REGISTRIES IN A SMART CITY
CONVEYANCING FOR CITIZENS AND BUSINESS
Remote Registration of Real Property Rights using NETSVEP

NETSVEP - preparation of property transactions using modern electronic means and working directly with the Real Property Register central databank.

• Notaries prepare and attest documents only electronically
• Transaction documents are signed with e-signature and transmitted automatically to Centre of Registers
• Registration of real property rights is facilitated through the internet for all types of property at the time of transaction
• Transaction documents are stored in electronic documents archive
• Customer oriented services - „one-stop shop“ principle

NETSVEP is an Electronic Service for Real Property Transactions (2009)

NO paper documents
MAIN PRINCIPLES FOR IMPLEMENTING NETSVEP

- Only digital data have legal power
- Full integration with the base state cadastres and registers
- No paper documents
- Full integration of graphical, attribute and visual data
- Preparation and provision of e-documents
BACKGROUND FOR NETSVEP (SMART CONVEYANCING) – DIGITAL REAL PROPERTY CADASTRE AND REGISTER

PUBLIC SECTOR

CDB OF REAL PROPERTY CADASTRE AND REGISTER

CADASTRES AND REGISTERS

MARKET PARTICIPANTS
Communicate with a notary only

A tool for concluding a real property transaction

The system allows reducing the number of illegal transactions or mistakes

E-documents are stored in the SAPERION electronic archive

E-documents are formed on the basis of data of land parcels and buildings

Parties to transaction pay for the services to the notary

It is not possible to edit archive documents but they can be used as templates

Each notary has an access to only her/his documents

Information is available from Real Property, Legal Entities, Address, Population, Mortgage and other registers

Integrated environment is created

Transaction documents are created and stored electronically

Transaction documents signed with e-signature are automatically transferred in an electronic form to the Centre of Registers

The history of document creation is transferred

Documents of attested transactions are stored at the individual archives of the notaries

GENERAL PRINCIPLES OF SMART CONVEYANCING
CONCLUSION OF CONTRACT FOR REAL PROPERTY CONVEYANCE AND REGISTRATION

PARTIES OF TRANSACTION

APPLICATION

CONTRACT

Excerpt from CDB

NOTARY

Order for revision of the Register data
Digital transaction data with electronic signature

CENTRE OF REGISTERS

Data from the Registers
Notification on registration in the CDB of the Register
Excerpt from the CDB of the Real Property Register

Central databank
Digital archive
NEW SOLUTIONS IMPLEMENTED

**ONE-STOP-SHOP**
parties communicate only with a notary

**INTEGRATED ENVIRONMENT**
all actions performed in a single system

**ELECTRONIC SIGNATURE**
transaction documents signed with electronic signature are automatically transferred to the Centre of Registers in a digital form

**ELECTRONIC DOCUMENTS**
information is entered and checked only once; minimum errors guarantee
According to Doing Business 2017 report, Lithuania is the second (2) among 190 countries in the category of efficiency of property registration.

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Eastern Europe and Central Asia countries, in average</th>
<th>Lithuania</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of procedures</td>
<td>5,4</td>
<td>3</td>
</tr>
<tr>
<td>Time (days)</td>
<td>22</td>
<td>2,5</td>
</tr>
<tr>
<td>Expenses (% property value)</td>
<td>2,6</td>
<td>0,8</td>
</tr>
</tbody>
</table>
**IMPORTANCE OF SMART CONVEYANCING**

**NETSVEP** is a tool for efficient real property management, cadastre and register system, including mass valuation, and providing a variety of services. It is one of the conditions for:

| Economic growth in the country | Sustainable housing, crediting and property market | Fair and transparent taxation | Secure ownership |

**IMPROVEMENT OF CONVEYANCING PROCESS, USE OF MODERN TECHNOLOGIES** and **EXPANSION OF E-SERVICES** is the main focus in creating better business environment.
E-TRANSACTIONS

Integrating NETSVEP with the system of e-auctions and the Register of Energy Performance Certification of Buildings.

Possibility in separate cases or upon request of the parties to prepare transactions not in a notary form.

Development of e-signature use and signing of electronic documents at a distance when providing services to the users.
CROSS-BORDER TRANSACTIONS

Participation in European CROBECO project by implementing solutions of the project.

Seeking revision of the concept related to the preparation and attesting transactions when parties to the transaction or real property is outside the territory of Lithuania.

Full integration of real property registration system with EULIS and e-Justice portals.
KEY POINTS OF THE LITHUANIAN E-CONVEYANCING SYSTEM

- Real Property Cadastre and Register in **ONE ORGANISATION**
- Cadastre and Register **DATA** are **INTEGRATED AND PUBLIC**
- Only the data stored in the Central Database of Real Property Register have **LEGAL STATUS**
- Notaries **PREPARE** and **ATTEST** transaction documents only electronically
- Electronic signature **IS COMPULSORY** in a process of conveyance
- Customer oriented services – **ONE-STOP-SHOP** principle
- **COST RECOVERY** principle
LESSONS LEARNT

Main preconditions for developing of smart conveyancing in Lithuania:

- **INTERNATIONAL EXPERIENCE** and **BEST GLOBAL PRACTICE** used
- **WELL-ESTABLISHED LEGISLATION** and **RELEVANT LEGAL ACTS** in place
- **SUPPORTIVE INSTITUTIONAL FRAMEWORK**
- **MODERN** and **OPEN IT TECHNOLOGIES** based on web services
- **CONSTANT IMPROVEMENTS IN THE SYSTEM** with regard to customer needs and proposals
- Priority to the revenues generated from the services provided (**COST RECOVERY**)
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