PANEL discussion

AI in Legal Practice

High Risk uses, Safeguards & Human override

ELRA 20
European Land Registry Association ANNIVERSARY

Co-funded by
the European Union

XXXIV General Assembly (ELRA)
Jacques Vos – WG on AI // ELRA Board // Registrar @ Kadaster

20261111 – JURMALA

WE DISCUSSED

Human override (~~oversight~~) / HITL

Ritual Supervision (~~Automation Bias~~)

Ethical Boundaries

4 TYPES OF RISKS

Unacceptable-Risk AI

High-Risk AI

Limited-Risk AI

Minimal-Risk AI

CLASSIFYING LAND REGISTRY PRACTICE IN ACCORDANCE WITH THE AI ACT

With this questionnaire we will focus on Sections 1 and 2 of Chapter 3 of the AI Act. In order to make our fourth meeting as practical as possible, closely aligned with your daily work, your answers to this questionnaire will help gaining insights into your current and potentially future working methods within your own system and legal framework.

That is why you are kindly asked to answer the following questions with your own daily practice in mind. It does not matter whether AI is already part of your work, is expected to be introduced soon, or is not yet relevant. The goal is to reflect on how AI does or could potentially support or impact your daily work.

During our 3rd meeting we took a deep dive into the distinction between process and substance—between the activities and methods of registration (process), and the data, content of the registration, and the information being disclosed (substance).

During our upcoming fourth meeting we will focus on the classification of Land Registry activities in accordance with the AI Act. For this reason, we would kindly ask you to consider every activity and elements of your (daily) work at your Land Registry office.

CLASSIFYING LAND REGISTRY-AI

Classification of high-risk AI. Part I

1. If you use or plan to use AI in any of your Land Registry activities, would you consider any of these activities to be classified as high-risk AI?

   ◯ Yes

   ◯ No

2. Would *any* of your Land Registry activities (no matter how simple, repetitive or complex) or systems or services fulfill **both** of the following conditions?

   - The AI system is intended to be used as a safety component of a product, or the AI system is itself a product, covered by the Union harmonisation legislation listed in Annex I;
   - The product whose safety component pursuant to point (a) is the AI system, or the AI system itself as a product, is required to undergo a third-party conformity assessment, with a view to the placing on the market or the putting into service of that product pursuant to the Union harmonisation legislation listed in Annex I.

   ◯ Yes

CLASSIFYING LAND REGISTRY-AI (2)

6. Does the AI system perform profiling of natural persons?

- ◯ Yes
- ◯ No

7. Assuming that, in carrying out your land registration activities, you would use AI that would not (or could not) be classified as high-risk AI (as defined in Article 6 of the AI Act), how would you prefer to design or structure the (non-high-risk) AI you (will) use?

- ◯ Entirely at your own discretion
- ◯ Designing AI by following one or more of the articles 9-15 of the AI Act

OUR TOPICS TODAY

- High Risk Use
- Safeguards
- Human Override

HACKING



HACKING – AS – A - SERVICE



VENDOR LOCK-IN



VENDOR LOCK-IN



forbes.com/sites/antoniopequenoiv/2026/03/23/nvidias-jensen-huang-says-he-thinks-weve-achieved-agi/

Forbes

BREAKING | BUSINESS

Nvidia's Jensen Huang Says He Think Achieved AGI'

By Antonio Pequeño IV, Forbes Staff. Pequeño is a breaking news reporter wh... Follow Author

Published Mar 23, 2026, 07:37pm EDT, Updated Mar 23, 2026, 08:01pm EDT

TOPLINE

Nvidia CEO Jensen Huang said in a podcast appearance Monday he believed artificial general intelligence, a loosely defined term used to describe AI that matches or surpasses human intelligence, has been achieved, saying it's possible full-fledged companies could be run by AI.



Huang made the comments during a podcast appearance.
PHOTO BY JOSH EDELSON / AFP VIA GETTY IMAGES

KEY FACTS

businessinsider.com/nvidia-jensen-huang-agi-openai-astra-ai-2026-9

BUSINESS INSIDER

TECH

Nvidia's Jensen Huang says 'AGI has arrived' and congratulates OpenAI

By Truman Dickerson and Georgia Hennessy



Nvidia CEO Jensen Huang said Sunday that "AGI has arrived" and credited OpenAI's latest model, Astra. Matt RAMEY / AFP via Getty Images

Sep 7, 2026, 2:03 PM CEST

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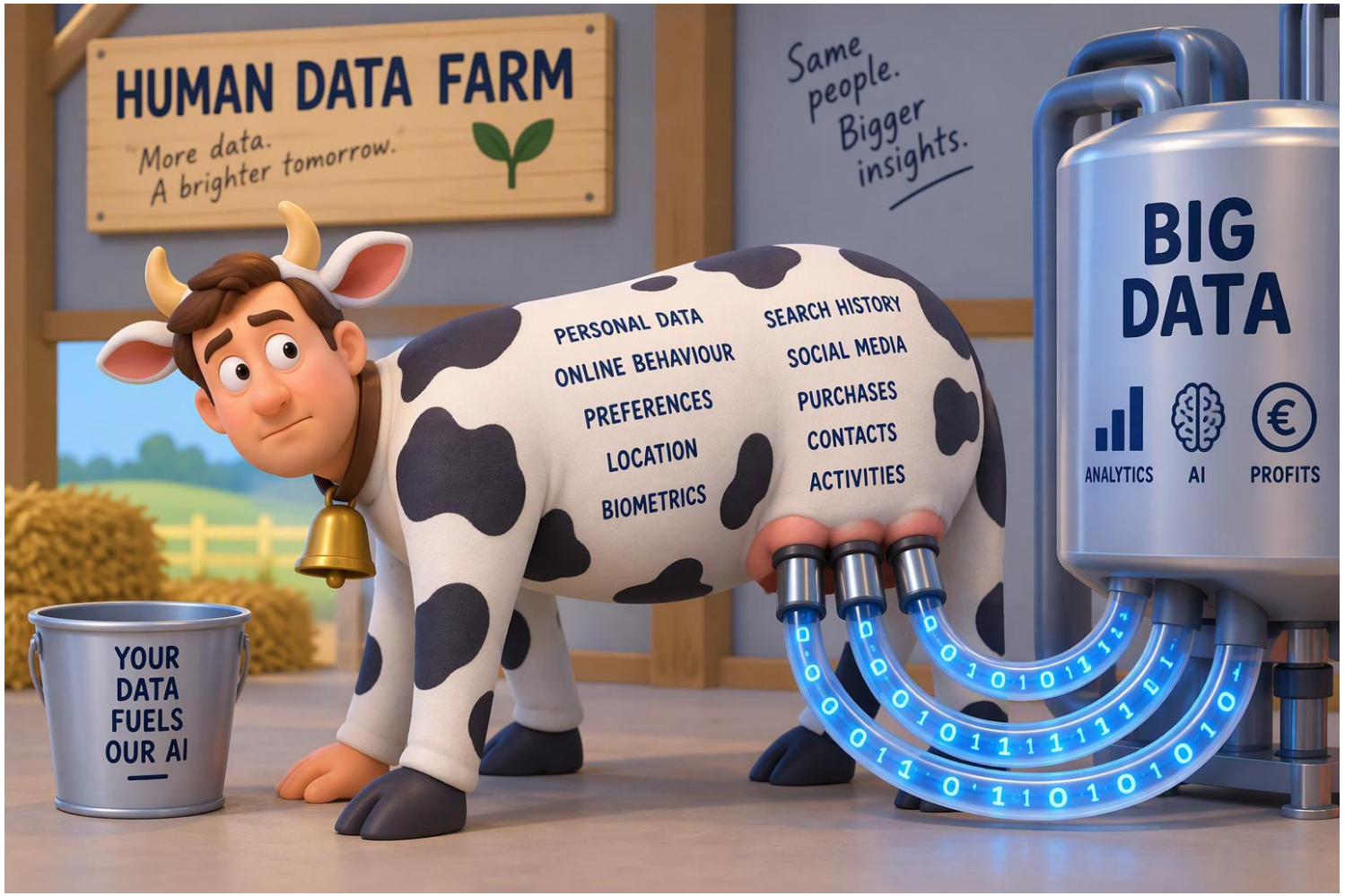
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ETHICS


HUMAN DATA FARM
More data.
A brighter tomorrow.
Same people. Bigger insights.
PERSONAL DATA
ONLINE BEHAVIOUR
PREFERENCES
LOCATION
BIOMETRICS
SEARCH HISTORY
SOCIAL MEDIA
PURCHASES
CONTACTS
ACTIVITIES
BIG DATA
ANALYTICS
AI
PROFITS
YOUR DATA FUELS OUR AI

WHO OWNS THE DATA?



ENERGY BURDEN



COORDINATED ACTION

https://stopdirtydatacentres.eu

that pause data centre construction until we, the people, have democratically decided what is needed to ensure AI and data centres serve people and the planet, not private greed.

EVENTS



The information on this map is provided to us by third parties and is published for your information. StopDirtyDataCentres.EU assumes no responsibility for the events listed, any mistakes in the information, or for any action you may take based on it. StopDirtyDataCentres.EU is committed to non-violence and believes in people's democratic rights to speak out assemble, and protest.

On 6 -7 November, join local groups and civil society organisations taking a wide range of creative actions that reflect the diverse reasons people oppose the expansion of AI data centres and imagine the future we want to see. Wherever you are, you can join us and take action. Only by acting together can we shape a digital future that serves people and the planet.

Akte-AI — modellen & algoritmen per stap

Welke modellen en algoritmen draaien in welke stap, en wat ze herkennen, classificeren of bewerken.



INVOER → aktetekst

per karakter ook: positie (x,y) · lettertype · grootte · cursief · vet · onderstreept

1 Voorbewerking

Akte gereedmaken voor analyse

nl_akte_sentencize

AI-model

Splitst de aktetekst op in losse zinnen.

akte_tokenizer

Algoritme

Knipt zinnen in tokens met regels die zijn afgestemd op aktetaal.

Voorbeeld: blijven één token:

`'s-Hertogenbosch` `01-07-2026`

hyphen_cleaner

Algoritme

Plakt woorden die aan het regeleinde zijn afgebroken weer aan elkaar.

Voorbeeld:

`over- + dracht → overdracht`

structuur algoritmes

Algoritme

Herkent de opbouw van de tekst.

Herkent:

`aanhaling` `kopje` `paragraaf` `lijst-item`

2 Classificatie

Aktetype & stukdeel bepalen

textcat_segmentatie

AI-model

Classificeert een akte naar segment.

`HYPOTHEEK` `OVERDRACHT` `ONBEKEND`

textcat_aard_aangeboden_stuk

AI-model

Classificeert de aard van het aangeboden stuk

.

`HYPOTHEEK` `DOORHALING` `BESLAG` `OVERIG`

textcat_stukdeel_code

AI-model

Classificeert voorkomende stukdeelcodes.

`1` `527` `537` `538` `545` `564` `572` `585` `606`

kik_woordcontrole

Algoritme

Controleert het tweede deel van de akte (KIK) op verdachte woorden en signaleert die voor handmatige controle.

3 Entiteitsherkenning

Herkennen wie en wat er in de akte staat: personen, organisaties, adressen, kenmerken

nl_akte_parse

AI-model

Herkent entiteiten en hoe ze met elkaar samenhangen (model ter zinsontleding)

.

Herkende entiteiten:

`NNP_NAAM` `PLAATSNAAM` `RECHTSVORM` `STANDPLAATS` `STRAAT_EN_NUMMER`

Via zinsontleding:

`BIRTHCITY` `BIRTHDATE` `COUNTRY` `DEATHDATE` `KVK_NUM` `POSTADRES` `RECHTSVORM` `SEX` `STATUTAIRE_ZETEL` `WOONADRES`

bert-base-dutch-cased-finetuned-sonar-ner-quantized

AI-model

Herkent naamwoordgroepen voor personen (NP's) in de tekst.

Herkende entiteiten:

`NP_NAAM`

tekst_matchers

Algoritme

Herkent entiteiten met een vast, voorspelbaar begin en einde op basis van de omringende tekst.

`BEDRAG` `DATUM` `OPPERVLAKTE` `BURGERLIJKE_STAAT` `e.a.`

4 Kadastrale herkenning

Entiteitsherkenning toegespitst op kadastrale objecten

nl_kad_aanduidingen

AI-model

Herkent kadastrale aanduidingen in een aktetekst.

textcat_kad_aanduiding

AI-model

Bepaalt of een zin een kadastrale aanduiding bevat.

`relevantKadAanduiding` `noKadAanduiding` `irrelevantKadAanduiding`

nl_objectomschrijving

AI-model

Herkent de objectomschrijving van een kadastraal object.

5 Nabewerking / normalisatie

Herkende entiteiten verder opsplitsen

street_nr_splitter

AI-model

Splitst een adres op in losse onderdelen.

`LETTER` `NR` `STRAAT` `TOEVOEGING`

person_name_splitter

AI-model

Splitst een naam op in losse onderdelen.

`ACHTERNAAM` `TUSSENVOEGSEL` `VOORNAAM`

kadaster

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AI ELRA Working Group



ELRA REPORT ON THE RESPONSIBLE USE OF ARTIFICIAL INTELLIGENCE BY EUROPEAN LAND REGISTRIES

First Draft Report of the ELRA AI Working Group

2026



And now…
..we start listening to our panel of legal experts

European Land Registry Association (ELRA)

@ELRAssociation