

Reference Data	
Summary	
<b>ID</b>	LI01
<b>Initiative</b>	EULIS
<b>Short description</b>	Key terms and template for reference data in the context of EULIS in order to facilitate the understanding of cross-border data.
<b>Owner</b>	EULIS consortium based on transnational cooperation
<b>Contact</b>	Gerard.Leenders@kadaster.nl
<b>Type</b>	Framework
<b>Sub-Type</b>	Specification
<b>Context</b>	Cross-border
<b>Base Registry type</b>	Land
<b>Operating model</b>	The template for Reference Data aims to be used though all the related stakeholders in order to gather the data definitions from each Member State.
<b>IPR</b>	Not applicable as Reference Data is available for everyone for free.
<b>Status</b>	Operational
More details	
<b>Aggregated business need</b>	ABN – 1 Need for common understanding of data entities ABN – 9 Need for controlled vocabularies
<b>Functionalities</b>	<p>Rules on national descriptions - issues that should be included in national descriptions of the placeholder concept:</p> <ul style="list-style-type: none"> <li>- The changes to the original EULIS Glossary concepts are expressed in square brackets [ ]. These may include that the very concept has been changed for lingual reasons; mostly replacing the English legal concepts with generic ones, or the definition has been slightly adjusted with new wording. However these slight adjustments generally do not change the meaning of previous EULIS concepts but aim to give a more precise term for a placeholder concept or definition in common language. Remove the EULIS concepts that are not included in the table below.</li> <li>- [ ]* shows that the placeholder concept has been added as a new concept compared to EULIS Glossary.</li> <li>- Regarding the rules on national descriptions the issues listed should be included or added in the national descriptions as complementary to the existing versions of national glossaries. The rules aim to a more</li> </ul>

standardized structure to the glossary thus further enhancing the existing EULIS Glossary. To provide a consistent content to the glossary it is recommended that the issues presented in the rules are placed first in the national descriptions.

Design/Architecture	Placeholder	Definition	National synonym	Rules on national descriptions
	Immovable property [*]	Land and things that according to national legislation are treated as land		State which objects are to be considered immovable and whether buildings and devices attached to land belong to the immovable object.
	Full ownership [replacing the English legal term Freehold ]	The most comprehensive right a person, the owner, can have over property (dominium)		
	Estate [*]	A concept, deriving from feudal ideas, that is now peculiar to the Common Law system (as used in England and Wales and Ireland). It describes the package of rights that a landowner holds in relation to his or her land. A freehold estate may be regarded as equivalent to full ownership of the land.		
	Real right [*]	A right relating to land that is binding on third parties even if they are unaware of it. (ius in rem)		
	Condominium [*]	An arrangement whereby of a piece of land (or facility) is co-owned, divided into units exclusively used by individual owners, and		Explain whether such ownership exists

	common areas jointly owned by the unit owners.		
Right to build [ ]*	A right to have building or construction on, over or under someone's land including right to build such a building or construction.		Explain if separate ownership of the land and the buildings exist.
Title	Proof of right related to land [A new wording ]		Explain whether title or deeds system is applied, and how ownership or evidence of ownership is proven e.g. if registration constitutes the right or the evidence of right is shown some other way.
Leasehold	The right to possess immovable property for an agreed period of time in return for an agreed consideration [A new wording ]		Explain if the leasehold right has a third party effect and whether it can be mortgaged.
Sub lease	A lease granted by a lessee.		
Lessor	A person who grants a lease.		
Lessee	A person to whom a lease is granted.		
Rent	A periodical payment of money or other value which is due in exchange for a temporary right of use. [A new wording ]		
Bare ownership [ ]*	Ownership burdened with real rights		Explain which conditions result to bare ownership, e.g. if bare ownership is

			resulted by limitations of usufruct or other reasons
	Co-ownership	Where two or more people own the same property	Explain if ownership is recorded in shares and if these can be transferred independent of other co-owners.
	Remarks [Cautionary remarks replaced by Remarks]	Notice with additional information such as notice or caveat of actions concerning the right or the plot [A new wording ]	Explain if information such as on execution, precautionary measures and the bankruptcy of the titleholder or preventive annotations are registered or not, as well as other information on rights and encumbrances, if they by virtue of law are to be notified to the register authority, and shall be entered into the register.
	Guarantee for register information	Responsibility of register authorities to compensate for losses incurred by wrong information	Which information the guarantee applies to (ownership/title, deeds/conveyance, mortgage information). Explain if entry in Land Register is deemed public knowledge and the time delay for that (usually the next weekday). Where to address the claims?
	Easement	A right attached to one parcel of land to use or limit the benefits of another parcel of land [A new wording ]	Explain if the easement is registered on the dominant or servient tenement (positive or negative easement). Can temporary or personal rights on land be registered?
	Dominant land	Land to which the benefit of an easement is attached [A new wording ]	
	Servient land	Land burdened by an easement [A new wording ]	
	Usufruct	Temporary right to use and enjoy the benefit and gain of the property of	

		another, without changing the character of the property.		
	Prescription	The legal effect whereby the possession of lapse of a prescribed period of time entitles the possessor as new owner. [A new wording ]		Which real rights are possible to acquire by prescription or adverse possession. Is there a defined time period of possession without action for a better right required?
	Covenant	A formal arrangement by which the owner of land accepts an obligation, for the benefit of another person's land, either to do or not to do something on his own land. [A new wording ]		State what conditions apply to restrictive and positive covenants as for registration, and if and which covenants can be registered to bind subsequent owners/buyers as restrictive covenants.
	Pending application [ ]*	Application entered in the Land Registry but registration of it is not completed.		State if there is a record for pending or refused applications, how it is used or effects by it State if applications are dealt with in the same order they enter the Registry and registrars cannot deal with an application until the previous ones concerning the same property have been solved
	Mortgage	A security right to secure payment of a debt or other financial obligation. [A new wording ]		Specify the following details of mortgage in your country: Does the creation of a mortgage require a debt? Can this be a future debt? Is the duration of mortgage registered? Is the amount of debt registered?  Is there a separate document used as a mortgage instrument to

			transfer the mortgage to a creditor?
			<p>What powers does the mortgage give to the mortgagee in the event of default? (Generally the following steps are followed :)</p> <ul style="list-style-type: none"> <li>i. Power to take possession</li> <li>ii. Power to sell</li> <li>iii. Power to transfer</li> <li>iv. Power to compensate the outstanding debt.</li> </ul>
Charges	<p>In its narrow sense it refers to financial burdens like mortgage or hypothec; in general anything that restricts the use or value of land (synonym to burden).</p> <p>[A new wording ]</p>		Give a general expression to cover encumbrances in general – both financial burdens such as mortgages and non-financial burdens (easements, restrictive covenants).
Mortgagor	A person who grants a mortgage – the borrower		
Mortgagee	The person to whom the mortgage is granted – the lender		
Capital sum of mortgage [ ]*	Maximum debt secured by the mortgage		If and how registered?
Lien	<p>Legal right to hold someone's property until a debt has been paid</p> <p>[A new wording ]</p>		<p>Are statutory liens notified to be registered?</p> <p>What other liens are registered?</p>
Foreclosure	<p>Procedure by which mortgaged property is sold on default of mortgagor in satisfaction of mortgage debt.</p> <p>[A new wording ]</p>		(Is a court decision needed for foreclosure?)

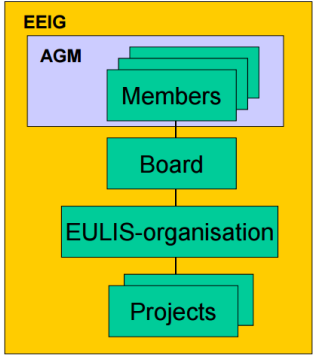
	Discharge	The cancellation of a mortgage or charge and the register entries relating to it. [A new wording ]		What kind of evidence is necessary for discharge?
	Seizure	Taking possession of a person's property by legal right or process [A new wording ]		If and when a court decision needed for seizure?
	Attachment [ ]*	Obtaining rights (e.g. by requesting a court order) over person's property to secure a judgment or to be sold in satisfaction of a judgment.		
	Suspensive condition [ ]*	A provision which makes a legal relationship or obligation for the parties depend on the occurrence of a certain future event.		Are suspensive conditions entered in Land register?
	Resolutive condition [ ]*	Fulfilment of a condition implies cancellation of a transaction.		Are resolutive conditions entered in Land register?
	Cadastre	A parcel-based land information system		
	Cadastral map	An official map or database showing boundaries of parcels, issued by an authority		
	Land survey	Surveying of boundaries with or without defining property rights. [A new wording ]		Explain if land survey is also a legal survey defining boundaries or property rights as easements or alterations of them, or restrictions of use.

	Parcel identifier	Unique identifier of a parcel in cadastre		
	Register unit	Unit registered under a single title or deed in the Land Register		
	Register unit identifier	Unique identifier of a register unit		
	Land register	Records of property ownership and rights affecting land		
	Parcel	A piece of land [A new wording ]		
	Subdivision	Transferring a part of land out of a register unit/parcel [A new wording ]		
	Partition	Division of a register unit in specific proportions between the co-owners.		
	Amalgamation	Unification of two or more register units/parcels [A new wording]		
	Reallotment	Rearrangement of boundaries and rights [A new wording ]		
	First Registration	Completion by entry on the register of an application by a person entitled to be registered as the proprietor of an unregistered property.		
	Contract	A legally binding agreement		



	Deed	A document that complies with particular formalities determined by national law to enable the transfer or creation of rights in relation to immovable property [A new wording ]		
	Option to purchase	A right that entitles a person to compel the owner to sell or grant the property, but does not impose on him any duty to buy.		
	Pre-emption	The owner of land has contracted that if he decides to sell the land he first will offer it to the other contracting party [A new wording ]		Include also pre-emption by law if applicable.
	Price paid [ ]*	The price paid or value given by a purchaser for land or a right in land.		
	Forfeiture	A provision in a lease enabling the landlord to bring the lease to an end before its term has expired because of the tenant's default.		
	Legislation [ ]*	The national translation for word "legislation".		
	Priority [ ]*	The order in which the documents presented to Land registry are ranked		Explain how the priority principle applies and possible exceptions.
	Restriction on disposal	An entry in the land books which		Explain if and when registered.

	[ ]*	reflects any kind of limitation in the right of the owner to sell or create real rights over his property.		
	Life time right [ ]*	A disposition of ownership or other property right in favour of a legal entity or a person for a life time of assignor or beneficiary.		Cover different situations possible to acquire or assign ownership or real right for a life time like gift, pension right, if they are registered in Land register and how.
	Public limitations [ ]*	Public rights or limitations that restrict land use		Explain which public limitations are registered in Land register.
	Novation [ ]*	Changing a contractual obligation to a subsequent one		Explain, if e.g. a mortgage can be renewed or recharged with a new debt, and which conditions apply
	Subrogation [ ]*	Transition of a claim to a third person in a certain contract or real right		A certain debtor or creditor takes the place of another debtor or creditor in a certain contract or real right. Explain when or how applies
	Tax burden [ ]*	Continual tax or tax for a fixed period attached to the land		e.g. an annual tax on land or property or any country specific continual or fixed period tax
	Excerpt [ ]*	Register output		Give translation or explanation of headings of different national excerpts. <i>(Detailed contents are included in Reference information)</i>
	Chaine of title [ ]*	Proving ownership of land or a property right by tracing a chain of valid transfers from a previous lawful owner		
	Registration [ ]*	The act by which land or property rights are registered		Give translation to different kinds of registration used in national terminology
	Good faith [ ]*	Principle of honesty or		State when good faith is required, and what effect

		sincerity of intention		lack of good faith has. E.g. if good faith is required of the purchaser, to be protected against third parties which have not got their rights registered.
	European Certificate of Succession [ ]*	Specification of national adoption (To be concluded, under EU preparation)		How it is adopted in national Land Registration/legislation (The item is a reservation to add in the glossary when the directive on it will be passed.)
<b>Technologies</b>	<p>CMS for Land information metadata can be deployed as an embedded service or can be deployed elsewhere. Same principle as we have for EULIS 2.0 WEB.</p> <p>“In designing the solution to handle content management recognition must be taken of the developments within the e-Justice portal in relation to content management. The development should ensure that the products and design used will allow for easy transition to the CMS adopted for the e-Justice portal and for seamless interaction if necessary This will be achieved by implementing a solution that does not enforce proprietary structures and processes.”</p>			
<b>Specifications</b>	<p>Each country can take copy of new EULIS 2.0 and deploy for own use as a starter package (template). This is possible as we only use Open Source Software systems, services and tools.</p>			
<b>Management</b>	EULIS-EEIG is not-for-profit NGO.			
<b>Governance</b>	<div> <ul style="list-style-type: none"> <li>• Member Organisations</li> <li>• Board (5 persons)</li> <li>• Organisation <ul style="list-style-type: none"> <li>– Managing director</li> <li>– Business/IT expert</li> <li>– Secretariat</li> <li>– Administration</li> <li>– Accountant</li> </ul> </li> <li>• Project staff</li> </ul> <p>NB Members pay contribution.</p> <div>  <pre> graph TD     AGM[AGM] --&gt; Members[Members]     Members --&gt; Board[Board]     Board --&gt; EULIS[EULIS-organisation]     EULIS --&gt; Projects[Projects] </pre> <p><a href="http://www.eulis.eu">www.eulis.eu</a></p> </div> </div>			
<b>Sustainability</b>	In production since 2012 (EULIS 2.0 was delivered by LINE project)			
<b>Documentation</b>	<a href="http://service.eulis.eu/eulis20/glossary/glossary">http://service.eulis.eu/eulis20/glossary/glossary</a>			

ADMS	Not Available/Not Found
Current Users	All EULIS-connected countries
EIRA	
View	Semantic View
Building Block	Reference Data
Reusability	
Landscape	<div><div><div>Domain Agnostic</div><div>Domain Specific</div></div><div><div>inspirational</div><div>reusable</div><div>usable</div></div><div><div>cross-sector</div><div>cross-border</div></div><div><div>Li01</div></div><div><div>Framework</div><div>Service</div><div>Tool</div></div><div><div>High adaptation effort</div><div>Plug and Play</div></div></div>
Criteria	<div><div><div>Positive answer</div><div>Negative answer</div><div>Not Available/Not Found</div><div>Not Applicable</div></div><div><div>IPR and licenses</div><div>Legal</div><div>Suitability of documentation</div><div>Maturity</div><div>Extensibility</div><div>Scalability</div><div>Designed for re-use</div><div>Planned re-use or extension to other domains</div><div>Maintenance and support</div><div>Use of standards</div><div>Actual Reuse</div><div>Language and location suitability</div><div>Granularity</div><div>Impacts</div><div>Testability</div></div></div>