



Land Management and Land Administration in Hungary

Gyula IVÁN
Chief Adviser

ELFRUS Study-tour to FÖMI
7. June 2013., Budapest, Hungary

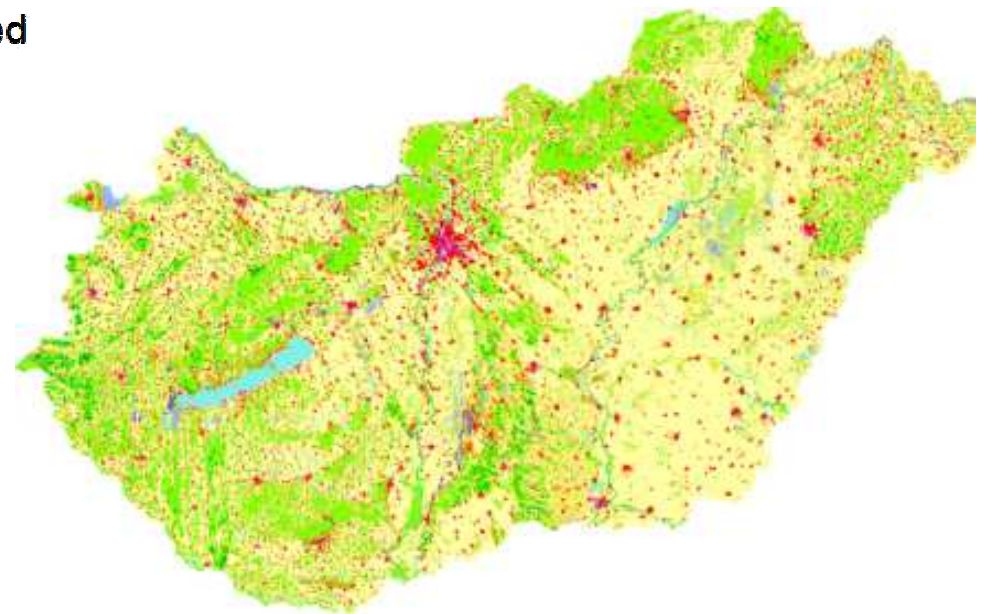
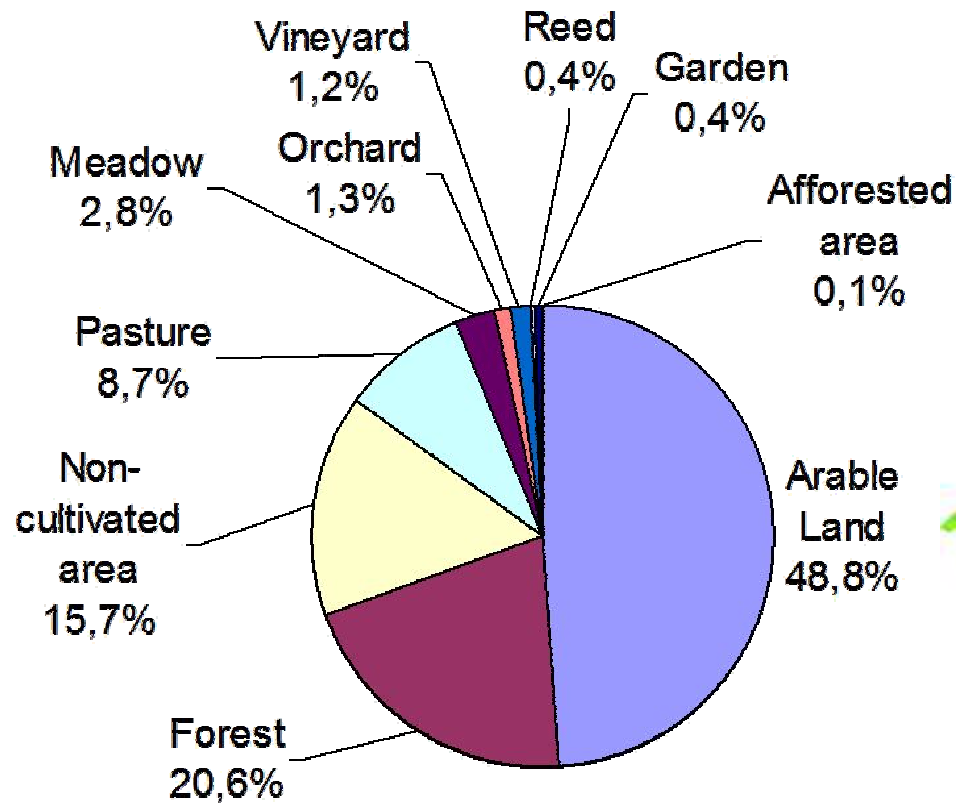


Institute of Geodesy, Cartography and Remote Sensing

Some facts on Land in Hungary

- Ownership, land use has been systematically recorded for over 150 years
- Cadastre and Land Registry continuously operated during the socialist times as well
- **Since 1972 Unified system: Cadastre and Land Registry**
 - **No. of parcels: 7,4 million**
+ 2,4 million apartments and other properties
 - **No. of properties: 9,8 million**

Some facts on Land in Hungary



Arable Land	Forest	Non-cultivated area	Pasture
Meadow	Orchard	Vineyard	Reeds
Garden	Afforested area		

Major data of the arable land privatization

Compensation: 2 132 000 hectares with the value of 40 million Gold Crown to 760 000 persons

Redistribution of cooperative shares: 3 448 000 hectares with the value of 57 million Gold Crown to 2 million persons

Altogether: 5 580 000 hectares (approx. 60% of the whole country) with the value of 97 million Gold Crown to 2,76 million persons

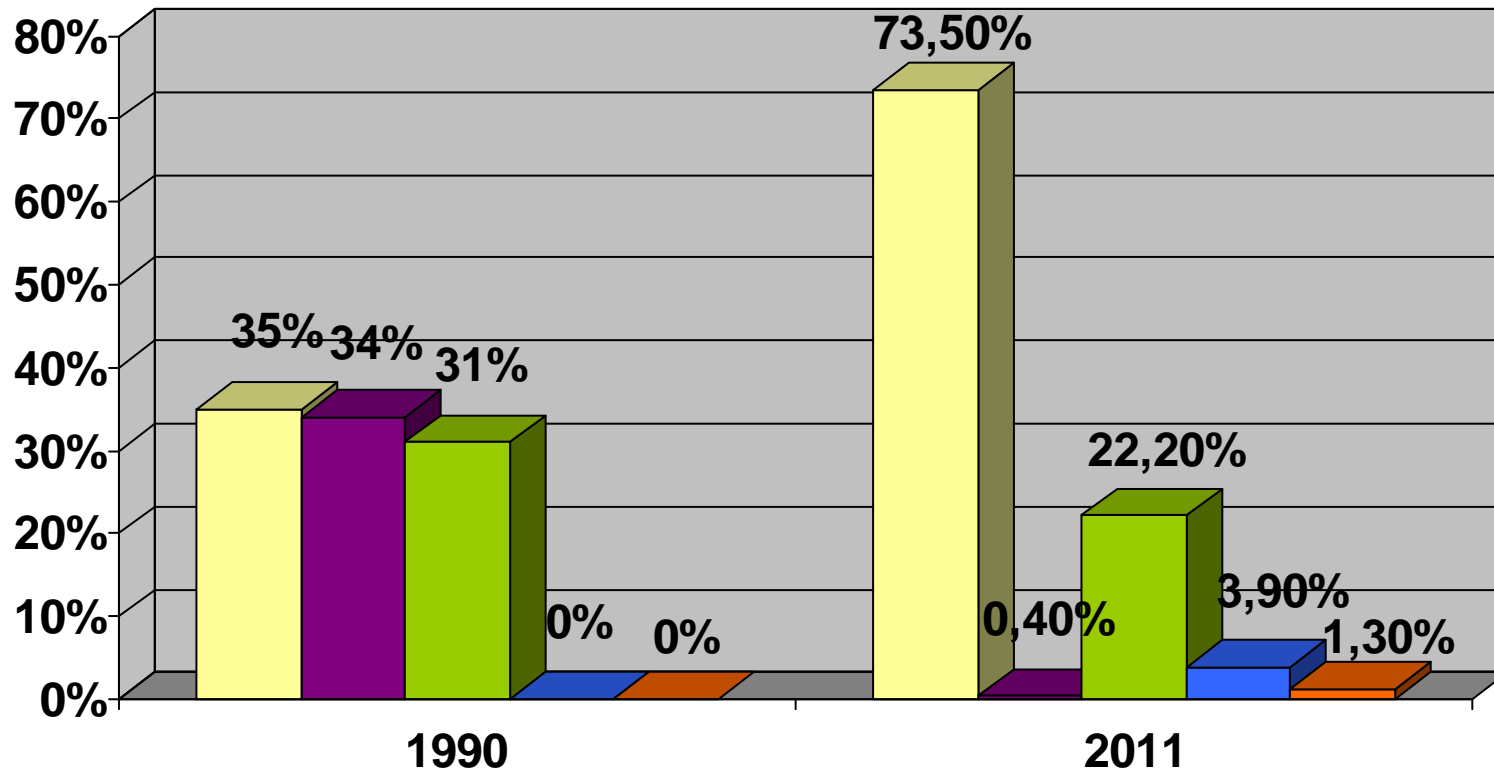
- **Good effects**

- Large campaign of land compensation started the digital data processing at Land Offices - computerisation
- Large surveying companies split up to small/medium enterprises
- Lot of work → they made a lot of money

- **Wrong effects**

- Lot of owners coming from cooperative shares → small parcels
- Subdivision of large land parcels led to agriculturally hardly cultivated lands

Change in land ownership structure of arable land between 1990 and 2011



■ Natural persons ■ Cooperatives ■ State ■ Companies ■ Municipalities

The National Land Fund

Treasury assets of the Hungarian State consisting of

- agricultural land
- forest land
- land taken out from cultivation (serving the use and cultivation of agricultural and forest land)

Total area 1,9 million hectares (49% agricultural, 50% forest, 1% non-cultivated land)

Source: Robert Sebestyén: State Land Management in Hungary. Proceedings of FIG/FAO International Seminar on State Land Management, 20-21 September 2012., Budapest, HUNGARY

Land Management – The National Land Fund Management Organization

Based on Act LXXXVI. Of 2010

- Budgetary organization, not a legal successor as entity
- Legal-successor of State Holding Company for the rights and liabilities associated with National Land Fund
- Land Management: leasing, contract of assets-management, land swap, sale
- Involvement in Land Consolidation and Land Banking activities
- Scouting land assets, land assets register, revision and amendment of land leasing and assets management contracts

Source: Robert Sebestyén: State Land Management in Hungary. Proceedings of FIG/FAO International Seminar on State Land Management, 20-21 September 2012., Budapest, HUNGARY

Objectives of State Land Management

- Providing land for family farms, animal husbandry
- Improving land ownership and land leasing system
- Influences on land price and land leasing fees
- Activating the land market (sale and leasing)
- Acting against land speculation (derogation of land market)
- Managing agricultural land less suitable for cultivation (e.g, erosion)
- Keeping high-value plantations in cultivation
- Cultivation for special purposes (research, gene-reserves)
- Land swap for land consolidation
- Land consolidation
- Decreasing common-shared ownership
- Public tenders of Land leasing
- Pre-emption right of the Hungarian State for purchasing lands
- Implementation of Land Policy

Source: Robert Sebestyén: State Land Management in Hungary. Proceedings of FIG/FAO International Seminar on State Land Management, 20-21 September 2012., Budapest, HUNGARY

Land Administration

Since 1972

- has a multi-purpose role under the authority of DLAG MRD
- comprehensive approach of land matters

→ **Land Administration Sector: overall responsibility**

- land registration:
(all land parcels, real estates, incl. condominiums),
land valuation, use and protection, land consolidation, land lease registration
- large scale cadastral and topographic mapping
- geodesy, land surveying, remote sensing
- unified land registry and cadastre → both technically and organisationally
- infrastructure development: Land Information Systems

→ **Complex land administration**

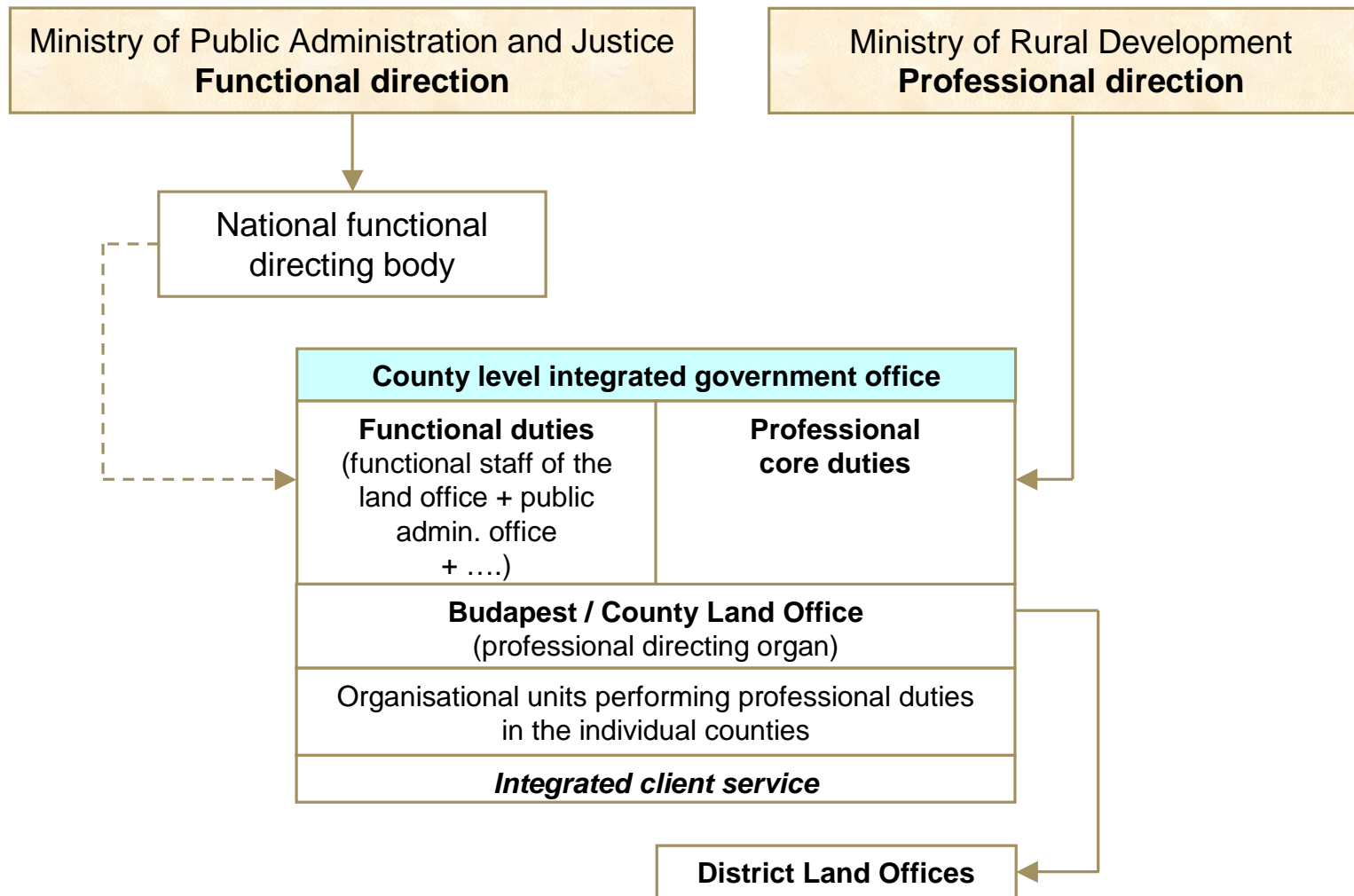
New situation from 2011

1st January, 2011 : county and district land offices became member organisations of the governmental offices

►► dual management and supervision:

- functionally directed by the Ministry of Public Administration and Justice (KIM)
- professional supervision by the Department of Land Administration Ministry of Rural Development, with the technical support of FÖMI

Land offices within the government offices



Composition of land office tasks

Year	Land registration procedures	Land surveying procedures	Land lease	Land protection, land qualification	Number of applications altogether
2006	75%	14%	5%	3%	3 627 090
2007	75%	14%	6%	2%	3 860 889
2008	75%	13%	5%	3%	3 752 736
2009	67%	19%	8%	3%	3 492 761
2010	71%	13%	8%	3%	3 060 482
2011	71%	12%	8%	3%	3 108 454

* The rest of the applications, procedures includes general, financial, human resource etc. land office tasks

* There is no electronic application management, original deeds and applications are paper-based

Most important principles

Land Registry:

- Property sheet: parcel number, descriptive data, ownership, right, usufruct etc.
 - All parts of Land Registry are public
 - All rights and facts registered are authentic, guaranteed by the state
 - Application necessity: Registering rights and facts requires an application
 - Registration of rights and facts must be based on official documents
- Parcel-based title register

Cadastral maps:

- Integrated part of the land registry databases and procedures

Land Lease Register:

- Land leasers must register themselves at the Land Office
 - If a leaser is the same as the owner of land, he/she must register himself/herself too
- Personal-folio register

Computerized system

Land Registry Services

Üdvözljük: **SZILVAY GERGELY** [Kijelentkezés](#)

 **Földhivatal**
Online

ÜGYFÉLSZOLGÁLAT
Telefon: 06 (1) 460-4079, fax: 06 (1) 221-7045
Elérhető: H-Cs: 8:30-16:00, P: 8:30-13:30

[Írjon nekünk!](#) [Hibabejelentés](#)

[Kezdőlap](#) > [Szolgáltatások](#) > **Keresési mód választás** > [Keresési feltétel megadása](#) > [Választás](#) > [Fizetés](#) > [Dokumentum letöltés](#)

Dokumentum, szolgáltatás igénylése ingatlan kiválasztásával

- [➔ Keresés helyrajzi szám alapján](#)
Ingatlan keresése pontosan ismert helyrajzi szám alapján. [?](#)
- [➔ Keresés cím alapján](#)
Ingatlan keresése teljes, vagy részleges cím alapján. [?](#)
- [➔ Térképes kereső](#)
Ingatlan keresése térképen.

Main services – also electronically

- **Copy of property sheet**
 - paper-based, authentic
 - electronic document (e-authentic, non-authentic)
- **Copy of map extract**
 - paper-based, authenticated
 - electronic document (non-authentic)
- **Copy of land lease sheet**
 - paper-based, authentic
 - electronic document (e-authentic from February 2010)
- **Watch Dog Service – Change monitoring system**

Sending short information about the changes of data of selected property sheets via e-mail or/and SMS

e.g. new application, new note → important for the banks in mortgage activities

The change in servicing property sheet copies

Since starting TakarNet services the composition of property sheet copies:

Year	Paper-based	TakarNet	Altogether
2003	90%	10%	4 025 026
2004	78%	22%	4 094 134
2005	72%	28%	4 890 197
2006	54%	46%	5 268 291
2007	42%	58%	5 821 023
2008	32%	68%	6 652 059
2009	22%	78%	5 964 465
2010	14%	86%	4 329 195
2011	10%	90%	4 587 869

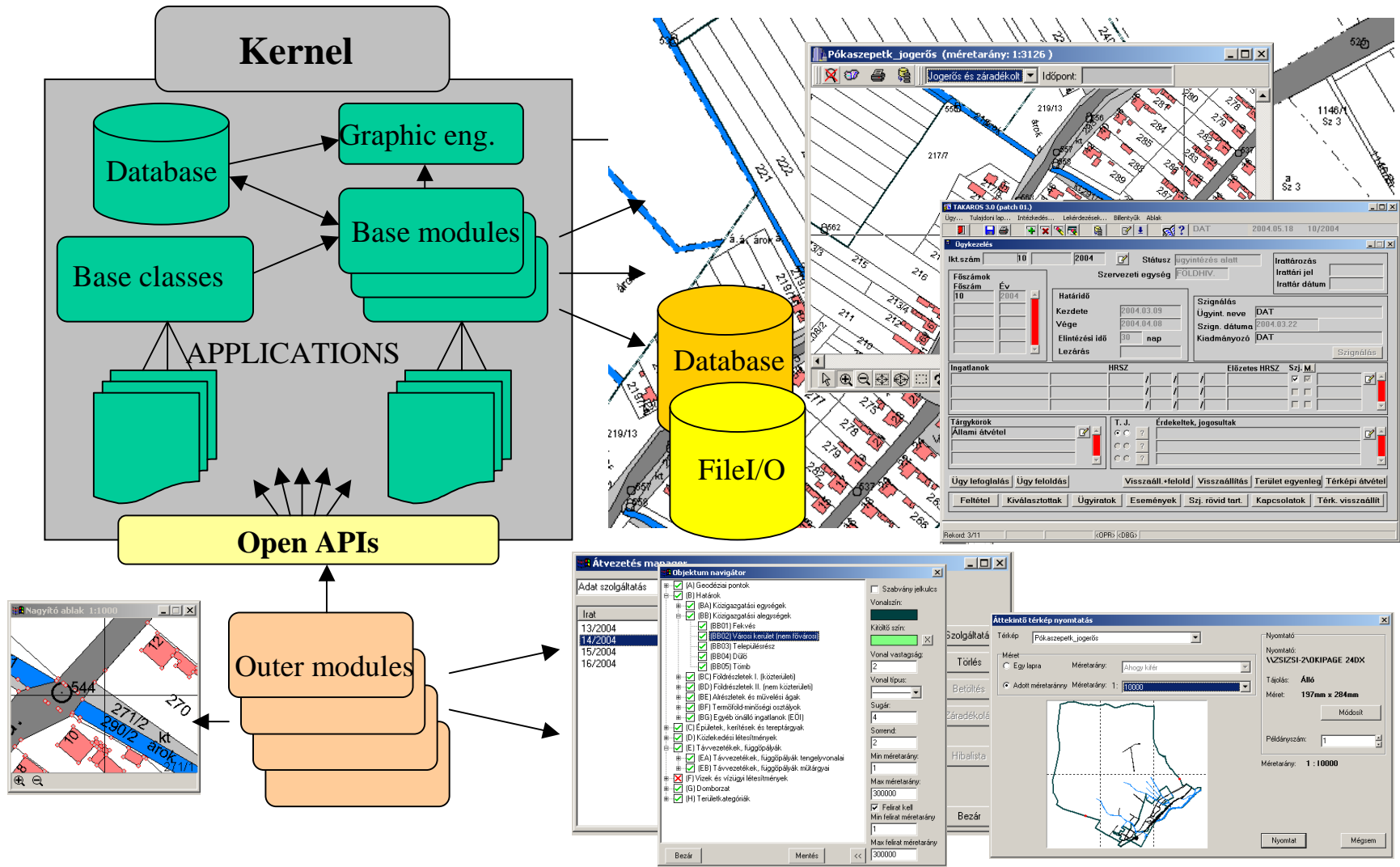
* 31% of the copies serviced by land offices are free of charge

* 70% of the copies provided via TakarNet are free of charge

GIS standardisation and the National Cadastre Programme

- GIS Standardisation started in 1993
- Results:
 - MSZ 7772-1, 1996 Standard (Digital Base Map Conceptual Model), which is the basis of cadastral datamodel in IT system of Land Offices
 - MSZ 7772-2, 2000 Standard on Digital Topographic Database
- Because of financial problems a decision was made to prepare digital cadastre maps from loans of commercial banks
- National Cadastral Programme Ltd. received approx. 50 million Euro, for digitalisation, renewing cadastral maps for the whole country
- From the beginning of 2008 all cadastral maps are available in digital form, from 2010 all maps are uploaded into an integrated RDBMS

DATR Architecture



Land Valuation

Land valuation in Hungary is based on the „golden-crown” system, derived from Austro-Hungary (XIX. Century)

Land values are registered only for cultivated lands in the Unified Land registry

Land values are mainly used for subdivision of cadastral parcels and raise of land protection tax (e.g. extraction from cultivation)

Land Protection

Agricultural Land is one of the most important resource of Hungary, therefore extraction from cultivation of agricultural land needs a very reasonable case

Land protection is the responsibility of Land Offices. Land Office decides, as an authority, on every land protection cases

Types of land protection:

- quantitative protection (e.g. road construction, mining, environmental issues, spatial planning)
- qualitative protection (e.g. extraction from cultivation, land use changing, urbanization, afforestation)

Qualitative protection issues:

limit to the least area of the needs
by the use of less quality land

Land Protection Taxes

Quality classes	Type of Land use (HUF/GC) in case of arable, vineyard, garden, orchard land	Type of Land use (HUF/GC) in case of meadow, pasture, reedy, wood land
I.	92 000	48 000
II.	76 000	40 000
III.	60 000	32 000
IV.	44 000	24 000
V.	28 000	16 000
VI.	20 000	12 000
VII.	12 000	8 000
VIII.	4 000	4 000

The minimum Land Protection Tax is 10 000 HUF

In the case of fishpond Land Protection Tax is 880 000 HUF/ha

For the Land Office procedure a fix fee 15 000 HUF/application must be paid

In the case of forests the average Land Protection Tax is 1 million HUF/ha

Land Consolidation Tools

Land consolidation is an institutional long term procedure, which contains land swap, land sale and purchase, land leasing, land merge etc.

Land banking is the responsibility of National Land Fund, which uses this activities for land consolidation and land market purposes

Unfortunately state lands have not been consolidated, because of the lack of acts setting legal framework of land consolidation and farm enterprises

Land consolidation is also limited, because of the land valuation system (golden crown), which must be modernized as soon as possible

Source: Robert Sebestyén: State Land Management in Hungary. Proceedings of FIG/FAO International Seminar on State Land Management, 20-21 September 2012., Budapest, HUNGARY



**Thank you for your kind
attention**

Gyula IVÁN
Chief Adviser

ivan.gyula@fomi.hu



Institute of Geodesy, Cartography and Remote Sensing