



The multi-purpose Information System of Real Estate in the Czech Republic




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From the Wisdom of the Ages to the Challenges of the Modern World




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Introduction

- Cadastral data - short view to development of cadastral needs
- Changes in fundamental rights since 1.1.2014
- This paper aims to show the present content of the Cadastre and Land Administration in the Czech Republic and
- ...to present the experience with data acquisition and data maintenance



Development of cadastral demands

rights of
 * property owners,
 * persons entitled to the easements,
 * persons authorized by the lien, protection of creditors...

property taxes

environmental protection, land use planning, land valuation...

New legal regulation

Changes in fundamental rights since 1.1.2014
 → New Civil Code and new Cadastral Act


Protection of the rights of owners

Protection of the rights of associated persons

Scientific and statistical purposes



Economic purposes

Role of the Cadastre and Land Registry




Protection of the rights of owners


Past	Present
<ul style="list-style-type: none"> ○ Ownership 	<ul style="list-style-type: none"> ○ Ownership ○ Supplementary co-ownership
<ul style="list-style-type: none"> ○ Parcels ○ Buildings 	<ul style="list-style-type: none"> ○ Parcels ○ (Buildings) ○ Building right
<ul style="list-style-type: none"> ○ Units <ul style="list-style-type: none"> ○ building units ○ non-residential space 	<ul style="list-style-type: none"> ○ Units <ul style="list-style-type: none"> ○ building units ○ non-residential space

Protection of the rights of linked persons



Past	Present
<ul style="list-style-type: none"> • Lien • Easement • Pre-emptive rights • Rights established as material rights • Execution order • Other proposal to execute a judgement 	<ul style="list-style-type: none"> • Lease • Easement • Pre-emptive right (Future) right of lien (pawnright) • Right of submortgage • Tenure • Administration of trust fund ... and next 50






Scientific and statistical purposes

<h3>Parcels</h3> <ul style="list-style-type: none"> ○ parcel number, ○ boundary, ○ area, boundaries quality, ○ land use, ○ protecting... 	<h3>Buildings</h3> <ul style="list-style-type: none"> ○ number of a parcel, ○ building number, ○ type of building, ○ methods of use, ○ data on the units, ○ protecting...
<h3>Building rights</h3> <ul style="list-style-type: none"> ○ purpose of building right, ○ number of a parcel, ○ data on the building/unit, ○ protecting... 	<h3>Units</h3> <ul style="list-style-type: none"> ○ unit number ○ data on the property ○ type of unit ○ protecting ○ co-ownership interest...

Economic purposes

<h3>Tax data /property tax</h3> <ul style="list-style-type: none"> ○ Area of the parcel ○ Type of land use ○ Method of land use ○ Quality of land <ul style="list-style-type: none"> ○ Agricultural ○ Forest ○ Urban 	<h3>Price data /property transfer tax</h3> <ul style="list-style-type: none"> ○ Value (money) paid for the property <ul style="list-style-type: none"> ○ Purchase contract ○ Auction
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Conclusion

- The Cadastre of Real Estate
 - ensures a long-term stability and correctness of the data and
 - provides the data to the wide range of users
- The Cadastre of Real Estate can contain a large amount of attribute information regarding to property if:
 - the scope is determined by the legal regulation
 - the registration can be enforced



Thank you for your attention

