



THE EUROPEAN PLATFORM
FOR JUDICIAL AUCTIONS

Mapping Stakeholders for the LEILA Project

Policy Brief #1

‘LEILA – towards a multilingual European platform for judicial Auctions’ (LEILA) Project developed a comprehensive platform for sharing information on judicial auctions across Europe. The Project focused on defining the requirements to provide information on auctioned goods to interested parties and facilitate the search of judicial auctions online. By mapping stakeholders and gathering data on the legal, organizational, and technological aspects of judicial auctions at the national level, LEILA sought to ensure that the platform designed and experimented within the project aligned with the needs of stakeholders and foster the accessibility of judicial auctions throughout Europe.

Within its activities, the LEILA Project defined the functional and technical requirements by mapping stakeholders engaged in European judicial auctions. The objective to be achieved by the project was to align project outcomes with stakeholders' needs through comprehensive data gathering. The map of the landscape developed within the project presents the findings from survey-based research conducted across nine Member States, shedding light on the legal, organizational, and technological frameworks governing judicial auctions. Key stakeholders identified include policymakers, judges, experts, legal practitioners, and academia. Barriers to developing an EU online search engine include information discrepancies, language barriers, and registration procedures, hindering domestic and foreign participation.

Stakeholder Mapping

The survey conducted across nine Member States revealed a diverse range of stakeholders involved in judicial auctions. Key actors include:



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- **Policymakers:** Responsible for regulating judicial e-auctions and promoting cross-border exchange of auction information.
- **Judges:** Oversee the sale of seized assets at judicial auctions.
- **Experts:** Estimate the value of seized assets.
- **Legal Practitioners:** Handle cross-border e-delivery and exchange of documents and evidence.
- **Academia:** Contribute expertise in e-procurement, e-auctions, and e-justice.

Challenges and Barriers

Several challenges were identified during the stakeholder mapping process. These challenges included:

- **Information Discrepancies:** Varying national rules make accessing auction information difficult, hindering domestic and foreign audiences. This is particularly true from a cross-border participation perspective.
- **Language Barriers:** Auction websites predominantly use national languages, limiting foreign participation.
- **Registration Procedures:** Complex registration requirements and identity verification processes pose barriers to participation, especially for foreign bidders.
- **Deposit Payment:** Terms of deposit payment, particularly requiring in-person payments, discourage participation from individuals living abroad.

Recommendations

To address the identified challenges and ensure the success of the LEILA Project, the following recommendations were proposed and implemented within the project to develop a pilot system:

- **Standardization of Information:** Encourage Member States to provide comprehensive and standardized data on their national auction systems.
- **Multilingual Support:** Develop multilingual interfaces for auction platforms to facilitate foreign participation.



- **Simplified Registration:** Streamline registration procedures and identity verification processes to encourage broader participation. This has not been implemented in the LEILA project, which just provided access to information on the auctioned goods, but is being considered for the follow-up initiatives.
- **Flexible Payment Options:** Explore alternative methods for deposit payment to accommodate participants living abroad. Once again, this has not been implemented in the LEILA project, which just provided access to information on the auctioned goods, but is being considered for the follow-up initiatives.

Conclusions

The stakeholder mapping exercise conducted as part of the LEILA Project provides valuable insights into the complexities of judicial auctions across Europe. By addressing the identified challenges and engaging with key stakeholders, the project developed a robust and inclusive platform that meets the needs of all users. Continued collaboration and coordination among stakeholders will be essential to ensure the success of this endeavour.



Stakeholder groups	Organisation(s)								
	AT	BG	CZ	FR	HR	IT	LT	LV	PT
Competent national authorities responsible for public judicial auctions	Courts and bailiffs (as member of the courts)	Chamber of Private Bailiffs Ministry of Justice (via the Inspectorate to the Minister of Justice)	National Chamber of Judicial Officers Ministry of Justice Courts	Judicial Commissioners (Commissaires de justice)	Ministry of Justice and Public Administration	Ministry of Justice	Ministry of Justice	Court Administration of the Republic of Latvia	Solicitors Enforcement Agents National Association
Private organisations involved in public judicial auctions	Beside judicial online auctions, courts may mandate auction companies, which themselves can do auctions online.	n/a	Enforcement agents / Judicial officers	Voluntary public auctions are carried out by authorized auctioneers working in specific companies approved by the French Sales Council	-	Companies authorised to advertise property auctions, https://www.giustizia.it/giustizia/it/mg_1_18.wp List of telematic sales operators, https://gestorivendite telematiche.giustizia.it:4432/	Chamber of Judicial officers of Lithuania	-	Enforcement agents Insolvency administrators Courts
Public or private organisations in charge of the operating on-line judicial auctions platforms	German e-auctions platform	Chamber of Private Bailiffs Ministry of Justice (via the Inspectorate to the Minister of Justice)	National Chamber of Judicial Officers Enforcement agents / Judicial officers	Judicial auctions cannot be carried out completely online but there is possibility to broadcast the sales of movable property live	Financial agency (FINA)	Same as above	State Enterprise Centre of Registers, https://www.registrucentras.lt/en/	-	Enforcement agents
Public or private organisations in charge of the operating other on-line public non-judicial auction platforms	n/a	n/a	Ministry of Regional Development General Financial Directorate	Several online platforms available. Voluntary sales are carried out by authorized auctioneers working in specific companies approved by the French Sales Council	-	Public Sales portal is not currently cooperating (it doesn't transmit any data) with platforms of non-judicial auction operators	n/a	-	n/a
Judicial officers involved in auctions (lawyers, notaries and other professionals)	Bailiffs Judges Court experts	Private bailiffs State bailiffs at District Courts	Enforcement agents / Judicial officers Courts	Two formerly distinct but complementary professions: bailiffs and judicial auctioneers were	Municipal courts Commercial courts Public notaries trustees in bankruptcy	Subjects involved in auctions are sales delegates authorized by the judicial office to publish sales	114 independent Bailiffs offices, represented by Chamber of Judicial officers of Lithuania	-	Enforcement agents Insolvency administrators Courts



				entitled to carry out judicial public sales. Now these two professions have merged to create a new profession: the Judicial Commissioner.		announcements (they have a specific role in the registry system used by the judicial office). They can be notaries, engineers, accountants, technical consultant			
Experts estimating the value of seized assets	Court experts	Chamber of Independent Appraisers in Bulgaria	Enforcement agents / Judicial officers Courts Court experts	Judicial Commissioners (and experts)	The value of real estate is determined by discretionary court conclusion, based on a reasoned finding and opinion of an authorised expert witness or appraiser.	Experts in charge of estimating the value of the assets are professionals authorized by the judicial office. Currently are under development some new features in the auction system which will allow such experts to access the Sales portal. Each judicial office uses a district register to choose the experts.	Bailiff or property valuation experts	-	Enforcement agents
Debtors (associations)	n/a	n/a	n/a	n/a	Citizens Business entities Business entities in bankruptcy	Citizens (as assets' owners) Companies in bankrupt status Citizen and legal persons (based on judicial procedures)	n/a	-	n/a
Creditors (banks, associations, etc.)	n/a	n/a	Banking Association Insurance Association Chamber of Commerce	n/a	Banks Citizens Business entities National authorities	Banks, citizens, companies Citizen, legal persons (based on judicial procedures)	Lithuanian Banking Association (LBA). https://www.lba.lt/en/	-	n/a
Final users (associations, companies,	n/a	n/a	n/a	n/a	Banks Real estate agencies	Everybody Banks	All legal entities and individuals	-	-



investment funds, etc.)					Citizens Business entities, etc.	Real estate agencies Citizens Business entities, etc.			
e-CODEX access point	n/a	Supreme Judicial Council of the Republic of Bulgaria Prosecutor's Office of Republic of Bulgaria	Ministry of Justice	Yes, but not yet functional for auctions	Currently in the developing phase at the Ministry of Justice and Public Administration ¹	Currently in the testing phase at the Ministry of Justice	No access point	Currently in the testing phase	n/a
Others	n/a	n/a	n/a	-	-	-	-	-	n/a

¹ As an operator of e-Auction service, FINA will not be able to use the access point of the Ministry of Justice and Public Administration of the Republic of Croatia, which is currently still being established within other projects