New updating model in the Spanish Cadastre

Incidences Map  ➤  Management Map

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The Spanish Cadastre’s first strategic objective in the period 2017-2020 is the improvement of the continuous updating of cadastral information, adapting it to a changing and dynamic environment, with a new updating model to increase the efficiency and effectiveness in its permanent updating.
Obligation to declare

In Spain there are not licensed surveyors and it is not obligatory to mark the division in the land. The agreement to divide and the boundaries are decided by seller and buyer.

But the incorporation in the Real Estate Cadastre of a **new** real estate or the **alterations of its characteristics**, is mandatory by law.
Data of the fiscal cadastre

The Spanish Cadastre, to achieve its tasks in a proper way, (including valuation for taxation), needs a completed and updated database with:

- **Real Estate Identification data:**
  » cadastral reference, province, municipality, addresses or location.

- **Juridical data of real estate:**
  » Titleholders’ name and national identity number, addresses of titleholders and the notification address, date of acquisition and rights data....

- **Physical data of real estate:**
  » land area, representation of the Buildings (even with the description of every floor, common areas, and private flats...) buildings area, class of crops, urban planning data, conservation status of the constructions, use (legal and actual one), construction typology, year of construction.....

Economic data of the real estates: value of land, value of construction, criteria and valuating module, real estate cadastral value and reference market value.
We need to have all these data well updated to fulfil our task and to obtain a good value.

- The incorporation of data to the cadastre can be done by several ways, depending on the type of real estate,

- and also depending on act or business that cause the change of data.
The Spanish General Directorate for Cadastre is responsible for the creation, updating and diffusion of the cadastral data either directly or in collaboration with local authorities and other public entities,
Agreements with Municipalities and other Public Entities

- The strategy consists of gathering other Public Administrations, as well as other organizations, sharing useful information for all of them.

- They are all considered as providers and beneficiaries:
  - they help us to maintain our database updated,
  - they obtain all necessary data for their goals.

- Data is electronically provided by collaborators: they can even process the information working directly in our system or sending data through the E-Office.
- **Compulsory declarations** from titleholders (more than 2000000 a year).
  - Directly updated in our offices or by internet
  - Updated by the collaborating administrations (municipalities)
    Collaboration agreements to maintain de data

- **Communications** of the collaborators in cadastral updating, mainly 4500 local authorities, 2900 notaries and 900 property registrars, tax administration and other public institutions that act over the territory

  They must provide information with the technical conditions defined by the cadastre
  that verifies that the graphical and literal information is correct.

- **Inspection Works** and other proceedings (as regularization to include new buildings, extensions and reforms) done by Cadastre own initiative

- **General works**, with the assistance of private firms, under technical specifications and controls.
Communications

Citizens released from the responsibility of self declaration

1. Notaries and land registers
2. Tax department (data of the citizens, companies etc...)
3. Municipalities
4. Other Administrations that work in the territory

The obligations that fall on the cadastral holders have been replaced in certain assumptions by the obligation of these public administrations to communicate some of the cadastral alterations.

Information is transfer to cadastre and automatically included in the cadastral data base
Notaries and Property registrars must submit electronically to the Cadastre the information of the documents they authorized or registered that represented a modification of data in the Real Estate Cadastre.

- All the exchange of information is made through web services
  - From 2015 (Coordination law) graphic geo-referenced description based on the cadastral cartography are included in some inscriptions of the Property Rights registry. Graphical georeferenced representation gets into PRR by a cadastral GML INSPIRE file.

In case of segregations, modifications of parcels etc.. or errors in the cadastral data, citizens can provide an “alternative geo-referenced representation” that is used to update the Cadastre after to pass the appropriate graphical and technical validations-Graphical georeferenced representation gets into PRR by a GML INSPIRE file contain in a cadastral graphical validation report

- After the coordination process automatically, without human supervision in most cases, the information send by PLR is modified in the cadastre and the documents for the citizens are generated.
Registration or modification of data in the Real Estate Cadastre reported by municipalities

- new construction,
- expansion and renovation of existing buildings, either partial or total,
- demolition,
- modification of use or destination of buildings or facilities

The municipalities obtain the information when they grant a permit to built, extend or renovate.

But it must be defined each year in the municipal ordinance.
Registration or modification of data in the Real Estate Cadastre reported by the acting Administrations

in cases of
• land consolidation,
• administrative demarcation,
• expropriation
• and acts of planning and urban management

Ministry of Agriculture, must inform about the changes in the crops or uses of rural real estate, as a result of requests for aid under the common agricultural policy
Deadlines

• Notaries and Land Registrars: in the first 20 days of the following month.

• Communications municipalities: three months from the end of the month in which they were performed the acts or object communication.

• Communications of the acting administrations, two months computed in accordance with Article 36 of Royal Decree 417/2006.
Map of Incidences

Lidar, frequent orthophotos, artificial intelligence and other technologies permit us to know the object that are not incorporated to the cadastre.
New updating model
With the development of a new updating model, the General Directorate of Cadastre seeks

- avoiding the discrepancy of the cadastral data with the reality.
- preventing tax fraud
- reinforce the regular mechanisms for updating the cadastre
- without increasing the burden on citizens.
- Increase the efficiency of cadastral works

by means of

- mapping of real estate incidents with cadastral transcendence and
- plans of control of the works
Lines of action

• 1.- encourage the obtaining of the information **in origin** for the **voluntary fulfillment** of the cadastral obligations of public administrations that works in the territory and citizens.

• 2.- **Simplify procedures** and ensure the **quality** of cadastral data.

• 3.- Consolidate anti-fraud procedures.
1.- Encourage the obtaining of the information in origin for the voluntary fulfillment of the cadastral obligations of administrations and citizens.

-Fomenting the communications of the public administrations and institutions.

• Legal reform: changes in the communication assumptions and new formulas of collaboration with local entities

• Increase and improvement of the mechanism of supplies of the information.

-Simplification of the forms of relationship with the citizen that facilitate the fulfillment of their obligations.
- Elaboration of a management map, as “control panel” for the contrast cadastre and reality.

- Implementation of the new model of agreement with the local entities,

- Modernization and adaptation of the exchanges of information and interconnection

- Informative campaign aimed at public administrations to promote communications.

- Development of tools to facilitate the fulfillment of the obligations:
  
  draft declaration

  assistant for the completion of declaration

  single model of declaration
2nd Line of action

2.-Simplify procedures and ensure the quality of cadastral data.

- Improvement in administrative procedures for the incorporation of this information into the cadastre.
  - simplification
  - lower cost of the procedures,
  - saving of personnel dedicated to the tasks of procedure,
  - and, in conclusion, a better efficiency and quality in the cadastral management.

- Improving the quality of data, so that they are increasingly reliable and consistent,

- Open data, since its intensive dissemination to citizens, administrations and entities through the electronic site of the cadastre, allows to know information inconsistencies and correct them.
The cadastre seeks to encourage the definition of parcels and buildings in digital formats since their creation that allow their electronic processing in an interoperable environment,

The data should be created only once in digitally form and it should be shared at all levels through a standard format, thereby gaining efficiency and effectiveness.

In this sense the Spanish Cadastre has already developed a series of tools that allow citizens and administrations to generate the digital graphic data of the cadastral parcels on the cadastral cartography, at the moment when they are created or modified, using GML INSPIRE formats standards;

and it is considering the use of new models for the creation and exchange of digital data of buildings also based on existing standards: INSPIRE GML, BIM.
3rd line of action

3.- Consolidate anti-fraud procedures.

• To **intensify the fight against fraud** to adapt the cadastral description of real estate to reality.
  – When there are not communication and persist the obligation to declare, but they don’t do it.
  – Inspection
  – Regularization plans (including, new constructions, reforms, extensions)
• Management Map,
  – as a system of monitoring and management
    • for all kinds of discrepancies (physical and legal)
    • detected by us and other administrations,
    • where all the pending actions are including
new updating model: Management Map

The goal is to get public information which is held by the different public administrations to incorporate it in the cadastre and with it, to automate the detection of alterations that occur in the territory.

The duly georeferenced information will turn in a map that will be available to institutions that collaborate with the cadastre;

These institutions can also incorporate, through the management map, missing administrative documents
new updating model: Management Map

Comunications

- Notaries and Land registries
- Mapping Agencies
- Minis. Agriculture
- Associations of Architects, topographers and other technicians
- Tax Agency
- Municipalities
- Other local administrations
- Regional administrations
- Person Register

Declarations
new updating model: Management Map

Comunications

→ Notaries and Land registries
→ Maping agencies
→ Minis. Agriculture
→ Associations of Architects, topografs and other technitians
→ Tax Agency
→ Municipalities
→ Other local administratios
→ Regional administrations
→ Person Register

Evolution of the handling of records
new updating model: Management Map

The map will be visible to all contributors through an Extranet

Allowing monitoring of the handling by all those involved.
new updating model: Management Map

- Some communications or declarations are treated automatically
- Other require other documents that must be provided by the collaborators
- Others must be further investigated
new updating model: Management Map

Colaborators...can include information in the manage map (scanned or digital document)

documents, such as plans of buildings, license grants or certificate of the end of a construction given by the municipality

will be automatically incorporate

in a standard and interoperable way using the tools and the model implemented by the Government of Spain to interconnect the registres of the public administrations
new updating model: Management Map

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in an standard and interoperable way using the tools and the model implemented by the Government of Spain to interconnect the registres of the public administrations
Once the system has detected that the information is complete, this will become an administrative registry file for subsequent processing.

The managing map will determine which documents must contain each type of cadastral record (new construction, segregation, division, change of crop)

what is the minimum set of documents that should contain each type of administrative file.
new updating model: Management Map

The information will be integrate in the different modules of our management system in function of the type of communication/declaration and the way that it will be processed.
The Management Map,

Will enabling us better programming and control of the work.

Land-based cadastral control plans shall be approved annually to determine the programming, characteristics and number of actions to be carried out to ensure the updating of cadastral databases, as well as the economic means, and human resources needed to do so.

Will permit to get information which is held by the different public administrations to incorporate it in the cadastre in an interoperable and automatic way.

Will allow better communication with the collaborators.

Will be a key tool to get the Spanish Cadastre’s first strategic objective: the improvement of the continuous updating of cadastral information.
Thank you very much for your attention

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