

ELRA



EUROPEAN LAND REGISTRY ASSOCIATION



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Welcome to the newsletter of the European Land Registry Association

ELRA represents 33 official land registry organisations from 26 European countries. The Association’s primary purpose is to support the development and understanding of the role of land registration in real property and capital markets in Europe.

06 “The mission and primary purpose of the ELRA is the understanding of the role of land registration in real property and capital markets”



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Fernando DE LA PUENTE

ELRA President



ELRA develops the Single Market, which is an essential aspect of the EU policy

Fernando de la Puente / ELRA President

You have recently been appointed President of ELRA. What are the general objectives that you set for your two-year term?

On the last years, the association has been developing IMOLA, an important project for the interconnection of the European Land Registries. The second phase of the project has just ended with the submission to the European Commission of all the scheduled deliverables. The third phase, which will last until the end of 2021 like the end of my mandate, is already underway with the presentation to the Commission of a new package of actions to be launched during the first quarter of 2020.

ELRA is made up by most of the

EU countries. We hope that EU Member States that have remained outside the association or do not have the status of full members will be incorporated as such in the near future. The association also expects the incorporation as observers of other systems that, not belonging to the EU, have special relations with it, such as the systems of the MS of the European Economic Area.

The institutional strengthening of ELRA must be developed within the scope of the European Union and from an academic level. For this reason, we are working on the actions for the future of the association once the IMOLA project comes to an end. The association is expected to deepen in other areas of possible collaboration with the EU as well as with the academic world. The ELRA Board of Directors has already agreed on this strategic plan that has also received the support from the general assembly.

In the declaration of principles that you have presented as a



new President, you summarize the history of ELRA as a union of European Land Registries, being the main interlocutor of the European Commission. Could you please tell us about this?

Once ELRA has been consolidated as an association and the collaboration with the European Commission and other EU institutions has been strengthened, ELRA made a qualitative leap by developing, through the IMOLA project, one of the objectives of the DG Justice action plan: the establishment of an interconnection system with interoperable information about the EU Land Registries. The project development implies a relationship with the European bodies based on the recognition that ELRA has the knowledge and experience necessary to develop a semantic body in the LR field that can be reused in other areas, as well as the ability to develop the necessary technical support. ELRA is no longer just an external advisor of the European

Commission in LR matters; ELRA has developed, and will continue doing so, an essential aspect of the EU policy in the development of the Single Market, and the Directorate General for Justice of the European Commission has repeatedly recognized it.

The IMOLA project of interconnection of European Land Registries is already a reality. What would you highlight about the future of the IMOLA project?

IMOLA I and II have led on to the creation of a semantic body on Land Registries matters, and a knowledge repository that allows not only the LR interconnection, but also the interoperability of the information obtained; that is to say, the establishment of the legal instruments for the correct understanding and use of the information by the users. In addition, the project has developed the necessary technological resources to achieve these objectives, essentially a virtual platform that provides permanent

support and training beyond the seminars and conferences. IMOLA has achieved its objectives thanks to the decisive work of the Contact Points, experts in Land Registry matters, within the European Land Registry Network (ELRN) and the collaboration with the European Judicial Network. Thus, the European Land Registry document (ELRD), common to all LR systems, has been developed, as well as a specific language in the scope of Land Registries, reusable and extensible to the European interoperability scheme, supported by a semantic corpus, which contains the basic rules of this vocabulary.

The IMOLA III project will perfectionate the semantic body and will create a digital platform that allows its incorporation into the e-justice portal. The project will also develop the web services necessary to guarantee both the access and submission of the information, as well as the maintenance of the system. It is important to highlight that the IMOLA project does not involve all the requirements derived from the interconnection of EU Land Registries. The DG Justice of the European Commission will provide the necessary tools to access the e-justice portal, as well as the search and authentication modules, including the payment gateway in accordance with the internal

law of each jurisdiction. Other aspects of the global project are developed by other actors with whom ELRA also collaborates.

ELRA assembles the Land Registries of the European Union, but the association has recently integrated prestigious academic institutions as well. Could you please tell us about the contribution of these institutions?

ELRA has modified its Articles to allow that this relationship, consolidated over the years, is translated into the incorporation as partners of different prestigious European universities with recognized experience in matters of interest to ELRA.

The Centro de Estudos Notariais e Registrais (CENoR) and the Facoltà di Giurisprudenza of the Università di Trento became the first ELRA partners. We hope that other universities will do the same in the near future.

The Land Registries offer an important task in economic development and the single market, but also in the fight

against money laundering. Does ELRA work on any project in this direction?

IMOLA, project of interconnection of the EU Land Registries, develops the action plan of the DG Justice and it can be useful for other EU policies. Until now, we have talked about expansion and consolidation of the single market, but it is also necessary to underline the objective of fighting money laundering and terrorist financing with which the EU is clearly committed.

The fight against money laundering and terrorist financing uses the crossing of information as main instrument from which evidence can be deduced.

It is not surprising, therefore, that the 5th Anti-Money Laundering Directive states that Land Registries should be able to provide the information that the Member States, through their competent bodies, require. The most important thing, however, is that the directive itself attributes to the European Commission the obligation to study the possibility and utility of harmonizing some information contained in the Land Registries, evaluating the opportunity to make mandatory the interconnection among the different LR systems.

The IMOLA project will undoubtedly be subject to evaluation and assessment by the EC within the field of



“The IMOLA II Project will perfectionate the semantic body and create a digital platform that allows its incorporation into the e-justice portal”

prevention of money laundering and fight against terrorist financing, because it fits perfectly to the provisions of the directive.

Europe has changed a lot since 2004, year of creation of ELRA. Nowadays, with Brexit as an immediate challenge to the EU, how do ELRA Members see the future of Europe?

Certainly, Brexit implies an element of great uncertainty that is perceived at all European levels. ELRA would lose three of its members (Land Registries from England and Wales, Scotland and Northern Ireland), and the association has taken the necessary measures to maintain collaboration with the jurisdictions that lose the status of full members.

Another huge challenge is the development of the so-called disruptive technologies that, due to their transversal nature, also affect the European institutions.

ABOUT US

ORGANISATION

The European Land Registry Association, ELRA, is an international non-profit organisation

MISSION AND PRIMARY PURPOSE

The mission and primary purpose of the European Land Registry Association may be described as: "the development and understanding of the role of land registration in real property and mutual understanding of land registers, to help create an open and secure Europe, serving and protecting citizens.

We believe that Land Registries are a fundamental pillar of legal certainty and ELRA is committed to ensuring the incorporation of this principal into Community Law.

GENERAL OVERVIEW

Land registration systems operate throughout the world as the legal basis for recording with certainty ownership and other legal rights in and over land. Such systems provide the machinery for confident property transfer, the operation of secure mortgage markets and protection for the citizen. Effective land registration systems are fundamental to successful market economies, providing confidence for private ownership and property transfer.

Land registration systems reflect the legal traditions of the territory in which they operate and therefore vary from place to



History

ELRA was created in 2004 by a group of Land Registry organisations, supported by Mr. Antonio Vitorino, the former Justice and Home Affairs Commissioner.

To date, ELRA's most important achievement has undoubtedly been its recognition by the European Commission and the European Parliament as the association representing land registries in the European Union.

WHAT DOES ELRA OFFER?

Under the 4-Years Framework Partnership Agreement with EC, (2018-2021), ELRA is developing different activities, such as workshops, to discuss the impact of European regulations on land registries and their customers. ELRA publishes the results of these activities as a collection of Fact Sheets on its website. One of the main roles of ELRA is also

to provide expert advice to EU institutions on land-registry issues.

As part of the IMOLA project, ELRA has developed an electronic template (the European Land Registry Document or ELRD), which can be used to display land registry information from any EU country, together with explanatory material in different languages.

ELRA has also developed training courses to improve understanding of the different legal systems in different EU countries. With this project ELRA contributes to the achievement of the objectives of the European e-Justice Strategy specified in the Multiannual Action Plan 2014-2018.



LAND REGISTRATION SYSTEMS REFLECT THE LEGAL TRADITIONS OF THE TERRITORY

place. In some territories land registries register and, on behalf of the state, guarantee legal title, whereas in other territories land registries register deeds and do not purport to guarantee the deeds' validity. However in every jurisdiction the land registry is the official organisation responsible for operating the land registration system on behalf of the state. There can only be one official land registry for each territory.

Land registries determine property rights and, to be effective, their decisions need to be recognised by the courts. This means that, like the courts, although land registries act on behalf of the state, they must



Role of Land Registries

The rules governing the Land Registration Systems are very closely related to those laws governing the property and real estate rights in every country. These rights are rooted in the tradition of every system which therefore explains the assertion of the European treaties that “Community law does not prejudice the Property System in every State”.

Although new technology does not alter the core purpose of land registries, it is providing them with new opportunities.

be independent of it. The issues that land registries need to consider typically have a high legal content and, for land registries to be effective, their staff must be suitably trained and qualified.

Most states have, in addition to a land registry, a mapping agency and a cadastre. The functions of the land registry, mapping agency and cadastre are complementary but different. Mapping agencies exist to record topography whilst the cadastre's primary purpose is fiscal. Some countries have found it administratively convenient to combine the functions in a single organisation.

In recent years technology has changed how the information contained in land registers is held, updated and published.

BOARD OF DIRECTORS

The new ELRA Board of Directors was elected at the General Assembly in Brussels on the 24th May 2019. Currently is composed by:

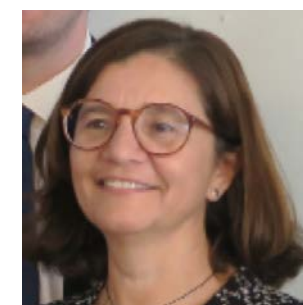
MR. FERNANDO DE LA PUENTE



PRESIDENT

Spanish Land and Mercantile Registrar from 1985. Chair of International Relations of the Colegio de Registradores of Spain (from 2005 to 2009). President of ELRA (from 2006 to 2007). Author of several publications on European matters.

MS. LUISA CLODE



SECRETARY GENERAL

General Secretary of the Portuguese land Registrars Association since 2010. Notary, Civil, Mercantile and Land Registrar since 2000. Land Registrar in Madeira since 2006. Lawyer specialized in civil matters and contracts from 1990 till 1999. Professor in training for lawyers and notaries.

MR. JAN MOERKERKE



TREASURER

Former President of ELRA, President of the Royal Federation of Land Registrars of Belgium. Land and Mortgage Registrar at the office of Oudenaarde (Belgium). Worked at the Belgian Ministry of Finances, Sector Patrimonial Documentation and Services.

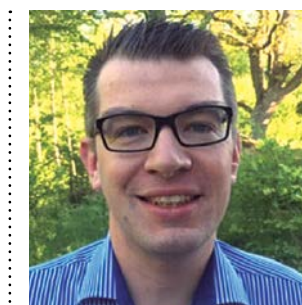
MS. KADRI LAUD



ADMINISTRATOR

Adviser of Land Registry since 2013 at the Ministry of Justice Republic of Estonia. Responsible for legislation, development, national co-operation and international relations of Land Registry system. Former assistant judge in Land Registry over 7 years. Practical experience in Land Registry field and other court register matters.

MR. DAVID FRIDH



ADMINISTRATOR

Legal advisor at the Swedish Lantmäteriet. Legal land registration advisor at Norrtälje district court. Degree of Master of Laws by the Uppsala University.

Members

AUSTRIA

- ▷ Ministry of Justice of Austria

BELGIUM

- ▷ Royal Belgian Federation of Mortgage Registrars
- ▷ Agency of patrimonial documentation

BULGARIA

- ▷ Bulgaria Registry Agency

CROATIA

- ▷ Ministry of Justice of the Republic of Croatia

CYPRUS

- ▷ Department of Lands and Surveys of Cyprus

ENGLAND AND WALES

- ▷ HM Land Registry of England and Wales

ESTONIA

- ▷ Ministry of Justice of Estonia

FINLAND

- ▷ National Land Survey of Finland

FRANCE

- ▷ Direction Générale des Finances Publiques

GREECE

- ▷ Greek Land Registrars Association

IRELAND

- ▷ Property Registration Authority Ireland

ITALY

- ▷ Agenzia delle Entrate
- ▷ Servizio Libro Fondiario Provincia of Trento

LATVIA

- ▷ Court Administration, Department Of Courts And Land Registers

LITHUANIA

- ▷ State Enterprise Centre Of Registers Of Lithuania

LUXEMBOURG

- ▷ Administration De L'enregistrement Et Des Domaines De Luxembourg

MALTA

- ▷ Land Registry Malta

NETHERLANDS

- ▷ Cadastre, Land Registry And Mapping Agency

NORTHERN IRELAND

- ▷ Land Registries of Northern Ireland

POLAND

- ▷ Polish Association of Registrars

PORTUGAL

- ▷ Instituto dos Registos de Portugal
- ▷ Associação Sindical Dos Conservadores Dos Registos

ROMANIA

- ▷ The Romanian Land Registry Association
- ▷ National Agency for Cadastre and Land Registration

SCOTLAND

- ▷ Registers of Scotland

SLOVAK REPUBLIC

- ▷ Geodesy, Cartography and Cadaster Authority

SPAIN

- ▷ Colegio de Registradores de España

SWEDEN

- ▷ Lantmäteriet

Observer Members

BOSNIA AND HERZEGOVINA

- ▷ Prosecutor's Office Of BiH

ESTONIA

- ▷ Centre Of Registers And Information Systems

SLOVENIA

- ▷ Supreme Court of the Republic of Slovenia

TURKEY

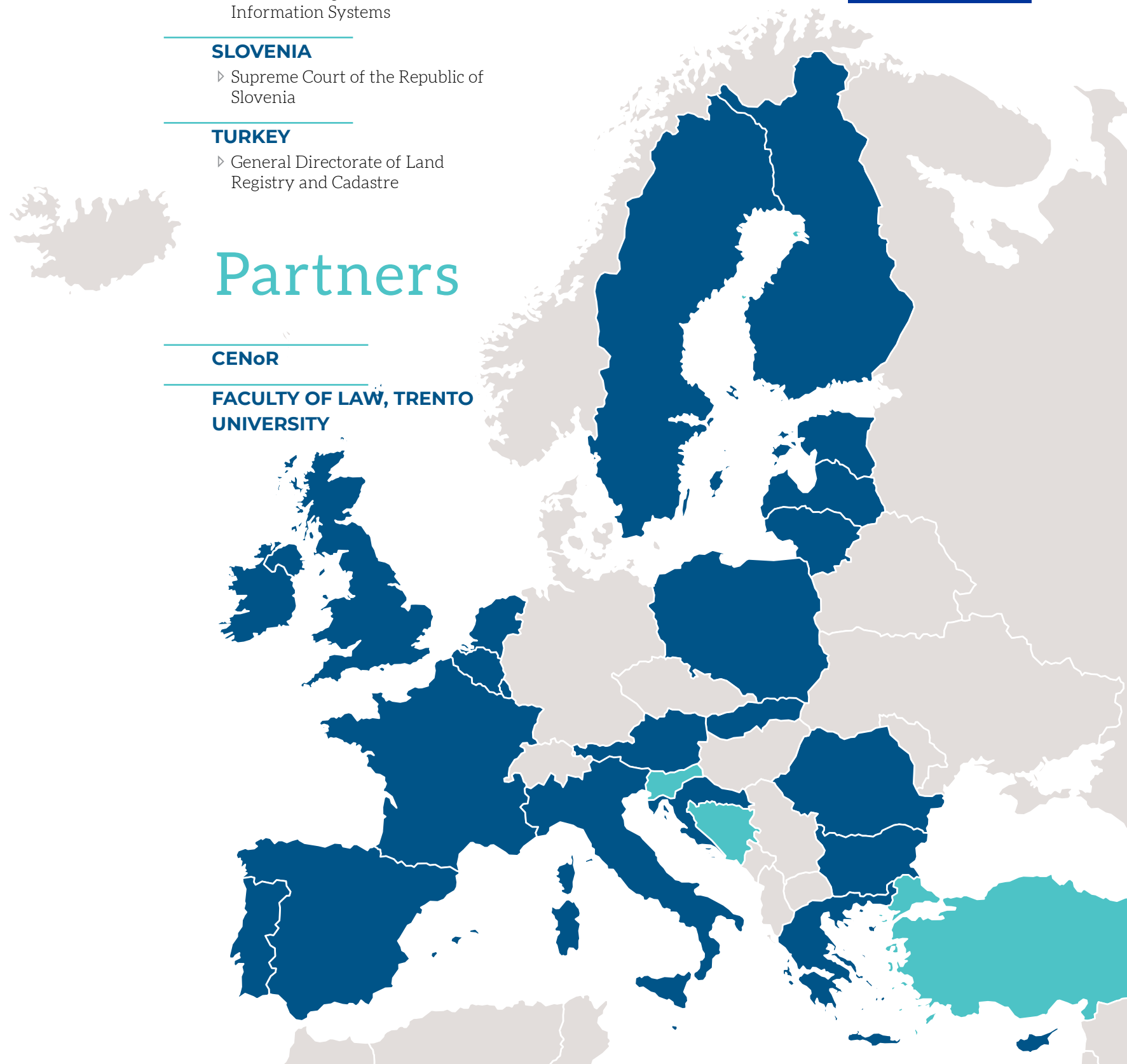
- ▷ General Directorate of Land Registry and Cadastre



Partners

CENoR

FACULTY OF LAW, TRENTO UNIVERSITY



Partners

CeNor:

The Centro de Estudos Notariais e Registais (CENoR) of the University of Coimbra became the first ELRA partner during the General Assembly in Brussels on the 24th May. Rafael Vale e Reis was in charge of signing the ELRA Members' Book.

Trento University:

The Faculty of Law of the University of Trento and the Institute for Property Law University of Leuven became new ELRA partners. Elena Ioriatti, Professor at the University of Trento, was in charge of signing the ELRA Members' Book.



ELRA STATEMENTS

PROPOSAL FOR A REGULATION ON THE LAW APPLICABLE TO THE THIRD-PARTY EFFECTS OF ASSIGNMENTS OF CLAIMS (COM (2018) 96 FINAL)

Statement by ELRA concerning the Proposal for a Regulation on the law applicable to the third-party effects of assignments of claims.

After analysing the impact of the Proposal for a Regulation, the European Land Registry organizations have expressed their concern with the scheme proposed.

In order to prevent dysfunctions in the internal market by damaging the national Land Registry systems, ELRA considers that a specific disposition should be envisaged in the future regulation for the assignment of claims backed with an immovable registered security.

1.- Since the internal market demands a clear and predictable rule in the field of cross border's assignment of claims, the Regulation (CE) 593/2008 have established a set of uniform conflict of law rules in article 14. But Rome I Regulation only deals with the personal effects between the parties involved in the assignment, excluding from its scope the erga omnes effect, such as been recently confirmed by the ECJ¹.

2.- To fulfil the legislative lacuna, the Commission presented a proposal for a Regulation on the law applicable to the third-party effects of assignments of claims, COM(2018) 96 final. According to it, the proprietary effects of the assignment of claims shall be governed by the law of the habitual residence of the assignor, with only two

exceptions envisaged in paragraph 2 of article 4. That law shall decide the effective acquisition of the assignee's right and the preference between competing and contradictory rights.

3.- After analyzing the impact of the proposed solution in the national land registration systems, the European land registry organizations had expressed their concern with the scheme proposed by the regulation, since serious disruptions in the legal certainty delivered by States's systems could arise after its application. This is due to the lack of a specific solution for the claims backed with a registered collateral, in particular a security on an immovable property, typically but not exclusively, a mortgage.

4.- The incorporeal nature of this security right makes the

registration of the mortgage a constitutive requirement in all MS, meaning that for its valid existence the mortgage must be registered in the land book. There's no mortgage without registration.

5.- Registration furnishes the mortgage with all the legal effects derived from its publicity, including the legal presumption that the right belongs to the registered mortgagee, for the benefit of any third party in good faith. Moreover, in most land registration systems the priority principle applies, meaning that for the shake of legal certainty, preference between competing and contradictory rights shall be decided by the date of registration (prior tempore, potior iure).

6.- Because the transmission of the claim transfers also the collateral (art. 14.3 Rome I Regulation),

¹ JUDGMENT OF THE COURT (First Chamber) 9 October 2019, In Case C548/18

the erga omnes effect of the transmission of the mortgage shall be subject to the law of the habitual residence of the assignor according to articles 4 and 5 of the proposed regulation.

7.- However, the application of the law of the habitual residence of the assignor does not ensure that the requirements for the valid transmission of a mortgage registered in another state and set by its own law are fulfilled. On the contrary, due to the diversity of legal regimes in the assignment of claims, especially in the light of the universal scope of the applicable law, the transmission of the registered security right could fall under a law which do not demand its registration, even in those cases where the lex registrationis imposes the registration of the new mortgagee.

8.- That situation shall create a serious breach of legal certainty derived from the confrontation of the applicable law of this regulation with the application of Land registration law, which is out of the scope of any EU instrument. In those systems where transmission of the mortgage is needed of registration, the lack of that requirement shall prevent the new assignee of a valid title on the mortgage, which derives in a breach between the claim and its collateral.

9.- If a first creditor assigns the mortgage claim to a new creditor who does not need to register the transmission (according to the applicable law), the first creditor will remain in the registry entitled to that mortgage and, according to the legitimate effect derived from land registry publicity, empowered to dispose or to burden it in favor of a third party in good faith who would find no obstacles to be registered as new mortgagee, gaining the law's protection.

10.- This protection could be absolute, so the third party (either a second assignee or a creditor of the assignor) who is granted with a right on the security by the Register will be protected in any case and the assignee will lose the right on the mortgage (bona fides effect), while in other cases the lack of registration would demand from the assignee specific actions before the courts to make effective his/her better right to the claim against the third party who had registered the right (the legitimate effect).

11.- In all those cases the proprietary effects granted to the new assignee by the applicable law would be confronted with the effects derived from registration in favor of the registered third party. Hence the protection

given by the lex registrationis to the second assignee or to the creditor of the assignor who register first their right to the mortgage, shall deprive or undermine the right to the collateral of the first assignee. The collision between competing rights would increase complexity since now two different laws apply with different solutions.

12.- Foreclosure. In some jurisdictions the lack of registration deprives the assignee of the right to make effective the collateral. Moreover, the continuity principle prevents the current assignee to register his title on the mortgage even when he/she try to do it, if the previous owner of the claim has not registered his title to the claim. In other states, although registration is not a prerequisite for the acquisition of the collateral, it will turn to be much more complex to the assignee to make effective the foreclosure of the collateral.

CONCLUSION

13.- In order to prevent dysfunctions in the internal market by damaging the national land registration systems, ELRA considers that a specific disposition should be envisaged in the future regulation for the assignment

of claims backed with an immovable registered security. That disposition must ensure that the requirements set by the law of the register for the effective transmission of the security are met.

14.- ELRA considers that a new exception in favor of the law of the assigned claim must be introduced (in art. 4 paragraph 2) for those claims backed with a mortgage or other registered security, or at least a provision should be consider in these cases stating the need of complying with the requirements imposed by the law where the security is registered.

15.- The solution, not only would enhance the proprietary effects of the assignment of mortgage claims preventing the aforementioned disruptions, but it also is coherent with the rest of the Union acquis in civil cooperation, and in particular it would be in line with articles 8, 11 and 14 of the [Insolvency Regulation \(EU\) 1215/848](#), which excludes from the lex concursus the registered rights in rem.

16.- Moreover, ensuring a connection between the assignment of the claim and its registered mortgage will increase transparency in the markets by allowing to trace back the security

which backs the claim while it brings relevant information and more protection to the debtor and mortgagor, often a consumer who borrows money by a mortgage to buy the family home.

17.- Land registers are legal institutions developed by the States to provide confidence among citizens and the markets by delivering legal certainty on property rights on immovable assets, which is based in its publicity. A breach of confidence in its integrity and exactness will undermine seriously the legal certainty in the immovable and financial market in Europe.

Brussels, December 2019

COUNCIL REGULATION (EU) 2016/1103 OF 24 JUNE 2016 IMPLEMENTING ENHANCED COOPERATION IN THE AREA OF JURISDICTION, APPLICABLE LAW AND THE RECOGNITION AND ENFORCEMENT OF DECISIONS IN MATTERS OF MATRIMONIAL PROPERTY REGIMES

Statement by ELRA concerning the Council Regulation (EU) 2016/1103 implementing enhanced cooperation in the area of jurisdiction, applicable law and the recognition and enforcement of decisions in matters of matrimonial property regimes.

Following the questionnaires and debates of the ELRA Contact Points, we found a great diversity among Member States whether information about REM is checked, registered or disclosed by the land registry, notary or any other public organ.

In order to accomplish the principle of the unity of the applicable law, the possibility to disclose or register foreign matrimonial property regimes should be improved within Member States. Technological tools or mechanisms could also be developed to exchange this sort of information

It is crucial for a third party who enters in a legal relation with a married person, to know what his/her matrimonial property regime is.

According to the Regulation the applicable law shall apply to all assets falling under that regime, regardless of where the assets are located – principle of the unity of the applicable law.

The requirements for the registering a right in immovable property is excluded from the scope of the Regulation – paragraph h) point 2 of article 1. Due to the third-party protective effect derived from the land registry, the provided information on the matrimonial property regime of the owner needs to be accurate, especially when the applicable law is not the one of the countries where the immovable is located. The issue is more sensitive in the situations when only one member of the couple acquires, burdens or transmits a property right on a registered immovable and there is a need for the conveyancer to legitimate the legal transaction.

Following the questionnaires and debates among the ELRA contact points we found a great diversity among MS whether information about REM (default or chosen regime) is checked, registered or disclosed by the land registry, notary or any other public organ:

- Although there might exist restrictions derived from the matrimonial property regime, in about 50% of the MS registration will be granted individually and no investigation or information about restriction or matrimonial property regime will be visible in the land register.
- Almost half of the MS do not have means or a legal base to disclose or register the matrimonial property regime of a foreign couple for the purpose of paragraph b) point 2 of article 28.

Considering the rules contained in the Regulation, we fear that due to the lack of disclosure or registration of the matrimonial property regime, the applicable law as regards to this regime, when conveyancing immovable properties located abroad, will often be the one of the State in which the property is situated – paragraph b) point 3 of article 28. Although this arises from the fundamental principle of third party protection effect, it also means that the principle of the unity of the applicable law to the matrimonial property regime stated in article 21 of the Regulation will fail whenever a couple buys an immovable property in a different member State and that state doesn't allow them to register or disclose their

otherwise applicable foreign REM.

If the spouses' applicable law and REM can be invoked against a third party or not is dependent upon the possibility to register or disclose their foreign REM in the country where the property is situated. A situation can therefore arise where the spouses have chosen a specific matrimonial property regime and complied with the requirements for its registration in accordance with that law, but it will still not be invoked against a third party when conveyancing an immovable property situated in a different MS. This could lead to a situation where the sale of a property is allowed without the consent of one of the spouses. All because registration or disclosure of foreign REM is not available in the MS where the immovable is located.

In order to accomplish the principle of the unity of the applicable law, for the purpose of protecting not only the spouses, but also third parties in immovable transactions, the possibility to disclose or register foreign matrimonial property regimes (either the default or a chosen one) should be improved within MS. Technological tools or mechanisms could also be developed to exchange this sort of information.

Brussels, December 2019



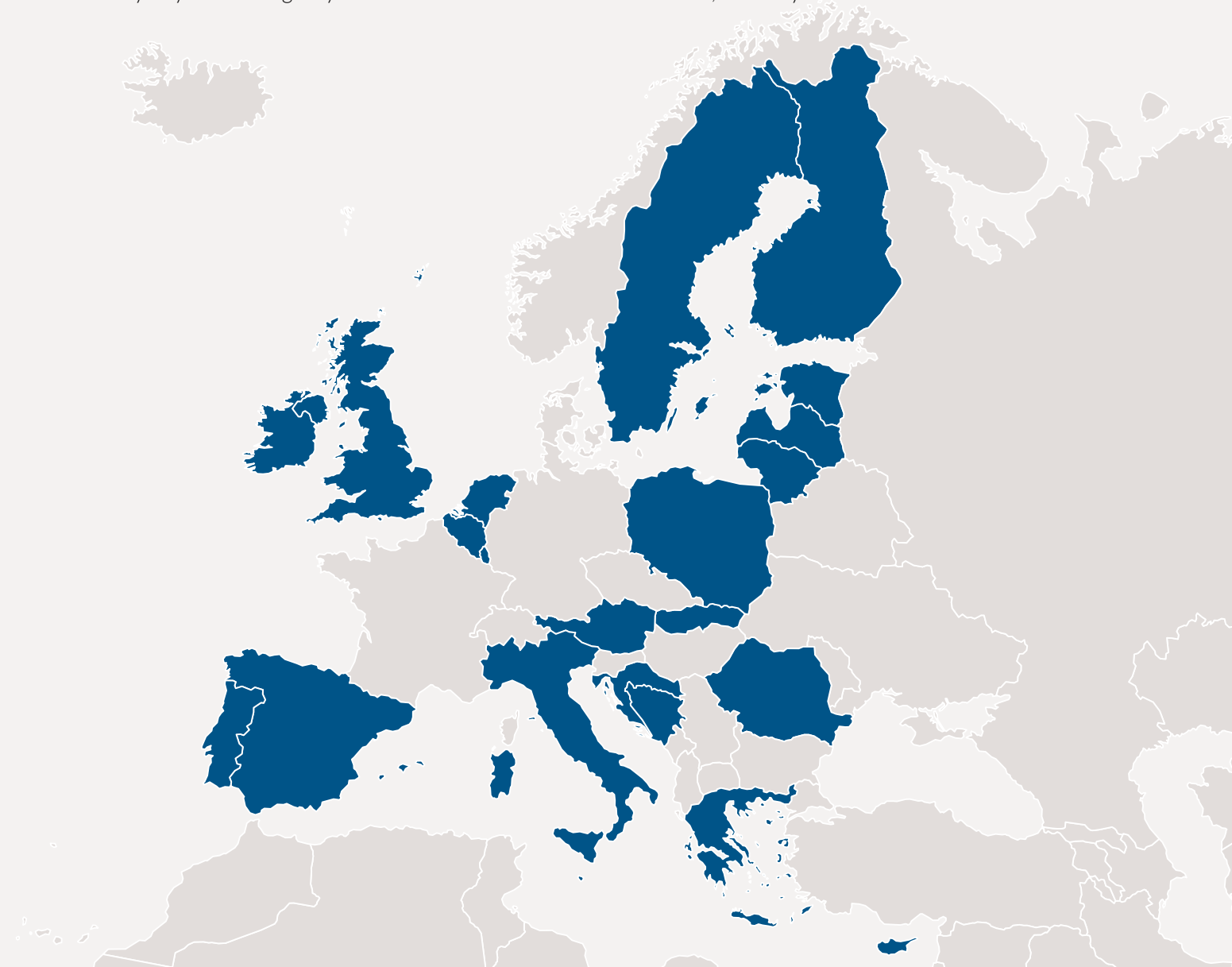
The ELRN is an ELRA initiative set up in 2010 to provide the tools that facilitate the access to Land Registry services at European level, useful information about land registration and information to better understand the registration systems of the different jurisdictions.

It is an essential cooperation instrument for the implementation of the regulation on succession and other European initiatives. However, the ELRN should also give assistance to other European legal networks made up of judges, bailiffs, lawyers, notaries and other legal practitioners who are involved every day in land registry matters.

Since 2012, it has also released a set of 10 information Fact Sheets explaining different topics.

Currently, 29 ELRA members from 22 European countries have joined the Network. Each organization appoints a registrar, that is, a land registry officer expert in property rights and land registration, as its contact point for the Network.

The **ELRN** is supported by the European Commission within the framework program on Civil Justice as part of the General Programme 'Fundamental Rights and Justice', in order to contribute to the strengthening of the area of Freedom, Security and Justice.



ELRN Workshops

BRUSSELS, 20TH SEPTEMBER 2019

The last seminar of the European Land Registry Network was held in Brussels on Friday 20th September with the participation of the Contact Points from 16 EU countries.

Thanks to the cooperation of the ELRN with the EJNI, ELRA had the honor to welcome judges from Italy, Portugal, Poland and Spain. Moderated by **Luisa Clode**, ELRA Secretary General, the ELRN Contact Points and Judges discussed about the follow-up on article 28; registering rights derived from acts between a married person and a third party, topic presented by **David Fridh**, Member of the ELRA Board. **Fernando de la Puente**, ELRA President, presented the impact of the European Certificate of Succession on the Land Registries, and **Paula Pott**, Judge from Portugal, the judicial and non-judicial functions within the meaning of the

EU Succession Regulation. The Regulation (EU) 2016/1191 on promoting the free movement of citizens by simplifying the requirements for presenting certain public documents in the EU was presented from two different approaches: **Marta Rekawek**, presented it from the Land Registry perspective, and Judge **Peter Trzeciakowski**, from a judicial vision. Finally, **Gabriel Alonso**, Spanish Land Registrar, presented the Proposal for a Regulation on law applicable to the third-party effects of assignments of claims, whose preliminary questionnaire the ELRN Contact points had already answered.



ELRN Contact Points

Paula Pott, EJNI CP from Portugal

Marta Rekawek, Polish Association Registrars

ROTTERDAM, 21ST NOVEMBER 2019



Rotterdam Bridge



Jacques Vos, Dutch Contact Point



ELRN Contact Points

The last workshop of the European Land Registry Network took place in Rotterdam on Thursday 21st November.

Contact Points from 23 EU countries participated actively in the discussions and, thanks to the cooperation between the ELRN and the European Judicial Network (EJNI), ELRA had the honor to welcome judges from Italy and Spain. Moderated by **Jacques Vos**, Contact Point from the Dutch Kadaster, organization host of the event, among other issues, the ELRN Contact Points and Judges discussed about the Proposal for a Regulation on law applicable to the third-party effects of assignments of claims, topic presented by **Gabriel Alonso**, Spanish land registrar. In addition, **Francisco J. Martín Mazuelos**, Judge and Member of the EJNI, presented the Judgment of the Court of Justice of 1 March 2018 (Case C-558/16).

Contact Points deepened in two new topics of study: the comparative

judicial measures with parallel effects in the LR regarding immovable assets, introduced by **Jorge López**, Spanish CP, and the Civil liability on the Real Property Register, by **Marius Mackevičius**, CP from Lithuania. The afternoon session was moderated by Luisa Clode, ELRA Secretary General and ELRN Coordinator. **David Fridh**, Member of the ELRA Board, presented the conclusions derived from the questionnaire on article 28: registering rights derived from acts between a married person and a third party, previously answered by the ELRN Contact Points.

The workshop ended with the presentation of future ELRN working procedures to improve the contact between the Contact points and the information offered to the public.

ELRA

GENERAL ASSEMBLY

BRUSSELS, 24TH MAY 2019



David Ciliberti, DG Justice

On the 24th May, ELRA celebrated the XXVII General Assembly in Brussels, welcoming our 33 ELRA members around Europe and representatives from other associations such as the European Union of Rechtspfleger, the CLGE and CINDER. Ms Lenka Vrzalova, from the Czech Office for Surveying, Mapping and Cadastre also expressed her interest in our activities.

On this occasion, the Centro de Estudos Notariais e Registas (CENoR), faculty of Law of Coimbra become partner of ELRA who is deeply connected to the areas of study of property law.

After a 2-year term, a new ELRA Board of Directors was appointed: **Fernando de la Puente**, from Colegio de Registradores de España, will be the new ELRA President and **Luisa Clode**, from Associação Sindical Dos Conservadores Dos Registos, as the new Secretary General. **Jan Moerkerke**, from the Royal Belgian Federation of Mortgage Registrars, **Kadri Laud** from the Estonian Minister of Justice and **David Fridh** from Sweden Lantmäteriet will join

them as members of the Board.

Special mention deserves the presence of representatives from the European Commission: **Hrvoje Grubisic** (Secretary General EJN), **David Ciliberti** (Data Protection Unit, DG Justice), **Szymon Lewandowski** (Data Policy Unit, DG CNECT) and **Alexia Oliva** (European External Action Service), who shared their vision on different topics regarding Land Registry matters.

Among other issues of common interest such a panel discussion on Registry Publicity versus Data Privacy and the impact for Land Registries of the draft Regulation on law applicable to the third-party effects of assignments of claims was celebrated.



Panel on Registry Publicity versus Data Privacy



New ELRA Board of Directors



ROTTERDAM, 22ND NOVEMBER 2019



Fernando de la Puente, ELRA President

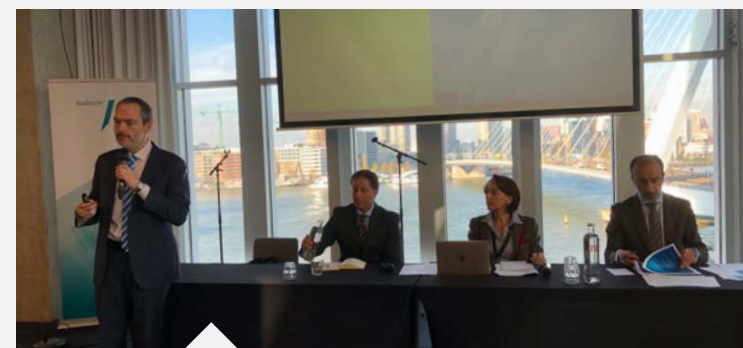
On the 22nd November, ELRA celebrated the XXVIII General Assembly in Rotterdam (The Netherlands).

Hosted by the Dutch Kadaster, ELRA welcomed academics from the Universities of Maastricht and Trento, Judges from Italy and Spain, and representatives from other EU associations such as IP-RA-CINDER and EBRA. Special mention deserves the presence of Fidel Santiago, Programme Manager of DG for Informatics of the European Commission. On this occasion, the General Assembly accepted the candidatures from the Faculty of Law of the **University of Trento** (Italy) and The Institute for Property Law of the University of Leuven (Belgium) become *partners* of ELRA. Moderated by **Sjef van Erp**, Professor of Civil Law and European Private Law at Maastricht University, the panel on legal implications of the new technologies was made up by **Jacques Vos** (Dutch Kadaster), who explained the need and possibilities of emerging technologies, **Oleksii Konashevych** (PhD researcher at RMI University), who focused on

storage and access of a transaction in the frame of Blockchain with eIDAS signature, and **Silvino Navarro** (I+D+i Committee of the Colegio de Registradores de España), who presented the idea about Blockchain identity.

Elena Ioriatti, Professor of Comparative Law at Trento University, moderated the second panel on Smart Contracts data and Land Registration. **Fidel Santiago**, expert from the European Commission, focused on the data in the Land Registry: quality and interoperability, **Neoclis Neocleous**, Head of the Cyprus Integrated Land Information System, Department of Lands and Surveys, explained the Cyprus LIS: The impact of Emerging Technologies at the Land Registry, and **Nuno Cunha Rodrigues**, Professor at the Lisbon Law University, the smart contracts and Land Registry.

In the afternoon, the Land Registry System in The Netherlands was presented.



Fidel Santiago, European Commission, Panel Discussion on Smart Contracts



Panel discussion on Legal Implications of the new Technologies



This project is co-funded by
the European Union

IMOLA Project

General Overview

SCOPE AND CONTEXT

The European Land Registry Association (ELRA) developed the IMOLA I project to create a European model for standardized cadastral information. Semantic primary rules (IMOLA Corpus Semantic) were defined by the ELRA Contact Points.

IMOLA should be deemed as complementary project to the institutional action taken by the Commission to get the Land Registers Interconnection (LRI).

In this light, it has been defined a common template to share Land Registers information: the European Land Registers Document (ELRD), based on a semantic model (IMOLA Knowledge Organization System, I.KOS) and set up by the European Land Registers Network (ELRN).

CONCLUSIONS OF THE ACTION:

- The Land Registry Interconnection (LRI) is an essential institutional action to promote the four freedoms for the

single market, promoting the cross-border transactions and making also possible the effective implementation of EU Regulations

- The IMOLA II project provides support to other EU policies such as the prevention of money laundering, the single market and the digital administration
- The use of the new technologies like semantic web architecture and Artificial Intelligence solutions are crucial to manage the amount of information to be processed to create a LR juridical ecosystem
- The strong collaboration with the Commission is essential for the success of the interconnection and harmonization of the information at EU level
- Important step forward to define a common semantic model of harmonized Land Registry information. Results to be consolidated and extended with new research works

THE MAIN OBJECTIVE PURSUED HAS BEEN TO CREATE A COMMON SEMANTIC MODEL TO SHARE A HARMONIZED LAND REGISTRY INFORMATION



and technological developments.

- The ELRD is crucial to supply harmonized and enriched LR information aligned with ISA2 Core Vocabularies, improving its transparency and understanding.
- The I.KOS repository and semantic web architecture make

up LR juridical ecosystem to enrich the LR information.

- An EU legislative instrument would be very effective to provide support and coordination to LR interconnection and the harmonization of the information
- Currently, 15 Member State are interested on this objective

WORK PERFORMED:

- Analysis of system requirements
- The European Land Registry Network (ELRN) Contact Points semantic consensus
- Natural Language Transformation Process (NLTP)
- Additional studies on how to complete pivot terms relation-

IMOLA Project

“TO SET UP A MULTILINGUAL THESAURUS BUILT UPON SEMANTIC WEB ARCHITECTURE AND TECHNOLOGIES (I-KOS)”

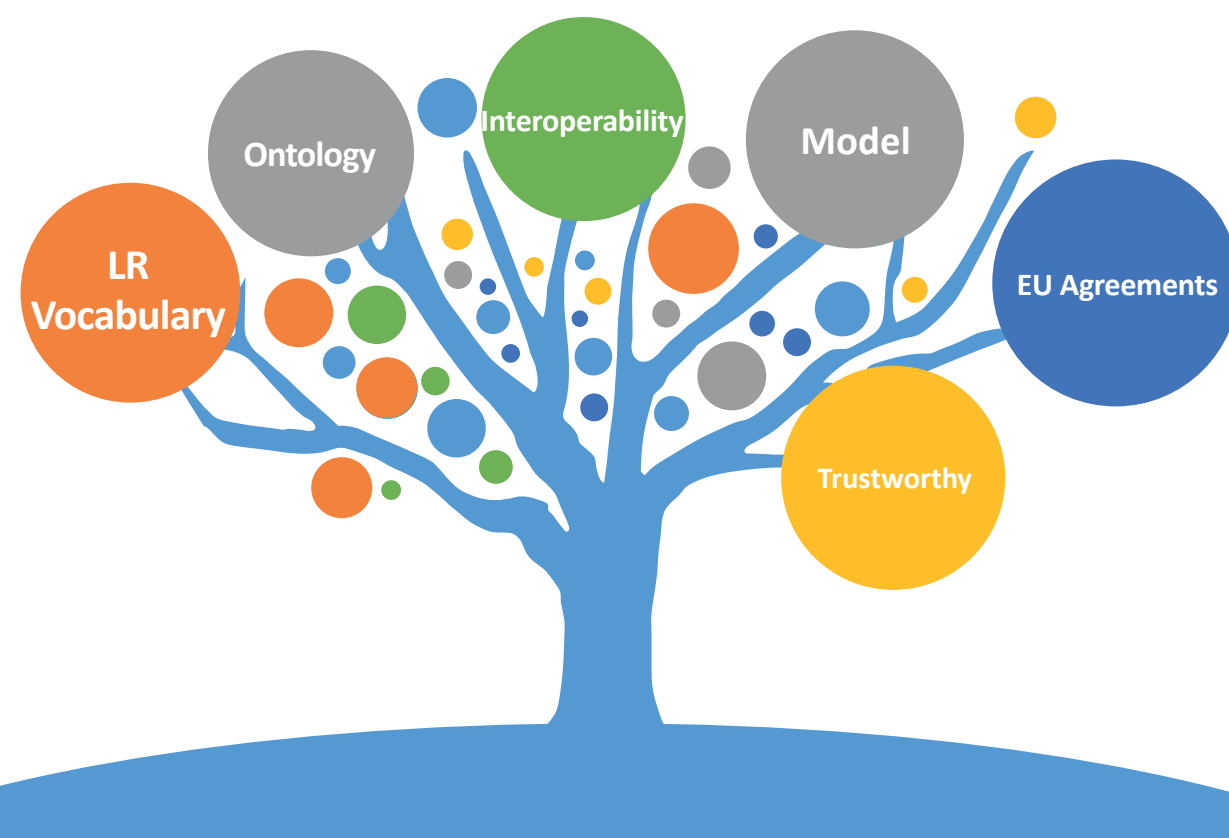
- ships with national concepts attributes
- Technological developments
 - Testing and conformance activities
 - Training and Learning

MAIN ACHIEVEMENTS:

- A common template: the European Land Registry Document (ELRD)
- A common semantic model

applicable in the field of Land - Registers, acting like a Core Context specific vocabulary for Land Registers

- A multilingual thesaurus built upon semantic web architecture and technologies (I-KOS)
- A multilingual input system (Knowledge Manager KM)
- To Develop a Web Service (API)
- Training and Learning
- Dissemination of the project



IMOLA II ebook

This new formula for dissemination opens the way for future initiatives promoting the use of new technologies. ELRA has chosen this format given the importance that the IMOLA II project has from the point of view of the Interconnection of Property Registries and for the harmonization of Land Registry information.

IMOLA II has been a very important challenge for ELRA, both from a legal and semantic point of view, and

from a technological and organizational one. And we are sure that we have successfully overcome it thanks to the efforts and collaboration of all the professionals involved in the project, especially to the feedback provided by the Contact Points (CPs) of the European Land Registry Network (ELRN), which constitute the basic pillar of the IMOLA II project.

Along with the CPs, there have been other fundamental contributions, such as the collaborations of the different Professors and Academics, who have participated in the learning seminars, providing the necessary knowledge and teaching material. Sometimes, these Academics have even discovered new horizons in the fields of Law, Semantic and Technologic, starting interesting debates. A basic principle has been to maintain a practical and respectful vision of the competence framework established in the Treaty on the Functioning of the European Union (TFEU).



“IMOLA II has been a project based on the principles of collaboration and consensus, which are reflected in this e-book. This is a collective work in which all the actors involved in the project have taken part.”

The management of a project such as IMOLA II has also been a considerable challenge for the association itself. Based on the Project Governance Plan, the IMOLA II Project has been managed through the collaboration and coordination of Project Manager, Jesús Camy and the Technical Director, Anabel Fraga, and the, assisted by the Work Stream Coordinators, Jorge López and Mihai Taus, and the ELRA Secretariat.

But IMOLA II would not have been possible without an institutional support, both internally from the Association, and externally from the European Commission.

In this regard, it is important to highlight the support given to the Project by the former Presidents: Wim Louwman, Alasdair Lewis and Jan Moerkerke. From the beginning, they knew how to design the way to facilitate the Interconnection of Land Registries in Europe and the harmonization of information to make it more transparent and understandable for citizens, Judicial Authorities, Notaries, Registrars, Lawyers, etc. In short, to provide a better service to citizens from the Land Register respecting the different national systems.

The financial and institutional support provided by the European Commission has also been essential. The IMOLA I and II Projects have been financed by the EC Justice Program, and ELRA has been in permanent collaboration with DG Justice and DG Digit-SEMIC, which have backed the development of the project in each stage.

IMOLA II has been a project based on the principles of collaboration and consensus, which are also reflected in this e-book. This is a collective work in which all the actors involved in the project have taken part. It has been designed to make the society aware of the advantages of the interconnection of the Land Registries. This interconnection of Land Registries is based on a harmonized registration information, based on a common semantic model, instrumentalized through the ELRD (European Land Register Document) as a common template, and aligned with the European Interoperability Scheme and a repository containing the Land Register context specific core vocabulary.

According to the previous considerations, the content of the IMOLA e-book has been structured in four large sections to facilitate the

reading of the book and the correct understanding of the project.

The first section includes contributions of an institutional nature, starting with an interesting work by Fidel Santiago (Project Manager of SEMIC), which shows the possible lines to follow in order to reuse the ISA Core Vocabularies in the field of Land Registry information (ELRD), together with the Land Register Context Specific Core Vocabulary. The reflections of the former ELRA Presidents who have promoted the IMOLA Project since its beginning in 2014 have also been included in this part of the book.

Later, a series of works focused on the global management of the Project can be consulted. These works cover both the legal-semantic field, as well as the technological, requirements analysis, work methodology and fundamentals of the semantic web, as a support architecture for technological development. The authors are the people involved in the management or development of the Project (IMOLA II Team).

Articles from the Academics who have participated in the Project are also included in this e-book. Thanks to them, it has been possible to

better understand the impact that Data Economy and Tokenization can have for Land Registry information. In general, disruptive technologies in Land Registry Systems (Professor Sjef van Erp), or the use of new methodologies, such as the “formants”, to define comparative schemes between different property rights systems based on the assignment of attributes to each National Concept. This methodology makes it possible to comply with the information provisions of the European Regulations by facilitating the application of the adaptation principle (Professor Elena Ioriatti and her assistant, Sara Giacomini).

Therefore, the coordination of actions between the European Land Registry Network (ELRN) and the European Judicial Network (EJN) is another positive side effect of this project (networking), with the objective of promoting the effective application of European Regulations and creating an authentic legal LR Ecosystem. This vision of the EJN experts is also reflected in this e-book through the articles written by four EU Judges, specialist in the EJN.

The last section contains the works of the ELRN Contact Points, who are the cornerstone of the project. As



“IMOLA II has been an important milestone for the development of the interconnection of Land Registries and the harmonization of Land Registry information, but this is simply the starting point of a long way to go.”

Land Registers experts, they are responsible for the creation and maintenance of the IMOLA repository (IKOS), whose database stores the information that configures the Land Register Juridical Ecosystem. Through the techniques and languages of the semantic web, this Ecosystem will enrich the national LR information, thanks to the legal metadata derived from the CPs feedback, and the formal retrieval and browsing using a specific link in the e-justice portal. This will give more transparency and understanding of the scope and effects of LR information. The project scope, difficulties and perspectives are reflected in this e-book.

IMOLA II has been an important milestone for the development of the interconnection of Land Registries and the harmonization of Land

Registry information, but this is simply the starting point of a long way to go. A path that will lead to new initiatives and research work in collaboration with the authorities of the European Union.

ELRA will continue enhancing the functionalities of the Land Registries, providing legal security to cross-border transactions for the benefit of European citizens and collaborating in the social and economic policies of the European Union.

[READ THE FULL ARTICLE HERE](#)



IMOLA ACTIVITIES

DUBLIN, 7TH – 8TH FEBRUARY 2019

4th Seminar

The 4th Training Session of the IMOLA II project was held in Dublin on the 7th and 8th February according to the activities scheduled in the Governance Plan.

This seminar brought together a large number of national authorities designed as Contact Points (CPs) of the European Land Registry Network (ELRN) and academics from EU Universities specialized in semantics and new technologies.

The objectives of the seminar were the following:

- To introduce the CPs in the associative relations between Terms
- Explain the concept and functionalities of baselines in the KM

- Solving doubts and Consolidating Knowledge: New Definitions; how to add New Pivot Terms; Attributes / Formants
- Quality Control Methodology and objectives of the Collaborative Work
- To create a collaborative environment among CPs to discuss the semantic issues from a practical point of view, at the same time is acquired experience in the use of the technological tool

In the introduction session, **Jesús Camy**, IMOLA II Project Manager, explained the state of play of the IMOLA II project and presented the next steps to be undertaken.

Elena Ioriatti, Trento University



Gabriel Sima, DG Justice, EC



Audience

On this occasion, ELRA had the honor to welcome **Gabriel Sima**, from the European Commission, who made a presentation about Land Registry Interconnection, whose aim is to provide a single access point within the European e-Justice Portal to the EU Land Registers, and the integration of the IMOLA II project.

Academics such as **Elena Ioriatti** (University of Trento) and **Sjef Van Erp** (University of Maastricht) are involved in the IMOLA II project. Professor Ioriatti spoke about the legal formants and IMOLA II. The formants are useful not only in the harmonization of the LR system, but also to uncover the right solution applicable in the framework or the adaptation principle in various regulations and to support Civil Justice in Europe.

Professor Van Erp, for his part, made a presentation about the data mining, immovables and commodification and the possible introduction of a land data passport.

The associative relations between terms, the Knowledge Management and the ELRD vocabulary were some of the topics dealt by the **IMOLA coordination team**.

Professor Anabel Fraga, from the Carlos III University of Madrid, and engineers **Borja López** and **Miguel Téllez** from the Reuse Company, solved doubts and explained how to add new terms and attributes.

Finally, our **Austrian and Estonian colleagues** made an overview of the LRI MS Connection Project, and **Jacques Vos**, Dutch CP, explained the Dutch experience in a national linked data model.

Thanks to the excellent work carried out by the IMOLA II coordination team, the speakers and the CPs, this 4th training session of the IMOLA II project was held in a collaborative environment in which CPs had the opportunity to discuss about semantic issues from a practical point of view and exchange good practices.

BRUSSELS, 23RD MAY 2019

5th Seminar

The first training session introduced the Land Registry experts of ELRN to semantic web technologies.

The 5th Training Session of the IMOLA II project was held in Brussels on the 23rd May 2019.

This seminar brought together national authorities designed as Contact Points (CPs) of the European Land Registry Network (ELRN).

The objectives of the seminar were the following:

- Closing learning according to training index
- Analysis of deliverables received
- Overall overview of e-book papers

- Final adjustments targets
- Review final LR domain ontology
- Input system KM final version: get used
- How to make the best of ELRN web platform
- LRI integration preliminary test

In the opening session, **Jesús Camy**, IMOLA II Project Manager, explained the state of play of the IMOLA II project.

On this occasion, **Mihai Taus**, Land Registrar from Romania, presented the experience of the IMOLA project on the

Audience



Mihai Taus, The Romanian Land Registry Association



Anabel Fraga, IMOLA Technical Director, and Jesús Camy, IMOLA Project Manager

World Bank Conference, and Professor Anabel Fraga, from the Carlos III University of Madrid, explained how to define associations and synonyms using the Knowledge Manager.

Then, a **practical session** about how to create relationships by means of KM took place, and a round table devoted to customized analysis and feedback of the CPs information achieved.

To finish this 5th Training Session, the pending tasks and schedule calendar were presented to the CPs.

All the people involved in the IMOLA II project will have the opportunity to share their IMOLA experiences in a collective e-book, which will be launched at the IMOLA II closing conference, to be held in **Brussels** on the **19th September 2019**.



BRUSSELS, 18TH SEPTEMBER



ELRA Presidents
involved in the
IMOLA Project

IMOLA II Closing Conference

The Closing Conference of the IMOLA II project was held in Brussels on the 18th September 2019 and brought together all the people involved in the project from its creation in 2014: ELRA members, former ELRA's Presidents, academics from the Universities of Maastricht, Trento and Carlos III of Madrid, Judges from different European countries and representatives from the European Commission

The main objectives of the conference were to introduce the proof of concept of the ELRD, enriched with I.KOS metadata, executed in 3 different Land Registries in EU, testing their alignment with the ISA Core Vocabularies, within the framework of the Land Registry Interconnection project aiming an EU Land Registers harmonized information. This proof of concept was extended to IMOLA KM browser, a web service that will facilitate the access into the I.KOS metadata from e-Justice Portal and the IMOLA virtual training and e-learning platform. In the opening session, the three

ELRA Presidents involved in the IMOLA project had the opportunity to share their visions. **Jesús Camy**, IMOLA II Project Manager, **Anabel Fraga**, Technical Director, explained the IMOLA II developments and overall management vision in a joint presentation. **Jorge López and Mihai Taus**, Coordinators of Work Stream 1 (Creation IMOLA I.KOS) and Work Stream 2 (Technical Development), **Professor Juan Llorens**, from the Carlos III University of Madrid, and **Gabriel Sima**, Land Registry Interconnection (LRI) project manager from the DG Justice, also participated in this section



Professor Juan Llorens, Carlos III University (Madrid)



Gosta Petri, DG Justice, EC



Gabriel Sima, DG Justice, EC



Hrvoje Grubisic DG Justice EC

Anabel Fraga, IMOLA
Technical Director, and
Jesús Camy, IMOLA
Project Manager



focused on the IMOLA II final results and the state of play of LRI project respectively. ELRA had the honor to welcome Professor **Elena Ioriatti**, from the University of Trento, who made an approach from the Comparative Law, and Professor **Sjef van Erp**, from the University of Maastricht, who explained the tokenization of immovable property. The representatives from the **European Commission** explained the project from a European perspective. **Gosta Petri**, DG Justice and Consumers, focused on the e-Justice and the LRI, **Hrvoje Grubisic**, Secretary of the European Judicial Network from DG Justice, talked about the access to information and justice in the context of interconnected registers and access to harmonized data sets, and **Fidel Santiago**, from DG for Informatics, explained the e-Government Core Vocabularies & the ELRD. Then, a **practical session** "proof of

concept" took place. The ELRD was presented, as well as a test alignment with ISA and the access to web service information from the e-justice platform. The afternoon session was devoted to the ELRN in the framework of the European Judicial Network studies. **Paula Pott**, Portuguese contact point from the EJN, presented the use of the ELRD for the European Certificate of Succession. Besides, the European Land Registry Network **Contact Points from Portugal**, Latvia, Croatia and Malta shared their experiences with the IMOLA II project. The conference finalized with the delivery of one of the main outputs, IMOLA II e-book, in which all the experts involved in the project (registrars of the ELRN, EU judges, academics from various universities and representatives of the European Commission) participated, as well as with the **Diploma Awarding Ceremony** to all Contact Points participating in the five IMOLA Training Seminars.

ARTICLES

Reflections on trust and the use of distributed ledger technologies in land registration

Article by **Jan Moerkerke**, Member of the ELRA Board of Directors

When distributed ledger technology is discussed in land registration matters, generally we immediately refer to Blockchain. Since its first appearance, I have been attracted but also am vaguely uncomfortable to the risks it may produce. An event in the art world, showing some similarities, was the trigger to write down current reflections.

Let me start by asking your attention for a short movie, telling an odd story. At first glance it seems to have little to do with the organization of land registries, however, it does! Anyway I will try to explain the relevance.

This used to be an art work by Banksy, called "Girl with balloon". If you want to see how it was transformed into "Love is in the Bin", please have a look at this YouTube movie:

<https://www.youtube.com/watch?v=vxkwRNIZgdY>

¹Banksy is an anonymous England based

street artist, vandal, political activist, and film director, active since the 1990s. His satirical street and subversive epigrams combine dark humor with graffiti executed in a distinctive stenciling technique. His works of political and social commentary have been featured on streets, walls, and bridges of cities throughout the world.



¹ Wikipedia

Banksy displays his art on publicly visible surfaces such as walls and self-built physical prop pieces. Banksy no longer sells photographs or reproductions of his street graffiti, but his public "installations" are regularly resold, often even by removing the wall they were painted on. A small number of Banksy's works are officially, non-publicly, sold through "Pest Control", his agency.

In October 2018, one of Banksy's works, Girl with balloon, was sold in an auction at Sotheby's in London for £1.04m.

However, shortly after the gavel dropped and it was sold, an alarm sounded inside of the picture frame and the canvas passed through a shredder hidden within the frame, partially shredding the picture. Banksy then posted an image of the shredding on Instagram captioned "Going, going, gone...". After the sale, the auction house acknowledged that the self-destruction of the work was a prank by the artist. The prank received wide news coverage around the world, with one newspaper stating that it was "quite possibly the biggest prank in art history." A man seen filming the shredding of the picture during its auction has been suggested to be Banksy. Banksy has since released a video on how the shredder was installed into the frame and the shredding of the picture, explaining that he had surreptitiously fitted the painting with the shredder a few years previously, in case it ever went up for auction. To explain his rationale for destroying his own artwork, Banksy quoted Picasso: "The urge to destroy is also a creative urge".

It is not known how the shredder was activated. Banksy has released another video indicating that the painting was intended to be shredded completely. The video shows a sample painting completely shredded by the frame and says: "In rehearsals it worked every time...".

The woman who won the bidding at the auction decided to go through with the purchase. The partially shredded work has been given a new title, "Love is in the Bin", and it was authenticated by Banksy's authentication body Pest Control.

Sotheby's released a statement that said "Banksy didn't destroy an artwork in the auction, he created one," and called it "the first artwork in history to have been created live during an auction."²

What on earth this event got to do with land registration? Right, nothing, at first sight! Nevertheless it is a perfect example of what might similarly happen if a distributed ledger technology was introduced in land registries.

Up until now, when we talk about this technology we generally speak about Blockchain. Numerous times it has been praised as the future for land administration, brushing away all other quality proof practices we ever used. Of course, as Yuval Noah Harari wrote recently, companies and entrepreneurs who lead the technological revolution are naturally inclined to praise their creations. It is up to others to sound the alarm and explain what can go wrong³.

[READ THE FULL ARTICLE HERE](#)



² more about the context: <https://www.youtube.com/watch?v=X-6jMi4e-0Q>.

³ Yuval Noah Harari, 21 lessons for the XXI century, 2019 Jonathan Cape London, EAN 9781787330870

SOCIAL MEDIA



LinkedIn

72ND MEETING OF THE EUROPEAN JUDICIAL NETWORK (EJN) IN CIVIL AND COMMERCIAL MATTERS



ELRA is sharing knowledge and expertise on the Succession Regulation.



ELRA INVOLVED IN THE DISCUSSION OF BLOCKCHAIN IN THE LAND REGISTRY



Hoy Cristina Carrascosa Cobos,LLM counsel de blockchain en [Pinsent Masons](#) Madrid ha participado en un panel del World Law Congress, hablando de blockchain y registro: "El blockchain solo afectará al registro cuando los registradores creen que la pueden o quieren incorporar. El sistema Español funciona y el blockchain tiene poco margen para mejorarlo".

WORLD LAW CONGRESS



SEMIC 2019

ELRA Is ready today to participate in the [#SEMIC2019](#) conference in [#Helsinki](#) about [#interoperability](#) and [#semantic](#) with our [#IMOLA](#) project. Thank you to the [#ISA2](#) team for the invitation.



EUROPEAN JUDICIAL NETWORK



Sharing experiences with the European judges on e-Codex solutions and another matters on 75th meeting [#europeanjudicialnetwork](#)

SMART CONTRACT AND LAND REGISTRY?



Panel discussion by [Fidel Santiago](#), EC DG Digit, Neoclis Neocleous, Cyprus Integrated Land Information System, and Profesor Nuno Cunha Rodrigues, Lisbon Law University [#elra](#) [#Rotterdam](#)

EUROPEAN LAW INSTITUTE (ELI)

Today starts three interesting days in [#vienna](#) studying European rules of civil procedure, [#artificialintelligence](#) and [#euadministration](#)

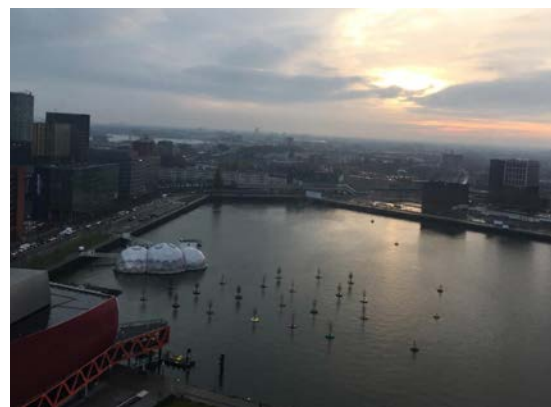


PANEL ON THE ROLE OF THE EMERGING #TECHNOLOGIES, #BLOCKCHAIN IDENTITY AND #TRANSACTIONS.



Thank you Jacques Vos, Oleksii Konashevych, Silvino Navarro

#ELRA TWO DAY'S INTENSIVE WORK IN THIS FRIENDLY CITY OF #ROTTERDAM



EUROPEAN JUDICIAL NETWORK



Sharing experiences with the European judges on e-Codex solutions and another matters on 75th meeting [#europeanjudicialnetwork](#)

XXVIII GENERAL ASSEMBLY



The XXVIII General Assembly is being held today, Legal Implications of new technologies will be deeply studied by our experts. [#elra](#) [#imola](#)

ISA PROGRAMME EUROPEAN COMMISSION

Thanks to all speakers & participants for coming to [#SEMIC2019](#)! You made this conference in [#Helsinki](#) a great success.

Would you like to go back to the presentations from the event? All the slides are now published! <https://europa.eu/lhg38RT>



IMOLA PROJECT WITHIN THE EUROPEAN LAND REGISTRY PROJECT

We continue with the perspective of the European Commission.

[#interoperability](#) [#landregistry](#) [#europeancommission](#)



WORLD LAW CONGRESS



Hoy Cristina Carrascosa Cobos, LLM counsel de blockchain en Pinsent Masons Madrid ha participado en un panel del World Law Congress, hablando de blockchain y registro: "El blockchain solo afectará al registro cuando los registradores creen que la pueden o quieren incorporar. El sistema Español funciona y el blockchain tiene poco margen para mejorarlo". [#worldlawcongress](#) [#blockchain](#)

WORLD BANK'S LAND & POVERTY CONFERENCE



World Bank's Land & Poverty Conference has just started. Four full days of presentations, panel discussions, interesting and devoted people. I am honored to represent European Land Registry Association and to provide a presentation about IMOLA project. Besides, I'll present my reflections on the influence of emerging technologies and privatization of land registries and I'll chair a session about east European land registries.



DUBLIN

ELRA is going on in the study of the Land Registry Interconnection in Dublin Thank you the attendance of the Gabriel Sima, LRI project manager of the European Commission. [#IMOLAI](#) [#Dublin](#) [#LRI](#)





Supported by
the European Union

Av. de Cortenbergh, 66. 1000.
Brussels (Belgium)
Tel.: +32.2.280.14.45
secretariat@elra.eu

www.elra.eu

Newsletter Executive Committee:

Fernando de la Puente

Luisa Clode

Jan Moerkerke

Kadri Laud

David Fridh

Alicia Giménez

Laura Vicente Tena

Manuela Llinares

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