

TOPCART 2022
FIG Commission 7 Annual Meeting 2022
Seville 26th October 2022

Land Management in Spain

Pedro J. ORTIZ

GEX - Geómetra Experto | Chartered Land & Property Surveyor | ADR Professional

<https://geopropiedad.com/>



- Introduction**
- Spain in figures
- State of the Art
- The role of the Land Surveying Engineer



Geo Posicionando los Límites
Porque tu **Propiedad** se merece ser Tuya

Founder & CEO. **GeoPropiedad**. 2007 - nowadays

Professor Master en Geometrías Jurídicas

Centro de Formación Permanente **UPV**. 2020 - nowadays

Chair WG CPD

Asociación Española de Geómetras Expertos

2019 – nowadays

Secretary General

International Land Measurement Standards Coalition.

2016 – nowadays

Professor Master degree. **Universidad Miguel Hernández de Elche** 2015 - 2020



Founding President. **Asociación Española de Geómetras Expertos**

Jul 2013 - oct. 2018

Vicepresident. **The Council of European Geodetic Surveyors (CLGE)** March 2012 - oct. 2014

FIG delegate (**Spain COIGT**) 2011-2013

Councillor (Member of the Governing Board)

Colegio Oficial de Ingenieros Técnicos en Topografía (COIGT)

Jan. 2010 - dec. 2013

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Spain in Figures

506.000 square km

47.000.000 inhabitants

The Spanish nation is composed in the form of State of Autonomies

It is one of the most decentralized countries in Europe, along with Switzerland, Germany and Belgium; for example, all Autonomous Communities have their own elected parliaments, governments, public administrations, budgets, and resources

Therefore, health and education systems among others are managed regionally, besides, the Basque Country and Navarre also manage their own public finances based on foral provisions .



	Number of Municipalities	Surface (Has)	Number of Parcels
Rural	7.592	47.560.593,29	39.957.113
Urban		1.073.858,08	13.353.000



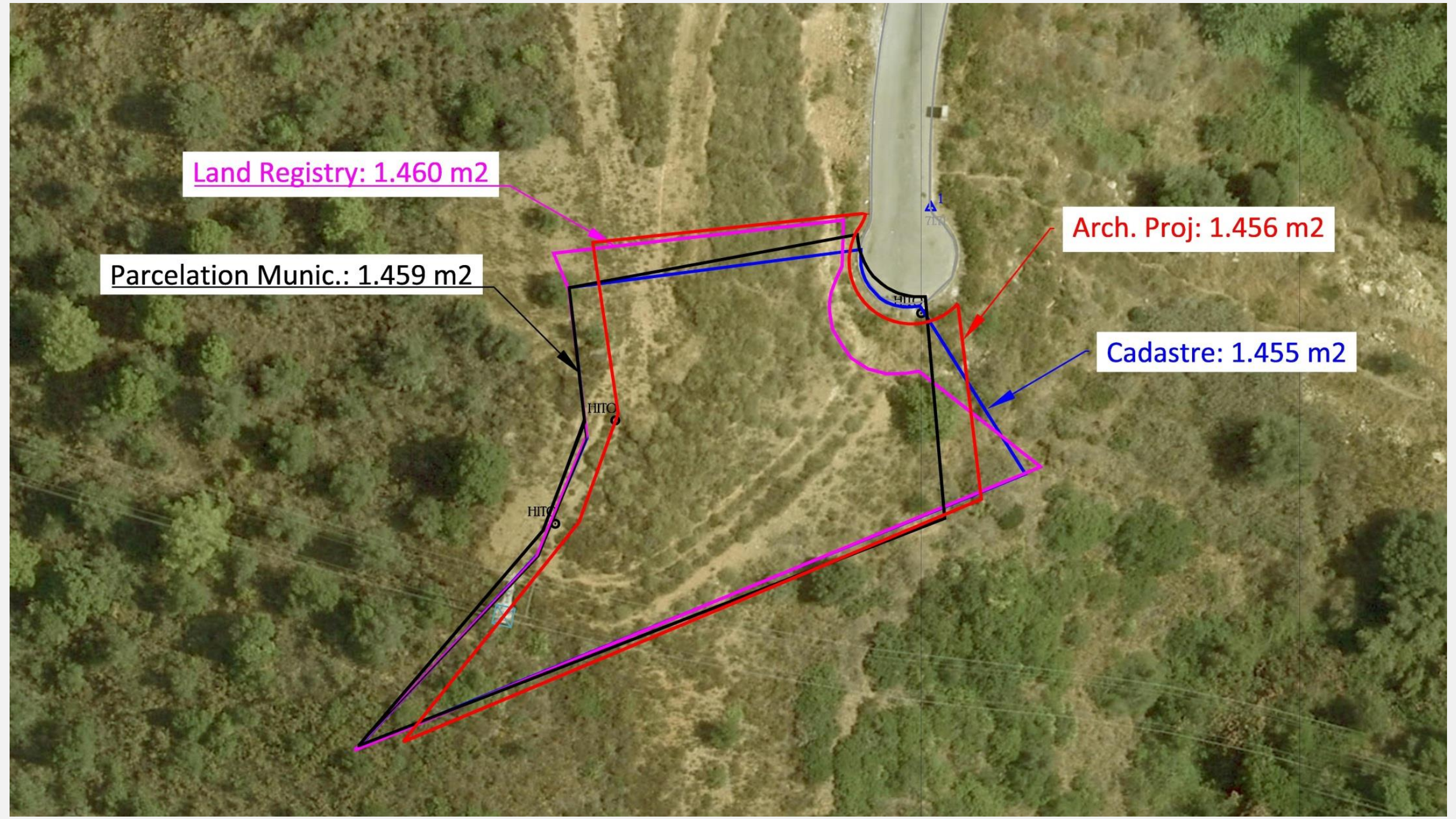
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Land Registry: 1.460 m2

Parcelation Munic.: 1.459 m2

Arch. Proj: 1.456 m2

Cadastre: 1.455 m2



-  Land Registry
-  Notaries
-  Cadastre
-  Municipalities
-  Courts

Land Registry

Each Registry is managed by a Registrar, who is a public official and also a legal professional. The mission of the Registrar is to control the legality of the documents authorized by the Notaries, issued by the Magistrates and by the administrative authorities.

Only if the document is completely valid can the right thus acquired be registered and guaranteed.

Each registrar is responsible for ensuring the registries are duly vested, maintaining the highest level of technology and reporting on their role and the content of their entries to any interested party.

- Record of Rights/Mortgage publicity purposes
- Not compulsory only for mortgage registration
- 1087 billions € as mortgage capital registered
- Private office managed by Registry Officer
- Publicly Appointed Official NOT Civil Servant
- BAC+5+State Exam (law)

Notaries

The law, in Spain, gives exclusive competence to notaries to draw up sales contracts for real estate and ***monitor the legal certainty of transactions.***

Publicly Appointed Official NOT Civil Servant BAC+5+State Exam (law)

The Notary gives advice in authenticating their final agreement, furthermore, will give it probative value and enforceability in addition to the legal certainty corresponding to the importance of the transaction.

Cadastral reference shall be defined at new tittle deeds If the property has been divided or segregated, Notary may send legal and graphic information to Cadastre

Cadastral

The Real Estate Cadastre in Spain is an administrative registry that depends on the Ministry of Economy and Finance.

This registry describes the urban and rural properties and also real estate with special features.

The cadastral information include physical, economical and legal characteristics, like:

Location.

Cadastral identification.

Area.

Use.

Different kind of crops.

Quality of the buildings.

Cartographic representation.

Cadastral value and ***cadastral owner***.

Civil servant not Land/Geodetic Surveyor

2000+ employees 25 land surveyors

Fiscal/Tax/Valuation Purpose

Compulsory by citizen or municipality

Municipalities

The law, in Spain, gives exclusive competence to the Municipalities to regulate Land Planning and ***every land property alteration must have permission***

NOT legal permission but administrative

Provider & Beneficiary of Cadastre

Civil servant not Land/Geodetic Surveyor Usually Architect

Courts

Boundary litigation cases are sometimes assisted by expert surveyors although professional regulation is not mandatory to act as an expert

Law 13/2015

Cadastral and Mortgage laws were updated in order to coordinate their databases

The land may be registered in the Land Registry within its graphical delineation (GML)

Then cadaster plot may be registered in the Real Estate Cadastre within its graphical delineation (IVG)

Coordination. Art.10 Law mortgage

Gestión de Geometrías

Mis Geometrías

Selecciona la opción Dibujar Geometría o Añadir Geometría para comenzar

Operaciones disponibles

-  Dibujar Geometría
-  Añadir Geometría
-  Editar Geometría
-  Dividir Geometría
-  Unir Geometrías
-  Diferencia entre Geometrías

Introduce el número de catastro
30030A12800326



Capas

Selecciona las capas que quieras que se muestren en el mapa

- | | | |
|--------------------------|-----|-------------------------------------|
| + OSM | ⬇ | <input checked="" type="checkbox"/> |
| + Base IGN | ⬇ ⬆ | <input type="checkbox"/> |
| + Ortofotografía Aérea | ⬇ ⬆ | <input checked="" type="checkbox"/> |
| + Catastro | ⬇ ⬆ | <input type="checkbox"/> |
| + Catastro Navarra | ⬇ ⬆ | <input type="checkbox"/> |
| + Catastro Alava | ⬇ ⬆ | <input type="checkbox"/> |
| + Catastro Guipuzcoa | ⬇ ⬆ | <input type="checkbox"/> |
| + Catastro Vizcaya | ⬇ ⬆ | <input type="checkbox"/> |
| + Distritos Hipotecarios | ⬇ ⬆ | <input type="checkbox"/> |
| + Inscripciones | ⬇ ⬆ | <input checked="" type="checkbox"/> |
| + Presentaciones | ⬇ ⬆ | <input checked="" type="checkbox"/> |
| + Alertas BOE | ⬆ | <input checked="" type="checkbox"/> |

[Abrir Catálogo](#)

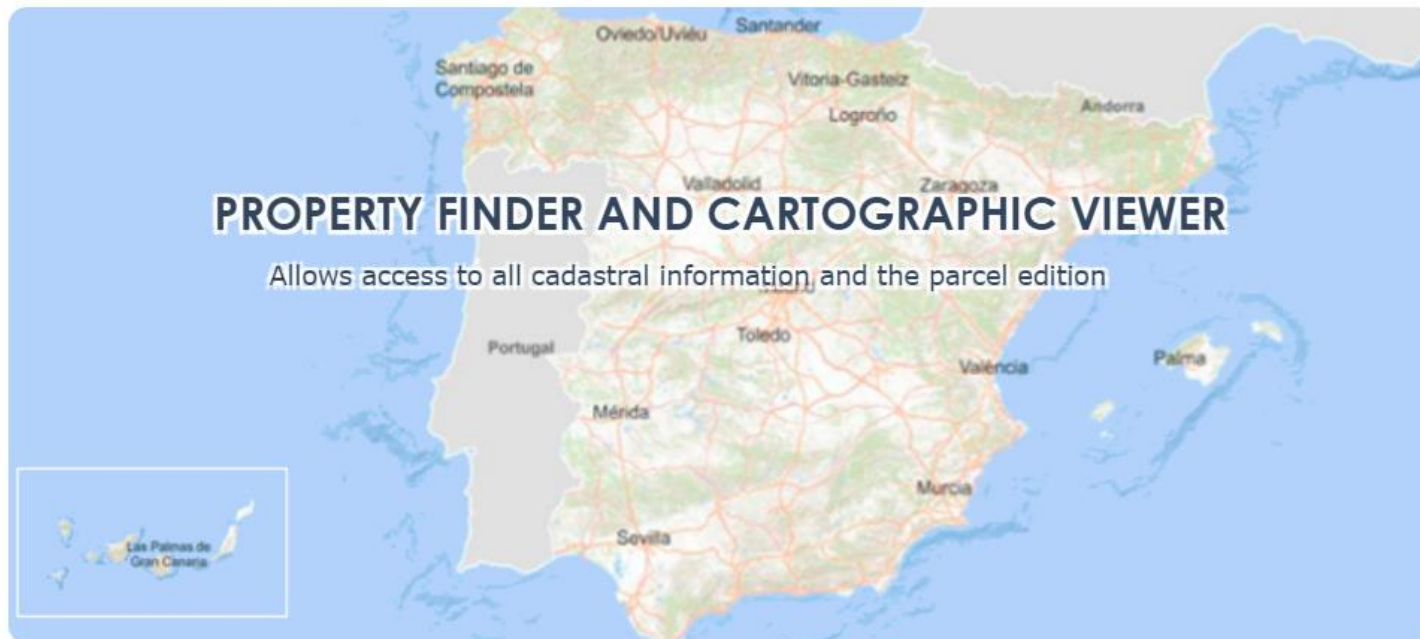






Welcome to the Cadastral Electronic Site

Registered user ▾



MY CADASTRE

- Real estates
- Administrative files
- Notifications

PROCEDURES AT THE CADASTRE

- Declarations, appeals, requests...
- Collating and downloading documents

DISSEMINATION OF CADASTRAL DATA

Download of cartographic and alphanumeric information, web services, INSPIRE formats, statistical data

➔

GRAPHIC VALIDATIONS

Cadastral map graphic validation report and constructions location report

➔

AGREEMENTS, ANNOUNCEMENTS AND EDICTS IN THE SEC

Relating to cadastral procedures of collective valuations
Relative to reference value

➔

PILOT A_FINCA PROJECT

Improvement of legal certainty in municipalities with depopulation problems

New

COMMUNICATION ASSISTANT CITIZEN CADASTRE

This tool will help you channel communication with the Cadastre

CADASTRE-REGISTRY COORDINATION ASSISTANT

It consists of the incorporation of Cadastral Graphic Representation (R.G.C) to a registered property

REFERENCE VALUE

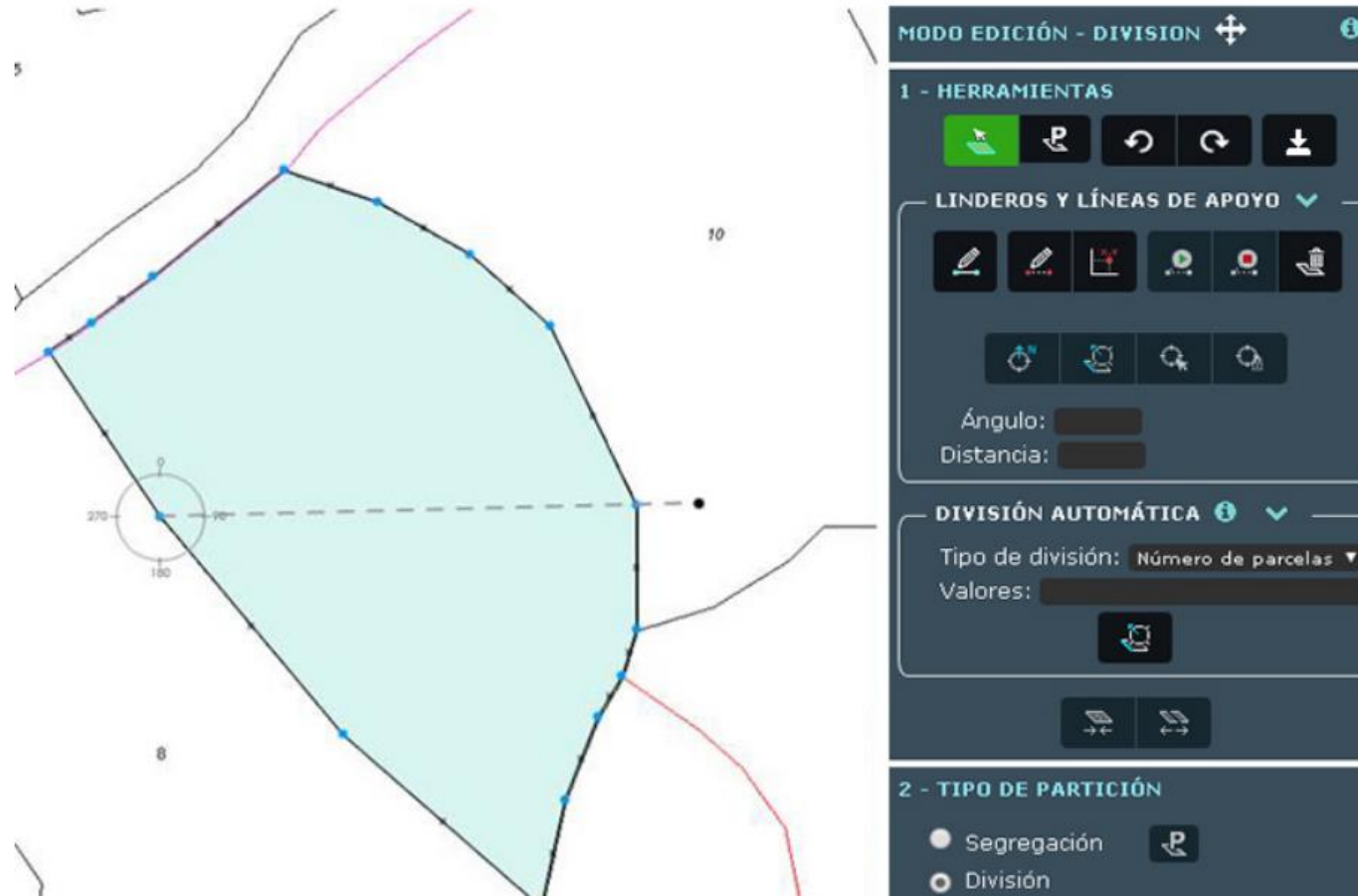
Allows access to all the information related to the reference value of urban and rural real estate

New

parcel editor

This tool allows new subdivisions to be drawn up based on cadastral mapping, and to obtain a [Graphic Validation Report \(IVG\)](#) which will result in greater ease in the face of subsequent administrative procedures.

Obviously the result of the operations carried out with this tool **does not modify the cadastral database..** These modifications can only be the result of an administrative procedure (declaration, communication...). Among the documentation provided for the processing of said procedures, there may be an IVG, which is an electronic document that includes both the geometry of the proposed subdivision and the affected cadastral parcel and that also indicates whether the proposed parcel respects the delimitation that appears in the cadastral mapping . These IVG can be used by citizens as documentation at the beginning of cadastral procedures that include modifications in the plot (unions and partitions of plots, reparcelling...). Providing this documentation in cadastral procedures related to modifications in the parcel, by including a georeferenced representation of the new subdivision,







Real Estate Query and Certification

[← Volver](#)[CARTOGRAHY](#)[DESCRIPTIVE AND GRAPHICAL QUERY](#)[PRINTER](#)

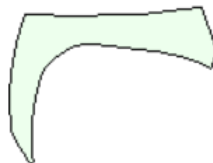
DESCRIPTIVE DATA PROPERTY

Referencia catastral	33060A005006900000HX  
Location	Polígono 5 Parcela 690 PUMARIN. SAN MARTIN DEL REY AURELIO (ASTURIAS)
Class	Rústico
Primary use	Agrario

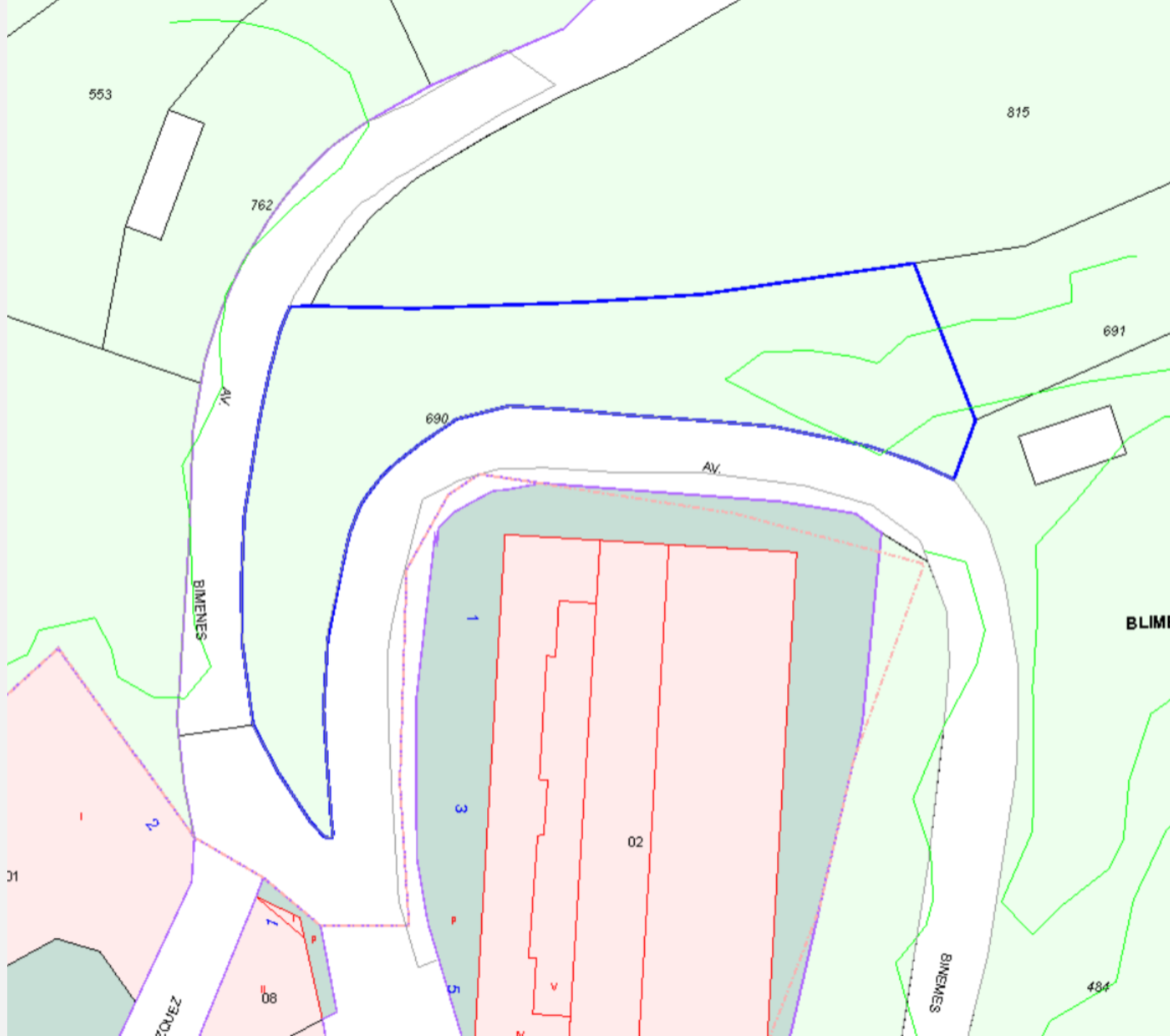
COORDINATION WITH THE GRAPHIC REGISTRY OF PROPERTY

Records:	POLA DE LAVIANA
Single registration code	33014001574116 View in GeoPortal of Registradores
Coordination Date:	25/10/2018
	There cadastral changes after the date of coordination affecting the geometry of the plot

PLOT CATASTRAL



Localización	Polígono 5 Parcela 690 PUMARIN. SAN MARTIN DEL REY AURELIO (ASTURIAS)
Graphical Plot	924 m ²





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Land Surveying Engineer

University degree in Geomatics (4 years 240 ECTS)

Advance geomatics matters (85%)

Poor legal and land management matters (15%)

University “oficial” Master degree in Geomatics (1-2 years 60 or 120 ECTS)

Advance geomatics matters (85%) and Poor legal and land management matters (15%)

University “professional” Master degree in Land Management (1 year 60 ECTS)

University Politechnic Madrid: [75% cadastral, fiscal] [25% legal matters]

University Politechnic Valencia: [75% legal matters] [25% profesional matters]

Land Surveying Engineer

Professional regulation

4 years degree requested to join Official chamber of surveyors (COIGT)

Profession regulated together with other engineering professions without distinction of roles (autoregulation system)

Aprox. 4500 land surveying engineers with COIGT membership

25% private sector (self employee)

55% private sector (employee)

20% public sector

Mainly occupied in construction, GIS, engineering sectors. Lack of presence in land management projects and teams.

Lack of students.

Challenges:

Engage with Youngsters to attract them into the profession

Step up towards advanced Land management training courses

Opportunities:

A huge real estate market without a main role for the land management professional with surveying background

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