

# EULIS: What will bring the future?

CLGE General Assembly 2015

Limassol, Cyprus

Rik Wouters  
Managing Director EULIS EEIG

[www.eulis.eu](http://www.eulis.eu)

# Agenda



- Introduction
- Service and products
- Integration e-Justice portal
- Projects
- Future strategy

[www.eulis.eu](http://www.eulis.eu)

# Member meeting in London

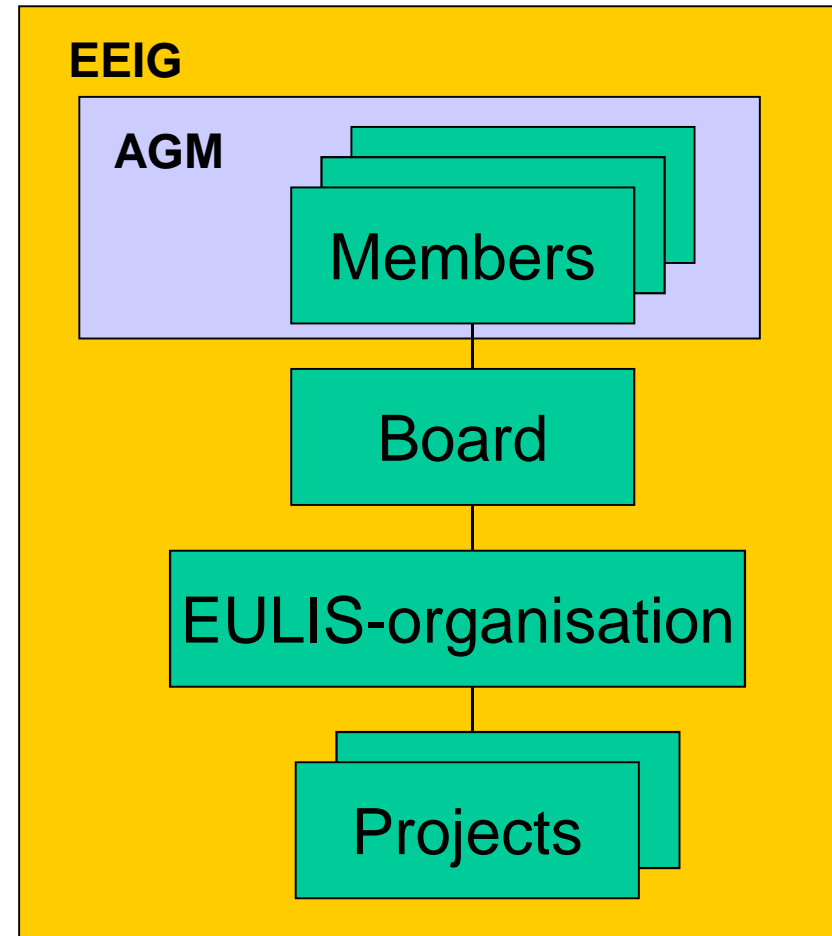


[www.eulis.eu](http://www.eulis.eu)

# Who is who?

- Member Organisations
- Board (5 persons)
- Organisation
  - Managing director
  - Business/IT expert
  - Secretariat
  - Administration
  - Accountant
- Project staff

NB Members pay contribution.



# Member organisations

Nr	Member Country	Organisation	Membership
1	Austria	<i>Bundesministerium für Justiz / Federal Ministry of Justice</i>	Level-4
2	Czech Rep	CUZK, Český úřad zeměměřický a katastrální / State Administration of Surveying, Mapping and Cadastre	Level-1
3	England and Wales	<i>Land Registry</i>	Level-4
4	Estonia	E-KINNSTUSR / Centre of Registers & Information Systems	Level-1
5	Finland	Maanmittauslaitos/National Land Survey of Finland	Level-4
6	Georgia	NAPR, National Agency of Public Registry	Level-1
7	Hungary	Ministry Rural Development Dept Land Administration	Level-1
8	Iceland	Þjóðskrá Íslands /Registers Iceland	Level-1
9	Ireland	<i>Property Registration Authority</i>	Level-4
10	Lithuania	Valstybės įmonė Registrų centras / State Enterprise Centre	Level-4
11	Macedonia	<i>Agency for Real Estate Cadastre</i>	Level-2
12	Moldova	State Enterprise Cadastre	Level-1
13	Netherlands	Kadaster / Cadastre, Land Registry and Mapping Agency	Level-4
14	Norway	Ambita AS	Level-1
15	Poland	Ogólnopolskie Stowarzyszenie Referendarzy Sądowych / National Association of Judicial Officers	Level-1
16	Romenia	Agentia Nationala de Cadastru si Publicitate Imobiliara / National Agency for Cadastre and Land Registration	Level-1
17	Scotland	<i>Registers of Scotland</i>	Level-4
18	Slovenia	Vrhovno Sodišče Republike Slovenije / Supreme Court of the Republic of Slovenia	Level-1
19	Spain	Colegio de Registradores de la Propiedad, Mercantiles y de Bienes Muebles de España / Association of Registrars of Property, Commercial and Movable Property in Spain	Level-4
20	Sweden	<i>Lantmateriet / Swedish Mapping Cadastral &amp; Land Registry</i>	Level-4

# What is EULIS?...Vision

- European Economic Interest Group:  
NGO not-for-profit
- EULIS' ambition is to be the first call for European land and property information
- The long term vision is to help create an environment:
  - To facilitate cross border lending
  - To facilitate transfer of title
  - To provide legal information



# Who can use EULIS?

## Professional customers:

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





# What can the service be used for?



Value from information can differ:

- Second home searches
- Business acquisition
- Real estate development project
- Credit checks
- Risk assessment

Ultimately the service contributes to breaking down barriers and creating a more transparent Europe.

[www.eulis.eu](http://www.eulis.eu)



# What is EULIS?...service

EUROPEAN LAND INFORMATION SERVICE




















EULIS offers direct, easy, online access into member land registers and cadastral organisation across Europe



Site is updated continuously and may lack content during this time.

[» Home](#)

## Select a land registry

	<a href="#">Austria</a>	Bundesministerium für Justiz
	<a href="#">Belgium</a>	Patrimoniaire documentation
	<a href="#">Czech Republic</a>	Český úřad zeměměřický a katastrální
	<a href="#">England and Wales</a>	Land Registry
	<a href="#">Estonia</a>	Kinnistusraamat
	<a href="#">Finland</a>	Maanmittauslaitos
	<a href="#">Iceland</a>	Þjóðskrá Ísland
	<a href="#">Ireland</a>	Property Registration Authority
	<a href="#">Italy</a>	Land registry
	<a href="#">Latvia</a>	Cadastre Information System
	<a href="#">Lithuania</a>	Registru Centras
	<a href="#">Netherlands</a>	Kadaster
	<a href="#">Norway</a>	Norsk Eiendomsinformasjon
	<a href="#">Scotland</a>	Registers of Scotland
	<a href="#">Serbia</a>	Republic Geodetic Authority (RGA)
	<a href="#">Slovakia</a>	Land registry
	<a href="#">Slovenia</a>	Zemljiska knjiga
	<a href="#">Spain</a>	Colegio de Registradores de la Propiedad
	<a href="#">Sweden</a>	Lantmäteriet

### Log in to the service

*(If you have an account with a land registry)*

#### Choose your land registry

Please select

[Proceed to land registry login »](#)

### Select a service

You must be a European Professional to become a licensed user. Follow the steps below to find out how you can create an account.

[Sign up to use the service »](#)

[Show glossary](#)

[www.eulis.eu](http://www.eulis.eu)

landdirect.ie

An online service from  
the Property Registration Authority

eulis  
EUROPEAN LAND INFORMATION SERVICE

[main menu](#) [view folio](#) [map search](#) [request certified copy](#) [app search](#) [help](#) [logout](#)

Welcome to EULIS Ireland

Choose a Service

Persons using any of these Services are deemed to have read and accepted the [Disclaimer and Conditions of Use](#).

[View or Print Folio \(Title Record\)](#)

[Locate by Map or Property Address](#)

[Request Official Certified Copy Document](#)

[Search for an Application](#)

[View Reference Information for EULIS Ireland](#)

EULIS main page  
in the Irish  
internet portal



# What is EULIS: reference information

## Netherlands

Kadaster

Contact land registry

Search land registry

PRINT PAGE

### How can I search?

#### REFERENCE INFORMATION:

- > What information is available?
- > How can I search?
- > The registration process and how it fits into conveyancing?
- > The legal effects of information

#### ON THIS PAGE:

- [Who can apply for information](#)
- [Where to obtain the information](#)
- [How to obtain it](#)
- [Excerpt from Land Register or Book](#)
- [Most common spelling errors in search entry](#)

#### 1. Who can apply for information

There are no restrictions to the public to apply for information from the Kadaster and Land Register. A fee has to be paid, depending on the kind of information which is requested. The amount of fee is established by law.

The information reflects the legal status at the moment of issuing the information, there is no guarantee of its correctness.

Only subscribers can get access to the automated information. Kadaster On Line (KOL)

Reselling not allowed.

#### 2. Where to obtain the information

#### 3. How to obtain it

Show glossary

# What is EULIS: Glossary



Eulis service Netherlands

## Netherlands

Kadaster

Search land registry

### REFERENCE INFORMATION:

- > What information is available?
- > How can I search?
- > The registration process and how it fits into conveyancing?
- > The legal effects of information

### ON THIS PAGE:

1. [Who can apply for information](#)
2. [Where to obtain the information](#)
3. [How to obtain it](#)
4. [Excerpt from Land Register or Book](#)
5. [Most common spelling errors in search entry](#)

PRINT PAGE

## How can I search?

### 1. Who can apply for information

There are no restrictions to the public to apply for information in the Land Register. A fee has to be paid, depending on the kind of information. The amount of fee is established by law.

The information reflects the legal status at the moment of its registration. It does not guarantee its correctness.

Only subscribers can get access to the automated information. Reselling not allowed.

### 2. Where to obtain the information

### 3. How to obtain it

Hide glossary

## Glossary

Open in new window

Terms sometimes mean different things to different land registries. All content on this site uses EULIS definitions. Use this glossary to clarify the meaning of a term.

Find the Austria definition of

Unbewegliche Sache

Land (including lakes and rivers) plus all what is permanently connected to it

And the Eulis definition is

Immovable property

Land and things that according to national legislation are treated as land.

Compare definition to that of another land registry

Netherlands

Onroerende zaken

The land, which includes quarrying, plantings and the structures and buildings that are permanently connected with the land.

Compare definition to that of another land registry

Spain

Bien Inmueble

The following are immovable property, and therefore real rights over them can cause an entry in the Land registry Books. Land, buildings, and constructions of all kinds which are joined to the ground. Also, mines, quarries and dumps, while their matter remains joined to the source, and flowing or stagnant waters. Docks and constructions which, even if they are destined for

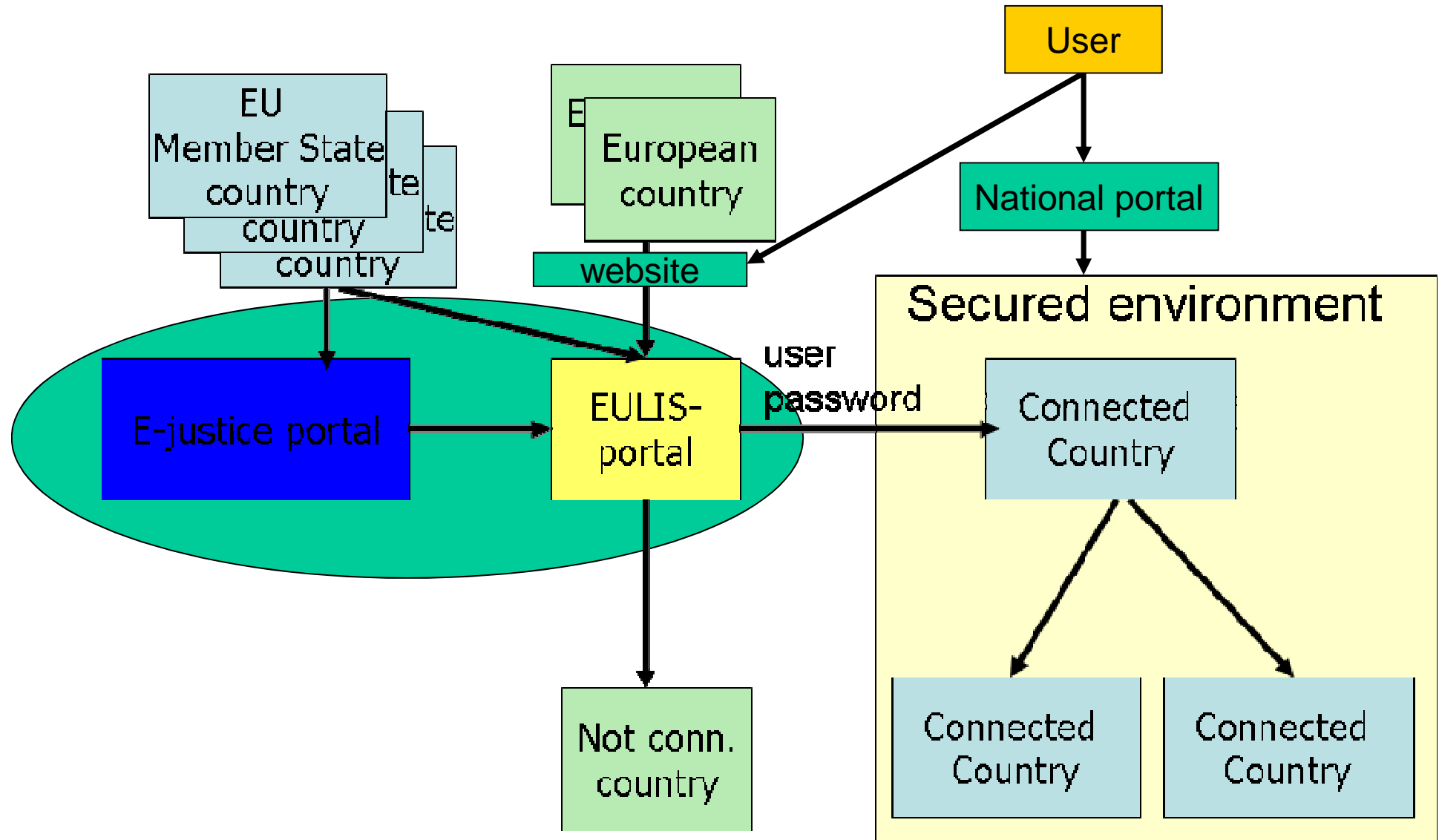
# Integration EULIS and e-Justice

- DG Justice carried out feasibility study on interconnection and integration
- EULIS involved in all stages (ToR, kick off, workshop in Brussels, report review, etc)
- EULIS prepared a positioning paper
- 18 EU members support interconnection and 12 participate in a pilot
- DG Justice decided based on the positive outcome to:
  - Start a project for the integration
  - Carry out pilot for the interconnection
  - Use EULIS as the basis for the future portal

# Pilot connections

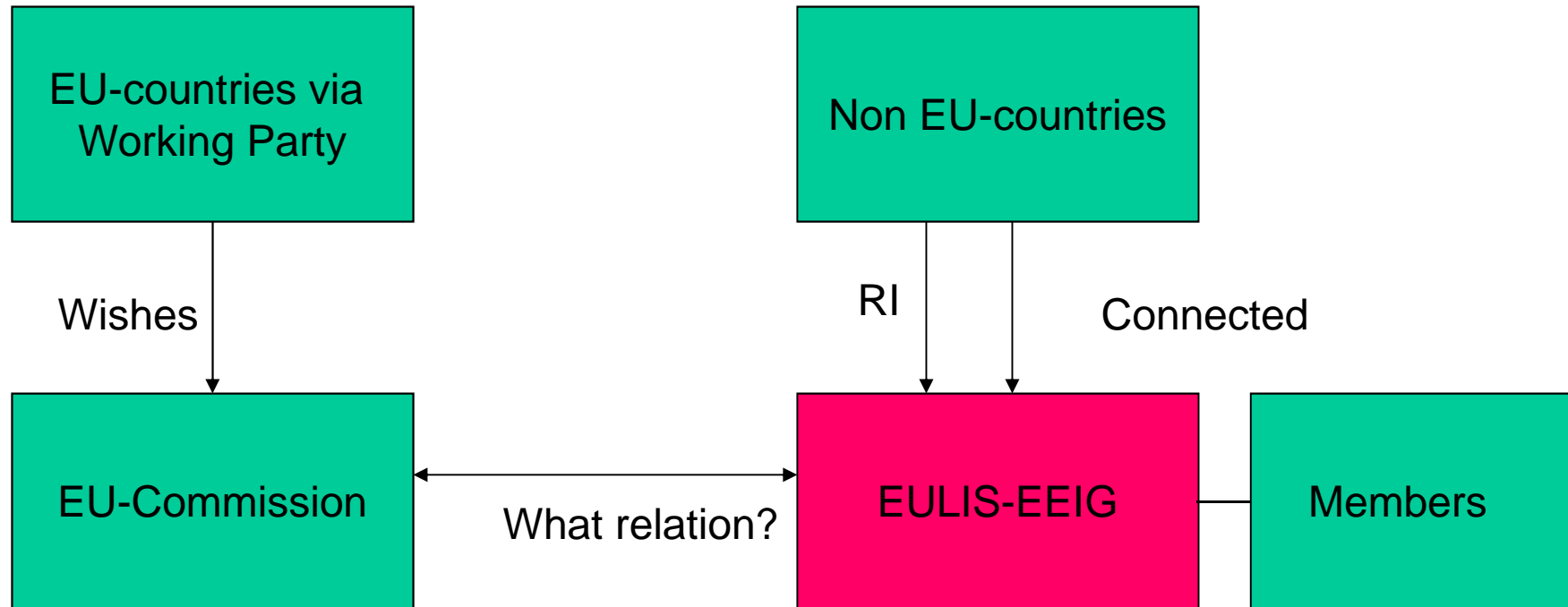
- 12 Member States willing to participate in the EU-pilot project:
  - Existing connections: AT, IE, LT, ES, SE, NL
  - New connections: EE, BG, FI, LU (cadaster), PT and (N-Ireland)
- And more are interested
  - Croatia is in principle interested but not yet able to participate.
  - Malta, Latvia, Hungary and Romania have indicated interest possibly in the future
  - England & Wales: potential reconnection
  - Macedonia: potential connection
- NB: Improve existing connection (see overview of Gerard Leenders) notably Spain and Austria

# Portal architecture (schematic)





# EULIS Integration



Question:  
Will there be an EULIS-EEIG  
And if yes what will be its role?

# Projects and proposals



- Operating grant DG Justice
  - partnership for 3 years with Commission
  - Budget €450.000
  - Extend connections and intensify contact user groups
- IMOLA
- LEGEO
- ELF
- Marine Cadastre: initiative Common Vision group
- IMPULS: initiative EULIS to connect Balkan

# IMOLA Project



Prime goal: European standard property certificate

Challenge: legal diversity of the European LR systems

-title/deed; property law, privacy law

Specific questionnaire to zoom in on these diversity

-Functional and technical part

Basic structure: template of the certificate

Front page=name of LR, name of applicant, etc

Bloc A= Description of property

Bloc B= Owner; title, long lease, apartment right

Bloc C= Mortgages, encumbrances, restrictions, etc

To deal with diversity:

Per bloc: fixed fields and standard variable fields

[www.eulis.eu](http://www.eulis.eu)

# IMOLA Extended certificate



Optional: Extended Certificate or Standard Property Report

Supplementary information:

- Sales price, market value, tax value, landuse, etc)
- Information on private restrictions

But also complete documents in annex

- Copy of Land Registry folio
- Extract from Cadastre Maps
- Technical passport from surveyor
- Zoning plan for property

And also

- Reference information to explain content

[www.eulis.eu](http://www.eulis.eu)

# IMOLA : notarial deed

 **REGISTRO DE LA PROPIEDAD N° 6 DE GRANADA**  
C/ Orfeta, 13, s/nº 1º - 18012 - GR. 11 - PAB. 908 20 92 19  
Correo: [granada6@registrodepropiedad.es](mailto:granada6@registrodepropiedad.es) - 18014 Granada  
Completación CSV - <https://www.registros.org/sov>

REGISTRO DE LA PROPIEDAD  
N° SEIS DE GRANADA

NOTA SIMPLE INFORMATIVA

Ref: 7416123








DATOS DE LA FINCA

FINCA DE MORACIL N.º: 12616  
EDUFIR N.º: 18022070868991  
Tomo: 1850 Libro: 168 Folio: 29 Inscripción: 3 Fecha: 07/01/2004

DESCRIPCIÓN: URBANA. NÚMERO TRECE, piso ÁTICO B, en la planta ático del edificio en el término municipal de Monachil, calle Avila, sin número de edificación. Tiene su acceso por pasillo de distribución. Tiene una superficie útil de setenta y nueve metros y treinta y ocho decímetros cuadrados, y construida con parts proporcional de elementos comunes de ciento once metros y setenta y dos decímetros cuadrados, distribuida en diferentes dependencias y servicios. LINDA, teniendo en cuenta su acceso: Frente, pasillo de distribución, hallera de escalera y piso letra A de su misma planta; Izquierda entrando, aires de la calle Maestro Maguero; Derecha entrando, aires de la calle Avila; y Fondo, aires de la parcela ciento dieciséis, de Antonio Salcedo Fernández. Tiene como ANEXOS privativos lo siguiente: **APARCAMIENTO NÚMERO UNO**, situado en la planta octavo del edificio; se accede al mismo desde el pasillo y zona de maniobras. Tiene una superficie útil de dieciocho metros y veintinueve decímetros cuadrados; y construida, con parts proporcional de elementos comunes, de treinta y seis metros y cincuenta y tres decímetros cuadrados. LINDA, teniendo en cuenta su acceso: Frente, pasillo y zona de maniobras; izquierda entrando, muro que lo separa del subsuelo de la calle Avila; derecha, aparcamiento número dos; y Fondo, muro que lo separa del subsuelo de la parcela ciento dieciséis, de Antonio Salcedo Fernández. **TRASTERO NÚMERO CINCO**, situado en la planta sótano del edificio; se accede al mismo desde el pasillo y zona de maniobras. Tiene una superficie útil de cinco metros y ochenta decímetros cuadrados; y construida, con parts proporcional de elementos comunes, de siete metros y cinco decímetros cuadrados. LINDA, teniendo en cuenta su acceso: Frente, pasillo y zona de maniobras; Izquierda entrando, trastero número dos; Derecha, aparcamiento número diez; y Fondo, muro que lo separa del subsuelo de la parcela ciento cuarenta, de Francisco Molina Montoya. **NOTA:** Diez enteros setecientos dieciséis milésimas por ciento.

REFERENCIA CATASTRAL: NO CONSTA.

TITULARIDAD

Los cónyuges  y , con N.I.F. números  y , respectivamente, mayores de edad, casados en régimen de gananciales, son titulares con CARACTER GANANCIAL, del pleno dominio de la totalidad de esta finca, en virtud de la escritura de compraventa otorgada en GRANADA ante  el 22 de octubre de 2003, según la inscripción 3ª, obrante al folio 29 del Libro 168, Tomo 1.850 del Archivo, de fecha 7 de Enero de 2004.

CARGAS

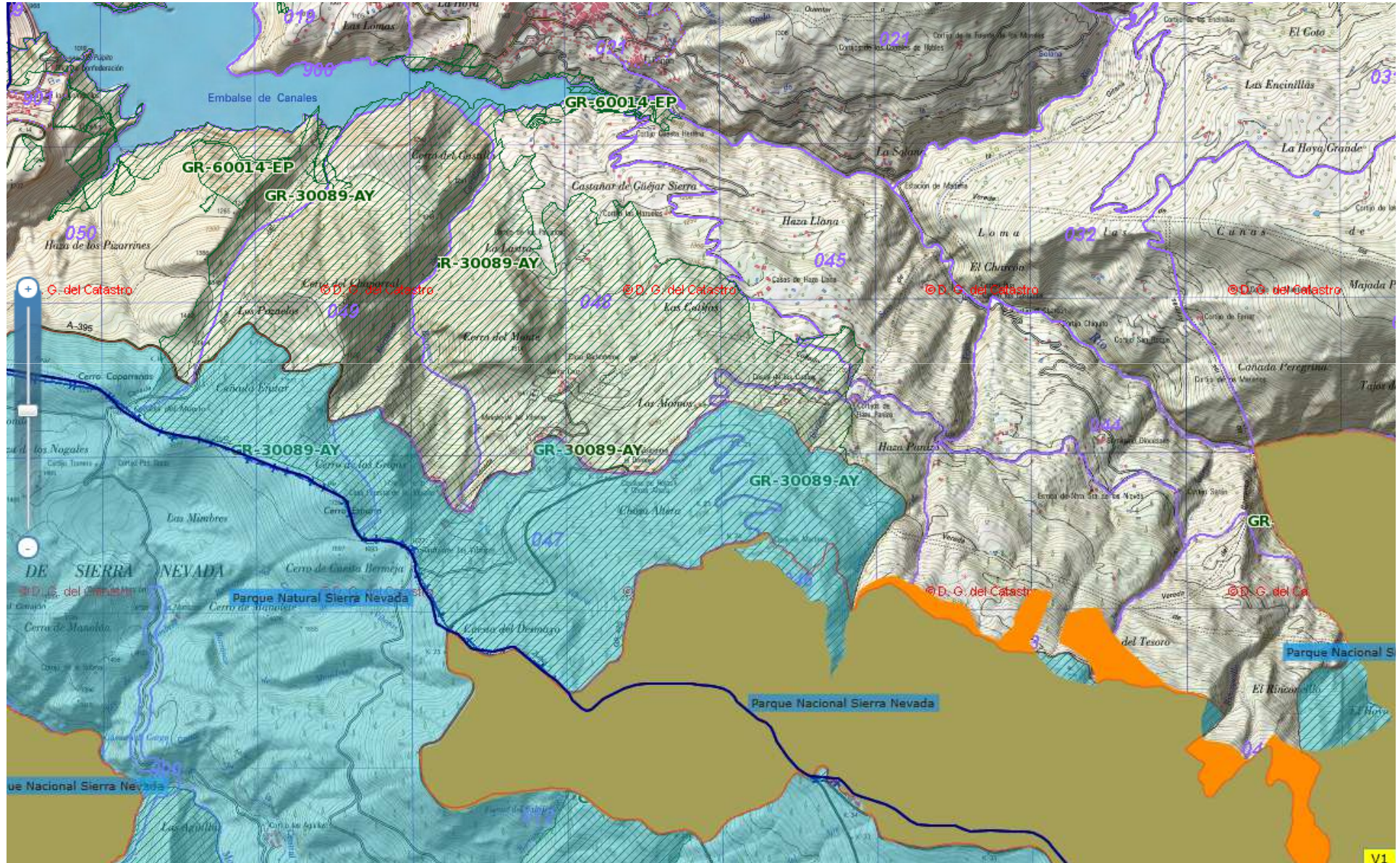
- Otras. POR PROCEDENCIA DE LA FINCA N.º: 8/3011 ASIENTO: 8 TOMO: 1326 LIBRO: 91 FOLIO: 28 FECHA: 22/07/2003. La licencia de obras, a cuyo amparo se está construyendo el edificio, está condicionada a la licitación de la correspondiente licencia de actividad de los garajes.

- AFERCIÓN. AUTOLIQUIDAD DE TRANSMISIONES. Nota número 1 al margen de la inscri/anot. 1, de fecha 22 de Septiembre de 2003, al folio 29, del Libro 168 de Granada N.º 6, Tomo 1850 del Archivo. AFERCIÓN durante el plazo de CINCO AÑOS a partir de hoy, al pago de las liquidaciones que constan al margen de la inscripción extensa. Granada, 22 de Septiembre de





# IMOLA : zoning plan





## LEGAL status of GEO-information

- Initiative EULIS, Univ of Maastricht and NL-Kadaster
- Focus on cases where legal and cadastral boundaries give conflicts and differences in interpretation
- Countries of study BE, NL, LU, GE

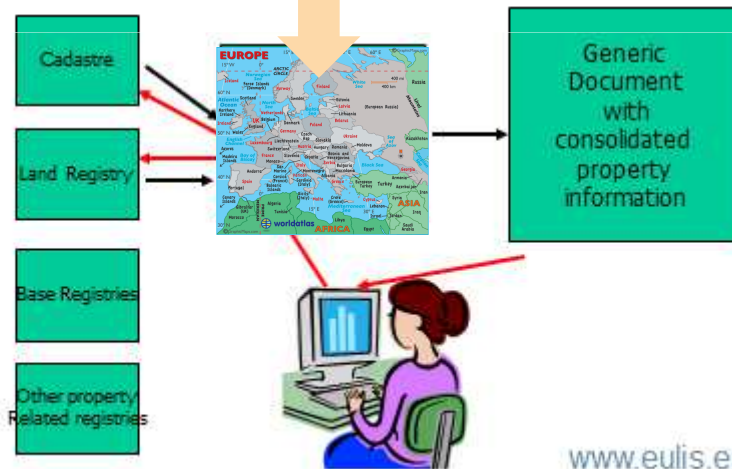
## Result:

- Analysis property legislation
- Analysis registration and practical situations
- Fact sheets explaining semantics in 4 countries
- Extended case book and glossary of terms

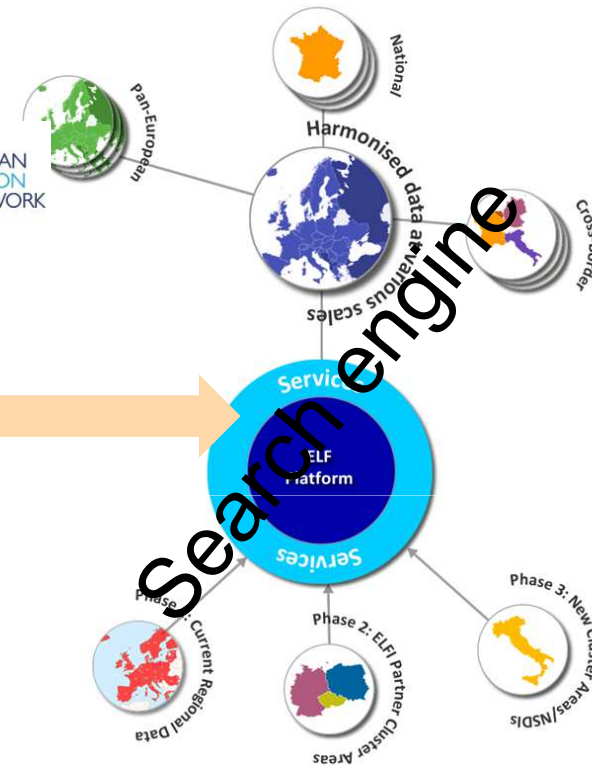
# ELF-project: Map entry



Extend service (3/3)  
Future: Map entry facility



[www.eulis.eu](http://www.eulis.eu)



[www.eulis.eu](http://www.eulis.eu)

# ELF-project



3 Use-cases developed:

1. Start in EULIS → search by map in ELF
2. Start in ELF → get legal information from EULIS
3. Start in EULIS → get additional map information via ELF

NB: ELF will try to find budget for construction of solution

[www.eulis.eu](http://www.eulis.eu)

# Strategy 2015-2017

- Strengthen EULIS-organisation
- Integration and Interconnection
- Further extension of services
- More connected members!!
- Strengthen ties with the end users

Together we are stronger....but also more effective and cheaper



**Thank you for your attention!**

Info: [rik.wouters@kadaster.nl](mailto:rik.wouters@kadaster.nl)

[www.eulis.eu](http://www.eulis.eu)