

# IMOLA IV Project CLOSING CEREMONY

Land Registry publicity results

Elena Prada - [elena.prada@provincia.tn.it](mailto:elena.prada@provincia.tn.it)

**Project Name:** Interconnexion Model for  
Land Registries (IMOLA) IV  
**Coordinator Contact:** European Land  
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**ELRA**  
European Land Registry Association



# Land Registry Publicity Factsheets

- ▶ Purpose: use new KM tools to update previous Fact Sheets
- ▶ Text field for additional/optional comments
- ▶ New section in the KM called “Fact Sheet Questions“
- ▶ New section in the statistics dashboard
- ▶ Statistical analysis of each system
- ▶ **Update national fact sheet in the ELRA webpage**



# LR Publicity Fact Sheets questions overview

Purpose: update the Land Registry Publicity Fact Sheets - ELRA webpage

## Fact Sheets

[Home / Fact Sheets](#)



### Land Registry Publicity

Generally, people get in touch with the land registration system at least once in a lifetime. Whether it concerns the purchase of a property, the mortgage or the succession, the property registration system is directly or...

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 November 2016



Co-funded by  
the European Union



## Fact Sheets updating Land Registry Publicity

LR Publicity

3 possible answers

Results

52 questions

Yes  
No  
Not applicable

Contributions  
from 12 CPs



# LR Publicity Fact Sheet questions overview

## 9 main sections:

- Access and General Procedures (10 questions)
- Digitalization and Data Security (4 questions)
- Digital Data Structuring, Public Access Regimes, and Historical Document Availability (3 questions)
- Property Identification Mechanisms (2 questions)
- Non-Certified Land Registry Extracts (13 questions)
- Certified Land Registry Certificates (10 questions)
- Land Registrar Consultation Services (2 questions)
- Land Registry and Cadastre (5 questions)
- Technical specification for digital documents (3 questions)



# Access and General Procedures

1. Can anyone apply for information from the Land Register?
2. Is the information available at a physical office?
3. Is the information available online?
4. What is the URL where the Land Registry information can be requested?
5. Is specific data required to search for an immovable property?
6. Is there an official form to request land registry information?
7. Is the application form to request land registry information available online?
8. Can applications requesting Land Registry information be submitted in English?
9. Can a Land Registry information be issued if there is an unresolved registration application?
10. If an unresolved registration application prevents issuing Land Registry information, can the report be issued once the application is resolved?



# Digitalisation and Data Security

1. Are specific measures in place to protect personal data?
2. Is access to the web portal electronically tracked when obtaining information online?
3. Are digital forms delivering land register information more cost-effective than non-digital ones?
4. Are digital forms of delivery of Land Registry information more frequently used than non-digital ones?



# Digital Data Structuring, Public Access Regimes, and Historical Document Availability

1. Is structured electronic Land Registry information available in formats such as XML or JSON?
2. Are all Land Registry documents public and freely accessible?
3. Are ancient documents available?



# Property Identification Mechanisms: the Unique Identifier

1. Does the Land Registry provide a unique number of properties?
2. Is there an additional identifier used for uniqueness?



# Non-Certified Property Extracts

1. A non-certified property registry extract is a form of publicity not signed by the registrar. Can property registry information be requested through a non-certified property registry extract?
2. Is the non-certified property registry extract, signed with an electronic seal?
3. Is there a defined timeframe for delivering a non-certified property extract?
4. Is it possible to request a non-certified property extract issued in English?
5. Is there a fee for obtaining a non-certified property extract? If yes, include the amount in Euros below. [The system will check a number was inserted]
6. Is it possible to request a translation into English of the non-certified property extract?
7. Is there a fee for obtaining a non-certified property extract in English? If yes, include the amount in Euros below. [The system will check a number was inserted]
8. Does a non-certified property extract have a defined validity period?
9. Can a non-certified property extract be used in a Court?
10. Can a non-certified property extract be used in public institutions (municipalities, utilities, finance, etc.)?
11. Can a non-certified property extract be used in real estate transactions (notaries, lawyers, etc.)?
12. Can a non-certified property extract be used in banking institutions?
13. Can a non-certified property extract be used in private relationships?



# Registry Certificates

1. A Land Registry certificate is an official document signed by the registrar, providing certified property registry information. Can Land Registry information be requested through a Land Registry certificate?
2. Is there a defined timeframe for delivering a Land Registry Certificate?
3. Is it possible to request a Land Registry certificate issued in English?
4. Is there a fee for obtaining a Land Registry certificate? If yes, include the amount in Euros.
5. Is there a fee for obtaining a Land Registry certificate in English? If yes, include the amount in Euros.
6. Can a Land Registry certificate be used in a Court?
7. Can a Land Registry certificate be used in public institutions (municipalities, utilities, finance, etc.)?
8. Can a Land Registry certificate be used in real estate transactions (notaries, lawyers, etc.)?
9. Can a Land Registry certificate be used in banking institutions?
10. Can a Land Registry certificate be used in private relationships?



# Availability and Fee Structure of Land Registrar Consultation Services

- 1) Is a consultation service provided by Land Registrars for reviewing Land Registry documents and information?
- 2) Is the Land Registrar's consultation service upon fee? If yes, include the amount in Euros below.

## Land Registry and Cadastre

- 1) Is the Land Registry integrated with the Cadastre?
- 2) Is there inter-institutional collaboration between the Land Registry and Cadastre?
- 3) Does the Land Registry exchange information with Cadastre?
- 4) Does the Land Registry excerpt also incorporate cadastral information?
- 5) Is a separate cadastral extract available, distinct from the Land Registry excerpt?



# Technical specification for digital documents

- 1) Are Land Registry documents subject to a qualified digital signature? (ETSI standards - Cades - Pades - Xades signatures)
- 2) Are Land Registry documents marked with electronic timestamps?
- 3) Is an electronic preservation and archiving service operational for the digital Land Registry data and documentation?



## New results: Belgium, Croatia, Romania

# THANK YOU!

### a) Belgium

- **Online:** no information is available online
- **Official form:** no official form to request LR information
- **Language:** LR information can be requested in English
- **Personal data:** no specific measures
- **Ancient documents:** available
- **Non-Certified Extracts:** available but not used for any of the proposed purposes (not even in private relationships). It cannot be requested in English, and no translation is available
- **Certified extracts:** full utilization in Court, with banks, in private relationships



## a) Belgium

- **LR and Cadastre:** no integration but collaboration
- **Consultation service:** not provided
- **Technical specification for digital documents:** no digital signatures or timestamps but an electronic preservation and archiving service is in place



## b) Croatia

- **Accessibility:** anyone can request LR information - both online and at the office
- **Official form:** no official form to request LR information
- **Language:** LR information cannot be requested in English
- **Tracking:** access to the web portal is electronically logged
- **Structured formats:** JSON and XML available
- **LR documents:** not all documents are public or freely accessible
- **Ancient documents:** available
- **Non-Certified Extracts:** available only for banks or private use. Cannot be requested in English (translation only).
- **Certified extracts:** full utilization in Court, with bank institutions, in private relationships - not in real estate transactions



## b) Croatia

- **LR and Cadastre:** full integration and collaboration
- **Consultation service:** provided - no fee
- **Technical specification for digital documents:** digital signatures and timestamps are used - an electronic preservation and archiving service is in place



## c) Romania - partial results

- **Accessibility:** anyone can request LR information - both online and at the office
- **LR information request:** specific data are required to search for an immovable property
- **Unresolved registration:** LR information can be issued



# Overall conclusions - 1

## ► Access and General Procedures

- principle of public access - effective due (91% Yes)
- an official form to request Land Registry information - only - 55.0% of the jurisdictions
- applications for Land Registry information in English: no for the 42% of jurisdictions

## ► Digitalization and Data Security

- digital forms are more frequently used than non-digital ones (91%)
- tracking of web portal access is widely adopted (73% 'Yes')
- specific measures for personal data protection - only 50% 'Yes'

## ► Digital Data Structuring, Public Access Regimes, and Historical Document Availability

- availability of ancient documents - complete consensus - 100% Yes
- structured electronic data in XML/JSON formats - equally divided - 50% Yes vs. 50% No - N/A
- Full - public - free accessibility to LR documents - NO for 55%



# Overall conclusions - 2

## ► Property Identification Mechanisms

- unique number for properties - 100% Yes
- additional identifiers - 8 out of 11 MS

## ► Non-Certified Land Registry Extracts

- almost universally available - 10 out of 11 jurisdictions
- accepted for general professional use - 7 out of 11 (real estate transactions and banking institutions)
- accepted in private relationships by 9 out of 11 jurisdictions
- utilization in Court - only 6 out of 11 jurisdictions
- no extracts in English or official translation - 9 out of 11 jurisdictions

## ► Land Registry Certificates

- universally available - 100% yes
- universally used in Court - 100% yes
- upon fee - 7 out of 9 jurisdictions
- no certificates in English - 9 out of 11



# Overall conclusions - 3

## ► Land Registrar Consultation Services

- yes 45.45% (5 out of 11) - no 45.45% (5 out of 11)
- where in place, no fee is applied - 70%

## ► Land Registry and Cadastre

- the Land Registry is not integrated with the Cadastre: 63.64%
- inter-institutional collaboration (81.82%) + exchange of information (80.0%)
- the Land Registry excerpt incorporates cadastral information: 88.89% yes
- a separate cadastral extract is also available - 75% yes

## ► Technical specification for digital documents

- electronic timestamps - 87,5% yes
- Electronic preservation and archiving service - 88,89% yes
- qualified digital signature (ETSI - Cades/Pades/Xades) - 66,67% yes



# The path forward

## A) The Principle of Publicity in the Digital Era



near-universal affirmation of public access

LR as a dynamic instrument of market transparency



digital-first" principle

removal of linguistic barriers

## B) Structured Data: The Gateway to Automation and AI



interoperability gap

implementation of The Once-Only Principle (TOOP)



# The path forward

## C) Institutional Convergence: Registry-Cadastral Synergy



link legal title with cadastral data

energy performance and environmental restrictions



“Digital Building Logbook”

sustainable urban development and climate-resilient property markets

## D) Strengthening Legal Certainty through Technical Standards



migrate the "solemnity" of the paper deed into the digital realm

Land Registry as the guarantor of legal certainty



Thank you for your  
attention

[elena.prada@provincia.tn.it](mailto:elena.prada@provincia.tn.it)