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MEET THE ELRA 'S LAND REGISTRY ASSOCIATIONS



AGENCY OF PATRIMONIAL DOCUMENTATION

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*Project Leader at the
General Administration
of the Patrimonial
Documentation within
the Belgian Ministry
of Finances*



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When was your organization set up?
The Agency of Patrimonial Documentation (AGDP) in its current form was created in the early 2000s as part of the Belgian Ministry of Finance reform (Coperfin), grouping the Cadastre, Registration and Mortgages services. Although the AGDP is recent, the patrimonial services it brings together have existed since the creation of Belgium in 1830 and are rooted in earlier cadastral systems dating back to the 19th century and formalized with the first Belgian cadastral plans in **1834**.

What are the main benefits for your organization in being a member of ELRA, and how does it benefit your country and your land registry system?

Being a member of ELRA offers **significant added value** for Belgium and for the AGDP. On the one hand, it enables **direct collaboration at European level** with other land registry authorities, which is essential for a country with a very active cross-border real estate market. It also allows Belgium to **share and receive best practices** in the fields of land registration, mortgage publicity, digital transformation, and legal interoperability. At the same time, it supports the development of **European-wide standards and secure processes**, which contributes to greater **legal**





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certainty for citizens and professionals involved in international property transactions.

Another important benefit is that participation in ELRA reinforces the AGDP’s strategic orientation towards **innovation, harmonization, and modernization** of land registry services. It gives Belgium access to a wide network of expertise, supporting the **digital transformation** of land registries and facilitating the adoption of best practices in interoperability, data standardization and documentation quality.

For me, one particularly valuable aspect has been the opportunity to participate in ELRA’s **AI Working Group**. Through this work, our administration directly contributes to shaping future approaches to the responsible use of artificial intelligence in land registry processes—an area increasingly important for data quality control, automation, document classification and advanced analytics.

For Belgium, ELRA membership helps ensure that our land and mortgage registry system remains **aligned with European expectations**, interoperable, and recognized for its reliability.

How long have you served as a Contact Point (CP) for the ELRN, and what aspects of the role do you enjoy the most?

I have served as **Contact Point (CP)** for the **European Land Registry Network (ELRN)** since **February 2019**.

What I enjoy most about this role is the opportunity to contribute to **strengthening European cooperation** in the field of legal certainty. I particularly value being in direct contact with experts from other countries and gaining insights into their systems, challenges, and innovations. The role also allows me to provide clear and structured input on Belgian legislation, especially regarding **mortgage publicity (publicité hypothécaire)** and patrimonial data, while acting as a bridge between the AGDP and European partners to support better understanding and coordination.

Another aspect I find particularly rewarding is collaborating with international experts and exchanging solutions on complex real estate legal issues. In addition, I greatly appreciate the opportunity to participate in the **AI Working Group**, where I help explore concrete, secure and ethical use cases of artificial intelligence for land registry authorities, such as data extraction, automated validation or intelligent support tools for registrars.

What benefits do you see in participating in ELRA’s workshops and network activities, especially in terms of knowledge sharing and advancing best practices in land registration?

ELRA workshops and network events are invaluable for several reasons. **They provide a platform for exchanging concrete experiences** and solutions on



key topics such as digital registers, cross-border property rights, e-documents, and interoperability. They also help identify **emerging trends** and anticipate future legal or technological challenges in land and mortgage registration.

Another important benefit is that they support the dissemination of **best practices** that can directly inspire improvements in national systems, particularly in areas such as standardization, process optimization, and digital transformation. At the same time, they encourage **collaborative thinking**, facilitating the convergence of approaches between Member States and fostering a more coherent European framework.

I also appreciate the direct exposure to innovative approaches in other Member States, which helps benchmark and improve Belgian processes. These activities create valuable opportunities to collaborate on strategic subjects such as AI governance, cybersecurity,

e-documents, and cross-border data exchange, while fostering a strong community of experts committed to modernizing land registration through responsible digital innovation.

Such exchanges enrich the AGDP's own modernization efforts and reinforce our role as a reliable and innovative public service.

How has your involvement as a CP influenced your professional growth or your organization's work?

My involvement as a CP has had a significant impact on both my professional development and the work of the AGDP:

For my professional growth:

- Greater expertise in European comparative law on land and mortgage registration.
- Expanded competencies in **AI-driven innovations** through active participation in ELRA's AI Working Group.
- Stronger communication, coordination and synthesis skills in an international environment.
- Valuable insights brought back to my role as **Product Owner of HypoPro**, the Belgian mortgage registration system.
- Strong skills in **international coordination**, communication and synthesis.
- A broader vision of how Belgian systems such as **HypoPro** fit within the wider European legal framework.

For my organization:

- Improved **visibility and understanding** of Belgian procedures within the ELRA network.
- Faster and clearer responses to European inquiries, reinforcing Belgium's reliability as a partner.
- Contributions to the AGDP's **modernization efforts** through the integration of European best practices into reflections on process design and digitalization.
- Active involvement of Belgium in discussions shaping the **future of land registration in Europe**. □



Participation in ELRA has improved the visibility of Belgian procedures within the network, reinforced Belgium's reliability as a partner, supported the AGDP's modernization efforts through the integration of European best practices, and ensured Belgium's active involvement in discussions on the future of land registration in Europe.



Mohammed Kammachi
and Johan Fahy.