

Mr. President of the CLGE, members of its Executive Board; fellow delegates of the member countries who are with us today, ladies and gentlemen, my friends,

Thank you for presence here today.

I wish that events like this, where knowledge is presented and exchanged, become the breeding ground to form the working basis that will help enhance the professional duties of those of us involved in topography in its broadest sense, extending their professional horizon, and, following the existing models in many neighbouring countries, develop a model that provides citizens with greater legal certainty and avoids many of the disputes and litigation that currently take place in connection with real estate.

Within the legal framework governing Land Administration in Spain, our College has started and is nowadays managing meetings with the various operators in the areas of Cadastre, Notaries Publics and Property Registry, due to the passing of the recent essential laws governing the real estate market.

The Mortgage law passed in 2012, which on its provisions in force from 2013 controls the registration of titles in the Spanish Land Registry, shall have, in form and content, a more effective impact regarding the territorial identification and implementation of the holders, i.e. their owners, before the Establishment, Assignment, Statement or Amendment of Rights In Rem on real estate.

The new wording of the Consolidated Text of the Spanish Act on Land Registry of 2004 amended by the Spanish Act on Sustainable in 2011, paves the way we have initiated from the COITT to, like you, reach that European Convergence of the various member states in terms of property and of our profession, obviously in the framework of the dispositions of Civil and Administrative Law of Land in Spain.

Obviously, as we know, one cannot import a legal model from one state to another, since rights in rem are contained in the right to Property enshrined in Article 33 in the Spanish Constitution. Therefore, each state within the European Union may settle disputes over boundaries or litigation, which shall be regulated by Procedural Laws and Rules of the Ministry of Justice and the Civil Code of each member state, as well as the demarcation in Real estate and the legal framework for its implementation.

Having said this, it seems clear that the objectives pursued in terms of Land Administration imply various operators, some from the legal area with public mandate, such as Notaries Publics, Registrars and Court Clerks, and others from the technical-professional area, such as our collective, the COITT. All of them support, represent and constitute the entire legal system in Spain, focused on achieving prevention in a more efficient, effective and safe land administration.

We are delighted about, and make special mention to, the important role carried out in this area by those attending this meeting, who have the legal provisions available to them, seeing as many of you practice your profession in the Field of Property, because that is how your countries granted it from the same governmental areas. Conversely, it is an added effort for other members of the European Union, like us, to reach these institutions in pursuit of our noble and well-deserved purpose.

Looking back, let's not forget that 20 years ago there were very few countries in the European Union that had a single institution that united the Cadastre and the Property Registry. Today, the 27 member countries that form the Union pursue the same objectives, and, inevitably, even with differences, our systems tend to converge to benefit the single market and the free movement of people, goods and capital.

The new technologies of Geographic Information and of Communications, and the Political and Economic changes should develop the relationships designed to be coordinated and offer citizens more efficient Public Policies and more services.

Therefore this can be summarised as the following:

- 1) Notaries Publics, Property Registrars, Cadastres and our own collective are inevitably destined to understand each other and cooperate.
- 2) For all the reasons mentioned, our institution, the COITT, a Public Law corporation, based on the changes in the abovementioned laws, we are working at different levels and, as a first step, we are working on the enhancement and update of our Agreement with the Directorate-General of the Cadastre of 2007, so that it is more efficient and has immediate effect within the final objectives to be achieved.
- 3) You will be informed, when the time comes, so that immediately thereafter, we can begin to make other changes as second and third steps. To do so, we will clearly need to count on the support of the Commission 7 of the International Cadastre Bureau FIG and of you, CLGE, seeing as our institution, the COITT, is a founding member of both organisations.

Lastly, I would like to wish you all a pleasant stay and hope you enjoy this wonderful city of Marbella that hosts this meeting. As well as enjoying its people, our Spanish and European colleagues, the sea and its beaches and not forgetting the Sun, which, once again, as always, shines for us all.

Thank you.

The Dean. Andrés Díez Galilea