THE ROLE OF LAND REGISTRIES AND ITS INTERCONNECTION IN THE DIGITAL ERA

Nuria Raga
ELRA Secretary General

Common Vision Conference
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Clarifying the grounds:

1. Why does LR exist?

2. What are we looking for by implementing new technologies on LR?

3. Why Interconnection?
Why Land Registry?

- Human right, lever for growth and social peace
- Asset of mortgage and capital market
- Space of sovereignty
- Modern state = legal system = legal security by state

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Land Registry = instrument through which the State provides citizens with strong property rights

Strong property rights =
- guaranteeing a human right
- faster turnover and more transactions
- speeding up economic growth
- increasing tax revenue.

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Implementing new technologies on LR?
Speed, ease, simplicity & efficiency of procedures

But:
- Profit for citizens & users?
- Damage for LR´s core function?
Why LRI?

Multiannual European e-justice action plan 2014-2018:

- TFUE
- Single access point to justice
- No intention to define new legal framework nor impact on national systems
LRI: meeting users’ expectations:

1. Providing information
2. Registering judicial decisions
INFORMATION:

- Not simply factual data / identification details

- **Legal entitlements** - KEY(national systems):
  - Production of information
  - Meaning and legal value
Registering of Judicial Decisions

- **Recognition & registration** (Regulations (EU) 1215/2012, 650/2012, 2015/848, 1103/2016 and 1104/2016)

- **Civil & criminal matters**

- **Fighting money laundering & judicial assistant to police investigations**

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LRI Utilities:

1. Reporting the information
2. Registering precautionary measures
3. Registering definitive court rulings
LRI enhances judicial cooperation in land registry matters

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LRI: instrument through which national Land Registries:

- Enhance fairness and effectiveness of judicial decisions in civil and criminal matters
- Prevention of fraud
- Effectiveness of civil/economic liability
- Fostering investment relying on juridical security

… across the EU
Thank you very much!

secretary.general@elra.eu