

PROPERTY TRANSFER

The tables that follow present all indicators (including their components, if applicable) under each pillar, with a reference to the corresponding question number in parenthesis. The questions are listed before each table for ease of reference.

For Y/N questions, the Y response accounts for the score and is considered as the good practice, unless otherwise indicated with the sign “N → good practice”.

In the tables that follow, “AND” means all referenced questions must have a good practice response to obtain a score on the indicator.

In the tables that follow, “OR” means one or more referenced questions must have a good practice response to obtain a score on the indicator.

Certain questions are marked as “not scored,” which indicates that they do not affect the score in any way. The purpose of these questions is to further inform and refine the questions design for subsequent years of the pilot, as needed, as well as to substantiate and provide further information for the scored questions.

*Note: The gender indicator of the Business Location topic is shared between property transfer, building permits, and environmental permits. In those cases, the same question is asked for each area (property transfer, building permits, environmental permits). However, the scoring on the indicator is shared among the three areas to avoid triple counting. This shared indicator is marked with *. In terms of the scoring, the 1 point for this indicator feeds into the overall Business Location topic score based on the information collected from the three questionnaires.*

PILLAR I—QUALITY OF REGULATIONS FOR IMMOVABLE PROPERTY TRANSFER	
Parameters	
Largest city	The largest (most populous) city in the economy. Geographical location determines selection of appropriate property registry in charge of property transfer. For Pilar I, if regulations differ across states within an economy, the experts will be asked to provide information regarding regulations of the largest city.

1.1 REGULATORY STANDARDS FOR LAND ADMINISTRATION

1.1.1 Property Transaction Standards

- 1. Is there a legal obligation to verify the compliance of documents necessary for a property transaction with the law? (Y/N)**
- 2. Please specify who is responsible to check that the sale deed is in compliance with the legal framework: (not scored)**
 - 2a. Notary
 - 2b. Lawyer
 - 2c. Registrar
 - 2d. Interested parties
 - 2e. No one

3. Does the legal system require verification of the identity of each party engaged in a property transaction? (Y/N)
4. Is the control of the legality of documents done consistently in practice? (Y/N) *(not scored)*
5. Who is held responsible for verifying the identity of the parties to a property transfer? *(not scored)*
 - 5a. Notary
 - 5b. Lawyer
 - 5c. Registrar
 - 5d. Interested parties
 - 5e. No one
6. Is the verification of identity of parties done systematically in practice? (Y/N) *(not scored)*
7. Does the legal framework require that all property sale transactions be registered at the land registry to make them opposable to third parties? (Y/N)
8. Is the law implemented in practice? (Y/N) *(not scored)*
9. By law, which of the following documents, if obtained online, would have the same legal value as a paper-based one?
 - 9a. Property title certificate
 - 9b. Title search certificate
 - 9c. Tax certificate
 - 9d. Company profile document
 - 9e. Cadastral plans

1.1.2 Land Dispute Resolution Mechanism

10. According to the legal framework is arbitration offered as an out-of-court resolution mechanism for land disputes? (Y/N)
11. According to the legal framework, are conciliation and mediation offered as an out-of-court resolution mechanism for land disputes? (Y/N)
12. By law, does the land registry have an out-of-court compensation mechanism to allow for compensation payments to parties who suffer losses due to an error in title registration? (Y/N)
13. By law, is the property title subject to a guarantee? (Y/N)

1.1.3 Land Administration System

14. Does the legal framework specify who can obtain information on land ownership at the immovable property registration agency? (Y/N)
15. Which parties can obtain information on land ownership at the immovable property registry? *(not scored)*
 - 15a. Only intermediaries (notaries, lawyers, etc.)
 - 15b. Interested parties only
 - 15c. Anyone who pays the official fee
 - 15d. Freely accessible to anyone

15e. Information is not publicly available

15f. Other (please specify):

16. By law, is there a cadaster/mapping agency in your economy? (Y/N)

17. Does the legal framework specify who can consult cadastral plans of private land plots in [B-READY largest city]? (Y/N)

18. Which parties can consult cadastral plans of private land plots in [B-READY largest city]? (*not scored*)

18a. Only intermediaries (notaries, lawyers, etc.)?

18b. Interested parties only

18c. Anyone who pays the official fee

18d. Freely accessible by anyone

18e. Information is not publicly available

18f. Other (please specify):

1.1 REGULATORY STANDARDS FOR LAND ADMINISTRATION			
1.1.1 Property Transaction Standards			
Indicators	FFP	SBP	Total points
Compliance with the law (1)	1	1	2
Checking parties' identification (3)	1	1	2
Registering sales transactions (7)	1	1	2
Legality of online documents	1	1	1
- Property title certificate (9a)	0.2	0.2	0.2
- Title search certificate (9b)	0.2	0.2	0.2
- Tax certificate (9c)	0.2	0.2	0.2
- Company profile document (9d)	0.2	0.2	0.2
- Cadastral plans (9e)	0.2	0.2	0.2
Total points	4	4	8
1.1.2 Land Dispute Resolution Mechanism			
Indicators	FFP	SBP	Total points
Arbitration as an alternative dispute resolution (10)	1	1	2
Conciliation and mediation as an alternative dispute resolution (11)	1	1	2
Out-of-court compensation for losses (12)	1	1	2
Protection of property title (13)	1	1	2
Total points	4	4	8
1.1.3 Land Administration System			
Indicators	FFP	SBP	Total points
Disclosure of land registry information (14)	1	1	2
Infrastructure for land administration (16)	1	1	2
Disclosure of cadastral information (17)	1	1	2
Total points	3	3	6

Note: FFP = firm flexibility point; SBP = social benefit point.

Note on the scoring: If the component is present, the corresponding score is assigned. For example, if 9a and 9b and 9c are selected, a score of 0.2 is assigned for each. The same applies to the tables that follow, unless specified otherwise.

1.2 RESTRICTIONS ON PROPERTY LEASING AND OWNERSHIP

1.2.1 Restrictions on Domestic Firms to Lease Property

19. By law, are there any restrictions to lease or own property for domestic firms? (Y/N; N-good practice) *(not scored)*

20. Please specify whether the restrictions are for lease or ownership. *(not scored)*

20a. Lease

20b. Ownership

21. For each of the following, please indicate whether or not there are any legal restrictions to lease a property for domestic firms.

21a. Area of the and

21b. Duration

21c. Location of property

21d. Agricultural land

21e. Height of building

21f. Other (please specify)

1.2.2 Restrictions on Domestic Firms to Own Property

22. For each of the following, please indicate whether or not there are any legal restrictions to own a property for domestic firms.

22a. Area of the land

22b. Location of property

22c. Agricultural land

22d. Height of building

22e. Other (please specify)

1.2.3 Restrictions on Foreign Firms to Lease Property

23. By law, are there any restrictions to lease or own a property for foreign firms? (Y/N; N-good practice) *(not scored)*

24. Please specify whether the restrictions are for lease or ownership. *(not scored)*

24a. Lease

24b. Ownership

25. For each of the following, please indicate whether or not there are any legal restrictions to lease a property for foreign firms.

25a. Area of the and

25b. Duration

25c. Location of property

25d. Agricultural land

25e. Height of building

1.2.4 Restrictions on Foreign Firms to Own Property

26. For each of the following, please indicate whether or not there are any legal restrictions to own a property for foreign firms.

- 26a. Area of the and
- 26b. Duration
- 26c. Location of property
- 26d. Agricultural land
- 26e. Height of building

1.2 RESTRICTIONS ON PROPERTY LEASING AND OWNERSHIP			
1.2.1 Restriction on Domestic Firms to Lease Property			
Indicators	FFP	SBP	Total points
Legal restrictions to lease a property for domestic firms	5	5	10
- Area of the land (21a)	1	1	2
- Duration (21b)	1	1	2
- Location of property (21c)	1	1	2
- Agricultural land (21d)	1	1	2
- Height of building (21e)	1	1	2
Total points	5	5	10
1.2.2 Restriction on Domestic Firms to Own Property			
Indicators	FFP	SBP	Total points
Legal restrictions to own a property for domestic firms	4	4	4
- Area of the land (21a)	1	1	2
- Location of property (21b)	1	1	2
- Agricultural land (21c)	1	1	2
- Height of building (21d)	1	1	2
Total points	4	4	8
1.2.3 Restriction on Foreign Firms to Lease Property			
Indicators	FFP	SBP	Total points
Legal restrictions to lease a property for foreign firms	5	5	5
- Area of the land (25a)	1	1	2
- Duration (25b)	1	1	2
- Location of property (25c)	1	1	2
- Agricultural land (25d)	1	1	2
- Height of building (25e)	1	1	2
Total points	5	5	10
1.2.4 Restriction on Foreign Firms to Own Property			
Indicators	FFP	SBP	Total points
Legal restrictions to own a property for foreign firms	5	5	5
- Area of the land (26a)	1	1	2
- Duration (26b)	1	1	2
- Location of property (26c)	1	1	2
- Agricultural land (26d)	1	1	2
- Height of building (26e)	1	1	2
Total points	5	5	10

Note: FFP = firm flexibility point; SBP = social benefit point.

1.3 GENDER INCENTIVES

1.3.1 Gender Incentives for Professional Participation

27. Are there any incentives for increasing the representation of women in professions related to property transactions? (Y/N)

28. Please select all professions for which such incentives exist: (*not scored*)

- 28a. Notary
- 28b. Property lawyers
- 28c. Registrar
- 28d. Real estate agent
- 28e. Loan officer
- 28f. Other (please specify)

29. Please specify which incentive programs are provided for women in order to increase their representation in the professions you have selected: (*not scored*)

- 29a. Grant
- 29b. Scholarships
- 29c. Training
- 29d. Recruitment policies
- 29e. Prize and awards
- 29f. Other (please specify)

1.3 GENDER INCENTIVES*			
1.3.1 Gender Incentives for Professional Participation			
Indicators	FFP	SBP	Total points
Are there any incentives for increasing the representation of women in professions related to property transactions (27)	0.33	0.33	0.66
Are there any incentives for increasing the representation of women in professions related to construction*	0.33	0.33	0.66
Are there any incentives for increasing the representation of women in professions related to environmental clearances*	0.33	0.33	0.66
Total points	1	1	2

Note: FFP = firm flexibility point; SBP = social benefit point.

*Shared indicators between property transfer, building permits, and environmental permits.

PILLAR II—QUALITY OF PUBLIC SERVICES AND TRANSPARENCY OF INFORMATION	
Parameters	
Largest city	The largest (most populous) city in the economy. The land registry, the tax authorities, and the cadastral services of the largest city will be considered for all questions under Pillar II. For all questions in Pillar II, the experts will be asked to provide their response accounting for this specific parameter unless specified otherwise in the question per se.

2.1 AVAILABILITY AND RELIABILITY OF ONLINE SERVICES

2.1.1 Property Transaction–Digital Public Services

- 30. Can due diligence checking for transfer of ownership be conducted online? (Y/N) (*not scored*)**
- 31. What type of due diligence checking for transferring property ownership can be conducted online?**
- 31a. Title search
 - 31b. Encumbrances
 - 31c. Outstanding taxes
 - 31d. Bankruptcy search
 - 31e. Company profile
- 32. Please specify if the information requested online are:**
- 32a. Accurate (precise, no errors)
 - 32b. Current (latest information)
 - 32c. Detailed (all information provided)
 - 32d. Reliable (information can be verified)
- 33. If due diligence checking can be conducted online, is there a single platform where all these checks can be done without being redirected to different websites? (Y/N) (*not scored*)**
- 34. Is there a fully functional online platform to register the transfer of property ownership? (Y/N)**
- 35. Please indicate whether the following processes are available on the online platform to register the transfer of property ownership:**
- 35a. Downloading documents
 - 35b. Uploading documents
 - 35c. Getting notifications
 - 35d. Obtaining documents
 - 35e. Processing payments
- 36. Is there an online platform where complaints about services and/or suggestions for improvements at the immovable property registry can be filed? (Y/N)**
- 37. Are the responses to complaints from the immovable property registry publicly available on this platform? (Y/N)**
- 38. Is there an online platform where complaints about services and/or suggestions for improvements at the cadaster/mapping agency can be filed? (Y/N)**
- 39. Are the responses to complaints from the cadaster/mapping agency publicly available on this platform? (Y/N)**

2.1.2 Property Transaction–Reliability of Infrastructure

- 40. Is there a comprehensive and fully functional electronic database for checking encumbrances (liens, mortgages, restrictions, charges, etc.)? (Y/N)**
- 41. Please indicate whether searches can be conducted for each of the following:**

- 41a. Liens
- 41b. Mortgages
- 41c. Easements
- 41d. Restrictions

42. Which of the following group(s) can access this database? (Y/N) (*not scored*)

- 42a. Accessible online to registered users
- 42b. Accessible only by professionals (lawyers/notaries)
- 42c. Accessible only by land registry staff
- 42d. Accessible to anyone at the land registry premises

43. Which of the following best describes the format that land title certificates are kept at the immovable property registry?

- 43a. Digitized
- 43b. Digitalized
- 43c. Paper format

44. Which of the following best describes the format that cadastral certificates are kept at the cadaster/mapping agency?

- 44a. Digitized
- 44b. Digitalized
- 44c. Paper format

45. Which of the following best describes the method used for cadastral surveying?

- 45a. Direct
- 45b. Indirect
- 45c. Mixed

46. Is there an electronic national database for verifying the accuracy of government-issued identity documents of parties engaged in property transactions? (Y/N)

2.1.3 Property Transaction–Coverage

47. Are all privately held land plots formally registered at the immovable property registry in [B-READY largest city]? (Y/N)

48. Are all privately held land plots formally registered at the immovable property registry in the economy? (Y/N)

49. For each of the following, please indicate whether or not the following are reasons that privately held plots are not registered at the immovable property registry: (*not scored*)

- 49a. Not mandatory by law to register titles
- 49b. Registration fees too high
- 49c. Cumbersome process
- 49d. Inconsistent legal framework
- 49e. Informal payments
- 49f. Poor public land service management
- 49g. Poor infrastructure

50. Are all privately held land plots formally mapped (surveyed and registered in the cadaster) in [B-READY largest city]? (Y/N)

51. Are all privately held land plots formally mapped (surveyed and registered in cadaster) in [the economy]? (Y/N)

52. For each of the following, please indicate whether or not the following are reasons that privately held plots are not mapped at the mapping agency (cadaster) (*not scored*)

- 52a. Lack of financial resources
- 52b. Informal payments
- 52c. Lack of infrastructure
- 52d. Poor public land service management
- 52e. Lack of surveyors
- 52f. Lack of political will
- 52g. Most land is agricultural land
- 52h. Most lands belong to communities
- 52i. Conflict

2.1 AVAILABILITY AND RELIABILITY OF ONLINE SERVICES			
2.1.1 Property Transaction–Digital Public Services			
Indicators	FFP	SBP	Total points
Online platform encumbrance checking	1	1	2
- Title search (ownership) (31a)	0.20	0.20	0.40
- Encumbrances (liens, charges) (31b)	0.20	0.20	0.40
- Outstanding taxes (tax agency) (31c)	0.20	0.20	0.40
- Bankruptcy search (31d)	0.20	0.20	0.40
- Company profile (31e)	0.20	0.20	0.40
Single online platform for encumbrance checking	1	1	2
- Accurate (precise, no errors) (32a)	0.25	0.25	0.50
- Current (latest information) (32b)	0.25	0.25	0.50
- Detailed (all information provided) (32c)	0.25	0.25	0.50
- Reliable (information can be verified) (32e)	0.25	0.25	0.50
Online platform for property transfer (34)	1	1	2
Processes available online for property transfer	1	1	2
- Downloading forms (35a)	0.20	0.20	0.40
- Uploading documents (35b)	0.20	0.20	0.40
- Getting notifications (35c)	0.20	0.20	0.40
- Obtaining documents (35d)	0.20	0.20	0.40
- Processing payment (35e)	0.20	0.20	0.40
Complaint mechanisms for immovable property registry	1	1	2
- Online platform for complaints (36)	0.50	0.50	1.00
- Responses to complains made publicly available (37)	0.50	0.50	1.00
Complaint mechanisms for cadaster	1	1	2
- Online platform for complaints (38)	0.50	0.50	1.00
- Responses to complains made publicly available (39)	0.50	0.50	1.00
Total points	6	6	12
2.1.2 Property Transactions–Reliability of Infrastructure			
Indicators	FFP	SBP	Total points
Infrastructure database for checking encumbrances	1	1	2
- Liens (41a)	0.25	0.25	0.50
- Mortgages (charges) (41b)	0.25	0.25	0.50
- Restrictions (41c)	0.25	0.25	0.50
- Easements (41d)	0.25	0.25	0.50

Format of land title certificates - Titles are digitalized (43a) OR - Titles are digitized (43b) <i>Score of 1 if the titles are digitalized (accessible on the cloud) or 0.5 point if they are digitized (pdf saved on a computer)</i>	1 1 OR 0.50	1 1 OR 0.50	2 2 OR 1
Format of cadastral plans - Titles are digitalized (44a) OR - Titles are digitized (44b) <i>Score of 1 if the titles are digitalized (accessible on the cloud) or 0.5 point if they are digitized (pdf saved on a computer)</i>	1 1 OR 0.50	1 1 OR 0.50	2 2 OR 1
Method to conduct cadastral surveying (45a OR 45c)	1	1	2
Infrastructure database for checking identification (46)	1	1	2
Total points	5	5	10
2.1.2 Property Transactions–Coverage			
Indicators	FFP	SBP	Total points
Property registration coverage at main business city level (47)	1	1	2
Property registration coverage at national level (48)	1	1	2
Cadastral coverage at main city level (50)	1	1	2
Cadastral coverage at national level (51)	1	1	2
Total points	4	4	8

Note: FFP = firm flexibility point; SBP = social benefit point.

2.2 INTEROPERABILITY OF SERVICES

2.2.1 Interoperability of Property Transactions

53. Which of the following best describes the format in which information is recorded by the immovable property registration agency and the cadaster/mapping agency in [B-READY largest city]:

53a. A single database containing both legal and geographical information

53b. Different but linked databases (where information is automatically updated and shared between the two institutions)

53c. Separate databases

54. Is the immovable property registration agency linked to an agency, other than the cadaster? (Y/N)

55. Please specify the agency(ies) linked to the land registry: (not scored)

55a. Beneficial ownership agency

55b. Business registry

55c. Tax agency

55d. Other (please specify)

56. Is there a Geographical Information System (GIS) used by the land administration agency in [B-READY largest city]? (Y/N)

57. Do the immovable property registration and the cadastral/mapping agencies in [B-READY largest city] use the same unique identifier to search for properties? (Y/N)

2.2 INTEROPERABILITY OF SERVICES			
2.2.1 Interoperability of Property Transactions			
Indicators	FFP	SBP	Total points
Interoperability between land registry and cadaster (53a OR 53b)	1	1	1
Interoperability between land registry and other services (54)	1	1	2
Existence of a Geographic Information System (GIS) (56)	1	1	2
Existence of a unique identifier between land registry and cadaster (57)	1	1	2
Total points	4	4	8

Note: FFP = firm flexibility point; SBP = social benefit point.

2.3 TRANSPARENCY OF INFORMATION

2.3.1 Transparency of Information for Immoveable Property

- 58. Is the list of documents required to complete all types of property transactions available online and up to date (all latest changes are provided)? (Y/N)**
- 59. Which best indicates the availability of list of documents online? (*not scored*)**
59a. Available online and regularly updated
59b. Available online but not regularly updated
- 60. Is the applicable fee schedule for all types of property transactions at the immovable property registration agency available online and up to date (all latest changes are provided)? (Y/N)**
- 61. Which best indicates the availability of the updated fee schedule online? (*not scored*)**
61a. Available online and regularly updated
61b. Available online but not regularly updated
- 62. Does the land registry publish online the time it will take to deliver a legally binding document proving property ownership? (For example, the land registry states that it will deliver a property title in 5 working days.) (Y/N)**
- 63. Is the timeframe to deliver a legally binding document proving property ownership respected in practice? (Y/N) (*not scored*)**
- 64. Is the applicable fee schedule to access cadastral plans publicly available online and up to date (all the latest changes are provided)?**
64a. Available online and regularly updated
64b. Available online but not regularly updated
- 65. Is the cadastral plan available online for free? (Y/N) (*not scored*)**
- 66. Does the cadaster/mapping agency publish online the time it will take to deliver a certified most updated cadastral plan (for example, 5 working days to obtain a certified most updated cadastral plan)? (Y/N)**
- 67. Is the time published by the cadaster to deliver a certified most updated cadastral plan respected in practice? (Y/N) (*not scored*)**

- 68. Are there official, updated, and publicly available online statistics tracking the number and type of transactions at the immovable property registry in [B-READY largest city]? (Y/N) *(not scored)***
- 69. How many years of statistics tracking number and type of transactions at the immovable property registry are available?**
69a. Available for 1 year
69b. Available for 2 years
69c. Available for 3 years
69d. Available for 4 years
69e. Available for 5 years or more
- 70. Are there official, updated and publicly available online statistics tracking the number and types of land disputes at the national level? (Y/N) *(not scored)***
- 71. How many years of statistics tracking the number and type of land disputes are available?**
71a. Available for 1 year
71b. Available for 2 years
71c. Available for 3 years
71d. Available for 4 years
71e. Available for 5 years or more
- 72. Are there official, updated, and publicly available statistics tracking the average time it takes to resolve land disputes? (Y/N) *(not scored)***
- 73. How many years of statistics tracking the average time it takes to resolve land disputes are available?**
73a. Available for 1 year
73b. Available for 2 years
73c. Available for 3 years
73d. Available for 4 years
73e. Available for 5 years or more

2.3.2 Sex-Disaggregated Land Registry Data

- 74. Does the land registry in [B-READY largest city] collect data separately on male and female ownership? (Y/N)**
- 75. Which of the below data are collected separately for male and female land ownership? *(not scored)***
75a. Sole ownership
75b. Joint ownership
75c. Other (please specify)
- 76. Are these data available for the most recent calendar year (2022)? (Y/N) *(not scored)***
- 77. Are these data anonymized? (Y/N) *(not scored)***
- 78. Are these data publicly available online? (Y/N) *(not scored)***

2.3 TRANSPARENCY OF INFORMATION			
2.3.1 Transparency of Information for Immoveable Property			
Indicators	FFP	SBP	Total points
Publication of property transactions requirements (58)	1	1	2
Transparency of property transactions costs (60)	1	1	2
Service standards at the land registry (62)	1	1	2
Transparency of cadaster costs (64a)	1	1	2
Service standards for cadaster (66)	1	1	2
Availability of statistics on land transactions <ul style="list-style-type: none"> - Available for 1 year (69a) OR - Available for 2 years (69b) OR - Available for 3 years (69c) OR - Available for 4 years (69d) OR - Available for 5 years or more (69e) <i>Score of 1 point assigned if 69e selected; 0.8 point if 69d selected; 0.6 points 69c selected; 0.4 points if 69b selected; 0.2 point if 69a selected</i>	1 0.20 OR 0.40 OR 0.60 OR 0.80 OR 1	1 0.20 OR 0.40 OR 0.60 OR 0.80 OR 1	2 0.40 OR 0.80 OR 1.20 OR 1.60 OR 2
Availability of statistics on number and type of land disputes <ul style="list-style-type: none"> - Available for 1 year (71a) OR - Available for 2 years (71b) OR - Available for 3 years (71c) OR - Available for 4 years (71d) OR - Available for 5 years or more (71e) <i>Score of 1 point assigned if 71e selected; 0.8 point if 71d selected; 0.6 points 71c selected; 0.4 points if 71b selected; 0.2 point if 71a selected</i>	1 0.20 OR 0.40 OR 0.60 OR 0.80 OR 1	1 0.20 OR 0.40 OR 0.60 OR 0.80 OR 1	2 0.40 OR 0.80 OR 1.20 OR 1.60 OR 2
Availability of statistics on average time taken to resolve land disputes <ul style="list-style-type: none"> - Available for 1 year (73a) OR - Available for 2 years (73b) OR - Available for 3 years (73c) OR - Available for 4 years (73d) OR - Available for 5 years or more (73e) <i>Score of 1 point assigned if 73e selected; 0.8 point if 73d selected; 0.6 points 73c selected; 0.4 points if 73b selected; 0.2 point if 73a selected</i>	1 0.20 OR 0.40 OR 0.60 OR 0.80 OR 1	1 0.20 OR 0.40 OR 0.60 OR 0.80 OR 1	2 0.40 OR 0.80 OR 1.20 OR 1.60 OR 2
Total points	8	8	16
2.3.2 Sex-Disaggregated Land Registry Data			
Indicators	FFP	SBP	Total points
Gender data on property ownership (74)	1	1	2
Total points	1	1	2

Note: FFP = firm flexibility point; SBP = social benefit point.

PILLAR III—EFFICIENCY OF PROPERTY TRANSFER IN PRACTICE	
Parameters	
Largest city	The largest (most populous) city in the economy. Geographical location determines selection of appropriate property registry in charge of property transfer. For all questions under Pillar III, the experts will be asked to provide their response accounting for this specific parameter unless specified otherwise in the question per se.

Value of property	For estimation of cost of property transfer, a parameter of value of property is provided (based on 100 times GNI [gross national income] per capita). This value of property is provided in local currency. For all questions under Pillar III, the experts will be asked to provide their response accounting for this specific parameter, unless specified otherwise in the question per se.
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3.1 EFFICIENCY OF PROPERTY TRANSFER IN PRACTICE

Further information (based on the scope of the topic):

- Both selling and buying companies are owned by private nationals
- Type of property under consideration is a commercial property

79. Please indicate what is the legal form of land ownership in [B-READY largest city] (*not scored*)

- 79a. Full title
- 79b. Lease
- 79c. State-owned land use right
- 79d. Right of occupancy

80. What is the type of property registration system in place in [B-READY largest city]: (*not scored*)

- 80a. Registration of deeds
- 80b. Registration of title
- 80c. Both

Due Diligence Process

When completing the “due diligence” table, please consider only the processes that are applicable in [B-READY largest city] based on the legal ownership and registration system in place or commonly done in practice. For the connection with the parameters above, please indicate the typical characteristics. Please leave blank the rows that are not applicable when doing the due diligence checking. While providing cost estimates please keep parameter of value of property in mind.

81. On average, how many calendar days does it take to complete each of the following steps:

- 81a. Encumbrance checking
- 81b. Title search (to confirm ownership)
- 81c. Obtain authorization to transfer state owned land
- 81d. Outstanding taxes (property or other taxes)
- 81e. Bankruptcy
- 81f. Utilities (outstanding bills)
- 81g. Company profile
- 81h. Cadastral plan
- 81i. Zoning plan
- 81j. Building certificate from municipal council
- 81k. Inform the local council of sale and selling price
- 81l. Drainage certificate from water authority
- 81m. Identification survey from licensed surveyor
- 81n. Other (please specify)

82. On average, what is the cost (in local currency) to complete each of the following steps:

- 82a. Encumbrance checking
- 82b. Title search (to confirm ownership)
- 82c. Obtain authorization to transfer state owned land
- 82d. Outstanding taxes (property or other taxes)

- 82e. Bankruptcy
- 82f. Utilities (outstanding bills)
- 82g. Company profile
- 82h. Cadastral plan
- 82i. Zoning plan
- 82j. Building certificate from municipal council
- 82k. Inform the local council of sale and selling price
- 82l. Drainage certificate from water authority
- 82m. Identification survey from licensed surveyor
- 82n. Other (please specify)

Signing of the Sale Deed

When completing the “signing of the sale deed” table, please consider only the processes that are applicable in [B-READY largest city] based on the legal ownership and registration system in place. While providing cost estimates please keep parameter of value of property in mind.

83. On average, how many calendar days does it take to complete each of the following steps:

- 83a. Drafting of the sale contract by notary/lawyer
- 83b. Meeting with parties and signing of sale deed (or land use right transfer contract) in the notary/lawyer’s office
- 83c. Other (please specify)

84. On average, what is the cost (in local currency) to complete each of the following steps:

- 84a. Drafting of the sale contract by notary/lawyer
- 84b. Meeting with parties and signing of sale deed (or land use right transfer contract) in the notary/lawyer’s office

Registration of Sale Deed

When completing the “registration of the sale deed” table, please consider only the processes that are applicable in [B-READY largest city] based on the legal ownership and registration system in place. While providing cost estimates please keep parameter of value of property in mind.

Note: Registration of the sale deed (or state own land transfer contract) at the land registry until registration is complete and transaction is opposable to third parties.

85. On average, how many calendar days does it take to complete each of the following steps:

- 85a. Payment of transfer tax (tax authority)
- 85b. Payment of registration fees (land registry)
- 85c. Payment of stamp duty (when applicable)
- 85d. Registering the same deed at the land registry

86. On average, what is the cost (in local currency) to complete each of the following steps:

- 86a. Payment of transfer tax (tax authority)
- 86b. Payment of registration fees (land registry)
- 86c. Payment of stamp duty (when applicable)
- 86d. Registering the same deed at the land registry

87. What is the total time to complete the entire process to transfer the ownership of a commercial property from one domestic company to another domestic company (calendar days)?

88. What is the total cost to complete the entire property transfer process between two domestic companies (local currency)?

3.1 TIME			
Indicators	FFP	SBP	Total points
Time to Transfer Property (87) <i>Also corroborated with 81a–81m, 83, 85</i>	100 (100%)	n.a.	100 (100%)
Total points	100	n.a.	100
3.2 COST			
Indicators	FFP	SBP	Total points
Cost to Transfer Property (88) <i>Also corroborated with 82a–82m, 84, 86</i>	100 (100%)	n.a.	100 (100%)
Total points	100	n.a.	100

Note: n.a. = not applicable (refers to the cases when the impact on firms or society is either ambiguous or nonexistent).
FFP = firm flexibility point; SBP = social benefit point.

The data on the indicators for Pillar III will be normalized to a common unit—for example, on the scale from 0 to 100 points, where 0 represents the lowest and 100 represents the best performance. In turn, best (worst) performance is defined by the highest (lowest) standards and/or practices, measured as a single point or range of values.