

# **Problems in Registration in the Third Vertical Dimension in the Unified Land Registry in Hungary and Possible Solution**

**András OSSKÓ, Hungary**

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## **ABSTRACT**

Many countries in Europe and all over the world, especially in metropolitan area, there is scarcity of vacant land for development. In respect of above investors, real estate developers try to use space under and above the surface, constructing valuable properties. In the same time there is a growing interest to register these properties in the cadastre and land registry creating secure ownership. In the traditional land registry and cadastre there are difficulties to register the ownership of properties, constructed under and above the surface because the traditional cadastral map and legal registry have been created for 2D space.

In Hungary we face the same difficulties especially in Budapest capital and other city areas.

In case of the Unified Land Registry System in Hungary, integration of cadastre and legal registry, the solution of 3D registration must be simultaneous in the legal and mapping part of the system because the data consistency between the two parts is compulsory by law.

The Hungarian Land Registry System is a multipurpose nature containing elements of the 3D registration, like condominium registration, therefore with amendment of the land registry law the gradual introduction of the 3D registration could be possible.

## **CONTACT**

András Osskó, MSc.  
Budapest Land Office (Fővárosi Földhivatal)  
Budapest, Sas u 19  
1051  
HUNGARY  
Tel. + 36 1 302 3052  
Fax. + 36 1 302 3049  
E-mail: [ffhigazg@elender.hu](mailto:ffhigazg@elender.hu)