

Digital Transformation in Land Administration in Georgia

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SUMMARY

The National Agency of Public Registry (NAPR), a governmental agency – legal entity of Public Law under the Ministry of Justice of Georgia, established in 2004, has been at the heart of the digital transformation in land administration. Initially created as a traditional land registration and cadastre agency, NAPR has since evolved into a strategic public institution with a far broader mandate. Today, it is responsible not only for real estate registration and cadastre, but also for geodesy, mapping, addressing, and coordination of the National Spatial Data Infrastructure (NSDI), making it one of the country's largest producers and users of geospatial data and services.

Following gaining independence in 1991, the evolution of land administration in Georgia conventionally can be divided into several stages. From early 90-ies Georgia launched large-scale land privatization that established the foundations for private ownership and a functioning land market. The phase covering institutional development and creation of a customer oriented system began in 2004 with the creation of NAPR, which unified real estate registration related functions and cadastre under one institution, introduced e-governance systems, and built the digital and legislative infrastructure that enabled a one-stop, fast and efficient registration process. Between 2011 and 2017, NAPR strengthened its capacity through full digitalization of archives, integration of land registration and cadastre not only institutionally, but at the technical, system level, and exploration of innovative technologies. The 2017-2024 period saw rapid digital expansion, building on an already fully electronic registration system that enabled NAPR to increasingly implement cross-sector data integration and launch innovative services.

Digital transformation has impressive impact on improved public service delivery and institutional performance. Through end-to-end digital procedures, online portals, and collaboration with public and private service providers, NAPR ensured faster, more user-friendly, and accessible services.

Notably, the introduction of a smart contract service in 2024 enabled remote property transactions with automated AI based verification and secure financial settlements.

The next phase that NAPR has entered is about advancing toward a smart, knowledge-driven ecosystem. By leveraging artificial intelligence, automation, and cross-sector interoperability, NAPR aims to progress toward a more intelligent and resilient land administration system. The Georgian case demonstrates that digital transformation is not merely a technological shift, it involves a comprehensive multidimensional reform requiring clear strategy, adaptive legislation, and continuous innovation to ensure secure, inclusive, and future-ready land administration.

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