Blockchain, a Feasible Technology for Land Administration?

Markus Seifert and Hartmut Mueller (Germany)

Key words: e-Governance; GIM

SUMMARY

Due to the fact that all transaction data are visible on all applications (clients) for everyone and traceable stored, the Blockchain technology is considered secure and transparent. As a consequence, there are a number of activities and projects in the field of voluntary property registration as an alternative to the state-organized structures, where the surveying engineer has a central role. For this purpose, the Blockchain technology for the real estate market is considered as a feasible technology and is already used in some cases.

This presentation is dealing with the possibilities for an implementation and the potential design of a Blockchain-based land register in Germany. The idea of upgrading the current electronic land registry by a Blockchain solution takes into account the emerging importance of the Blockchain technology that has been developed in recent years. The introduction of a Blockchain-based land registry has the following objectives:

• Faster implementation of pending ownership changes in the land register

• Automated notifications of ownership changes or changes in the land registry

• More transparency in transactions around the change of ownership in the land register

• Avoid physical archives for contracts and files

• More flexibility and resilience

• Greater security for land registry

actors

Potential obstacles, legal, organizational and technical issues will be addressed as well. Finally, an evaluation of the concept with regard to feasibility is undertaken in order to create a blueprint for the implementation of a Blockchain-based land register.