

REAL ESTATE CADASTRE IN UKRAINE

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Abstract. *The article examines the process of creating a real estate cadastre in Ukraine and the directions of development based on the analysis of the experience and practices of the European Union. It is emphasized that the importance of correcting the misunderstandings created in this area of relations regarding the definition of real estate adopted in Ukraine and in the World, taking into account the recommendations of the World Bank on the unification of fragmented institutional approaches to property registration, its valuation and tax administration. The emphasis is on the continuous development of integration processes in this area in the EU countries and the World on the basis of a coordinated view of the future development of these systems, taking into account the conclusions drawn from the practice of implementing the future vision of the modern cadastre by 2014 and from the perspective of 2035, as well as on the importance of Ukraine's accession to this process to create favorable conditions for the development of market relations and the activation of investment activities. It is determined that the strategic direction in the context of European integration is the harmonization of Ukraine's cadastral policy with EU standards. It is proposed to continue the implementation of the Decree of the President of Ukraine on the cadastral*

system of 2003 by creating a multifunctional cadastre, which will include property rights registers, cadastral valuation of property and other state registers and cadastres. The article emphasizes the importance of unification and modernization of the system to increase its efficiency and compliance, based on proven modern practices, with international requirements.

Keywords: *real estate cadastre, cadastral system, European Union, land, real estate.*

Problem Statement. The real estate cadastre is a key tool in managing the state's land and property resources, ensuring legal certainty, spatial orderliness, and efficient use of the territory. Furthermore, the real estate cadastre serves as the legal basis for property rights and an economic resource, as it underpins the country's investment potential and a transparent and sustainable real estate market.

According to Part One of Article 181 of the Civil Code of Ukraine [7] real estate includes land plots and objects located on a land plot, the movement of which is impossible without their depreciation and a change in their purpose. However, national legislation also contrasts a land plot with real estate – when registering rights to buildings and structures[2, Article 5]: “regardless of the registration of rights to a land plot” and in the taxation of land [8, Article 266]: “real estate other than land plots” several more contrasts are described in the article [11]).

Back in 2003, “in accordance with the Civil Code of Ukraine and with the aim of consistent adaptation of the legislation of Ukraine regulating issues of property rights protection to the legislation of the European Union, improvement of the system of registration of land plots and real estate, as well as creation of favorable conditions for the development of market relations and activation of investment activity in Ukraine” was issued the Presidential Decree [4], according to which Resolution of the Cabinet of Ministers of Ukraine [5].

However, subsequently, by Resolution of the Cabinet of Ministers of Ukraine [3], this decision was overturned, and the land cadastre now only included state registration of land plots, carried out by state cadastral registrars of territorial bodies. State registration of rights to real estate and their encumbrances was excluded from the

unified system of state registration within the state land cadastre, in accordance with the Decree.

According to Article 1, paragraph 1, the Law of Ukraine “On state registration of rights to real estate and their encumbrances” [2] applies to relations arising in the sphere of state registration of rights to real estate located on the territory of Ukraine, and encumbrances of such rights, that is, in accordance with Part One of Article 181 of the Civil Code of Ukraine [7], namely, to land plots and objects located on a land plot, the movement of which is impossible without their depreciation and change of their purpose.

Thus, in Ukraine, today, there is no “unified system of state registration of land plots, real estate, and rights thereto,” and the Law of Ukraine “On State Registration of Rights to Real Estate and Their Encumbrances” applies only to one component of Article 181 of the Civil Code of Ukraine [7]. The second component –land plots – are registered in the land cadastre. This situation does not meet the goals of creating favorable conditions for the development of market relations and the activation of investment activity in Ukraine, according to the aforementioned Presidential Decree.

Thus, today, Ukraine has a “State Land Cadastre” and a pilot project to implement an “Urban Planning Cadastre” (since September 2024), which complement each other, as well as a “State Register of Rights to Real Estate”. Each has its own tasks and purpose. Where the State Service of Ukraine for Geodesy, Cartography, and Cadastre is responsible for the state registration of land plots, while the Ministry of Justice of Ukraine and its regional offices are responsible for the registration of real estate, that is [2, Article 5]: “objects located on a land plot, the removal of which is impossible without depreciating it and changing its purpose”.

The Law of Ukraine “On the State Land Cadastre” states that [9]: “The State Land Cadastre is the only state geographic information system of information on lands located within the state borders of Ukraine, their intended purpose, restrictions on their use, as well as data on the quantitative and qualitative characteristics of lands, their assessment, the distribution of lands between owners and users, on melioration networks and components of melioration networks”. That is, restrictions on the use of

land plots are registered in the State Land Cadastre, which is also registered in the register of property rights.

According to regulatory documents [1; 10]: “The Urban Development Cadastre is a state or municipal system for storing and using geospatial data on territories, administrative-territorial units, environmental, engineering-geological conditions, construction activities, and information resources of building codes and regulations to meet information needs in territorial planning and construction, and to form the industry component of state geoinformation systems”. The Urban Development Cadastre does not include the registration of real estate, and therefore can be ignored.

The Law of Ukraine “On State Registration of Real Rights to Real Estate and Their Encumbrances” states that [2]: “State registration of rights to real estate and their encumbrances is the official recognition and confirmation by the state of the facts of acquisition, change or termination of property rights to real estate, encumbrances of such rights by entering the relevant information into the State Register of Rights to Real Estate. That is, the State Register of Property Rights establishes property rights to real estate and their encumbrances, including land plots.

The State Register of Rights to Real Estate cooperates with the State Land Cadastre in Ukraine. In accordance with the Law of Ukraine “On State Registration of Property Rights to Real Estate and Their Encumbrances” [7] “it ensures the processing, storage, and provision of information on registered property rights to real estate and their objects”. The State Register of Rights registers property rights and their encumbrances on land plots, as well as on real estate objects located on a land plot, the transfer of which is impossible without their depreciation and change of purpose, namely: enterprises as single property complexes, residential buildings, buildings, structures, as well as their individual parts, apartments. The keeper of the State Register of Rights to Real Estate is the Ministry of Justice of Ukraine. The State Register ensures the processing, storage, and provision of information on registered property rights to real estate and is not intended to perform other functions of the cadastre. The State Land Cadastre is the basis for maintaining cadastres of other natural resources provided for by the legislation of Ukraine. The Urban Development Cadastre has the greatest relation to real estate, but the purposes of creating the State Land Cadastre and the

Urban Development Cadastre are very different and therefore there is no complete cadastral information about land plots and buildings, and this is the reason for such a state of affairs that the cadastral registration of real estate in Ukraine, as an integral part of land plots and buildings, is not carried out [13].

Developing this theme, it should be added that in its technical report in September 2020, the World Bank noted [18]: “Property tax reforms can become a catalyst for integrating and unifying fragmented institutional approaches to property registration, valuation, and tax administration. This includes, among other things, registering property rights, describing the location of property in the cadastral register, assessing market value, collaborating on the creation of data banks, and improving legal and geodetic registers” [18]. That is, from a technical point of view, it recommended combining the functions of the State Land Cadastre, the Urban Development Cadastre, and the registration of rights to real estate and their encumbrances into a single system, as proposed in 2003 by the Presidential Decree.

In the same Appendix 1 (Approaches to the Development and Maintenance of Modern Real Estate Cadastres for Ukraine) the following question was asked [18]: “For the purposes of establishing a fiscal cadastre, it should be noted that the United Nations, with the support of the International Federation of Surveyors (FIG), developed the Bogor Declaration”. The Bogor Declaration proposed the creation of [31]: “... modern cadastral infrastructures that facilitate the efficient development of land and real estate markets, protect the land rights of all persons and promote long-term sustainable land development and management”. In this context, land management is considered to include land registration, cadastral surveying and mapping, fiscal, legal and multi-purpose cadastres and computerized land information that facilitates land use planning, as well as land valuation/taxation systems. This raises the question of how far this process has progressed in Ukraine and, if it is ongoing, how useful can the contribution of a one-time asset declaration be in this regard? And the recommendation was made: [31]: “If the measures envisaged by the Bogor Declaration have not been taken or have not progressed far enough, the Ukrainian government needs, as a matter of priority, to develop a clearly defined national vision, strategy and structure for the fiscal cadastre”.

That is, in its technical report, the World Bank recommends that Ukraine (from a fiscal point of view) create in Ukraine [18]: “a unified system of state registration of land plots, real estate and rights to them” for state needs.

In addition, a review of Ukraine's natural resource cadastres and registers confirms that sectoral cadastres are organizationally and functionally disparate [12].

And the information of these cadastres and registers is inextricably linked to land plots and real estate and significantly complements information about real estate.

The structure of the EU single market, namely the movement of goods, people, services and capital, practically depends on reliable and easily accessible information about land [14, 20]. Therefore, in recent years, the EU has been characterized by a trend of global integration of National systems of state registration of real estate [14].

The strategic direction of European integration requires the harmonization of Ukraine's cadastral policy with EU standards, which is also mentioned in the Presidential Decree as a goal of creating a unified state registration system.

It is possible that the Presidential Decree was issued prematurely, given that Ukraine is not yet ready, and Europe does not yet have such a unified cadastral system.

This article seeks to understand what is being done in the European Union and internationally to develop a modern cadastral system to enable the development of Ukraine's cadastral system in this area.

Review of Recent Research and Publications. Research on this topic has been widely reflected in the works of scientists, in particular, on the inconsistency of legislation in the concept of real estate on the principles of constructing a cadastral system (A.I. Drapikovskiy, I.B. Ivanova) [11], Yu.A. Kirichek, V.A. Grianyk [13] and I.L. Perovych) [16], on the fragmentation of industry cadastres (A. Efimova, A.V. Tikhenko) [12], and others.

The aim of the study is analysis of modern approaches to research to the development of the real estate cadastre based on the practices and regulatory documents of the European Union with the possibility of identifying promising areas for improving the real estate cadastre in Ukraine in accordance with international standards and requirements.

Materials and Methods. The study utilized theoretical research methods, namely, analysis, synthesis, induction, and deduction. The analysis allowed for the identification of key components and regulatory principles outlined in European Union regulations and standards. Synthesis was used to integrate the obtained results to formulate a summary and identify promising areas for improving the real estate cadastre in Ukraine in accordance with international standards and requirements.

Presentation of the main research material. Global practice most often associates the cadastre with the concept of “real estate”, which is understood as generally accepted information about the size, ownership, and value of a land plot and everything inherently associated with it – which corresponds to Article 181 of the Civil Code of Ukraine [7].

In Europe, automated cadastral systems began to be implemented in the 1970s as a single cadastre for all real estate. It includes information on land plots, houses, and apartments. The Swedes were the first to implement the system, and for 40 years they transferred data from archives accumulated over the 300 years of the Swedish cadastre's existence [17].

An analysis of global experience in the development of cadastre and registration systems shows that there are common features, and at the same time, no two countries have identical cadastres. At the UN level, it is recognized that the cadastre bears the imprint of national mentality, culture, and sovereignty. Therefore, the formation of a cadastre cannot be carried out outside the national cultural and political context.

The world received a major boost in the rapid development of modern digital technologies in 1998, following a bold initiative by the International Organization of Geodesy, entitled “Cadastre 2014”.

“Cadastre 2014” is a landmark publication created by a working group of the International Federation of Surveyors' Commission FIG 7 between 1994 and 1998 [30]. The objective was to create a vision for the modern cadastre twenty years into the future. This vision recognized the many ongoing changes of the times, humanity's connection to the land, the growing role of the private sector in cadastral operations, and the dramatic impact of technology on cadastral reform.

“Cadastre 2014” did not explicitly mention land administration as a problem, but it did address many management topics. The concept of “Cadastre 2014” led to the development of the first edition of the international standard ISO 19152:2012 [25]. Land Administration Domain Model (LADM) is an international standard for information about “relationships between people”. It became a universal conceptual information model and defined the tripartite relationship between real estate, party, and law.

LADM (Land Administration Domain Model) is an international standard established by the International Organization for Standardization (ISO) and the technical committee on geographic information of the European Committee for Standardization. It is essentially a fundamental attempt to standardize cadastral systems worldwide. It forms a data model that correctly links cadastral and registration information together.

The development of the first edition of the Land Management Domain Model (LADM), completed in 2012, aims to contribute to the creation of a common view of land management for the various stakeholders involved in it.

In many countries, multiple stakeholders are responsible for various aspects of land administration, such as land tenure, land values, and land use plans. Therefore, regular and seamless information exchange between these stakeholders is essential for a successful land administration system. This ensures that information is ready for use, maintained up-to-date, and supplemented or updated as needed.

Achieving an effective and sustainable land administration system requires coordination between the professionals and organizations producing the information and the users who rely on it for both private and public purposes. This coordination facilitates interaction and information exchange, paving the way for future advances in information infrastructures, including land administration.

The Land Administration Domain Model was developed at the initiative of the FIG as part of the FIG Standards Network. The first edition was published in 2012, focusing on land registration.

The Land Administration Domain Model (LADM), certified to ISO 19152:2012 and a global digitalization standard, creates a standardized infrastructure for integrating

physical, spatial, and administrative land data within and across jurisdictions to facilitate the international administration of land and resource transactions.

The Food and Agriculture Commission of the United Nations (FAO) piloted a standard based on “The Solution for Open Land Management” (SOLA) [29] for an open-source computerized cadastre and registration system that can be customized to suit the laws and policies of each country.

The standard was subsequently revised, and the second edition, ISO 19152-1:2024, is now in effect. Geographic Information - Land Management Domain Model (LADM).

LADM Edition II is a multi-component standard: Part 1 – General Conceptual Model, Part 2 – Land Registration, Part 3 – Marine Georegulation, Part 4 – Valuation Information, Part 5 – Spatial Plan Information, and Part 6 – Implementation Considerations. Parts 2-6 are still in preparation.

Part 1 contains the concepts and basic structure for standardization in the field of land management/georegulation. The standard defines a common schema for describing regulatory information. This document establishes general elements and a basic framework from which a more detailed framework can be built.

To achieve public policy goals, authorities establish rules that mandate or promote specific behaviors or outcomes. Some of these rules utilize spatial strategies. In the previous edition of this document, ISO 19152:2012, the term “land management” was used in a broad sense. The new edition of ISO 19152-1:2024 introduces a new term with a broader meaning: “georegulation”. This is defined as the activity of delimiting and establishing control over geographic spaces through regulations or rules.

Land administration/georegulation can create a variety of geographic spaces that serve a variety of functions in the context of international law, constitutional law, administrative law, private law, and customary law. Land administration/georegulation can be used, for example, to delegate authority at the regional level, to control access to territory for security or health reasons, to organize the movement of people, goods, and information, to manage resources, or for conservation purposes. These geographic spaces are located adjacent to or overlap, forming a complex legal spatial configuration.

The purpose of this document is to introduce the basic concepts and define the key components and relationships common to all entities created by land administration/georegulation.

The first task of this document is to enable stakeholders, both within and across countries, to communicate using the common vocabulary provided by the model.

The second task is to provide an extensible framework for developing and improving land administration systems based on a model-driven architecture. This document is relevant for the creation of standardized information services in a national or international context [26].

But the world hasn't stopped there, and a new vision for the unification of cadastral systems is being proposed today – “Cadastre-2034”.

In response to public demand, this vision proposes addressing the automation of all cadastral system processes, including 3D and 4D formats. This requires digitalization and compatibility of all archival information, economic self-sufficiency, and accessibility to a wide range of consumers to address the widest possible range of environmental, economic, and other issues.

The current cadastre does not fully satisfy the interests of society and government bodies in obtaining reliable and accurate information. Without addressing these issues, which have been critically addressed in numerous publications, we will outline the basic principles that a cadastre must adhere to [15]: “reliability; transparency and public access online; data verification; compliance of cadastral information with national and European standards; The ability to expand and amend the cadastral structure in the face of changes in legal acts and technological processes. The above principles are fundamental, but not exhaustive”.

It is necessary to understand that the economic development of the state, taking into account business and investments, depends on a qualitatively created cadastral system, which integrates all registers related to real estate, land valuation and improvements to it, etc. [15-16].

“Cadastre-2034” [21] is a continuation of “Cadastre-2014”, which laid the foundations for a universal cadastre and defined its prospects through 2014. Land rights continue to occupy a priority position in the content of “Cadastre-2034”.

This cadastre is intended to allow people to easily and confidently determine the location and scope of all rights, restrictions, interests, and obligations associated with land and adjacent real estate. “Cadastre-2034” represents an objective request for the development of social relations.

One of the many challenges in creating a universal cadastre concept is the recognition of rights and the formulation of a scenario for the recognition of rights. According to the “Cadastre-2034” concept [21], there will be a significant increase in the volume of legal information on the environment, and society will demand easy access to this information.

The cadastral system, combined with the land registration system, is a powerful economic lever. It collects, manages, and disseminates information that defines and strengthens property rights. In turn, these property rights lead to economic development, social stability, and physical well-being.

“Cadastre 2034” has five goals. Their objective is to create a cadastral system that [21]:

1. is fundamental to land and property ownership and is managed sustainably,
2. is truly accessible, easily visualized, understood, and used,
3. is fully integrated with broader legal and social interests in land relations,
4. provides a digital representation of the real world that is accurate, three-dimensional, and dynamic,
5. Is a federal cadastral system based on uniform standards.

The first objective is that the cadastral system is a system of knowledge about all rights, restrictions, and obligations, enabling people to interact and make wise decisions regarding land and real estate. The second and third objectives are integrated with a modern vision of technological development. The fourth direction expands the representation of cadastral objects into 3d and 4d formats. The 3d format will enable the display of volumes in cadastral systems for objects such as rooms and floors and utility networks in buildings, tunnels, underground structures, subways, parking lots, underwater and above-water structures. The 4d format will enable cadastral work, quality control, and eliminate the possibility of poor-quality coordinate determination in real time. The fifth objective of this concept proposes uniformity in policies,

standards, guidelines, and legislation, that is, again, the integration of all national cadastral systems into a single space.

Between 2001 and 2004. Eight different European land information organizations and one university collaborated to develop a demonstration electronic platform for land register subscribers, with support and additional funding from the European Commission. The team also worked diligently to create online reference information from each participating country.

From 2004 to 2007, the long-term goal was to promote cross-border lending as part of the integration of EU mortgage markets. A three-year program transformed the demonstration into a real service, officially launched on November 22, 2006. This portal offered quick access to European real estate information through a “single window” approach. This service covered countries such as Austria, Sweden, the Netherlands, Lithuania, the United Kingdom, Norway, Finland, Scotland and Ireland, Belgium, the Czech Republic, Estonia, Iceland, Italy, Latvia, Serbia, Slovakia, Slovenia, and Spain. The registration information systems of the participating countries acted as both providers and distributors of information for the EULIS portal [15]. EULIS is a concept supported by various organizations within the European Community. EULIS actively collaborated with many of these organizations, including the European Commission, the European Mortgage Federation, the European Land Registry Association, Eurogeographics, and the European Network of Business Registers [22].

The EULIS portal operated from 2007 to 2017. In May 2017, the organization's members decided to close the portal. The main reason for the closure was that the European Commission was developing a replacement portal as part of the Land Registry Interoperability Programme. In 2018, EULIS was deactivated.

The Land Registry Interoperability (LRI) project aims to provide a single access point to the land registries of EU Member States within the framework of the European e-Justice Portal. The European e-Justice Portal is conceived as a future single electronic hub for the justice sector [27]. This will address the current issues of inconsistency, complexity, and the multiplicity of land registration systems in Member States. Thanks to this access point, citizens and professionals will be able to request and receive

relevant information through a single, multilingual, adaptive interface in accordance with national legal and technical capabilities.

Also, in the field of real estate in the EU [27], the European Land Registry Association (ELRA) was established in 2004, which adopted its Declaration in July 2020 [19]. The central element of its proposals is the formulation of land registry principles [28] and the creation of a European Land Registrar Statute [23] to define the main characteristics of land registry systems and the roles and responsibilities of member states. These initiatives aim to maintain legal integrity, protect the interests of citizens and businesses, promote economic growth, and advance harmonized land registration practices.

One of the key ELRA projects is IMOLA (Interoperability Model for Land Registry), which is now in its fourth edition. This project, funded by the European Union, responds to the growing need to improve the interoperability of land registry systems, particularly for the registration of foreign documents and judgments. By establishing local equivalents for foreign legal rights, IMOLA facilitates the effective implementation of EU regulations in civil and commercial matters. This initiative places new demands on stakeholders such as registrars, judges, academics, lawyers, notaries, attorneys, and citizens, who must have in-depth knowledge of foreign property rights, registration systems, and legislation. Following the definition of a structure suitable for all European land registers in IMOLA I – the European Land Register Document (ELRD) – and the processing of semantic translations, definition of key terms, and construction of taxonomies in the following two projects, IMOLA IV is the next step of the project, focusing on an improved European Land Register Document.

ELRA currently represents 31 official land registry organizations from 27 European countries. Ukraine is an observer in this Association. The Association's primary goal is to support the development and understanding of the role of land registration in the real estate and capital markets in Europe.

An adequate regulatory environment is being created. Regardless of national institutions and legislation, this regulatory environment guarantees the proper application of free market principles and legal certainty for both citizens and

companies. Consumer and citizen protection should be a benchmark for European and national institutions, taking the necessary measures to ensure this goal by providing relevant, accessible, and high-quality legal information. To further integrate the Association's members, the European Land Registry Network (ELRN) was established [19]. To further develop this network, the Association proposed the Statute of the European Land Registrar in May 2023 [23].

Thus, looking forward, the real estate market in Europe is also developing. One of the European Union's core objectives is to create and develop a single market that guarantees the free movement of persons, goods, services, capital, and data.

To this end, Europe adopted the Interoperable Europe Act, which entered into force on 11 April 2024, marking a significant step towards strengthening interoperability in the public sector. The Act enables administrations to cooperate and ensure the smooth functioning of public services across territorial, sectoral, and organizational boundaries, while maintaining sovereignty at all levels of government [24]. Despite the efforts of recent decades, some barriers to the interoperability and digitalization of public services across Europe remain. The Interoperable Europe Act addresses these challenges by ensuring that citizens and businesses can effectively access digital services, even when multiple EU Member States are involved. By 2030, the EU aims to ensure full accessibility of democratic life and public services online.

Thus, an interoperable Europe develops and improves the integration of legal and cadastral services. Ukraine's accession to this process is a path to its own development of the real estate market and economic growth.

Conclusions and Recommendations. Given the development of the cadastral system in Ukraine, the EU and the world need to return to the implementation of Presidential Decree [4] and continue work on integrating the information system, the foundation of which is laid by the state land cadastre and the register of property rights. This should be done without blurring the concept of real estate, as defined by Article 181 of the Civil Code of Ukraine. The development of such a system should take into account existing processes within cadastral systems in the EU and the world. The Land Code of Ukraine states that [6]: “The State land cadastre is a unified state system of land cadastral works that establishes the procedure for recognizing the creation or

termination of ownership and use rights to land plots and contains a collection of information and documents regarding the location, legal status of these plots, and their valuation among owners and land users". The last part of this definition, regarding the legal status, valuation, etc., specifically encompasses information from other state cadastres and registries.

In Ukraine, it is necessary to continue to form a cadastral system in accordance with the Presidential Decree of 2003 based on the ISO 19152-1:2024 standard and taking into account the EU Law on Interoperable Europe and the recommendations of the "Cadastre 2034" concept, which would consist of a multi-purpose cadastre, registers of property rights, assessment of cadastral objects and could integrate other state registers and cadastres, taking into account urgent processes and practices and the future direction of development in these issues of the EU for the possibility of further mandatory integration. By the way, the new version of the standard reminds of the creation of a cadastre in the maritime industry, which is not available in Ukraine, a maritime state.

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КАДАСТР НЕРУХОМОСТІ В УКРАЇНІ

Абстракт. У статті розглянуто процес створення кадастру нерухомості в Україні та напрямки розвитку на основі аналізу досвіду та практик Європейського Союзу. Наголошується, про важливість виправлення створених непорозумінь в цій сфері відносин щодо прийнятого в Україні і у Світі визначення поняття нерухомості враховуючи рекомендації Світового банку щодо об'єднання фрагментованих інституційних підходів до реєстрації майна, його оцінки та адміністрування податків. Акцентовано увагу на постійному розвитку інтеграційних процесів в цій сфері у країнах ЄС і Світі на базі узгодженого погляду на майбутній розвиток цих систем з урахуванням зроблених висновків практики втілення майбутнього бачення сучасного кадастру до 2014 та з точки зору на 2035 рік, а також на важливості приєднання України до цього процесу створення умов розвитку ринкових відносин та інвестиційної діяльності в Україні. Визначено, що стратегічним напрямом у контексті євроінтеграції є гармонізація кадастрової політики України зі стандартами ЄС. Запропоновано продовжити виконання Указу президента України щодо кадастрової системи від 2003 року шляхом створення багатофункціонального кадастру, який включатиме реєстри прав власності, кадастрову оцінку майна та інші державні реєстри і кадастри. Стаття підкреслює важливість уніфікації та модернізації системи для підвищення її ефективності та відповідності, заснованих на апробованих сучасних практиках, міжнародним вимогам.

Ключові слова: кадастр нерухомості, кадастрова система, Європейський Союз, земля, нерухоме майно.