



Interoperability Model for Land Registers

THE CONNECTING FACTOR OF THE TEMPLATE

According to the replies to WS 1 questionnaire
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LR entity or LR unit

- Connecting factor: **LR entity**
- Characteristics:
 - Unique or individual register and title number (potential ID);
 - Immovable or fit to “open folio” according to MM.SS legislations;
 - Object of legal traffic (economically relevant)

Main LR units

- **Properties** (any piece of land with a LR identifier or number)
 - Relationship with cadastral parcel. Maybe equal or maybe not
- **Special properties** (any legally considered as such and with a LR number)
 - A description as accurate as possible should be provided
- **Apartments**
 - Extremely important in the legal traffic
Important to distinguish ownership or lease: part B)
- **Cadastral parcel**
 - Necessary to solve if equals properties or not: different possibilities

MINIMUM (descriptive) DATA

- Minimum common:
 - ID property: register or title number
[There is to include relevant LR data]
 - Location (core address)
 - Nature or land use
- Data relevant but likely difficult
 - Size or surface
 - Boundaries
- Part free
 - What extent?

Cadastral parcel

- Diverse scope:
 - Equals the LR unit (coincidence, full coordination)
 - Not coincidence (or not fully) with LR unit
e.g differences between legal and cadastral boundaries
or as for size
 - LR unit is located within the cadastral parcel or
forms part of it
 - Used or managed for purposes of a deed:
indication of this deed (*the deed-decides*)

Expanding land information

Likely further than a strictly legal scope:

- Geo-location by electronic means
- Link to territorial information based on maps
- Key registers

Any other method to enhance information in part A)

Title system/deed system: drastic differences

- Real folio vs. personal folio
- Properties vs. Deeds
- Needs of information focused mostly on properties

Alternatives for deed system:

As a matter of fact, the approach of the template is mostly within title system scope

Which options for deed systems?

- A different template?
- An adaptation of the unique template?
- Inadequacy of any template?

1. A specific template for deed system

Advantages:

- A template tailored to deed systems would be in accordance with their principles.

Disadvantages:

- IMOLA and LR interconnection approaches are one-template
- Encumbrances of one property must be included in the information in any case
- To stretch a distinction (deed/title) which tends to be shortened in some LR systems

2. Adaptation

- Combine the connecting factor with other criteria (the deed more recently registered, *deed-decides*).
- Mixed information obtained from several Registers (difficult to fit in one template).

3. Inadequacy of any template

Such conclusion would involve that the only way which might remain is the *investigation of title*

- Not very satisfactory for purposes of legal traffic or judiciary cooperation within a scope of interconnection or simply exchange of information (too long, relative accuracy).

Thank you for your attention