“In more and more EU legislative measures cross-border access to land registers seems to be a fundamental part of the process of legal integration. Recent examples are the Succession Regulation and the proposed regulations regarding matrimonial property regimes and registered partnership property regimes. Other (proposed) measures include seizure of illegally obtained property and transparency of debtor’s assets. Such interconnection can only work efficiently and, certainly when it comes to seizure and freezing of assets, quickly if the registers are fully digitalised and the measure to be taken can be done in standardised and electronic format. This may sound very simple, but, in fact, it is not. Complicated legal questions arise regarding the law applicable to registration systems in light of the traditional lex rei sitae rule (local law governs property relations). Registration systems do not function in a legal vacuum, they function within a particular legal system with its own property law, its own well established legal practices and network of legal professionals. Could Internet technology bypass such well-established legal and professional frameworks?”