

법제교류 연구 09-17-6

Digital Real-estate Registration System
in Korea for Supporting Legal Exchange
법제교류지원을 위한 한국 부동산디지털등기제도

Park, Kwang-Dong



Digital Real-estate Registration System
in Korea for Supporting Legal Exchange
법제교류지원을 위한 한국 부동산디지털등기제도

연구자 : 박광동(부연구위원)
Park, Kwang-Dong

2009. 10. 30.

SUMMARY

Recent development of science calls for changes in legal system, particularly in real-estate registration system.

To be specific, the registration system that has computerized paper register is now in the stage to digitalize application for registration.

In this situation, The Supreme Court extended the second round of computerization work for the court register affairs to 2010. The main computerization work includes applying, inquiring and issuing of the register transcripts on the internet. Also, the Supreme Court revised some of the provisions of the Property Register Act("Act") by which one could apply for the digital register starting on Jun, 2006(Article 177.8 and 177.10, the Act inserted).

Major details of the amendment include acceptance of digital application for registration in addition to the existing personal application and in case of real-estate digital registration, substitution of digital documents for paper application or attached documents. In addition, in case of digital application, attendance of the party or representative to registration is not exceptionally required and delivery of paper registration certificate may be substituted with a notice of information.

For the unification of reception time of online application and off-line application, the time when a given information has arrived at the electronic processing system is considered as the reception time of digital application. In the amendment, clauses for the obligation to

prevent registration information from leaking and punishment is newly established in a way to protect personal information.

Hence, the method of applying for registering properties can be largely divided into 2(two): the current off-line register application method characterized by using the existing e-Form and the on-line digital register application method. Out of the two, the sphere which the Supreme Court seeks several ways with the deepest interest is the on-line digital register application for properties.

Contents

| | |
|-----------------------------------------------------------------------------------|----|
| SUMMARY | 3 |
| Chapter I . Introduction | 9 |
| Chapter II . The Outline of Real Estate Registration System in Korea | 11 |
| 1. The meaning of real estate registration | 11 |
| 2. The history and features of the property registration system of Korea | 12 |
| I . The history of the property registration system of Korea | 12 |
| II . The characteristic of real-estate registration system | 21 |
| 3. Effect of registration | 25 |
| I . Effect of original registration | 25 |
| II . Provisional Registration | 28 |
| III . The effect of previous notice registration | 29 |
| 4. The type of registry | 29 |
| I . Book-Type Registry | 29 |
| II . Card-type registry | 37 |
| III . The Digital Registry | 38 |
| Chapter 3. The real estate digital registration system | 41 |
| 1. The current situation and the application procedure. | 41 |

| | |
|----------------------------------------------------------------------------------------------------------------------------|---------|
| I . The current situation | 41 |
| II . The application procedure | 41 |
| III . The characteristic of the legislative system | 46 |
| IV . The condition of basis | 48 |
| 2. The Registration of Real Estate Act revised particulars related to real estate digital registration | 49 |
| 3. The content of the concrete procedure | 52 |
| I . The main characteristic | 52 |
| II . The procedure of user registration | 54 |
| III . Special rules of the digital application procedure | 63 |
| IV . The concrete method of the digital application | 68 |
| V . The withdrawal, supplement and rejection of the digital application | 76 |
| VI . The execution of the registration | 77 |
| VII . The procedure after the registration completion - the notice of the information of registration certificate | 78 |
| VIII . The procedures after registration completion - the notice of completed registration | 88 |
| Chapter 4. The effectiveness and the Direction of Development | 103 |
| 1. The effectiveness | 103 |
| I . The various effectiveness | 103 |
| II . Improvement Effect of The Public Service | 112 |
| 2. Direction of Development in the Registration System | 116 |
| I . Expanding the role of courts for strengthening of the public trust and protection of the property right | 116 |

| | |
|-----------------------------------------------------------------------------------------------------------------|-----|
| II. The continuous enhancement of the completed registration service | 117 |
| III. The securement of the infrastructure for the performance of the next generation of registration work | 118 |

【 Annex 】

| | |
|---------------------------------------|-----|
| REGISTRATION OF REAL ESTATE ACT | 121 |
| Bibliographies | 129 |

Chapter I . Introduction

In the belief that the continuing and rapid development of information technology would contribute to solving the problems caused by an increasing amount of registration work in a reasonable way, the Supreme Court started to examine the possibility of digitalizing the register in the late 1980s. In 1994, the Supreme Court commenced to develop an application system for the digitalization of the register on a full scale, and eventually in September, 2002 it completed the digitalization of all the register in registry offices all over the country, successfully putting the huge amount of paper register of 45 million parcels into the newly formed digital database.

The large-scale digitalization of the register by the Supreme Court has made a great number of changes in the register work procedures. The introduction of the concept of the digital register led to an innovative service for the general public, enabling a more efficient and accurate register service using the newly developed application system. Besides, the establishment of the national register network enabled the service for the public to be accessible everywhere, providing on-line services of processing registration applications, viewing and issuing of the certified copies and abstracts of the registry.

In the meantime, citizens and registrars asked for a more comprehensive service such as receiving registry applications on line¹⁾. To incorporate these demands, the Supreme Court has extended the second register digitalization project until 2010, This project will make people

1) National Court Administration, Current status and prospect of computerization of registration services, National Court Administration, 2008, p.2, p.328.

to lodge registration applications, view a certified copy of register, and have related documents issued through the internet. In addition, the Supreme Court amended some provisions in the Registration of Real Estate Act to make it possible for people to lodge digital real estate registration applications from June 1, 2006²⁾.

2) Kwang-Dong Park, The rationalizing method of law system about application of real-estate digital registration, Comparative Private Law No.13(2), The Korean Association of Comparative Private Law, 2006.6, pp191-192.

Chapter II. The Outline of Real Estate Registration System in Korea

1. The meaning of real estate registration

The concept of registration consists of two different procedures: substantive and procedural. Substantive registration means that a registrar fills in the blanks on a registry form with factual information on legal relationship in regards to a property or the act of writing in itself. On the other hand, adjective registration includes not only filling in the description column but also writing in the indication column following the legal procedures prescribed by the relevant law³⁾.

The two meanings can be combined into a more thorough definition of registration; It means that a registrar who is a government official makes an entry about changes in real rights to immovables in a legal book which is a register following the due process of law, or it means the entry itself.

In the past, the registration of real property meant making an entry in the official register or the entry itself. However, since the digitalization of the whole register has turned the previous manual register into a closed one, the concept of registration has changed as follows: when handling registration process using the digital processing system, the auxiliary memory devices such as magnetic disks, tapes, or other electronic methods of storing information which record and store registration information are considered as official registers. In this case, registration of real property means that a registrar makes an entry in an

3) Sang-Tae Lee, Real Right Act, Bubwonsa, 2009, pp.76-77.

auxiliary memory device or it means an entry itself. Even though registration is done using the digital real-estate registration system, the old closed manual register can still be open to the public. Therefore, the previous register as well as the current one is significant.

2. The history and features of the property registration system of Korea

I . The history of the property registration system of Korea⁴⁾

1. The system of land administration before the modern age

The general landholding principle was state-owned, which was based on the Royal domain ideas from the ancient to the Joseon Dynasty, but private ownership of land was generally recognized from the age of the Three States.

During the Joseon Dynasty, the government drew up a cadastre called ‘Yang An’ and revised it every 20 years for tax collection.

2. The system of “Ga-Gye”(Proof of the ownership of a house) and “Gi Gye”(Proof of the ownership of land) after the opening of Kwang-wha do port in 1876

Since the opening of the port in 1876, foreign settlements around Seoul, Pyeongyang, Busan, Incheon, Wonsan and other areas caused the problem of how to recognize foreigners' land ownership. Therefore, the system of Ga Gye and Gi Gye was introduced to certify house and land

4) National Court Administration, Registration services for real estate [I] , National Court Administration, 2007, pp.17-25.

2. The history and features of the property registration system of Korea

ownership. This system lasted from 1893 to 1906, which can be regarded as the birth era of the modern property registration system.

Ga Gye or Gi Gye was not a requisite for establishing and transferring the ownership of land or houses, but someone who had Ga Gye or Gi Gye could safely claim his or her right over others.

3. The certification system

The certification system was introduced and implemented from 1906 to 1910, which can be regarded as the beginning era of the modern registry system even though it was not a perfect one.

(1) The law regarding purchase and sale, exchange, concession and pawn of land and buildings

This law was established by “Dae Han Ja Kang Hoe” in 1906. The law stipulated that if a certain owner wanted to trade, exchange, cede, or pawn land or a building, he or she had to submit a proof showing the ownership of his property and a document explaining the reason of such action to his or her village chief and had the documents certified. After the certification from the village chief, the transaction had to be granted an official approval by the magistrate of his or her district and then the magistrate had to record the grant in a register for public reading.

(2) The rule of land and buildings certification

The rule of land and buildings certification was made in October 1906. This system had a function of public announcement through drawing up a public register, what was called “certification book” and

increased the reliability of the certification book by adopting the method of examination. It means that the registration system saw a remarkable advance. Also, enforcement rule of land and buildings in pawn was enacted around the same time, and was mainly provided for auction procedure.

(3) The rule of land and buildings ownership certification

This rule was that the people who acquire the ownership through the lawful cause such as purchase and sale, donation, and others before enforcement of the rule or the others except purchase and sale, donation, exchange after enforcement of the rule should apply for the certification of ownership to the magistrate of a county or “Bu Yun” of the location. The rule of land and buildings certification with respect to the procedure should apply.

4. The land investigation enterprise

(1) The certification system

Japanese imperialism successively promulgated “The Joseon Civil Act” and “The Joseon Registration of Real Estates Act” in March 1912 so “The Civil Law” and “The Registration of Real Estate Act” of Japan were applied to Joseon as it is. However, the Registration Act was enforced in some parts of only 9 cities such as Seoul, Busan, Incheon, and others and its enforcement was postponed in the rest of the country because all sorts of conditions were not prepared for enforcement of the real estate registration system all the way along the line like inadequacy of the land register system. Therefore, the existing real estate certification

2. The history and features of the property registration system of Korea

system was still lasted by enacting ‘The Joseon real estate certification Act’ for public announcement through substituting of registration in the region where the Registration Act’s enforcement was postponed. ‘Joesun real estate certification Act’ just had supplemental feature which lasted until enforcement of ‘The Joseon Registration of Real Estates Act’, so the gradational enforcement of ‘The Joseon Registration of Real Estates Act’ from the region where the cadastre was completed by the land investigation of Japanese imperialism had substituted the certification system with the registration system.

(2) The registration system

The Japanese imperialism authorities promulgated the land investigation Act in August 1912, investigated the land, assessed the owner and began the ruling. And when the land investigation was made progress in April 1914, the rule of the cadastre was enacted and the cadastre was newly made through the result of the land investigation, and then the registry was based on this.

5. The enactment and revision of the current real estate registration Act

(1) The enactment of the current real estate registration Act

After the liberation from Japan in 1945, the period of the American military administration and the establishment of the Republic of Korea government, the existing registration system was lasted by “The Joseon Registration of Real Estates Act” and the enforcement regulations until the enactment of new real estate registration Act through Article 100 of the constitution. Then Registration of Real Estate Act No.536 was enacted

and promulgated with enforcement of civil law in January 1st, 1960 and was enforced immediately.

Registration of Real Estate Act composed of the text of 187 Articles and 5 additional clauses, that is, the full text of 192 Articles is consist of 5 chapters such as general provision, register office and register, register book, procedure of registration and objection.

To prescribe the concrete matters related to enforcement of Registration of Real Estate Act, meanwhile, the Enforcement Rule of Registration of Real Estate Act was promulgated and enforced as Supreme Court Regulations No.63 in January 1st, 1960. Because of this, “The Joseon Registration of Real Estates Act” and “The Joseon Real Estates Registration Enforcement Rule” were repealed.

(2) The revised particulars

There were 23 times revisions from enforcement in January 1st, 1960 to September, 2009 in real estate registration Act.

1) The first revision(Act No. 2170. January 1, 1970)

It was about the revision followed by revision of State Properties Act.

2) The second revision(Act No.3158, December 6, 1978)

The contract shall be made up by approval seal contract document in real estate transactions.

3) The third revision(Act No.3692, December 31, 1983)

The general revision were made for mechanization and streamlining of business registration process such as arrangement of provision followed

2. The history and features of the property registration system of Korea

by card-type registration form, improvement of registration procedure by certificate for prevention of unfair registration, etc.

4) The fourth revision(Act No.3726, April 10, 1984)

The new registration form of divided building was made as the exception of the registration system for the right of land related to enforcement of ‘Act on the Ownership and Management of Aggregate Buildings’.

5) The fifth revision(Act No.3789, September 14, 1985)

The registration certificate about right of obligator for registration simplified the registration procedure in case of extinguishment ; mandatory provisions of Chinese characters use was eliminated in the entry of the registry and application form for registration ; some loop holes like terms in the current provisions were maintained and replenished.

6) The sixth revision(Act No.3859, December 23, 1986)

The register number for real estate registration was received to nation, local government, international institution, foreign government, foreigner, juristic person, incorporate body or foundation for registration.

7) The seventh revision(Act No.4244, August 1, 1990)

By enacting Act on Special Measures for the Registration of Real Estate(Act No.4244) for establishment of real estate trade, related provisions were consolidated ; the registration application liability system was established newly and title trust had been prohibited.

8) The eighth revision(Act No.4422, December 14, 1991)

The complexity of real estate registration procedure was solved and the system of prior notice registration and the system of certification attachment, etc were improved.

9) The ninth revision(Act No.4522, December 8, 1992)

It was the revision followed by the whole sentence revision of Immigration Control Act.

10) The tenth revision(Act No.4592, December 10, 1993)

It was the revision followed by joining ‘Convention relating to the Status of Refugees and its Protocol’ in December 3, 1992 ; for it, the provision related to refugees was enacted newly and inadequacy of the current provisions were improved.

11) The eleventh revision(Act No.5205, December 30, 1996)

The applicable provisions that pay the fee at registration application was made ; exceptional provisions about process of real estate registration work by Computerized information processing organizations was made.

12) The twelfth revision(Act No.5592, December 28, 1998)

For digitalization of real estate registration, the term and related provisions which were not suitable for registration work process by Computerized information processing organizations were improved.

13) The thirteenth revision(Act No.6525, December 19, 2001)

It was the revision followed by making series of class of registration work newly from January 1, 2002.

14) The fourteenth revision(Act No.6631, January 26, 2002)

It was the revision that was reflected in real estate registration procedure followed by Civil Execution Act Article 81⁵⁾.

15) The fifteenth revision(Act No.6926, July 18, 2003)

In case of application of expression registration about divided store of aggregate building, attached document for definitude related to boundary mark of divided store were improved.

16) The sixteenth revision(Act No.7357, January 27, 2005)

It is the section revision followed by revision of Attorney-at-Law Act.

5) Article 81 (Documents to be Attached)

- (1) Documents falling under any one of the following subparagraphs shall be attached to a written application for a compulsory auction in addition to the executory exemplification:
 1. For immovables registered as owned by the debtor, a certified copy of the register; and
 2. For immovables unregistered as owned by the debtor, a document attesting that they may be immediately registered in the debtor's name: Provided, That in case where such immovables are unregistered buildings, a document attesting that such buildings are owned by the debtor, a document attesting the parcel number, structure and size of such buildings, and a document attesting a construction permit or a construction report in respect of such buildings.
- (2) The creditor may request the public agency in charge of official books to attest matters under the proviso of paragraph (1) 2.
- (3) In the case of the proviso of paragraph (1) 2, when the creditor fails to attest the parcel number, structure and size of the buildings, he may request the court of execution to investigate it, concurrently with filing an application for auction.
- (4) The court shall, in the case of paragraph (3), have an execution officer investigate such case.
- (5) In case where the immovables have already been seized for the purpose of a compulsory administration, if the documents falling under any subparagraph of paragraph (1) are attached to the execution record thereof, a second attachment of such documents may be dispensed with.

17) The seventeenth revision(Act No.7764, December 29, 2005)

In case of application of ownership transfer registration caused by purchase and sale, recorded trade value in certificate of completion of trade report shall be recorded in application form for registration; recorded trade value in application form shall be recorded extra items column and column for holder of a right in real estate registry GapGu.

18) The eighteenth revision(Act No.7954, May 10, 2006)

For efficiency of registration work process and promotion of the people's convenience related to application, the basis of registration application by Computerized information processing organizations was prepared; the occurred problems in using process of transfer registration of the right to use land of redundancy registration divided building and registration of combination of lots were improved ; some loop holes like terms in the current provisions were maintained and replenished.

19) The nineteenth revision(Act No.8435, May 17, 2007)

The enforcement date is January 1, 2008. It is the revision followed by revision of relatives and inheritance in Civil Law.

20) The twentieth revision(Act No.8852, February 29, 2008)

There were the name change followed by Government Organization Act.

21) The 21th revision(Act No.8922, March 21, 2008)

The law written by korean, purification of difficult term, observance of language standard, construction of natural and accurate law-sentence, condensation and articulation through improvement of system.

22) The 22th revision(Act No.9401, January 30, 2009)

It is the revision followed by revision of State Properties Act.

23) The 23th revision(Act No.9774, June 9, 2009)

‘Cadastral Act Article 36, paragraph 3, the latter part’ in Registration of Real Estate Act Article 90-2, paragraph 1 shall change to ‘Land Survey, watercourse and cadastre of land Act Article 88, paragraph 3, the latter part’ followed by Land Survey, watercourse and cadastre of land Act

‘Cadastral Act’ in Article 90-4, paragraph 1, 2 shall change to ‘Land Survey, watercourse and cadastre of land Act’. This revision shall be enforce from December 10, 2009.

II. The characteristic of real-estate registration system⁶⁾

1. The control of registration work by the court

The controlling agency of registration work may differ from country to country. The court controls registration work in Korea.(Court Organization Act Article 2, paragraph 3).

2. The principle of material compilation and the duality of land cadastre and Building ledger

The current registration system shall handle the registration work by establishing 1 registration form for each property followed by the principle of material compilation(Registration of Real Estate Act Article 15,

6) National Court Administration, op. cit(2007)., pp25-32.

paragraph 1) It is the principle ‘1 Real Estate 1 registration form’. Only the lands are treated as the independent real estate in most countries, but both land and building are treated as independent real estate in Korea so there are the building registry as well as land registry.

3. The duality of the registry and Cadastral

The purpose of the registration and Cadastral are different. Namely, the registration is the system for transaction safety and Cadastral is the system for offering to administrative purpose like taxation and so on. In Korea, the registry is managed by the court and Cadastral is managed by the competent authorities(Si, Gun,Gu).

Registration of Real Estate Act prescribed if the registration and Cadastral are discordance, application of another registration can not be applied about competent.(Registration of Real Estate Act Article 56) The mark of real estate is decided by Cadastra and the relationship is decided by the registry.

4. The principle of joint application

Registration of Real Estate Act is adopted the principle of joint application.(Registration of Real Estate Act Article 27, 28) Also, the both parties or agent should attend to register office for the application of registration.

The application form of registration and attached documents required by Registration of Real Estate Act should be submitted for the application of registration and the oral application should not be permitted. The written objection shall be submitted in case of the objection of the registrar`s disposition.(Registration of Real Estate Act Article 179).

5. The principle of formal judgment

There is no substantive enactments in Registration of Real Estate Act of Korea ; considering the nonexistence of general provisions about the right to judgement, the dependence about the documentary examination in the judgment way of the registrar, the principle of formal judgment has been adopted ; the registrar has the substantive right to judgment to investigate the related matters about the building mark in case of the application of divided building mark exceptionally(Registration of Real Estate Act Article 55, subparagraph 13).

6. The principle of requisite for establishment

Civil law have adopted the principle of requisite for establishment by regulating ‘The change of acquisition and loss of real right by legal act related to real estate has the effect if it is registered’ in Article 186 related to the effect of registration. Under the principle of requisite for establishment, the change in a real right by legal act needs two requisites - declaration of will for change in a real right and registration ; however, real rights over immovables required the registration for the change in a real right are ownership, surface right, servitude, right to lease on a deposit basis, mortgage and pledge of rights can be registered(Civil Law Article 348, Registration of Real Estate Act Article 2) Right of possession and right of retention can not be registered and right of lease or redemptive right have the registration ability even these are not the real right.

On the other hand, in Civil law Article 187, there is the provision that change of real rights over immovables by succession, adjudication, auction and provisions of other law has the effect without registration. It is the

special provisions of change of real rights ; even real rights over immovables had been acquired without registration, for disposition by legal act, the registration should be done. (Registration of Real Estate Act Article 187, proviso).

7. Disapproval of the credibility

The opinion that the real estate registration system in Korea does not adopt the principle of public trust is the main opinion of the academic world and the court. Nevertheless, Civil Act has the provision that the third party in good faith should be protected in case of invalidation by nullity, cancellation, rescission, etc of cause act in Article 107⁷⁾ to 110⁸⁾ and Article 548⁹⁾ for security of transaction. Also, in case of application of cancellation of registration, if the third party who has the relationship related to the registration exist, then acceptance form of

7) Article 107 (Declaration of Untrue Intention)

- (1) A declaration of intention shall be valid, even if the declarant has made it with the knowledge that such declaration is different from his true intention: Provided, That such declaration of intention shall be void if the other party was aware, or should have been aware, of the real intention of the declarant.
- (2) The nullity of a declaration of intention as mentioned in the preceding paragraph cannot be set up against a third person acting in good faith.

8) Article 110 (Declaration of Intention by Fraud or Duress)

- (1) A declaration of intention made by fraud or duress may be voidable.
- (2) If a third person has been guilty of fraud or duress in respect to a declaration of intention made to any other party, such declaration of intention may be voidable only in a case where the other party was aware, or should have been aware, of the fact.
- (3) The voidance of a declaration of intention under the preceding two paragraphs cannot be set up against a third person acting in good faith.

9) Article 548 (Effect of Rescission and Restitutio in Integrum)

- (1) If one of the parties has rescinded the contract, each party shall be liable to restore his other party to his original position: Provided, That the rights of third persons shall not be prejudiced thereby.
- (2) Interest shall be paid upon any money to be repaid in the case mentioned in the preceding paragraph as from the day on which such money has been received.

the third party or certified copy of judgment which can oppose it should be attached to the application form.

Registration of Real Estate Act ensure the right of the person who trusts registration for cancellation and trade by enacting above.

3 . Effect of registration

I . Effect of original registration

1. Effect of alteration of a right

Under the current law which adopts formalism about change in a real right, the effect of change in a real right related to real estate shall be generated when real right act should be existed and the suitable registration should be finished(Civil Act Article 186) This is called ‘effect of alteration of a right’ and it is the most important effect of registration.

2. The counterforce

If a matter is not registered, only effect of bond between the parties shall be existed ; if a matter is registered, a party can oppose to the third party with this recorded matter. This is called ‘counterforce’. For example, leasehold interest on real property(Civil Act Article 621, paragraph 2¹⁰⁾), special agreement for repurchase(Civil Act Article 592¹¹⁾),

10) Article 621 (Registration of Lease)

(1) The lessee of an immovable may, unless there exists any contrary agreement between the parties, request the lessor to cooperate in effecting necessary formalities for the registration of the lease.

(2) The lease of an immovable, if registered, shall be effective against the third persons from the time registration has been effected.

11) Article 592 (Registration of Right of Redemption)

If, where the object of a sale is an immovable, the reservation of the right of

trust registration(Trust Act Article 3, paragraph 1¹²⁾), agreement for rent the price or the period of existence of surface right or right to lease on a deposit basis(Registration of Real Estate Act Article 140) can insist to the third party after the registration is completed.

3. The effect of order confirmation

The order of the recorded rights related to the same real property is decided by order of the registration when there is no other provisions in law(Registration of Real Estate Act Article 5, paragraph 2) ; it is called the effect of order confirmation. The order of the registration is decided be number of receipt in case of the registration recorded in same 'gu' of registration form(Registration of Real Estate Act Article 5, paragraph 2) ; the order of additional registration depends on order of main registration but the order of between additional registrations depend on the order (Registration of Real Estate Act Article 6, paragraph 1).

4. The effect of possession

If a person who is recorded as owner of real estate occupies the real estate peacefully and openly with intention of ownership and good faith without mistake for 10 years(Civil Act Article 245, paragraph 2). And this provision is provisions applicable mutatis mutandis to other property rights(Civil Act Article 248). This is called registry acquisitive prescription. The registration of this case has the same effect of possession in possession

redemption has been registered simultaneously with the registration of a sale, such registration shall be effective against the third persons.

12) Article 3 (Public Notice on Trust)

(1) With respect to any right to property to be registered, the trust may be opposable to a third person by making a registration thereof.

acquisitive prescription of movable property. It is called the possessive effect of the registration.

The period of acquisition by prescription of real estate by possession is 20 years(Civil Act Article 245, paragraph 1),but the person who is recorded as owner in registry shall acquire the ownership when he/she possess directly for 10 years.

5. The presumption power

The presumptive effect that existence of a certain registration means the existence of corresponding substantive right relationship is called the presumption power of registration. There is no substantive enactment in the current law but the court and the academic world admit that idea. The person who denies the substantive right relationship has the burden of proof because registration of a certain right means the existence of the right which has recorded contents.

The content of registration is presumed as valid thing so presumption is admitted as follows ; a person who trusts the content of registration is presumed as good faith and no-fault ; a person who acquires real rights over immovables usually investigates the registry so he/she is presumed as having bad faith if evidence to the contrary is not existed.

6. The power of later registration impediment

Even invalid registration in substantive law, if a certain registration exists, it has a certain formal power. Namely, the establishment of contrary registration is impossible without cancellation of that registration by legal condition and procedure. It is called the power of later registration impediment.

II. Provisional Registration

1. The effect of order preservation in original registration

When original registration is done by provisional registration, the order of original registration depend on the order of provisional registration (Registration of Real Estate Act Article 6, paragraph 2). It is called the effect of order preservation in provisional registration. It is different from final registration in following aspects ; if original registration by provisional registration is terminated, the effect of order preservation is generated ; only provisional registration itself does not have the power to make change in a real right.

2. The effect of provisional registration prior to original registration

The effect of substantive law is not existed in provisional registration such as impediment of act of disposal by the person who establishes the provisional registration or opposition to the third party purchaser.

3. The specific effect of provisional registration for security

In case of completion of provisional registration for security by Provisional Registration Security Act, when the object of provisional registration for security is requested for auction by application of other creditor, the person who has right of provisional registration security can use claim for preferential payment by the order of provisional registration(same Act Article 13); the object of provisional registration for security is requested for auction(same Act Article 12).

III. The effect of previous notice registration

The previous notice registration has the effect which alarms possibility of the loss by result of lawsuit to the person who wants to trade the real estate by notifying to the third party about institution of lawsuit. It is called the warning effect of previous notice registration but it is just the de facto effect. Therefore, previous notice registration does not have the effect of disposition limitation or order preservation. The presumption power is not admitted to the person who has the real causes of nullity or the real reason for revocation.

4 . The type of registry

The type or registry have changed from Book-Type Registry to Card-Type Registry and Digital Registry.

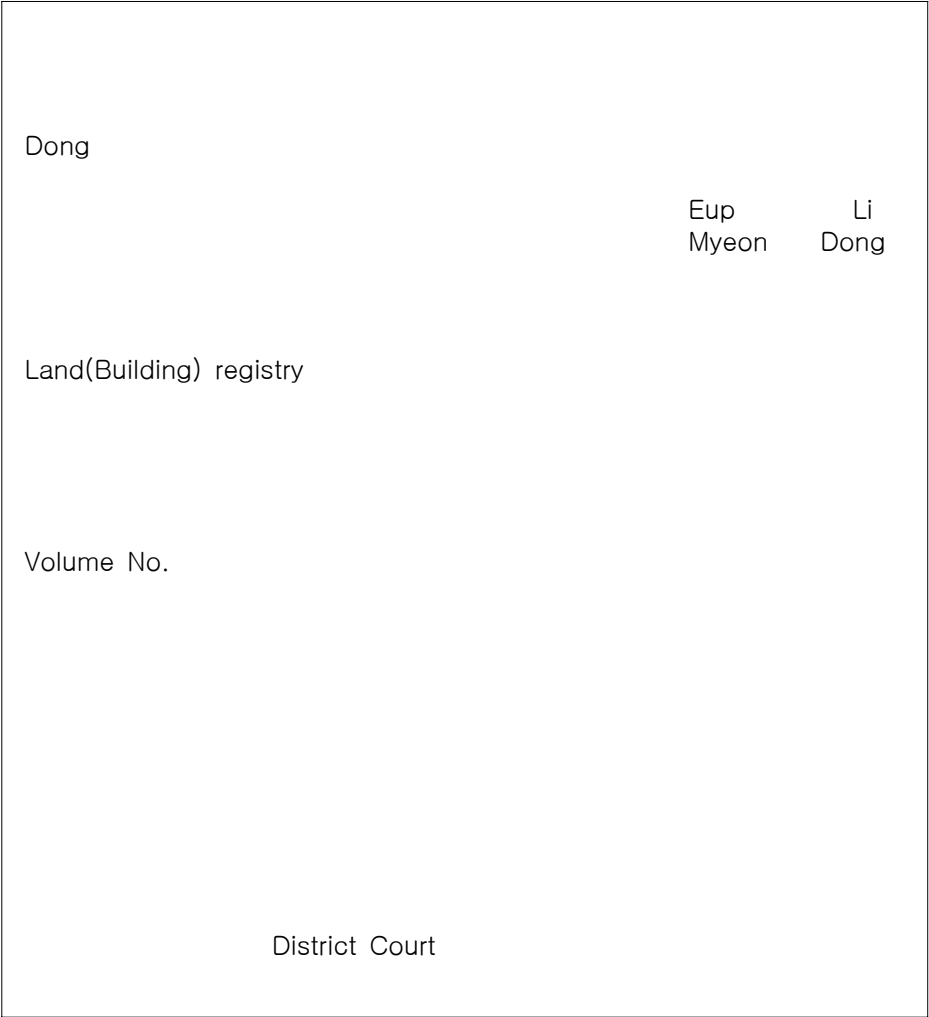
I . Book-Type Registry

1. The preparation

(1) Book-Type Registry is the binding of unrecorded registry like a book. A registration form for A building or A lot is consisted of 3 papers ; 50 buildings or 50 lots were bound as a bunch to make a registry book. A registration puts ‘column for registration number’ and ‘column for title’ in first page, ‘column for GapGu’ in second page and ‘column for EulGu’ in third page. The matters to be registered were recorded in Book-Type Registry in order when registration application about real estate in certain district was existed(registration number is

entry of the order of these registration). Therefore, the order was decided by the order of registration form, not lot number.

<figure> Land(Building) registry Registration of Real Estate
Municipal Rule [The enclosure form No.1]



4. The type of registry

<figure> column for title, Registration of Real Estate Municipal Rule [The enclosure form No.4]

| | | | | | | | | | |
|---------------------|-----|-------------------|-----|-----|-----|-----|-----|-----|-------|
| Registration number | No. | Quantity of Cards | | | | | | | ① ~ ○ |
| | No. | 1 | 1-1 | 1-2 | 1-3 | 1-4 | 1-5 | 1-6 | 1-7 |
| | No. | 2 | 2-1 | 2-2 | 2-3 | 2-4 | 2-5 | 2-6 | 2-7 |
| None | 3 | 3-1 | 3-2 | 3-3 | 3-4 | 3-5 | 3-6 | 3-7 | |

| column for title (Real Estate mark) | | | |
|-------------------------------------|-----------------------|-------------------|-----------------------|
| indication number | column for indication | indication number | column for indication |
| | | | |

| | |
|------|-----|
| Dong | No. |
| Dong | No. |
| Dong | No. |

② ~ ○

| Gappu(ownership) | | | |
|---------------------------|------------------------|---------------------------|------------------------|
| column numbering in order | column for description | column numbering in order | column for description |
| | | | |

| | |
|------|-----|
| Dong | No. |
| Dong | No. |
| Dong | No. |

③ ~ ○

| Eulgu(Rights except ownership) | | | |
|--------------------------------|------------------------|---------------------------|------------------------|
| column numbering in order | column for description | column numbering in order | column for description |
| | | | |

<figure> Certified copy of registry Current valid matters
Registration of Real Estate Municipal Rule

(1) Land (The enclosure form No.12)

0000 Si 00 Gu 000 Dong 000 Inherent Number 0000-0000-000000

| | | | | | |
|--------------------|---------|------------------------|------------------------|-------------|---------------------------------------|
| 【column for title】 | | | | | (Land mark) |
| indication number | receipt | lot number of location | classification of land | ground area | cause of registration & other matters |
| | | | | | |

| | | | | | |
|------------------------|-----------------------------|---------|-----------------------|--|-----------------------------------|
| 【Eulgu】 | | | | | (matters of ownership) |
| column numbering order | for in registration purpose | receipt | cause of registration | | holder of a right & other matters |
| | | | | | |

※ The part of solid line express details of cancellation.

number of issue 1419911408916118010332301AR00100553SJ112801K11211 1/2 date of issue 0000/00/00

0000 Si 00 Gu 000 Dong 000 Inherent number 0000-0000-000000

| | | | | | |
|-------------------------------|----------------------|---------|-----------------------|--|--------------------------------------|
| 【Eulgu】 | | | | | (Matters of rights except ownership) |
| column for numbering in order | registration purpose | receipt | cause of registration | | holder of a right & other matters |
| | | | | | |

Fee 0000won competent registry office 000000 00000

※ The part of solid line express details of cancellation.

number of issue 1419911408916118010332301AR00100553SJ112801K11211 2/2 date of issue 0000/00/00

(2) The Building (The enclosure form No.12-1)

1) general Building

0000 Si 00 Gu 000 Dong 000 Inherent number 0000-0000-000000

| 【column for title】 (Building mark) | | | | |
|------------------------------------|---------|------------------------------------------|---------------------|---------------------------------------|
| indication number | receipt | lot number of location & building number | details of building | cause of registration & other matters |
| | | | | |

| 【Gappu】 (matters of ownership) | | | | |
|--------------------------------|----------------------|---------|-----------------------|-----------------------------------|
| column for numbering in order | registration purpose | receipt | cause of registration | holder of a right & other matters |
| | | | | |

※ The part of solid line express details of cancellation.

number of issue 11419911408916118010332301AR00100553SJ112801K11211 1/2 date of issue 0000/00/00

0000 Si 00 Gu 000 Dong 000 Inherent number 0000-0000-000000

| 【Eulgu】 (Matters of rights except ownership) | | | | |
|----------------------------------------------|----------------------|---------|-----------------------|-----------------------------------|
| column for numbering in order | registration purpose | receipt | cause of registration | holder of a right & other matters |
| | | | | |

※ The part of solid line express details of cancellation.

number of issue 11419911408916118010332301AR00100553SJ112801K11211 2/2 date of issue 0000/00/00

2) The aggregate building(The enclosure form No.12-2)

0000 Si 00 Gu 000 Dong 000 Inherent number 0000-0000-000000

| 【column for title】 (land mark of a building) | | | | |
|-----------------------------------------------------|------------------------|---------------------------------------------------|---------------------|---------------------------------------|
| indication number | receipt | lot number of location, name & number of building | details of building | cause of registration & other matters |
| | | | | |
| (land mark which is the purpose of right to a site) | | | | |
| indication number | lot number of location | classification of land | ground area | cause of registration & other matters |
| | | | | |

※ The part of solid line express details of cancellation.

number of issue 11419911408916118010332301AR00100553SJI12801K11211 1/3 date of issue 0000/00/00

0000 Si 00 Gu 000 Dong 000 Inherent number 0000-0000-000000

| 【column for title】 (building mark of part of exclusive ownership) | | | | |
|-------------------------------------------------------------------|-------------------------|--------------------------|---------------------------------------|---------------------------------------|
| indication number | receipt | building number | details of building | cause of registration & other matters |
| | | | | |
| (manifestation of right of land) | | | | |
| indication number | type of right to a site | ratio of right to a site | cause of registration & other matters | |
| | | | | |

※ The part of solid line express details of cancellation.

number of issue 11419911408916118010332301AR00100553SJI12801K11211 2/3 date of issue 0000/00/00

4. The type of registry

0000 Si 00 Gu 000 Dong 000 Inherent number 0000-0000-000000

| 【Gapgu】 (matters of ownership) | | | | |
|--------------------------------|----------------------|---------|-----------------------|-----------------------------------|
| column for numbering in order | registration purpose | receipt | cause of registration | holder of a right & other matters |
| | | | | |

| 【Eulgu】 (Matters of rights except ownership) | | | | |
|----------------------------------------------|----------------------|---------|-----------------------|-----------------------------------|
| column for numbering in order | registration purpose | receipt | cause of registration | holder of a right & other matters |
| | | | | |

fee 0000won competent registry office 000000 00000

※ The part of solid line express details of cancellation.

number of issue 11419911408916118010332301AR00100553SJI12801K11211 3/3 date of issue 0000/00/00

(2) Book-Type Registry was the vertical type that register entries were recorded by Korean and Chinese characters before 1970; after 1970, the horizontal registry called ‘new registry’ was used by altering recorded characters. However, the whole vertical registry was not transferred to horizontal registry ; new registration form was established using it ; except this case, the previous form was still used until extinguishment of established registry.

2. The continuation of registration form

The continuation of registration form means the entry of register entries by using new registration form when there is no space in

column for title, GapGu or EulGu of registration form. However, Book-Type Registry did not permit the temporary establishment of registration form due to fixed binding so new form could not be bind after the previous one. Therefore, the special procedures were needed as below for clarifying relationship of previous registration form and later one.(December 31, 1983, Act No.3692, Registration of Real Estate Act prior to revision Article 86).

(1) The treatment of new registration form

The number of leaves of registry which bound previous form and its continuous registry shall record in column for registration number after copy of registration number of previous form. In case of using of new form, the order number shall be recorded followed by order number of the previous form continuously.

(2) The treatment of previous registration form

The number of books and leaves of registry which bound new form, the purpose of succession shall be recorded in column for registration number of previous registration form ; if a space is existed in column for title or other Gu of previous form, contents of registration which should be recorded in there shall be registered in that space.

(3) The searching book

Book-Type Registry was not recorded by order of preservation registration, etc, not binding order so the searching book was needed for searching the registration form of certain real estate. The number of land, the number of books and leaves of registry, registration number,

advance of succession form were recorded in searching book, and its order was followed by order of land number. Therefore, if a person knows the land number of real estate, the number of books and leaves of pertinent registry could be searched.

(4) The problem of Book-Type Registry and converting to Card-Type Registry

Book-Type Registry was not recorded by order of preservation registration, etc, not binding order so the searching book was needed for searching the registry. Therefore, in case of omission of entry in the searching book, searching registration form was impossible and double registration was able to be occurred. Also, due to use of typewriter was impossible, the form should be recorded by hand writing. The court decided converting to Card-Type Registry in June, 1973 for improving problems of Book-Type Registry and promoting registration work; December 31, 1987, the registry of whole real estate 23,748,649 lots had been changed to Card-Type Registry.

II . Card-type registry

1. Characteristic of Card-type registry

Card-type registry is the registry that card type registration form are bound in binder by order of land number. Card-type registry could add the registration form so addition or separation were easy and registration form was able to bind in order of land number. Therefore, the land number were recorded in column for registration number and searching book did not need anymore. The typewriter was available so registration

work was able to process easier.

2. The binding method of Card-type registry

Card-type registry is the binder registry so it is bound in order of a cover, a catalogue and registration form ; matters related to addition or removal of registration form, or matter of change in case of alternation of land number ; registration form was bound in order of land number in land registry or building registry.

3. Continuation of registration form

The continuation of registration form had been convenience in Card-type registry because new registration form was able to bind after previous registration form ; in case of continuation of registration form, addition of registration form should marked on column for indication a number of cards on column for title(Registration of Real Estate Rules Article 8).

III. The Digital Registry

1. The general introduction

(1) The meaning

The digital registry is a secondary storage devices which is recorded matters to be registered ; it contains the electronic information storage media which is able to certainly record or keep a regular register entries by magnetic disk, magnetic tape or other similar methods.(Article 177-2, paragraph 1).

(2) The introduction of digital registry

Even though the registration service had become efficient by converting Book-Type Registry to Card-type registry, both registries were the paper registry so there still were the problem for issuing certified copy of register or abridged copy. Also, in case of issue of certified copy or abridged copy beyond district, inconvenience of civil petitioner and destruction danger of paper registry were still existed.

To solve this problem, digitalization of registration work was promoted ; the work that whole paper registry converted to digital registry in September 2002 was completed ; whole card type registry including converting reservation registry were computerized to digital registry ; Real Estate Management System have been developed with digitalization of registry for registration application work process, issue of certified copy or abridged copy and work statistics so work process of register office have been digitalized.

2. The type of digital registry

The digital registry generally means the registry of AROS(Automated Registry Office Systems) ; The registry of AROS is the registry of database form which has continuance through mutual connection information in registration so various certified copies or abstracts are able to issue. However, there are some special cases which can not handle with AROS such as a new type of registration, ill-defined target equity, two ownership preservation registrations in one registry. In this case, AROS Text system was made for handling of registration work apart from AROS. AROS text system is similar to record matters to be registered using Word Processing Program and the registry by process of AROS text system does not have the connection information between registrations.

Therefore, AROS text system does not have the management function of ownership portion and extract of specific registration matters is impossible so the issue-available type of certified copy or abridged copy are differ from AROS registry. AROS text registry is almost similar to paper registry except digital process of registration application or issuing of reading of certified copy.

On the other hand, closure registry is able to occur in digital registry due to combination of lots or extinguishment of building, etc so digital registry contains closure registry. Therefore, digital registry is able to classify as AROS registry, AROS text registry and closure registry because registration work processing system of each registry and the issue-available type of certified copy or abridged copy are different.

Chapter 3. The real estate digital registration system

1 . The current situation and the application procedure

I . The current situation

october 8th, 2007, digital registration application area have been expanded as 97 register offices so 157 offices among 205 register offices became digital application register office. And the kind of registrations that can digital application have been expanded step-by-step; 1st step 5, 2nd step 13, 3rd step 3 among 390. June 2nd, 2008, now is able to request for real estate registration by digital way at 204 divisions and registry offices etc.

Since June 1st, 2006, the system has enforced by way of showing an example, the total amount of digital application receipt cases are 204,511 until November 20th, 2008¹³⁾. On the other hand, October 24th, 2008, digital application grows at a constant rate now; completion of user registered cases that is a leading indicator of digital application are 3,525. (application of user registered cases are 4,135).

II . The application procedure

Nowadays, July 2009, the application procedure of real estate registration is separate from off-line, using electronic standard, and digital registration one.

13) <http://www.iros.go.kr/index.html>.

First of all, view the existing application procedure of real estate registration. 1. Find informations of real estate. 2. If parties agree with each other about transfer of ownership. 3. Draw up an agreement at contract date of sale. 4. Before everything buyer pay vendor some deposit. 5. Later buyer pay vendor intermediate payment. 6. Buyer pay vendor surplus in a month from the contract date of sale. 7. If buyer pay vendor all price of purchase and sale, one of buyer or vendor, agent, or lawyer, certified judicial scrivener or broker what he/she has drawn up the contract request seal of approval how to submit the original copy and duplicate to a competent public office of real estate. In that case, after receiving the application the head of Si/Gun/Gu confirm the agreement that fulfill the conditions as stipulated in contract and judge sufficiency or deficiency. If the contract is clear after receiving a confirmation from the head of Si/Gun/Gu, they certify and deliver the agreement to requester directly.(The Supreme Court Regulations Clause 1 is based on The act of special measure of real estate registration).

After certifying contract of sale, Buyer pay registration tax through issuing notice of payment about registration tax. In cases a registration official receives the application for registration, he/she records in receipt book and delivers receipt to requester which is entered receipt date and number.(The act of registration of real estate Article 53 Clause 2) After the procedure is clear, a registration official shall prepare finished application of registration and redeem receipt from requester. In the concrete, in procedure about application for registration view, when parties of registration or agent request the registration he/she shall attach application for registration and others; ex. documents about cause of

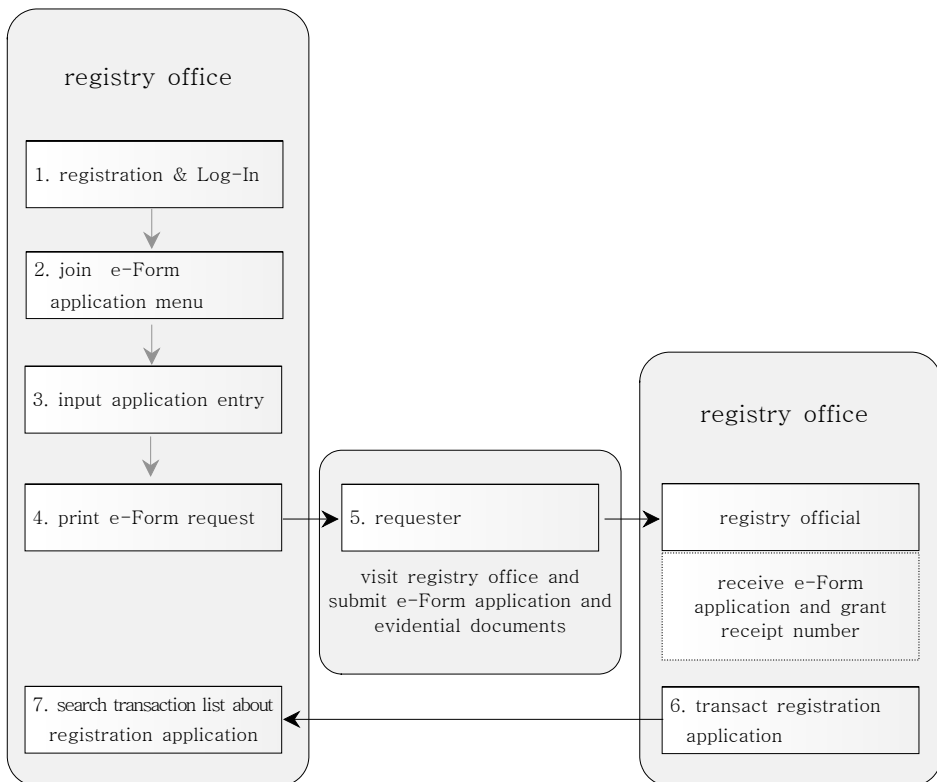
1. The current situation and the application procedure.

registration, finished certification on the registry of person eligible for registration, the letter of attorney(in case agent), certification about registry number for registration of real estate(in case non-incorporated association or foundation)(The act of registration of real estate Article 40 Clause 1 No.1) After civil petitioner requests the registration, the procedures by hand shall go through receipt, investigation, entry, correction, and post management.

Next, view the e-Form procedure that is between the existing and the digital application procedure of real estate registration, whoever have finished to join membership and certify real-name from Supreme Court internet registry office(<http://www.iros.go.kr>) is able to use e-Form system that is prepared to be based on receiving application for registration by visit. As the procedure, application record, payment for registration application fees(selection), registration application printing, and more are able to take advantage of e-Form system. But the practical receipt get achieved at time of visit in order to submit e-Form registration application and necessarily evidential documents for requesting registration to registry official.

① If civil petitioner want to use e-form system, first of all he/she join membership online, next click “e-Form application” menu and go to e-Form system page, and log-in into e-Form system.(registration & Log-In)
② Input the application entry. Filling in the application divides into three step, and is recorded indication of real estate, information of person eligible for registration and more for using practical registration. (input application entry) ③ Print recorded e-Form application and the letter of attorney if civil petitioner need to.(print e-Form application) ④ After requester and agent have sealed and signed e-Form application and

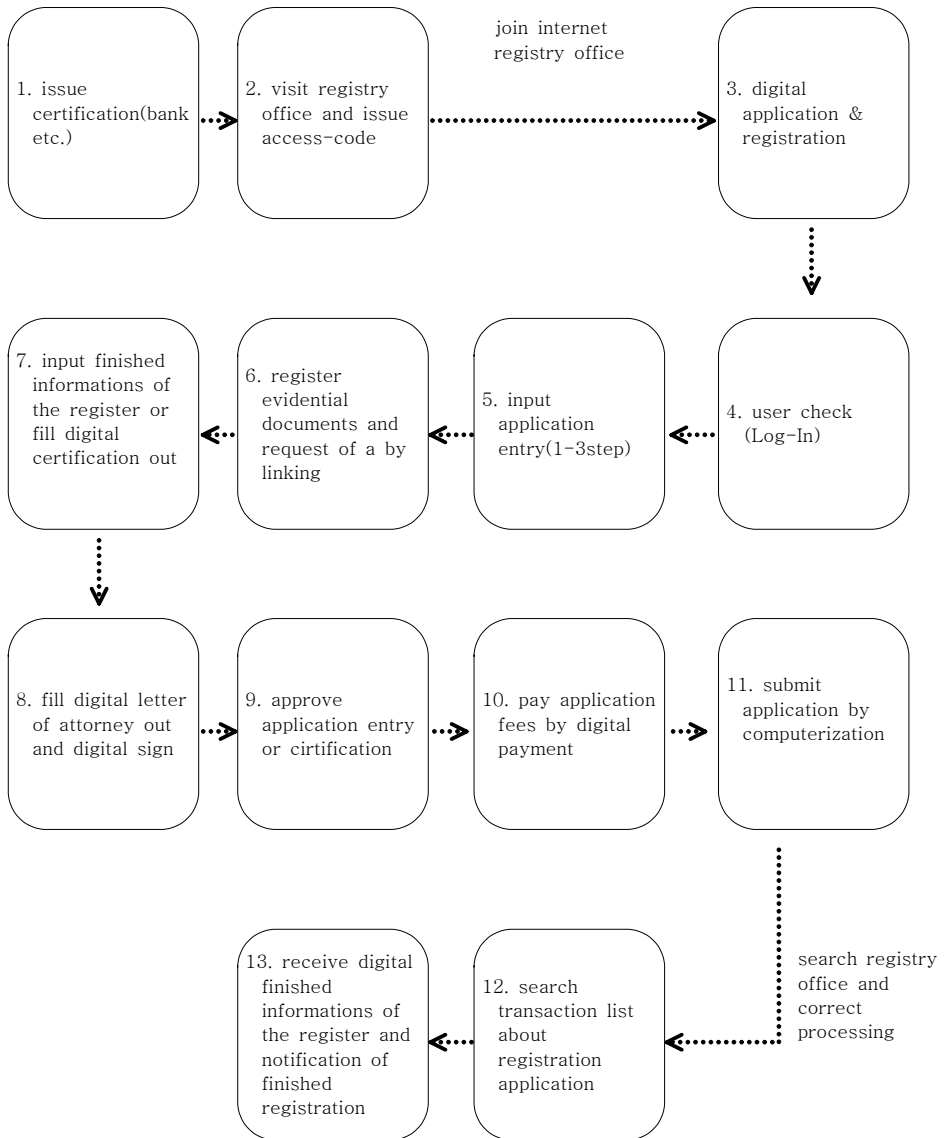
the letter of attorney, civil petitioner submits those and evidential documents to visit registry office.(submit e-Form application and evidential documents) ⑤ Registry official is received a registration application case and grants e-Form number. After receiving the application, person who holds a right for registration and requester(agent) deliver receipt each by e-mail.(receive e-Form application and grant receipt number) ⑥ Civil petitioner can search a transaction list of received registration application case by submitting e-Form application to use “e-Form transaction list” menu in e-Form system. And in case of the application need to correct or rejects, civil petitioner can search an order for correction and rejection. (search transaction list about registration).



Third, application procedures of the real estate digital registration are the same with the existing way before the application of registration ; but the difference may be shown after registration application.

Namely, View in the concrete, ① Before receiving the first digital application of real estate registration, civil petitioner visits registry office and registers his/her identification. After then, he/she go to the internet registry office homepage(<http://www.iros.go.kr>) and join membership.(join membership) ② Registered user logs in using registered certification and number for user registration.(user Log-In) And he/she select the kind of registration and registry office for applying, and then input information for applying real estate registration.(fill the application out) But, in case of agent, he/she fills the digital letter of attorney out and goes through admission.(the digital letter of attorney preparation and admission) ③ Civil petitioner pays registration application fees for credit card, transfer account, e-money.(payment for registration fees) ④ Civil petitioner delivers electronic application and some evidential documents(digital-signed digital documents) for applying registration, administrative informations for common use etc. by digital form.(submission) ⑤ And registry official searches and corrects application of real estate registration, at the same time creates finished information on the registry. After then, he/she issues finished information on the registry about requester and civil petitioner receives finished information on the registry by digital form at internet registry office.(search and correct task at registry office, finished information on the registry).

Chapter 3. The real estate digital registration system



III. The characteristic of the legislative system

The certified copy or abridged copy of register can be issued beyond jurisdiction by introducing the digital registry and online issuance

through internet can be available ; Also, in case of the digital registry by AROS, the connection relationship among contents of registration can be established so the history of share acquisition of the specific person or understanding of valid matters and invalid matters have been possible, which the issuance of various type of certified copy or abridged copy can be possible.

The characteristic of general real estate registration are as follows. First, the real estate registration has the public notice function of real rights over immovables different from movable property. Second, it protects the transaction safety. The real estate registration is the system which prevents unpredictable damages to the third party who wants to trade the real estate by expressing the relationship of facts and rights about real estate. Third, it is the legal relationship between an individual and state organs.

The real estate digital registration also has this characteristic of general real estate registration, but it has different characteristic as follows.

First, even the registration is completed entirely in cyberspace, the party or the agent should meet each other in real space.

Second, intervention of related experts is shown strongly ; even the registration is completed entirely in cyberspace, the new type of intervention problem will be occurred by attorney-at-law or certified judicial scrivener, etc.

Third, there is multi-layered application of law. The various laws are applied to the previous real estate registration but this kind of application is shown in case of real estate digital registration remarkably.

Fourth, it has the relevancy of various agencies like the administration and the judiciary. Related to real estate digital registration, Ministry of

Land, Transport and Maritime Affairs, Supreme Court, Ministry of Public Administration and Security and National Tax Service, etc have the interrelationship currently.

Finally, there is the problem how the real estate digital registration can apply to the current legislative system. The real estate digital registration in cyberspace is highly related to the current legal relationship so the existing law will be applied in principle ; the part hard to be applied in the existing legislative system will be regulated by revising or legislating new law.

IV. The condition of basis

The following establishment should be built for the real estate digital registration. First, the real estate information should be digitalized for transfer of a right in the real estate digital registration. Second, the preparation of the standard registry able to be used in cyber-space is needed. Third, the digital document related to the real estate digital registration should be shared in related public agencies. Fourth, the digital signature, the digital certification system and the digital seal system should be prepared for having the identification of the registration applicant. The current digital signature and certification are related to the real estate digital registry especially. For example, the registration data is protected by using the digital signature to correction of the registry in real estate registration system. Fifth, the way which diminishes the declaration of will by mistake shall be prepared in Internet. Sixth, the system which can secure the authenticity of registration application contents should be existed. Seventh, the connection system of related information

2. The Registration of Real Estate Act revised particulars related to real estate digital registration such as real estate transaction information network and real estate digital transaction system should be prepared.

2 . The Registration of Real Estate Act revised particulars related to real estate digital registration

There were 3 times huge revision in related to real estate digital registration.

First one was the revision of Registration of Real Estate Act in 1996. In that revision, to prepare the fund for real estate registration digitalization, the provision which collects the registration application fee from the applicant was enacted.(Registration of Real Estate Act Article 27, paragraph 3) And the exceptional case related to real estate registration work process by Computerized information processing organizations (Registration of Real Estate Act Chapter 4-2) ; in case of process by Computerized information processing organizations, certified copy of register or abridged copy means the document that prove all or a part recorded matters in registry and reading of registry shall be done by delivering the document or seeing the content using digital method(same Act Article 177-3); in case of process by Computerized information processing organizations, the delivery of data for taxation to head of a district tax office in the place of tax payment, the delivery of the digital disk or the document that is recorded the information to public office and the way to transmit by using digital network(same Act Article 177-5); in case of process by Computerized information processing organizations, the concrete matters related to registration work process procedure shall be enacted by Supreme Court Regulations.

Second one was the revision of Registration of Real Estate Act in 1998. In that revision, for real estate registration digitalization, the term and related provisions which were not suitable for registration work process by Computerized information processing organizations were improved.

The concrete contents are as follows ; in case of process by Computerized information processing organizations, the provision related to the way of character recording to registry or registration number shall not apply(same Act Article 177-4) ; chief of the office of court administration shall be able to be offered the digital data related to registration work process from national agency or local government and procedure provisions have been prepared in case of using digital registration data(same Act Article 177-5) ; In the register office where are chosen by Chief Justice of the Supreme Court, the existing registration shall computerize registration, and computerized registration entry shall be the registry when existing paper type- registration form is closed, and by changing registered person`s name to the one before the computerization and computerizing it, efficiency and productivity of real estate registration digitalization business have been improved (same Act Article 177-6) ; For decentralizing accident on duty of the registrar who process the registration work by Computerized information processing organizations and reducing liability of state compensation, matters about registrar`s finance deposit shall be used by chief of the office of court administration(same Act Article 177-7)¹⁴.

14) Kwang-Dong Park, A Study on the Revision Direction of Real Estate Registration Act, Legislation Research No.30, Korea Legislation Research Institute, 2006. 6, pp.263-264.

2. The Registration of Real Estate Act revised particulars related to real estate digital registration

Third one was the revision of Registration of Real Estate Act in 1996. The contents are as follows.

The provision that digital registration as well as paper application can be applied were prepared (Registration of Real Estate Act Article 177-8, paragraph 1, foregoing part) ; the party and the agent who want to do digital application should record in advance (same Act Article 177-8, paragraph 1, the latter part) ; plan that application form and attached document submit by digital method was prepared for digital application. And in case of submitting digital document, affixation of signature of applicant or preparing person could be changed with digital signature (same Act Article 177-8, paragraph 2) ; in case of digital application, the provision related to exclusion from application of principle of being present in person was enacted (same Act Article 177-8, paragraph 3) ; in case of finishing registration by computerized information processing organizations, notice of the required information can replace with the delivery of registration certificate and in case of digital application, the party or agent can offer the information about registration certificate instead of submission of registration certificate (same Act Article 177-9); the receipt time had been unified by regarding as completion of receipt if certain information is recorded in Computerized information processing organizations (same Act Article 177-10) ; the safe management duty about information of registration certificate of registrar was regulated, and the information of registration certificate should not be notified to registrar or the person who have a job related to real estate registration, on the other hand, the person who tell the secret information related to preparation or management of information of registration certificate or the person who get the information for unfair purpose (same Act Article

186-3, 186-4) ; the provision which can request reading registry or delivery of the document in online without visitation of register office or use of unmanned Dispenser was prepared (same Act Article 21, paragraph 1)¹⁵).

3. The content of the concrete procedure

I . The main characteristic

1. The preceding of the user registration

The party or the qualified agent who want to apply the digital registration for real estate should do the user registration in advance(Act Article 177-8) The application of the principle of being present in person is excluded in case of the digital application(Act Article 177-8, paragraph 3), but the principal should attend to the register office for the user registration application so the principle of being present in person is maintained in case of the digital registration application.

2. The usage of written certification

The certificate uses by means for identification of the parties and prevention of hacking in e-commerce by using Internet.

The certificate has two kinds of functions significantly in the digital application. One is the identification function with user registration number for the login to the digital registration system, another is the

15) Kwang-Dong Park, Current status of the digital registration system of Korea's immovable and movable property, and support for legal exchanges, A statement at the briefing session for CALE foreign researchers, Center for Asian Legal Exchange Nagoya University JAPAN, 2008. 8. 28.

3. The content of the concrete procedure

prevention function of forgery including identification of title holder in preparation of digital document.

3. The digitalization of application form and the whole attached document

The application form and attached document should be transmitted to digital application system for the digital application; Currently, the condition for digitalization of all documents are not completed so the exceptions that the paper document can be scanned and be transmitted shall be admitted in case of application of the qualified agent for activating the digital registration application.

<diagram 1> The digital application and the arrangement of attached document

| type | example | processing (a way of submission) | in case of principal request | in case of agent request |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------|
| informations which are become administrative informations for common use | resident registration information, building ledger information, certified information of registration tax payment (internet payment etc.) | request of administrative informations by linking | when system error, he/she submits direct action | when system error, he/she submits direct action or scan |
| | | | cannot submit scan | |
| necessarily evidential documents which aren't become administrative informations for common use | certifications which are based on registrations. etc. (digital certifications are become the signed, sealed and delivered title holder) | submit digital certifications, scan | certification | certification |
| | certified qualification of acquired farmland, certifications for registration tax which are sure to issue receipts(bank payment etc.), drawings, right-thumb fingerprint and ID card | submit scan | cannot submit scan | be able to scan(need certification without certification of the parties) |

| type | example | | processing (a way of submission) | in case of principal request | in case of agent request |
|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------|-----------------------------|
| | a letter of attorney | registration without certifications which are based on registrations | be able to submit a digital letter of attorney or scan | cannot submit scan | be able to scan |
| | | registration with certifications which are based on registrations | submit a digital letter of attorney | certification | certification |
| documents which aren't become administrative informations for common use and aren't able to submit scan | written judgement-erased registration etc. | | cannot digital request | | |

II. The procedure of user registration¹⁶⁾

1. The person who needs user registration

The party, attorney and certified judicial scrivener who want to apply the digital application by Registration of Real Estate Act Article 177-8 should attend to directly to the register office and do the user registration before the first digital application by issuing the certificate.

2. The application of system for user registration management

The system for user registration management shall be established in Registration Information Central Office of National Court Administration

16) Guidelines for handling applications for cadastral registration of real estate through an electronic data processing system as prescribed by the registration regulation No.1277.

and matters related to user registration information shall be managed.

3. The entries and attached documents of application form for user registration

(1) The entries of application form

The person who applies the user registration should entry following matters in enclosure No.1 application form.

1) Name, resident registration number(foreigner registration number in case of foreigner), address. phone number, member ID of Internet register office, digital mail address.

2) In case of qualified agent, the information which confirm that qualification except above 1) and location of office

<Figure 1>

The operational process guideline related to the user registration procedures (enclosure No.1)

Application form for user registration

| | | | | |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------|--|
| type of request | <input checked="" type="checkbox"/> new <input type="checkbox"/> cancellation of registered user <input type="checkbox"/> suspension of effects <input type="checkbox"/> recovery of effects <input type="checkbox"/> extension of valid period <input type="checkbox"/> change | | | |
| | name | | resident registration number | |
| requester | address | | | |
| | tel | (home) | (cell) | |
| | internet registry office membership | (1st) | (2nd) | |

| | | | |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------|
| | ID | (3rd) | |
| | e-mail | | |
| information of qualified user | <input type="checkbox"/> certified judicial scrivener | qualified registration number | |
| | <input type="checkbox"/> attorney-at-law | | |
| | office address | | |
| | tel | (office) | (FAX) |
| accompanying documents | 1. a certified copy(or abstract) of resident registration 2. translation 3. a certification of personal seal impression 4. a certified copy of qualified user registration | | |

- FN) 1. Foreigner shall record foreigner registration number and domestic residence report number in column for resident registration number.**
- 2. Resident registration number in application form should correspond with resident registration number in the certificate that uses for user registration in Internet register office.**
- 3. The column for qualified person shall be recorded by the qualified agent such as attorney-at-law or certified judicial scrivener.**
- 4. The qualified registration number is the number in registration certificate of certified judicial scrivener(attorney-at-law).**
- 5. Foreigner shall attach certification of the foreigner registration fact or domestic residence report fact instead of certified copy or abridged copy of resident registration card ; if the registered name on the certification writes the foreign characters, the translation written by korean should be attached.**

Apply the user registration for the digital application

2 0 0 0 year 0 0 month 0 0 day

Applicant 0 0 0 (signature and seal)

(To) 0 0 District Court 0 0 register office

Received the receipt of user registration application.

Recipient ○○○ (signature and seal)

(2) The attached document

1) The applicant should attach certificate of personal seal impression of the applicant issued by ‘Certification of Seal Imprint Act’ and the document that prove address (within 3 months from the issued date) in application form for user registration.

2) Foreign applicant should attach the certification of the foreigner registration fact or the certification of domestic residence report fact(within 3 months from the issued date) as the document that prove address and if the registered name on the certification is written the foreign characters, the translation written by korean should be attached.

3) If the applicant is the qualified agent, the copy of the document which prove the certification should attach together.

4. The receipt of application form

(1) The presentation of identification card

The person who receives the application form for user registration in the register office shall show the identification card which was issued by administrative agency to the person in charge of receipt for the identification.

(2) The delivery of the receipt

The person in charge of receipt shall identify the principal through identification card and deliver the receipt for user registration of enclosure No.2 form that is recorded the number of receipt.

<Figure 2>

The operational process guideline related to the user registration procedures (enclosure No.2)

Receipt for user registration

| | | | | |
|--------------------------|-----------------------------------------------|--------------------------------------|-------------------------------------|--|
| receipt number | No. | | | |
| type of requester | | qualified registration number | | |
| requester | name | | resident registration number | |
| | address | | | |
| | internet registry office membership ID | | | |
| access-code | ○○○○-○○○○-○○○○-○○○○ | | | |

주) In case of unqualified agent, do not fill out the column for qualified registration number.

[The user registration method for using the digital application in Internet register office]

1. Fast, easy and convenient <http://www.iros.go.kr/>
2. Choosing the Internet registration application
3. Choosing the first user registration Input of
4. Input the user access number : [○○○○-○○○○-○○○○-○○○○]
5. Register the certification

3. The content of the concrete procedure

6. Register the user registration number

※ **The user registration should do within 10 days after taking access number.**

2○○○ year ○○ month ○○ day

○○ District Court ○○ register office

(3) The preparation of receipt book

When the user registration application case is received, the prepared application in RAM(random access memory) is used ; name, resident registration number, receipt date, receipt number, membership ID of Internet registry office are inputted in there.

(4) The return of application form

In case falling under any of the following sub-paragraphs, the person in charge of receipt shall return the application form for user registration to the applicant.

- 1) In case that the principal do not attend directly.
- 2) Application of the person who is not the user registration object.
- 3) In case that the application form for user registration is not suitable for the method.
- 4) In case that the attached document for application is not submitted.

5. The method of user registration

(1) The time limit of user registration

The user registration should be done within 10 days after taking access number from the register office.

(2) The method of user registration

The applicant who takes access number from the register office shall register in order of entry in user registration receipt ; the certificate which will be registered of foreign applicant should have the following requirement.

- 1) The name of subscriber in certificate should be written by korean.
- 2) The foreigner registration number or the domestic residence report number of subscriber of certification should be contained.
- 3) In case of the qualified agent, korean mark of subscriber's name in certification should be the same with the registered korean mark in Korean Bar Association or Korean Certified Judicial Scriveners Association.

(3) The alteration of user registration information.

- 1) After user registration, when the name or the resident registration number of user are changed, the alteration of user registration information should be applied by attending to the register office directly. In this case, the document which proves the fact like certified copy of resident registration should be attached in application form.
- 2) The alteration of information about certification can be done using User Registration Management System. In this case, user authentication shall be taken by inputting the information of user(name, resident registration number) and user registration number.
- 3) If a person wants to alter the existing user registration number or address using User Registration Management System, user authentication shall be taken by inputting the certification information and the

existing user registration number.

6. The valid period of user registration and the extension of valid period

(1) The valid period

The valid period of user registration shall be 3 years. In case of user re-registration because of lapse of the valid period, it shall be done by the same one like the first procedure.

(2) The extension application of valid period

- 1) The person who did the user registration can apply the extension application of valid period from the day before 3 months of expiration date to expiration date.
- 2) The extension application of valid period can be done by User Registration Management System; In this case, user authentication shall be taken by using the certification and the existing user registration number.

7. The termination of user registration

(1) The termination of user registration

In case falling under any of the following sub-paragraphs, user registration shall be terminated.

- 1) In case of the application for termination of user registration.

- 2) In case of the death of user.
- 3) In case of the qualified agent's loss of qualification or suspension of qualification.
- 4) Turn out the fact that the user registration had done by illegal way.

(2) The validity suspension and recovery of user registration

1) The validity suspension by application

The validity of user registration shall be suspended when a user applies the validity suspension or termination of user registration by visiting the register office or using User Registration Management System.

2) The validity suspension by official authority

When a user inputs wrong registration number 5 times continuously, the validity of user registration shall be suspended in User Registration Management System.

3) The application for recovery of user registration effect

a. To recover the suspended validity of user registration, a user should apply the recovery by visiting the register office. In this case, affixation of signature or signature shall be done in application form and certificate of personal seal impression is not need to be attached.

b. In case of application for recovery of user registration effect, the person in charge of receipt should identify the principal by identification card and should bind the copy of identification card to application form.

(3) The loss of user registration number

When the user want to re-register due to the loss of user registration

number, user registration shall be applied newly after applying termination relate to the existing user registration.

8. The binding of application form for user registration

(1) Furnishing of application form for user registration and other annexed document book.

The application form for user registration and other annexed document book shall be furnished in register office.

(2) The binding of application form for user registration.

The person in charge of general affairs should bind the application form for user registration, the related application form and its supplementary document in order of receipt number in binding book until every Fridays.

(3) The preservation period

Above (2) application form, etc shall be preserved for 5 years.

III. Special rules of the digital application procedure

1. Applicant who can do the digital application

(1) The people of republic of korea who register the user registration

The digital application shall be done by the person who has the nationality of korea and the juristic person which issued the digital certificate. Therefore, incorporate body or incorporated foundation which

are not the juristic person and the foreigner can not apply the digital application.

(2) The application by deputy

The person who is not attorney-at-law or certified judicial scrivener(law firm, law firm(limited) and joint corporation of certified judicial scriveners) can not apply by agency.

2. Special rules of receipt procedure

(1) The receipt of application form shall be done when the information of registration application recorded in the computerized data processing organization. (Registration of Real Estate Rules Article 145-16).

(2) The number of receipt shall be made automatically by the computerized data processing organization.

(3) In case of the paper application, the printed label shall be attached the left-upper portion of the application form.

3. The elimination of the principle of the attendance application

In case of digital application, Registration of Real Estate Act Article 55, paragraph 3 shall not be applied (Registration of Real Estate Act Article 177-8, paragraph 3). The pertinent registration application shall not be rejected even though the party or the agent do not attend.

4. Special rules about submission of the document and signature

In case of digital application, the document of Registration of Real Estate Act Article 40, paragraph 1 can be replaced by digital documents

or other methods ; in case of digital document, affixation of signature or signature of the applicant, preparing person or issuer can be replaced by digital signature. (Registration of Real Estate Act Article 177-8, paragraph 2).

5. Special rules about submitting registration certificate

(1) When obligator for registration has the information of registration certificate, submit of registration certificate of him/her can be replaced by offering that information (Act Article 177-9, paragraph 2) ; it is the entries of application form so the notice should not be submitted.

(2) The person who delivered registration certificate prior to the digital registration application office has the problem because the information of registration certificate are not existed ; To improve this, the qualified agent revised Registration of Real Estate Rules for replacing of transmission by scanning and transmitting to the register office.(Rules Article 145-14, the proviso of paragraph 1).

6. kind of agreed registrations that are able to digital request (Minister of National Court Administration is able designate and announce)

(1) Kind of maintenance/establishment/transfer

Maintenance of land/building ownership, maintenance of aggregate building ownership, maintenance of aggregate building ownership about indicational registration, establishment of the right to collateral security, creation of right to lease, establishment of mortgage, creation with right to lease on a deposit basis, creation with exchanging right to lease on a deposit basis, creation of superficies, establishment of easement, establishment of

pledge right, transfer of the right to collateral security, transfer of ownership provisional registration, transfer of ownership(sale, expropriation, Acquisition of agreed Lands for Public Use, payment in substitutes), transfer of right to lease, transfer of mortgage, transfer with right to lease on a deposit basis, transfer of superficies.

(2) Kind of exchange/correction

Correction of the right to collateral security, exchange of the right to collateral security, correction of indication name on the register, exchange of indication name on the register, correction of cause and date of registration, correction of ownership provisional registration, exchange of ownership provisional registration, correction of ownership, exchange of ownership, exchange of agreement/particulars of prohibition, correction of right to lease, exchange of right to lease, exchange of mortgage, correction with right to lease on a deposit basis, exchange with right to lease on a deposit basis, correction of superficies, exchange of superficies, exchange of pledge right.

(3) Kind of deregistration

Deregistration of provisional registration, deregistration of the right to collateral security, deregistration of registration about correction of indication name on the register, deregistration of registration about exchange of indication name on the register, deregistration of definite registration, deregistration of preservation ownership, deregistration of transfer of ownership, deregistration of trust registration, deregistration of agreement/particulars of prohibition, deregistration of right to lease, deregistration of mortgage, deregistration with right to lease on a deposit basis, deregistration with exchanging right to lease on a deposit basis, deregistration of

superficies, deregistration of easement, deregistration of pledge right, deregistration of registration about land combination of lots, deregistration of redemptive right, deregistration of 1dong-destroyed registration.

(4) kind of exchange of indication

building destruction, building installment, correction of indicational building, exchange of indicational building, partition of apart building, exchange of apart building(renovation), in the event that the building other than the apart building became apart building, general annexation of apart building, annexation of apart building, correction of indicational land right, exchange of indicational land right, ownership destruction, land destruction, land division, correction of indicational land, exchange of indicational land, land combination of lots.

(5) The type of provisional registration and original registration

provisional registration of claim for establishment of the right to collateral security, claim for establishment of the right to collateral security, definite registration about provisional registration, provisional registration of claim for transfer of ownership(sale promise), definite registration about provisional registration of claim for transfer of ownership, provisional registration of ex-claim in claim for transfer of ownership, definite registration about provisional registration of ex-claim in claim for transfer of ownership, provisional registration of ex-claim for right to lease, definite registration about provisional registration of ex-claim for right to lease.

(6) The others

registration of purport about section for common use in agreement, registration of purport that is own property of trustee, trust by recovery of

trust property, trust by disposition of trust property, attachment-agreement/particulars of prohibition.

IV. The concrete method of the digital application

1. The scan and submission of the attached document

The digital application system relate to the real estate registration was enforced in June 1, 2006, but the digital application have not been activated. Because the digitalization of the whole document attached to the application for registration has the limitation. Therefore, to solve this problems, the digital application procedure had been improved in June, 2007.

Therefore, when the applicant is the qualified agent, the paper can be scanned to the digital image information and transmitted with the additional information which is the same with the original copy and the information of written certification to the registry office.(Registration Established Rule Article.1277).

- 1) The document for certificate agency authority(only the registration which do not have the certification of cause of registration) and administrative information or the document including the confirm information of registration tax payment.
- 2) All of document which is contained attached information about application of ownership transfer registration after nation, local government or public corporation(including local corporation which is built by Local Public Enterprises Act) consume or acquire land as holder of the right of registration by ‘Act on the Acquisition of Land, etc. for Public Works and the Compensation Therefor’.

- 3) All of document which is contained attached information that financial institution designated by Real Estate Registration Rules Article 145-14, paragraph 1, item 2 apply registration of the creation of mortgage, registration of change of mortgage, registration of cancellation of mortgage or registration of transfer of mortgage as mortgagee.
- 4) All of document which is contained attached information that nation, local government or public corporation(including local corporation which is built by Local Public Enterprises Act) or financial institution designated by Real Estate Registration Rules Article 145-14, paragraph 1, item 3 apply registration of creation of superficies or registration of cancellation of superficies as the person with superficies.

2. The attachment of required information, etc

(1) For the digital application about the case that is included the type of registration in the operational process guideline related to the registration application of real estate by computerized information processing organization enclosure No.3 by holder of the right of registration and obligator for registration, the required information should be attached electronically ; if the information do not attach, then the application information can not be transmitted.

<Figure 3>

The operational process guideline related to the registration application of real estate by computerized information processing organization [enclosure No.3]

Chapter 3. The real estate digital registration system

| purpose of registration | cause of registration | essential information |
|--------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------|
| transfer of ownership | sale | contract document for sale |
| | partition of co-owned property | contract document for partition of co-owned property |
| | exchange | contract document for exchange |
| | payment in substitutes | contract document for payment in substitutes |
| | trust | contract document for trust |
| | donate | contract document for donate |
| creation of superficies | creation of superficies | contract document for creation of superficies |
| deregistration of superficies | termination | certification for termination |
| creation with right to lease on a deposit basis | creation with right to lease on a deposit basis | contract document for creation with right to lease on a deposit basis |
| deregistration with right to lease on a deposit basis | termination | certification for termination |
| establishment of the right to collateral security | establishment of the right to collateral security | contract document for establishment of the right to collateral security |
| transfer of the right to collateral security | transfer of confirmed claim | contract document for transfer of confirmed claim |
| | payment by subrogation | certification for performance |
| | transfer of contract | contract document for transfer of the right to collateral security |
| | subscription contract | certification for transfer of the right to collateral security |
| exchange of the right to collateral security | takeover | contract document for exchange |
| deregistration of the right to collateral security | termination | certification for termination |
| creation of right to lease | creation of right to lease | contract document for creation of right to lease |
| deregistration of right to lease | termination | certification for termination |

(2) The information which becomes the object of joint use of administrative information (about resident registration, land cadastre, cadastre of forest land, building register, etc) and the information that can be conform directly in the register office should be mark only.

3. The approval

(1) The joint application

When the party applies directly or mandates to different agents in the joint application for registration, one party should assign the object of the approval after inputting the application information and the attached information and the person who is assigned as the object of the approval should approve by attaching the user registration number and the information of written certification.

(2) The application by the agent

In case of the application by the agent, the agent should approve by inputting the information related to delegation and attaching the information of written certification.

<Figure 4>

The operational process guideline related to the registration application of real estate by computerized information processing organization [enclosure No.4]

- ① In case of the a obligator for registration or the a holder of the right of registration.

| The letter of attorney | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|------|
| indication of real estate | | |
| cause and date of registration | | |
| purpose of registration | | |
| | | |
| | | |
| | | |
| | | |
| agent | | |
| He/She may appoint above the man as his/her agent and delegate an application of real estate for registration, cancellation, and receipt, confirmation and any acts about finished informations of the register to the agent. And he/she may appoint the man as his/her subagent. . . . (dd/mm/yy) | | |
| agent | person eligible for registration : | seal |
| | | |
| agent | person who holds a right for registration : | seal |
| | | |

※ When the agent seal the letter of attorney, please take notice that your seal shall be out of the line.

3. The content of the concrete procedure

- ② In case of the several obligator for registration or the several holder of the right of registration.

| The letter of attorney | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------|--|--|
| indication of real estate | | | | | |
| cause and date of registration | | | | | |
| purpose of registration | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| agent | | | | | |
| <p>He/She may appoint above the man as his/her agent and delegate an application of real estate for registration, cancellation, and receipt, confirmation and any acts about finished informations of the register to the agent. And he/she may appoint the man as his/her subagent.</p> <p style="text-align: right;">. (dd/mm/yy)</p> | | | | | |
| agent | <table border="1"> <tr> <td>person eligible for registration :</td> <td>seal</td> </tr> <tr> <td></td> <td></td> </tr> </table> | person eligible for registration : | seal | | |
| | person eligible for registration : | seal | | | |
| | | | | | |
| | <table border="1"> <tr> <td></td> <td>seal</td> </tr> <tr> <td></td> <td></td> </tr> </table> | | seal | | |
| | seal | | | | |
| | | | | | |

- ※ 1. When the agent seal the letter of attorney, please take notice that your seal shall be out of the line.
2. If holder of the right of registration or obligator for registration are the number of people, obligator for registration must not seal before all holder of the right of registration has sealed.

| | | |
|-------|--|------|
| agent | | seal |
| | | |
| agent | | seal |
| | | |
| agent | | seal |
| | | |
| agent | | seal |
| | | |
| agent | | seal |
| | | |
| agent | | seal |
| | | |

- ※ 1. When the agent seal the letter of attorney, please take notice that your seal shall be out of the line.
- 2. If holder of the right of registration or obligator for registration are the number of people, obligator for registration must not seal before all holder of the right of registration has sealed.

(3) The unnecessariness of the approval

The person who registers as user in the unilateral application case shall not pass the approval procedure when he apply the digital one by himself.

4. The payment of the registration fee

The party or the agent should pay the fee by the digital way if they receive the approval after inputting the information.

5. The registration tax

To confirm the information about the registration tax payment electronically, the local tax payment system and The real estate registration system should be connected ; because of that, the registrar does not have the way to confirm the payment about the real estates which locate in other area so the digital application is impossible ; when the applicant is the qualified agent, the paper can be copied and sent with the additional information which is the same with the original copy and the information of written certification.

6. The revenue-stamp duty

The revenue-stamp duty about the digital document do not pay because it is recognized as the special case of non-taxable, but Ministry of Strategy and Finance is going to levy the revenue-stamp duty by establishing the payment system.

7. The transmission

The party and the agent who pay the fee of the registration application should transmit the application information to the register office within 7 days after paying.

8. The unnecessariness of the transmission of information about certificate of personal seal impression

When the person who should submit the certificate of personal seal impression by the Registration of Real Estate Regulations Article 53, 54, etc. transmit the information of written certification, the transmission of the information about the certificate of personal seal impression shall not be requested.

V. The withdrawal, supplement and rejection of the digital application

1. The withdrawal

The electronic information processing organization shall be used after taking the user authentication by the same way in the digital application.

2. The supplement

(1) The method of the supplement notice

The registrar should be notified to the applicant about the reason by digital mail, word of mouth, telephone and the similar method after registration of the supplement reason.

(2) The method of the supplement in the digital application

The supplement of the digital application should use the computerized information processing organizations ; when the registrar can not acquire the attached information which become the object of joint use of administrative information because of various obstacles, the document that contained that information is able to be submitted ; when the applicant is the qualified agent, the paper can be copied and sent with the additional information which is the same with the original copy and the information of written certification.

(3) The print of the application information

When the applicant corrects by the way which submits the document to the register office directly, the registrar shall print the paper that contains the application information and bind it to the bind book of application and the supplementary document.

3. The rejection of the digital application

The way of the decision of rejection and the way of notice about the digital application are the same with the paper application.

VI. The execution of the registration

The registrar shall correct in order of number of receipt after investigation and shall notify the transmission of the information of registration certificate and the fact of registration completion in 24 hours expect the delayed case or the correction case ; the delayed case should be processed within 50 days from the receipt time.

VII. The procedure after the registration completion - the notice of the information of registration certificate¹⁷⁾

1. The preparation of the information of registration certificate

(1) The object registration of the information of registration certificate

The registrar shall record the information of registration certificate in case falling under any of the following sub-paragraphs ; he shall not record the information of registration certificate except that.

- 1) The registration for preservation, establishment and movement of the right which are provided by Registration of Real Estate Act Article 2.
- 2) The provisional registration for establishment of the right or preservation of the claim for transfer of a right of above 1).
- 3) The registration of correction or the registration for modification for addition of the person who holds a right.

(2) The object registration of the notice of registration completion

All the other type of registration except above.

2. The entered matter and The construction

(1) The entered matter

Holder of a right, (resident) registration number, inherent number of real estate, location of real estate, date of receipt, number of receipt, purpose of registration, serial number and password shall be recorded in the information of registration certificate.

17) Guidelines for the preparation and notification, etc. of matters required to be registered as prescribed by the registration regulation No.1151.

(2) The construction of the information of registration certificate

The serial number of the information of registration certificate are consisted of 12 combinations of English or Arabic numerals and the password shall be given 50.

3. The framing method

(1) The general application

The information of registration certificate shall be made out by real estate and each applicant who became the registered person ; but if the date and number of application form for registration are same, then it can be made out by each registered person even though they have different real estate ; therefore, if the registered person choose the one of follow registration, the information of registration certificate for the registered person shall not be made out.

- ① The registration by the subrogation of creditor.
- ② The preservation registration by authority of registrar.
- ③ The registration by application of obligator for registration who won the lawsuit.

(2) The entrustment of the public office

When the public office requests the registration, the information of registration certificate shall be made out ; however, it is not in case of the entrustment of the registration for holder of the right of registration.

4. The way to notify of the information of registration certificate

(1) The digital application

1) The case of application by the party directly

Holder of the right of registration shall receive the information of registration certificate by following order.

- a. After connecting Internet register office, choose the reference of application details in menu of digital application for registration ; and then, take the authentication by inputting the information of qualified certificates and registration number of user.
- b. After finding and marking the recorded case as completed registration, transmit the information of registration certificate(it can be transmitted only 3 times) ; the information of registration certificate related to the other can not be transmit when several persons are marked in the same application for registration.
- c. To confirm the transmitted information of registration certificate, the information of qualified certificates of holder of the right of registration should be entered.

2) The case of application by the representative

The person who holds a right can not be transmitted directly the information of registration certificate when the digital application is entrusted to agent; the agent shall send the file by digital mail or deliver directly to holder of the right of registration after transmitting the information by the above procedures a, b ; if the holder of the right give the whole right about receipt and confirm of the information, the agent can confirm the transmitted information by inputting his own

information of qualified certificates and deliver it to holder of the right of registration by printing.

3) The digital entrustment

When the public office requests ownership transfer registration in digital for holder of the right of registration, the public office can be sent or delivered directly by printing the notice about that; in this case, the public office shall give the sealed notice to the holder of the right of registration.

(2) The paper application

The person in charge of delivery shall deliver the notice by following order.

- 1) The target of delivery shall be confirmed by choosing the function of information management in the computerized information processing organization.
- 2) After choosing the specific registered person in the target of delivery, the notice shall be printed.
- 3) The sticker shall be attached on the part of serial number and password to be invisible.
- 4) When the notice that attached the sticker is delivered, the date of delivery and the name of recipient should be made out and the seal of recipient should be taken in recipient book of application form for real estate registration.
- 5) When the applicant or the agent deliver the notice directly, the signature can replace the affixture of a seal ; when the clerk of the agent deliver the notice, the affixture of a seal by agent`seal should be taken.

- 6) When the applicant want to deliver the notice by mail, application form for registration and the envelope that is recorded the column for addressee with the stamp correspondence with the fee of registered mail or express mail.
- 7) In case of above 6), the person in charge of delivery should send the notice to recipient instantly after processing the registration work and keep the receipt in the receipt binder of mail after recording ‘ mailing’ in the column for addressee of the receipt book of real estate registration. This mail should be preserved for a year.
- 8) The notice of the information of registration certificate shall be delivered only one time.

6. The way to provide of the information of registration certificate

(1) The digital application

The applicant shall entry the serial number and password in the framing step of the application. However, the used password could use again after using 50 passwords entirely.

(2) The paper application

The applicant shall input the serial number and password. The usage of the password are the same in case of the digital application.

7. The application for invalidation about the information of registration certificate

The application for invalidation about the information of registration certificate is able to be done by using the computerized information processing organization or visiting the register office.

(1) The invalidation by using the computerized information processing organization

The person who takes the information of registration certificate can do the application for invalidation by inputting the name, resident registration number and the information of written certification after connecting the Internet register office. In this case, the pertinent information of registration certificate shall be lost the validity.

(2) The invalidation by the paper application

1) Holder of the right of registration apply the invalidation of the information of registration certificate by enclosure No.1 form after visiting the register office.

2) The person in charge of receipt shall be invalid the information of registration certificate by choosing the management function of the information of registration certificate after affirming the principal by identification card(resident registration certificate, passport, driver's license, etc) which are shown by the applicant and shall bind the duplicate in application form after copying the identification card.

3) In case of application by representative of holder of the right of registration, certificate of personal seal impression and letter of delegation of the principal shall be attached ; in this case, the person in charge of receipt should identify whether agents or not by the method of above 2) but the duplicate of identification card do not need to bind in the application form.

<Figure 5>

The operational process guideline related to preparation and notice of the information of registration certificate (enclosure No.1).

| | | | |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----|
| applications for invalidness on finished information of the register | | | |
| name on the register (trade name, title) | | | |
| resident registration number (registration number) | | | |
| number on site of real estate (real estate's own number) | | | |
| purpose of registration | | | |
| receipt date of registration case | . . . (dd/mm/yy) | receipt number | No. |
| invalid reason | <input type="checkbox"/> loss <input type="checkbox"/> counterfeit <input type="checkbox"/> the others() | | |
| I accept applications for invalidness on finished information of the register which is based above data. | | | |
| . . . (dd/mm/yy) | | | |
| principal | | (tel.) | |
| (or) agent | | (tel.) | |
| To. | | district court registry office | |
| evidential documents | *if he/she is principal, evidential documents shall be exempted. | *if he/she is agent, 1. a certification of personal seal impression 2. a letter of attorney | |

8. The input error and cancellation of error about the information of registration certificate

(1) The error of entering password

If the applicant enter wrong password 5 times continuously, then the information of registration certificate would be processed as the input error and the validity shall be suspended until the input error is cancelled.

(2) The application for cancellation of input error

1) For cancellation of input error about the information of registration certificate, the application for cancellation of input error shall be done by the application form in the register office.

2) The person in charge of receipt shall cancel the input error by choosing the management function of the information of registration certificate after affirming the principal by identification card(resident registration certificate, passport, driver's license, etc) which are shown by the applicant and shall bind the duplicate in application form after copying the identification card.

3) In case of application by representative of holder of the right of registration, certificate of personal seal impression and letter of delegation of the principal shall be attached ; in this case, the person in charge of receipt should identify whether agents or not by the method of above 2) but the duplicate of identification card do not need to bind in the application form.

9. The binding of the application form for invalidation about the information of registration certificate and so on

(1) Furnishing binding book of the application form for invalidation about the information of registration certificate and its supplementary document.

The binding book of the application form for invalidation about the information of registration certificate and its supplementary document shall be furnished in the register office except nonexistence of the application about that.

(2) The binding of the application form for invalidation about the information of registration certificate and the application form for cancellation of input error.

The person in charge of administrative affairs should bind the application form for invalidation and the application form for cancellation of input error about the information of registration certificate and its supplementary document in order of receipt number until every Fridays.

(3) The preservation period

The application form for invalidation and the application form for cancellation of input error about the information of registration certificate shall be preserved for 5 years.

<Figure 6>

The operational process guideline related to preparation and notice of the information of registration certificate (enclosure No.2)

3. The content of the concrete procedure

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>applications for cancellation of entry-error on finished information of the register</p> | | | |
| <p>name on the register(trade name, title)</p> | | | |
| <p>resident registration number (registration number)</p> | | | |
| <p>number on site of real estate (real estate's own number)</p> | | | |
| <p>purpose of registration</p> | | | |
| <p>receipt date of registration case</p> | <p>. . . (dd/mm/yy)</p> | <p>receipt number</p> | <p>No.</p> |
| <p>finished information of the register(serial number)</p> | | | |
| <p>I accept applications for cancellation of entry-error on finished information of the register which is based above data.</p> <p style="text-align: right;">. . . (dd/mm/yy)</p> <p>principal (tel.)</p> <p>(or) agent (tel.)</p> <p>To. district court registry office</p> | | | |
| <p>evidential documents</p> | <p>*if he/she is principal, evidential documents shall be exempted.</p> | | <p>*if he/she is agent,</p> <ol style="list-style-type: none"> 1. a certification of personal seal impression 2. a letter of attorney |

10. The transmission method of the digital confirmation document in case of nonexistence of the information of registration certificate

When the information that qualified representative affirmed the principal send to the register office by Registration of Real Estate Regulations Article 145-14, paragraph 1, latter part, the copies of the document which contains Woomuin(the fingerprint of the right hand's thumb)of obligator for registration and resident registration certificate(or passport, driver's license) shall be sent together.

VIII. The procedures after registration completion - the notice of completed registration¹⁸⁾

1. The person who takes the notice of completed registration

When registrar completed the registration in the designated register office as the place which can apply the registration through the computerized information processing organizations by chief of the office of court administration, the notice of completed registration shall be made out and be notified to applicant and any person who falls under the following sub-paragraphs.

- (1) Holder of the right in registration application of obligator for registration who won a lawsuit.
- (2) Holder of the right in registration application of subrogating creditor.
- (3) Registered person in ex officio registration of preservation.

18) Guidelines for the preparation, etc. of the completed registration statement as prescribed by the registration regulation No.1240.

3. The content of the concrete procedure

- (4) Holder of the right of registration application which offers the information of affirmation in registration application that should be offered the information of registration certificate(including the registration certificate).
- (5) The administrative agency in commission of registration of administrative agencies.

2. The matter to be entered and the preparation method of the notice of completed registration

The name and address of applicant(or holder of a right), the location of real estate, date of receipt, number of receipt, purpose of registration, cause and date of registration and date of preparation shall be entered and the digital official seal shall be recorded in the notice of the completed registration. In case of application of representative, the name and the qualification of representative shall be entered.

3. The method of the completed registration notice

(1) Notifying to the person who will take the information of registration certificate

1) The digital application

It shall be sent together when the information of registration certificate is sent.

2) The paper application

In this case, the notice of the completed registration shall be done by the information of registration certificate and the notice of completed registration.

(2) The notice to the person who does not take the information of registration certificate

1) The notice to obligator for registration in joint application

Only the occasion that declaration of will of obligator for registration which wants to notify the fact of completed registration entries in the application form shall be notified the fact of completed registration and it shall be sent by using the computerized information processing organizations in case of the digital application ; in case of the paper application, the fact of completed registration shall be notified in the Internet registry office; however, if a person who may take the notice requests the delivery of the document directly, then it shall be delivered directly by printing it.

2) The notice to the applicant except above 1)

The notice of the fact of completed registration to any person who falls under the following sub-paragraphs shall be sent by using the computerized information processing organizations in case of the digital application ; in case of the paper application, the fact of completed registration shall be notified in the Internet registry office; however, if a person who may take the notice requests the delivery of the document directly, then it shall be delivered directly by printing it.

- a. Holder of the right of registration who does not be given the information of the registration certificate in joint application.
- b. Applicant of unilateral application.
- c. Obligator for registration in registration application of obligator for registration who won a lawsuit by Registration of Real Estate Act Article 29.

d. Subrogating person in registration application of subrogating creditor by Registration of Real Estate Act Article 52.

(3) The notice of registered person, etc(not the applicant)

The notice of the fact of completed registration to any person who falls under the following sub-paragraphs shall be sent to the recorded address in the registry by printing the notice of completed registration.

- 1) Holder of the right of registration in registration application of the obligator for registration who won a lawsuit by Registration of Real Estate Act Article.
- 2) Holder of the right of registration in registration application of subrogating creditor by Registration of Real Estate Act Article 52.
- 3) Title holder of registration of preservation of ownership in registration commission for disposing limitation of ownership by Registration of Real Estate Act Article 134.
- 4) Obligator for registration in Registration of Real Estate Act Article 69.

(4) The notice to the administrative agency

1) The digital commission

The way which sends the notice by computerized information processing organizations shall apply.

2) The paper commission

a. The court

After printing the notice of completed registration, it shall be given directly or sent by mail ; Mail sending shall be limited the case of the

envelope for sending is attached in the document for registration commission except compulsory auction.

b. The other administrative agency

The fact of completed registration shall be notified in the Internet registry office.

4. The form of the notice of completed registration

(1) If the person who have to take the notice of completed registration is the registration applicant, then notice it by the operational process guideline related to preparation of notice of completed registration, etc. enclosure No.1 form; if a applicant is the subrogating person, then notice it by enclosure No.4 form of the same guideline.

(2) If the person who have to take the notice of completed registration is the administrative agency, then notice it by the enclosure No.2 form of the same guideline; in case the notice by computerized information processing organizations, only the information which means completion of the registration can be sent, not by the enclosure No.2 form of the same guideline.

(3) If the person who have to take the notice of completed registration is the person who takes the notice of the operational process guideline related to preparation of notice of completed registration, etc. (except the administrative agency), then notice it by from the enclosure No.5 to No.8 form of the same guideline.

3. The content of the concrete procedure

<Figure 7>

The operational process guideline related to preparation of notice of completed registration, etc. (enclosure No.1)

attorney : certified judicial scrivener, Hong Gil Dong

Notice of completed registration

The registration is completed about the following applications for registration.

Applicant : Kim Gap Dong

(resident) Registration Number : 730305-1*****

Address : 200, Seochodong, Seocho-gu, Seoul

Inherent Number of real estate : 1102-2006-002634

Location of real estate : [land] 111, Seochodong, Seocho-gu, Seoul

Date of receipt : March 14, 2008

Number of receipt : 3456

Purpose of registration : cancellation of registration for establishment of the right to collateral security

Cause and Date of registration : March 12, 2008. Termination

March 17, 2008

The Seoul Central District Court Registration Department



registration official

The operational process guideline related to preparation of notice of completed registration, etc. (enclosure No.2)

Entrustment government office: The Seoul Central District Court

Notice of completed registration

The registration is completed about the following applications for registration.

Holder of a right : Kim Gap Dong

(resident) Registration Number : 730305-1*****

Address : 200, Seochodong, Seochogu, Seoul

Inherent Number of real estate : 1102-2006-002634

Location of real estate : [Land] 111, Seochodong, Seochogu, Seoul

Date of receipt : March 14, 2008

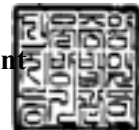
Number of receipt : 3456

Purpose of registration : Provisional Disposition

Cause and Date of registration : March 12, 2008. Provisional Disposition by The Seoul Central District Court (2008Kahap323)

March 17, 2008

The Seoul Central District Court Registration Department
registration official



The operational process guideline related to preparation of notice of completed registration, etc. (enclosure No.3)

Information of the completion of registration & Notice of completed registration

attorney : certified judicial scrivener, Hong Gil Dong

Holder of a right : Kim Gap Dong
(resident) Registration Number : 451111-1*****
Address : 123-4, Seochodong, Seochogu, Seoul

Inherent Number of real estate : 1102-2006-002634
Location of real estate : [Land] 362-24, Seochodong, Seochogu, Seoul

Date of receipt : March 14, 2008 Number of receipt : 9578
Purpose of registration : Change of Ownership
Cause and Date of registration : January 9, 2008
Transactions

the attached baseline ㄱ

Serial Number : WTDI-UPRV-P6H1

Password(entered order:order-password)

| | | | | |
|---------|---------|---------|---------|---------|
| 01-7952 | 11-7072 | 21-2009 | 31-8842 | 41-3168 |
| 02-5790 | 12-7320 | 22-5102 | 32-1924 | 42-7064 |
| 03-1568 | 13-9724 | 23-1903 | 33-1690 | 43-4443 |
| 04-8861 | 14-8752 | 24-5554 | 34-3155 | 44-6994 |
| 05-1205 | 15-8608 | 25-7023 | 35-9695 | 45-2263 |
| 06-8893 | 16-5164 | 26-3856 | 36-6031 | 46-2140 |
| 07-5311 | 17-1538 | 27-2339 | 37-8569 | 47-3151 |
| 08-3481 | 18-3188 | 28-8119 | 38-9800 | 48-5318 |
| 09-7450 | 19-7312 | 29-1505 | 39-6977 | 49-1314 |
| 10-1176 | 20-1396 | 30-3488 | 40-6557 | 50-6459 |

March 7, 2008

The Seoul Central District Court Registration Department

registration official



※ NOTICE

☞ **Information of the completion of registration is issued instead of the existing registration certificate.**

- ◆ In digital application register office, registration certificate is not delivered after the completion of registration. Instead, information of the completion of registration or notice of completed registration is issued depending on the type of registration.

☞ **Usage and Management Method of Information of the completion of registration**

- ◆ Serial Number and 50 passwords which needs to request for registration are recorded in Security Sticker
- ◆ When applying for registration, record them in application form with the order after removing Security Sticker and choosing Serial Number and a password randomly. Then it has the same effect with the existing registration certificate. Please don't attach information document of the completion of registration itself.
- ◆ Therefore, when applying for registration, you don't need to give the information document of the completion of registration to other party to a transaction or attorney.
- ◆ If others know the password of information of the completion of registration, etc, then the risk will be occurred just as missing of the existing registration certificate so manage them thoroughly.

The operational process guideline related to preparation of notice of completed registration, etc. (enclosure No.4)

attorney : certified judicial scrivener, Hong Gil Dong

Notice of completed registration

The registration is completed about the following applications for registration.

Subrogating person : Park Byoung Dong

Address : 300, Chungdamdong, Kangnamgu, Seoul

Holder of a right : Kim Gab Dong

(resident) Registration Number : 730305-1*****

Address : 200, Seochodong, Seochogu, Seoul

Inherent Number of real estate : 1102-2006-002634

Location of real estate : [Land] 111, Seochodong, Seochogu, Seoul

Date of receipt : March 14, 2008

Number of receipt : 3456

Purpose of registration : Change of Ownership

Cause and Date of registration : January 3, 2008. Succession

March 17, 2008

The Seoul Central District Court Registration Department

registration official



The operational process guideline related to preparation of notice of completed registration, etc. (enclosure No.5)

Separate Copies No. 35 (computing)

Notice of completed registration by obligator for registration

Inherent Number of real estate : 1102-2006-002634
Location of real estate : [Land] 111, Seochodong, Seochogu, Seoul
Date of receipt : March 14, 2008
Number of receipt : 3456
Purpose of registration : Change of Ownership
Cause and Date of registration : January 3, 2008.
Transactions

Holder of a right : Kim Gab Dong
(resident) Registration Number : 730305-1*****
Address : 200, Seochodong, Seochogu, Seoul

Obligor : Lee Eul Dong
(resident) Registration Number : 700407-1*****
Address : 300, chungdamdong, Kangnamgu, Seoul

Registration is completed by obligator`s application for registration as above, so the notice is given under 'Registration of Real Estate regulations' Article 145-15

March 17, 2008

The Seoul Central District Court Registration Department
registration official



Kim Gab Dong
200, Seochodong, Seochogu, Seoul

The operational process guideline related to preparation of notice of completed registration, etc. (enclosure No.6)

Separate Copies No. 36 (computing)

Notice of completed registration of subrogation

Inherent Number of real estate : 1102-2006-002634

Location of real estate : [Land] 111, Seochodong, Seochogu, Seoul

Date of receipt : March 14, 2008

Number of receipt : 3456

Purpose of registration : Change of Ownership

Cause and Date of registration : January 3, 2008
Succession

Holder of a right : Kim Gab Dong

(resident) Registration Number : 730305-1*****

Address : 200, Seochodong, Seochogu, Seoul

Cause of subrogation : March 13, 2008. decision of provisional seizure by The Seoul Central District Court

Subrogating person : Park Byoung Dong

Address : 300, chungdamdong, Kangnamgu, Seoul

Registration is completed as above, so the notice is given under 'Registration of Real Estate regulations' Article 145-15

March 17, 2008

The Seoul Central District Court Registration Department

registration official



Kim Gab Dong
200, Seochodong, Seochogu, Seoul

The operational process guideline related to preparation of notice of completed registration, etc. (enclosure No.7)

Separate Copies No. 37 (computing)

Notice of completed registration by official authority

Inherent Number of real estate : 1102-2006-002634

Location of real estate : [Land] 111, Seochodong, Seochogu, Seoul

Date of receipt : March 14, 2008

Number of receipt : 3456

Purpose of registration : Provisional Disposition

Cause and Date of registration : March 12, 2008. Provisional Disposition by The Seoul Central District Court (2008Kahap323)

Holder of a right : Kim Gab Dong

(resident) Registration Number : 650203-1*****

Address : 200, Seochodong, Seochogu, Seoul

Ownership preservation was registered by official authority for registration as above, so the notice is given under 'Registration of Real Estate regulations' Article 145-15

March 17, 2008

The Seoul Central District Court Registration Department



registration official

Lee Eul Dong

100, Seochodong, Seochogu, Seoul

The operational process guideline related to preparation of notice of completed registration, etc. (enclosure No.8)

Separate Copies No. 38 (computing)

Notice of completed registration by authentic document

Inherent Number of real estate : 1102-2006-002634

Location of real estate : [Land] 111, Seochodong, Seochogu, Seoul

Date of receipt : March 14, 2008

Number of receipt : 3456

Purpose of registration : Change of Ownership

Cause and Date of registration : February 13, 2008. Transactions

Holder of a right: Kim Gab Dong

(resident) Registration Number : 701102-1*****

Address : 200, Seochodong, Seochogu, Seoul

Registration is completed by attaching authentic document owing to loss of registration certificate as above, so the notice is given under 'Registration of Real Estate regulations' Article 145-15

March 17, 2008

The Seoul Central District Court Registration Department

registration official



Lee Eul Dong
100, Seochodong, Seochogu, Seoul

Chapter 4. The effectiveness and the Direction of Development

1 . The effectiveness

I . The various effectiveness

1. Enhancing the convenience of citizens

The most important purpose that enhances the convenience of citizens who offer the registration service had been accomplished through digitalization of registration work.

(1) The unnecessariness of visiting register office

The civil petitioner should visit register office to read the registry or issue certified copies or abstracts before the digitalization so the time, the effort, and the cost should be paid for comings and goings to register office. In some cases, comings and goings to register office take more time or money than issuing certified copies or abstracts.

The certified copies or abstracts are able to read/issue easily in the house or the office where the Internet connection is available by developing the Internet reading/issue system through the digitalization. Through this, the spatial and geographical limitation has been overcome and the quality of the registration service has been upgraded. Also, it became the opportunity which prepares the foundation to handle registration application, offer the information related to various registration and treat accompanying documents by using the Internet.

Besides, civil petitioner can submit not a paper but the digital application form without the need to attend the register office by utilizing the function of digital application started to offer through the business about Internet register office construction. Also, people's time and cost has been able to reduce by becoming possible to write application form for registration anytime, anywhere, conveniently and accurately through the Internet without attending to competent registry office.

(2) The service beyond district

To issue certified copies or abstracts in the register office beyond district prior to the digitalization should visit the pertinent register office. For example, civil petitioner who lives in Seoul should go the local area to issue certified copies or abstracts about real-estate of distant provinces. By developing the society, however, the habitat of transaction parties or the birthplace of transactions are different the place where the registry of the pertinent real-estate is existed so inconvenience of the people was aggravated. To solve this, the method by mail or fax was introduced but the inconvenience was still existed in processing time or expediency.

By establishing the network which connects national register offices after the digitalization, the local limitation of issuing certified copies or abstracts have been overcome. Namely, regardless of jurisdiction, the issue of certified copies or abstracts about any real estate in the country is able to be possible in the nearest register office.

(3) The reduction of waiting time

Through the digitalization, waiting time of civil petitioner for issuing certified copies or abstracts in register office has been greatly shortened about 50 minutes to 10 minutes on average.

If civil petitioner visit the register office for issuing certified copies or abstracts, then he or she should wait in long line of issued front desk from the step of receipt prior to the digitalization.

After that, civil petitioner would get the receipt which marks the issuance time and should wait again until that time. Because the work time for searching and copying the registry and the processing time were needed.

To solve this problem, therefore, the issue service using telephone was offered prior to the digitalization. This method is that civil petitioner visits the register office and finds the documents after having a phone call for requesting the issuance. However, because the number of employees who takes charge of the telephone issuance was very a little so civil petitioner has a difficulty in speaking with staff. Besides, the quantity of certified copies or abstracts which does not get back was a lot after requesting the issuance.

After the digitization is completed, such inconvenience by waiting was solved. Namely, because certified copies or abstracts can be issued automatically using the issuance system and the dispenser by searching the registry digitally from the database of the local management office throughout the country after the digitization, the document have been issued directly without waiting ; the process of issuance was able to be treated in order through the waiting number ticket so a disturbance or a shame in front of the reception ; the unattended dispenser which can issue certified copies or abstracts directly were established in the place such as the registry office and subway station so the quick issuance service could be offered.

(4) Minimizing visit of the related agencies

To apply for registration, national housing bond, certificate of buying, etc should be submitted for processing tax data and application prior to the digitalization, but after the digitalization, it could be supported by computer so application for registration became more convenient ; the document which should be attached when submitting an application for registration such as certified copies or abstracts of resident registration, certified copies of land cadastre and certified copies of building ledger could be processed connectively by computer so the people did not need to visit the related agencies anymore for issuing attached papers ; the people did not need to visit financial institution anymore due to payment of registration tax, etc.

(5) The high quality service

The old certified copies or abstracts were issued by copying the hand-written registry so the unclean part which had been occurred when making the original registration or modification could be existed or the problem like the spread or drop of readability caused by copying way itself; the face by typing was hard to read.

However, the new certified copies or abstracts are issued through the registration system so contents of registration have been arranged to understand easily and the neat face have need used ; also, the clean and high quality output resolution could be offered by printing so the high quality service could be provided to the people.

(6) The offer of the pleasant circumstance

Civil petitioner who visits the registry office was able to receive a public service in the pleasant circumstance because of the digitalization.

2. Enhancing efficiency and accuracy of the registration work

The digitalization of the registration work have increased the benefit of the people and have significantly changed the registration work itself.

(1) The elimination of simple and repetitive manual tasks

The simple and repetitive manual tasks like copying, sealing, handling of paper-feeding, searching or carrying in the registry were eliminated through the digitalization. It reduced the work processing time or the labor power and improved the work satisfaction of the staff. Through this, the staff of the register office has been able to perform more creative work.

(2) The improvement of efficiency in business process procedures

The registration work have been processed through application system and standardization of the data so recycling of the data, automation of making or printing the notice, use of the computer equipment, etc have been available. Because of that, the efficiency of the registration work such as treat of registration application and issue certified copies or abstracts of had been improved ; it had reduced the work process time and labour power and had become the basis which offers the high quality service to the people.

Also, in case of digital application, the receipt and the entry were completed with application at once so the efficiency of business process procedures could be improved.

(3) The improvement of accuracy

The registry system manages the registry data as the data base so the registration which has the problem like the registration without purpose or the registration without portion can not be formed basically.

Also, by calculating the portion, etc automatically through application system, error or mis-statement which could be occurred by manual handling in the past have become removed in advance. Therefore, more accurate registration service could be offered to the people.

(4) The offer of various type of public notice

1 certified copy and 1 abridged copy were offered respectively prior to the digitalization. The certified copy was issued by copying the actual registry so there was not the distinction between certified copy including cancellation matters and certified copy including valid matters ; also, the issuance of the abridged copy was difficult because validity of requested matters was identified separately ; In case of mass application or complicated entries, it was more difficult to issue.

After the digitalization, the various type of certified copies or abstracts have been offered due to computerization of registration. Namely, certified copy including cancellation matters and certified copy including valid matters, abridged copy about the current ownership, abridged copy about share of specific person and abridged copy about the history of acquisition of share have been offer through Application System so the

various type of the registration information have been offered to the people.

(5) The automation of statistics and offering information

There were the statistics related to the registration like issuing and reading certified copies or abstracts, processing application for registration, etc in the statistical information prior to the digitalization ; there were the statistics based on various situation except registration-related work such as definite date.

To make this kind of statistics, a series of aggregate work called 'finish work' should be performed. Before the digitalization, all of them were manually processed so a lot of time was taken and it has been a significant burden on business. Besides, the accuracy of statistics was lacked so finish work should be done again.

The circumstance that can reference the information related to issue of certified copies or abstracts and the information which inputs for handing application for registration was made so a daily report, a monthly report, a previous report and an annual report have been generated after the digitalization.

Through computerized processing of the statistical information, the accuracy improved greatly and the bulk of the statistical information was totalled quickly so the productivity of the statistical information had been improved remarkably. Also, the value of the statistical information was able to be improved by offering the various statistical data such as the present situation about property ownership or valid registry instantly.

Moreover, because of the digitalization, the information that need to the court's policy makers could be offered accurately and promptly so the policy relate to the registration was able to be made effectively.

Also, the establishment of the policies related to fast registration work will be supported by introducing the new statistical system as well as the effect related to the registration work ; the level of the civil petition service will be improved b y building the enlarged user supporting system ; the share of information and knowledge among the register office staff will be able to be supported by establishing the inner portal system ; the basis for the realization of the paperless register office will be able to be prepared by introducing the digital document management system.

(6) The prevention of missing and destruction

Before the digitalization, the process of the application for registration and the issuance of certified copies or abstracts were performed by pulling out the card-type registry from the safekeeping binding so sometimes the registry was extinguished or was bound in the other registry. In this case, title holder of real-estate should receive confirmation or application matter for recovery of destruction and the time of civil petition process was increased for searching the changed registry.

After the digitalization, the problem of paper registry was solved by using the digital registry so convenience of civil petitioner have been able to be increased more and more.

(7) The reduction of the budget

The certified copies or abstracts have been able to be issued without the intervention of the registry staff by developing unattended issuing system or Internet system and the number of cases that one person can handle have been increased in the application case or the manned issuing according to the digitalization.

Also, the few registry office have controled the whole region, compared with the past, so the register office have been able to work beyond district. Following this change, the labor costs related to the registration work have been reduced remarkably and the cost of maintenance or the site cost of the registry office have been reduced, too. It means the reduction of the budget so it has the effect of saving the tax ultimately.

(8) The stable storage of registration materials and enhancing effectiveness of emergency measure

The paper registry which was kept in register library have been transformed as the digital data through the digitalization. Because of that, the registry can be kept semi-permanently and stably.

Also, the computerized registry and the computerized information are able to be backed up easily so the backup file can be stored simply to the near local office in real time. Though this, the registration information can be recovered safely in the emergency like the natural disaster.

(9) The conversion of innovative registration system and the construction of office automation environment

The registration work procedures were redesigned for the digitalization of the registration work and the effective procedures were established through it. Also, The office automation environment was built for construction of the pleasant office circumstance.

3. Preparing the basis for connection with related agencies

The manual document sending or material sending through diskette were mainly occupied in the work exchange with related agencies before the digitalization.

This work handled by hand so the error is generated frequently in handling process or sending process and the process of the work was inefficient because of the enormous throughput.

After the digitalization, the information about the duplicate of application form for registration of real estate for estimating taxation data could be sent by establishing the connection system between the registration system and the national tax network and the national information resource could be utilized effectively. Also, through G4C connection, the information relate to the registration have been offered to the agencies like Ministry of Public Administration and Security by computer and the purchase value of credit have been able to be confirmed easily be computer.

On the other hand, the connection of residents information system of Ministry of Public Administration and Security, the connection of land cadastre/building ledger, the connection between financial Institutions related to the registration tax and local governments, etc were promoted in the business of Internet register office establishment; through this, the effect of information sharing among related agencies have been maximized.

II. Improvement Effect of The Public Service

The improvement effect of the public service have made a lot of benefit to the people such as decreasing waiting time of civil petitioner by digitalization of registration work, the unnecessariness of visiting register office, the effect by offering service beyond jurisdiction, diminishing the burden of fee and so on.

And also the budget reduction is occurred because of the workforce reduction by the digital registration service. Therefore, the burden of tax have diminished.

<graph> The comparison of before and after digitalization of Real-estate registration

| division | | before digitalization | after digitalization |
|------------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The case of application processing | settlement procedure | <ul style="list-style-type: none"> • acceptance → examination → entry → rectification → post-management | <ul style="list-style-type: none"> • the same |
| | acceptance | <ul style="list-style-type: none"> • receiving application of civil petitioner, receiving request of public office • confirmation of the principal or the agent • affix his/her seal to the received number and date • input registers into a personal computer • deliver to the investigation division | <ul style="list-style-type: none"> • the same • the same • the same • input into the registration system of real estate • distribute division into automatic operation |
| | investigation | <ul style="list-style-type: none"> • search paper registration by hand • process paper-feeding • contrast application with registration and search • conduct correction/withdrawal /rejection by hand | <ul style="list-style-type: none"> • offer automatically him/her monitor of computerized registration (search by computer) • set-up key-lock(automatically set-up on a receive) • the same • process |

| division | | before digitalization | after digitalization |
|-----------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> • deliver to input-office -assistant | <ul style="list-style-type: none"> • correction/withdrawal /rejection by computer • the same |
| | entry | <ul style="list-style-type: none"> • record in paper registration by hand(use typing, copy, seal etc.) • confirm paper entry • deliver to registration-official | <ul style="list-style-type: none"> • input into the registration system of real estate(computer typing) • offer computerized entry • the same |
| | revision | <ul style="list-style-type: none"> • revise by sealing • enter paper registration by hand • remove paper-feeding by hand | <ul style="list-style-type: none"> • computerized revision, blanket revision • computerized-entering by the registration system of real estate • auto-remove key-lock |
| | post processing | <ul style="list-style-type: none"> • report notification by hand • submit tax amount data by mail etc. | <ul style="list-style-type: none"> • report notification and print by the registration system of real estate • tax amount data's computerized-submission |
| The issuance of certified copies or abstracts | The issuing procedures of certified copies or abstracts | <ul style="list-style-type: none"> • civil petitioner's request • receipt and pay the handling fees • search and copy register by hand • manned certification, be sure to issue receipt | <ul style="list-style-type: none"> • get a number through the order machine • the same • print and auto-search computerized registration by applied system • auto-certification, punch, be sure to issue receipt etc. |

| division | | before digitalization | after digitalization |
|------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> • deliver abstract and certified copy of register | <ul style="list-style-type: none"> • the same |
| | The issuing method of certified copies or abstracts | <ul style="list-style-type: none"> • manned issue | <ul style="list-style-type: none"> • manned or unmanned issue, internet issue or inspection |
| | The issuing service outside the jurisdiction | <ul style="list-style-type: none"> • cannot issue except competent public office(copy delivering or mail) | <ul style="list-style-type: none"> • can issue not only competent public office |
| | The type of certified copies or abstracts | <ul style="list-style-type: none"> • abstract and certified copy of register, respectively (abstract of register fills out hard) | <ul style="list-style-type: none"> • Two kinds of certified copies and three kinds of abstracts |
| | The form of certified copies or abstracts | <ul style="list-style-type: none"> • Vertical Form | <ul style="list-style-type: none"> • Horizontal Form |
| Statistics | The type of Statistical information | <ul style="list-style-type: none"> • Limited information available to manually aggregate | <ul style="list-style-type: none"> • The various information by automatism and mass processing of Application System |
| | The proper time of Statistical information | <ul style="list-style-type: none"> • Delays caused by manual aggregation | <ul style="list-style-type: none"> • The offer of Statistical information in real time |
| | The finish work | <ul style="list-style-type: none"> • the manual processing | <ul style="list-style-type: none"> • The night blanket work by Application System |
| | offering graphic | <ul style="list-style-type: none"> • the virtual impossibility | <ul style="list-style-type: none"> • offering various graphic |

2. Direction of Development in the Registration System

I . Expanding the role of courts for strengthening of the public trust and protection of the property right

1. The necessity

The legal relationship shall be given a public notice through strict registration conditions and procedures in Korean registration system, but the registered contents are not given the public trust. Therefore, uneasiness of citizens related to alteration of the property right has been existed at all times.

In fact, the trouble in real-estate transaction includes the accident by false impersonation or forgery of registration documents, dual contract trouble by using the time difference of real-estate bargain and registration process, and so on, so it has the huge damage.

In terms of protecting people's property, the public trust of registration should be guaranteed but to accomplish this, the financial or institutional preparations such as the compensation fund highly need so the effort of the court to strengthen the public trust of registration shall be required first.

For this, the registration system should strengthen the service to guarantee the public notice of alteration of the property right as well as the safety of whole transaction process, and then it should be able to guarantee the public trust of registration.

2. The main challenges

- ① The creditability of real estate transactions through digital authentication and registration of the document for cause of registration shall be strengthened.
- ② The system which can offer the comprehensive information about transfer of a real right and a claim shall be established.
- ③ Fund flow and the right flow shall be matched through Escrow Services to be accordance with the time of the completion of trading, the registration receipt and the transfer of funds between the parties.

II. The continuous enhancement of the completed registration service

1. The necessity

The court has made the World-class registration service system until now; the existing service has been developed, based on the independent registry digitalization by the court. However, value-added production is becoming available through the sharing of administrative information between related agencies owing to the development of E-government business.

The current registration information service lacks the diversity of service because it is aimed at users who have the knowledge about registration work and only supports text-centered user experience and the PC screen or the registration output, for that reason it should be strengthened to user-centric.

Therefore, the existing service should be improved easier and more convenient for offering it to the people and it is necessary to offer the more valuable registration information by cooperating with other institutions.

2. The main challenges

- ① The registered terms which are the word-centric written in Japanese style-Chinese characters shall be purified and the function of interpretation and explanation of terms shall be made up.
- ② In connection with Geographic Information System(GIS), the location number of the registry shall be able to be identified by choosing maps of desired area and the various administrative public record related to real-estate shall be offered with the registry.
- ③ The offer of registration information by using various digital devices (cell phone, PDA, etc.) and digital TV.
- ④ In the short term, computerized many-sided registry shall be solved and in the long term, the registry performance shall be optimized by improving the organization of computerized registry for computational suitability.

III. The securement of the infrastructure for the performance of the next generation of registration work

1. The necessity

For expanding the role of courts for guarantee of the people's property and the performance of the next generation of registration work such as target of public notice, it is necessary to ensure the information system infrastructure for embodiment of new business models with the material infrastructure like register office in metropolitan areas.

In the next generation of registration work, namely, the realm of operational process is expanded such as authentication of the document

for cause of registration, sharing information about Life cycle of Real estate transaction among certified judicial scrivener, brokers, financial institution, seller and buyer, Escrow Services and so on. Therefore, securing of the suitable information system infrastructure needs for this.

2. The main challenges

(1) The establishment of i-Registration infrastructure(intelligent Registration)

- ① The authentication system of the document for cause of registration : the authentic right of the document for cause of registration shall be expanded and the information about cause of registration shall be registered through computerized system.
- ② The cooperative service system for registration : the system is utilized jointly by seller, buyer, brokers and certified judicial scrivener conducts ; it treats whole process of real-estate transaction from the bargain to completion of registration.
- ③ Registration Escrow System : it treats the fund flow along with the change of ownership by real-estate transaction through connection of registration system and computerized system of financial institution.
- ④ The digital Deed of Grounds Archive : it offers the service such as authentication of the digital Deed of Grounds, keeping or reading of the digital authentic document and issuance of certificate.

(2) The extension of register office and the establishment of unified-receipt system and unified-management system for registration

- ① Total 19 register offices in metropolitan areas shall be built until 2015.

- ② The unified-receipt system beyond district : the system that keeps application form for registration accepted as a paper in the digital Deed of Grounds Archive after quick scan and sends it to the registrar shall be established for registration application beyond district.
- ③ The unified-management system for registration : the business management system shall be established to share knowledges for registration work and allot details for registration application received by the unified-receipt system beyond district¹⁹⁾.

19) National Court Administration, op. cit(2008), 329-349면.

Annex

REGISTRATION OF REAL ESTATE ACT

SECTION 4-2

Special Cases of Dealing with Registration Duties by Electronic Data Processing System

Article 177-2 (Dealing with Registration Duties, etc. by Electronic Data Processing System)

- (1) Registration duties of the registry office designated and announced by the Chief Justice of the Supreme Court (hereinafter referred to as the “designated registry office”) may be wholly or partially dealt with by the electronic data processing system. In this case, the auxiliary storage in which the registered matters are recorded (including magnetic disc, magnetic tape, or other electromagnetic information storage media capable of securely recording or storing a specific registered matter by means similar thereto; the same shall apply hereinafter) shall be regarded as the register.
- (2) Notwithstanding the provisions of Article 23 (1), the register under paragraph (1) may be kept and managed in such place as prescribed by the Supreme Court Regulations, and it shall not be moved outside of the said place except for the case to avoid a war, natural disaster, and other situations equivalent thereto.

Article 177-3 (Delivery of Transcript or Abstract, and Perusal of Registry)

- (1) In the case of dealing with the registration duties under Article 177-2, the transcript or abstract of the registry means the document verifying the whole or part of the matters recorded in the register.
- (2) Where dealing with the duties of registration under Article 177-2, a perusal of the registry may be done by means of issuing a document indicating the required matters from among the registry or by allowing to take a look at the relevant details by an electromagnetic means.
- (3) Where dealing with the duties of registration under Article 177-2, even for the real estates under the jurisdiction of another designated registry offices, which is designated and announced by the Chief Justice of the Supreme Court, it may be done by means of issuing a transcript or abstract of the registry, or by allowing to take a look at the registry under paragraphs (1) and (2).

Article 177-4 (Special Case of Dealing with Registration Duties)

- (1) Where dealing with the duties of registration under Article 177-2, the details relevant to the registration number and its column shall not be applied from among the provisions of Articles 14 (2), 17, 58, 61, 88 (3) and 102-4 (3), and those of Articles 16 (1) and (2), 81 (1), 93, 96 (1) and (4), 97, 104 (1) and (2), 104-2 (1) through (3), 105, 105-2, 108 (1) through (3), 108-2, 114 (3), 133 and 134 (1). <Amended by Act No. 5592, Dec. 28, 1998>

- (2) Where dealing with the duties of registration under Article 177-2, the term “registration form” or “form” in this Act shall be read as “registration record”; “entry” as “record”; “registrar shall affix his seal” as “measures to indicate a registrar who has dealt with the registration duties shall be taken”; “shall be crossed out with red lines” as “symbol indicating cancellation shall be recorded”; “excess of the number of sheets” as “excess of recorded matters”; and “item column ” as “column for a rightful person and other matters”; respectively.

Article 177-5 (Exchange, etc. of Computer Information Data)

- (1) Where dealing with the duties of registration under Article 177-2, a notification on completion of registration or a forwarding of a duplicate of application form under Articles 68-2 and 68-3 may be substituted by forwarding an auxiliary storage wherein recorded the matters prescribed by the Supreme Court Regulations, or a document whereon entered the said matters, or by transmitting the said details by means of the computer communication networks.
- (2) The Head of the Office of Court Administration may receive the provision of computer information data related to the dealing with the registration duties by the state agencies or local governments.
- (3) Any person who intends to utilize or put to practically use the computer information data relevant to the registered matters, which have been recorded in the register under Article 177-2 (hereinafter referred to as the “computer information data on

registration”), shall obtain an approval of the Head of the Office of Court Administration by going through a screening of the head of the relevant central administrative agency: Provided, That where the head of any central administrative agency intends to utilize or put to practically use the computer information data on registration, he shall consult with the Head of the Office of Court Administration, and such approval shall be deemed to have been obtained when such a consultation has been achieved.

- (4) Matters necessary for the utilization or putting to practical use of the computer information data on registration under paragraph (3) and its fees shall be prescribed by the Supreme Court Regulations.

Article 177-6 (Special Case of Computerized Transfer of Registry)

- (1) The designated registry office shall, under the conditions as prescribed by the Supreme Court Regulations, record the registrations in the registration forms, currently existing at the time of such designation, in the auxiliary storage (hereinafter referred to as the “computerized transfer”) by means of the electronic data processing system.
- (2) In the case of paragraph (1), a person who is designated by the Chief Justice of the Supreme Court may, notwithstanding the provisions of Article 12, take en bloc the measures indicating the purport that a computerized transfer has been made under his own name from the previous registration forms to the registered records under computerized transfer, in lieu of a registrar.

- (3) The registered records under computerized transfer pursuant to paragraph (1) shall be deemed to be the registered record of the register under Article 177-2 from the time when the previous registration forms have been closed.
- (4) Upon making a computerized transfer under paragraph (1), the full name or title, address or location of a business office, resident registration number or a registration number under Article 41-2 of the registration titleholder, may be put under a computerized transfer.

Article 177-7 (Financial Guarantee)

The Head of the Office of Court Administration may stipulate and operate the matters concerning the financial guarantee of a registrar dealing with the registration duties by means of the electronic data processing system, and of a person designated by the Chief Justice of the Supreme Court under Article 177-6 (2).

Article 177-8 (Special Examples of Application for Registration)

- (1) Any party concerned or agent applying for registration may apply for registration using the electronic data processing system. In this case the relevant party concerned or agent shall register as a user in advance.
- (2) Where dealing with registration duties by means of the electronic data processing system, electronic documents or other methods may substitute for the documents falling under each subparagraph of Article 40 (1), and, in case of electronic documents, signing and sealing, or autographing by the applicant, writer or publisher may be substituted with electronic signing.

- (3) Subparagraph 3 of Article 55 shall not apply to the case where registration is applied for under paragraph (1).
- (4) The application for registration under paragraph (1) shall apply only to the registry office or registration type designated and noticed by the Head of the Office of Court Administration.

Article 177-9 (Special Examples of Certificate for Completion of Registration)

- (1) Where registration is completed by way of the electronic data processing system, the registrar may give notice about information substituting for the certificate for completion of registration (hereinafter referred to as the “information on completion of registration”) in lieu of issuing the certificate for completion of registration under Article 67 (1).
- (2) Where registration is applied for under Article 177-8 (1), the party concerned or the agent applying for registration may offer the information on completion of registration in lieu of presenting the certificate for completion of registration referred to in Article 40 (1) 3.

Article 177-10 (Time for Receipt of Registration)

Where dealing with registration duties by way of the electronic data processing system, the application form for registration shall be considered to have been received at the time when the information on application for registration determined by the Supreme Court Regulations is electronically recorded in the electronic data processing system.

Article 177-11 (Delegation to Supreme Court Regulations)

Matters necessary for the management of registry and registration duties in dealing with registration duties under Article 177-2, the application for registration under Article 177-8, and the information on completion of registration under Article 177-9 shall be prescribed by the Supreme Court Regulations.

Bibliographies

National Court Administration, Current status and prospect of computerization of registration services, National Court Administration, 2008.

National Court Administration, Registration services for real estate [I] , National Court Administration, 2007.

Sang-Tae Lee, Real Right Act, Bubwonsa, 2009.

Kwang-Dong Park, *Current status of the digital registration system of Korea's immovable and movable property, and support for legal exchanges*, A statement at the briefing session for CALE foreign researchers, Center for Asian Legal Exchange Nagoya University JAPAN, 2008. 8. 28.

Kwang-Dong Park, *The rationalizing method of law system about application of real-estate digital registration*, Comparative Private Law No.13(2), The Korean Association of Comparative Private Law, 2006.6.

Kwang-Dong Park, *A Study on the Revision Direction of Real Estate Registration Act*, Legislation Research No.30, Korea Legislation Research Institute, 2006. 6.

<http://www.iros.go.kr/index.html>.

관련 홈페이지 아래에

pakado@klri.re.kr (E-address) KWANG-DONG PARK

추가 요청 !!!