



Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 19-23, 2018



Online portals support European Interconnection of Land Registers

Washington DC, 21 March 2018

Rik Wouters
Managing Director EULIS
Vice Chair Bureau WPLA

www.eulis.eu

Programme



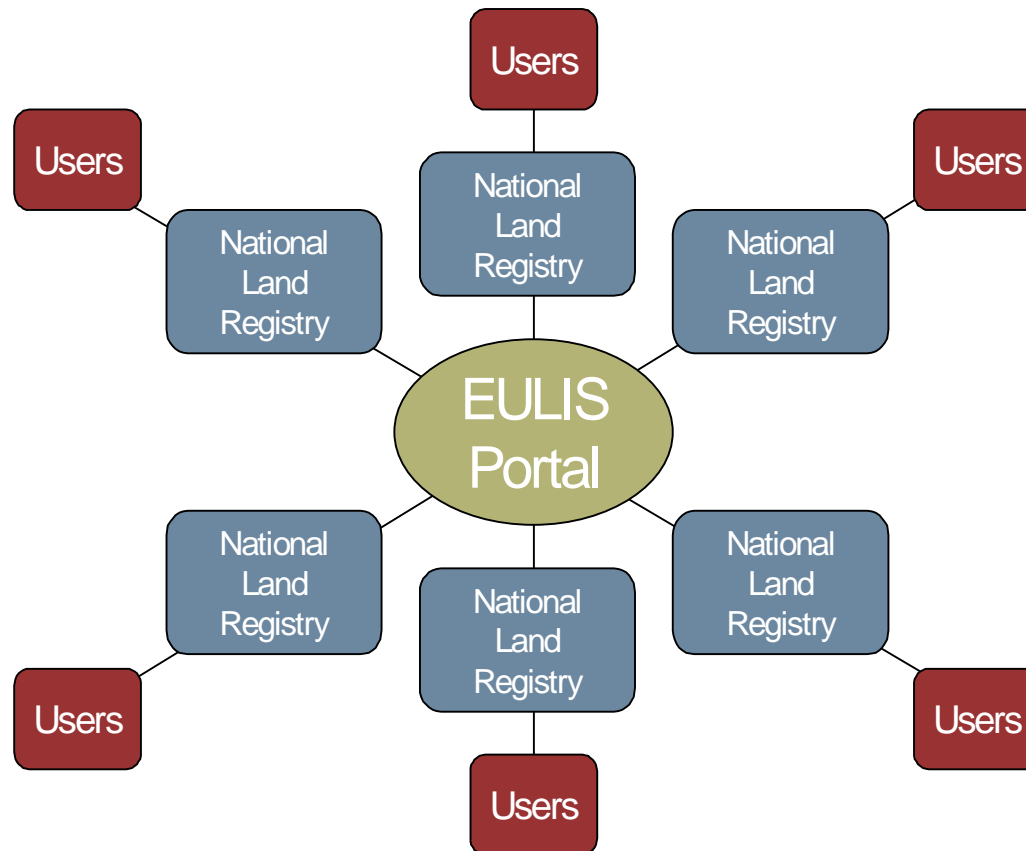
- Portal for Interconnection
- EULIS portal: key features
- Interconnection programme EU Commission
- Conclusions

Interconnection



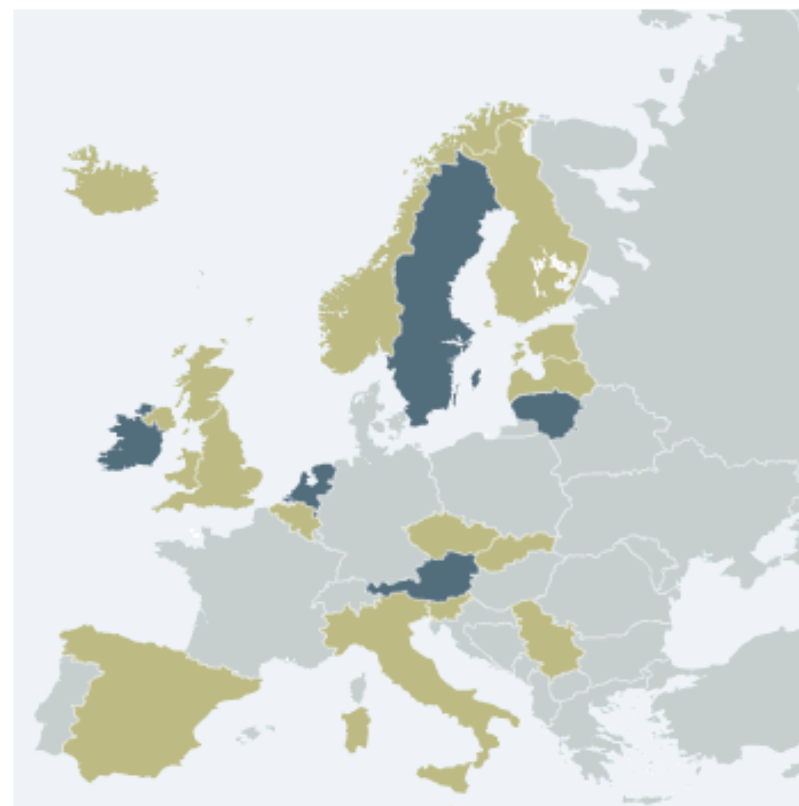
- Free movement of capital
 - EU principle
 - Cross border lending
- Strengthening competition
 - Mortgage Banks
 - Real estate agents
- Initiative of European leading LR's www.eulis.eu

General concept



What is EULIS?

- Facility to support legal certainty for real estate and mortgaging at European level
- The long term vision is to help create an environment:
 - to facilitate cross border lending
 - to facilitate transfer of title
 - to provide legal information
- EU Commission to take over and maintain the portal



EULIS

EULIS (European Land Information Service) provides direct access to official land registers in Europe.

EULIS provides an online service for professional, registered customers. Access to European Land Registers is supported by useful information on the local land registration environment and a glossary of terminology.

[Launch the service >](#) [Find out more](#)



Project LINE specifically aims to facilitate compliance with the requirements of the e-Justice programme in the area of land registration.

Latest news



EULIS and Redpill Sign Hosting Contract

Posted on 23/06/12



EULIS and ELRA invited to Round Table in Brussels

Posted on 25/07/12

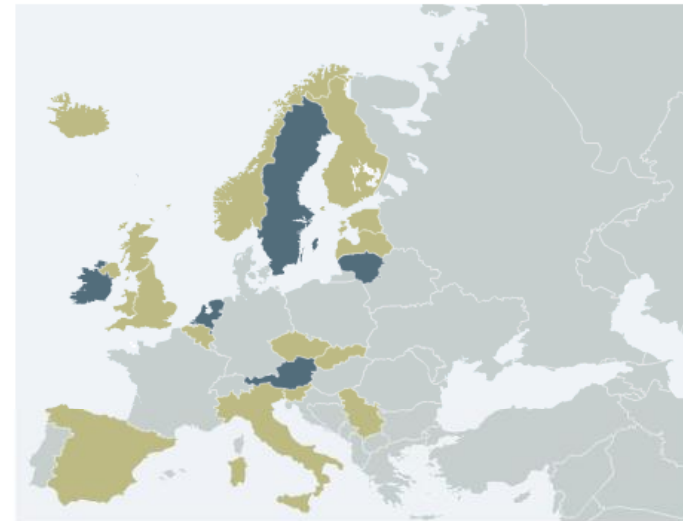


Rik Wouter appointed as new Managing Director EULIS

Posted on 28/06/12



Spain joins EULIS



Connected countries

Austria	<i>Bundesministerium für Justiz</i>
Ireland	<i>Property Registration Authority</i>
Lithuania	<i>Registru Centras</i>
Netherlands	<i>Kadaster</i>
Sweden	<i>Lantmateriet</i>

Pending countries

Belgium	Czech Republic	England and Wales
Estonia	Finland	Iceland
Italy	Latvia	Northern Ireland
Norway	Scotland	Serbia
Slovak Republic	Slovenia	Spain

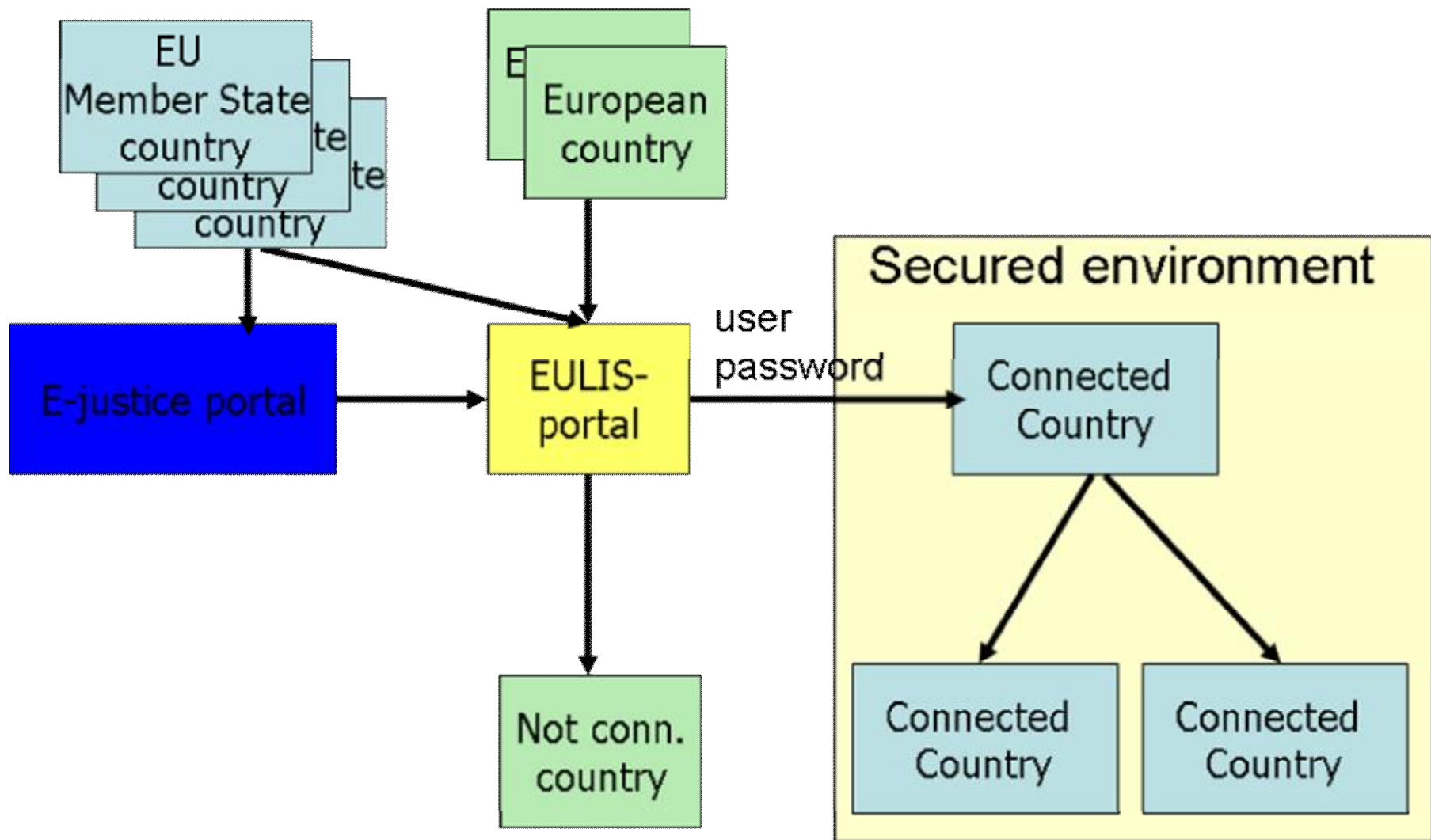
What is EULIS....service



- Quick access to search in land and property registers
- Retrieve information onscreen, direct from official land registers
- Relevant online reference information on the national land registry organisations and legal framework
- Glossary to explain terminology in all languages
- Easy access from desktop computer or laptop

www.eulis.eu

Portal schematic



What is EULIS: Glossary



eulis service > Netherlands >

Netherlands

Kadaster

Search land registry

RELEVANT INFORMATION:

- > What information is available?
- > How can I search?
- > The registration procedure and how it fits into the ongoing?
- > The legal effects of a transfer

ON THIS PAGE:

- 1. Who can apply for information
- 2. Where to obtain the information
- 3. How to obtain it

PRINT PAGE

How can I search?

1. Who can apply for information

There are no restrictions to be put on requests for information. Requests are free of charge, depending on the kind of information and the amount of data established by law.

The information reflects the legal situation at the moment of a purchase of its contents.

Only subscribers can get access to the documents in online. Researching not allowed.

2. Where to obtain the information

3. How to obtain it

Glossary

Open in new window

Turn a word in a new different thing to different and register all content in this to use TLIS definitions. Use this glossary to clarify the meaning of a term.

Find the definition of

Land in der Rechtsordnung, bestehend aus allmählich abgrenzter Fläche

And the Eulis definition is

Immovable property

Land or things that according to national legislation are real estate land.

Compare definition to that of another land registry

Österreichische Nationalbank

Immobilien, bestehend aus Grundstücken, Abhängigkeiten und den dazugehörigen Gebäuden, die als dauerhafte Sache betrachtet werden können.

Compare definition to that of another land registry

Dierrimmueble

Das sind die Sachen, die als dauerhafte Sache betrachtet werden können, bestehend aus Grundstücken, Abhängigkeiten und den dazugehörigen Gebäuden, die als dauerhafte Sache betrachtet werden können.

Who can use the portal?

Professional customers:

- Banks, lenders,
- Solicitors, legal professionals
- Estate agents
- Credit agencies, Auditors
- Enforcement agencies, police & investigative authorities
- Government departments

And last but not least

- Citizens



For what purpose?

- Leveraging value from information can differ between organisations, i.e.:
 - Second home searches
 - Business acquisition
 - Credit checks
 - Risk assessment
- Ultimately the service contributes to breaking down barriers and creating a more transparent Europe

Land Registers Interconnection (LRI)

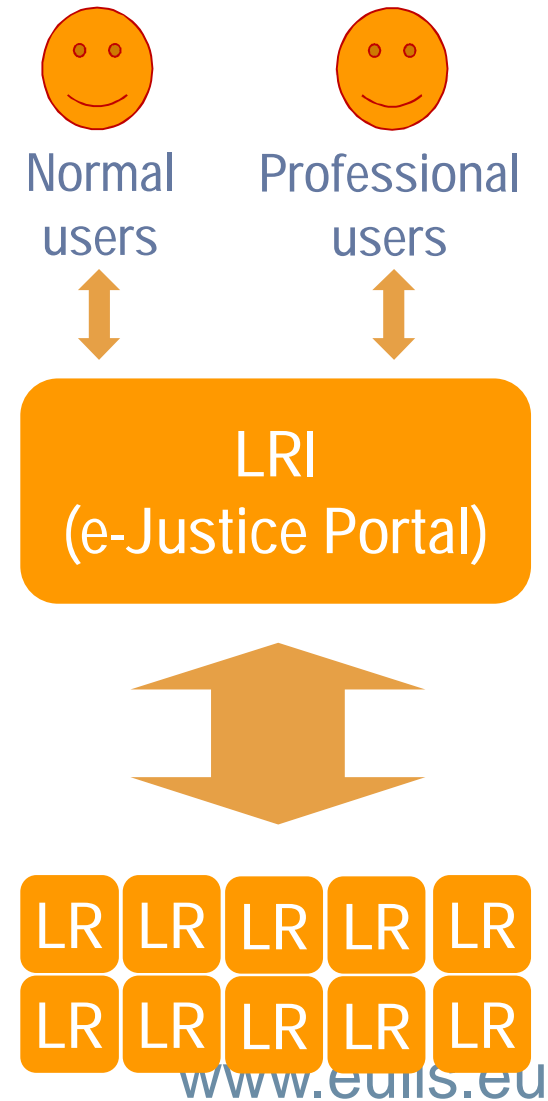
Overview milestones



1. Feasibility report on Interconnection September 2014
2. Decision of WP e-Justice January 2015: EULIS as basis for the Solution!
3. 18 EU countries support initiative and 12 wish to connect (2015)
4. Decision Commission to start project September 2015
5. High level architecture and functionality ready
6. Two expert meetings: January and October 2016
7. End of project incl connections mid 2018 (optimistic scenario)

Introduction

- **The Land Registers Interconnection system (LRI)** will form a single access point for the acquisition of property-related information from participating Member States.
- **Normal users and professional users** will be able to search and retrieve property information via a multi-lingual interface within the e-Justice Portal.
- **The project** involves the establishment of communication channels and services between LRI and the national/regional Land Registers (LR) of all participating Member States.



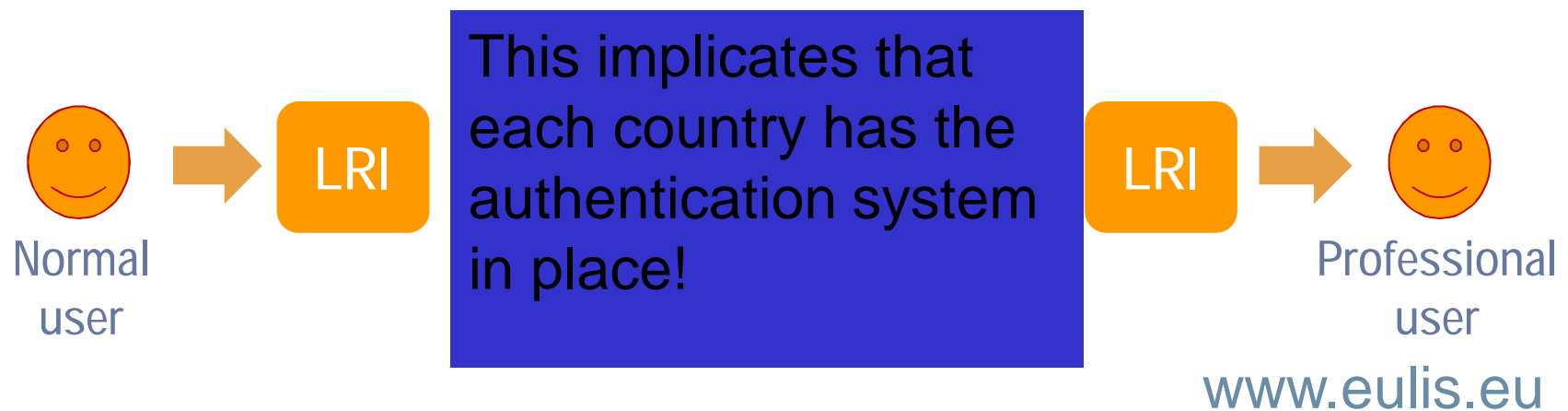
- User will access portal via E-Justice

The screenshot shows the E-Justice portal interface. At the top, there are logos for 'europa.eu' and 'eUROPEAN JUSTICE', along with a search bar and navigation links like 'Home', 'Recent updates', and 'Login'. A left-hand navigation menu lists various legal topics, with 'Registers' highlighted by an orange arrow labeled '1'. The main content area features a blue banner about the portal's purpose, a yellow 'ECAS' login box, and several topic cards for 'Citizens', 'Businesses', 'Legal practitioners', and 'Judiciary'. A large blue box highlights the 'Registers' section, which includes 'Business registers', 'Land registers', and 'Insolvency registers', with an orange arrow labeled '2' pointing to it. At the bottom right, there is a 'European Judicial Network in civil and commercial matters' logo and the URL 'www.eulis.eu'.

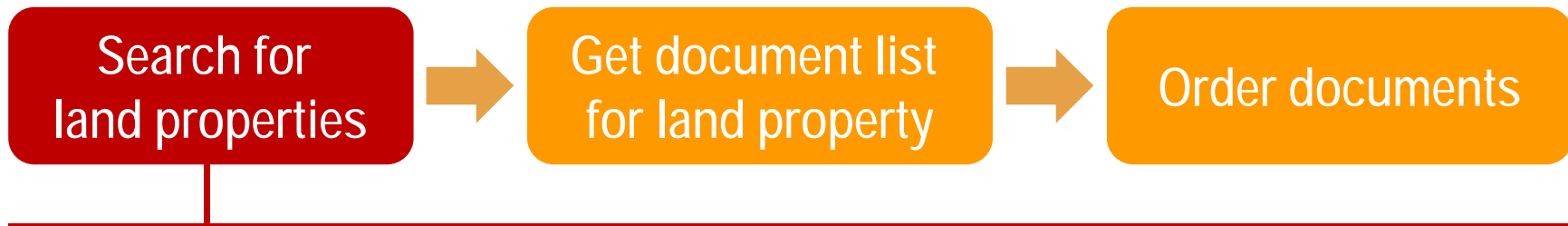
Professional users

EUROPEAN LAND INFORMATION SERVICE

- Professional users must authenticate themselves as professionals in order to access more information than other users.
 - In LRI, the user will select a Professional Authentication System of a MS.
 - The system will redirect the user to the selected Professional Authentication System where the authentication takes place.
 - The Professional Authentication System will return a confirmation of authentication to LRI.



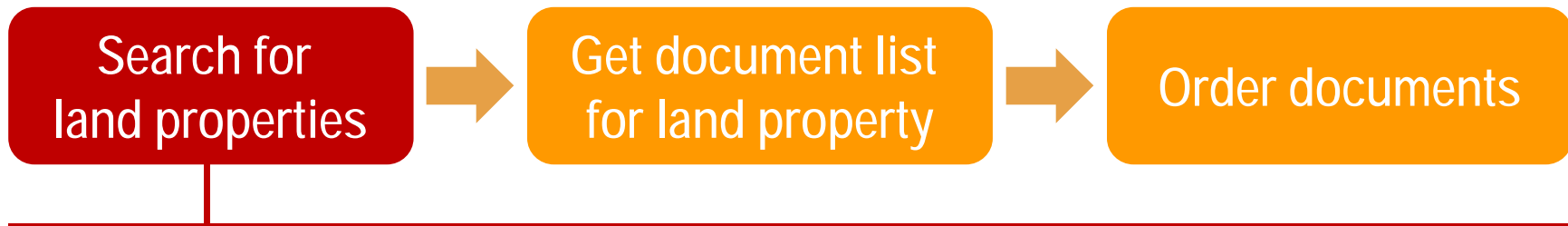
Basic LRI flow



•Search options:

- w Search in all Member States
 - by property owner
- w Search in specific Member State
 - by property owner, property ID, address or coordinates
- w Search in specific Land Register
 - by property owner, property ID, address or coordinates

Basic LRI flow



• Search fields (when searching in specific Member State or LR):

w Owner (Individual)

- Person ID
- First name
- Middle names
- Surname
- Date of Birth

w Owner (Company)

- Company ID
- Company name

▪ Address

- Municipality
- Street name
- House number
- Building name
- Postal code
- Coordinates
- Longitude
- Latitude

w Property ID

- Property ID
- Inspire ID
- Regional ID
- Parcel ID
- Cadastre ID

Basic LRI flow




- The user will select a property from the search results to retrieve more details, as follows:
 - Property ID
 - Property Address
 - Available documents (different for each Member State / Land Register)
 - Document ID, Title, Description, Languages, Format, Price, Size, Publication date, Immediate delivery, Disclaimer, Attachments required (yes/no), Attachments description

Screen shot LRI-portal

Documents

This page presents documents of one property.



Property ID

Property ID	1000	Regional ID	1200
Inspire ID	1100	Parcel ID	1300
Cadastral ID	1400		

Property address

Country	Austria	Province	West Flanders
Municipality	De Haan	Postal Code	8420
Street Name	August Pauwelslaan	Floor Number	2
House Number	2	Apartment Number	3
Building Name	Rokelare		

Documents

[+ Add to shopping cart](#)

<input type="checkbox"/>	Title	Price	Document ID	Immediate Delivery	Further details
<input type="checkbox"/>	Document 1	10 EUR	1000		View Details
<input type="checkbox"/>	Document 2	15.30 EUR	2000		View Details
<input type="checkbox"/>	Document 3	Free	3000		View Details

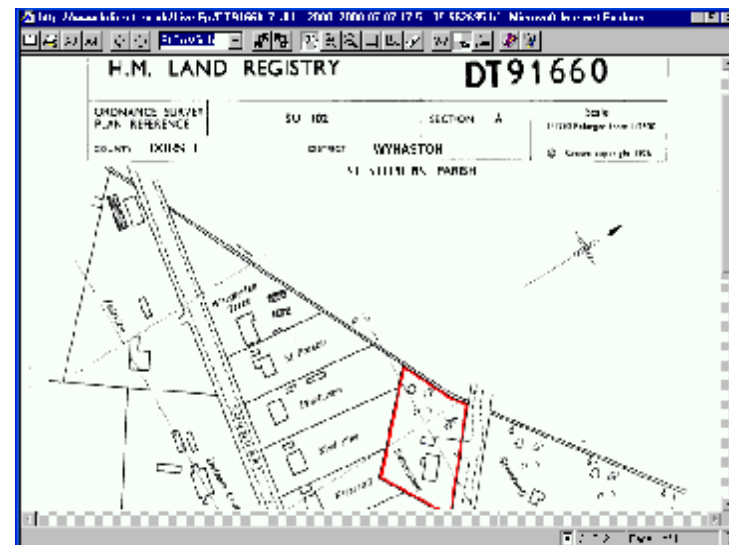
3 records found, displaying all records. Page **1**

Number of results per page:

Information products

Kadastraal object			
Kadastrale aanduiding:	HAARLEM II R. 352		
Grootte:	2 a 7 ca		
Coördinaten:	103589-486226		
Omschrijving kadastraal object:	WONEN		
Locatie:	Crayenestervaen 61 2012 TJ HAARLEM		
Koopsom:	€ 737.500	Jaar:	2008
Ontstaan op:	24-11-1987		
Publiekrechtelijke Beperkingen			
BESLUIT OP BASIS VAN MONUMENTENWET 1988			
Betrokken bestuursorgaan: DE STAAT (ONDERWIJS, CULTUUR EN WETENSCHAPPEN)			
Ontleend aan:	4 16275/ 9	d.d.	15-12-1999
<hr/>			
Gerechtigde			
1/2	EIGENDOM		
De heer LEONARDUS PETRUS THEODORUS NEDERPELT			
Crayenestervaen 61			
2012 TJ HAARLEM			

Excerpt from the land register (source: NL-Kadaster)



Excerpt from the cadastral index map (source: HMLR England)

Our observations



- LRI-portal including connections by mid of 2018
- Authentication: circle of trust or asynchronous!!
- Payment: credit card. Monthly invoicing requested
- User-dialogue more complex than in EULIS
- Reports available in English; as made available by country
- Advice EULIS: working group for optimising user-interface
- NB: Grants available for connection covering 80% of costs

Conclusions



- The EULIS portal has proved to be a very **important service** for all kind of cross border activities and for various groups of professional users all over Europe.
- The attractiveness of the portal is dominated by the **number of (large) countries** connected to the portal. Users find bilateral alternatives if the number of countries is less than 10 or when large economies like England are not connected to the portal.
- Apart from the integration, future developments will focus more on **customer needs and requirements**. Simply providing data via a portal is not enough. The kind of information available is more important as market research proved.
- Additional information needs, pertain to location bound information, tax and market values of properties, land use type, zoning plans, topographic maps, etc.
- The portal can not only be seen as a piece of infrastructure. It is also important to maximize its use and it is therefore more important to **stimulate national land registers and cadastre organisations to provide information for cross border use** and to find out what kind of information really serves the public.

www.eulis.eu

Thank you for your attention

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