



.....● ELRA'S INTERVIEW WITH

# MIHAI TAUS

New ELRA  
President

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*Mihai Taus /New ELRA President*

**You were appointed ELRA President by the General Assembly on 24 November. What challenges do you face?**

First of all, this is a great honour! This position also comes with a great responsibility. ELRA is the most representative European organisation in the land registry area and it has proved its value during the last 20 years. My first goal is to continue the amazing work done by my predecessors and I also envisage some new projects which will be discussed with the new board and then will be presented to our members. From the beginning, ELRA was a cradle for very interesting projects and studies. It

is challenging, but also satisfying to deal with the diversity of national land registries and the new digital context. I understand that land registry shall adapt to a new environment, and it has to provide legal certainty by using new instruments and new services. Land registry shall reveal its great value for the economic growth and the social peace. I encourage all our members to get involved because I know from my own experience that ELRA is a place where people are always welcome to express themselves. Maybe this is the reason why we have such high professional contact points from more than 20 member states. With such a great team I think that we can approach any topic related to the land registry in a way no one can do better.

**You have been a member of the association since its beginnings, how do you evaluate this more than 20 years?**

I still remember my first contact with ELRA. I was representing the Romanian Land Registrars

Association, as I'm still doing today. Whenever I recall that moment I remember the feeling I had; I found my professional home abroad! I am very grateful to my Romanian land registrars who made the evolution of our national organisation possible and whose contribution allowed me to get involved in ELRA's projects. We started to join ELRA's meetings first as

observers and after Romania became a member state we also became full members. I hope everyone feels the same joy whenever they are attending our meetings.

**The ELRN is central in studying and assisting in the understanding and application of European legislation in land registers, what is the role of contact points**

**in the network and how can it be improved?**

In most cases, land registry is a niche area, sometimes shadowed by general civil law rules.

However, with their particular procedures and high level of specificity, land registries have their own national identity.

They are not always widely and completely understood.

It means that land registrars have to be high performance professionals. This performance is proved by the value of the information provided by our network contact points. ELRA has an amazing library regarding land registry topics. All along we developed fact sheets regarding different land registry topics, making the national system more understandable both for the professionals and non-professionals. Not to mention the amazing achievement of a European standard for land registries outputs.

Everything developed by ELRA is based on the valuable work of ELRN contact points. In the context of the interconnection of land registries, for instance, it is crucial to maintain an active connection with the national land registrars.

When we talk about land registry interconnection, we are not talking only about the interconnection of systems. It is also an interconnection at a different level and this was



proved when we had to deal with semantics all along with the development of ELRD. ELRN contact points were the best interpreters of national terms, helping IMOLA team to make the right connections. Therefore, I consider that the contact points are the core of ELRA and they deserve gratitude for their work.

**IMOLA is the flagship project of ELRA as the European Commission has adopted the ELRD as a model for the interconnection of land registers. In 2024 it will**

**start its 4th edition, what are your expectations for the interconnection and ELRA's role in it?**

As I mentioned in one of the previous answers, ELRA is an amazing cradle for ideas in our area. It is a laboratory able to manage a project from the stage of an idea to the implementation of a proof of concept, as it happened with IMOLA project. We are lucky to have first hand information coming from professionals who deal with land registry issues in their daily routines. We are also lucky to have an excellent cooperation

with the academics and with organisations having related areas of interest. So we are in the best position to develop projects like IMOLA and to provide support for European institutions in our field of expertise. Land registry legislation is a dynamic one and the interconnection will come with new challenges. ELRA owns the know-how and is willing to contribute to the interconnection of the land registries. Besides, interconnection will open new opportunities for developing new land registry services and ELRA can ensure a common or parallel development. This will mean lower costs, faster and smoother implementation.



**2024 is the year of the renewal of the European institutions; elections in June for the European Parliament, renewal of the President of the European Commission, what are your expectations for these changes?**

I am far from being an expert in politics. I am just a land registrar who happened to be lucky enough to overlap his profession with one of his passions.

However, if I were to make a wish, I wish the politicians were more aware of the benefits land registry can bring to economic growth and how land registry can contribute to stability and social peace. A wrong approach to land registry is costly and hard to reverse. There are already examples to be studied. I hope the fairy in charge with the land



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registry is listening...It is not too late to understand the key role the land registry plays.

The new mandate for EP and EC starts in a more complex context than the previous one. But this is just one more reason to give land registry what it deserves to accomplish its role. I shouldn't advocate in my own professional interest, but there are also economists who can prove I'm right.

I am sure that ELRA is the best partner able and also entitled to council, regarding policies involving land registry.

On gender equality, we will continue to support negotiations with the co-legislators on the legislative proposal on violence against women and domestic violence. We will also adopt a recommendation on harmful practices, such as female genital mutilation; as well as a new initiative on the protection of vulnerable adults in cross-border situations.

To enhance mutual trust between Member States and facilitate judicial cooperation, we will adopt a revision of the Victims' Rights Directive and present a new proposal on the Transfer of Criminal Proceedings between Member States.

As far as free movement of persons is concerned, the adoption of the free movement guidelines in 2023, considering the latest case-law as well as lessons learned from the Covid-19 pandemic, will provide necessary



Luisa Clode  
and Mihai Taus.



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legal clarity for both citizens and practitioners. It will also ensure that rainbow families will be able to rely on free movement rights in a cross-border context.

Of course, I will also continue working with the co-legislators to find agreements on the pending proposals such as the Regulation on the law applicable to the third-party effects of assignment of claims and the anti-SLAPP legislation. A solid cooperation with the European Parliament and Council is crucial in ensuring future-proof legislation to uphold EU citizens' rights.