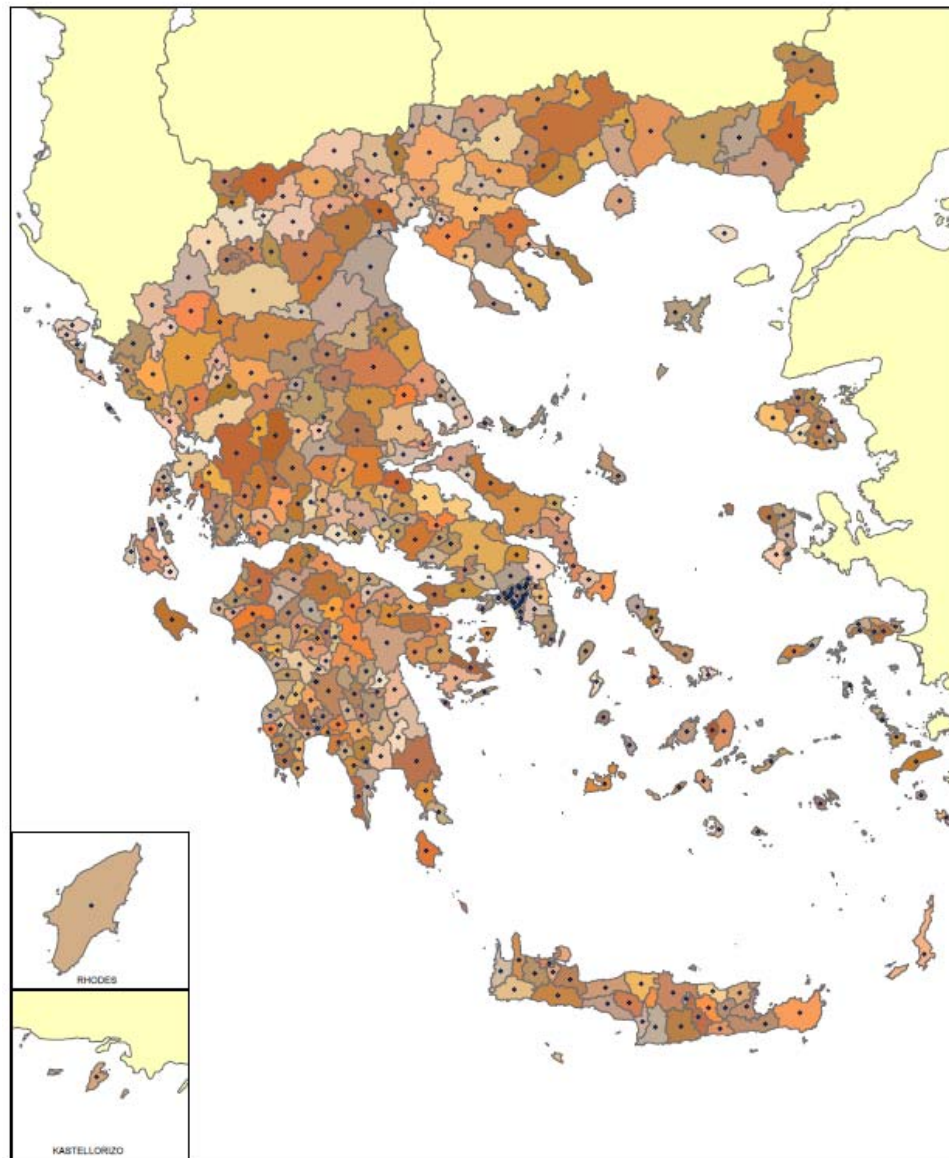


Outline

- Background information
- The cadastre development project
- Progress of the project so far
- Towards digital workflows
- Reform of the land administration organisational framework



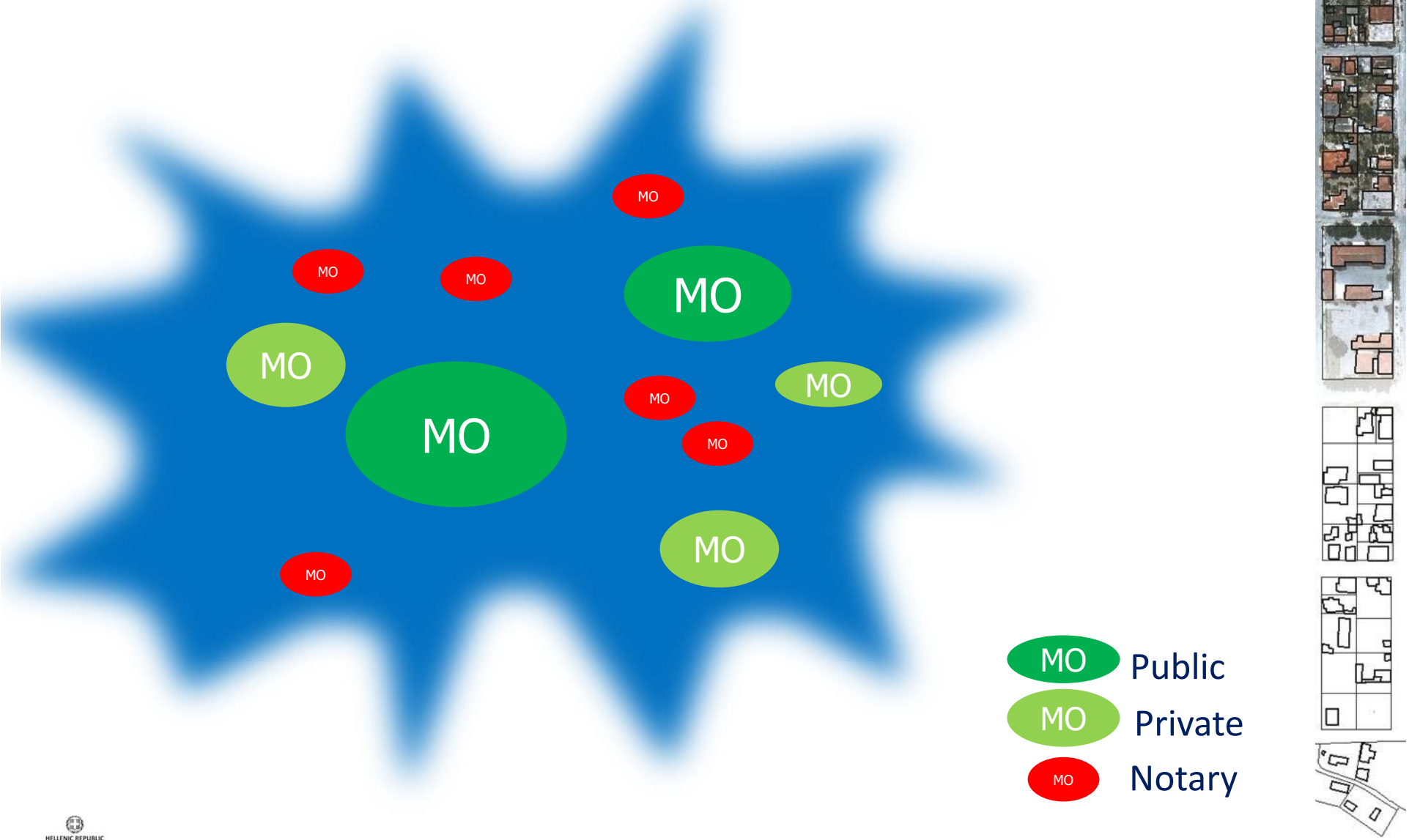
Existing regional structure of Mortgage Offices



390 MO

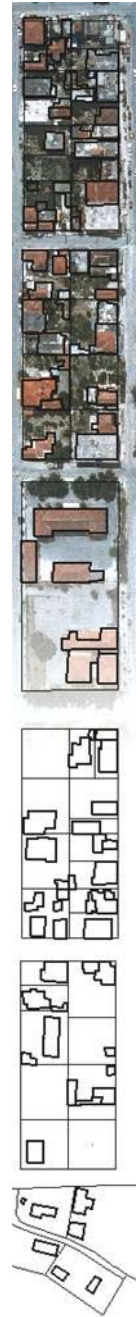


Types of Mortgage Offices



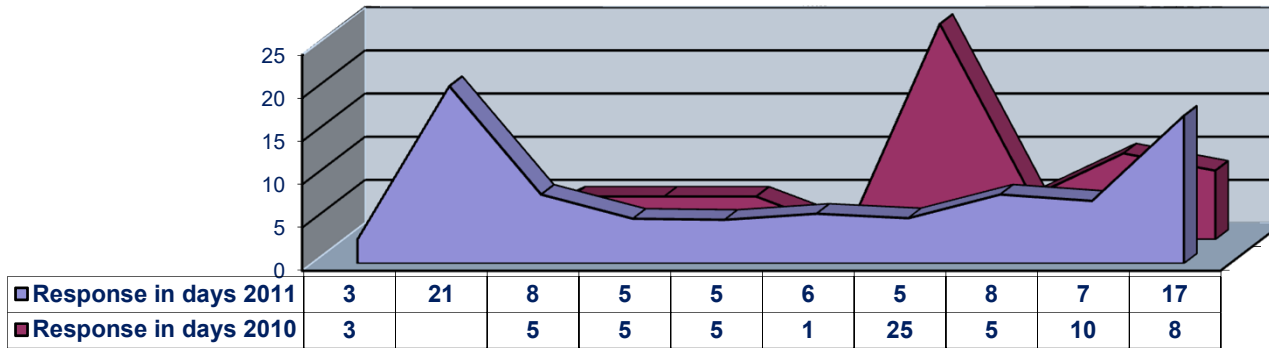
Situation of the Registry Offices

- Independent Offices
- Loose supervision from the Ministry of Justice
- Uncoordinated operation
- No service standards

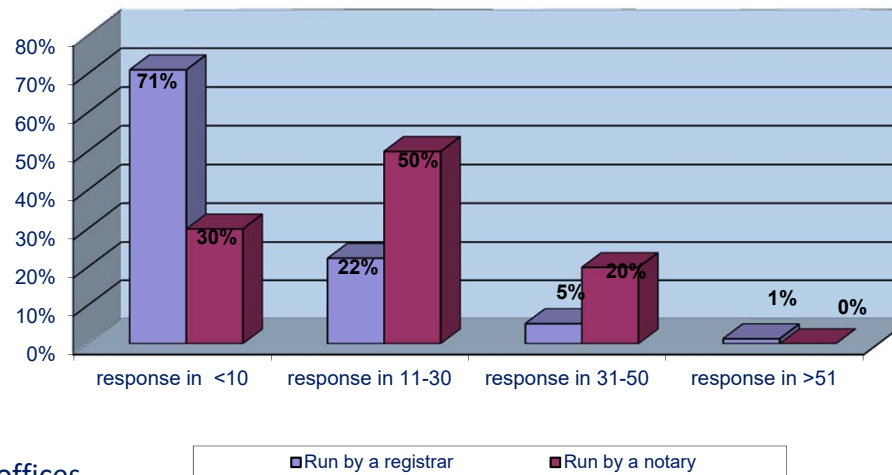


Response time in Mortgage Offices

Average response time in days of Public Mortgage Offices*



Average response time in days of private Mortgage Offices* 2011

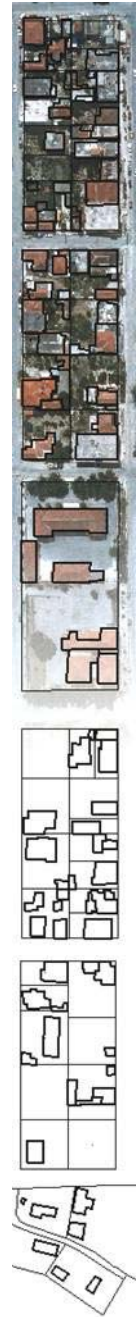


* Operating as interim cadastral offices



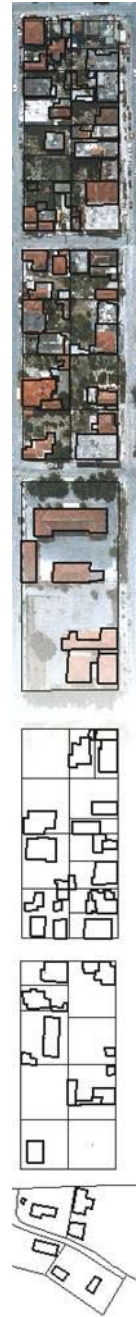
Situation of the Registry Offices

- Independent Offices
- Loose supervision from the Ministry of Justice
- Uncoordinated operation
- No service standards
- No cadastral expertise
- Difficult to correct cadastral survey errors
- Many cannot sustain their operation financially due to the crisis
- Registrars retire and get replaced “temporarily” by notaries



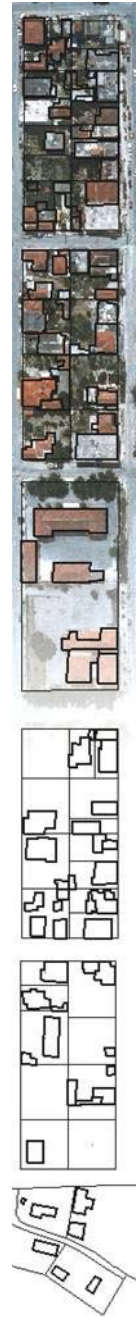
Hellenic Cadastre

- Hellenic Cadastre was established with law 4512/2018, as the sole Public State entity that is responsible for the development and the operation of the Cadastre in Greece, as well as, the maintenance of the Registrations and Mortgages System until its complete replacement by the Cadastre.
- The National Cadastre and Mapping Agency S.A. has been merged into the Hellenic Cadastre.
- All the existing registry offices will be also merged into the Hellenic Cadastre into a period of 2 years from the adoption of the law.

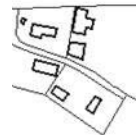
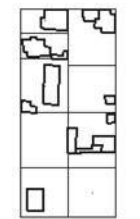
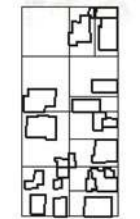
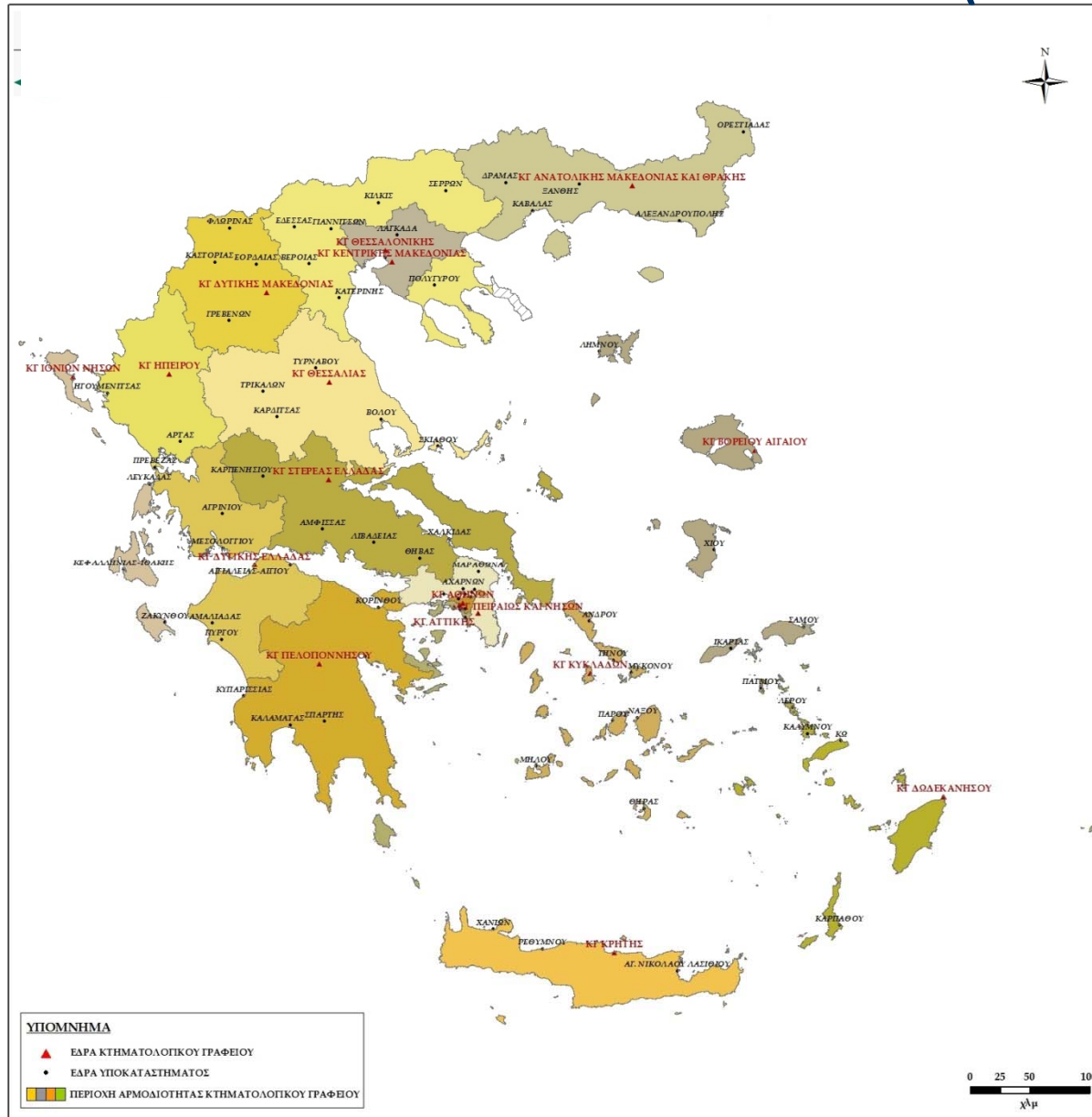


Proposed regional structure

- 390 Mortgage Offices will be merged into 17 Cadastral Offices (regional level) + 75 Branches (prefecture capitals and big islands)
- Cadastral Offices have the responsibility for the operation of Cadastre
- Branches provide local services and the maintenance of the old registry system

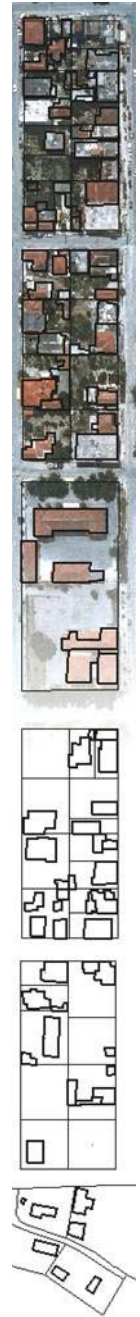


Regional structure of the Hellenic Cadastre (L. 4512/2018)



Proposed regional structure

- 390 Mortgage Offices will be merged into 17 Cadastral Offices (regional level) + 75 Branches (prefecture capitals and big islands)
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Benefits of the new reform

- One Land Administration Agency for the whole country
- One Ministry responsible
- Cadastre development and operation by the same Agency
- Utilises the experience and expertise of NCMA S.A. and the Mortgage Offices
- Central control and management of the real property registrations throughout the country
- Uniform service provision standards
- More cost effective regional structure
- More effective use of human resources



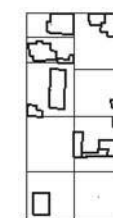
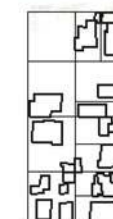
Steps so far - 1

- Process all pending requests towards NCMA S.A.
- Merge NCMA S.A. into HELLENIC CADASTRE
- Implement the new organigram
- Transfer the staff from NCMA S.A. to HELLENIC CADASTRE
- Place staff in the new organigram – Appoint directors and heads of units – Assign responsibilities
- Implement the necessary accounting reforms
- Approve budget
- Hire engineers as temporary staff to support the cadastral development
- Get a proposal approved for skilled staff to be transferred by other State Agencies



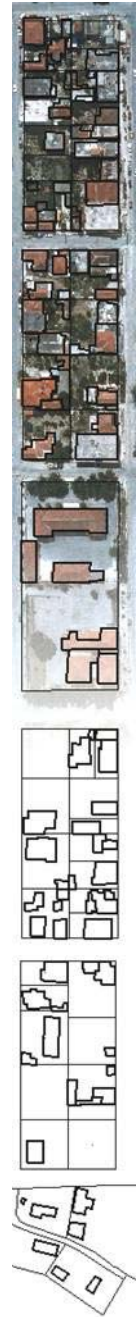
Steps so far - 2

- Invite the Private Registrars to join the new Agency
- Propose amendments to overcome shortcomings of the law and improve the effectiveness of the reform
- Send a questionnaire to all the registry offices to collect essential information for the transition
- Outline the tasks needed to receive a new Office
- Design necessary amendments to the Hellenic Cadastre Information System – Implement - Test
- Design minimal IT environment for the operation of the Registrations and Mortgages System
- Design the necessary procurements for the support of the new regional structure of the Agency
- Start a detailed inventory of the situation in the first Offices to be received
- Communicate the reform to the stakeholders



Challenges

- Integrate three different types of regional offices (Public, private, managed by notaries) and their staff
- Increase the staff almost 5 times – while HQ remains the same
- Reduce the number of offices
- Manage the huge analogue archive of the mortgage offices (>1 bln pages)
- Provide the necessary infrastructure to the new offices
- Establish new electronic services for managing registrations and day to day operations
- Provide the necessary skills to the staff of the registry offices in order to contribute in the new digital era
- Motivate staff
- Resolve the staffing issues that arise
- Manage simultaneously both:
 - The completion of the development of cadastre
 - The migration to the new Agency



Thank you very much for your attention!

