UN-GGIM AMERICAS · EG-LAM · FELA WEBINAR

Georgia: A Practical Path Toward FELA-Aligned Land Administration

From institutional reform to a mature digital land administration ecosystem

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WHO WE ARE

FELA · Governance & Institutions

NAPR: One Registry Behind Every Right

Established in 2004 under the Ministry of Justice, NAPR consolidated Georgia's land and rights registries into a single institution and created the digital registration system, developed continuously since often called the “mother of all registries.”



Immovable Property Rights



Tax Lien & Mortgage



Business & Economic Activities



Address & Geodesy

6+ centralized registries · 100% digitized · Nationwide coverage

BUILDING ON A 2004 FOUNDATION

The Challenges We Faced (2016–2025)

2004: NAPR created the registry and Georgia's digital registration system, developed continuously ever since. The challenges below are those we set out to address from 2016 onward.



Administrative Bottlenecks

- Complex, paper-based registration procedures
- Significant bureaucratic barriers
- High documentation & acquisition fees



Cadastral & Data Gaps

- Only 30% private land coverage
- Boundary “overlapping” issues
- Unregulated surveying practices



Legal & Social Disputes

- Deficient ownership documentation
- Lack of legal security in ownership
- Frequent neighbor disputes

WHAT WE IMPLEMENTED

FELA · Governance + Policy & Legal

Four Directions of Reform



Institutional

Unified NAPR under the Ministry of Justice; front and back offices physically and operationally separated



Legislative

Legal framework simplified and modernized to support one-stop-shop registration



Administrative

Registration & cadastre centralized; authorized-user and decentralized service models introduced



Technological

Web-based registration software and IT infrastructure built from the ground up

FELA · Capacity & Education + Innovation

Capacity Building & Digital Tools

Human Capital

- Hired, trained and certified registrars, surveyors, and GIS/QC specialists
- Formed a corps of junior-to-mid-level managers to lead the national rollout
- Equipped field teams with GPS rovers, drones, tablets & vehicles

Technology

- Electronic Minutes Software (EMS): field data digitized and exchanged in real time
- Agile transformation and ICT assessment/upgrade of core registration systems
- Automatic cross-checks against connected government databases

50%

decrease in data-processing time

70%

fewer re-measurement requests

700

surveyors trained & certified

RESULTS

FELA · Data & Processes + Standards

From Pilot to National Rollout

Jan 1, 2022

Launch of the National Rollout of Systematic Land Registration

Jan 1, 2025

95% of cadastral coverage reached — 59 municipalities completed

Unified e-services portal my.gov.ge and the national Geoportal (nsdi.gov.ge) now give citizens and professionals direct, transparent access to registry data.

This reform built the reliable data, institutional capacity and digital workflows behind Georgia's next-generation digital land administration ecosystem from NSDI to Smart Contracts.



One-stop-shop registration introduced



Front & back offices separated — reduced corruption risk



Registration & cadastre fully centralized



Legal framework modernized alongside the technology

A Digital Land Administration Ecosystem

NAPR is not simply a registry database — it operates an integrated ecosystem of digital services for citizens, professionals and market participants.

Electronic Property Registration

End-to-end digital registration of rights

Cadastral & Registry Services

Core registry and cadastral functions

Online Access to Registry Information

Direct public access to registry data

Electronic Extracts

Digital extracts issued to citizens & professionals

NSDI / National Geoportal

Standardized spatial data access — nsdi.gov.ge

Smart Contracts

Next-gen. remote registration service

Surveyor Portal

In development — private surveyor channel

Unified e-Services Portal

my.gov.ge — single citizen access point

NATIONAL SPATIAL DATA INFRASTRUCTURE

FELA · Governance + Data & Processes + Standards

NSDI: Infrastructure for Spatial Data Governance

Beyond a single website, Georgia's National Spatial Data Infrastructure (NSDI) is the governance framework, standards and shared infrastructure that connect spatial data across public institutions — with NAPR serving as the NSDI coordinator.

www.nsdi.gov.ge

Launched 17 July 2025

NAPR — NSDI Coordinator

CORE MODULES

General Section

Primary gateway — purpose, benefits, updates and navigation

Map Viewer

Pan, zoom, search, layers, attribute inspection, symbology

Metadata Catalog

Centralized registry with WMS links and direct download

Knowledge Center

User manuals, FAQs, video tutorials and feedback channel

Interoperability and standardized data sharing across public institutions · Connects to FELA: Governance & Institutions · Data & Processes · Standards · Innovation · Partnerships

A Professional Surveying Ecosystem

The institutional and technical capacity built through systematic land registration created the foundation for a sustainable surveying ecosystem combining public and private roles.

PUBLIC CAPACITY

NAPR's Institutional Surveying Capacity

- Following the systematic land registration reform, NAPR established its own institutional surveying capacity
- NAPR now provides surveying services directly, drawing on the technical expertise built during the national rollout

SURVEYOR PORTAL — IN DEVELOPMENT

PRIVATE-SECTOR ECOSYSTEM

Private Surveyors + the Surveyor Portal

- Private surveyors continue to serve citizens and clients nationwide
- Electronic submission of cadastral survey plans and documentation to NAPR — increasingly through the Surveyor Portal, currently under development
- Portal designed to improve structured communication, quality, traceability and review efficiency

Demonstrates sustainable institutional capacity, professionalization of surveying, and public-private digital interaction.

Smart Contracts: The Next Generation of Digital Registration

Smart Contracts represent the next generation of Georgia's digital property registration services — enabling remote, electronic property transactions and connecting the registration process directly with relevant market participants.

Remote & Electronic Transactions

Property transactions can be initiated and completed without in-person registration steps

AI-Powered KYC

Automated identity verification and know-your-customer checks built into the transaction flow

Escrow Accounts

Funds held securely and released once registration conditions are met

Direct Market Connection

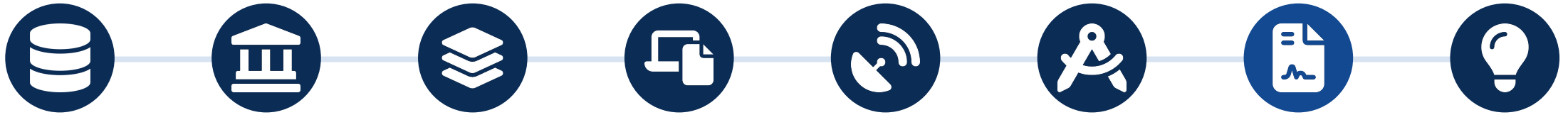
Registration links directly with banks, and other market participants

Digital Registry › Digital Services › **Smart Contracts** › Emerging Innovation

THE JOURNEY

FELA · Innovation + Partnerships + Financial

From the 2004 Digital Registry to a Digital Land Ecosystem



Digital Registration System (2004)
registry consolidated; developed continuously since

Systematic Registration

Reliable Digital Cadastre & Registry

Digital Services

NSDI & Data Interoperability

Surveying Ecosystem

Smart Contracts

Emerging Innovation
incl. exploring real-estate tokenization

Georgia's FELA experience is not about one technology — it is about building the legal, institutional, data, professional and digital foundations that let land administration continuously evolve.

FELA · Governance + Policy & Legal

Challenges Along the Way — and What Helped

CHALLENGES

Legacy paper-based process

Rework, boundary overlaps and long processing times before digitization

Capacity & change management

Recruiting and certifying hundreds of new registrars and surveyors took sustained investment

Corruption risk in the old model

Direct registrar–citizen contact created space for informal influence

WHAT HELPED

Sequence legal & technical reform together

New technology only works if the legal framework enables it

Separate front and back offices

Removing direct contact between registrar and citizen improved integrity

Invest early in field-level digitization

Real-time data exchange (EMS) cut both processing time and disputes

BRINGING IT TOGETHER

Georgia's Reform Mapped to FELA's Nine Pathways

Governance, Institutions & Accountability

NAPR unified under one ministry; front/back offices split; NAPR serves as national NSDI coordinator

Policy & Legal

Legal framework modernized alongside technology and systematic registration

Financial

Streamlined fees through reform; exploring future financing & investment models for registry infrastructure

Data & Processes

100% digitized titles, cadastral maps & encumbrances; real-time Electronic Minutes; NSDI spatial data access

Innovation

Smart Contracts as next-gen. registration service; Surveyor Portal in development; continuous digital transformation

Standards

National Geoportal (nsdi.gov.ge): standardized access point and metadata catalog for spatial data

Partnerships

Ministry of Justice, NAPR & World Bank Group; knowledge sharing with UN-GGIM EG-LAM

Capacity & Education

700+ surveyors and registrars trained; NAPR's own institutional surveying capacity established

Advocacy & Awareness

Sharing lessons with UN-GGIM EG-LAM and the global FELA community — today



Thank You

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Happy to answer questions — and to share our experience with fellow FELA implementers