

The background features a dark blue gradient with a subtle pattern of white dots. On the left side, there are several overlapping circular elements. A prominent one is a large scale with tick marks and numbers ranging from 140 to 260. Other circles contain curved lines and arrows, suggesting a process or cycle. The overall aesthetic is technical and futuristic.

TECHNICAL ISSUES TO BE OVERTAKEN BY LAND REGISTRY

BLOCKCHAIN TECHNOLOGY IN LAND REGISTRY PROCESSES

1. Rollback
2. Liability
3. Provisionally registration

1. ROLLBACK – EX TUNC EFFECT

- Resolute iure dantis, resolvitur ius accipientis



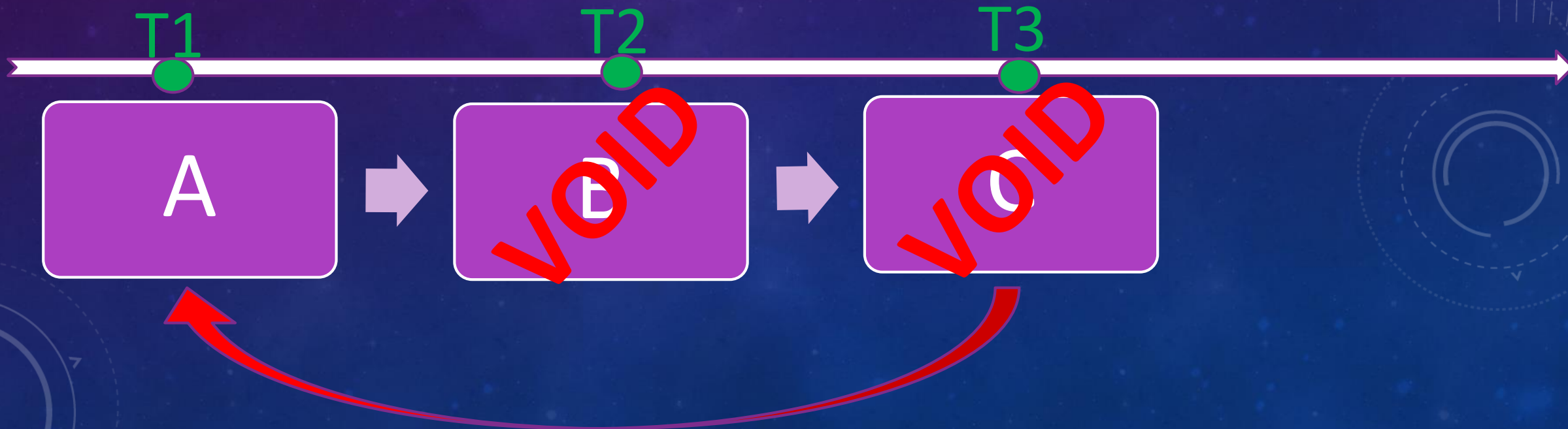
1. ROLLBACK – EX TUNC EFFECT

- Resolute iure dantis, resolvitur ius accipientis



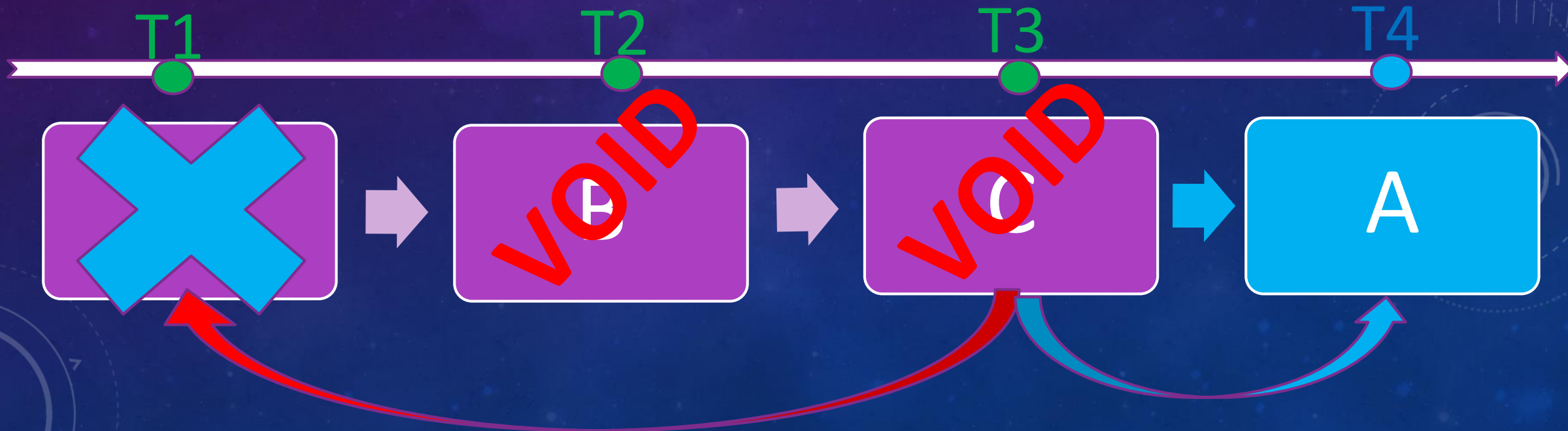
1. ROLLBACK – EX TUNC EFFECT

- Resolute iure dantis, resolvitur ius accipientis
- Principle of rank (priority)

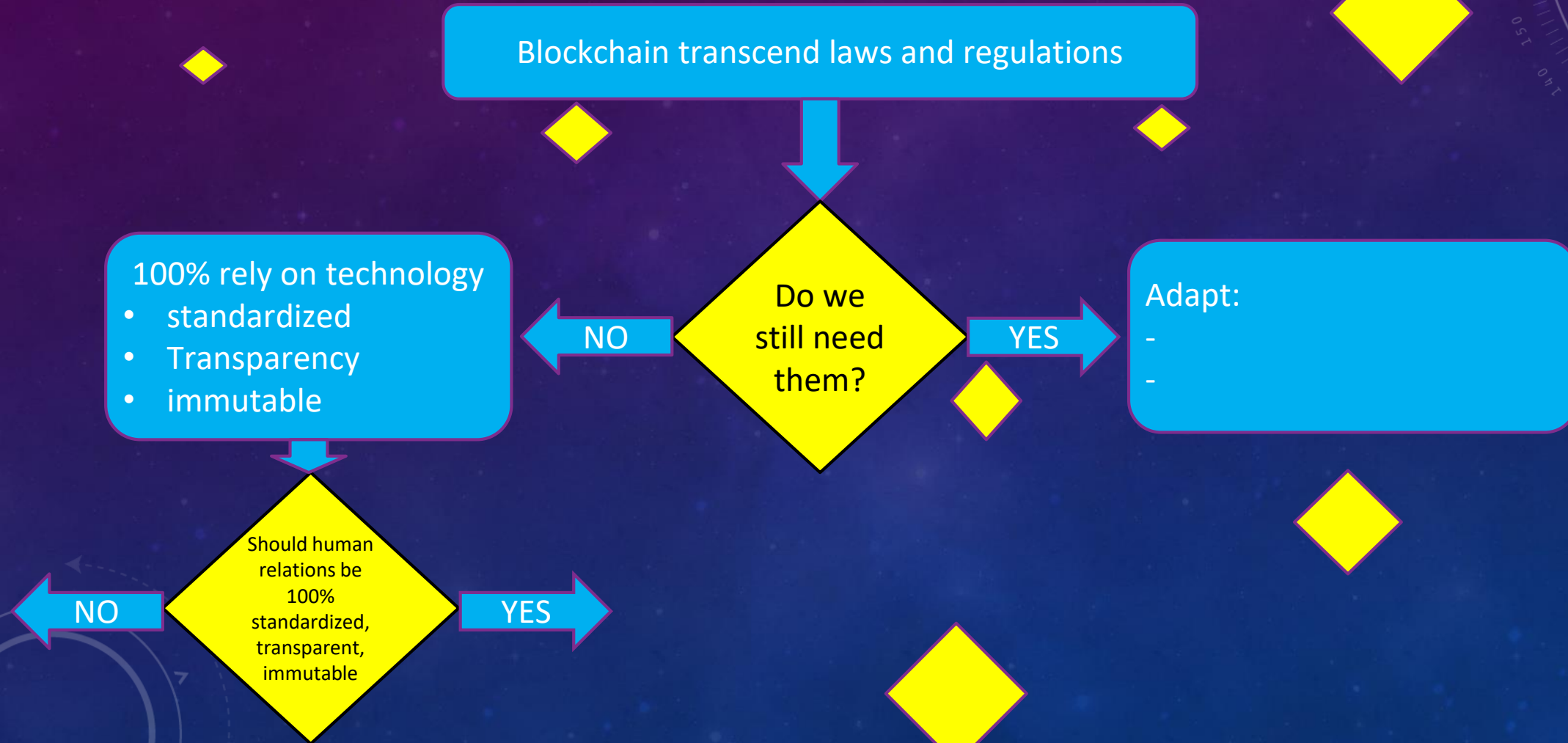


1. ROLLBACK – EX TUNC EFFECT

BLOCKCHAIN



2. LIABILITY



2. LIABILITY – OTHER PERSPECTIVE > LAND REGISTRY

- **LAND REGISTRY IS NOT ABOUT “A SELLS TO B”**
 - CONDITIONAL TRANSFERS
 - MOMENT OF TRANSFERS
 - ADITIONAL RIGHTS:
 - MORTGAGES
 - OTHER PROPERTY RIGHTS
 - TRANSFERS OF SHARES

3. PROVISIONALLY REGISTRATION

Does not immediately and completely invalidate the registration of the “former” owner.

BUT

Next block invalidate the previous one !!!

Preservation of the property right until the final payment



HUGE DIVERSITY OF LEGAL SITUATIONS
LEGAL FREEDOM



WHAT ABOUT THE FUTURE?

PATH DEPENDENCE

Technology should enhance and improve the variety of human relation.

BUT

Technology constraints might shape the legal freedom.

PATH DEPENDENCE

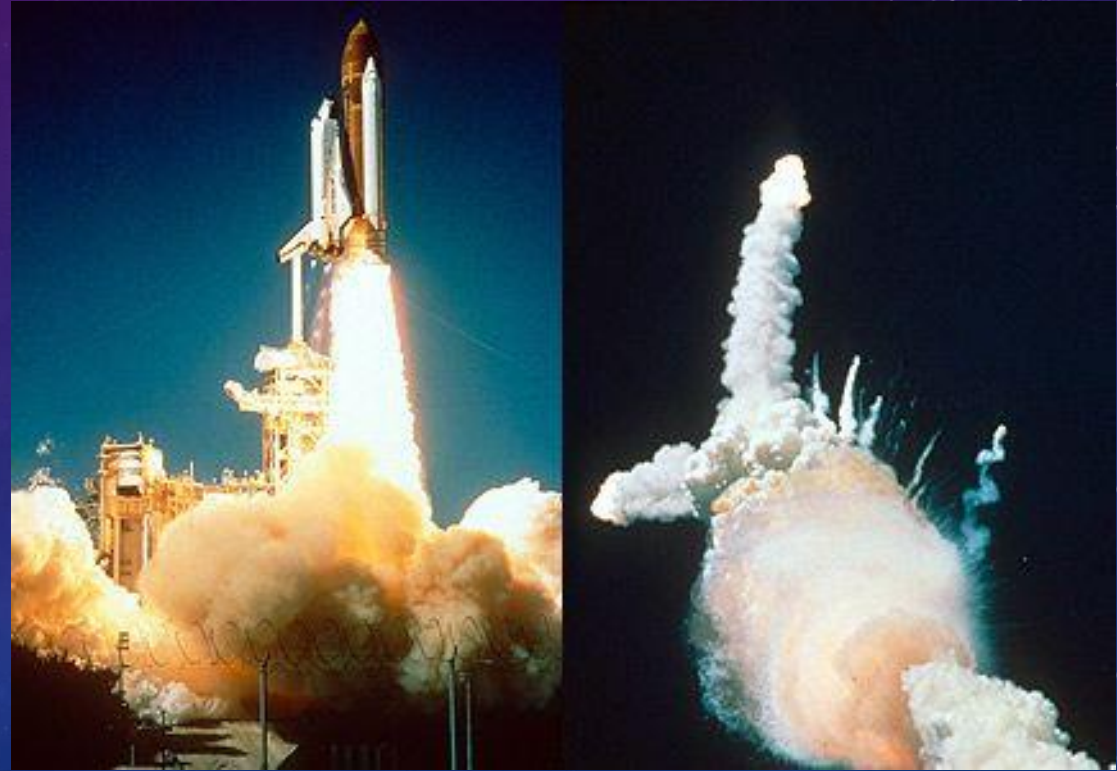
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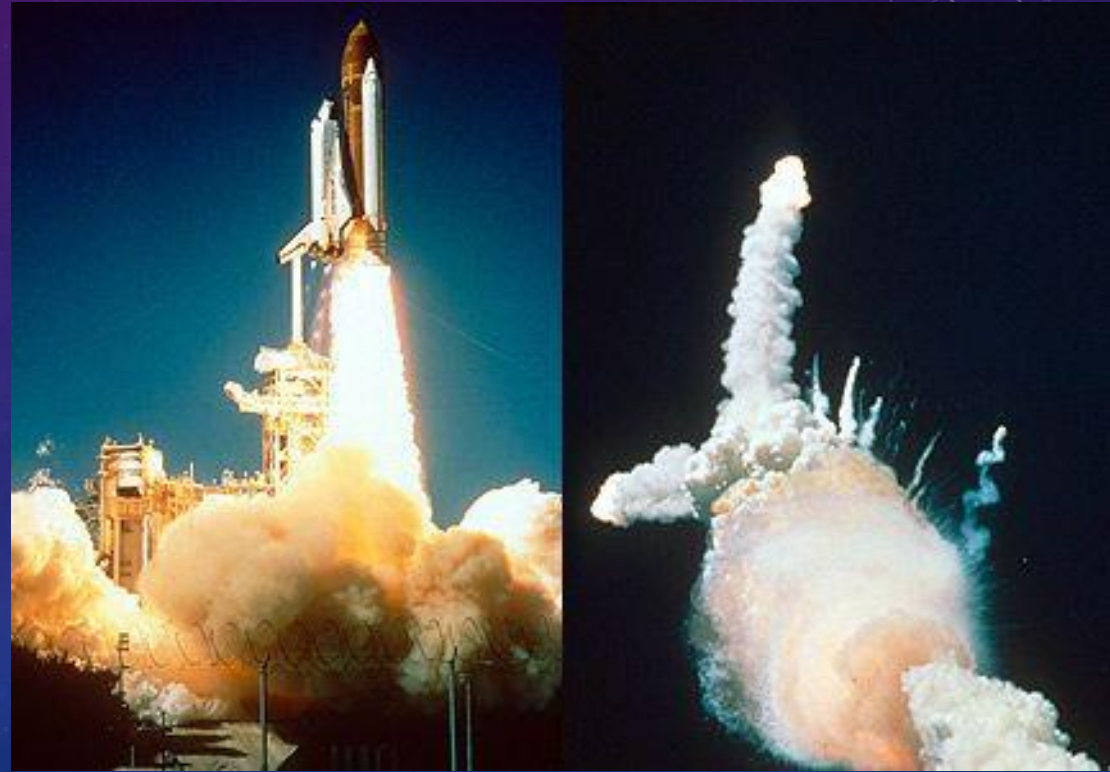
Technology constraints might shape the legal freedom.

ARE WE AWARE?

PATH DEPENDENCE



PATH DEPENDENCE



➤ ROMAN WAR CHARIOT---TRACK GAUGE----TUNNELS WIDTH---ROCKET FUEL TANKS



THANK YOU FOR YOUR ATTENTION!

Mihai Taus
Romanian Land Registry Association
ELRA GA, Brussels, 30.11.2018