

1ST EUROPEAN
CONFERENCE
**SMALL
FOREST
HOLDINGS**

20th - 22nd
MAY 2025

ROME » ITALY
FAO Headquarters

The role of the Land Register in the consolidation of forest ownership

Francisco J. Gimeno
Secretary General ELRA



Roma
May 20th 2025

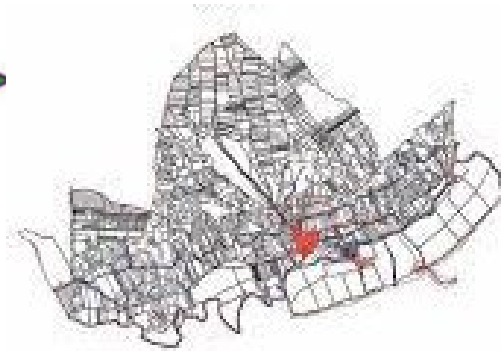
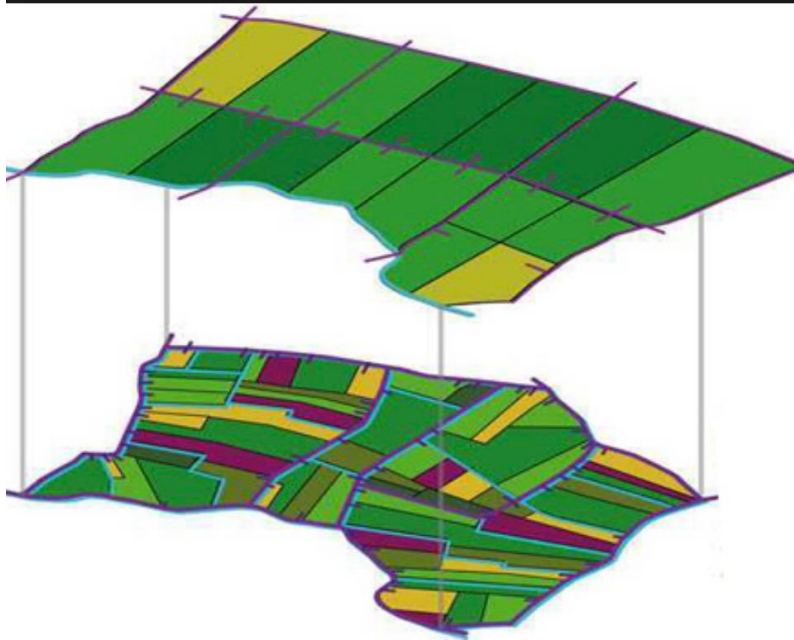
WHERE DO WE COME FROM ON THIS TOPIC?



THE FOREST OWNERSHIP

- Who owns the forests:
 - Public domain
 - Private domain
 - Mixed figures
- Problems detected:
 - Fragmentation of territory
 - Fragmentation of titularities

Concentration of plots



THE LAND REGISTER: TOOL OF PROTECTION, SOURCE OF INFO

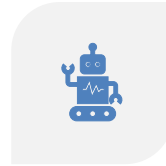


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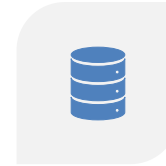
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Digitalization and Interconnection of Registers



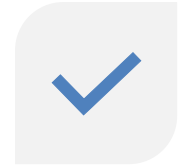
DIGITAL
TRANSFORMATION:
CULTURAL AND
ORGANIZATIONAL
PARADIGM SHIFT



UNDERLYING
PRINCIPLE: TAKING
DATA OVER



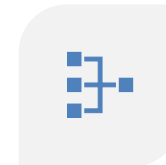
DATA MAIN
FEATURES:
ACCESSIBILITY,
INTEROPERABILITY
AND QUALITY



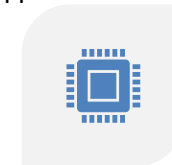
STRUCTURED DATA
STORAGE: MAKE UP A
DATA INPUT SYSTEM



COMMON SEMANTIC
MODEL: REUSING
BUILDING BLOCKS
AND LR CORE
VOCABULARY



SERVICES GEARED
TOWARD DATA:
FLEXIBLE INTERFACES



INTERCONNECTION
AND
HARMONIZATION OF
REGISTERS
INFORMATION:
COMMON TEMPLATE

Member States

National Gateway

Interface/matching data

Authorization scheme

Invoicing

EU Platform

Single access

Search Interfaces

Authentication
e.IDAS

Payment/taxation

ELRA/IMOLA

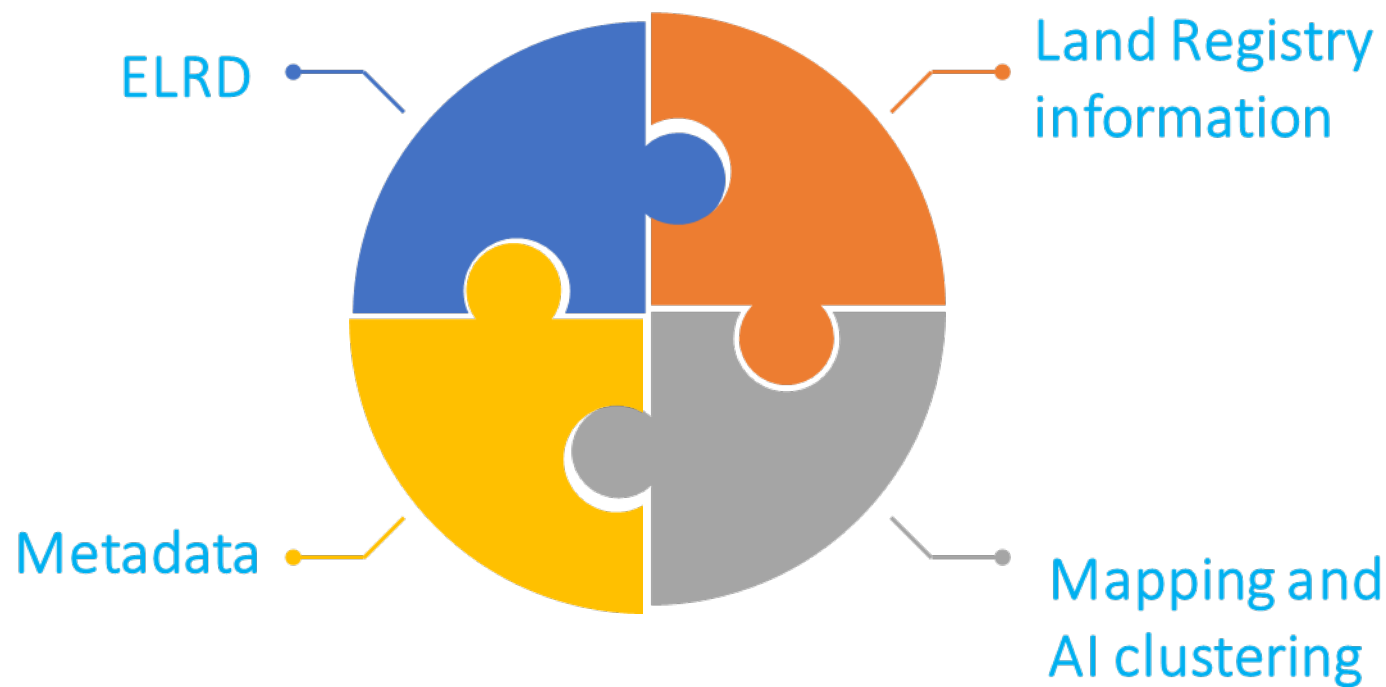
ELRD XSD/XML
Common Interface

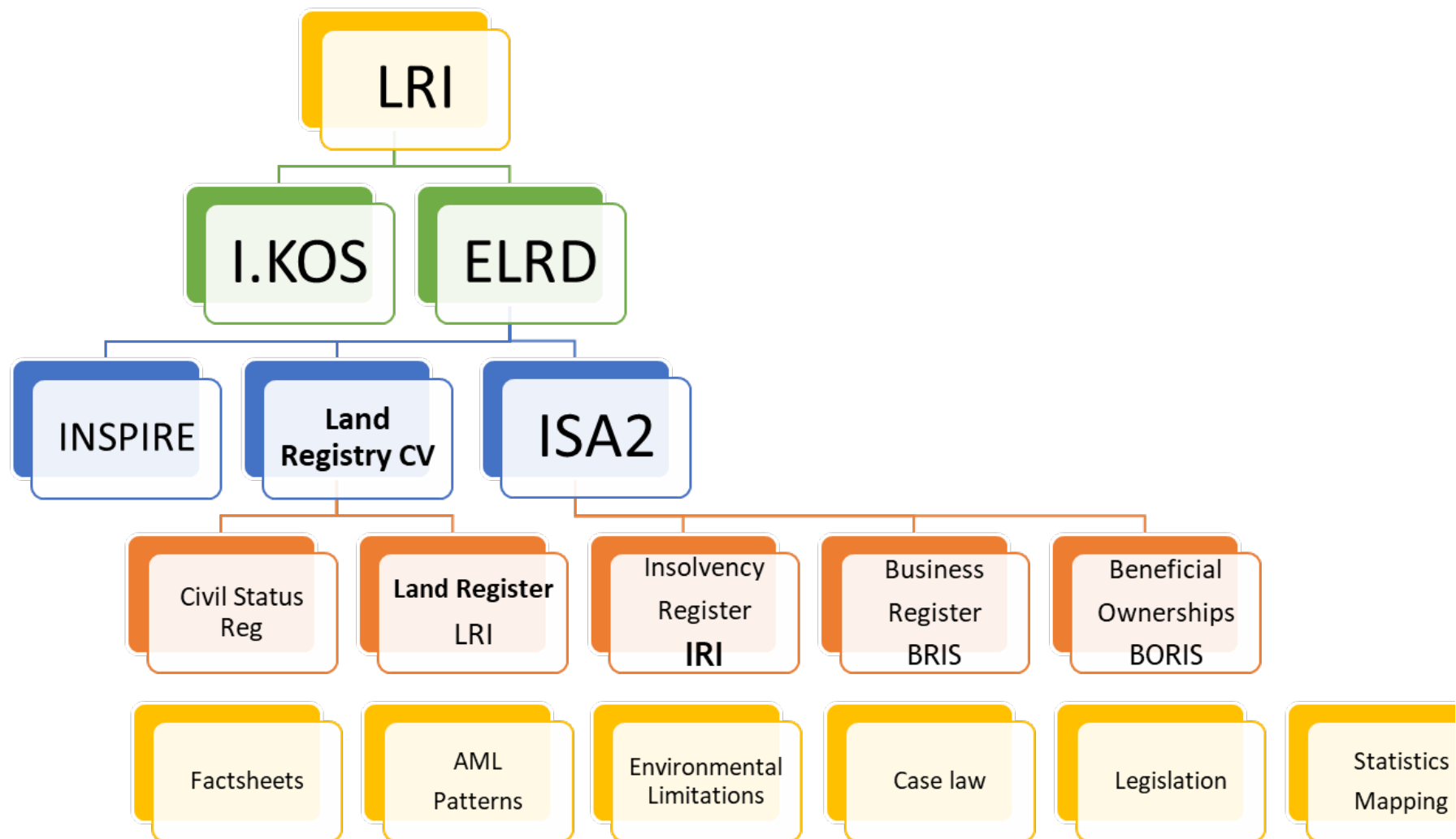
IMOLA I.KOS

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 "Triblo"). 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://joinup.ec.europa.eu/asset/core_location/asset_release/core_location-vocabulary-100/download-link

Country name: Italy
 County/region/province: Sassari
 Property location and local council: Sassari
 Property geographic name: local name: Sassari
 Property full address: xxxxx
 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:

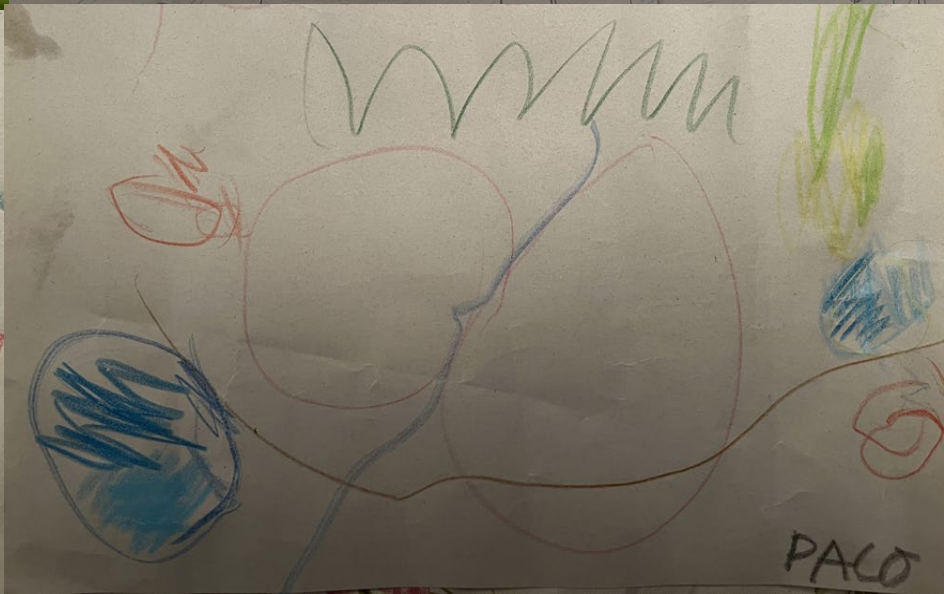
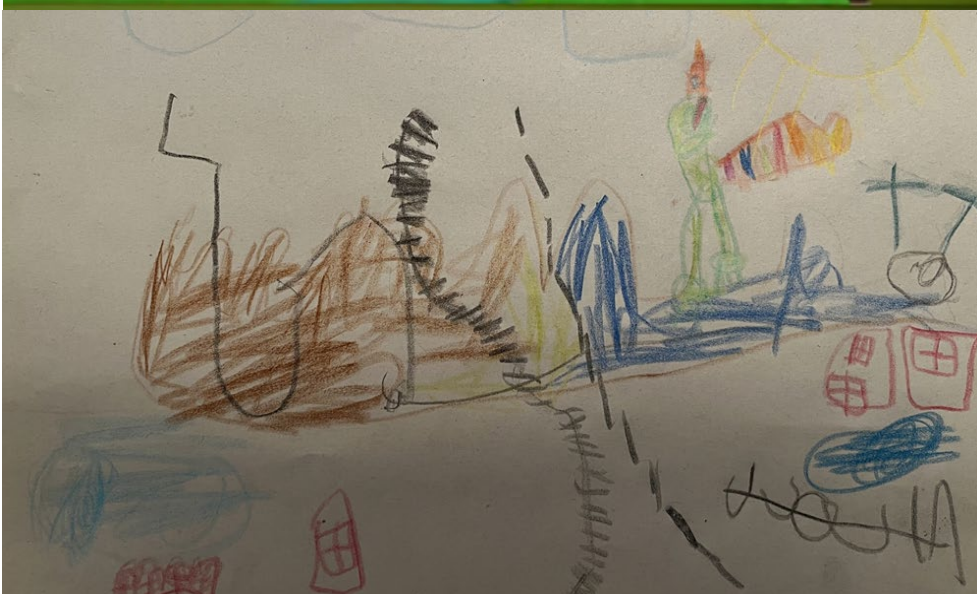
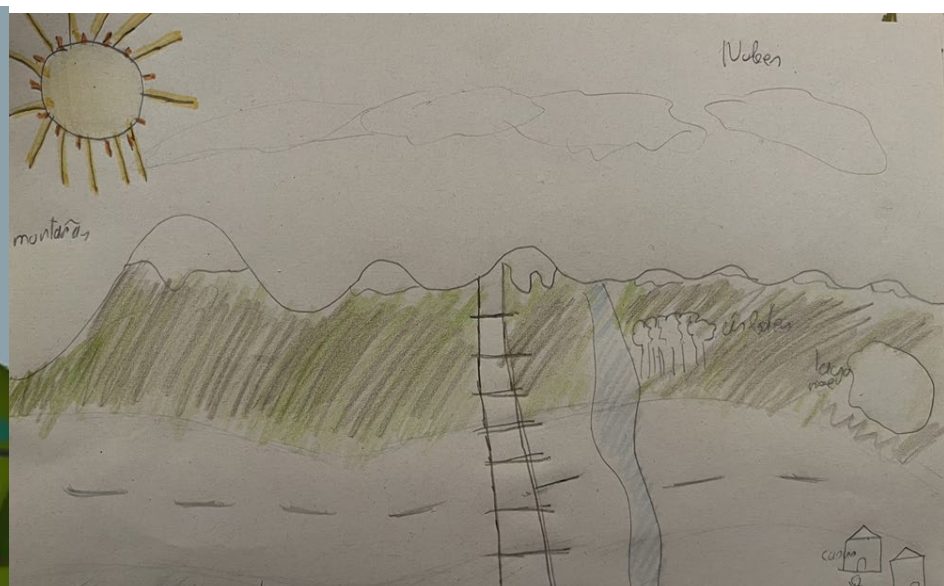
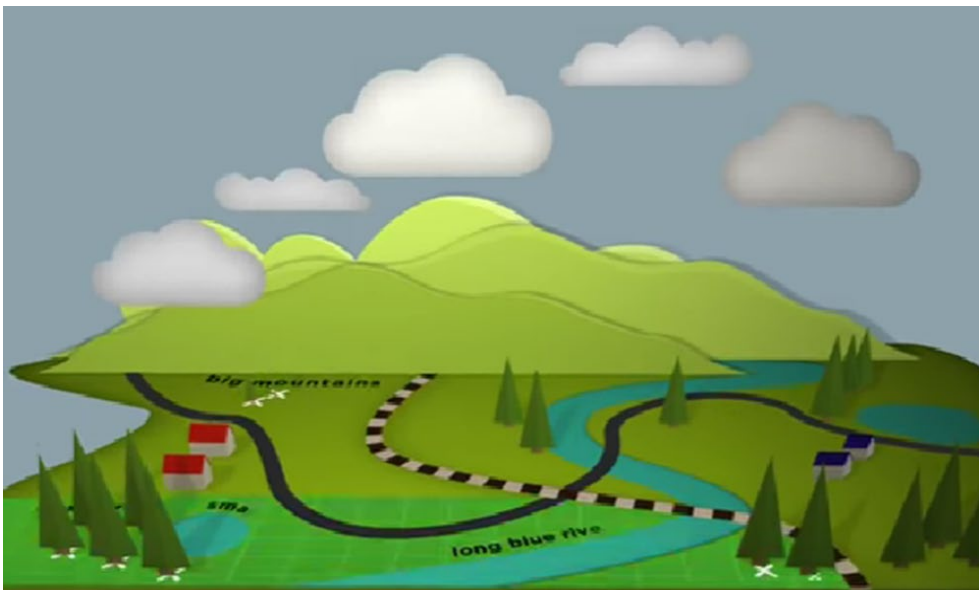
- **Legal concept:** Tipo di immobile urbano
- **Definition:** A3 - ABITAZIONE DI TIPO ECONOMICO - In relation to the mass valuation of the cadastral revenue of real estate urban units registered in the Buildings Cadastre, the founding law provides for different approaches to be taken according to the 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:**

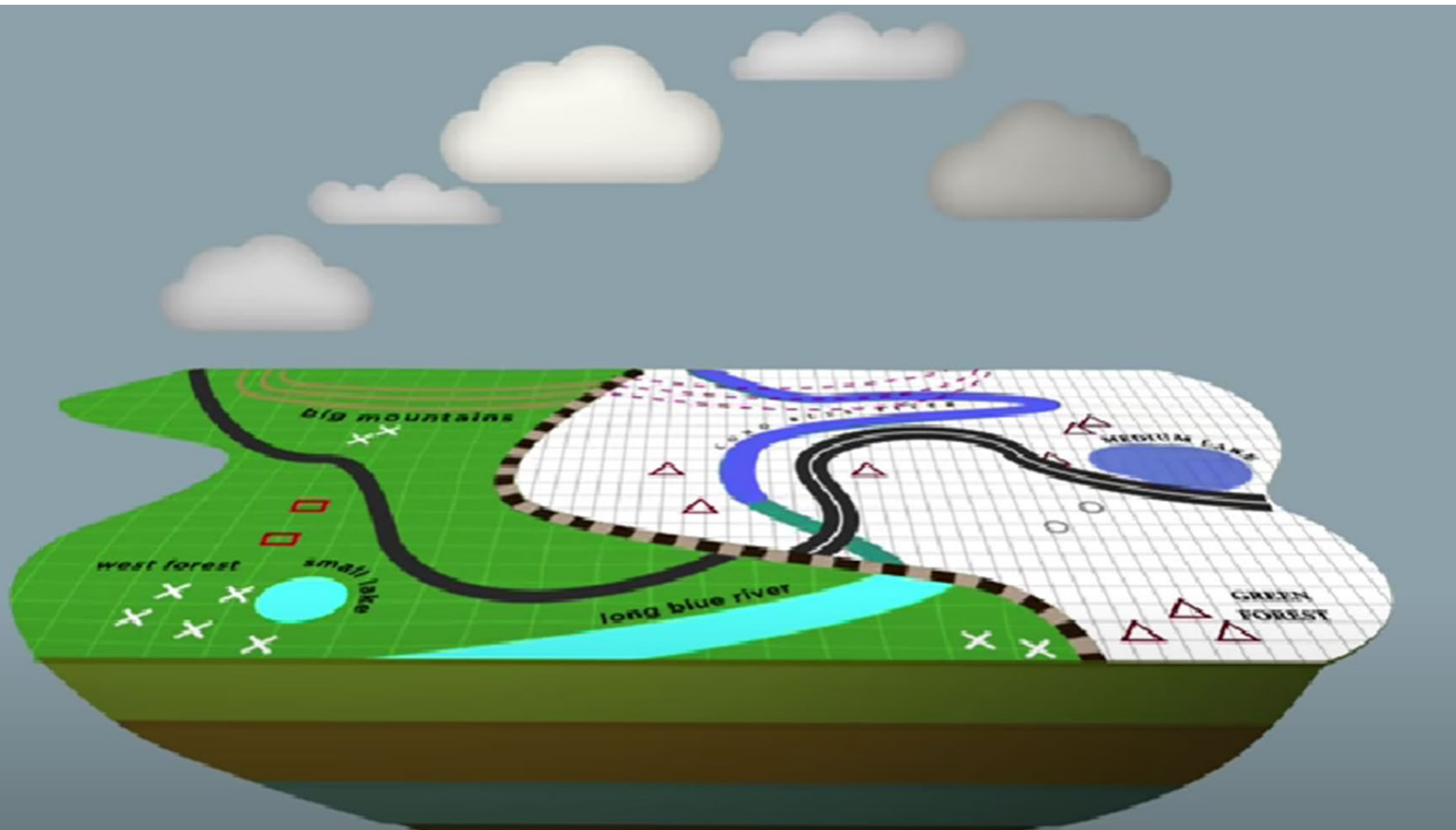
SUPPLEMENTARY INFORMATION:

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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LAND REGISTER AND ENVIRONMENTAL PUBLIC LIMITATIONS



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**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

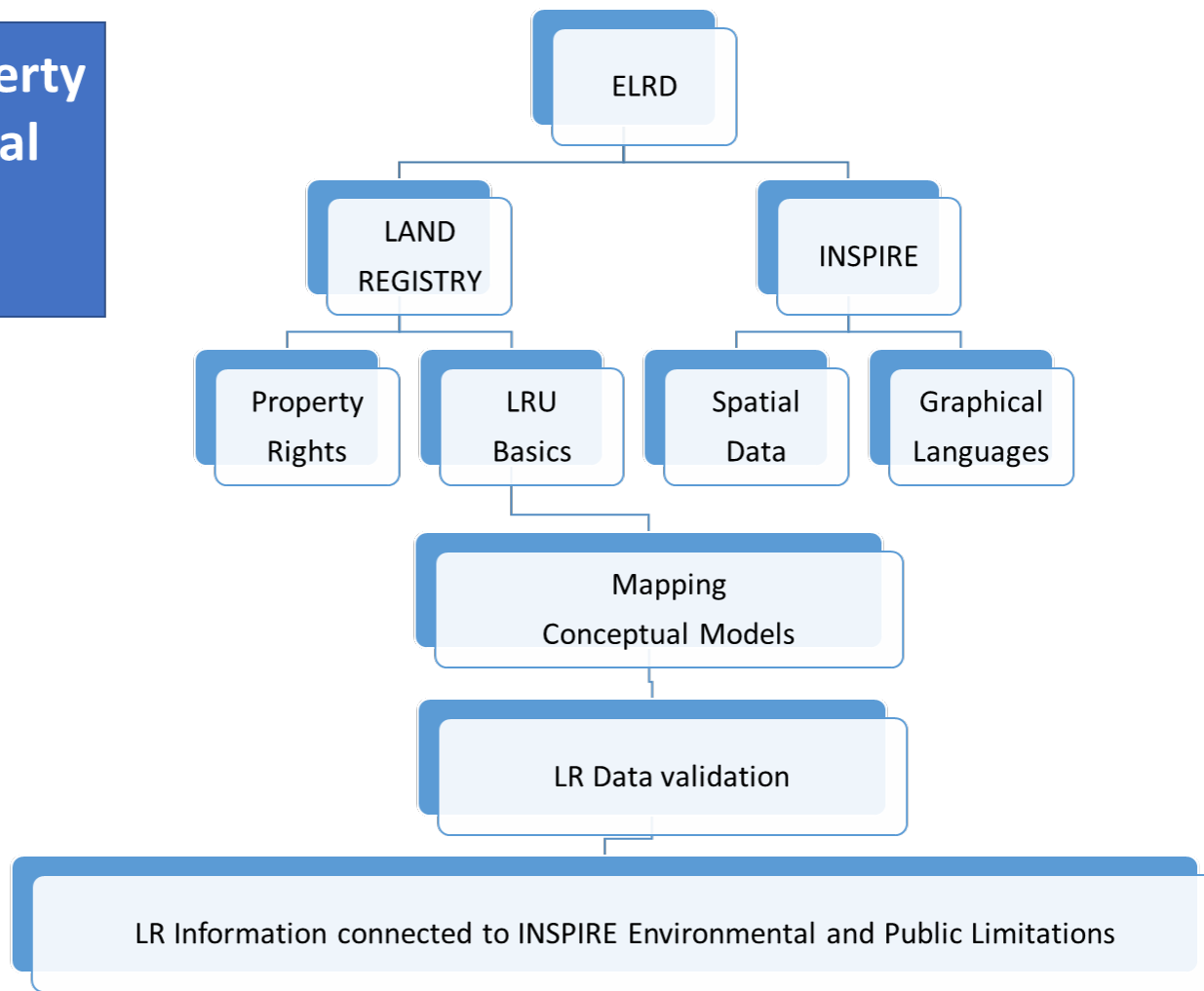
Other public national restrictions and urban planning

WHAT

INSPIRE environmental spatial data information

Metadata to assure the quality of environmental information

Connecting property rights and spatial data

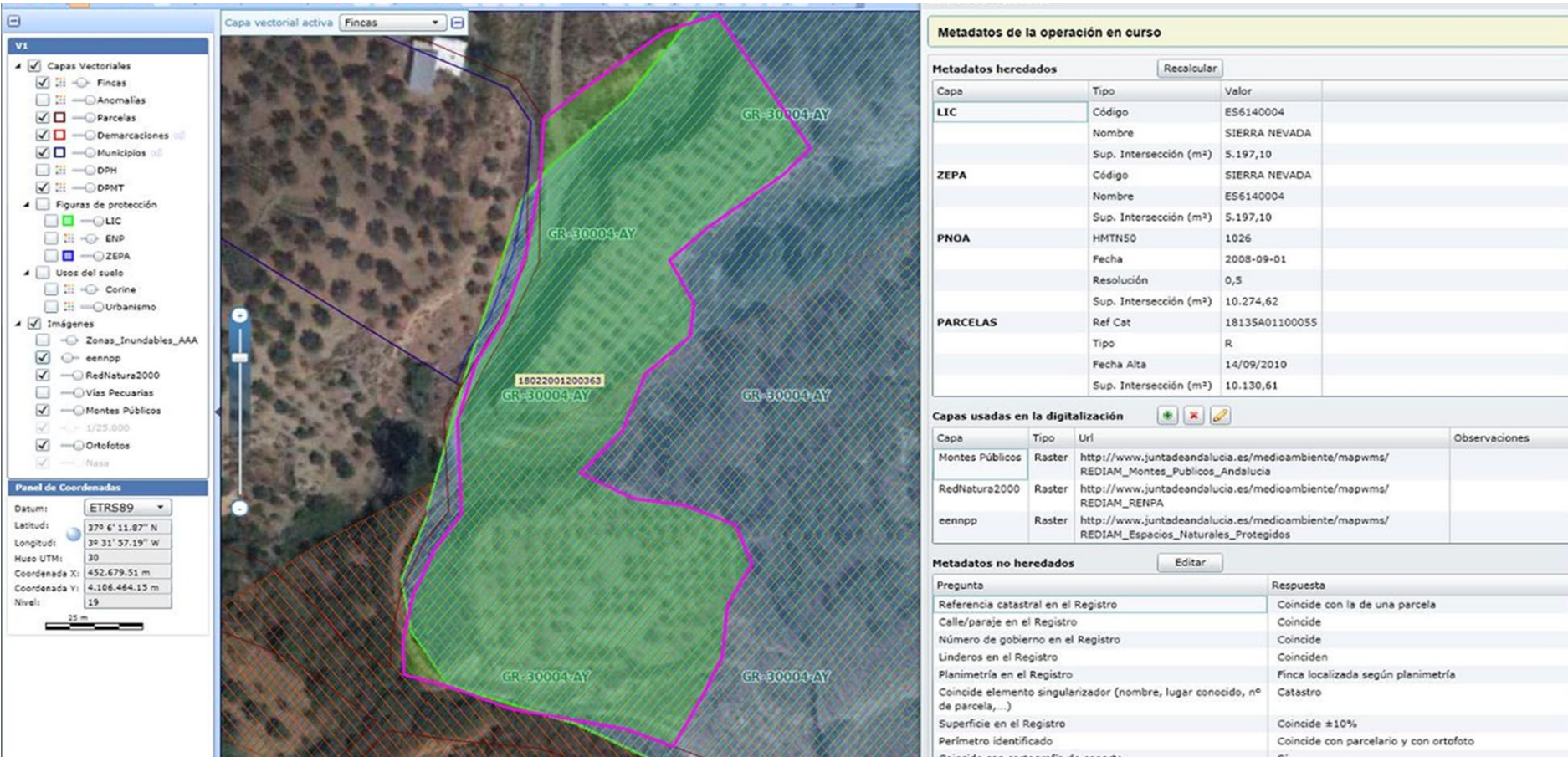


What is INSPIRE?

INSPIRE is a European legislation with the goal to create an infrastructure for sharing spatial information between public authorities in Europe.

INSPIRE defines common standards for 34 spatial data themes, including administrative units, transport networks, protected sites, elevation, population distribution, energy resources, utility and government services or natural risk zones.

Preliminary approach to LR graphic information built upon mapping INSPIRE spatial data



The screenshot displays a GIS application interface with a central map area showing a forest landscape. The map is overlaid with several layers, including a green hatched area labeled 'GR-30004-AY' and a blue hatched area labeled '18022001200363'. The interface includes a left sidebar with a layer list, a top panel for active vector layers, and a right sidebar with metadata and digitization information.

Capa vectorial activa: Fincas

Metadatos de la operación en curso

Metadatos heredados Recalcular

Capa	Tipo	Valor
LIC	Código	ES6140004
	Nombre	SIERRA NEVADA
	Sup. Intersección (m²)	5.197,10
ZEPA	Código	SIERRA NEVADA
	Nombre	ES6140004
	Sup. Intersección (m²)	5.197,10
PNOA	HMTN50	1026
	Fecha	2008-09-01
	Resolución	0,5
	Sup. Intersección (m²)	10.274,62
PARCELAS	Ref Cat	18135A01100055
	Tipo	R
	Fecha Alta	14/09/2010
	Sup. Intersección (m²)	10.130,61

Capas usadas en la digitalización + - 🔍

Capa	Tipo	Url	Observaciones
Montes Públicos	Raster	http://www.juntadeandalucia.es/medioambiente/mapwms/REDIAM_Montes_Publicos_Andalucia	
RedNatura2000	Raster	http://www.juntadeandalucia.es/medioambiente/mapwms/REDIAM_RENPA	
eenpp	Raster	http://www.juntadeandalucia.es/medioambiente/mapwms/REDIAM_Especies_Naturales_Protegidos	

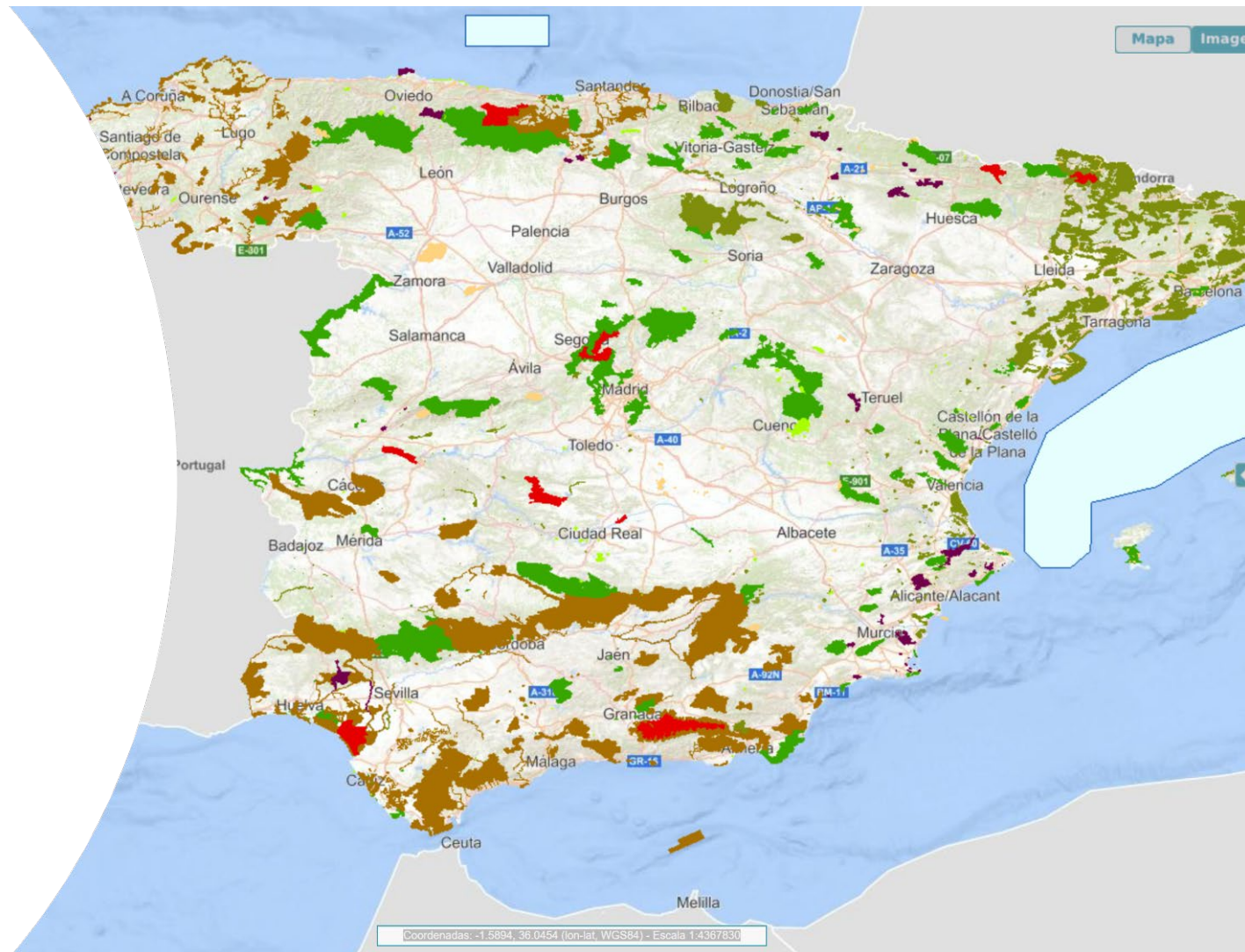
Metadatos no heredados Editar

Pregunta	Respuesta
Referencia catastral en el Registro	Coincide con la de una parcela
Calle/paraje en el Registro	Coincide
Número de gobierno en el Registro	Coincide
Linderos en el Registro	Coinciden
Planimetría en el Registro	Finca localizada según planimetría
Coincide elemento singularizador (nombre, lugar conocido, nº de parcela, ...)	Catastro
Superficie en el Registro	Coincide ±10%
Perímetro identificado	Coincide con parcelario y con ortofoto

INSPIRE ANNEX I
PROTECTED SITES
NATURA 2000 NETWORK



**INSPIRE ANNEX I
PROTECTED SITES
NATURAL PARKS**



INSPIRE ANNEX I
PROTECTED SITES
NATURA 2000 NETWORK
NATURAL PARKS
CADASTRAL PARCEL
LAND REGISTRY PROPERTY
(Overlapping layers)



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

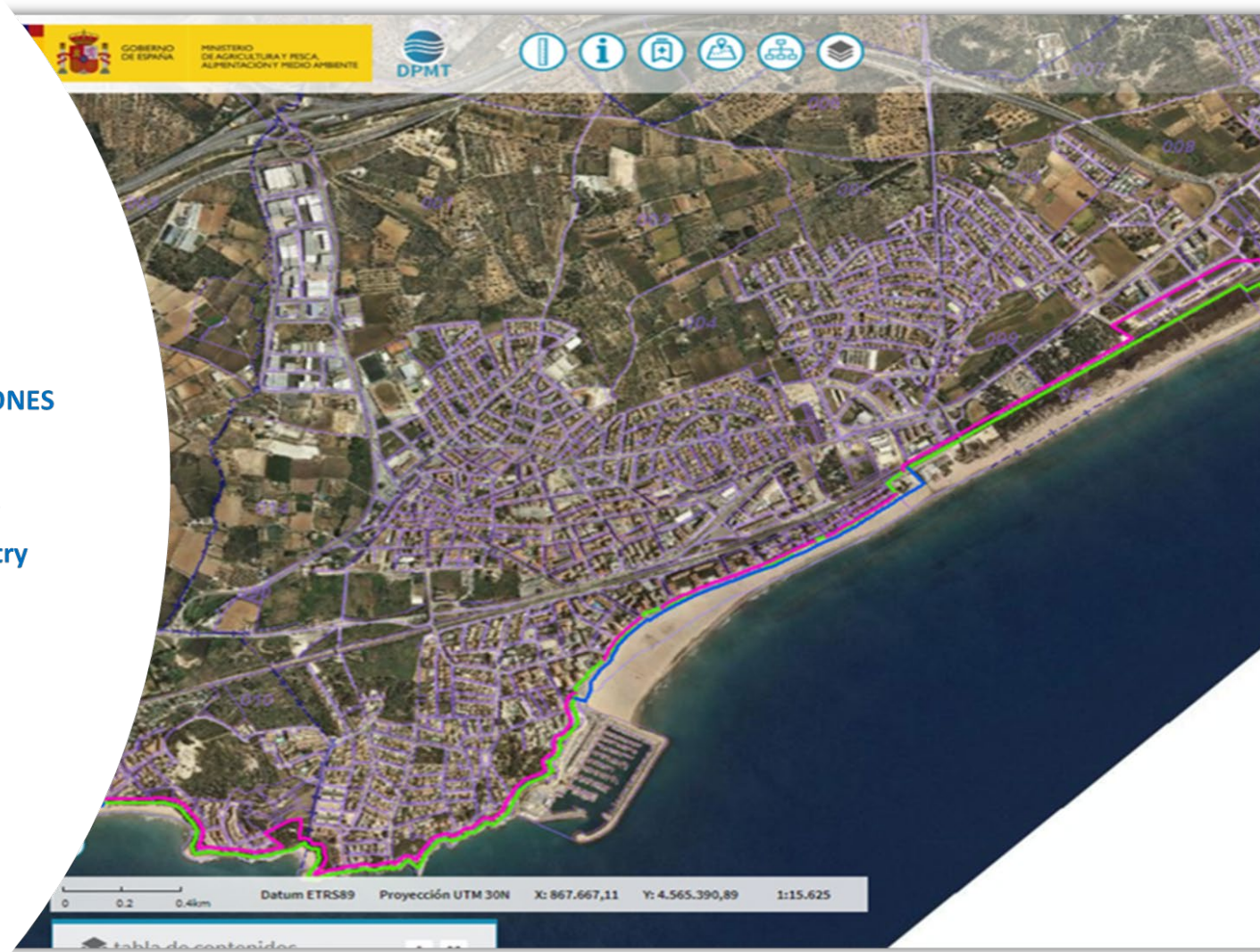
**INSPIRE ANNEX III
AREA MANAGEMENT/
RESTRICTIONS/REGULATION ZONES**

Coastal Shoreline

Public Domain Limitations

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

(overlapping)

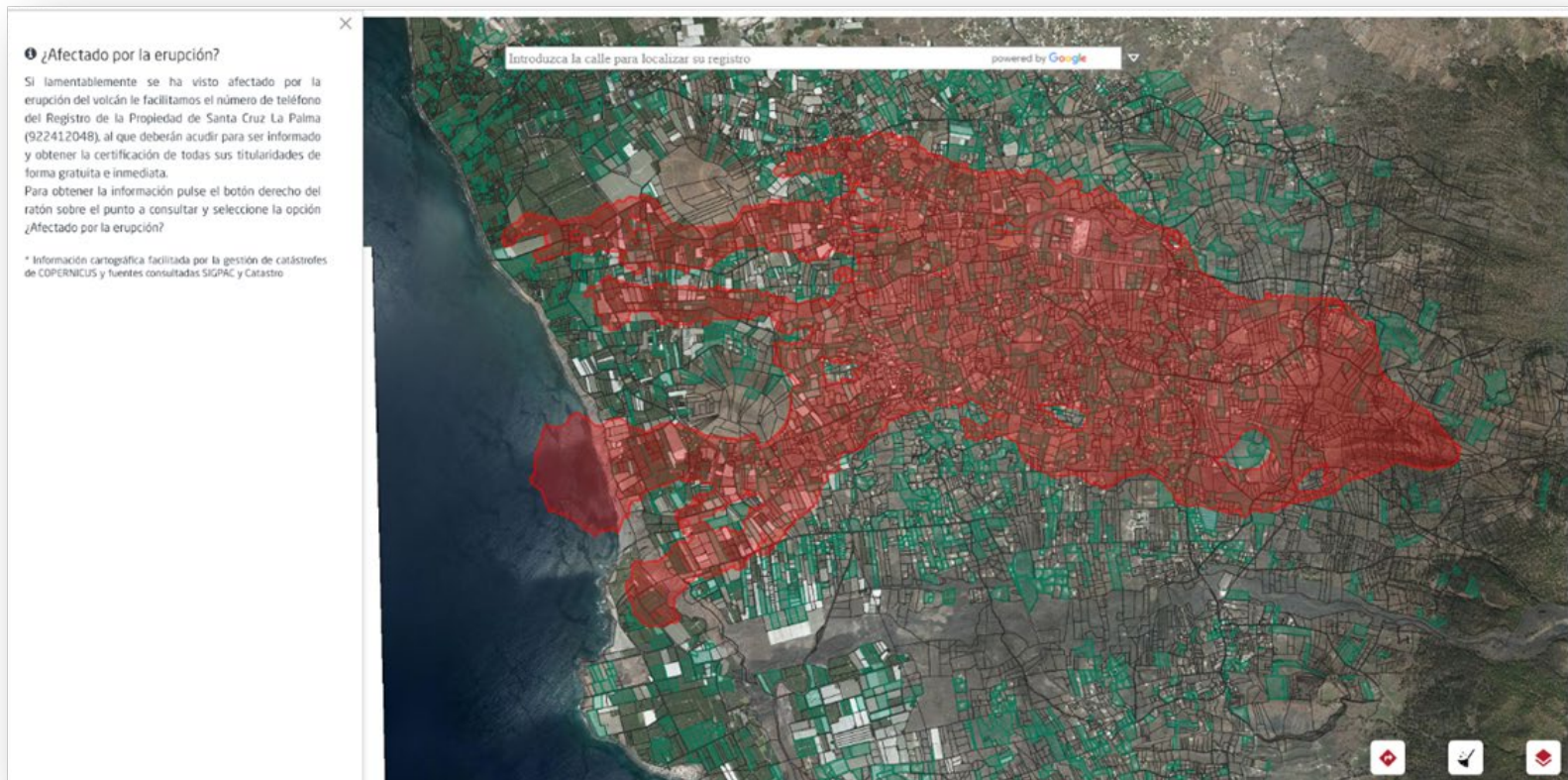


INSPIRE ANNEX III
**AREA MANAGEMENT/
RESTRICTIONS/REGULATION**
ZONES
Coastal Shoreline
Public Domain Limitations
Cadastral parcel/Land Registry
Property/DPMT linear
(overlapping)



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.

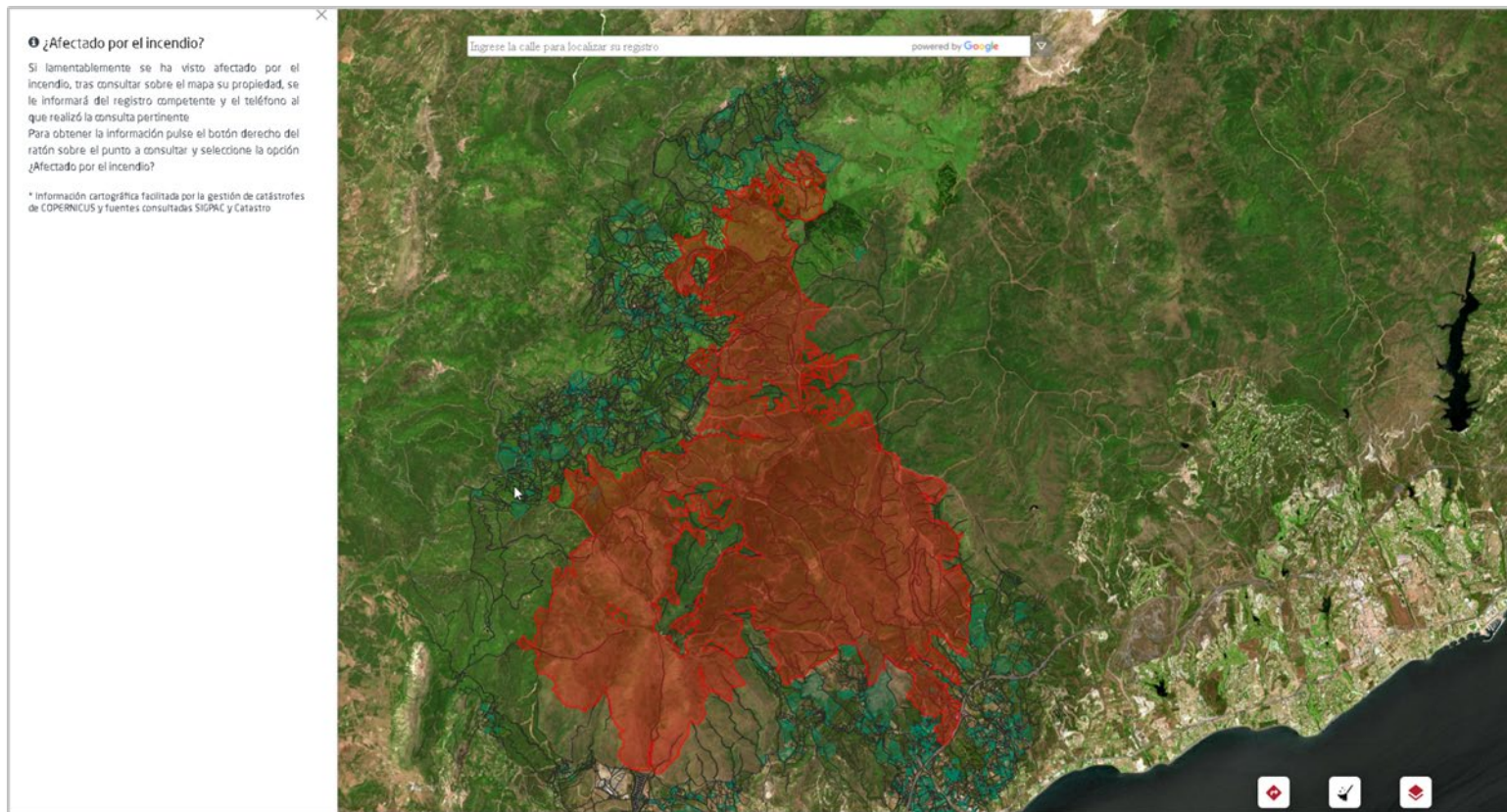


Affected by the eruption.

NEW LAND CREATED BY THE VOLCANO LAVA



SIERRA BERMEJA FIRE – MALAGA PROVINCE



Affected zone by the Sierra Bermeja fire.

FURTHER QUESTIONS

- Can trees be reflected (and therefore protected) by the Land Register?
- Book of building (involving other professionals; building materials: asbestos)
- 3D representations
- Urban zonification and LR
- Natural disasters: migrations. Climate risk layer.
- Pollution quotas
- Nature as a subject of rights: Ecuador, New Zealand, Colombia, Costa Rica

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THANK YOU

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Organization of the
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