

**Ministry of Justice of Georgia  
National Agency of Public Registry**

**"Development of Property Registration System in  
Georgia and its Influence on Private Sector and  
People"**

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**NATIONAL AGENCY  
OF PUBLIC REGISTRY**

# NATIONAL AGENCY OF PUBLIC REGISTRY

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- Legal entity of public law under the subordination of the Ministry of Justice of Georgia, operating on self-financing principle
- Established on the basis of the Law of Georgia on State Registry adopted on June 1, 2004



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# THE FUNCTIONS OF NAPR

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- Maintenance of the Registry of the Immovable Property Rights, Lien Registry and the Tax Lien/Hypothec Registry;
- Recording of the cadastre data on immovable property;
- Registration of pledge on movable things;
- Ensuring accessibility to the data concerning registered rights and right identification documents;
- Responsible for consistency and safeguarding of the registered data and right identification documents.



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# THE PRIORITIES OF NAPR

- **Implementation of a customer-oriented, fast, effective and sustainable registration system/service**
- **Centralization of registration and decentralization of customer service throughout Georgia**
- **Electronic archive**
- **Ensuring accessibility to the data kept at the Public Registry**
- **Improvement of electronic registration and GIS systems**
- **Extensive implementation of the state-of-the-art technologies**
- **Providing for the increasing needs of customers as a result of the increase and expansion of the immovable property market**



# Four Directions of Reform:

- **Institutional Reform**

- ✓ “One-stop shop” principle
- ✓ Centralization of registration and decentralization of customer service throughout Georgia

- **Legislative Reform**

- ✓ Simplification of immovable property registration procedure
- ✓ Reduction of registration terms
- ✓ Establishment of appropriate fees for service
- ✓ Notarize the sale-purchase agreement is not necessary
- ✓ Abstract from the business registry is not needed

- **Administrative Reform**

- ✓ Optimization of HR
- ✓ Certificate Program – Quality Management System ISO 9001:2000

- **Technological Reform**

- ✓ Establishment of Modern Technologies

# Software Development

- **Electronic Book for Registration of Applications and Rights**
- **Lien and Tax Lien/hypothec Registry**
- **Cadastral Data**
- **Software for registration procedure (NAPR-Reg)**
- **Software for HR**
- **Full computerization of the document management**
- **Software for the BTI Archive**
- **Geo-information system**

# SIMPLIFIED REGISTRATION SERVICE

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- Application for a new abstract or a cadastral plan via internet, without going to a registration office
- On-line payment of the registration fee with a credit card
- Electronic submission of the registration documents by the authorized users;
- Electronic receipt of the abstract from Public Register, cadastral plan and the other documents related to an application (without seal and signature)
- Electronic receipt of documents about the immovable property located in the cities which have been connected to the unified centralized network, without visiting registration offices of those cities
- Electronic receipt of documents about Lien and Tax Lien/hypothec Registry
- Electronic receipt of cadastral map of Tbilisi
- Electronic receipt of documents from BTI Archive



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# Enhancement Cooperation with Stakeholders

- Banks – Distance registration of Hypothec
- Notaries – Distance registration of sale and other transactions
- Tax Department - Distance registration of Tax Lien/Hypothec
- Surveying companies – Online accessibility to cadastral maps



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# Electronic Book for Registration of Applications and Rights

# Electronic Book for Registration of Applications and Rights



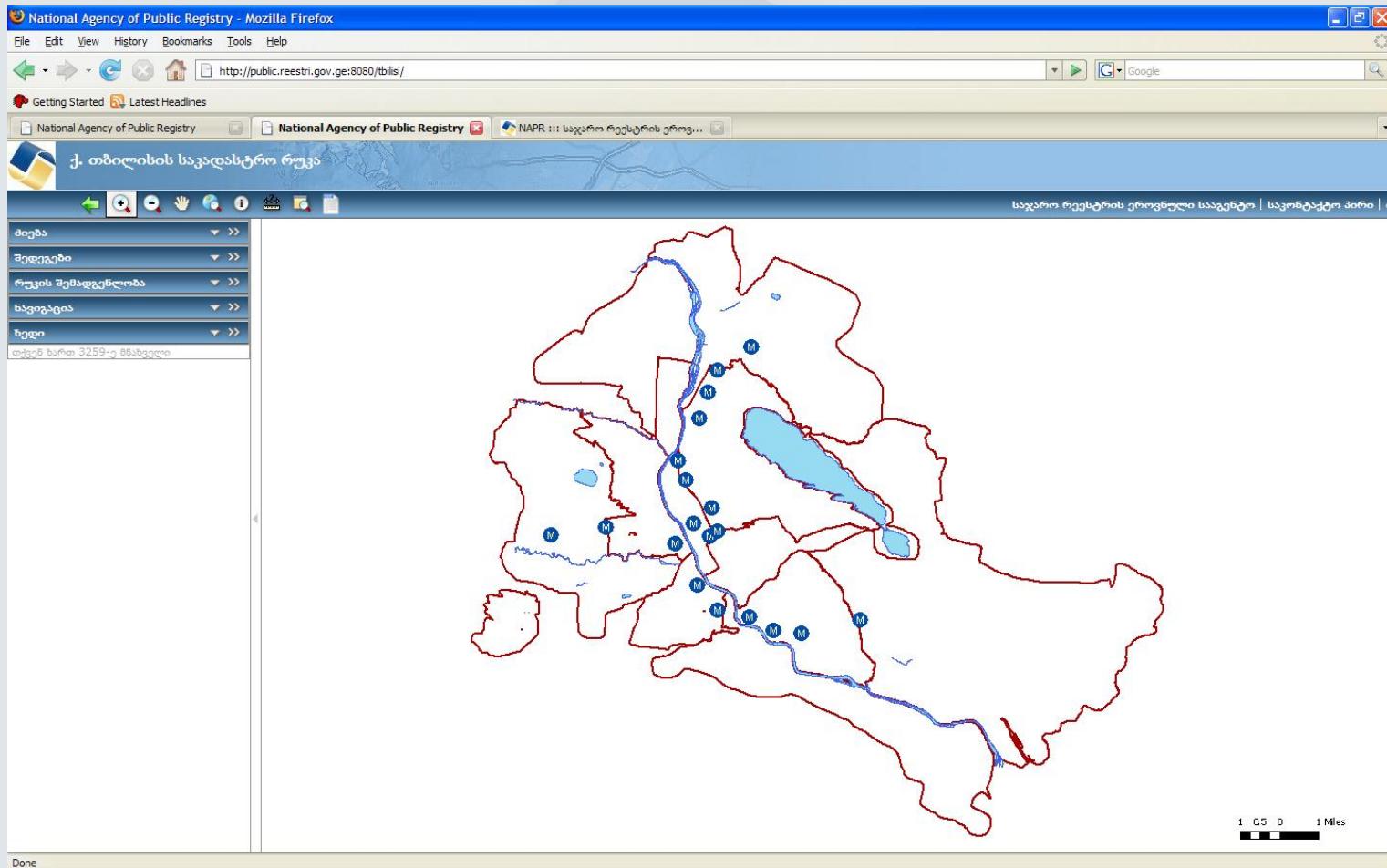
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# Lien and Tax Lien/Hypothec Registry



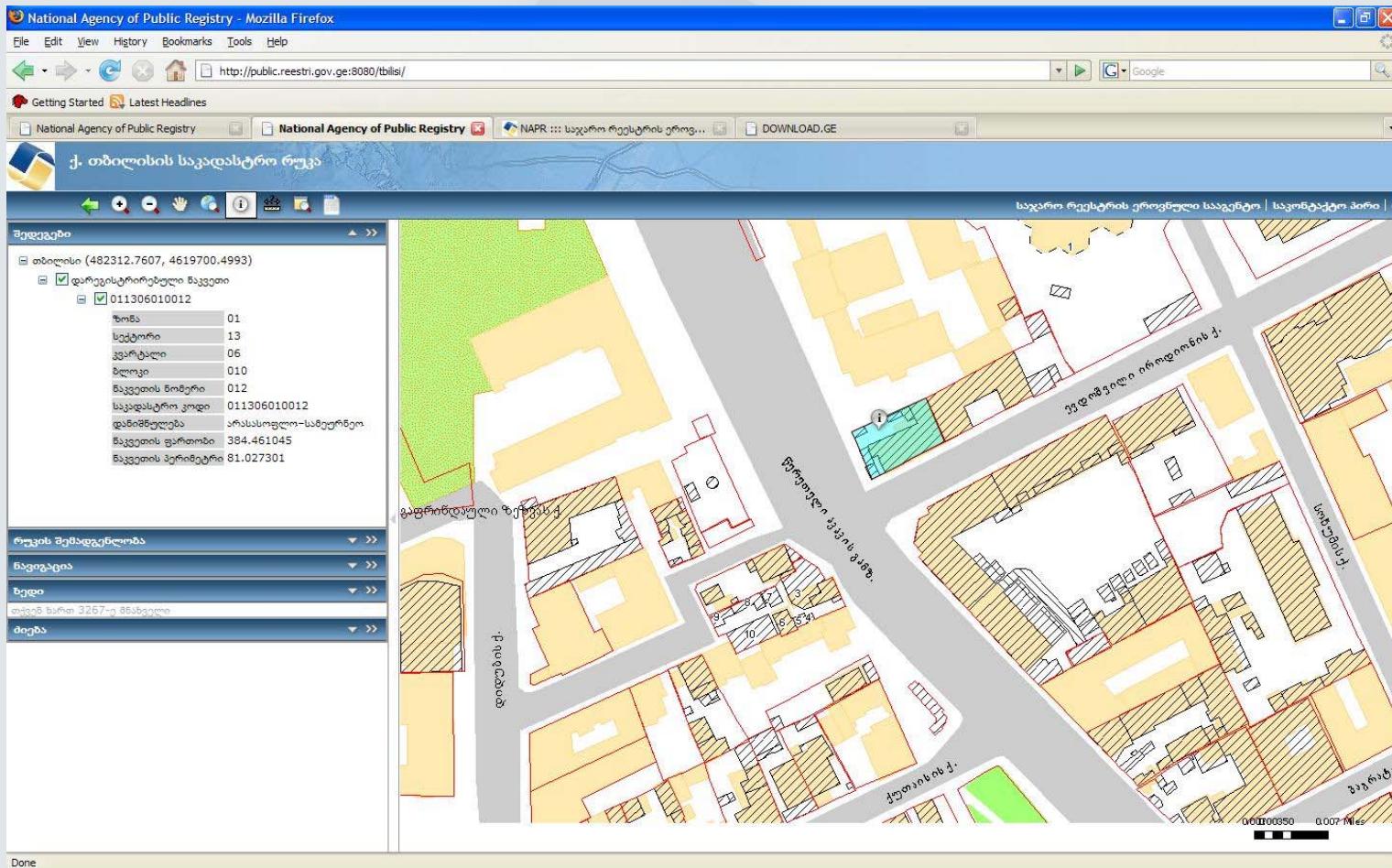
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# Cadastral Map of Tbilisi



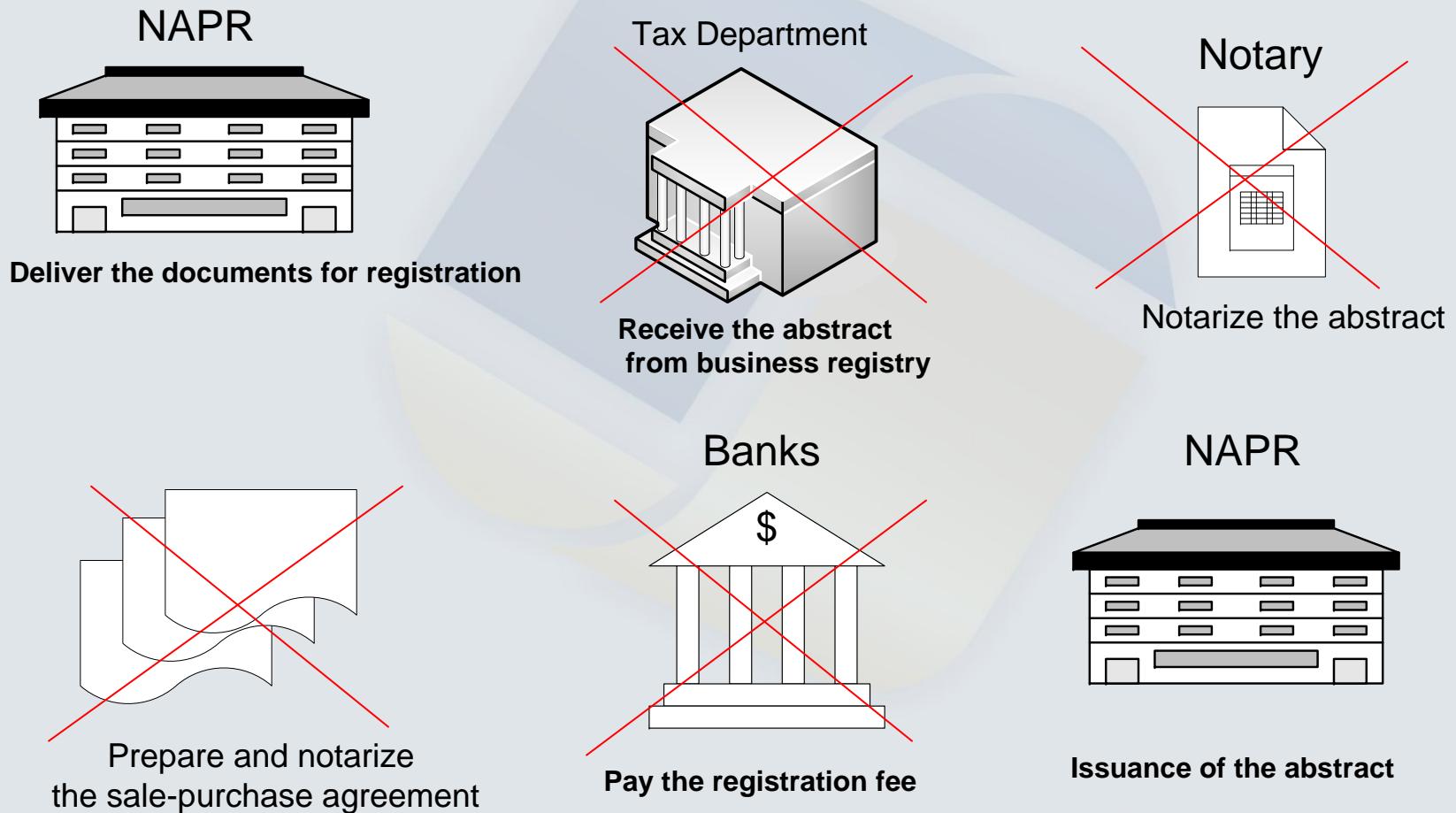
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# Cadastral Map of Tbilisi



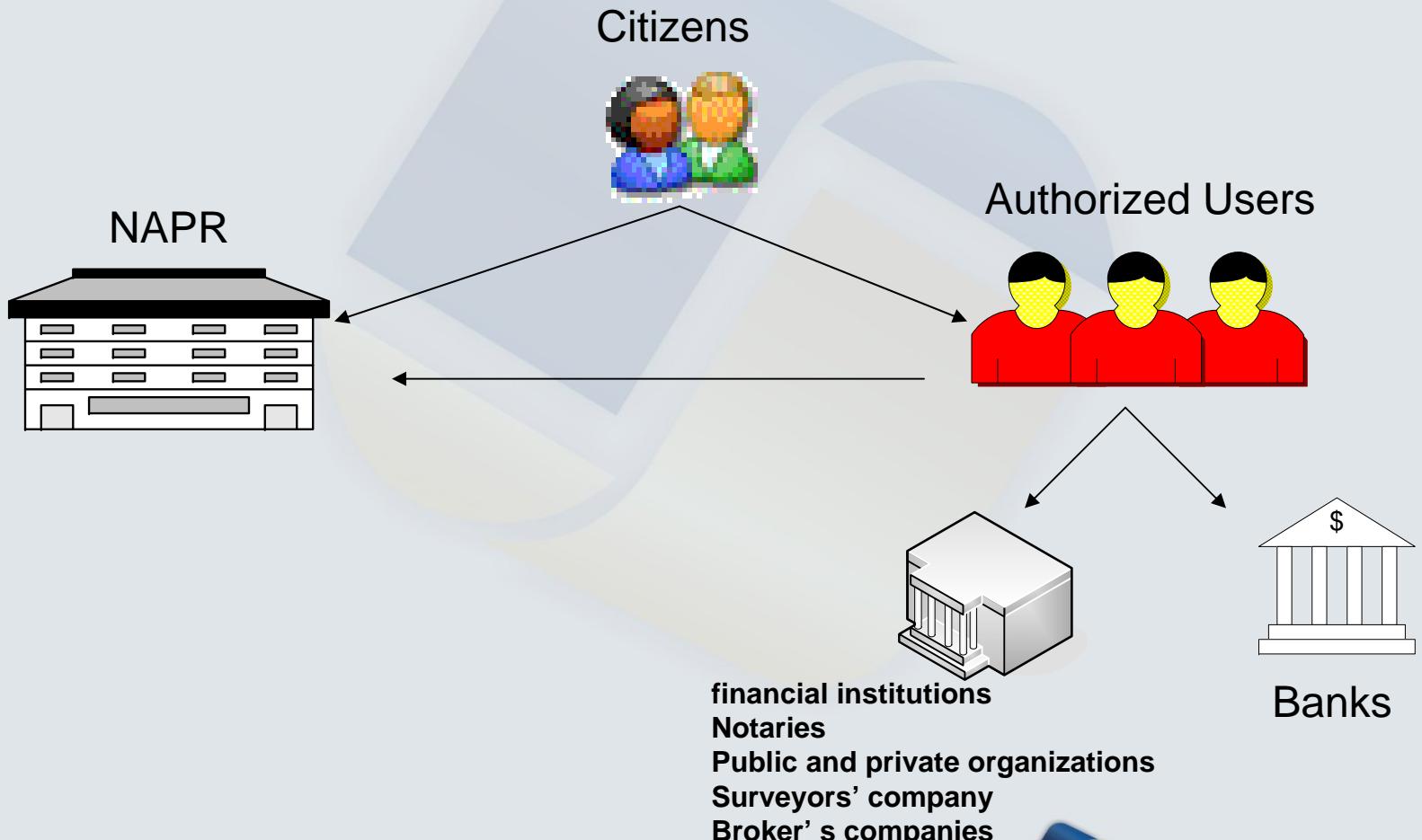
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# Steps for Registering Property in Georgia before Reforms and Now



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# Simplified Procedure of Property Registration

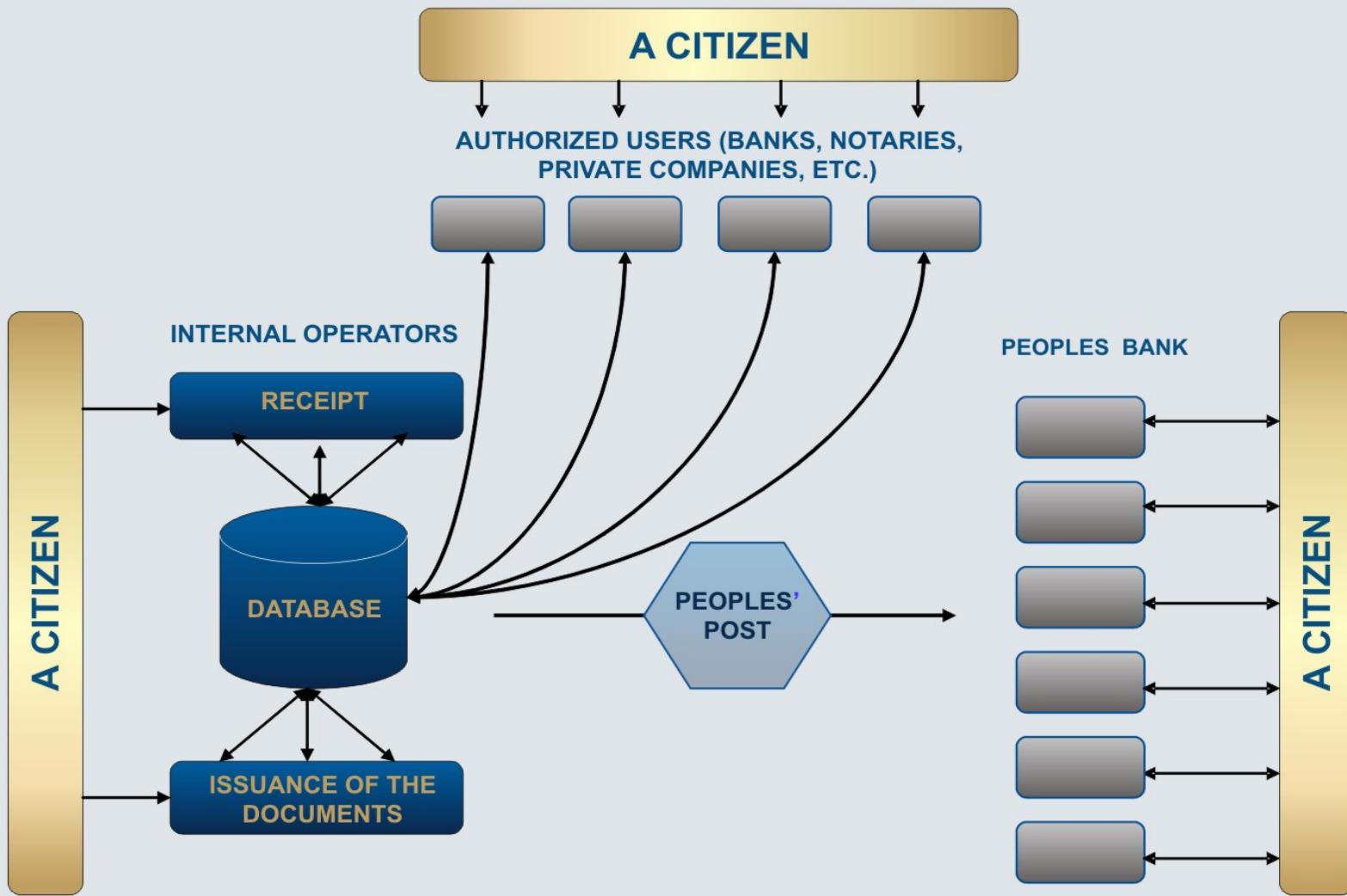


# Cooperation with Authorized Users

NAPR closely cooperates with different authorized users:

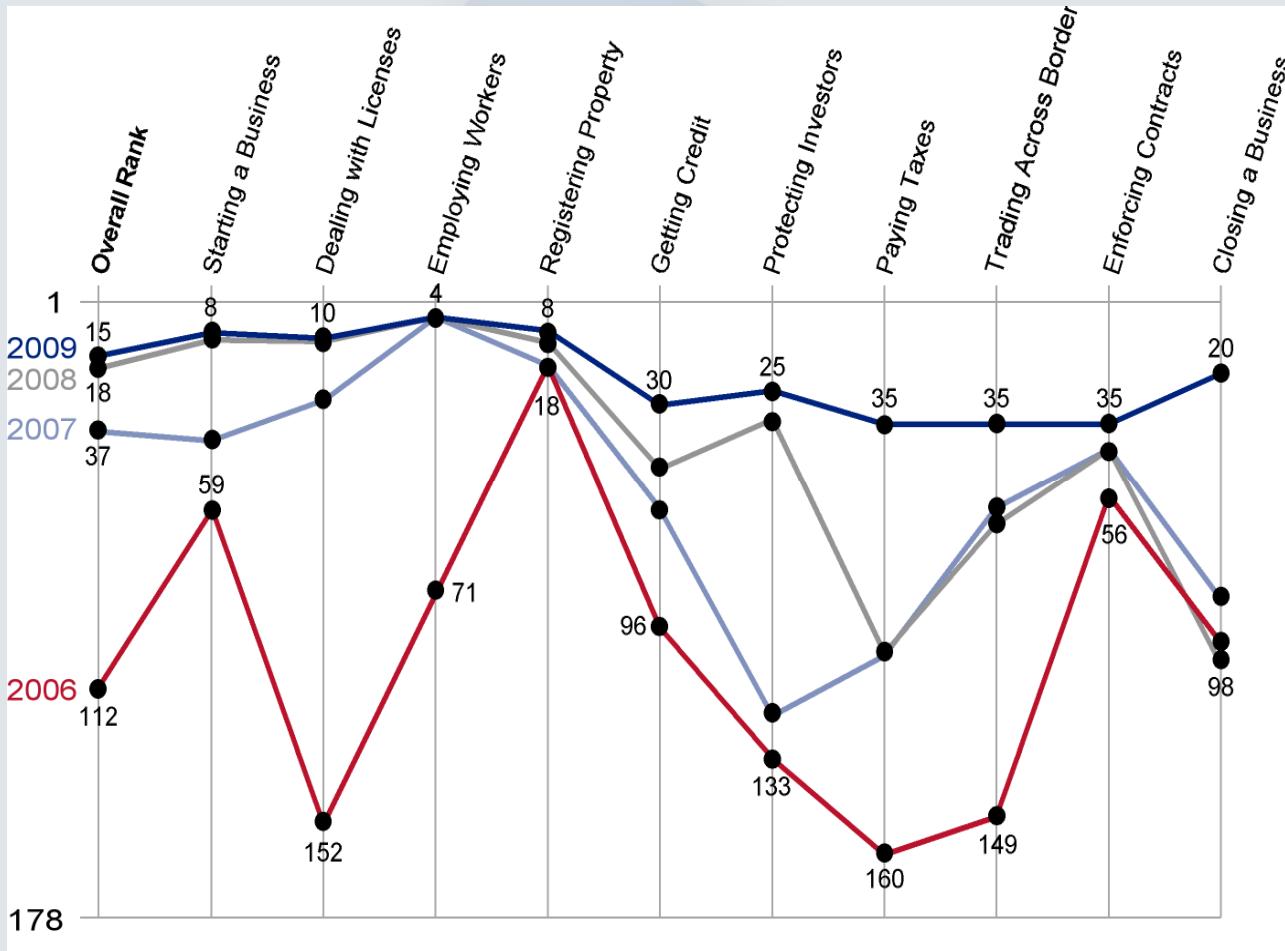
- Banks and financial institutions
- Notaries
- Public and private organizations
- Surveyors' company
- Broker' s companies

# AUTHORIZED USERS



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# Georgia's Unprecedented Reforms



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# Future Plans of NAPR

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- Increase of external authorized users throughout Georgia
- Implementation of software for application and registration of rights in all territorial registration offices
- Integration of registration offices in the electronic network – within the framework of GGN project
- Organization of central processing of cadastral data throughout Georgia
- Providing for the increasing needs of entities involved in immovable property market
- Establishment of electronic pledge registry on movable property
- CORS system in Georgia

# COOPERATION WITH THE INTERNATIONAL ORGANIZATIONS

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- **Swedish International Development Cooperation Agency**
- **The World Bank**
- **The United States Agency for International Development**



# Thank You for Your Attention!

[www.napr.gov.ge](http://www.napr.gov.ge)



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