

FROM DIGITAL LAND REGISTER TO DIGITAL PROPERTY ECOSYSTEM

Trusted data. Coordinated institutions. One property journey.

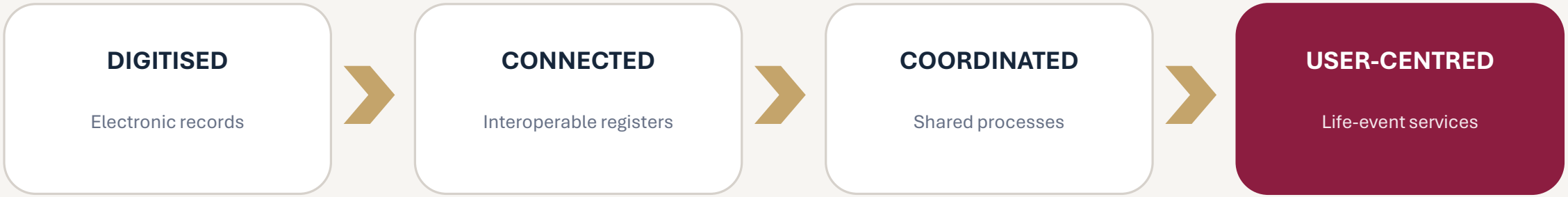
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THE TRANSFORMATION

The destination is not another register

The land register remains the source of legal certainty. The ecosystem makes that certainty usable across the entire property journey.



Digital transformation is complete only when the citizen experiences one service, not several disconnected institutions.

THE CONSTANT

Legal certainty remains the foundation

Constitutive registration

Ownership rights arise through registration in the Land Register.

Public reliability

Entries are publicly reliable and available to everyone.

Judicial control

A Land Register judge examines the application and takes the decision.

1 **Trusted source**

2 **Legality review**

3 **Clear priority**

4 **Accountable decision**

Technology accelerates the process. It does not dilute legal responsibility.

TODAY

Latvia already operates at digital scale

2001

Unified computerised Land Register deployed

2014

Electronic archive introduced

1.3M+

Registered properties

~280K

Decisions and transactions per year

2M+

Data requests per year

The strategic question is no longer whether the Land Register is digital. It is how digital certainty can power the wider property ecosystem.

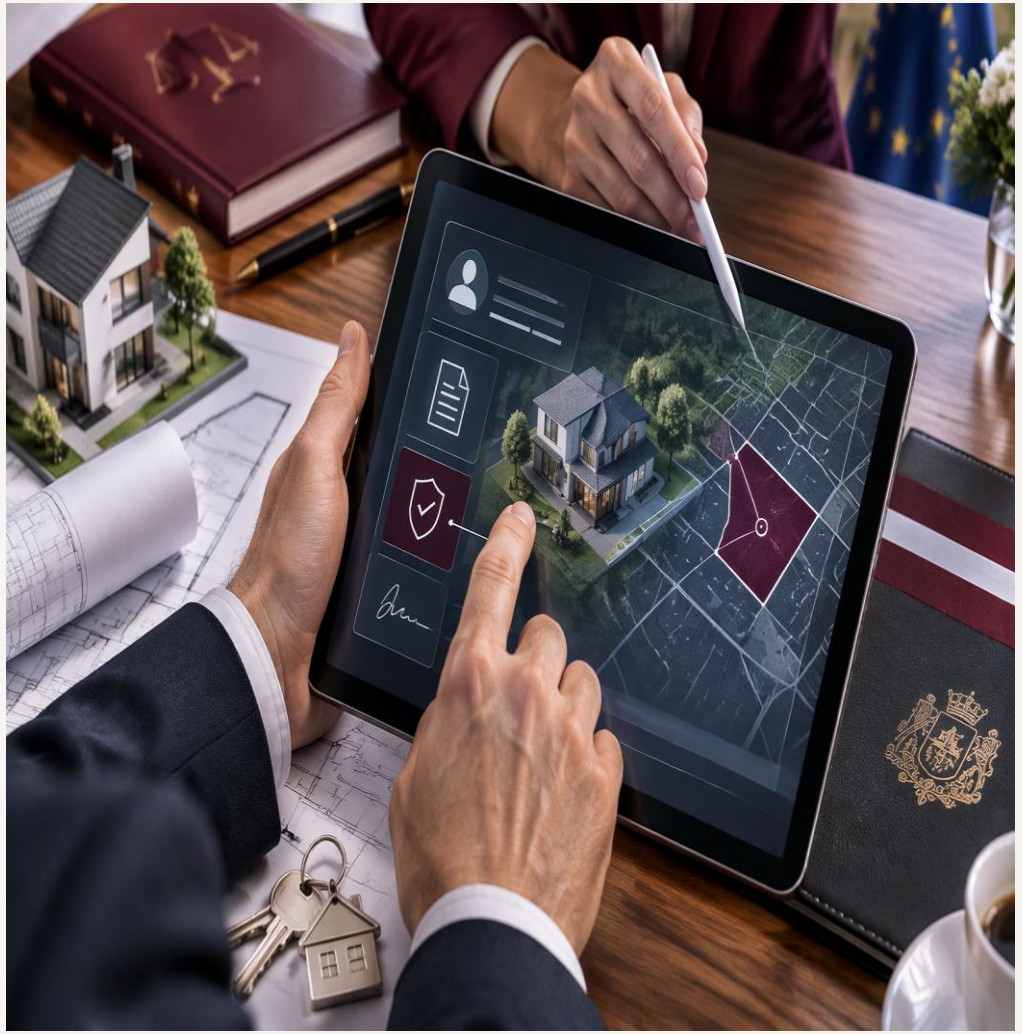
DIGITAL FOUNDATION → ECOSYSTEM VALUE

END TO END

A digital process from agreement to registration

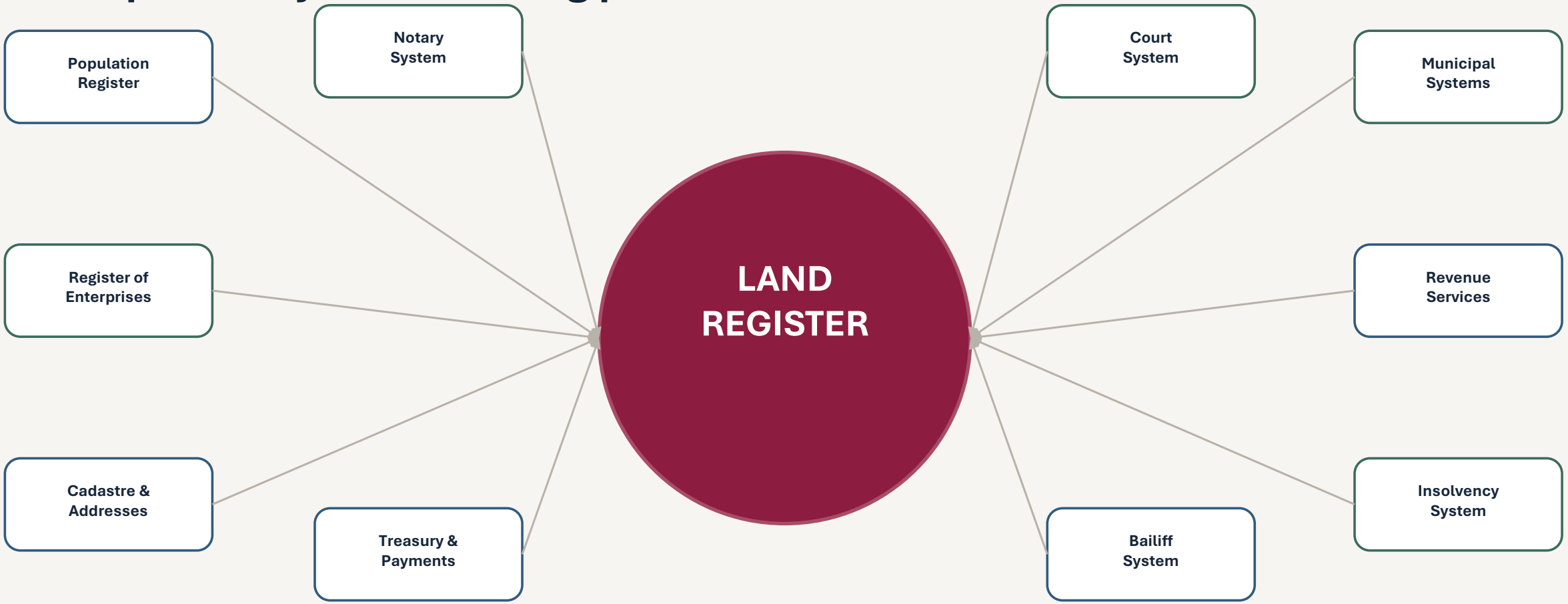
1. Electronic agreement
2. Notarial verification
3. Digital submission
4. Automated registration
5. Randomised assignment to a judge
6. **Judicial decision**
7. Electronic confirmation

Fully digital does not mean fully automatic.



FROM DOCUMENTS TO TRUSTED DATA

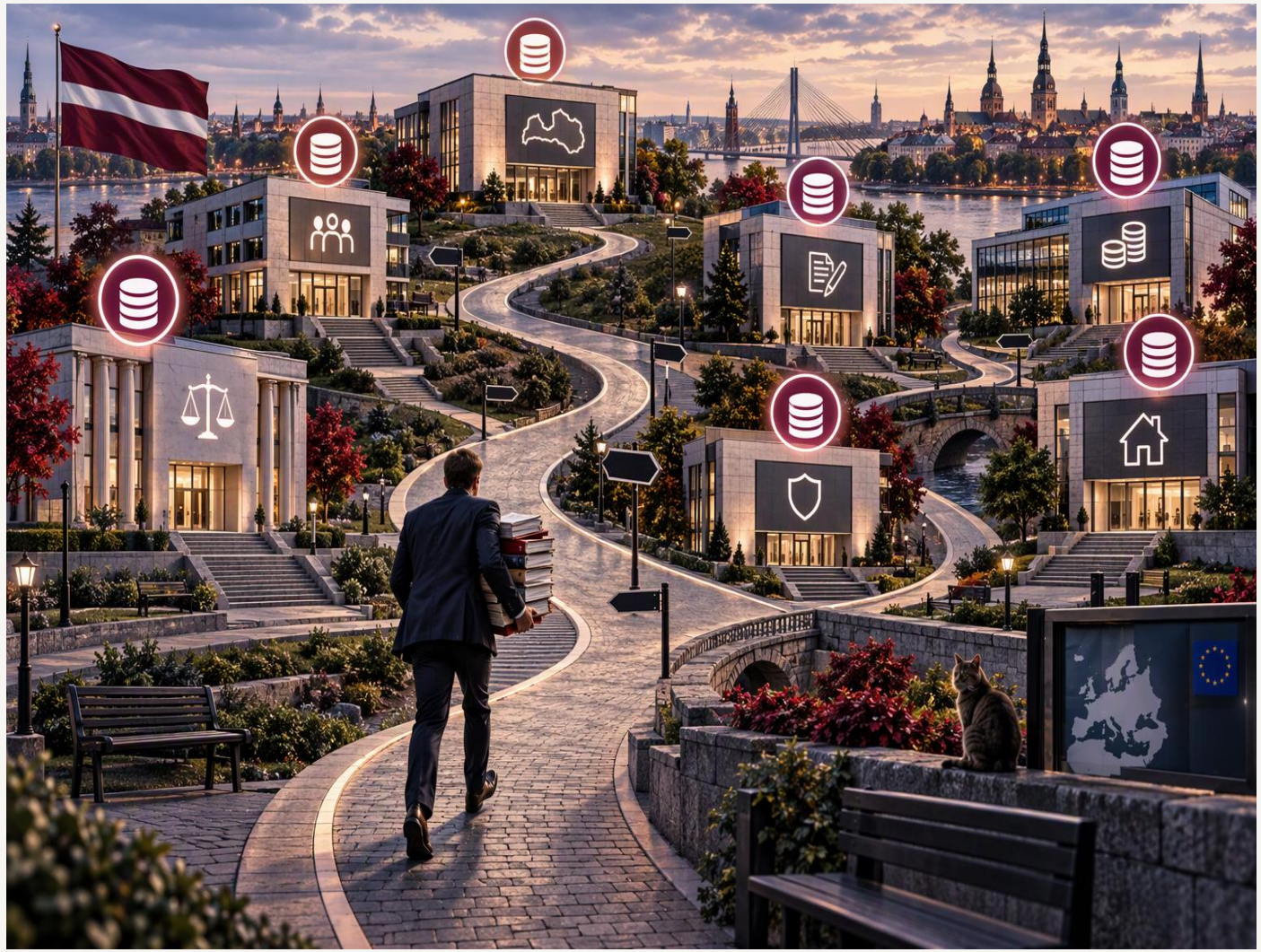
Interoperability is the turning point



Interoperability is governance: authoritative sources, clear responsibilities, timely updates and secure reuse.

WHEN SYSTEMS DO NOT COMMUNICATE

Digital registers can still create an analogue journey



THE PARADOX

Every register may be digital, while the overall service remains fragmented.

- The client carries information between institutions
- The same data is submitted repeatedly
- Status and responsibility are unclear
- Digital efficiency is lost at institutional borders

DIGITAL SILOS ≠ DIGITAL SERVICE

FIVE CONNECTED LAYERS

The digital property ecosystem

1	**Trusted legal data**	Ownership, mortgages, encumbrances
2	**Spatial and cadastral data**	Parcels, buildings, addresses, maps
3	**Participants and roles**	Owners, notaries, banks, courts, municipalities
4	**Digital processes**	Verification, fees, decisions, notifications
5	**Reusable public services**	Purchase, inheritance, mortgage, construction, auction



USER-CENTRED SERVICE

One property journey, several accountable institutions



The citizen should experience one transaction, not a sequence of institutional hand-offs.

A shared journey does not remove institutional competence. It removes unnecessary friction.

GOVERNANCE PRINCIPLE

One ecosystem does not mean one database

CENTRALISED EXPERIENCE

- One entry point
- Shared status
- Consistent notifications
- Reusable payments

DECENTRALISED RESPONSIBILITY

- Authoritative source registers
- Institutional competence
- Independent legal decisions
- Clear accountability

DATA ONCE · DECISION WHERE RESPONSIBILITY LIES

PUBLIC VALUE

Latvia is already building the property ecosystem

ALREADY IN PLACE

Electronic real estate auctions	One digital service across institutional boundaries
Integrated construction process	Coordinated data and decisions across the building lifecycle
Person data updates	Authoritative data reused and updated automatically
Property object data updates	Changes exchanged between connected public registers

OUR NEXT STEP

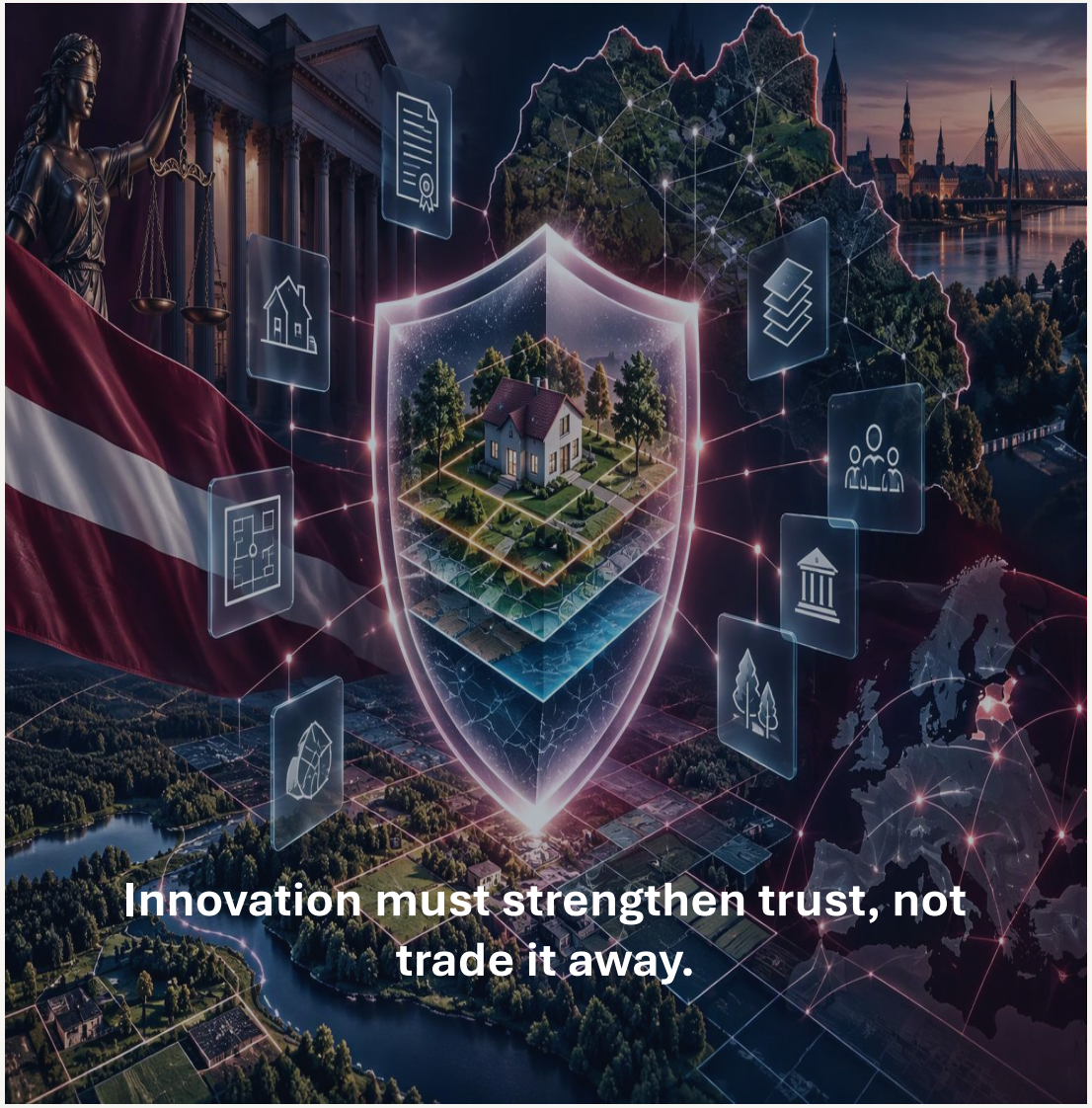
- Connect remaining fragmented processes
- Reduce repeated submission of data and documents
- Move from institution-centred to service-centred processes
- Increase automation where legally appropriate
- **Preserve legal certainty and institutional accountability**

We are not starting from zero. The next challenge is to connect what already works into a more seamless property journey.

CHALLENGES AND SAFEGUARDS

Trust must be designed into the ecosystem

Data quality	Historic, unstructured and inconsistent records
Identity	Reliable cross-border identification
Cybersecurity	Resilience, continuity and access control
Automation	Explainability, auditability and human oversight
Privacy	Proportionate access to personal and property data



THE LAND REGISTER REMAINS THE SOURCE OF LEGAL CERTAINTY.

THE ECOSYSTEM MAKES THAT CERTAINTY USABLE ACROSS THE ENTIRE PROPERTY JOURNEY.

From registering rights to enabling trusted property services.

Māris Kumerdanks · Court Administration of Latvia