

The ELRD: boosting legal certainty
to cross-border transactions.
Accessibility, interoperability,
environmental limitations.

Francisco J. Gimeno

Secretary General ELRA

ELRA

European Land Registry Association



Co-funded by
the European Union



PCC

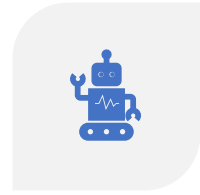
Permanent Committee
on Cadastre in the
European Union

Paris June 1st 2022

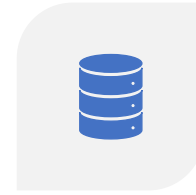
ELRA PRIMARY PURPOSE AND OBJECTIVES

- **Primary Purpose:** the development and understanding of the role of land registration in real property and capital markets in Europe, with **full respect for the national Land Registry systems**, their organization and management.
- The Land Registry, whose main purpose is **the legal security** of the immovable transactions, as a public institution, is also an **effective tool** for achieving EU purposes and principles in the field of real estate, such as:
 - environmental protection policy
 - prevention of money laundering and terrorism financing policy, and
 - the digital treatment of the data in the framework of the interconnection of the Land Registries.
- **European Land Registry Network**

Digitalization and interconnection of Registers



DIGITAL TRANSFORMATION:
CULTURAL AND ORGANIZATIONAL PARADIGM SHIFT



UNDERLYING PRINCIPLE:
TAKING DATA OVER



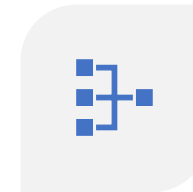
DATA MAIN FEATURES:
ACCESSIBILITY,
INTEROPERABILITY AND
QUALITY



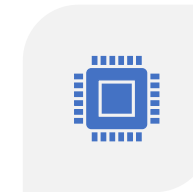
STRUCTURED DATA STORAGE:
MAKE UP A DATA INPUT SYSTEM



COMMON SEMANTIC MODEL:
REUSING BUILDING BLOCKS AND LR CORE VOCABULARY



SERVICES GEARED TOWARD DATA:
FLEXIBLE INTERFACES



INTERCONNECTION AND HARMONIZATION OF REGISTERS INFORMATION:
COMMON TEMPLATE



Members States

National Gateway

Interface/matching
data

Authorization
scheme

Invoicing

EU Platform

Single access

Search Interfaces

Authentication
e.IDAS

Payment/taxation

ELRA/IMOLA

ELRD XSD/XML
Common Interface

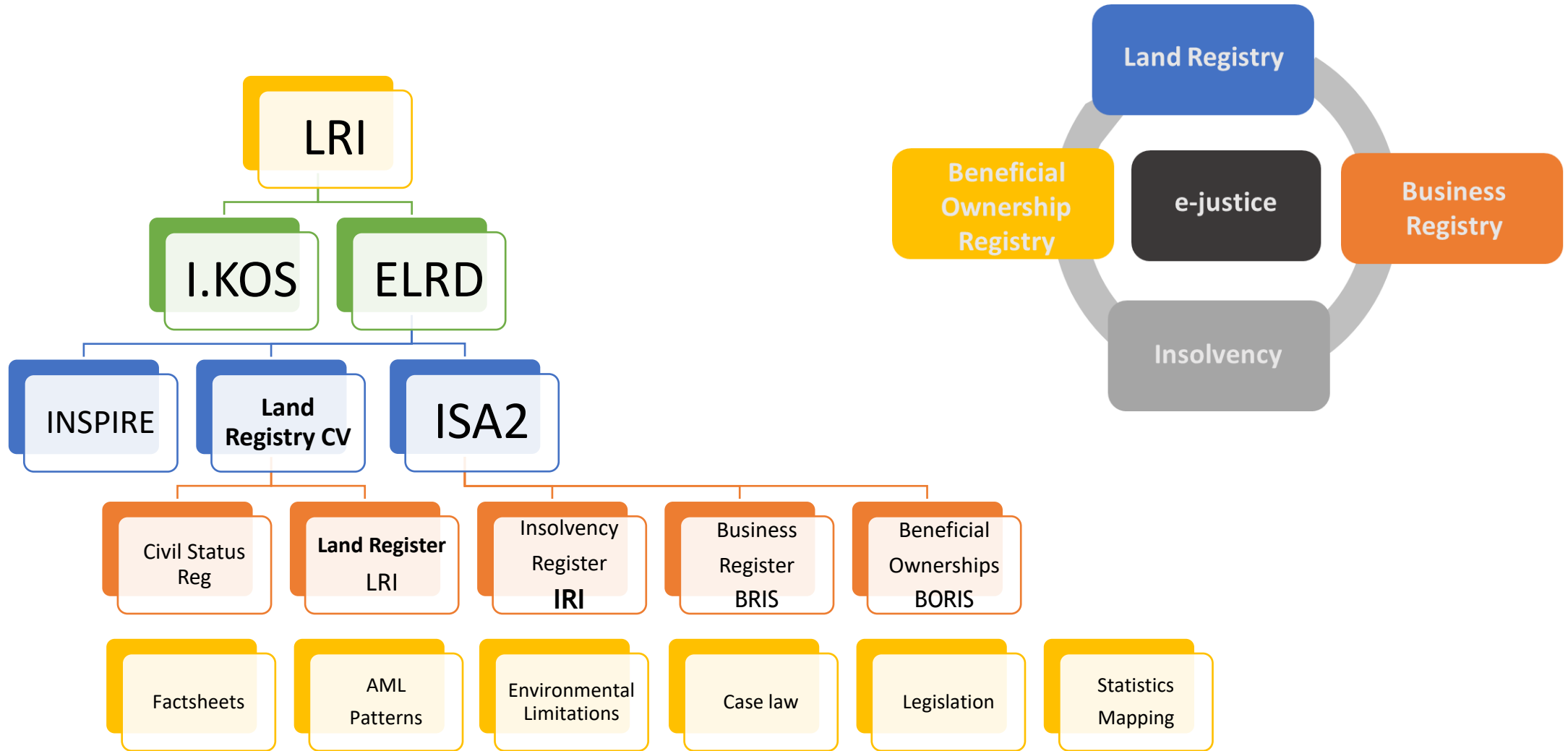
IMOLA I.KOS

e-Justice metadata

ELRN/Input System
(KM) and WSs

Harmonized and interoperable LR information





Providing legal certainty and transparency to crossborder transactions

THE EUROPEAN LAND REGISTER DOCUMENT (ELRD)



❖ LAND REGISTRY UNIT

IMOLA GENERIC GLOSSARY:

- **Placeholder:** land registry unit property right
- **Definition:** LR Units are all properties or entities with individual register and/or LR number or title number assigned in accordance with each Land Register system.
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** Bene Immobile
- **Definition:** Sono beni immobili il suolo, le sorgenti e i corsi d'acqua, gli alberi, gli edifici e le altre costruzioni, anche se unite al suolo a scopo transitorio, e in genere tutto ciò che naturalmente o artificialmente è incorporato al suolo.
- **National Fact sheet:**

CADASTRAL PARCEL IDENTIFIER: xxxx

IMOLA GENERIC GLOSSARY:

- **Placeholder:** cadastral parcel identifier
- **Definition:** Unique identifier of a parcel in the cadastre
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** identificativo catastale
- **Definition:** Cadastre attributes a unique and special code or number to each parcel (in the Land Cadastre) and to each real estate urban units (in the Buildings Cadastre). The Italian cadastre, was implemented through the subsequent establishment of two distinct registers: the first (horizontal) – called Land Cadastre – comprising a list of all rural un-built properties, and the second (vertical) – called Buildings Cadastre – listing buildings for civil, industrial and commercial use.
- **National fact sheet:**

❖ MATCH PLACE HOLDER

Cadastral Parcel Identifier: xxxxx

IMOLA GENERIC GLOSSARY:

- **Placeholder:** match place holder
- **Definition:** it shows the possible link between different specific identifiers affecting same piece of land, property or connecting factor.
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW GLOSSARY:

- **Legal concept:** none
- **Definition:** CPI is entered in the Land Registry through the UNIMOD software (that is the application form for the transcription/inscription/ annotation of the deed) and it is to be checked by the Registrar, that verifies the correspondence between the "Nota" and the related deed or act (so called "Titolo"). There is no automatic check in this process in order to verify the correctness of cadastral data: the concordance between the



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described property data (in the deed) and the cadastral identification data is the notary's responsibility.

• National fact sheet:

LOCATION ADDRESS

https://oinup.ec.europa.eu/asset/core_location/asset_release/core-location-vocabulary-100#download-links

Country name: **Italy**
County/region/province: **Sassari**
Property location and local council: **Sassari**
Property geographic name: local name: **Sassari**
Property full address **xxxx**
Property Address area: local community: **Sassari**
Property Post code: **07100**
Property Post name: usually the city: **Sassari**

NATURE:

Flats/apartments/dwellings

A3 - ABITAZIONE DI TIPO ECONOMICO

IMOLA GENERIC GLOSSARY:

- **Placeholder:** type of property
- **Definition:** Type of property such as buildings, apartments, houses, plots, dwellings, factories, as they are commonly understood. They may have any legal status such as empty building plots, vacant apartments, and traditional country houses.
- **ELRA Fact sheet:** http://network.elra.eu/?page_id=2

NATIONAL PROPERTY LAW GLOSSARY:

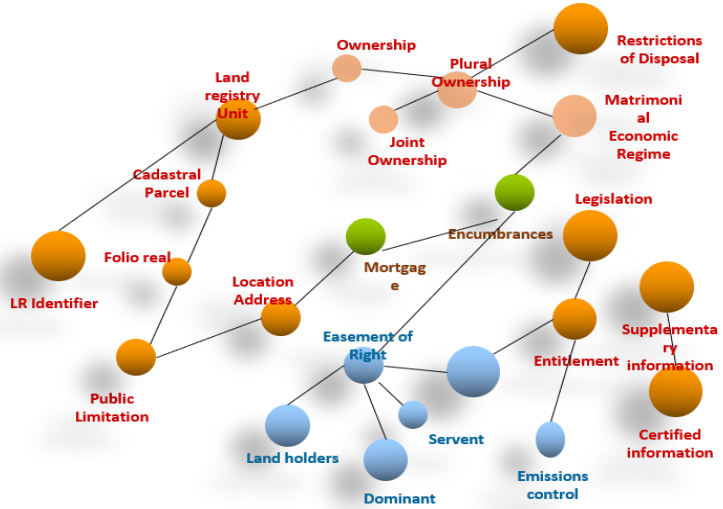
- **Legal concept:** Tipo di immobile urbano
- **Definition:** A3 - ABITAZIONE DI TIPO ECONOMICO - In relation to the mass valuation of the cadastral revenue of real estate urban units registered in the Buildings Cadastre, the founding law provides for different approaches to be taken according to the functional use of the units (cadastral typologies). More specifically, for units registered under the ordinary use typologies (flats, shops, stores, and so on) the law provides for the application of a comparative method (by class and tariffs) while for real estate urban units registered under the special use typologies (for example, an industrial plant), in consideration of the peculiar and unique features of the aforementioned real estate assets, the law provides for the direct valuation thereof, on a unit-by-unit basis.
- **National fact sheet:**

SUPPLEMENTARY INFORMATION:

Sezione D - Ulteriori informazioni Altri aspetti che si ritiene utile indicare ai fini della pubblicità immobiliare LA VENDITA E STATA FATTA ED ACCETTATA A CORPO E NON A MISURA, NELLO STATO DI FATTO E DI DIRITTO IN CUI QUANTO IN OGGETTO ATTUALMENTE SI TROVA, CON GLI ACCESSORI DI LEGGE, SERVITU ATTIVE E PASSIVE IN QUANTO ESISTENTI E COMUNQUE DERIVANTI DAL PROGETTO APPROVATO CON LE CONCESSIONI EDILIZIE



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IMOLA III PROJECT

ENVIRONMENTAL PUBLIC LIMITATIONS



**Connecting environmental
public limitations to registered
statutory property regimen**

**Providing an integrated and
harmonized Land Registry
Information**

WHY

**Preventing hidden charges: the
environmental rights of citizens**

**Land Registry and
sustainability**

Environmental limitations or restrictions affecting the right of disposal or use of proprietorship

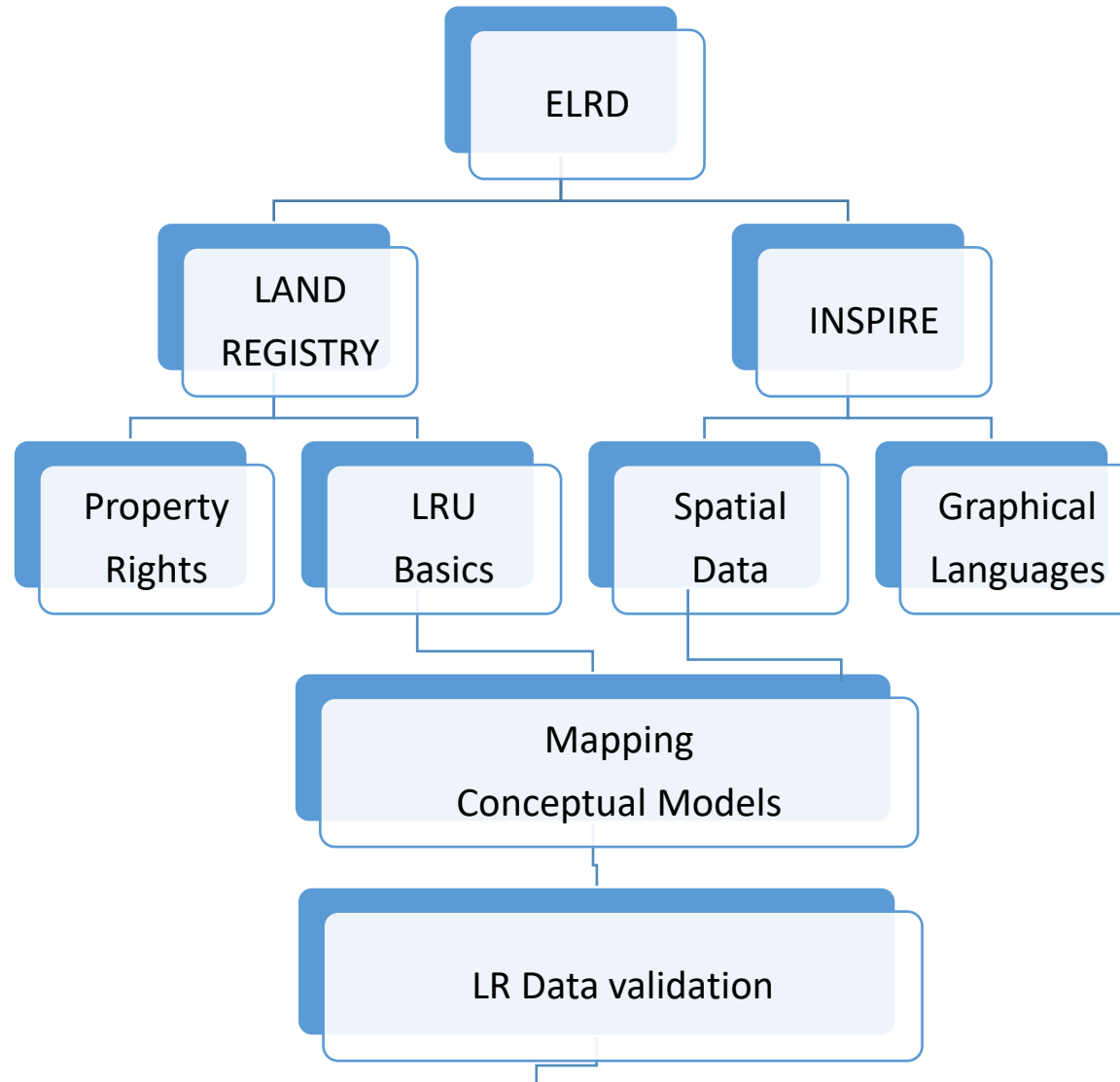
Other public national restrictions and urban planning

WHAT

INSPIRE environmental spatial data information

Metadata to assure the quality of environmental information

Connecting property rights and spatial data



LR Information connected to INSPIRE Environmental and Public Limitations

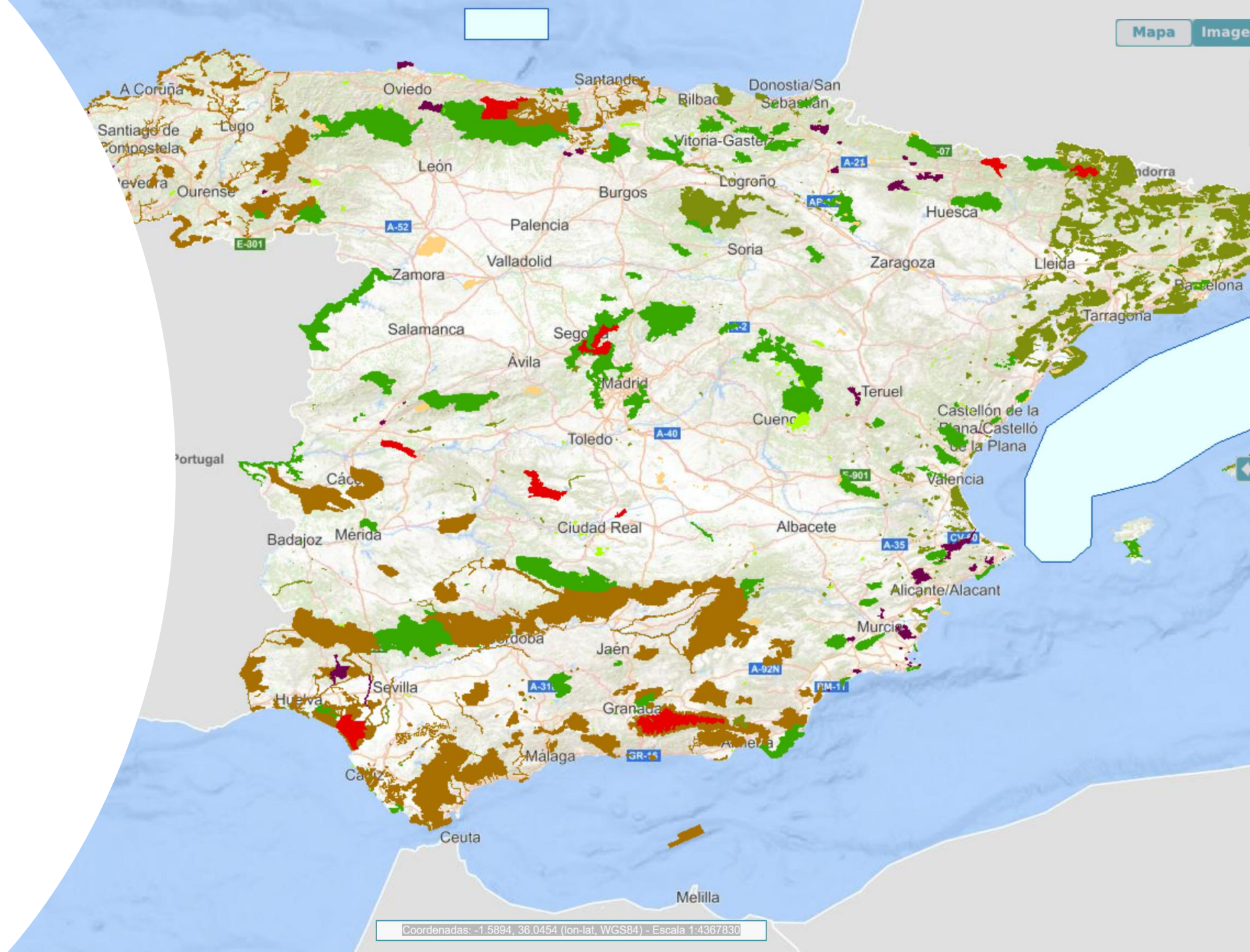
Spain IDEE/INSPIRE

**INSPIRE ANNEX I
PROTECTED SITES
NATURA 2000 NETWORK**



Spain IDEE/INSPIRE

**INSPIRE ANNEX I
PROTECTED SITES
NATURAL PARKS**



Spain
IDEE/INSPIRE

INSPIRE ANNEX I

PROTECTED SITES

NATURA 2000 NETWORK

NATURAL PARKS

CADASTRAL PARCEL

LAND REGISTRY PROPERTY

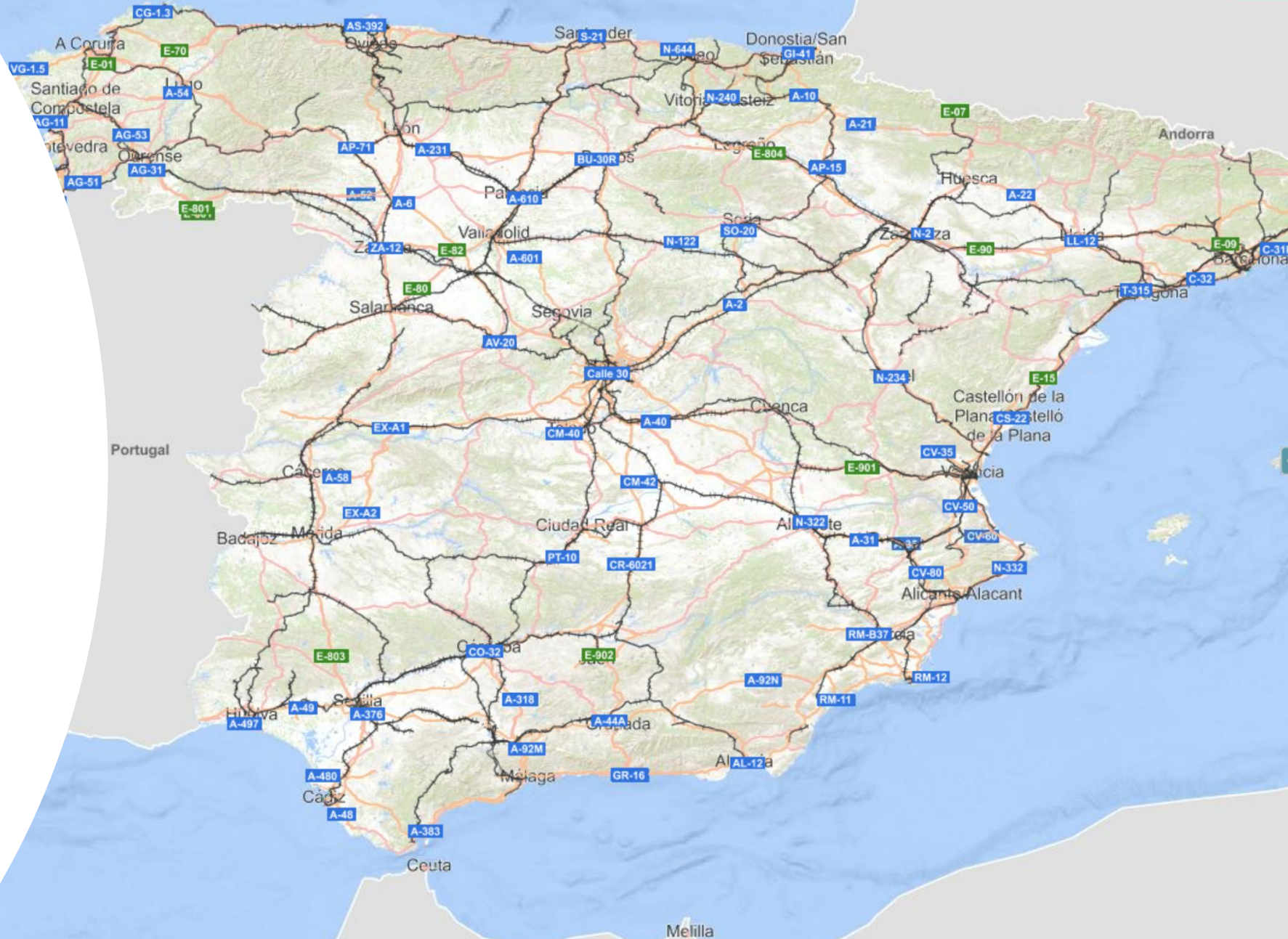
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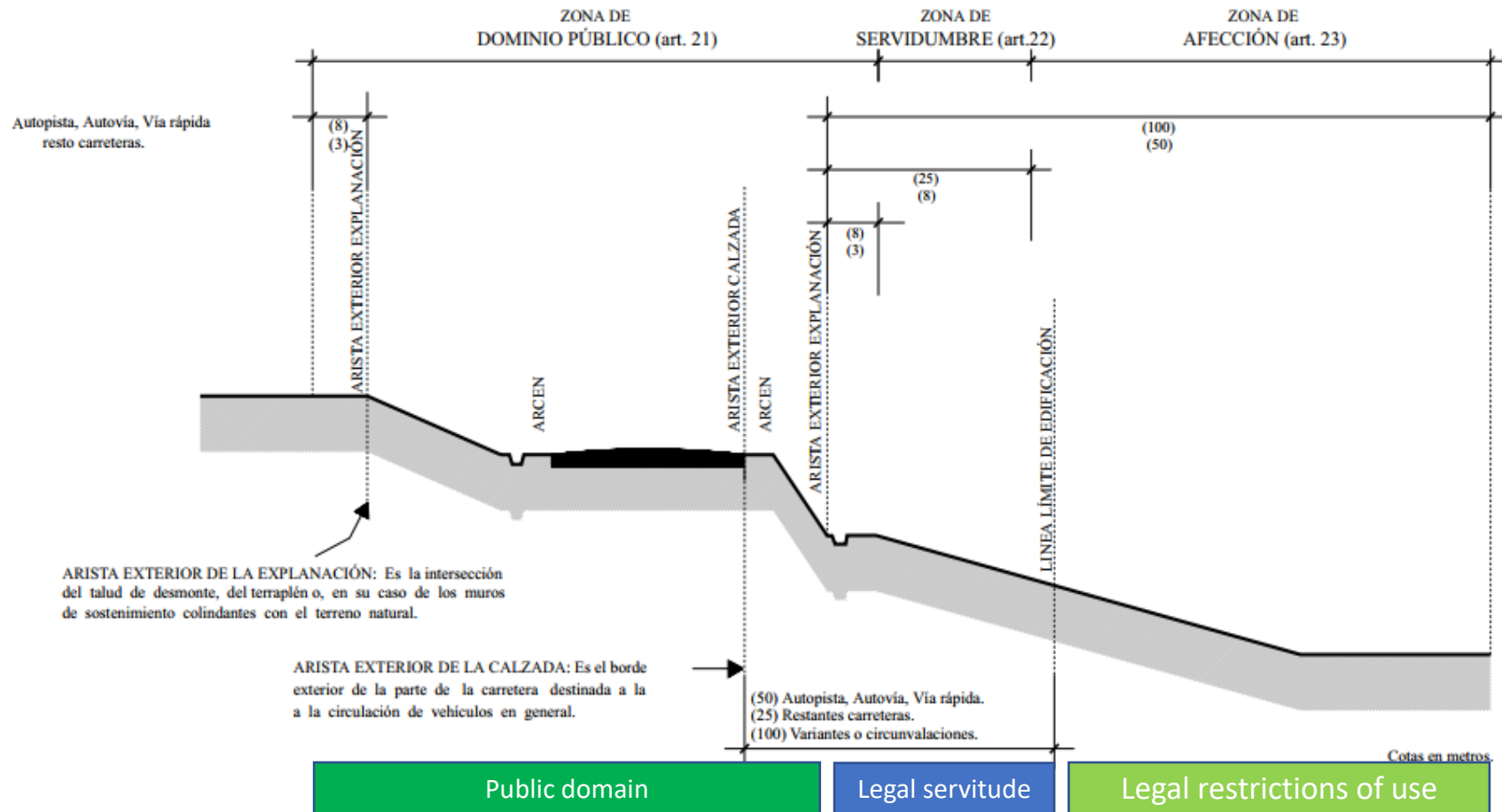


**Suelo Afectado al Sistema de Espacios Libres e
Incluido en Espacios Naturales Protegidos**

Spain IDEE/INSPIRE

INSPIRE ANNEX I TRANSPORT NETWORK ROAD





Transport Networks: restrictions schema according to roads national law in Spain



Land Registry property affected by legal restrictions according to roads national law

Spain IDEE/INSPIRE

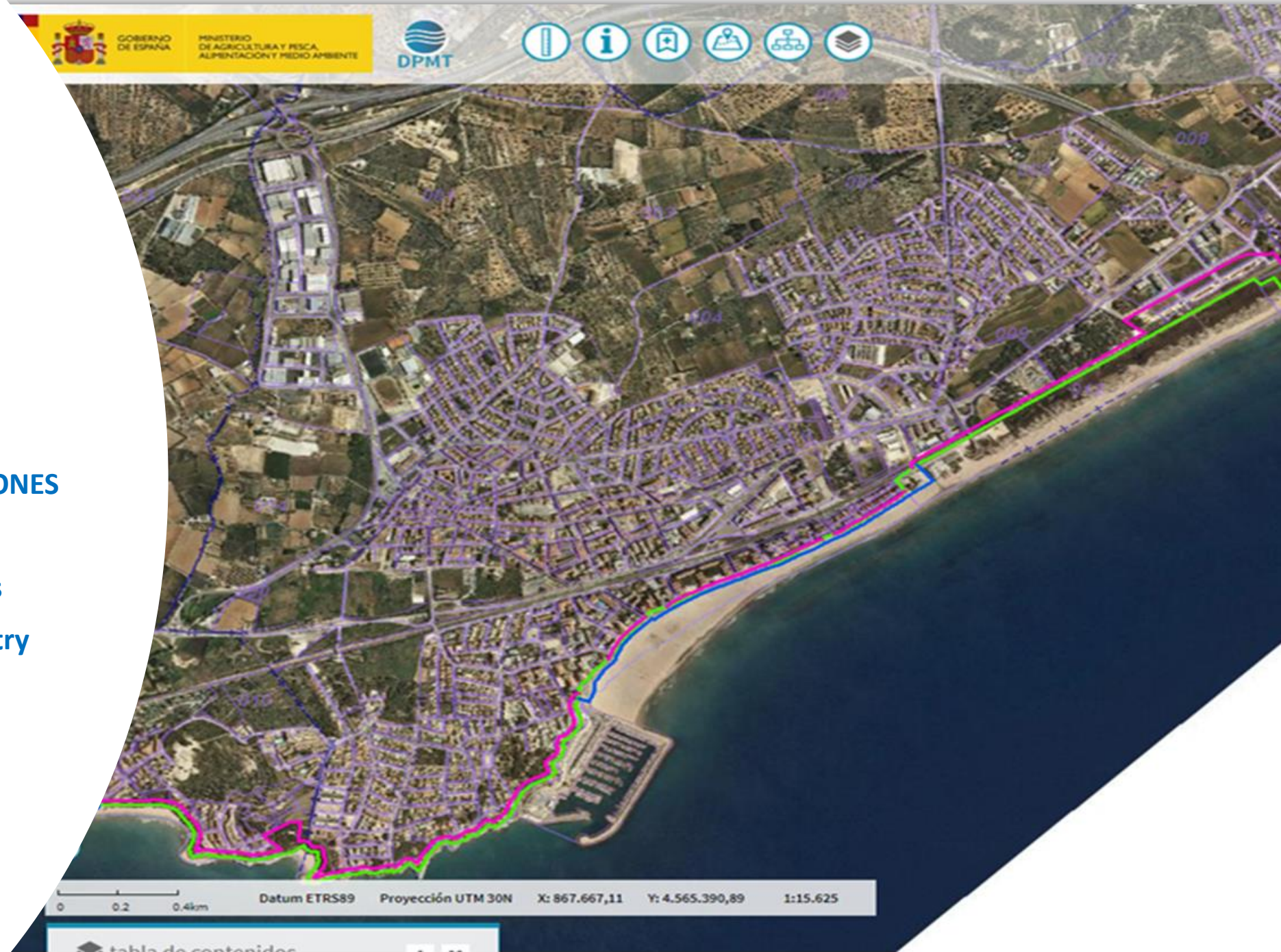
**INSPIRE ANNEX III
AREA MANAGEMENT/
RESTRICTIONS/REGULATION ZONES**

Coastal Shoreline

Public Domain Limitations

**Cadastral parcel/Land Registry
Property/DPMT linear**

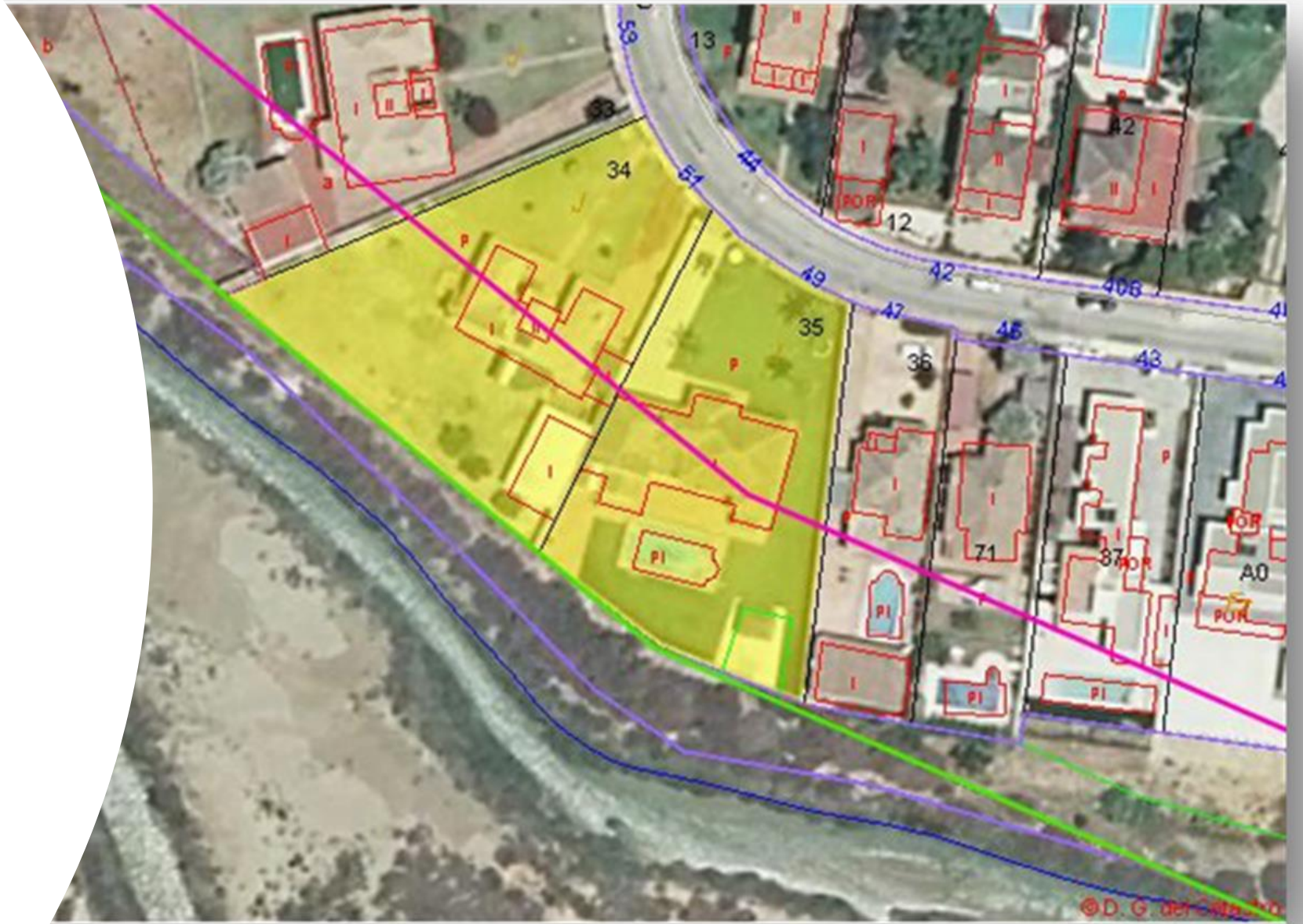
(overlapping)



Spain IDEE/INSPIRE

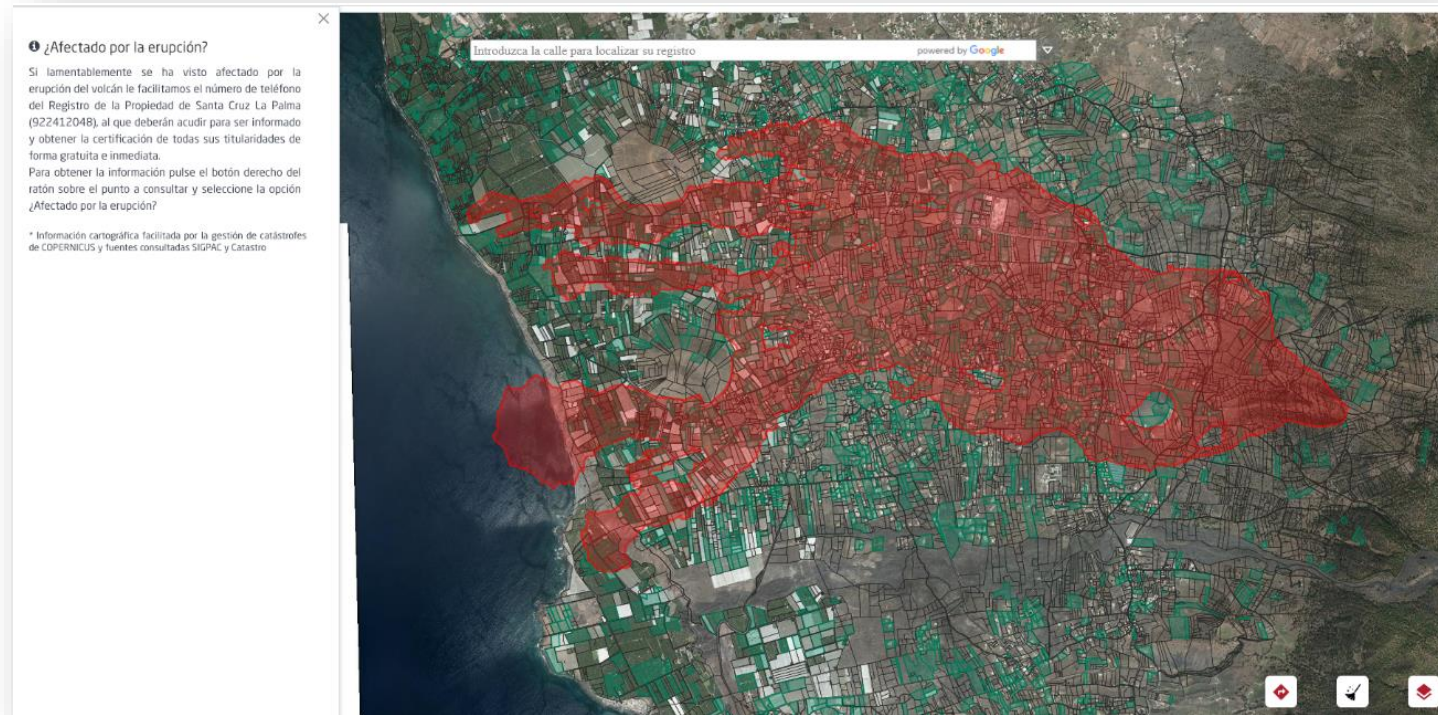
**INSPIRE ANNEX III
AREA MANAGEMENT/
RESTRICTIONS/REGULATION
ZONES**

**Coastal Shoreline
Public Domain Limitations
Cadastral parcel/Land Registry
Property/DPMT linear
(overlapping)**



If you have doubts whether your property has been affected or not click on this link and you will be able to navigate over the zone. To get further information right-click on the mouse over the point you desire to be informed and select the option “Affected by the eruption?”

If you click on the “Information” icon, a viewer is displayed directly zooming in the affected zone of La Palma island.



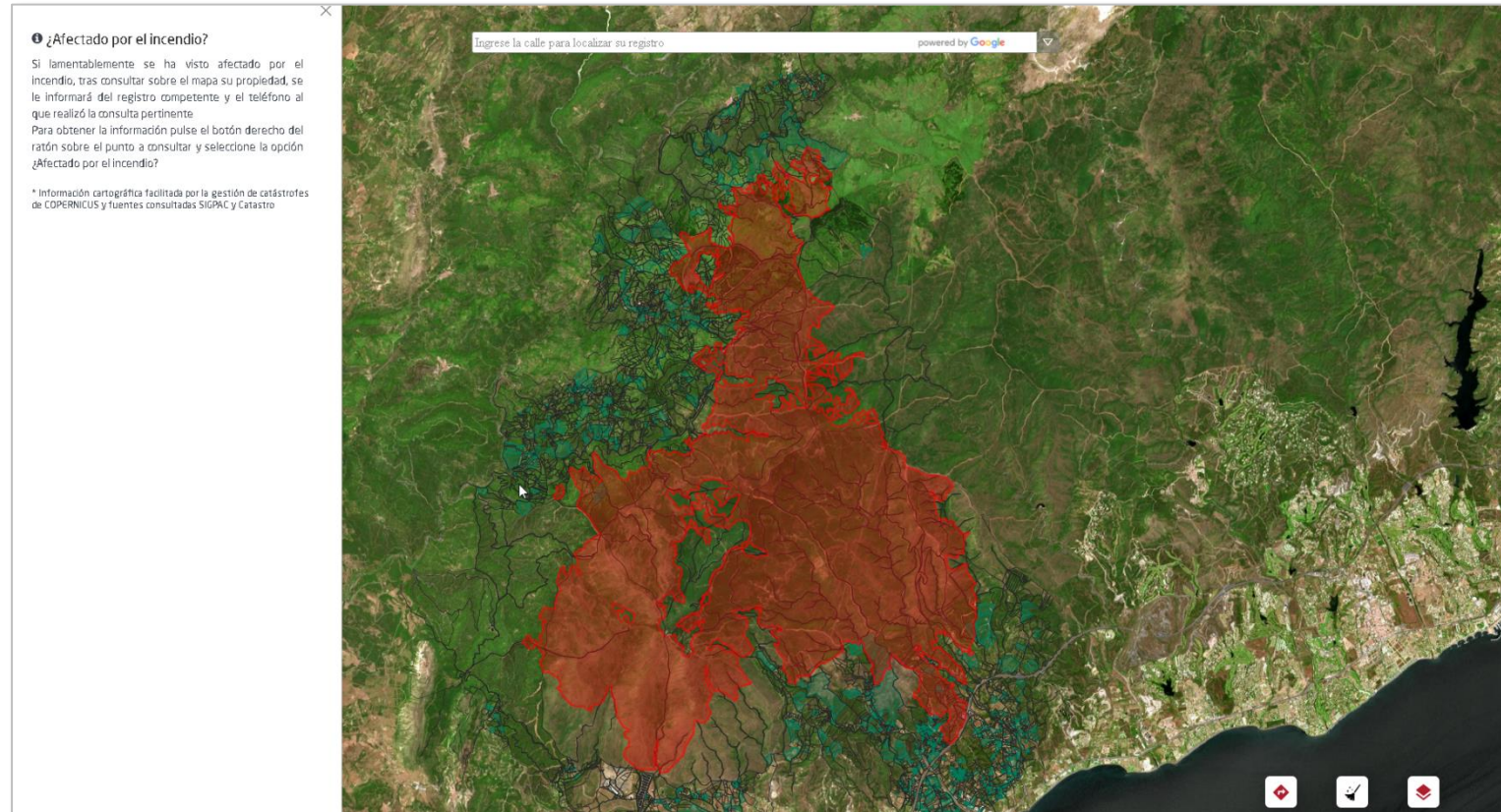
Affected by the eruption.



**NEW LAND CREATED
BY THE VOLCANO LAVA**



SIERRA BERMEJA FIRE – MALAGA PROVINCE



Affected zone by the Sierra Bermeja fire.

THANK YOU FOR YOUR ATTENTION



Francisco J. Gimeno
Secretary General ELRA
Secretary.general@elra.eu