

LAND REGISTRIES AND THE OPEN DATA

UNECE- CORPME

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DATA IS THE NEW GOLD

- ❖ The Fourth Industrial Revolution is based on data.
- ❖ Data have become a fundamental input for any economic process
- ❖ In the Data Economy, technology allows a massive generation, collection, storage and analysis of data

- ❖ The promotion of the data economy is one of the priorities of the European Union.
- ❖ Legal and political frameworks for data sharing and governance have to consider security, integrity, privacy protection, without becoming a burden and a restriction preventing innovation and development instead of enabling it.

- ❖ Land Administration systems have valuable information -legal, physical, economic and personal data- of registered rights holders.
- ❖ The connection between Land Registries information and the Data Economy requires to examine different aspects and circumstances.

- ❖ The purpose of Land Registries is not to obtain data but to provide a public service and to achieve legal certainty in real estate traffic.
- ❖ The existence of data in the Land Registries that can be useful for the development of new businesses and services, is a side effect.

- ❖ The information stored in the Land Registry has an economic value beyond the value of the underlying asset.
- ❖ Who is the owner of this data, and who has control over it, and can benefit from its use?

- ❖ The majority of the information stored in the Land Registry is personal data.
- ❖ Personal data is any information relating to an identified or identifiable natural person.
- ❖ Personal data concerns the right of privacy, and its use has to be compliant with GDPR.

- ❖ Open Data refers to data which is open for free access, use and modification to be shared for any purpose.
- ❖ GDPR deals exclusively with personal data. The only situation when GDPR directly affects Open Data is when Open Data includes personal data.

- ❖ The data contained in the Land Registry is trustworthy, reliable and truthful data.
- ❖ This is because before accessing the Registry the information must go through a filter, through a control that the law attributes exclusively to Land Registrars.
- ❖ In Spain they are legally assigned the task of controlling the legality of all the acts and transactions that access the Registry

- ❖ The information contained in the Property Registries is public and accessible to everyone with a legitimate interest.
- ❖ There are online systems to provide access to this information
- ❖ Also there is a Digital Submission Service to send documents to the Land Registry via an electronic customer service interface.

- ❖ Property registries play a fundamental role in preventing real estate fraud, the misuse of electronic land registration data and in the fight against money laundering.
- ❖ Property Alert Monitoring Service
- ❖ Center for the Prevention of Money Laundering investigates internal alerts when the existence of fraud is suspected.
- ❖ Providers of eIDAS compliant qualified electronic signatures

- ❖ Spanish Land Registry offers Open Data
- ❖ Statistics from land, business and mobile property registers
- ❖ Geographic information of the registered properties through the geoportal.

Inmuebles

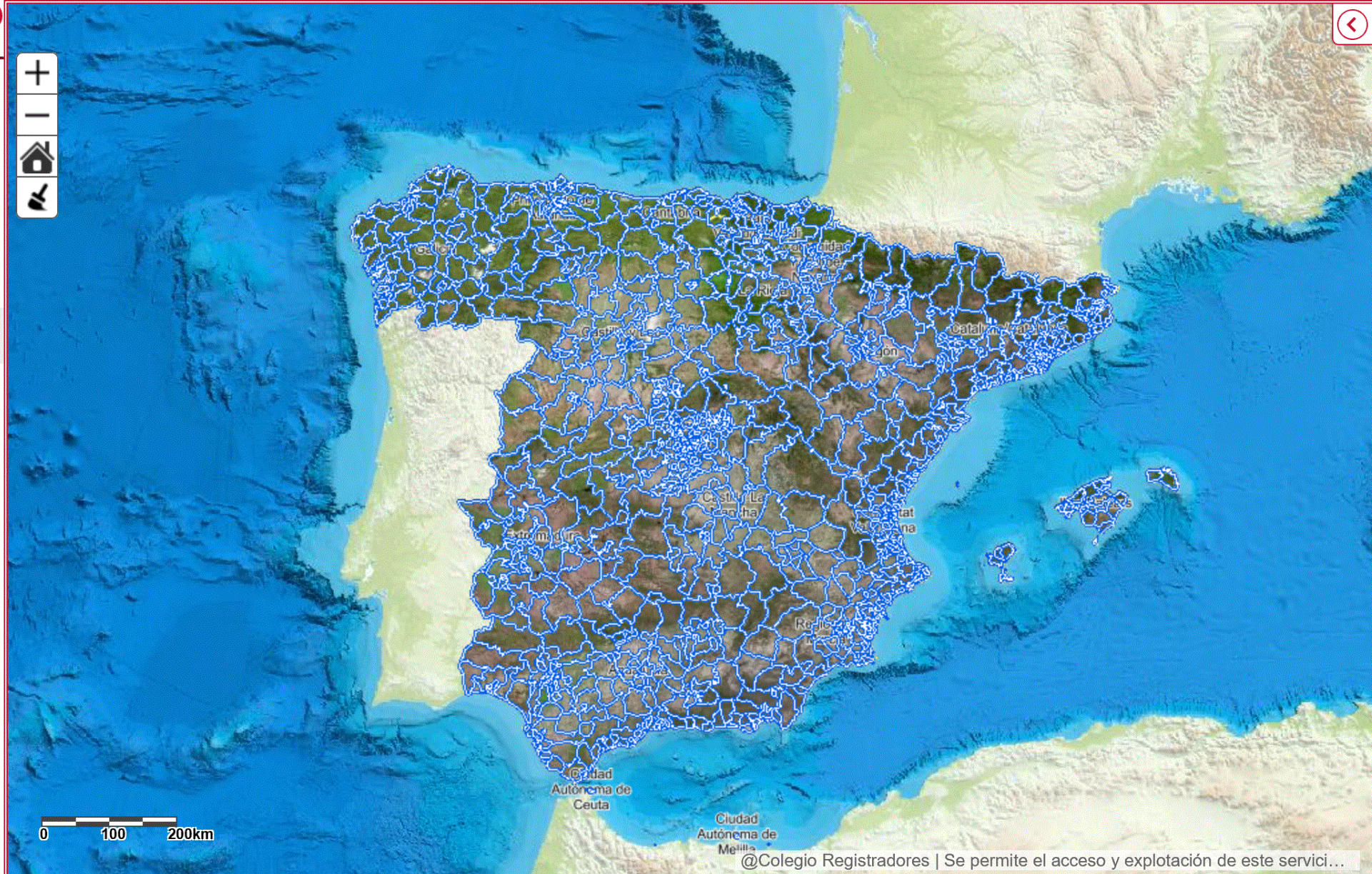
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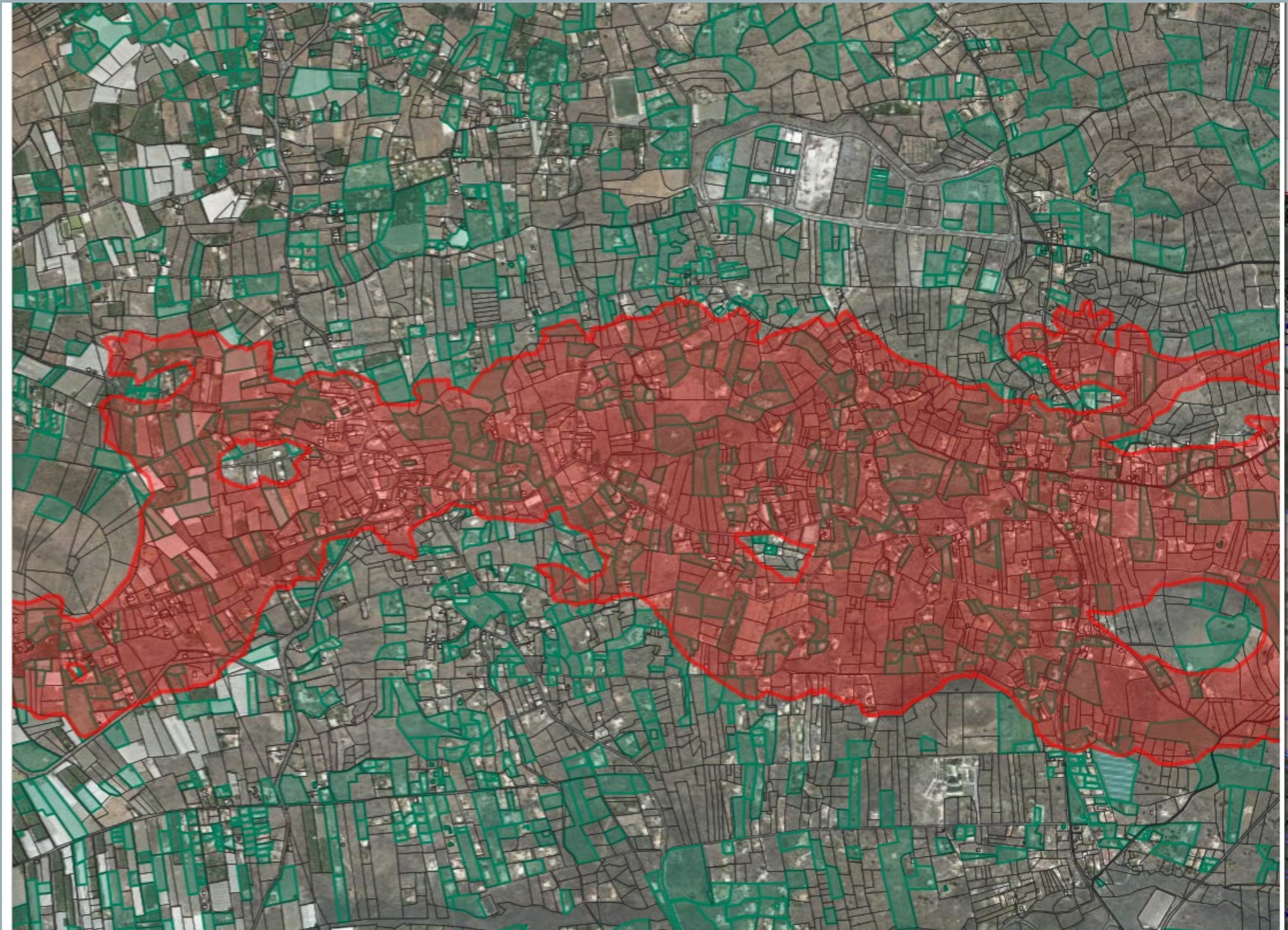
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