

The Electronic and Digital Land Registry in the Context of the Digitalisation of Public Administration

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Universidad
de Navarra

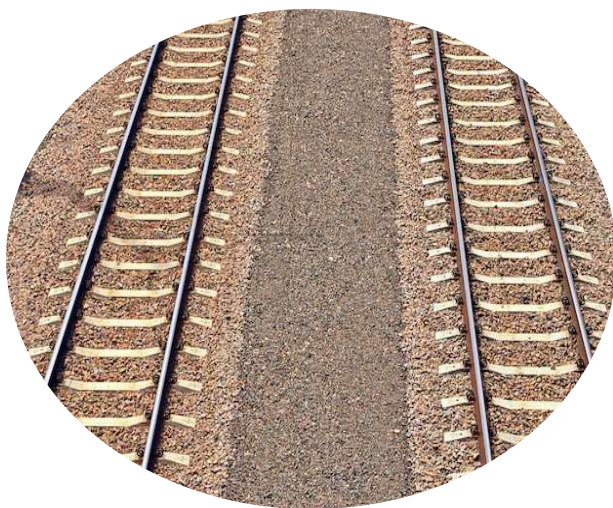
Outline



The Electronic and Digital Land Registry in the Context of Digitisation of Public Administration in Europe

1. Introduction
2. Administration principles and European Union
3. Implementation of Electronic Administration Principles in the Land Registry
4. The New Land Registry: From Digitization to Interoperability

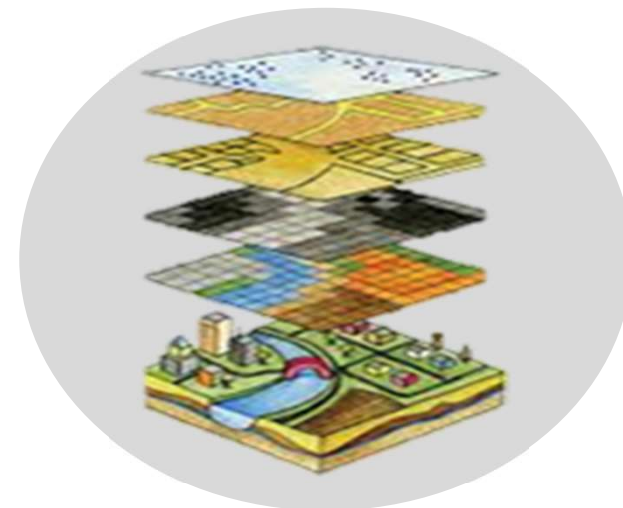
1. Introduction



Parallel digital transition
in Public Administration
and Land Registry



Historical modernization
efforts of the Land Registry
toward a digital and
electronic framework

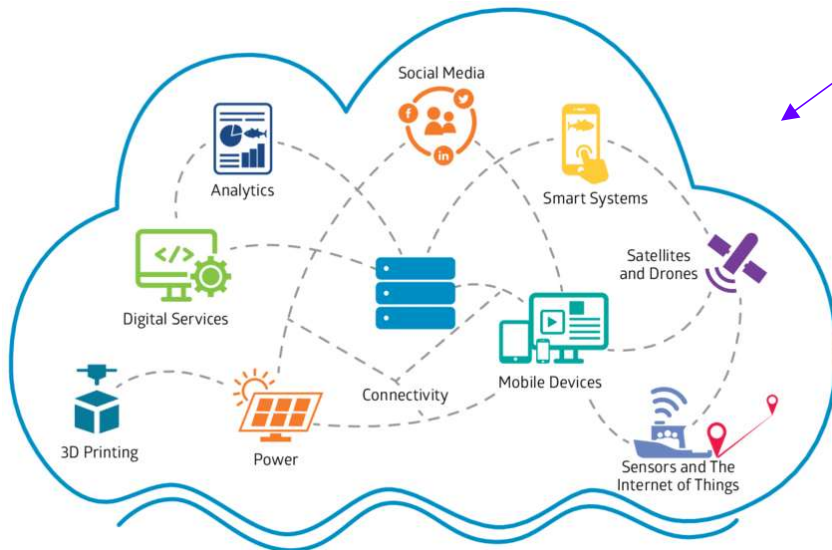


Interoperability between
territorial and registral
information strengthens
preventive legal security

2. E-Administration principles and European Union



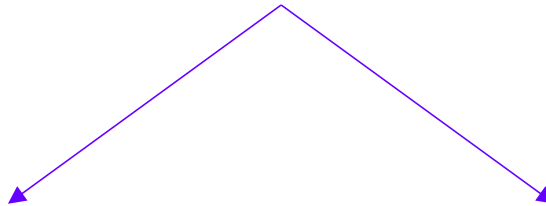
A human-centric and sustainable digital society that empowers citizens



2. E-Administration principles and European Union



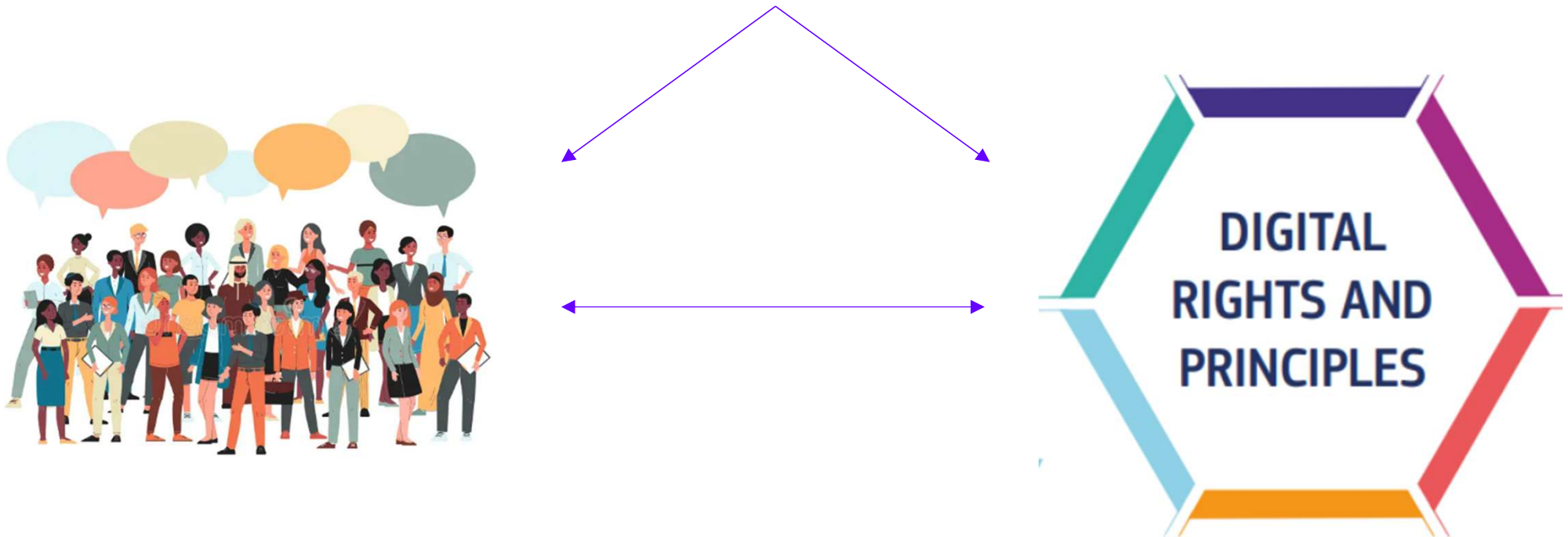
Modernising administration to deliver citizen-focused digital services



2. E-Administration principles and European Union



E-administration ensures the right to good administration in the digital age



2. E-Administration principles and European Union



Act enabling electronic access to Public Administrations



Article 4.
Principles

Article 6.
Rights

**Act
11/2007**

2. E-Administration principles and European Union

Principle	Description
Data Protection and Privacy	Rights to confidentiality and reduced data submission burden
Equality	Equal access regardless of digital divide or personal circumstances
Accessibility	Usability for all, including special needs and technology choices
Legality	Integrity of citizens' legal guarantees in relation to public administrations
Cooperation and Interoperability	"Once-only" data submission and internal data sharing
Security	Use of electronic mechanisms with the same security as non-electronic means
Proportionality	Minimal necessary data collection and particular security measures
Responsibility and Quality	Accuracy, authenticity, and durability of e-administration services
Technological Neutrality and Adaptability	Flexibility in applications and electronic tools
Administrative Simplification	Faster procedures with less bureaucracy
Transparency and Publicity	Widest dissemination, publicity, and transparency of administrative actions

2. E-Administration principles and European Union

Right	Description
Electronic Interaction	Use electronic means to interact with Public Administrations for several procedures
Choose Electronic Channel	Select the electronic channel through which to interact with Public Administrations
Once Only	Not to provide data or documents already held by Public Administrations
Equal Electronic Access	All citizens are entitled to equal access to electronic public services
Transparency and Publicity	Citizens can check electronically the progress of administrative procedures in which they are parties
Electronic Copies	Request electronic copies of documents that are part of procedures
Electronic Preservation	Administrations must preserve electronic documents forming part of an administrative file
Electronic Identification Means	Obtain the necessary means of electronic identification
Use Other Valid E-Signatures	Use other electronic signature systems recognized within Public Administrations
Security and Confidentiality	Protection, security, and confidentiality of personal data in public files
Quality of Public Services	Quality standards of public electronic services
Choose Applications and Systems	Select the applications or systems they use to interact with Public Administrations

3. Implementation of E-Administration Principles in the Spanish Land Registry



Spanish Land Registry functions as a public service despite not being formal Public Administration



Any entity is expected to meet standards of quality, accessibility, and transparency comparable to those of e-administration



Coordinate effectively Public Administration and the Land Registry to provide better service to citizens



JUSTICIA
2030

Digital immediacy and digital public faith for the Land Registry

3. Implementation of E-Administration Principles in the Spanish Land Registry



LEGISLACIÓN CONSOLIDADA

Ley 11/2023, de 8 de mayo, de trasposición de Directivas de la Unión Europea en materia de accesibilidad de determinados productos y servicios, migración de personas altamente cualificadas, tributaria y digitalización de actuaciones notariales y registrales; y por la que se modifica la Ley 12/2011, de 27 de mayo, sobre responsabilidad civil por daños nucleares o producidos por materiales radiactivos.

3. Implementation of E-Administration Principles in the Spanish Land Registry



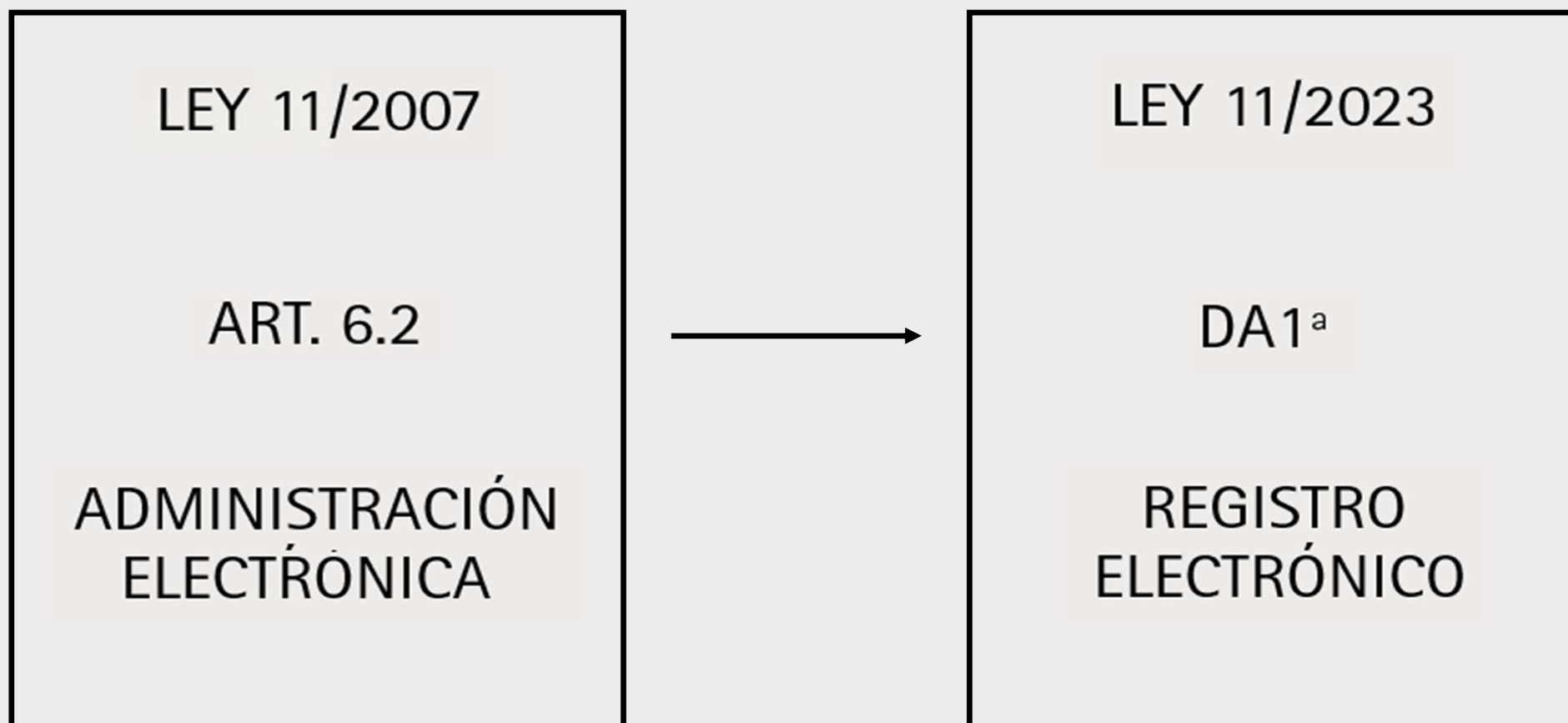
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Registry integrates digital office organization with accessible electronic services for citizens



3. Implementation of E-Administration Principles in the Spanish Land Registry



4. The New Land Registry: From Digitization to Interoperability

Act 24/2001

Act 11/2023

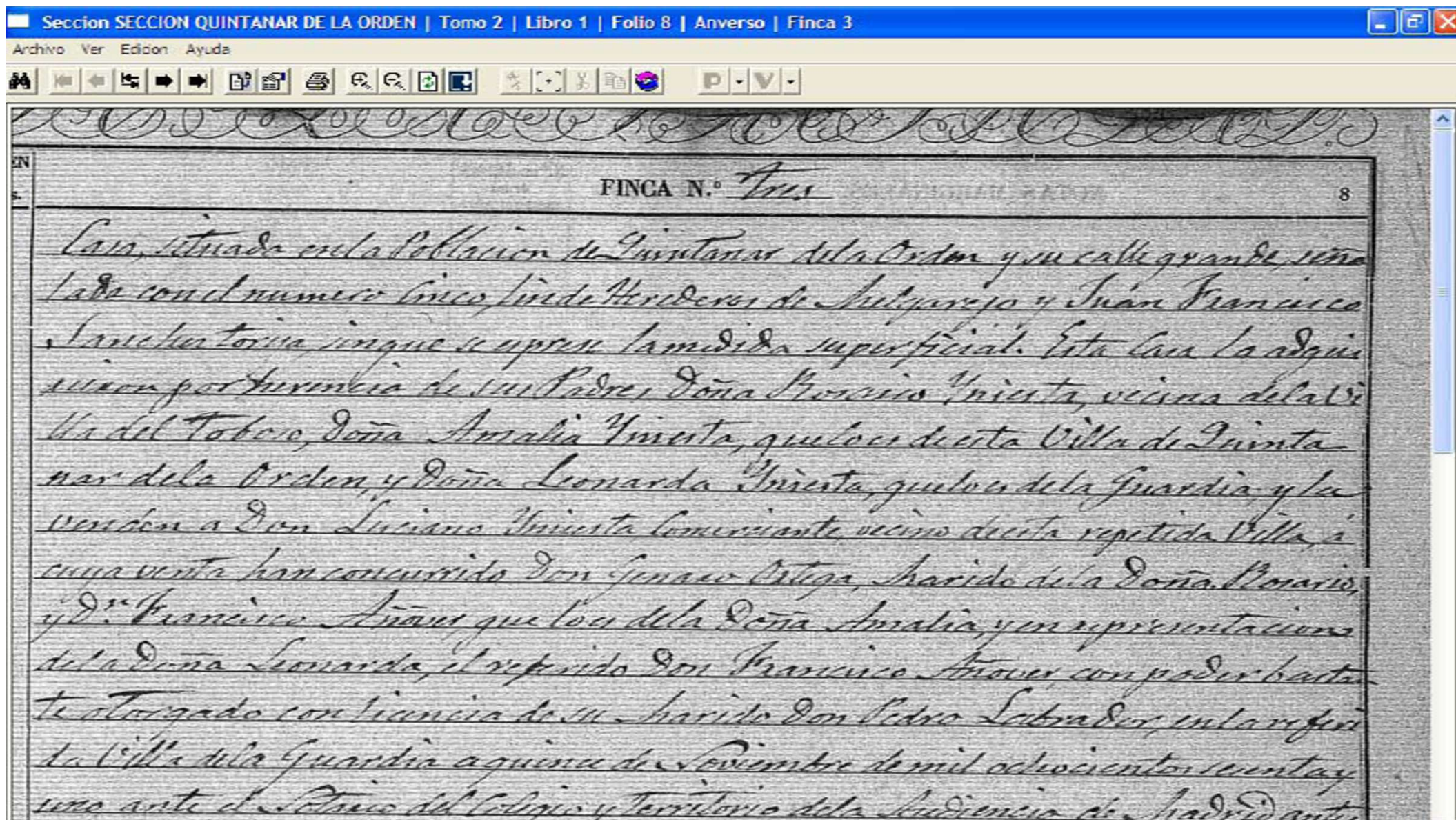
Act 13/2015

**REGISTRO
ELECTRÓNICO**





4. The New Land Registry: From Digitization to Interoperability





4. The New Land Registry: From Digitization to Interoperability



Ficha base para inscripciones

Finca: CORRAL DE ALMAGUER 21833 Recuperada: 17/05/2001

Recuperada por: Actualizada:

Inscrip. / Anotac.	Concepto	Tomo	Libro	Folio	Fecha
Inscripción 3	COMPRAVENTA	1017	181	192	24/12/1993

Incorporación de la Ref. Catastral Vigente

Notario/Juzg /Adm./Otro: D.JOSE ANTONIO PELLICER BALLESTER Proc./Año: 0 /

Notaria/Juzg /Adm./Otro: CORRAL DE ALMAGUER Fecha Prot.: 05/05/1993

1. Derechos 5. Datos asiento 9. Copiar Datos Nota Simple Edicto

2. Derechos de Dominio 6. Datos finca Recuperada Certificación Minutación

3. Derechos de Carga 7. Doc. Pendientes Catastro Nota al Título Facturación

4. The New Land Registry: From Digitization to Interoperability



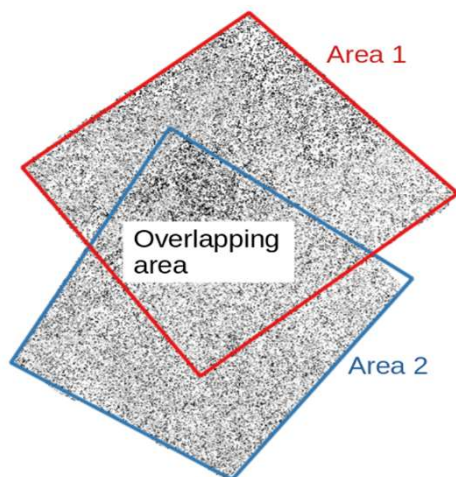
4. The New Land Registry: From Digitization to Interoperability

Peter Paul Rubens, *La muerte de Aquiles* (1630)



« (...) la gran falacia de nuestro sistema registral y el punto donde encuentra su talón de Aquiles (...)» Díez Picazo, *Fundamentos del Derecho civil patrimonial*, vol. III, Civitas, Madrid, 2008, pg. 602.

4. The New Land Registry: From Digitization to Interoperability

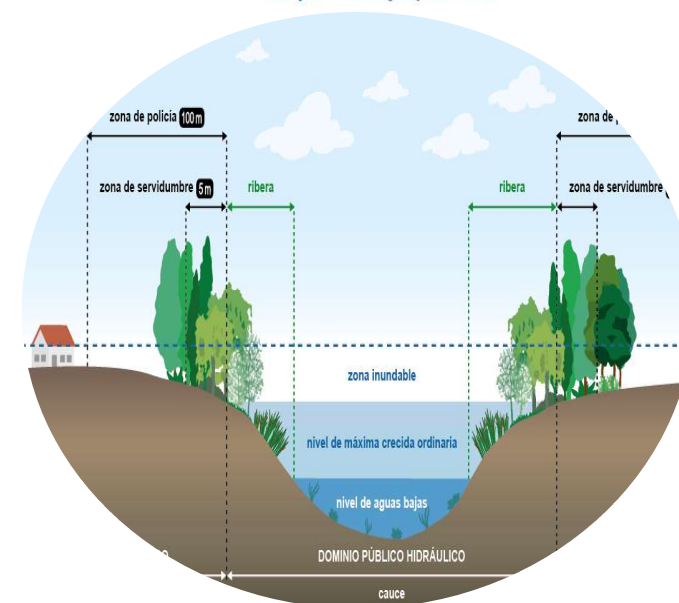


Prevent new cases of double or overlapping registration of properties



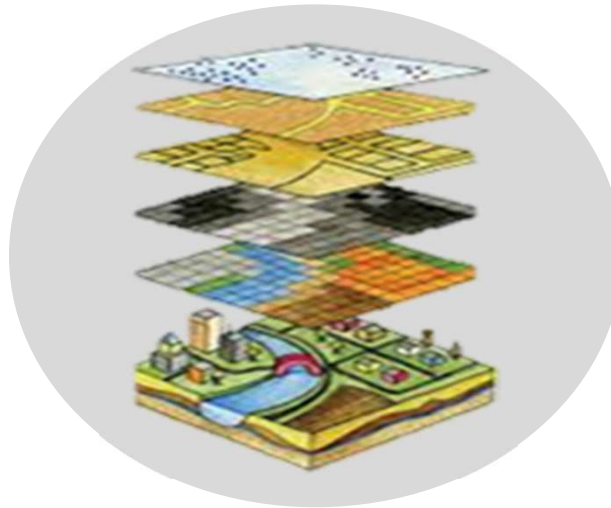
Provides accurate and clear information about size, boundaries and location of properties

ELRA
European Land Registry Association



Prevent private invasions or unlawful encroachments on public lands

4. The New Land Registry: From Digitization to Interoperability



Interoperability between
territorial and registral
information strengthens
preventive legal security

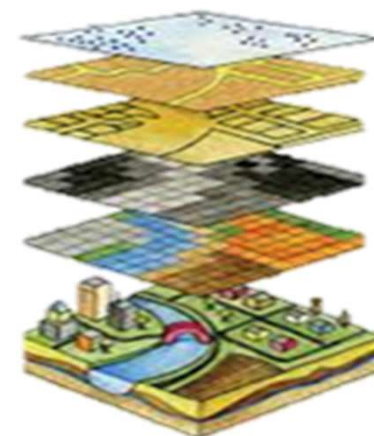
4. The New Land Registry: From Digitization to Interoperability



Registro Mercantil



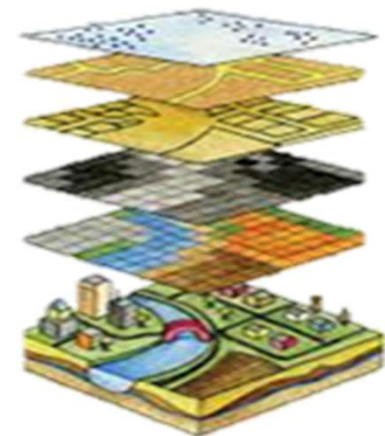
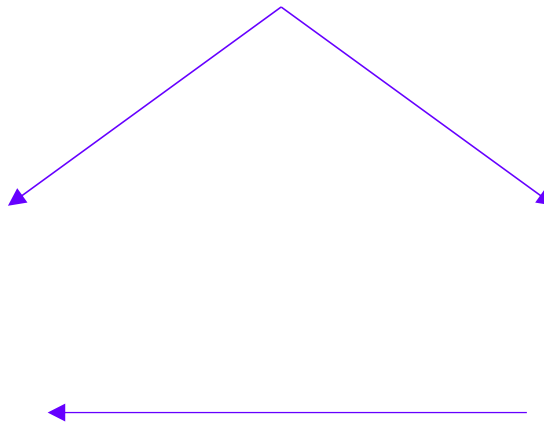
registrocivil



4. The New Land Registry: From Digitization to Interoperability



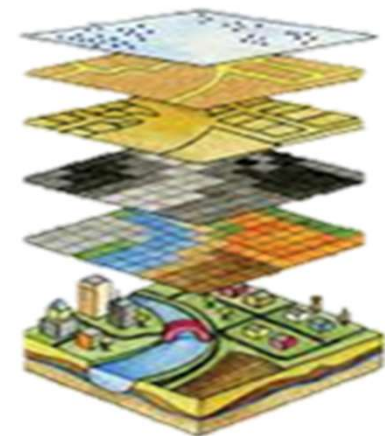
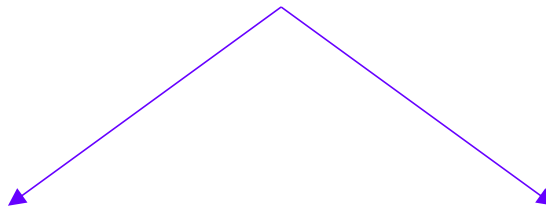
Effective publicity of administrative, urban planning, and environmental restrictions



4. The New Land Registry: From Digitization to Interoperability

**Act
13/2015**

Registry offices are required to use a geographic informatic application



4. The New Land Registry: From Digitization to Interoperability

INFORME ANÁLISIS ESPACIAL:
Sistema de Información Urbana. Clasificación del suelo.

REPRESENTACIÓN

Datos Descriptivos

Referencia catastral de la parcela: 9961502
Dirección catastral: PL SECTOR CALAMON 84, ALMONTE, (HUELVA)
Superficie: 1.857,6381 m²



LEYENDA:
Geometría de Análisis

ESCALA:
1:462

SRS:
EPSG:3857

INFORME ANÁLISIS ESPACIAL:
Sistema de Información Urbana. Clasificación del suelo.

ANÁLISIS DE LA AFECTACIÓN ESPACIAL: SISTEMA DE INFORMACIÓN URBANA. CLASIFICACIÓN DEL SUELO.

Especificaciones del Análisis entre la geometría y la figura de Urbanístico



Especificaciones del Análisis entre la geometría y la figura de Urbanístico



ANOTACIONES DEL INFORME

4. The New Land Registry: From Digitization to Interoperability



**Act
33/2015**

Protected natural areas entered into the Land Registry through GIS



5. Conclusions



Spatial report on administrative restrictions affecting the title or permitted uses of a registered property



Registry provides efficient publicity of public territorial information concerning registered properties



Omissions must not prejudice citizens acting in good faith and should instead entail economic liability for the Administration



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Thank you!

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