

PRELIMINARY ANALYSIS OF THE HELLENIC CADASTRE DATA

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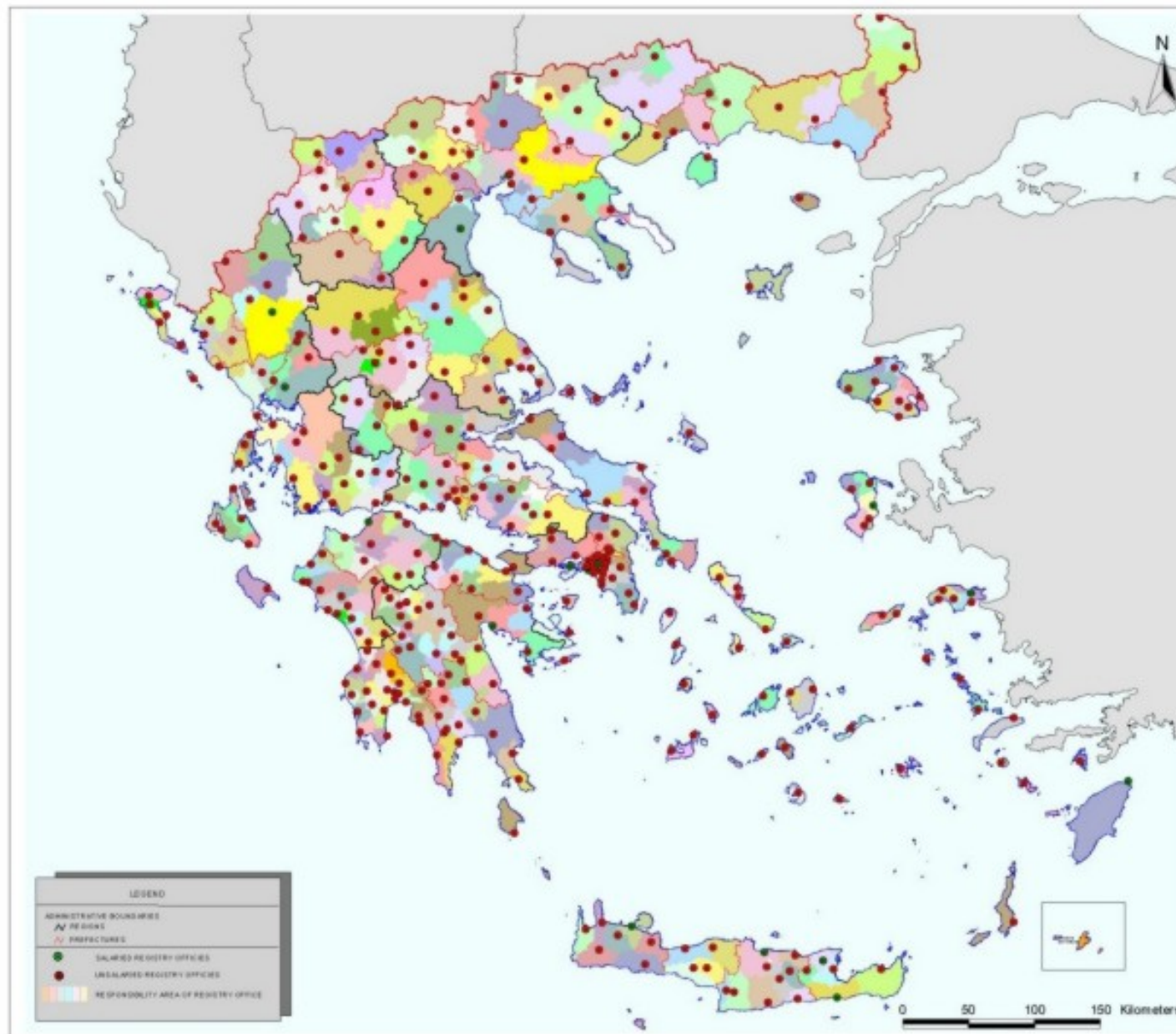
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CURRENT SYSTEM OF TRANSFERS AND MORTGAGES



HELLENIC CADASTRE

A modern Spatial Information System at National Level

HC Project:

The implementation of the above Information System by collection, registration, organization of the digital spatial and the associated legal Information and the creation of an effective managing system for keeping updated and easy to access all the cadastral information

Main Characteristics of HC

- One unique organization (belongs to MEPP & PWs)
- Title registration – positive cadastre
- Adjudication process
- Fully digital

The stretch of the HC refers to the total of 131,600 km²
(country' s surface)

ADJUDICATION PROCESS

- Cadastral Survey / Declarations, Submission
- Compilation of temporary cadastral maps & records
- “Display” of maps & records – mail a copy to the owner
- Objections submission
- Examination and trial of objections
- Amendment of temporary maps & records
- Second “display” – mail a copy
- Recourses
- Examination and trial of recourses
- Second amendment of cadastral data
- First Registration – recovery fees
- Five year – time limit for disputes of correctness
- Validation of First Registration – Title of the Land
(permanent proof, “unknown ownership” → Public)

PROGRESS OF THE HC PROJECT

1994

Proposal – Original Action Plan

Compilation period until 2010

Total estimated cost 1.34 billions EUR

(rate 2000)

1996

Beginning of the Cadastral Surveys (CS's)

2001

Evaluation of the Strategic & Business Plan

Compilation period until 2014

Total estimated cost 1.76 billions EUR

(rate 2000) for the compilation

POINTS THAT JUSTIFY THE NEW FINANCIAL ESTIMATION

1. At 1994 there was lack of accurate statistical data:

- Existing urban areas are 30% more than what was estimated according to the National Statistical Service of Greece during the 1991 census
- Legal rights are 70% more than those estimated

Program	Urban Areas (hectares)		Rural Areas (hectares)	Other Areas (hectares)	Total (hectares)
	Surveyed	Estimated by 1991 Census			
A' Pilot	21,000	16,100	74,780	135,600	226,500
B' Pilot	9,800	7,700	55,300	61,000	124,000
A' Main Program	62,000	47,600	203,600	245,700	496,900
Total areas of Greece		517,200	3,946,900	8,699,900	13,164,000
% of the total areas of Greece	17.9%	13.8%	8.5%	5.1%	6.4%

2. Need for additional necessary works, such as:

- Compilation of forest maps
- Mail of cadastral data (part of the map sheet and table) to each owner
- Updating and maintenance of the cadastral data by the contractors (private surveyors and layers) during the compilation period

COMPILATION OF FOREST MAPS

Program	Number of Studies	Number of Municipalities	Area (hectares)	Cost
A' Pilot	13	53	85,000	520,000 EUR
B' Pilot	25	54	55,700	1,670,000 EUR
1 ST Main Program	38	221	206,800	6,000,000 EUR
Total	76	328	347,500	10,000,000 EUR

PROGRESS OF THE CADASTRAL SURVEYS (CS's)

	Start	Number of CS's	Num. of Munici palities	Area Hectares	Population 1991	Number of owners of legal rights	Number of legal rights	Cost rate 2000 (EUR)
A' Pilot	1996	30	66	226,500	525,000	500,000	1,070,000	50.8 Millions
B' Pilot	1997	25	54	124,000	365,000	300,000	640,000	29.6 Millions
1st Main	1998	38	221	496,900	1,580,000	1,700,000	3,140,000	144.9 Millions
2nd Main	2001	12	106	226,900	265,000		Estimated 742,500	36.6 Millions
Total			5,775	13,164,000	10,260,000		Estimated 33,000,000	1,483.5 Millions

COST ANALYSIS OF THE CADASTRAL STUDIES

	Type of work	Percent age of cost
1.	Compilation of cadastral maps	13.5 %
2.	Collection and processing of legal rights	66.5 %
3.	Compilation of forest maps	7.5 %
4.	Operational cost of the private surveying offices	6.5 %
5.	Preparation of cadastral sheets and mailing cost	6.0 %

This cost constitutes the 85% of the total cost for the compilation of the HC. The rest refers to the cost for the quality control of the CS's and the operational cost of the two type committees for the objection's examination.

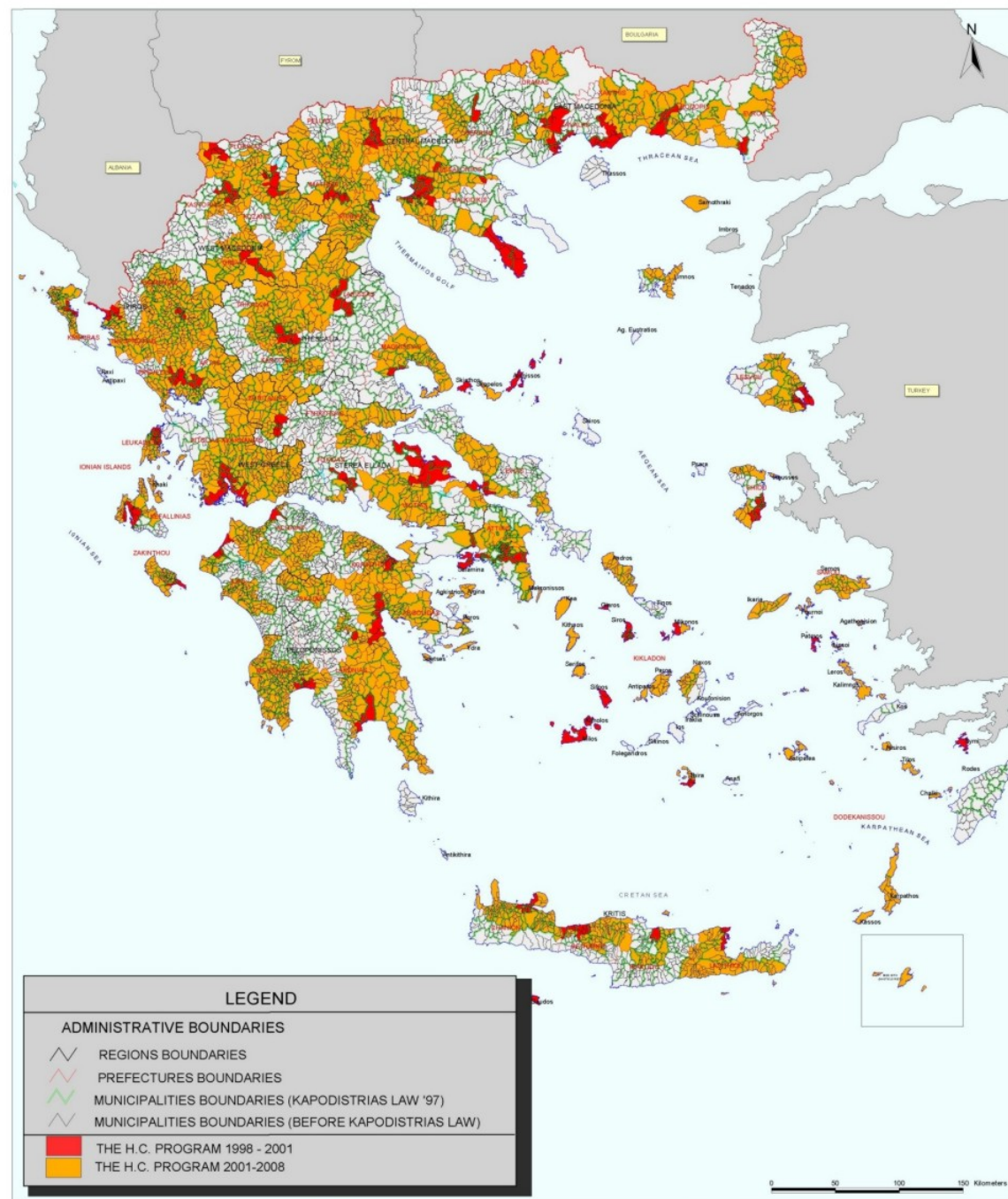
POINTS THAT JUSTIFY THE CHANGE IN THE TIME SCHEDULE

- First two phases of Cadastral Surveys – Pilot Schedule
- Administrative issues - establishment of KT in 1996
- Enormous involvement of individuals

During the three phases 2,500,000 persons submitted declarations for 5,000,000 legal rights

- Great delay in the objections examination of the first pilot phase

THE HELLENIC CADASTRE PROGRAM
1996 -2008



TYPE OF LEGAL RIGHTS

We register:

- ownership
- usufruct
- naked ownership
- habitation
- servitude
- mortgage
- seizures
- long – term leasing
- timesharing leasing
- mining

- 78% are declarations for full ownership
- 7% are declarations for naked ownership
- 7% are declarations for usufruct
- 1% are declarations for servitude
- 6% mortgages
- 89% are declarations accompanied with titles (deeds)
- 11% are declarations with no documents
- 0.3% of urban real estates had “double” declarations
- 2% of rural real estates had “double” declarations

In total we had “double” declaration for 30.000 real estates so far

STATISTICAL DATA FOR OBJECTIONS

	Type of Objection	A' pilot (%)	B' pilot & 1 st main (%)	
			Objections	Applications
1.	Identity Data	18.1	12.2	26.1
1.1	Data of the Physical or Legal person	11.5	4.0	26.1
1.2	Unknown registration	1.3	0.9	-
1.3	Registration of the wrong person	5.3	7.3	-
2.	Land – parcel Data	76.5	79.7	47.8
2.1	Location	11.0	20.9	24.8
2.2	Deed data	11.5	6.2	16.4
2.3	Type of legal right	9.9	6.2	6.6
2.4	Area/size	38.9	38.5	-
2.5	Boundary dispute	5.2	7.9	-
3.	Servitude & Other	5.4	8.1	26.1
	Total number of objections or applications for correction	180,700	305,700	109,400

STATISTICAL ANALYSIS

OF 2.100.000 DECLARATIONS FOR 4.350.000 LEGAL RIGHTS

- 96% declarations submitted within the fixed term
- 4% declarations submitted out of time
- 97.9% declarations submitted by individual citizens
- 1.96% declarations submitted by “legal Persons”
- 0.03% declarations submitted by the State (not obligatory)
- 0.01 declaration submitted by the Orthodox Church
- 48% of the real estates belong to men
- 52% of the real estates belong to women
- 5% of the citizens who declared legal rights live abroad
- 47% of the citizens who submitted declaration have more than 1 ownerships

PUBLIC ACCEPTANCE

Positive attitude

- March 1999: 80% of the citizens
- December 1999: 83% of the citizens

Willing to submit a declaration

- December 1999: 93% of the citizens

ADVANTAGES OF THE HC

(according to the public opinion)

- 74% Believe that the HC will help the control of illegal building
- 61% Security of land tenure – no boundary disputes
- 54% Security of public land
- 49% Title system
- 37% Improve the land market
- 33% Protect the forest land
- 18% Development of national resources policy
- 16% Diminish the bureaucracy