Danish digital land registration

Land Registration in Denmark

- We have a Cadastral System under Danish Geodata Agency's authority in which all properties are registered by law
- All properties in the Cadastral System are also registered in the digital Land registration system (in danish: Tingbogen – book of registration of rights)
- the owner has to register his titel in Tingbogen to
  - avoid the previous owner with the registered titel to sell- and mortgage the property and
  - to be known to third-parties as the right-full owner of the property

Headlines in the reform of land registration in Denmark

- Centralization from 2007

From 82 courts to The Court of Land Registration

- Digitalization began on the 8 th of september 2009

Fully digitized system with demand of digital signature

75 million pieces of paper in the register of real estate was scannede and made public

- Automatization

About 200 automatic controles

About 88 % of the cases is automatically handled

- Integration

Integration with private and public databases

Important assumptions

- Unambigous public registation of all citizens
- Unambigous public registration of all corporations
- Personal numbers and corporation numbers in the register of real estate
- Digital signature baset on personal number

(Oces digital signature. Specific danish standard, who is used by public and private users fx banks).

"All citizens has a digital signature or (authorised requsters/power of attorney).
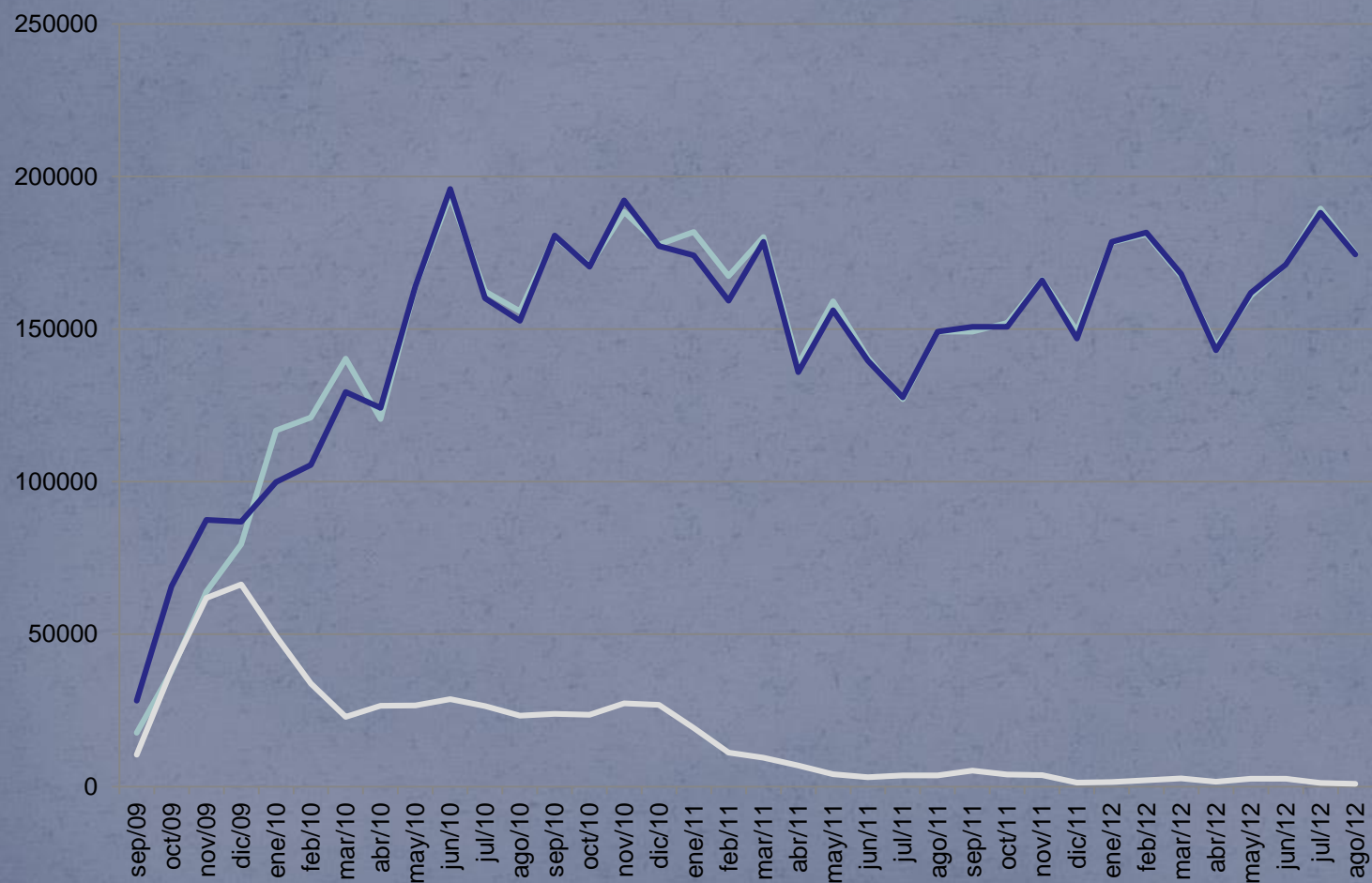
Contents in the register of real estate

- Real estate - 2.724.087
- Cars - 535.890
- Co-hausing flats - 106.738
- Mortgage in movable property - 50.326
- Prenuptial agreements - 337.287
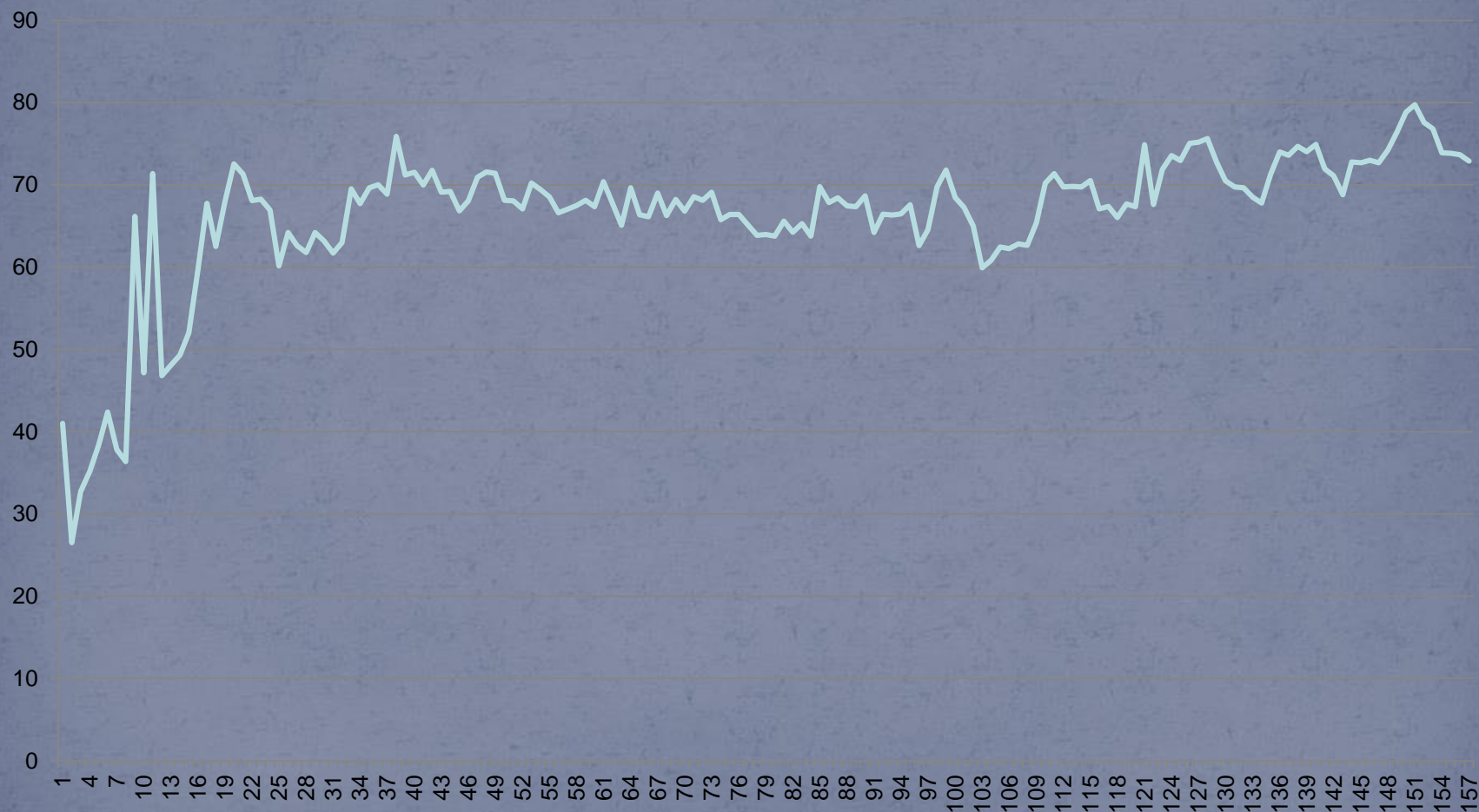- Guardianship - 10.334
- Testaments - 1.316.062

Cases in 2015

- In all 2.029.776 documents in the register of real estate
- Deeds – 157.837
- Mortgage – 1.716.958
- Others – 154.971
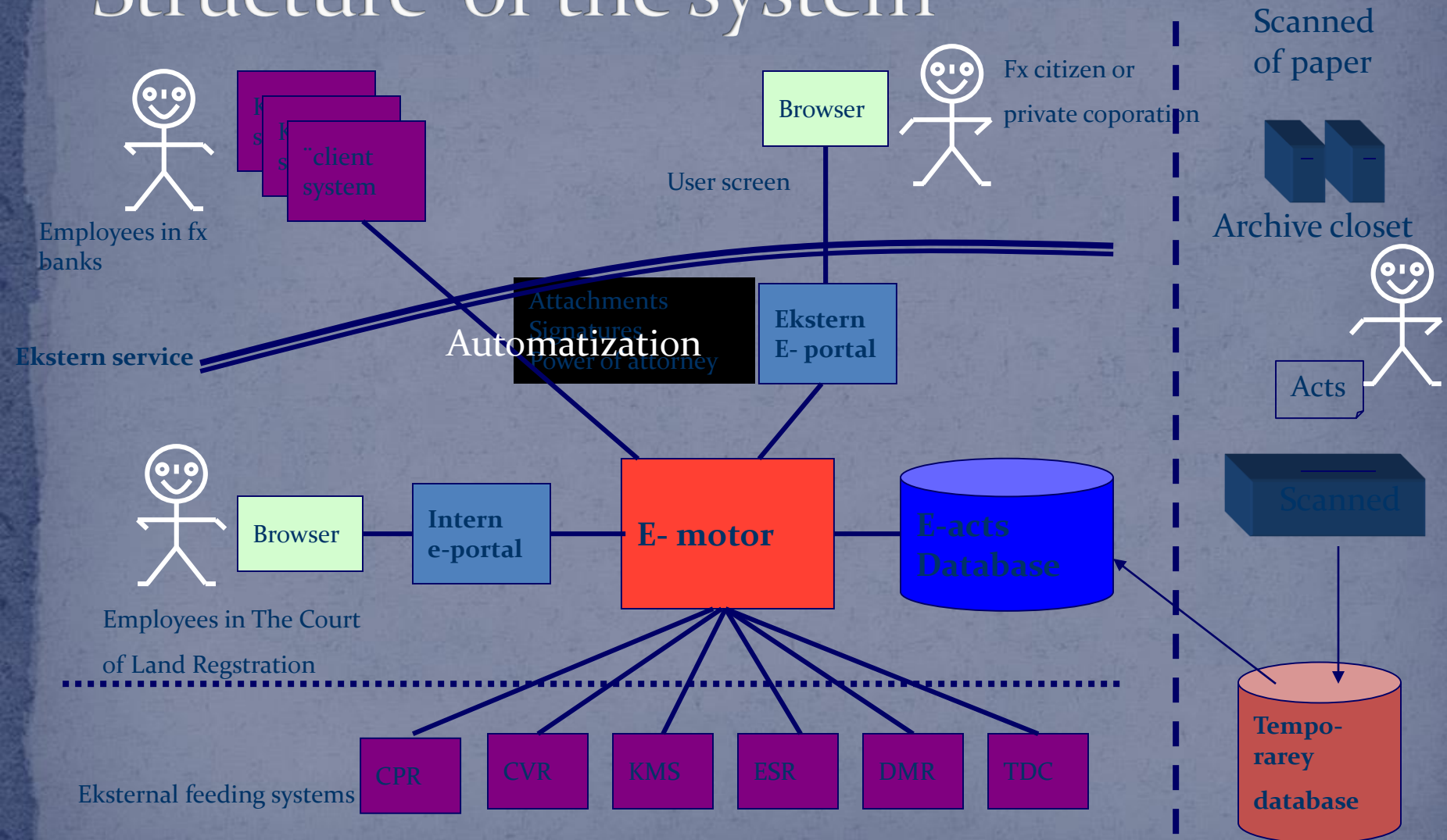
- Testaments – 31.489

Case handling

Level of Automatization

Structure of the system

Scanned
of paper

Fx citizen or
private coporation

Browser

User screen

Archive closet

Employees in fx
banks

K
s
¨client
system

Attachments
Signatures
Power of attorney

Automatization

Ekstern
E- portal

Acts

Ekstern service

Scanned

Browser

Intern
e-portal

E- motor

E-acts
Database

Employees in The Court
of Land Regstration

Tempo-
rarey
database

Eksternal feeding systems

| CPR | CVR | KMS | ESR | DMR | TDC |

What did we learn?

- You can not communicate enough with the users
- People with professional skills in the development process
- Preparation of users and your own employees
- It is difficult for all involved to develop new case handling processes and skills
- Do not develop a system base on digitalization **and** paper
- Be aware of problems with powers of attorneys
- There will be a period of learning with longer expedition-time
- This will amount to criticism
- Hotline to answer questions
- Mail system to answer questions

Perspectives

- Currently Denmark has the worlds most advanced digital real estate system.
- A lot of costs is saved
- Big gains for the finaniciel sektor and other users.
- Document are registered in 5 seconds
- Part of the system can be used in other public digitalization projects
- The system can be used in other contries

Questions and debate

Organigram for Tinglysningsretten