



IMOLA Project

(Interoperability Model for Land Registers)

Work Stream 1: Land Registry Output

1st Workshop: PRELIMINARY CONCLUSIONS
Madrid, 3rd April 2014

NATURE OF THE TEMPLATE

TEMPLATE-EXCERPT?

- ◉ Several Member States in situation to work and apply an excerpt like this but not all of them

TEMPLATE-TOOL?

- ◉ Presentation of local LR information

STRUCTURE OF THE TEMPLATE

The template should be based on the so-called structure A-B-C (“A” Property, “B” Ownership “C” Mortgages and other Encumbrances)

This is the kind of information requested not only by practitioners but also for purposes of judiciary cooperation

Other chapters or links might be possible.

CONNECTING FACTOR

There seem to be several potential connecting factors, e.g.

- ⦿ cadastral parcel,
- ⦿ literal description of a property,
- ⦿ ID number of a property.

CONNECTING FACTOR

But “cadastral parcel” is a meaning that would restrict the scope because:

- ⦿ is not equal to “property”
- ⦿ in a lot of countries cadastre is related to possession, not to ownership
- ⦿ not always apartments are considered cadastral parcels
- ⦿ not fit to time-sharing ownership, frequent object of legal transactions
- ⦿ there are countries without Cadastre

CONNECTING FACTOR

The connecting factor should include properties economic and socially important such as:

- ◉ Apartments in condominium,
- ◉ Time sharing rights,
- ◉ Special properties.

So, ALL KIND OF PROPERTIES or AS MANY AS POSSIBLE at least.

NATIONAL LEGISLATIONS ARE ALSO CRUCIAL

- ◉ In order to the format of the information (might be restricted by local law)
- ◉ In order to electronic procedures

METHODOLOGY: SEMANTICS

- ◉ Semantics forms part of the methodology of IMOLA (RI) project
- ◉ IMOLA (RI) project shares the core person, address and business vocabularies already existing within scope
- ◉ IMOLA (RI) should provide also a core vocabulary specific for Land Registration
- ◉ Governing principles in this area are: minimum common denominator, descriptive method, building boxes and concepts: bottom-up.

PRACTICAL GOAL

- ◉ IMOLA template must be result from a research, but has a practical goal: to be a tool for judiciary cooperation
- ◉ Particular requests of LR information promoted by recent European legislation, such as Regulation (UE) 650/2012 on Successions and Wills (e.g. art. 65) and others (Regulation 1215/2012, Insolvency...)

PRACTICAL GOAL

A template, as tool for exchanging accurate LR information, will be also useful for purposes of:

- ◉ Civil and criminal proceedings
- ◉ Taxation authorities investigations



THANK YOU!

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