

Registering Property Survey – Economy

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Dear Contributor,

We would like to thank you for your cooperation with the *Doing Business* project. Your contribution and expertise are essential to the success of the Doing Business report, an annual publication of the World Bank and the IFC that benchmarks business regulation in 183 economies worldwide.

Doing Business 2010: Reforming through Difficult Times was launched on September 9, 2009. This year's report received a record number of 2,517 media citations within one month of publication, including coverage from all major global, regional and local media outlets including TV, print, broadcast and web.

The positive feedback from governments around the world who are using the *Doing Business* reports as an input for policy debate about regulatory reform is only possible thanks to the generous contribution of over 8,000 experts like you, in 183 economies.

Since its inception in 2004, *Doing Business* has informed 270 reforms around the world, making it easier for small and medium sized entrepreneurs to do business. In 2008/09, 34 economies made it easier to transfer a property.

For further information about the report, please visit our website on www.doingbusiness.org. We also invite you to read our quarterly newsletter for updates on the growing global network of *Doing Business* contributors around the world.

For *Doing Business 2011*, we are honored to be able to count on your expertise:

- Before completing the survey, please review the assumptions of the case study. We ask that you update last year's information, included in the survey.
- Please describe in detail any reform that affects the process of transferring a property since June 2009.

We would appreciate if you could return the completed survey by February 16, 2010 to fbustelo@worldbank.org, mdelion@worldbank.org, and chacibeyoglu@worldbank.org. Please make sure to complete your name and address, so we can mail you a complimentary copy of the report.

If you have any questions, do not hesitate to contact us. Thank you again for your invaluable contribution to the World Bank's work.

Sincerely,



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The World Bank Group

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Primary Contributor Information

All information will be published. Please **check** the information you **do not** want us to **publish**.
We do not publish mobile phone numbers.

<i>Do not publish</i>	Name		
	Title (Mr., Ms., Mrs., etc.)	[]	[]
<input type="checkbox"/>	First Name	[]	[]
	Last Name	[]	[]
<i>Not published</i>	Position (e.g. manager, associate, partner)	[]	[]
<i>Not published</i>	Profession (e.g. judge, lawyer, architect)	[]	[]
<i>Do not publish</i>	Contact details		
<input type="checkbox"/>	Firm name	[]	[]
<input type="checkbox"/>	E-Mail address	[]	[]
<input type="checkbox"/>	Phone	[]	[]
<input type="checkbox"/>	Fax	[]	[]
<input type="checkbox"/>	Website	[]	[]
<i>Not Published</i>	Mobile phone	[]	[]

<input type="checkbox"/> <i>Do not publish</i>	Firm Address		
	Street	[]	P.O. Box []
	City	[]	State/Province []
	Zip/Postal code	[]	Country []

Additional Contributors' Information

Name	Occupation	Email	Phone	Address, if different than above
[title] [first name] [last name]	[firm] [position] [profession]	[]	[phone] [mobile]	[street] [state/province] [city/country]
[title] [first name] [last name]	[firm] [position] [profession]	[]	[phone] [mobile]	[street] [state/province] [city/country]
[title] [first name] [last name]	[firm] [position] [profession]	[]	[phone] [mobile]	[street] [state/province] [city/country]

Case Study Assumptions

Measuring time, cost & procedures to transfer a warehouse between two firms in [DB_city]:

The Seller Company has accepted the Buyer Company's offer to purchase the property and the terms of the contract between both parties has been agreed. Parties are ready to proceed to fulfill all the common requirements in order to complete the property transfer.

The **Buyer** and **Seller** are local limited liability companies located in the periurban area of DB_city (country's largest business city). They are owned by private nationals (with no foreign or state ownership) and perform general commercial activities.

The **Property** consists of land and a 2-story building (warehouse): the land area is 557.4 square meters (6,000 square feet), while the warehouse has a total area of 929 square meters (10,000 square feet).

The seller company owned the property for the last 10 years. The property is properly registered in the land registry and/or cadastre; it is free of title disputes and has no mortgages attached to it. The **value of the property** is (equivalent to **USD**) (equal to 50 times income per capita).

Reform Update in property transfer and registration

1. Has there been an administrative or legal change since June 1, 2009 that affects the requirements and the process to transfer a property? ☐ Yes ☐ No

Please describe the reform, indicating the name and date of the law (if applicable), and if possible providing a copy or link of the law: []

Has this reform simplified or complicated your daily work related to property transfers? Please explain : []

2. Last year we were informed of the following future administrative/legal reform project in your country: Future Reform onfile

Please update us on the status of this initiative. Is it now in place, and if so, since when?
[]

3. Are you aware of any planned (future) legal or administrative reform(s) which would affect property registration by June 1, 2010? Please describe ☐ Yes ☐ No

[]

Data Update

For your convenience, last year's answers are included in this survey. They represent a unified answer, based on the answers we received from various contributors. Please see below the aggregate averages, and the detailed procedure list

Summary	DB City – Country
Procedures	
Time (calendar days)	
Cost (% of property value)	

Please update the data, taking into account the assumptions of the case study and changes (if any) in the legislation/practice, and bear in mind that:

Time is measured in calendar days.

A **procedure** is an interaction of the buyer or the seller, their agents or the property with external parties, including government agencies, inspectors, notaries and lawyers; procedures that take place simultaneously are marked with an asterisk (*);

Costs only reflect official fees and taxes and exclude bribes; VAT should not be included in the costs.

Procedure	Obtain tax certificates ("predial" and "valorizacion")			
Time	8 days	Time update		
Cost	0.27% of property value + COP 7,120 for the escritura + COP 26,700 for copies of escritura + COP 3,465 to the Superintendency of the Notary + COP 3,465 to the National Fund of the Notary	Cost update		
Agency	Ventanilla Unica de Registro	Agency update		
Details	Additional details field			
Has the procedure, the time or the cost changed since June 2009? fieldYes Yes fieldNo No				
If yes, please update the values above and indicate whether the changes above are due to a correction (i.e. incorrect data) or a reform (i.e. change in practice or prescribed by law since June 2009).				

Research

Specific questions about property transfers in :

Is there any missing procedure not included in the procedure list above? Please specify

Answer : []

Questions about the property registration system in []:

	DB data	Your update (if different)
1. Is the land registry based on a...	<p>Deed system (<i>a system recording and filing property transfer documents</i>):</p> <p>Title system (<i>a system where ownership of land is maintained based on the parcel rather than the owner or the deed transfer</i>):</p> <p>Comments:</p>	<p>Deed system? <input type="checkbox"/></p> <p>Title system? <input type="checkbox"/></p> <p>Comments update []</p>
2. In [DB City], the most common type of ownership is		Type ownership update: []
3. Property and land are registered separately?		<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Comments:</p>

	DB data	Your update (if different)	
4. Land registry accessibility:		Yes	No
4.1 Does the registry have a computerized database for ownership of properties (or deeds/sale acts)?		<input type="checkbox"/>	<input type="checkbox"/>
If yes, is this information accessible on-line over the internet?		<input type="checkbox"/>	<input type="checkbox"/>
4.2 Does the land registry have a computerized database for encumbrances?		<input type="checkbox"/>	<input type="checkbox"/>
If yes, is the data on encumbrances accessible over the internet?		<input type="checkbox"/>	<input type="checkbox"/>
If yes, please provide the website link	[]		
4.3 Is it legally required to obtain a non-encumbrance certificate		<input type="checkbox"/>	<input type="checkbox"/>
If yes, please provide the relevant law & article	[]		
If a non-encumbrance certificate is required by law or practice, which document is sufficient? <i>Printout from the internet</i> <input type="checkbox"/> <i>Doc. certified by Land registry</i> <input type="checkbox"/>			
5. Accelerated procedures (express):			
5.1 Does the <u>land registry</u> offer accelerated procedures (official payment to expedite the process)?		<input type="checkbox"/>	<input type="checkbox"/>

If yes, please review if this data is accurate []	[]	
5.2 Do <u>other agencies</u> have expedited procedures?		<input type="checkbox"/> <input type="checkbox"/>
If yes, please name the agencies	[]	
If yes, please review if this data is accurate []	[]	
6. Time limits imposed by law (or regulations):		
6.1 Does the land registry have time limits to complete procedures?		<input type="checkbox"/> <input type="checkbox"/>
If yes, please review if the time limit at the registry is accurate []	[]	
6.2 Do other agencies have established such time limits to complete their procedures?		<input type="checkbox"/> <input type="checkbox"/>
If so, please name the agency(ies)	[]	
6.3 Are standard "sale purchase agreements" available to complete a property sale (and to submit to the registry)?		<input type="checkbox"/> <input type="checkbox"/>
If yes, where are copies of standard sale purchase agreements available? Online <input type="checkbox"/> Law <input type="checkbox"/> Land registry <input type="checkbox"/> Other(specify) []		
7. Informality in property registration:		
7.1 Please provide an estimate of the % of property parcels formally registered in your city?	[]	
7.2 Please provide an estimate if the % of property parcels formally registered in your country?	[]	

Referral

First name	Last name	Firm	Position	Phone	E-mail	Area of Expertise
[]	[]	[]	[]	[]	[]	[]

Thank you for completing the survey!

We appreciate your contribution to the Doing Business project.
The results will appear in *Doing Business 2011* and on our website:
<http://www.doingbusiness.org>.
Your work will be gratefully acknowledged in both.