> Rapid access to data in digital form significantly accelerates administrative processes. The electronic land register delivers genuine added value for the recording of real-estate transactions, applying for mortgages, and documenting priority notices, encumbrances and ownership details.

Elmar Steinbacher
Director-General of Baden-Württemberg's Ministry of Justice and European Affairs

DIGITIZATION. SIMPLY. MAKE IT HAPPEN:
AN ELECTRONIC LAND REGISTER FOR BADEN-WÜRTTEMBERG AND SCHLESWIG-HOLSTEIN

STREAMLINED LAND REGISTER PROCESSES WITH END-TO-END DIGITAL SUPPORT

An electronic land register can be leveraged to perform all corresponding land registry tasks digitally – including adding digital signatures. Moreover, if other agencies, notaries, law courts, and authorized third parties (such as banks) require data from the land register, they can access that information simply and securely. This means task can be performed better and quicker, reducing the lead time between the purchase of land (concluding the purchase agreement, raising funds, registering a priority notice of conveyance, and entry into the land register) and the start of construction.

T-Systems helped the German states of Baden-Württemberg and Schleswig-Holstein to develop the electronic land register solution, and to subsequently operate it for 15 years. The ICT specialists are currently working to make the register even more user-friendly, and to fully digitize all land-registry processes.

AT A GLANCE

- Local front-end systems for managing entries in electronic land registers
- Reliable creation and archiving of all register entries
- Accelerated processes
- Role-based authorization system for multiple user groups
- Simpler data access for participating land registries
- Online information system – with local access for authorized third parties
- Compliance with stringent legal requirements
- High standards of data protection
- Connection to registries in Baden-Württemberg via the government network (LVN)
- End-to-end process digitization
- Improved ease of use

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THE REFERENCE IN DETAIL

THE CUSTOMER

The Baden-Württemberg Ministry of Justice and European Affairs and the Schleswig-Holstein Ministry of Justice, Culture and European Affairs are participants in a joint project to streamline land registry processes. The outcome is a software solution, an electronic land register (FOLIA / EGB) that is being continuously improved to meet real-world needs. Both German federal states wanted to replace their paper-based records of land ownership, encumbrances, and rights, with an electronic management and storage system. Schleswig-Holstein installed FOLIA / EGB at all of its 22 regional land registries, and connected it with a central data repository. Baden-Württemberg's land registration system is being reformed, and over 600 land registries and notary offices are being consolidated to create 13 central land registries at district courts. Information currently maintained by many smaller land registries is being digitized for the first time and migrated to FOLIA / EGB. This immense task will shortly be completed: 97 percent of the state's land registers have now been converted. The process is scheduled to conclude in 2017.

THE CHALLENGE

The two states are introducing the electronic land register in order to improve and accelerate processes at land registries, and integrate them with the central repository. Another goal was to give faster, more secure access to land register data to law courts, other government agencies, and authorized third parties. To fulfill these needs, a highly available, highly secure central repository, or archive, with local front-end systems for managing land-register entries was required. At the same time, all legacy data needed to be digitized as quickly as possible. To this end, T-Systems developed a dedicated tool for initial data capture. As the data is very sensitive, compliance with stringent security and data-privacy requirements was a top priority. The solution must prevent data falsification and ensure reliability, stability, and access control in line with defined user rights. Development of the electronic land register solution is ongoing. Future improvements will address the usability of the software employed at the land registries and the online information system. In addition, application data submitted electronically by notaries will be automatically imported into processes, reducing manual entry.

THE SOLUTION

FOLIA / EGB software, including connectivity to the state's central data repository, has been rolled out to the desktop systems at all land registries. The solution supports all land register-related processes:
Users perform their tasks on the production system. Employees enter or modify land-register data in edit mode, and complete the process by adding a digital signature (using a smartcard and PIN). The data is then transferred back to the central repository. All access operations are logged, providing additional transparency and security.
Land-register data is stored in a tamper-proof archive. Local production systems are linked to the archive via a wide-area network. Authorized third parties can use the online information system to request and print information, and perform searches. In Baden-Württemberg, the government network (LVN) operated by T-Systems provides connectivity and data transfer between the land registries and the central repository. The ICT specialists are also responsible for application lifecycle management (ALM), developing and maintaining the solution throughout its lifecycle.

THE CUSTOMER BENEFITS

Seamless interoperation between the various solution components is a key factor in the success of the electronic land register. The first component is the state's own data center, housing the land-register data repository. The second is the improved and updated FOLIA / EGB application – its sophisticated functionality supports pre-defined processes both locally and on the central repository. The third is the secure connectivity solution. In Baden-Württemberg, this is based on the government network operated by T-Systems. The IT service provider's extensive integration and development skills ensure that ongoing improvements enhance the solution's effectiveness and usability. The application lifecycle management service guarantees the customer maximum long-term protection of investment. Government agencies and authorized third parties benefit significantly from the solution. Electronic access to land-register data via the government network saves them time, improves the quality of service, and lets them obtain the information they need online, from any site. The ICT system also meets stringent security standards. By levying access fees on authorized third parties, the two states can recover a portion of their investment. Furthermore, the mountains of paper formerly produced by land registries have shrunk perceptibly – benefiting the environment, and cutting storage requirements.