



Overview on the Role of Land Registry

Legal Certainty · Social Trust · Economic Growth

THE ANALOGY

Road Traffic & Land Registry

Road Traffic

- Signs ensure smooth & safe road traffic
- Rules apply equally to every driver
- Stop means stop in Lisbon and Bucharest
- Violations create risk and demand sanctions

Land Registry

- Rules ensure smooth & safe civil traffic
- Total objectivity regardless of right-holder
- Provides legal certainty for all transactions
- Protects people who interact and build futures

Both systems exist to provide legal certainty where people interact and build their futures.

From Primitive Instinct to Modern Law



Primitive Instinct

Every species defines a territory. Humans are no exception — what distinguishes us is how we mark, identify, and defend boundaries.



Historical Codification

From the Code of Hammurabi thousands of years ago to modern digital systems — the purpose has remained constant: protect and publicize property rights.



Rule of Law

At its core, land registry is not merely a technical institution. It is a pillar of the rule of law — applying rules in an objective, balanced, predictable manner.

“Land registry has grown remarkably complex over millennia — yet the underlying purpose has remained constant.”

Architecture of Social Trust

“Land registry is like health. You don't notice it, until you lose it.”



When Rights Are Uncertain

Contested boundaries lead to neighbor disputes escalating over generations, overwhelmed courts, and communities fractured by competing claims.



When Rights Are Protected

When ownership is clear, publicly recorded, and legally protected, people can live, build, and invest with confidence — the system defends it for them.



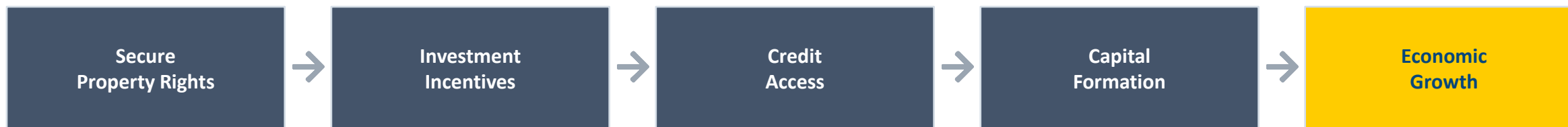
Generational Confidence

Social peace is the daily, quiet confidence that what is yours remains yours — that the land your grandparents built on will be your inheritance.

ECONOMIC IMPACT

Land registry as an engine for economic growth

The Economic Mechanism



Citizens Benefit

- Lower transaction costs
- Faster processes
- Better housing conditions
- Stronger mortgage access

State & Market

- Predictable market signals
- Attracts domestic & foreign investment
- Enables infrastructure projects
- Supports urban renewal

Wider Recognition

- World Bank endorsement
- Hernando de Soto — The Mystery of Capital
- Benito Arruñada research
- Global institutional consensus

Europe & the IMOLA Project

Why European Integration Matters

- Cross-border property transactions require mutual trust between systems
- Investment flows between member states demand consistency
- Free movement of capital depends on secure, interoperable rights
- Harmonization builds bridges — without demolishing national foundations
- lex rei sitae remains central & irreplaceable

IMOLA Project (Stage 4) Interoperability Model for Land Registers

Creates promises for better interconnection of land registries across Europe — identifying common denominators while respecting national legislation.

ELRA — 20 Years of Leadership European Land Registry Association

The most relevant European-level organization in land registry, helping policy-makers understand this hidden gem of the legal domain.

What Endangers Land Registries?



Misunderstanding of Role

Weak regulation: Ambiguous legislation that creates problems rather than resolving them

Under-financing: Systems unable to invest in tools, staff, or infrastructure

Poor training: Registrars lacking the technical & legal expertise the role demands

Underinvestment: Systems treated as back-offices, not critical infrastructure



Corruption

Undermines objectivity: When registration can be influenced, the certainty it promises is destroyed

Monetized risk: High uncertainty becomes an income source for those monetizing it

Safeguards required: Transparency, accountability, digital traceability, and continuous development and training.

CONCLUSION

The Custodian of Confidence

Land registry is not merely an administrator of records — it is the custodian of the confidence that allows societies to function, economies to grow, and people to live without fear.



Strong Legal
Principles



Institutional
Integrity



Continuous
Investment



Unwavering
Objectivity

Adapting to Today's Challenges:

Digital transformation · Artificial intelligence integration · Cross-border data interoperability

The way we regulate today will shape the world our children inherit. That is a responsibility worth taking seriously.



Thank you!

Mihai Taus

President of European Land Registry Association

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