Land Registry Computerization Project

Nov. 2008

National Court Administration

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Contents

Criteria	Title System (extreme case)	Korean System	Deeds System (extreme case)
How are rights to land legally acquired?	registration		contracts
How can the holding of rights be demonstrated?	a register and certificate of title		chain of titles
To what extent are registered rights protected?	registered rights are guaranteed by a state		registered rights do not necessarily prevail over other claim
To what Extent is compensation paid if rights are lost as a result of registration?	compensation for losses is provided through a state indemnity fund		no state compensation exists

- **Increase in number of real estate transactions**

- **Service delay and inaccuracy**

- **Demand on high quality & faster services**

- **Infrastructure for Digital Government**

- **212 Registry offices**

- **45 million parcels (titles) (about 200 million pages)**

1st Project   (1994-1996)

2nd Project (2003-2007)

● **Project Scope**
 - Computerization of 212 Registry offices
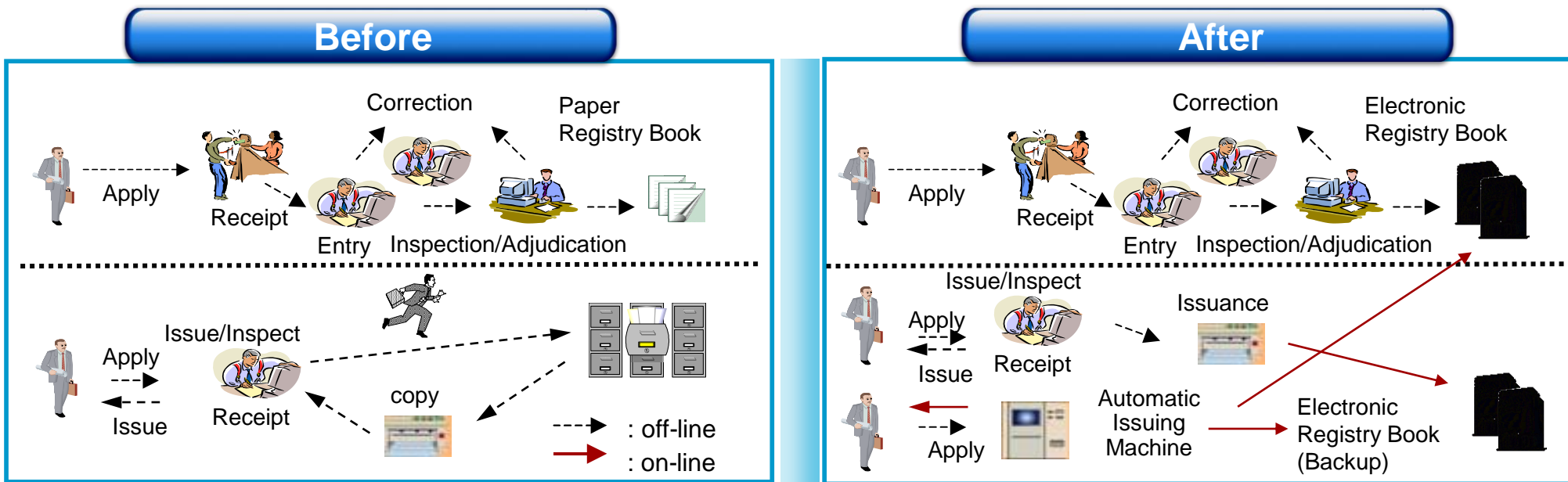 - Conversion of 45 million paper titles

● **Project Scope**
 - Computerization of company registration
 - Internet-base service (application & Inspection)

▪ Develop registry office operation systems

▪ Upgrade registry office operation systems (Web)

▪ Convert existing paper registers into electronic data

▪ Real Estate Registry Web Portal

▪ Online inspection and application for registration

2. Changes After Computerization

Before

- Correction
- Paper Registry Book
- Apply
- Receipt
- Entry
- Inspection/Adjudication

- Issue/Inspect
- Apply
- Issue
- Receipt
- copy
- ---▶ : off-line
- ──▶ : on-line

After

- Correction
- Electronic Registry Book
- Apply
- Receipt
- Entry
- Inspection/Adjudication

- Issue/Inspect
- Issuance
- Apply
- Issue
- Receipt
- Automatic Issuing Machine
- Apply
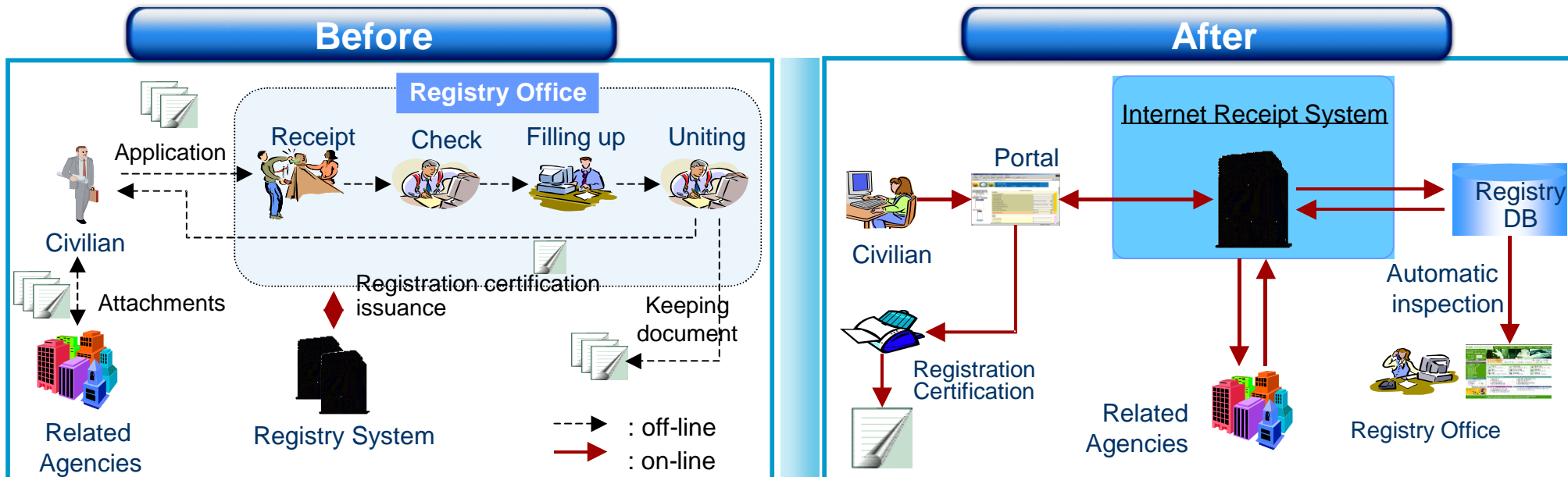- Electronic Registry Book (Backup)

- **Recording on paper registry books**

- **Taking 35mins~55mins to process**

- **Keeping registry books and documents In cabinets**

- **Conversion of registry books**

- **Automatic Issuance → Faster process (3 mins)**
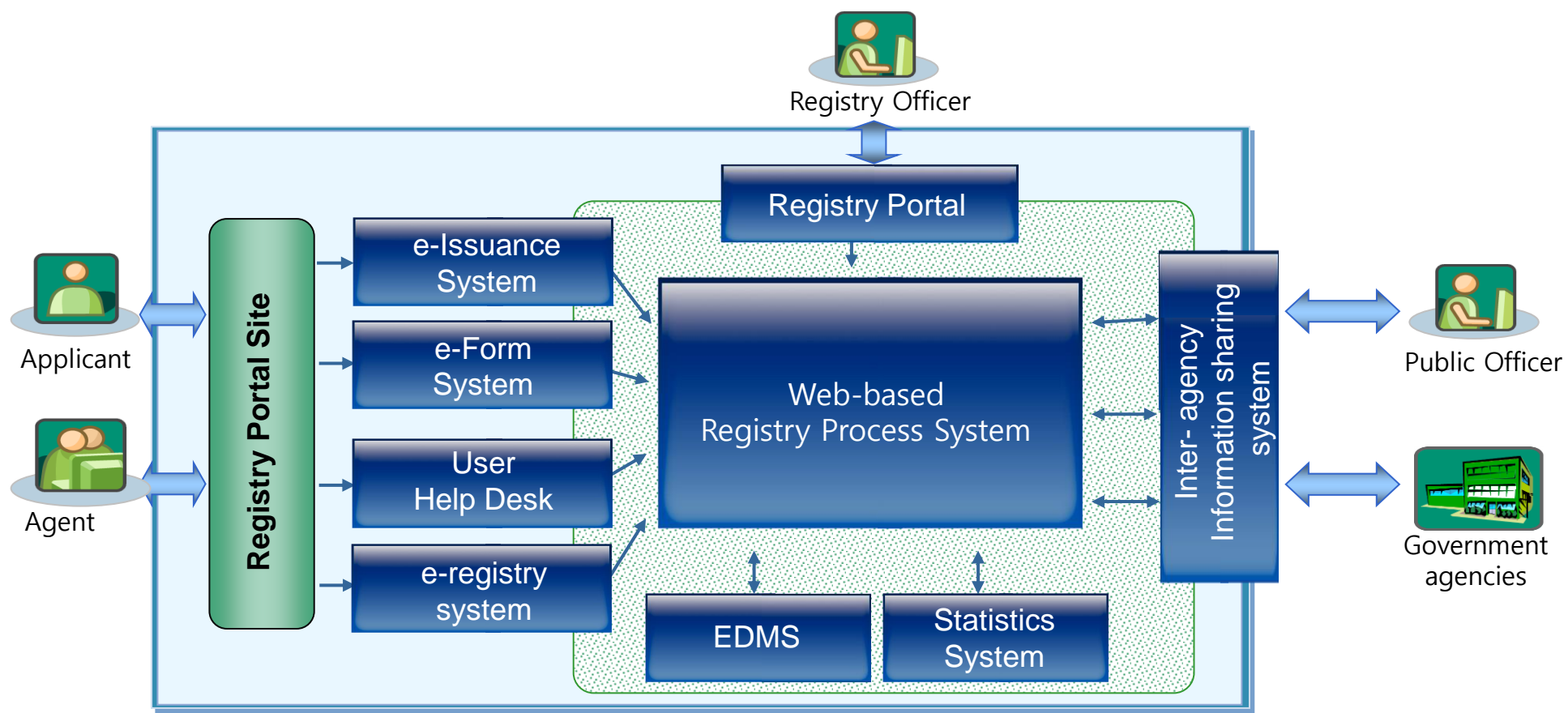
- **Maintain documents at the data center**

2. Changes After Computerization

Before

Registry Office

Application — Receipt → Check → Filling up → Uniting

Civilian

Attachments

Registration certification issuance

Keeping document

Related Agencies

Registry System

- - -> : off-line
——> : on-line

After

Internet Receipt System

Portal

Civilian

Registration Certification

Related Agencies

Registry DB

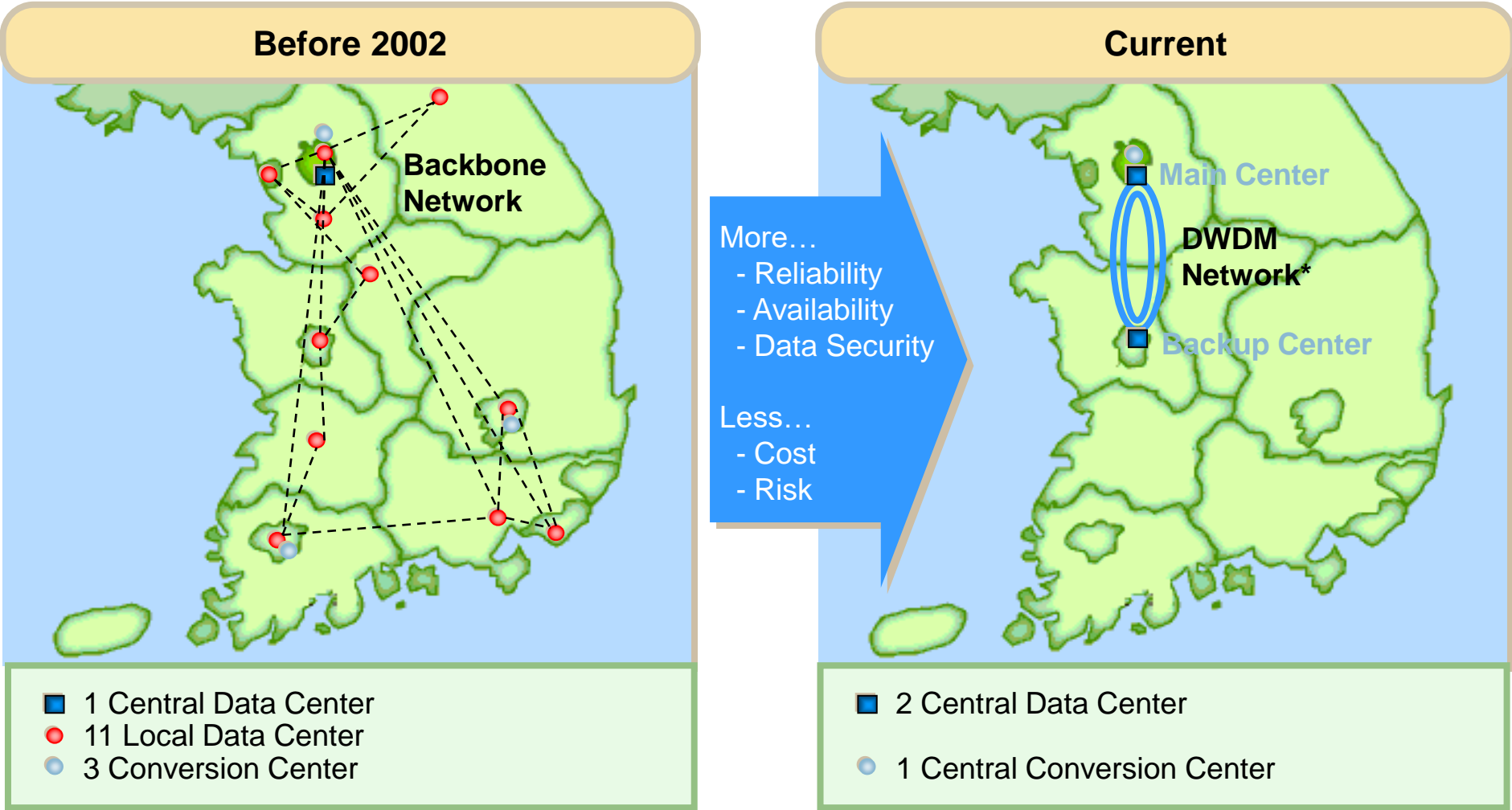Automatic inspection

Registry Office

- **Application submission → Mandatory visit to registry office**
- **Attachments → Visit to related government agencies**
- **Manual Inspection**

- **Application submission → Online submission or visit to registry office**
- **Attachments → Electronic submission**
- **Automatic Inspection**

Before 2002

Backbone Network

- ■ 1 Central Data Center
- ● 11 Local Data Center
- ◉ 3 Conversion Center

Current

DWDM Network*

■ Main Center

■ Backup Center

- ■ 2 Central Data Center
- ◉ 1 Central Conversion Center

More…
- Reliability
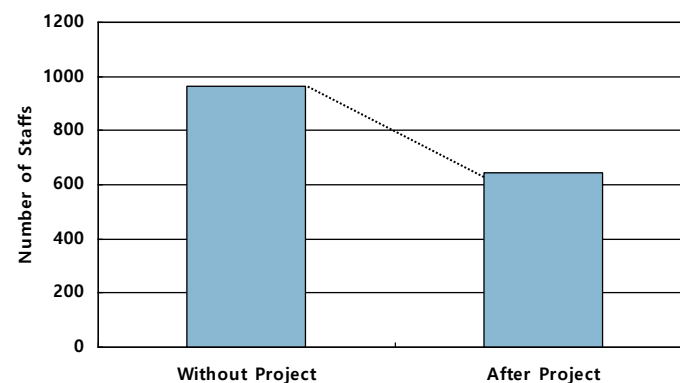- Availability
- Data Security

Less…
- Cost
- Risk

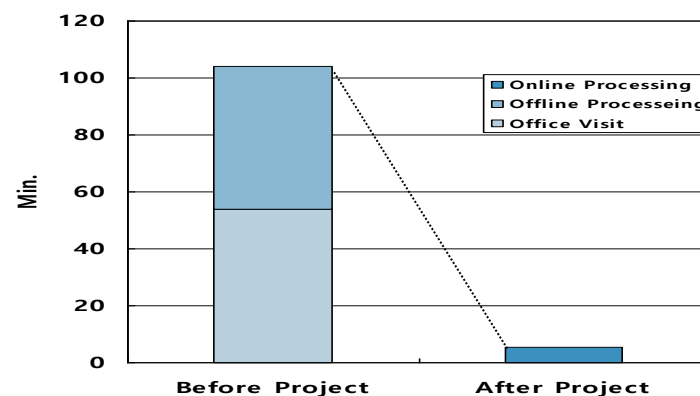*** Dense Wavelength Division Multiplexing**

3. Benefits

Work Efficiency & Service Quality

- **Provides concrete data for effective tax collection**

- **Provides real estate information that helps to make strategic decisions**

- **Reduction of number of staffs and Improved working conditions in registry offices**

- **Dramatic increase in service quality due to the faster registry processing**

Reduction of Staffs in Inpection Service

Number of Staffs (y-axis: 0, 200, 400, 600, 800, 1000, 1200)

Without Project | After Project

Overall Service Time

Min. (y-axis: 0, 20, 40, 60, 80, 100, 120)

- Online Processing
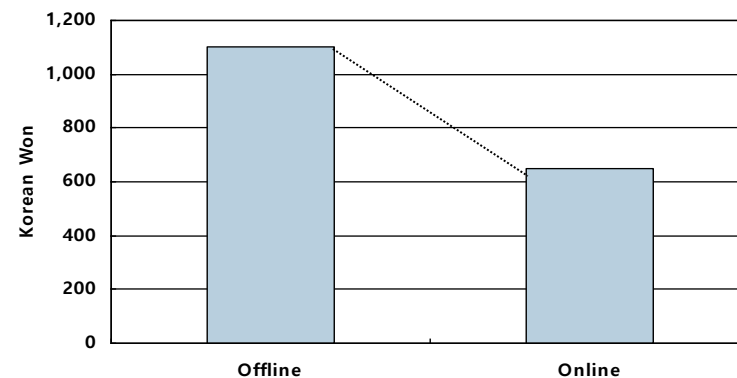- Offline Processeing
- Office Visit
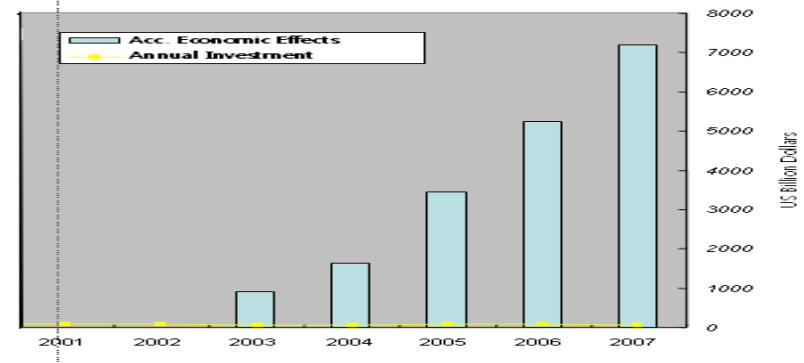
Before Project | After Project

Economic Aspects

- **Saves approximately $300 million USD per year as a reduction of socioeconomic cost**

- **Saves 30% of labor cost when all titles are converted in 2002**

- **Creates job positions by placing an order of large scale IT projects**

- **Increases competitiveness of companies and financial businesses due to the faster processing of registry**
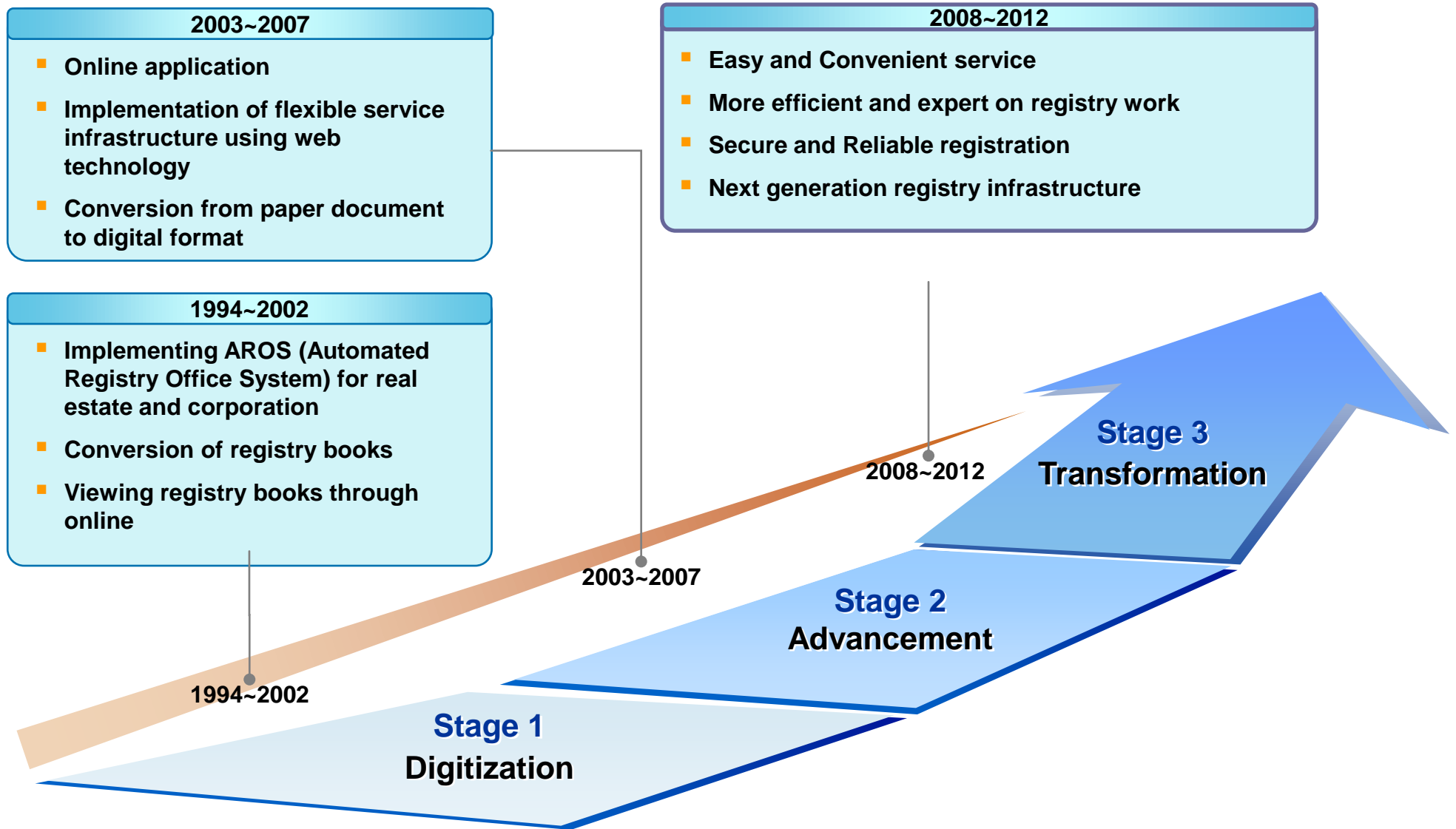
Service Fee Reduction

Economic Effects

4. Roadmap

2003~2007

- **Online application**
- **Implementation of flexible service infrastructure using web technology**
- **Conversion from paper document to digital format**

2008~2012

- **Easy and Convenient service**
- **More efficient and expert on registry work**
- **Secure and Reliable registration**
- **Next generation registry infrastructure**

1994~2002

- **Implementing AROS (Automated Registry Office System) for real estate and corporation**
- **Conversion of registry books**
- **Viewing registry books through online**

Stage 3
Transformation

2008~2012

2003~2007

Stage 2
Advancement

1994~2002

Stage 1
Digitization

Thanks for your attention