#### Registering Property Questionnaire - «DB\_rp\_Survey\_Economy1» www.doingbusiness.org

Dear «FirstName» «LastName»,

We would like to thank you for your participation in the *Doing Business* project. Your expertise in the area of Registering Property in «Survey\_City» is essential to the success of the *Doing Business* report, one of the flagship publications of the World Bank Group that benchmarks business regulations in 190 economies worldwide. The Registering Property indicator, which measures the quality and efficiency of land administration, is one of the 11 indicator sets published by the *Doing Business* report.

The report attracts much attention around the world. The latest edition, *Doing Business 2018: Reforming to Create Jobs*, was the 15th in a series of annual reports measuring the regulations that enhance business activity and those that constrain it. It received over 10,000 media citations within just a week of its publication on October 31, 2017. Within that same period the *Doing Business* website was viewed over a million times and the report was downloaded over 15,000 times. One hundred and nineteen economies implemented a total of 264 reforms easing the process of doing business. Europe and Central Asia continues to be the region with the highest share of economies reforming – i.e. 79%, followed by South Asia and Sub-Saharan Africa.

Governments worldwide read the report with interest every year, and your contribution makes it possible for the *Doing Business* project to disseminate the regulatory best practices that continue to inspire their regulatory reform efforts. In 2016/17, 29 economies implemented reforms such as digitizing land records, integrating electronic platforms, introducing expedited procedures and improving the reliability and transparency of the land administration system.

This year, the Registering Property Questionnaire includes a new section on Agricultural Land which seeks to collect information on particular aspects related to the expropriation of land and state owned land transactions in your country. These data will be used as part of another World Bank Group project called <u>Enabling the Business</u> <u>of Agriculture</u> (EBA), which analyzes and monitors regulations that impact how markets function in the agriculture and agribusiness sectors. These data will be collected in 100 countries around the globe and a final report will be published summarizing and comparing the main findings for each country.

We are honored to be able to count on your expertise for *Doing Business 2019*. Please do the following in completing the questionnaire:

- Review the assumptions of the case study before updating last year's information in the questionnaire.
- Describe in detail any reform that has affected the process of transferring a property since June 1, 2017.
- Be sure to update your name and address if necessary, so that we can mail you a complimentary copy of the report.
- Kindly return the questionnaire to <u>dbregisteringproperty@worldbank.org</u>.

We thank you again for your invaluable contribution to the work of the World Bank Group.

Sincerely,

The Registering Property Team

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# **Doing Business 2019**

	Name							
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Last year contributors saved nearly half a million pieces of paper by selecting the paperless report option. We welcome you to join us in conserving resources:

Please e-mail me an electronic copy of the report and my certificate of appreciation, rather than mailing me a paper copy.

Please also acknowledge me in the World Bank Group's Enabling the Business of Agriculture report.

**Referrals:** Please help us expand our list of contributors by referring us to other experts in the private or public sector (lawyers, notaries, public officials or any expert on this field) who can respond to the questionnaire.

First name	Last	name	Posi	tion	Firm		Ade	dress	Pho	ne	E-m	ail
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# 1. CASE STUDY ASSUMPTIONS

The Registering Property indicator records the full sequence of procedures necessary for a business to purchase a property from another business and to transfer the property title to the buyer's name. In addition, it measures the overall quality of the land administration systems. In order to assess the time, cost and number of procedures required to complete the process of property transfer, a specific set of assumptions needs to be considered.

### 1.1 Scenario

You are helping your client, a limited liability company, purchase a commercial warehouse that is registered at the «DB\_rp\_4.1.1 a Institution - immovable property registry» in «Survey\_City». This case is a transfer of property, not the first-time registration of a property.

Assumptions	
Parties	<ul> <li>The buyer and seller are local limited liability companies located in «Survey_City».</li> <li>They are owned by private nationals (with no foreign or state ownership) and perform general commercial activities.</li> </ul>
Property	<ul> <li>The property consists of land and a 2-story building (warehouse): the land area is 557.4 square meters (6,000 square feet), and the warehouse has a total area of 929 square meters (10,000 square feet).</li> <li>The value of the property is «Survey_Currency_Code» «DB_rp_PropertyValueLCUDBcurrent» (equivalent to USD «DB_rp_PropertyValueUSDDBcurrent»), equal to 50 times income per capita.</li> <li>The property is registered in the land registry; it is free of title disputes and has no mortgages attached to it.</li> <li>The seller company has owned the property for the past 10 years.</li> </ul>
Transaction	<ul> <li>The seller company has accepted the buyer company's offer to purchase the property.</li> <li>The parties will undertake every procedure that is officially required or needed in practice to transfer the ownership of the property.</li> </ul>

### 1.2 Definitions

The questionnaire divides the process for transferring a property into distinct procedures and collects information on the time and cost of completing each procedure according to the following definitions:

Definitions	
Procedures	<ul> <li>A procedure is an interaction of the buyer or the seller, their agents (if an agent is legally or in practice required) with external parties, including government agencies, inspectors, notaries and lawyers.</li> <li>Procedures that take place simultaneously are marked with an asterisk (*).</li> </ul>
Time	<ul> <li>Time is measured in calendar days.</li> <li>The minimum time for a procedure is 1 day.</li> <li>For procedures that can be completed online in less than 1 day, the duration is noted as "Less than one day (online procedure)".</li> </ul>
Cost	<ul> <li>Cost reflects only official fees and taxes; bribes are excluded.</li> <li>Value added tax (VAT) and capital gains should not be included in the cost.</li> </ul>

Please <u>always</u> refer to the case study assumptions and definitions when describing the property transfer process.

## 2. REFORM UPDATE

2.1 Has there been any administrative or legal change since June 1, 2017 affecting the process for transferring a property or the land administration system? -Click to Select-

IF YES:

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2.1.1 Please indicate the name and date of the law or regulation:					
2.1.2 Please provide the link to the law or regulation if possible:					
2.1.3 Please describe the administrative or legal change:					
2.1.4 Has this change simplified or complicated your daily work related to property transfers? Please explain:					

# 2.2 Last year *Doing Business* recorded the following project that was expected to have an impact on the property transfer process or the land administration system (if no information is shown here, please go to question 2.3):

Expected reforms	Is it now in place?	If yes, since when?	Is the transfer process now easier or more complex?	Please explain
«DB_rp_Future reforms»	-Click to Select-		-Click to Select-	

# 2.3 Are you aware of any reform (change in practice or in laws or regulations) related to the process for transferring a property or the land administration system that is ongoing:

		Please describe
2.3.1. BEFORE May 1, 2018?	-Click to Select-	
2.3.2. AFTER May 1, 2018?	-Click to Select-	

# 3. LIST OF PROCEDURES FOR TRANSFERRING PROPERTY

For your convenience, last year's answers are included in this questionnaire. They represent a unified response, based on all the answers received from various contributors. Because they represent the responses from all *Doing Business* contributors in your economy, they may not match the specific answers that you or your colleagues in your firm provided last year.

Please update the data for property transfers taking into account the assumptions of the case study presented in section 1.

Please describe any change to the data in detail and indicate since when the change took effect. Please specify whether the changes you make are because of:

- A reform any modification to the property transfer process (in practice or in law) after June 1, 2017;
- A correction— meaning that the unified answer was erroneous and did not reflect the reality in your country;
- **Other**—relating to other external factors affecting the property transfer process.

#### 3.1 Data Update

Procedure «DB_rp_DBRPPr ocList_PROCED URE_NUMBER_c oun»	«DB_rp_DBRPProcList_Procedure_Name_counte»					
Cost	Cost last year: «DB_rp_DBRPPr	ocList_Cost_web_counter»				
	Cost update:					
Time	Time last year: «DB_rp_DBRPPr	ocList_Duration_web_coun	ter»			
	Time update:	Time update:				
Online procedure	Can it be completed online? «DB_rp_DBRPProcList_C an this procedure be»	If yes, since when? «DB_rp_DBRPPro cList_If Yes since when?_co»	Website: «DB_rp_DBRP ProcList_Link to the procedure»			
	Update: -Click to Select-	Update:	Link update:			
Agency	Agency last year: «DB_rp_DBRF	ProcList_ProcedureAgency	/_count»			
	Agency update:					
Procedure	Details: «DB_rp_DBRPProcList_	Procedure_Details_cou»				
details:	Your comments:					
· · ·	last year's information, what is i					
Please explain the change	e(s) and provide the legal basis wh	en applicable:				

### 3.2 Additional procedures in the process for transferring property

Please provide details below on any new or existing procedures that are not included in the list above. In case there is no additional procedure to be added, please proceed to the next page.

Procedure					
Name:					
Cost:					
Time:					
Online procedure	Can this procedure be done online? -Click to Select-	If Yes, since when?	Please provide the link to the website:		
Agency:					
Procedure					
details:					
If you made changes to	last year's information, what	at is it due to? -Click to Se	elect-		
Please explain the chang	es and provide the legal basis	when applicable:			
Please indicate the sequence of this new procedure (for example: between procedures 2 and 3) or describe when it takes place:					
Can this procedure take	place simultaneously with anot	ther procedure? If so, whicl	h one(s)?		

# 4. QUALITY OF LAND ADMINISTRATION INDEX

This section is dedicated to the Quality of Land Administration Index, which evaluates 4 main areas: the overall reliability of infrastructure; transparency of information; geographic coverage; and land dispute resolution mechanisms in place. When answering the questions below, kindly disregard the case study assumptions (section 1).

For your convenience, a summary of the responses provided last year to the same questions is included. Because they represent the responses received from all Doing Business contributors in your economy, they may not match the specific answers that you or colleagues in your firm provided last year.

If any of your answers are the result of a reform that came into effect after June 1, 2017 kindly, mention it in the sections for changes comparing to the last year. Furthermore, when answering the questions below kindly indicate the name, reference and date of publication of the relevant law, when applicable.

# 4.1 RELIABILITY OF INFRASTRUCTURE INDEX

## 4.1.1 Immovable property registration system

	Last Year	This Year	Please explain any changes or comments
a) What is the name of the institution in charge of immovable property registration in «Survey_City»?	«DB_rp_4.1.1 a Institution - immovable property registry»		
b) Is the majority of existing titles/deeds records, including past records and newly issued, in «Survey_City» in a paper format or in a computerized format? If they are computerized, are they scanned documents or fully digital documents? (A scanned document is an image of a document, kept in electronic format or microfilm, whose content cannot be not used in searches and it is not extractable. Fully digital documents are those that have information input into fields, and stored electronically with content that is digitally searchable and extractable).	«DB_rp_4.1.1 b Records paper- scanned-digital»	-Click to Select-	

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<ul> <li>c) Is there an elect checking for encur mortgages, restric</li> </ul>		«DB_rp_4.1.1 c Electronic database for encumbrances»	-Click to Select-				

# 4.1.2 Cadastral/Mapping system

	Last Year	This Year	Please explain any changes or comments
a) What is the name of the institution in charge of the plans showing legal boundaries in «Survey_City» (cadastre, parcel index, etc.)	«DB_rp_4.1.2 a Institution cadastral - mapping systems»		
b) Is the majority of plans in «Survey_City» held in a paper format or in a computerized format? If they are computerized, are they scanned documents or fully digital documents?	«DB_rp_4.1.2 b Records paper- scanned-digital»	-Click to Select-	
c) Is there an electronic database for recording boundaries, checking plans and providing cadastral information (Geographic Information System)?	«DB_rp_4.1.2 c Electronic database with cadastral info»	-Click to Select-	

# 4.1.3 Interconnection

	Last Year	This Year	Please explain any changes or comments
a) Is the information recorded by the immovable property registration agency and the mapping agency kept in a single database; different but linked databases (information is automatically updated and share between the two institutions) or separate databases?	«DB_rp_4.1.3 a Databases single- linked-seperate»	-Click to Select-	
b) Do the immovable property registration agency and cadastral/mapping agency use the same identification number for properties?	«DB_rp_4.1.3 b Unified ID for property»	-Click to Select-	

# 4.2 TRANSPARENCY OF INFORMATION INDEX

# 4.2.1 Immovable property registration system

	Last Year	This Year	Please explain any changes or comments
a) Who is able to obtain information on land ownership at the agency in charge of immovable property registration in «Survey_City»?	«DB_rp_4.2.1 a Who can consult immovable property registry»	-Click to Select-	
How is the property searched (property number, location, owner's name)?			

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b) Is the list of documents that are required to complete any type of property transaction made publicly availabile?       •OB_rp_4.2.1 b       -Click to Select-         If online, please provide the link:       •OB_rp_4.2.1 b YES       ONLINE Public availability of documents       -Click to Select-         c) Is the applicable fee schedule for any property transaction at the agency in charge of immovable property registration in estimate agency in charge of immovable property registration in a specific deadline gavailabile?       •Click to Select-         d) Does the agency in charge of immovable property registration agency formally commits       •CDB_rp_4.2.1 d YES       -Click to Select-         d) Does the agency in charge of immovable property registration agency formally commits       •CDB_rp_4.2.1 d YES       -Click to Select-         gence the agency in charge of immovable property registration agency formally commits       •CDM_INE Fee schedule is publicly available?       -Click to Select-         d) Does the agency in charge of immovable property ownership within a specific deadline (service standards-e, e, 5. working days to deliver a new title)?       •Click to Select-       -Click to Select-         If online, please provide the link:       •CDB_rp_4.2.1 d YES       -Click to Select-       -Click to Select-         of immovable property registration from allo property registration agency in charge of immovable property analabies       -Click to Selec				
ONLINE Public availability of documents>OCIC NUL availability of documents>c) Is the applicable fee schedule for any property transaction at the agency in charge of immovable property registration in «Survey_City» made publicly available?-Click to Select- schedule is publicly available COMBINED>If online, please provide the link:«DB_rp_4.2.1 c YES ONLINE Fee schedule is publicly available>-Click to Select- COMBINED>d) Does the agency in charge of immovable property ownership within a specific deadline (service standards - e.g. 5 working days to deliver a new title)?-Click to Select- Service standardsf) If online, please provide the link:«DB_rp_4.2.1 d YES ONLINE Service standards>-Click to Select- Selectf) Is there a specific and independent mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration through a telephone holine, a mailing address, e-mail or other means?-Click to Select- Complaints mechanism is available>f) Are there official statistics tracking the number of transactions at the immovable property registration agency?«DB_rp_4.2.1 f Official statistic is available>f) Are there official statistics tracking the number of transactions at the immovable property registration agency?«DB_rp_4.2.1 f Official statistic is available>f) Are there official statistics?«DB_rp_4.2.1 f Official statistics is public>-Click to Select- Official statistics is available>f) Are there official statistics?«DB_rp_4.2.1 f Official statistics is public>-Click to Select- Official stati	complete any type of property transaction made	Public availability of documents	-Click to Select-	
property transaction at the agency in charge of immovable property registration in «Survey_City» made publicly available?schedule is publicly available COMBINED»If online, please provide the link:«DB_rp_4.2.1 c YES ONLINE Fee schedule is publicly available»-Click to Select- Service standards COMBINED»d) Does the agency in charge of immovable property registration agency formally commit to deliver a legally binding document that proves property ownership within a specific deadline (service standards- e.g. 5 working days to deliver a new title)?-Click to Select- Service standards COMBINED»e) Is there a specific and independent mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration through a telephone hotline, a mailing address, e-mail or of ther means?-Click to Select- Complaints mechanism is available»f) Are there official statistics tracking the number of transactions at the immovable property registration agency?-Click to Select- Complaints mechanism is available»If yes, ne they made available to the public?-Click to Select- Contact info.»-Click to Select- Contact info.»If yes, are they made available to the public?-Click to Select- Contact info.»What is the source of these statistics?-Click to Select- Corical statistics is public.»What is the total number of property transfers in-Click to Select- Click to Select- Click to Select- Click to Select- Click to Select- Click to Select- Official statistics i	If online, please provide the link:	ONLINE Public availability of		
ONLINE Fee schedule is publicly available»ONLINE Fee schedule is publicly 	property transaction at the agency in charge of immovable property registration in «Survey_City» made publicly available?	schedule is publicly available COMBINED»	-Click to Select-	
property registration agency formally commit to deliver a legally binding document that proves property ownership within a specific deadline (service standards- e.g. 5 working days to deliver a new title)?Service standards COMBINED>If online, please provide the link:"DB_rp_4.2.1 d YES ONLINE Service standards>-Click to Select- Complaints mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration through a telephone hotline, a mailing address, e-mail or 	If online, please provide the link:	ONLINE Fee schedule is publicly		
ONLINE Service standards»e) Is there a specific and independent mechanism for filing complaints about a problem that occurred at the agency in charge 	property registration agency formally commit to deliver a legally binding document that proves property ownership within a specific deadline (service standards- e.g. 5 working days to	Service standards	-Click to Select-	
mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration through a telephone hotline, a mailing address, e-mail or other means?Complaints mechanism is available»If yes, please provide the contact information:«DB_rp_4.2.1 e Contact info»-Click to Select- Official statistic is available»f) Are there official statistics tracking the number 	If online, please provide the link:	ONLINE Service		
Contact info>f) Are there official statistics tracking the number of transactions at the immovable property registration agency?"Click to Select- Official statistic is available>"If yes, are they made available to the public?"DB_rp_4.2.1 f Official statistics is public>"-Click to Select- Official statistics is public>"What is the source of these statistics?"CDB_rp_4.2.1 f Official statistics is public>"-Click to Select- Official statistics is public>"What is the total number of property transfers inWhat is the total number of property transfers in-Click to Select- Official statistics	mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration through a telephone hotline, a mailing address, e-mail or	Complaints mechanism is	-Click to Select-	
of transactions at the immovable property registration agency?Official statistic is available»Official statistic is available»If yes, are they made available to the public?«DB_rp_4.2.1 f Official statistics is public»-Click to Select- Official statistics is public»What is the source of these statistics?«DB_rp_4.2.1 f Source of official statistics»-Click to Select- 	If yes, please provide the contact information:			
Official statistics is public»         What is the source of these statistics?         «DB_rp_4.2.1 f         Source of official statistics»         What is the total number of property transfers in	of transactions at the immovable property	Official statistic is	-Click to Select-	
Source of official statistics»       What is the total number of property transfers in	If yes, are they made available to the public?	Official statistics is	-Click to Select-	
		Source of official		

# 4.2.2 Cadastral/Mapping system

	Last Year	This Year	Please explain any changes or comments
a) Who is able to consult plans in «Survey_City»?	«DB_rp_4.2.2 a Consulting cadastral maps»	-Click to Select-	

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b) Is the applicable fee schedule to get access to plans made publicly available?	«DB_rp_4.2.2 b Fee schedule for maps COMBINED»	-Click to Select-	
If online, please provide the link:	«DB_rp_4.2.2 b YES ONLINE Fee schedule for maps»		
c) Does the cadastral/mapping agency formally commit to deliver an updated plan within a specific deadline (service standards- e.g. 5 working days to update the plan)?	«DB_rp_4.2.2 c Service delivery standards COMBINED»	-Click to Select-	
If online, please provide the link:	«DB_rp_4.2.2 c YES ONLINE Service delivery standards»		
d) Is there a specific and independent mechanism for filing complaints about a problem that occurred at the agency in charge of cadastral plans through a telephone hotline, a mailing address, e- mail or other means?	«DB_rp_4.2.2 d Complaints mechanism is available»	-Click to Select-	
If yes, please provide the contact information:	«DB_rp_4.2.2 d Contact info»		

# 4.3 GEOGRAPHIC COVERAGE INDEX

# 4.3.1 Immovable property registration system

	Last Year	This Year	If not, what percentage of land is registered?	Are there any ongoing reforms/initiatives aimed at the distribution of titles?
a) Is every privately held land plot in «Survey_City» formally registered at the immovable property registry?	«DB_rp_4.3.1 b Land registration city»	-Click to Select-		
b) Is every privately held land plot in the economy («DB_rp_Survey_Economy_Full Name1») formally registered at the immovable property registry?	«DB_rp_4.3.1 a Land registration country»	-Click to Select-		

# 4.3.2 Cadastral/mapping system

	Last Year	This Year	If not, what percentage of land mass is mapped?	Are there any ongoing reforms/initiative s aimed at mapping plots?
a) Is every privately held land plot in «Survey_City» mapped?	«DB_rp_4.3.2 b Land mapping city»	-Click to Select-		

	Busines	s 2019	
b) Is every privately held land plo in the economy («DB_rp_Survey_Economy_Full me1») mapped?	Land mapping	-Click to Select-	

# 4.4 LAND DISPUTES RESOLUTION INDEX

# 4.4.1 Legal background

	Last Year	This Year	Please explain any changes or comments
a) Does the law require that all property sale transactions be registered at the land registry to make them opposable to third parties?	«DB_rp_4.4.1 a Requirement to register property sale transactions»	-Click to Select-	
If yes, please specify the legal basis:	«DB_rp_4.4.1 a Legal basis»		
b) Is the system of immovable property registration subject to a guarantee?	«DB_rp_4.4.1 b Property registration is guaranteed»	-Click to Select-	
If yes, what is the type of guarantee?	«DB_rp_4.4.1 b Type of guarantee»	-Click to Select-	
Please specify the legal basis:	«DB_rp_4.4.1 b Legal basis»		
c) Is there any compensation mechanism to cover for losses incurred by parties who engaged in good faith in a property transaction based on erroneous information certified by the land registry?	«DB_rp_4.4.1 c Compensation mechanism is in place»	-Click to Select-	
If yes, what kind of compensation is provided in this case?	«DB_rp_4.4.1 c Type of compensation»		
Please specify the legal basis:	«DB_rp_4.4.1 c Legal basis»		
d) Does the legal system require a control of legality of the documents necessary for a property transaction (e.g. checking of contracts compliance with law requirements)?	«DB_rp_4.4.1 d Legality control requirement»	-Click to Select-	
•If yes, who is held responsible for verifying the contract compliance?	«DB_rp_WEB 4.4.1 d Responsible for legality check»	Please select all that apply: Registrar Notary Lawyer Interested parties No one Other	
•Please specify the legal basis:	«DB_rp_4.4.1 d Legal basis»		

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e) Does the legal system require a verification of the identities who are parties to a property transaction?	«DB_rp_4.4.1 e Responsible for ID verification COMBINED»	-Click to Select-	
•If yes, who is held responsible for verifying the identity of the parties to a property transfer?	«DB_rp_WEB 4.4.1 e Responsible for ID verification»	Please select all that apply: Registrar Notary Lawyer Interested parties No one Other	
•Please specify the legal basis:	«DB_rp_4.4.1 e Legal basis»		
f) Is there a national database to verify the accuracy of identity documents?	«DB_rp_4.4.1 f National ID database»	-Click to Select-	

# 4.4.2 Formal land dispute resolution mechanisms

	Last Year	This Year	Please explain any changes or comments
a) In case of a standard land dispute between two local businesses over tenure rights of a property worth «Survey_Currency_Code» «DB_rp_PropertyValueLCUDBcurrent» located in «Survey_City», what is the court in charge of the case in first instance?	«DB_rp_4.4.2 a Type of court»		
b) How long does it take on average to obtain a decision from the first instance court for such a case (without appeal)?	«DB_rp_4.4.2 b Duration of land disputes»	-Click to Select-	
c) Are there any statistics on the number of land disputes in the first instance?	«DB_rp_4.4.2 c Statistic on land disputes is available»	-Click to Select-	
If yes, what is the number of land disputes in 2017 and/or the land dispute rate (i.e. the percentage of land disputes out of the total number of disputes in the first instance)?	«DB_rp_4.4.2 c) Statistics on land dispute (number or percentage)»		
What is the source of these statistics?	«DB_rp_4.4.2 c Source of statistics»		

### 5. Equal access to property rights index

When assessing if the law recognizes equal ownership rights over the property, please consider the capacity to own, use and administer it. Assume the individuals are married and under the default marital property regime or the most commonly used system.

Last Year     Please explain       Comments     any changes or comments
---

	Business 20	019	
a) Do unmarried men and unmarried women have equal ownership rights to property?	«DB_rp_5.a Unmarried women property rights»	-Click to Select-	
Please specify the legal basis:	«DB_rp_5.a Please provide the legal basis»		
b) Do married men and married women have equal ownership rights to property?	«DB_rp_5.b Married women property rights»	-Click to Select-	
Please specify the legal basis:	«DB_rp_5.b Please provide the legal basis»		
c) Does the law require the land registry to collect sex- disaggregated data on land ownership, either individually or jointly?		-Click to Select-	
Please specify the legal basis:		-Click to Select-	

# 6. RESEARCH QUESTIONS: Building human capital in Land Administration

	Response	Please specify the legal basis and provide minimum requirements if applicable
1(a). What are the requirements to become a land registrar?	Please select all that apply:           Minimum level of education           Minimum years of specific experience           Civil Servant status           Professional qualification           Other	
1(b). Are the legal requirements respected in practice?	-Click to Select-	

	Response	Comments/ Legal basis
2(a). Are trainings offered to land registry staff on a yearly basis?	-Click to Select-	
2(b). Are any of the following topics covered?	Please select all that apply: Administrative organization New systems or innovation Property rights Coordination with other agencies (cadastre, tax authority), customer service	
3. Does the land registry provide any type of training or awareness campaign to educate the general public on the process and importance of land registration?	-Click to Select-	
3(a). Please indicate the total budget allocated to education or training of land registrars and clerks. (Please provide an estimated percentage of land registry's budget in the response section or if there is no budget, please write "No Budget")		
4. Is there a help desk available to help the general public with any questions they may have?	-Click to Select-	

5. How are substantial changes to the system (i.e. online registration, online search) communicated to the following parties? (Select all that apply)

	Public	Land Registry employees
(a) Dissemination campaign (e.g. social media, billboards, etc.)		
(b) Training/workshops		
(c) Through the media (e.g. TV, radio, etc.)		
(d) Pilot test		
(e) None of the above		
(f) Other (please specify in comments):		

### ► Comments:

# 7. RESEARCH QUESTIONS: Enabling the Business of Agriculture

### 7.1 Expropriation

Land expropriation refers to the process by which a public agency – or a private entity authorized by a public agency – takes property of a privately-owned plot of land.

### Case study assumptions

Plot A:

- is a plot of land assigned to agricultural use

- belongs to a national citizen who holds a formal ownership title

- is 10 hectares large, cleared, levelled and fully irrigated

- extends over an area that the government intends to expropriate to build a road

	Response	Legal basis
1. Does the law specify which instances are considered valid basis for expropriation due to public purpose?	-Click to Select-	
2. Does the law require that proportionality between public and private interests is verified before the decision to expropriate?	-Click to Select-	
3. Does the law specify priority criteria when selecting the plots for expropriation (eg. productivity, ownership, location)?	-Click to Select-	
4. Does the law require that the land for expropriation is first tried to be acquired through agreement before initiating the expropriation process by the government?	-Click to Select-	
5. Must the owner of Plot A be notified of expropriation plans by the government before the expropriation is approved?	-Click to Select-	
6. Can the owner of Plot A appeal any aspect of the expropriation in an independent instance before the expropriation takes place?	-Click to Select-	
7. In case of expropriation based on public interest, must the government provide a monetary compensation to the owner of plot A?	-Click to Select-	
8. a. Is the government required to fully disburse the compensation amount before the expropriation takes place?	-Click to Select-	
8.b. If not, must interests be paid on the unpaid amount from the time between expropriation and full disbursement?	-Click to Select-	
9. Does the law specify that the amount of compensation for expropriation of the land due to public purpose should reflect the market value?	-Click to Select-	
10. Is the value of land determined by an independent evaluation?	-Click to Select-	
11. Does the compensation cover investments made on the plot?	-Click to Select-	
12. Does the law establish that remaining/contiguous land must also be expropriated if negatively affected by the initial expropriation?	-Click to Select-	

## 7.2 State Land Acquisition

State land acquisition by a private entity refers to the process by which a public agency grants a private entity temporary use rights over a publicly owned piece of land.

### **Case study assumptions**

The government intends to transfer a large area of alienable state land to private agricultural use for a fixed amount of time.

	Response	Legal basis
1.a. Is there a maximum size of alienable state land that can be transferred to national operators?	-Click to Select-	
1. b. Is there a maximum size of alienable state land that can be transferred to foreign operators?	-Click to Select-	
2. Must all transfers of alienable public land to private use take place through a public tender?	-Click to Select-	
3. Must contract to grant private use of alienable state land be publicly disclosed?	-Click to Select-	
4. Are unregistered customary land rights or non-statutory land rights recognized by the law?	-Click to Select-	
5. Does the law allow customary land rights or non-statutory land rights to be formally registered?	-Click to Select-	
6. Does the law mandate that all transfers of alienable state land comply with existing customary land rights or non-statutory land rights?	-Click to Select-	
7. Does the law establish non-alienable state lands for the protection of natural resources?	-Click to Select-	

# Thank you very much for completing the Registering Property questionnaire!

We sincerely appreciate your contribution to the *Doing Business* project. The results will appear in the *Doing Business 2019* report and on our website: www.doingbusiness.org. Your work will be gratefully acknowledged.