

**UNECE
Working Party on Land
Administration**

4 & 5 April 2023 Geneva



Co-funded by the
European Union

ELRA

European Land Registry Association



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European Union

- ➔ ELRA stands for **European Land Registry Association**
- ➔ AISBL created in **2004** – in Lisbon with the patronage of Antonio Vitorino, European Commissioner for Justice
- ➔ 31 official land registry organizations (being 4 of them observer members) from **25 European countries**
- ➔ Objective: to support the development and **understanding of the role of land registration** in real property and capital markets in Europe
- ➔ Recognition by the EU institutions as the interlocutor representing land registries in Europe
- ➔ **Principle of respect towards the different EU legal systems**



- ➔ Comparative information about Land Registry Systems
- ➔ Legal experts designated by each ELRA Member
- ➔ Bottom-up strategy
- ➔ Fact-sheets
- ➔ <https://www.elra.eu/european-land-registry-network/>
- ➔ **Building the future of Europe !**



Land Registry Systems

- ➔ Immovables – the reality of an **object** in the world - actual reality
- ➔ Rights in rem - the **legal status** - legal reality
- ➔ **Subject** or the owner – the rights holder

Interconnection

- ➔ Common means to identify the object (INSPIRE)
- ➔ Understanding the meaning of the rights in national systems (IMOLA)
- ➔ Protection of the subject data (GDPR)





Report from the European Commission to the European Parliament and the Council assessing the **necessity** and proportionality of **harmonising** the information included in the Land Registers and assessing the **need for the interconnection of those registers**



- ➔ *“**Harmonisation** can be a trigger to complete the digitalisation of the national land registries and enhance accessibility, making them fit for the digital age.”*
- ➔ Art 345 TFEU would not stand in the way of harmonisation of Land Registries as long as interconnection is bounded by **collection, storage and presentation** of a set of commonly defined data and respects the Union’s **neutrality principle**
- ➔ Risk arising from the fact that the mere interconnection of the registers would not provide sufficient clarity about the rights and burdens, **unless terminology is correctly translated in the other languages, duly reflecting legal specificities**
- ➔ **By 2024, all Member States should participate in the interconnection of land registers**



➔ **LAND REGISTRY INTERCONNECTION PROJECT**

Aim to provide a single access point to Land Registry information through the European e-Justice Portal



➔ **IMOLA PROJECT**

Produce a common template of national LR information connected to explanatory material in different languages



LRI 1 - March 2018 to May 2019 - Estonia and Austria

- ➔ Design and implement **adaptations to connect** national registries with the portal, namely establishing proper and trusted cross-border authentication mechanisms
- ➔ **Legitimate interest**
- ➔ **Payment system**

LRI 2 - March 2020 to Oct 2022 – Portugal, Spain, Hungary and Latvia

- ➔ **Usability** - user groups and user roles – **widely public** with complete anonymity *versus* **restrictive access** subject to secure identity validation of professional attributes.
- ➔ **Authorization** - technical means of **authentication of the users** – define the methods of user authentication and authorisation, determining, when necessary, the legitimate interests and the permission to access the data.
- ➔ **Access Rights - search criteria** for immovables in the national land registers, linking LRI-search forms to national data. Defining searching and possible merging in due respect for **data protection policy**



IMOLA PROJECT

- ➔ **Harmonize and understand information and legal concepts** available through sophisticated technological means
- ➔ **Principle of neutrality** - the respect for national differences when bridging diversity.
- ➔ **Trust** in the quality - trust begins with mutual knowledge; earning **trust** depends on legal and technical solutions, but also in the **organizational or institutional aspects**
- ➔ **Trustful institutional structure**





IMOLA PROJECT I

- ➔ European Land Registry Document (ELRD) – with the A B C structure
- ➔ **A - Physical description** of the immovable (the object - the actual reality)
- ➔ **B - Proprietorship** (the subject or the owner)
- ➔ **C - Charges or encumbrances** (the legal reality that links the object to the subject)





IMOLA PROJECT II

- ➔ **Common grounds** of rights and concepts in all three fields – object, subject and legal reality.
- ➔ **Commonalties** developed along with Trento University and the formants methodology.
- ➔ **Pivot terms** - cornerstone of IMOLA project.





IMOLA PROJECT II

- ➔ **Technological interoperability** solutions along with University Carlos III - reusing information of the knowledge manager for new purposes.
- ➔ **Electronic tool** - different legal national concepts available in English and in national languages - **understandable** through the comparative method with the pivot terms and enriched with doctrine and jurisprudence.
- ➔ Enforce the **adaptation principle** - efficient implementation of EU Regulations





IMOLA PROJECT III

- ➔ **NEW national concepts**
- ➔ Environment and the role of land registries on this topic,
- ➔ Fight against money laundering - patterns and triggers.
- ➔ Controlled vocabulary – INSPIRE and ISA Core vocabulary.
- ➔ **Re-use** of the information contained in the ELRN fact sheets for IMOLA purposes, boosting its potential through artificial intelligence.
- ➔ **IMOLA knowledge organization system** (the I-Kos) - a new paradigm and an **extended corpus semantic** able to shape the land registers core vocabulary, which **brings closer national diversity.**



Members States

National Gateway

Interface/
matching data

Authorization
scheme

Invoicing

EU Platform

Single access

Search Interfaces

Authentication
e.IDAS

Payment/taxation

ELRA IMOLA

ELRD XSD/XML
Common Interface

IMOLA I.KOS

e-Justice
metadata

ELRN/Input
System (KM) and
WSs

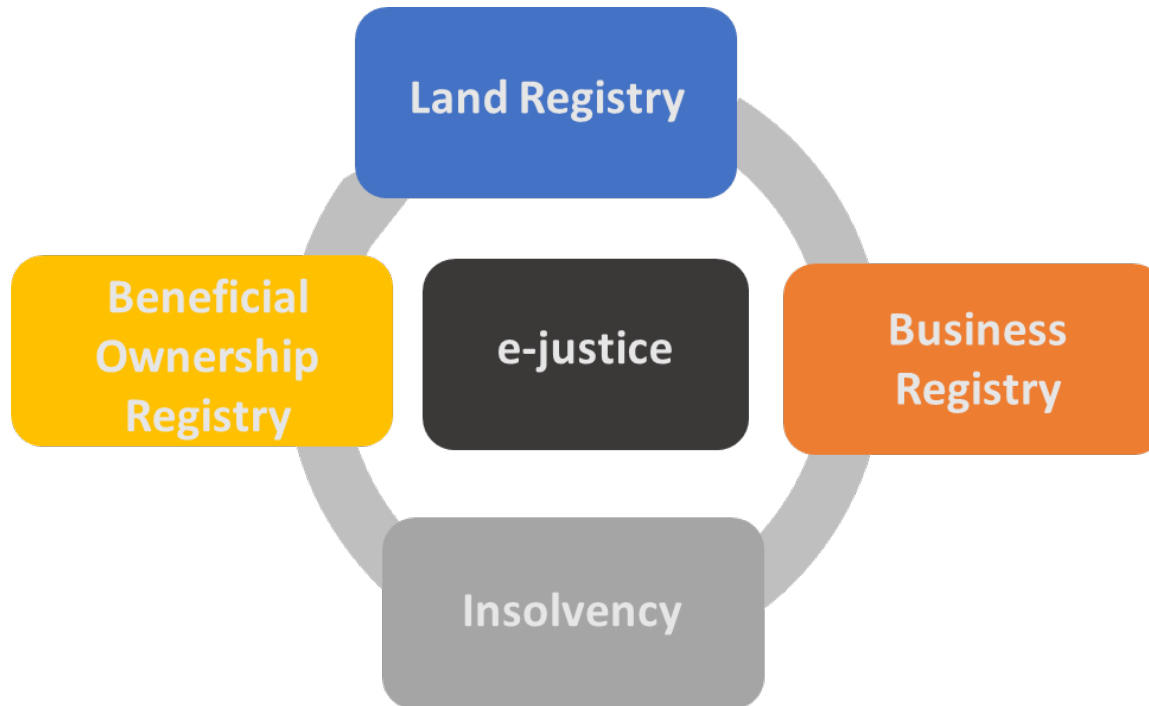


Statement on Land Registry Interconnection Principles

<https://www.elra.eu/wp-content/uploads/2022/03/Final-ELRA-Statment-LRI-action.pdf>

- ➔ Better understanding of LR information
- ➔ Support the European Commission, enhancing legal certainty.
- ➔ Commitment both at national and European level
- ➔ Respect for the individuality of MS Systems, evolving to digital information on a transparent and harmonized semantic model
- ➔ ELRD - The common template to achieve a harmonized and interoperable Land Registers Information
- ➔ IMOLA Knowledge Organization System -I.KOS- as Land Registers Juridical Ecosystem
- ➔ Cooperation with stakeholders to enhance the use of compatible solutions.





“Together we are not simply more, we are better”
José Saramago, Portuguese Nobel Prize for literature

Joint activities and actions:

ELRA may provide

- common understanding of legal situation on land administration in Europe
- Information about digital developments on land administration

ELRA is interested

- to improve the cooperation with other organisations related to LR objectives (eg. cadastres, environmental organisations, urban planning org. ...)
- to learn more about the current and future needs of stakeholders

Conclusio: The way of future cooperation should be discussed and defined by joint board meetings and invitations in multiple directions.



Thank you for your attention!

Luisa Clode
President of the Board of Directors
president@elra.eu

Presented by
Manfred Buric
Advisor of the Board of Directors
manfred.buric@bmj.gv.at



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