



THE EUROPEAN PLATFORM
FOR JUDICIAL AUCTIONS

An Introduction to Leila project and platform: the first concrete steps towards a muLtilingual European platform for judlciaL Auctions

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COUNCIL OF THE NOTARIATS OF THE EUROPEAN UNION (CNUE)

Real estate law working group

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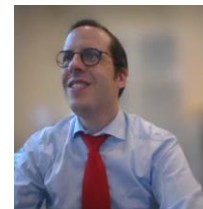
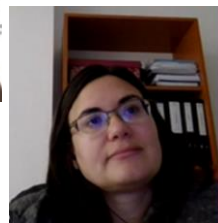
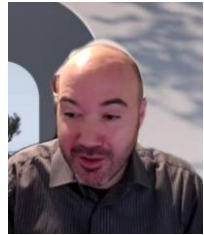
This project was funded by the European Union's Justice
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LEILA project

To develop a working a pilot for a **Centralized European Search Engine for Goods** that are sold through **Judicial Auctions** taking place in the **EU Member States**

Duration: 01/02/2021 to 30/11/2023





LEILA – some objectives

A Friendly UI

Improve access to Information

Manage Linguistic Barriers

Provide Trustworthy Information

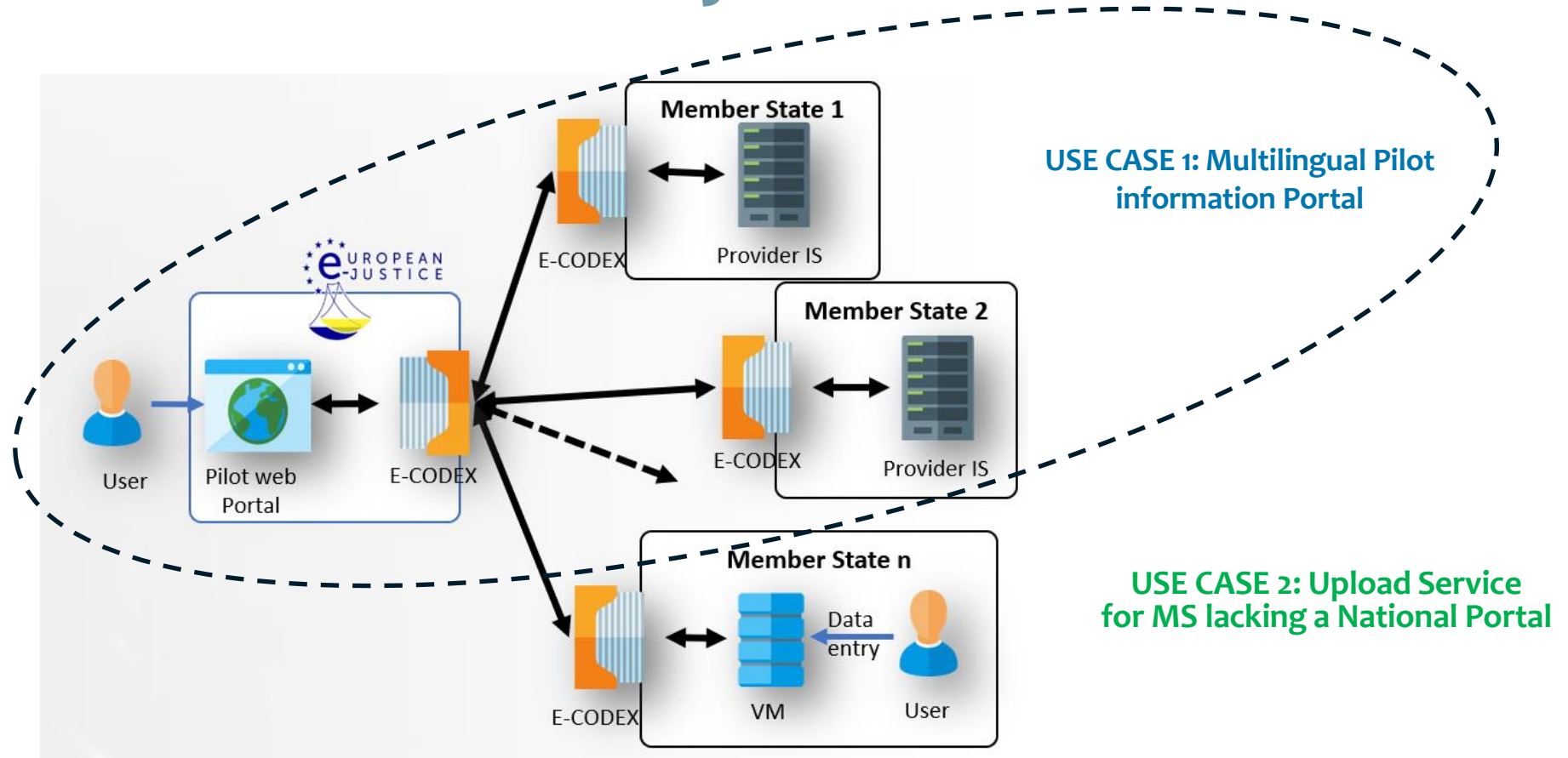
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LEILA Ecosystem

LEILA's Project Partners

1. MoJ-IT (Italy)
2. MoJ-AT (Austria)
3. CA-LV (Latvia)
4. MoJ-HR (Croatia)
5. FINA-HR (Croatia)
6. EKCR-CZ (Czech Rep.)
7. OSAE-PT (Portugal)
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9. SECR-LT (Lithuania)
10. EUBF (EU)
11. AUTH (Greece)
12. LIBRe (Bulgaria)
13. CNR-IGSG (Italy)
14. Spain*
15. Greece*



(*) New requests to join the platform during the Technical Workshop – Thessaloniki (Greece) 11-09-2023



LEILA platform: The stakeholders perspective

- 1. Auction (e-Auction) setting and mapping stakeholders**
- 2. Addressing the «community» needs before, during and after (feedback loops)**
- 3. Allingning project outcome with auction setting in place and stakeholders' needs (and best practices)**



Some results from the mapping


1. **Legal framework:** similarities (most) and differences (significant)
2. **e-Auctions process and technical issues:** location, registration, deposit, adjudication, payment, advertising, etc.
3. **Main existing barriers EU online search engine:** information access, language, registration/identification, terms of deposit and payment
4. **Cluster of possible stakeholders:** policymakers, judges, bailiffs, experts (individual and companies), practitioners, business entities, citizens, etc.



LEILA platform from the users perspective




https://leila.giustizia.it/it/home1

ITALIANO

 **LEILA**
THE EUROPEAN PLATFORM FOR JUDICIAL AUCTIONS
The European platform for information on judicial auctions

Search...

Norme di utilizzo FAQ Guida

 **Immobili**  **Beni mobili**  **Diritti**

Categoria Tipo

Affina ricerca +

Cancella Ricerca per

Notizie All News



LEILA platform from the users perspective

https://leila.giustizia.it/web/guest/home1 ENGLISH



LEILA

The European platform for information on judicial auctions

Search...

- Regulations
- FAQ
- Tutorial

Immovable **Movable** **Rights**

Category:

Type:

News

All News



LEILA platform from the users perspective

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LEILA

The European platform for information on judicial auctions

Search...



[Regulations](#)

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Immovable



Movable



Rights

Category

Buildings ▾

Type

Residential ▾

Refine your search +

Clear

Search for

News

All News



LEILA platform from the users perspective

Asset Group
Immovable

Category
Buildings

Type
Residential

Country of asset location
Austria
Belgium
Bulgaria
Croatia
Cyprus

Modality
Modality

Country of sale
Cyprus
Czechia
Denmark
Estonia
Finland

Results

729 results found

Order by:

10

results per page

Exact results only



Rue du Gigolo 18 - 44000, Nantes France

Basic price	€ 1.700.000,00	Market value	€ 2.000.000,00
Deposit	€ 3.400,00	Number of assets	1
Deadline for submitting deposit	23/11/2023	Date of judicial auction	23/10/2023

[Go to The National Portal](#)



Rue du Gigolo 18 - 44000, Nantes France

Basic price	€ 40.000,00	Market value	€ 50.000,00
Deposit	€ 800,00	Number of assets	2
Deadline for submitting deposit	30/11/2023	Date of judicial auction	22/11/2023

[Go to The National Portal](#)



LEILA platform from the users perspective

Asset Group
Immovable

Category
Buildings

Type
Residential

Country of asset location
Cyprus
Czechia
Denmark
Estonia

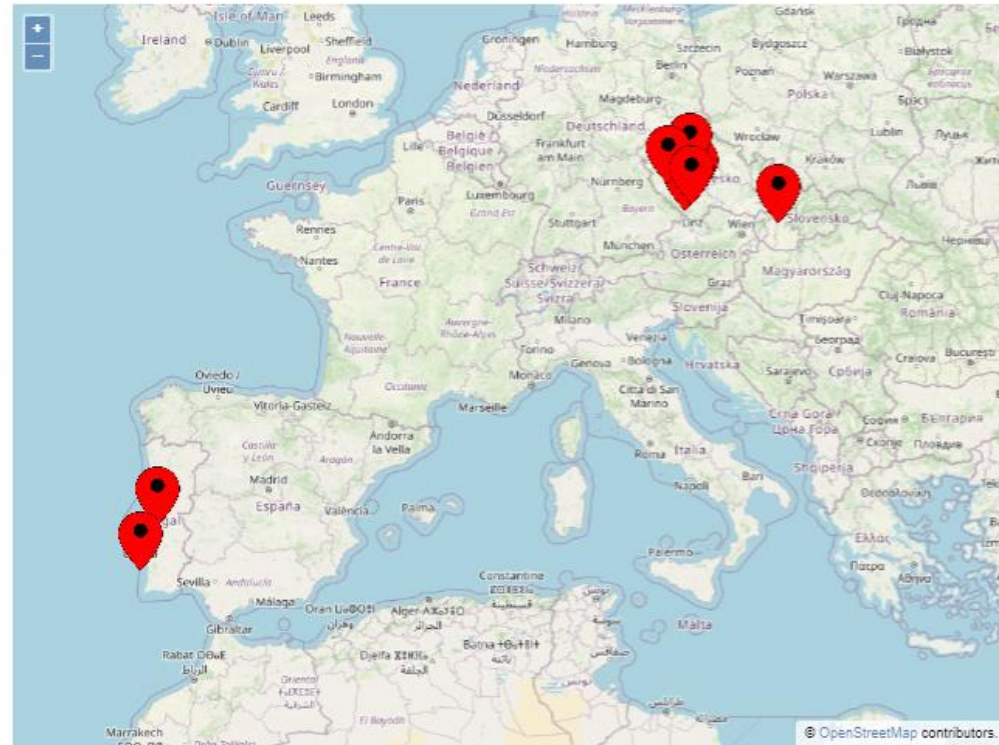
Modality
Modality

Country of sale
Austria
Belgium
Bulgaria
Croatia

Results

Choose location: Sale location Asset location

Exact results only





LEILA platform from the users perspective

Regulations FAQ Tutorial

[Home](#) / Search Auctions

Asset Group
Immovable

Category
Buildings

Type
Residential

Country of asset location
Austria
Belgium
Bulgaria
Croatia


Modality
Modality

Results

Choose location: Sale location Asset location

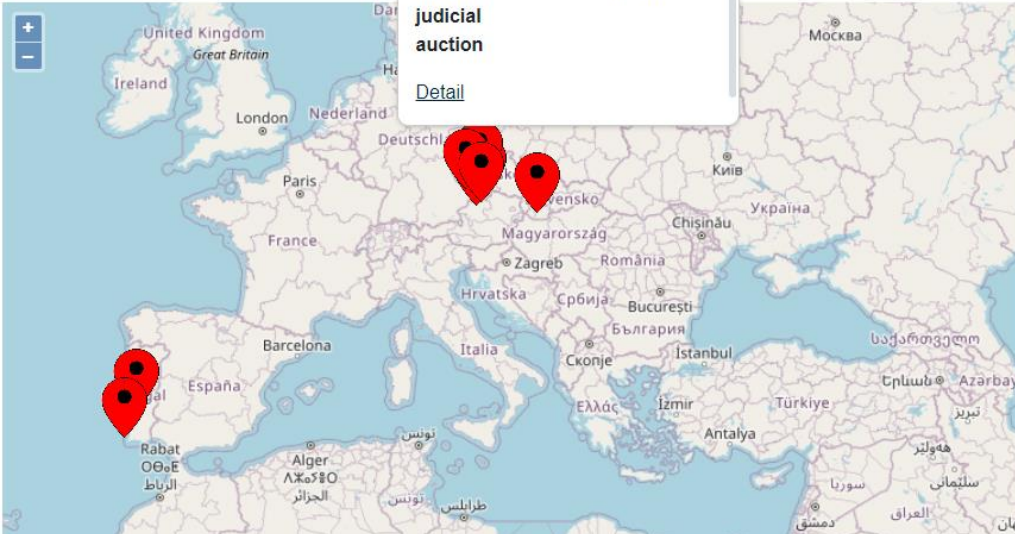
Exact results only

Byt 4+1 ve městě Kadaň



Market value	€ 1.860.000,00
Category	Residential
Deposit	€ 500.000,00
Basic price	€ 1.240.000,00
Deadline	N/A
Date of judicial auction	09/01/2024

[Detail](#)





LEILA platform from the users perspective

[Home](#) / [Auction display page](#) / [AuctionSale 137ex04523-23-kh-1bzps](#)



Sale detail

Byt 4+1 ve městě Kadaň, okres Chomutov

Sale Detail

GENERAL INFO

Basic Price	1.240.000,00 €	Market Value	1.860.000,00 €
Deposit	500.000,00€	Deadline to submit deposit	

Sale Description Byt 4+1 ve městě Kadaň, okres Chomutov

[The National Portal](#)



LEILA platform from the users perspective

Oficiální dražební portál Exekutorské komory České republiky

PORTÁLDRAŽEB.CZ
EXEKUTORSKÁ KOMORA ČESKÉ REPUBLIKY

HELPDESK
+420 211 155 321

PŘEHLED DRAŽEB ▾ JAK DRAŽIT AKTUALITY KONTAKT ZASÍLÁNÍ NOVINEK

vyhledávání

Tradurre la pagina dal ceco?
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inglese ▾
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Traduci Non ora ▾

🏠 > Dražby > 137ex04523-23-kh-1bzpa

Byt 4+1 ve městě Kadaň, okres Chomutov

Údaje o dražbě

Spisová značka	137EX04523/23-KH
Typ dražby	Elektronická dražba
Místo konání	Jiný portál (viz dražební vyhláška)



Informace k dražbě

Stav dražby:	Připravená
Typ dražby:	Elektronická dražba
Předmět dražby:	Nemovitý majetek
Druh dražby:	Exekuční dražba nedobrovolná
Spisová značka:	137EX04523/23-KH
Odhadní cena:	1 860 000 Kč
Nejnižší podání:	1 240 000 Kč
Minimální příhoz:	Viz dražební vyhláška
Čas začátku dražby:	09.01.2024 13:00:00
Místo konání:	Jiný portál (viz dražební vyhláška)

Úhrada dražební jistoty

Dražební jistota:	500 000 Kč
Bank. účet dražebníka:	307510275/0300
Variabilní symbol:	452323
Specifický symbol:	RČ nebo IČ

- Dražební jistotu uhradte na bankovní účet dražebníka, dle dražební vyhlášky.
- Přihlaste se k dražbě a úhradu dražební jistoty oznamte na kontaktní e-mail dražebníka.
- Vydražitel se dražební jistota započítává, ostatním se vrací.

Popis

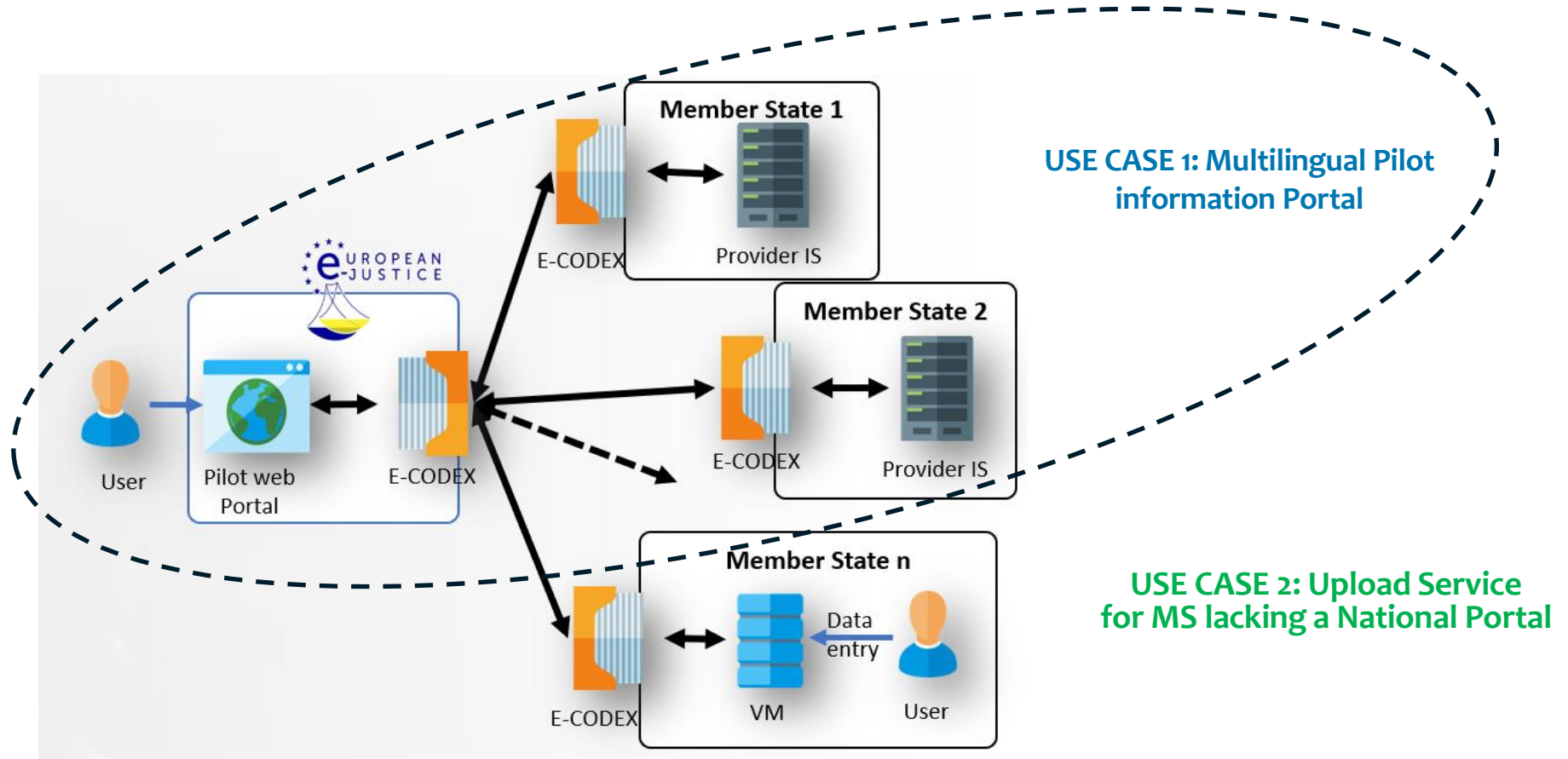
Jedná se o dražbu nemovité věci - jednotky č. 1317/8 v budově č.p. 1312, 1313, 1314, 1315, 1316, 1317, 1318, příslušející k části obce Kadaň, na pozemcích p.č. 1783 o výměře 186 m², p.č. 1784 o výměře 182 m², p.č. 1785 o výměře 183 m², p.č. 1786 o výměře 187 m², p.č. 1787 o výměře 177



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A glance at some of the main Functional and technical requirements discussed

Some choices invisible to the end user

- How should searches be carried out? Should a synchronous or an asynchronous approach be taken?
- At which level should the transformation of data between the national format and the common LEILA format take place?
- How should the e-CODEX connection be realised?
- How to collect data in countries without national portal, leaving flexibility for future expansions?

Some choices visible to the end user

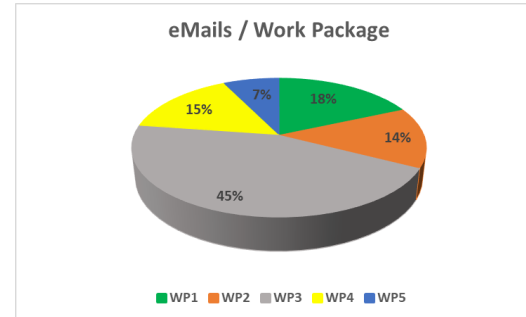
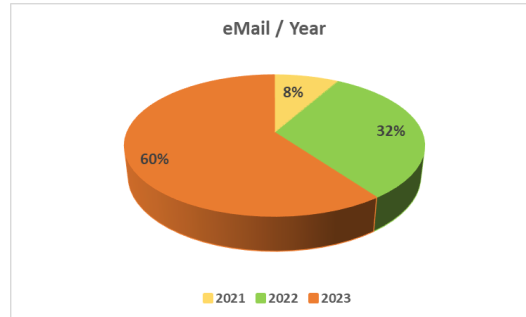
- Which should be the search fields?
- How should results be shown?
- How should search results including data from portals with different level of granularity be shown?



LEILA – Project Coordination: some quantitative data



6000+ mails

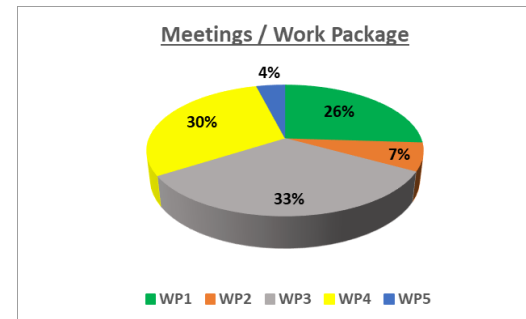
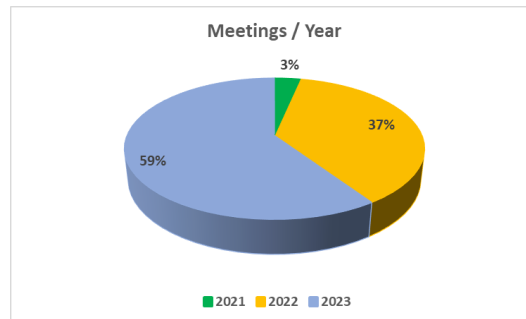


Work Packages

- WP1 - Coordination
- WP2 - Analysis
- WP3 - Development
- WP4 - Sustainability
- WP5 - Dissemination



250+ hours of meetings



Time period: 2021 - 2023





One project, many partners: Lithuania State Enterprise Centre of Registers



State enterprise which is self financed from it's services

Main functions:

- ▼ Registering objects and providing data
- ▼ State registers and IT systems development
- ▼ Registers data analysis and solutions



>1600 employees



600 registrars



300 customer service employees



150 IT specialists



100 product owners

www.eujudicialauctions.eu

12 registers and cadastres
13 state IT systems



Wide network of customer service



2200 phone calls a day



2800 clients live contacts in offices



10 000 work orders a day



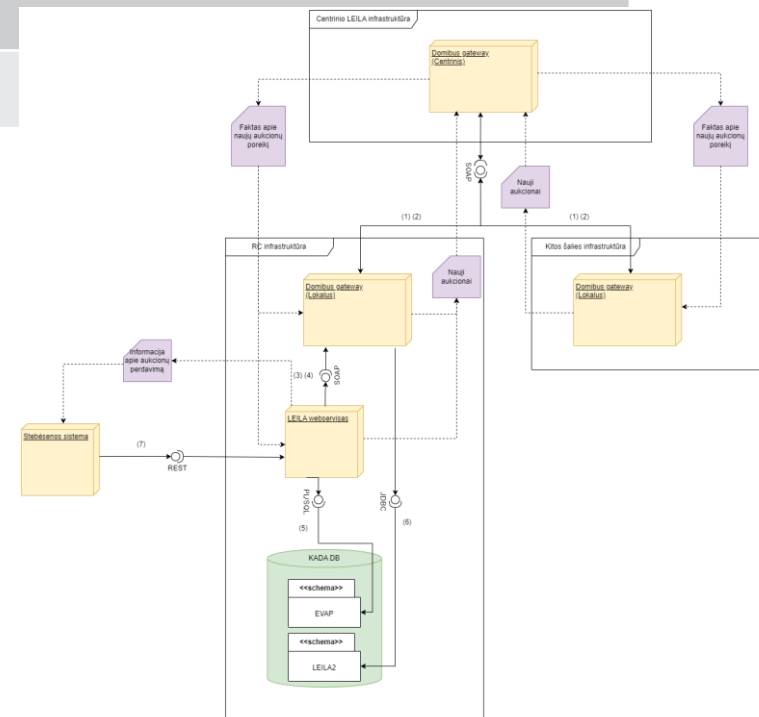
50 physical locations for customers to contact



One project, many partners: Lithuania State Enterprise Centre of Registers, its road to LEILA

Date	What
2015	Electronic judicial auctions for bailiffs and bankruptcy administrators Electronic auctions for Assets bank and municipalities
2018	Any legal entity could get access and sell it's property in auctions
2021	Electronic rent auctions were introduced
2023	LEILA started

Lithuania LEILA's Architecture

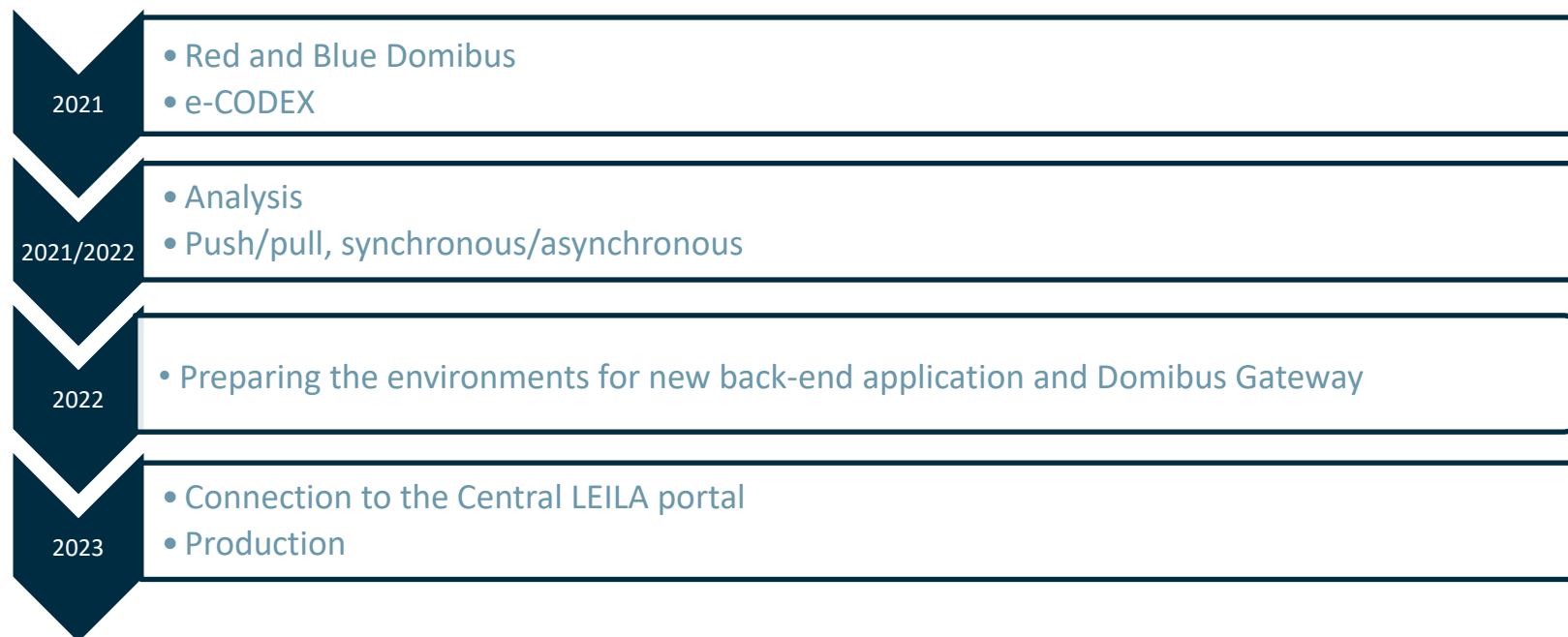




THE EUROPEAN PLATFORM
FOR JUDICIAL AUCTIONS

One project, many partners: Croatia's MoJ and FINA

Development flow



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THE EUROPEAN PLATFORM
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One project, many partners: Croatia's MoJ and FINA

Main goals

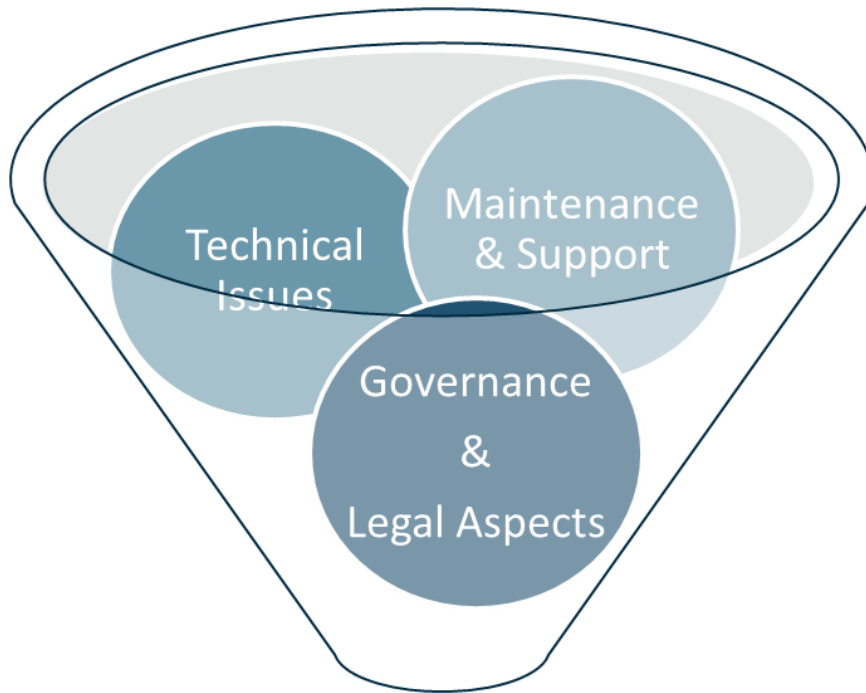
- Selling the asset at the highest possible price and settlement of the debt in the highest possible amount
- Digitalization and consolidation of all European registers



This project was funded by the European Union's Justice Programme (2014-2020) under Grant Agreement No. 101007385



LEILA – Next steps



Partnership





Existing Barriers to cross border Judicial Auctions: the future challenge

The actual auction procedures typically:

- use of only the native language
- need to appoint a proxy resident in the district court of the place of enforcement
- need for a bank account in the country of the auction
- need for a local tax identification number
- need for a social security number
- need for a national ID number
- prevent access to the platform to users connected from abroad



**A vision for the future:
LEILA 2 – «One-Stop-Shop» ?**