

# ELRA

European Land Registry Association

ELRN  EUROPEAN  
LAND  
REGISTRY  
NETWORK

IMOLA

Interoperability Model for Land Registers



May 2021

# FACTSHEETS UPDATE AND CONCEPTUALIZATION

\*\*\*\*\*

Updating, matching, reusing and enriching European Land Registry Document

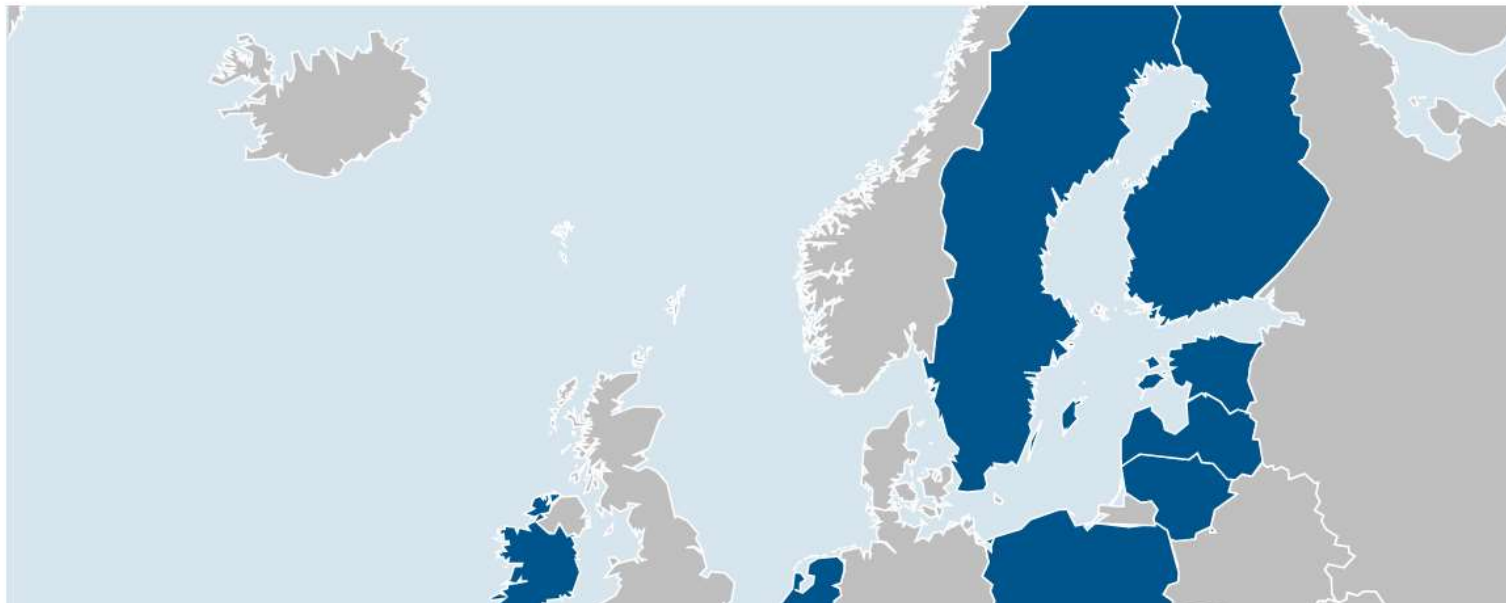


## Welcome to website European Land Registry Association

ELRA represents 31 official land registry organisations from 25 European countries. The Association's primary purpose is to support the development and understanding of the role of land registration in real

# European Land Registry Network

*Home / European Land Registry Network*



## About Us

Home / European Land Registry Network / About Us

1 Access to **ELRN** website: <https://www.elra.eu/european-land-registry-network/>

2 On the right side, you can find the different **Facts Sheets**

3 By clicking on each Fact Sheet, **subcategories** are displayed

## Facts Sheets

- ✓ Land Registry Publicity
- ✓ Description of land registration systems
- ✓ Land Registry Proceeding
- ✓ Hidden Charges
- ✓ Condominium
- ✓ European Certificate of Succession (ECS)
- ✓ ELRD Reference Information
- ✓ Insolvency
- ✓ Avoiding duplicities when opening a new Land Registry File
- ✓ Land Registries & Cadastres in Europe
- ✓ Registering Property Rights of Married Persons and Registered Partners
- ✓ COVID-19 : Study on the special measures implemented in the LR in Europe
- ✓ Judicial Restrictions

specific questions on land registration.

The first fact sheet refers to formal publicity and contains information regarding the manner and the conditions to get information from land registry, how and where can it be used, the content and effects arisen from the interaction with land registration system.

This fact sheet is structured in 3 chapters:

- How to get the Information.
- The content of the information.
- The legal effect of the L.R. information.

Each chapter has more sections. The first chapter approaches matters on the access to land registration system both in terms of legal and administrative point of view, how to obtain information from the system and the manner of providing it. The second chapter deals with the content of the information. It also describes the structure of the existent information in land registration system. The third chapter approaches the effect of interaction with land registration system and the legal value of the obtained information.

The information is updated by the contact points of ELRA which are land registrars currently using this information.

## ^ Land Registry Publicity

1. Introduction
2. How to get the Information
3. The content of the information
4. The legal effect of the L.R. information

## √ Description of land registration systems

## √ Land Registry Proceeding

## √ Hidden Charges

## √ Condominium

## √ European Certificate of Succession (ECS)

## √ ELRD Reference Information

## √ Insolvency

## √ Avoiding duplicities when opening a new Land Registry File



## 2. How to get the Information

*Home / European Land Registry Network / Land Registry Publicity / 2. How to get the Information*

### Answers Contact Points

#### 1. Who can apply for information: is the LR absolutely public or not?

- Legitimate interest, Data protection
- What relevant data or prove must be provided

#### 2. Where can be found this information:

- At the offices, address, person in charge
- On line: website, email address

#### 3. How to obtain it:

- What relevant data must be supplied to the LR in order to search the immovable property requested:



## Contributions received from the Contact Points to this Fact Sheet:



Belgium



Bosnia-Herzegovina



Croatia



England & Wales



Estonia



Finland



Greece



Ireland



Italy Agenzia delle Entrate



Italy Servizio del Libro Fondiario de Trento



Latvia



Lithuania



Netherlands



Poland



Portugal



Romania



Scotland



Spain



Sweden



Italy Servizio del Libro  
Fondiario de Trento



Latvia



Lithuania



Luxembourg



Malta



Netherlands



Northern Ireland



Poland



Portugal



Romania



Scotland



Slovak Republic



Spain



Sweden





## 1. WHO CAN APPLY FOR INFORMATION: IS THE LR ABSOLUTELY PUBLIC OR NOT?

The land register is a public file:

If you give us the name of the person and the identity of a plot of land (a number, an address) we give you the property rights (positive: rights and negative: charges).

Data protection (privacy) is not an issue:

The property rights must be publicized (because they affect 'the whole world', i.e. they can be opposed to everyone) and the **publicity system** is, by definition, public.

## 2. WHERE CAN BE FOUND THIS INFORMATION:

- At the (territorial competent) office.
- Not yet online, but e-mail is possible.

## 3. HOW TO OBTAIN IT:

The main difficulty could be to provide exactly the information the applicant wants and to convey the information in a manner and using a language that the applicant can understand. We could work out **several**









## Facts Sheets

✓ Land Registry Publicity

✓ Description of land



# FACT SHEETS CONCEPTUALIZATION AND FORMALIZATION: LAND REGISTRY PUBLICITY

FS BLOCK	QUESTION	FS TERM	FS SYNONYM	FS RELATED	ELRD PART	ELRD PIVOT	SYNONYM	RELATED
<p>How to get Land Registry Information</p> 	<p>Who can apply for LR information</p> 	<p><b>Applicant</b></p>	<p><b>Requester</b></p>	<p>Legitimate Interest</p>  <p>Register Application</p>	<p>Front Page</p>			

Filter in All Terms view

- ↳ Antichresis
- ↳ ! Antichresis
- ↳ ! Apartment
- ↳ Application entry
- ↳ ! Artificial surfaces
- ↳ ! Assimilated
- ↳ Associated information
- ↳ ! Attached document

Total items: 573




Select one element on the left panel to see further information.

Add New View Ctrl + Alt + N

Advanced Search Ctrl + Alt + F

- person
- Identifier (person)
- Juridical person
- Legal person**
- Natural person
- Person
- Person entitled
- Personal restriction

PIVOT TERM

 From personal legal qualification

*There is no description provided for From personal legal qualification.*

 LR Pivot

MAPPINGS (3)

Please select a different language to see its details

*There are no mappings for From personal legal qualification in Portuguese (Portugal).*


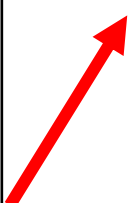
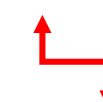

NATIONAL COMPLEMENTARY INFORMATION

Complementary information for **From personal legal qualification**

*There is no complementary information provided for From personal legal qualification in Portuguese (Portugal).*

NATIONAL RELATIONSHIPS

# FACT SHEETS CONCEPTUALIZATION AND FORMALIZATION: LAND REGISTRY PUBLICITY

FS BLOCK	QUESTION	FS TERM	FS SYNONYM	FS RELATED	ELRD PART	ELRD PIVOT	SYNONYM	RELATED
<p>How to get Land Registry Information</p> 	<p>What kind of LR information can be requested</p> 	<p><b>Excerpt</b></p>	<p><b>Note of LR information</b></p> <p>Simplified LR information</p>	<p>LR information types of documents</p>	<p><b>Front Page</b></p>	<p>» <b>European Land Registry Document</b></p> <p>» <b>Abstract</b></p> <p>» <b>Certified LR information</b></p> <p>» <b>Not certified LR information</b></p>	<p><b>ELRD</b></p> <p><b>Excerpt</b></p>	<p><b>Legal copy</b></p>  <p><b>Official document</b></p>  <p><b>Unofficial document</b></p>

- europaean
- ↳ **European land registry d...**
- ↳ ! **European land registr...**
- ↳ ! **European union agric...**
- ↳ Imola **europaean** land regi...

PIVOT TERM

**European land registry document**

Common template for information about any European land register unit, made up on the basis of the national information where that unit lies, which has a tripartite structure —ABC— in order to classify properly the information and facilitate a mutual understanding, and is supported by a controlled vocabulary.

LR Pivot

MAPPINGS (6)

**Documento Europeu do Registo da Propriedade no IMOLA**

Modelo comum de informação sobre unidade registal Europeia, constituído com base na informação nacional sobre essa unidade, e que tem uma estrutura tripartida —ABC— com vista a classificar estruturadamente a informação e facilitar a respectiva compreensão recíproca, apoiada por vocabulário controlado

Portuguese (Portugal)

NATIONAL COMPLEMENTARY INFORMATION

Complementary information for **Documento Europeu do Registo da Propriedade no IMOLA**

*There is no complementary information provided for Documento Europeu do Registo da Propriedade no IMOLA in Portuguese (Portugal).*

◀ Total items: 4

- certified ✕
- ↳ **Certified** information
- ↳ Not **certified** information

PIVOT TERM

 **Certified information**

Information issued by the Land registry that can be taken as a proof of evidence according to national laws of the member state.

 LR Pivot



MAPPINGS (17)

 **Certidão**

Informação emitida pelo registo predial com força probatória plena, de acordo com as leis nacionais do estado membro.

 Portuguese (Portugal)

 LR CORE VOCABULARY



NATIONAL COMPLEMENTARY INFORMATION








Complementary information for **Certidão**

*There is no complementary information provided for **Certidão** in Portuguese (Portugal).*



⏪ Total items: 2

NATIONAL RELATIONSHIPS

- official 
-   Not an **official** document
-  **Official** document
-   Supplementary of **offi...**
-  **Unofficial** document


PIVOT TERM

 **Unofficial document**


Document which is not backed by the state authority or not issued according to the member state legal proceedings,

 *LR Pivot*

MAPPINGS (6)

 **Documento não oficial**

Documento não suportado na autoridade do Estado.

 *Portuguese (Portugal)*

NATIONAL COMPLEMENTARY INFORMATION

Complementary information for **Documento não oficial**

*There is no complementary information provided for Documento não oficial in Portuguese (Portugal).*

NATIONAL RELATIONSHIPS



- Update the national answers to the respective factsheet whenever necessary.



- Introduce new concepts in the KM, establishing new relationships suitable whether in the perspective of the ELRD or in the national point of view.





When you see a good move, go for a better one!



Thank you for your attention and collaboration!!



**Luisa Clode**  
**Secretary General**  
**secretary.general@elra.eu**  
**May 2021**