

The background of the slide is a photograph of a Dutch town, likely Deventer, featuring a prominent church tower (the Deventer Church) and a canal with buildings reflected in the water.

# The cadastre, the land registry, and the technicians collaborate in land administration improvement in Spain

Carmen FEMENIA-RIBERA and Gaspar MORA-NAVARRO  
Universitat Politècnica de València (UPV), Spain  
Colegio Oficial de Ingeniería Geomática y Topográfica (COIGT)

Organized by

kadaster



UNIVERSITY  
OF TWENTE.



Gold sponsor:



Silver sponsor:



Bronze sponsors:





## 1. THE SPANISH CONTEXT

## 2. CADASTRE, LAND REGISTRY AND TECHNICIANS

- Spanish Directorate General for Cadastre (DGC)
- Spanish Land and Trade Registrars Association (LTRA, or **CORPME**)
- Spanish cadastre-land registry coordination
- Specialist technicians

## 3. CADASTRE, LAND REGISTRY AND TECHNICIANS COLLABORATE TO IMPROVE THE CADASTRAL MAPS

Organized by



Gold sponsor:



Silver sponsor:



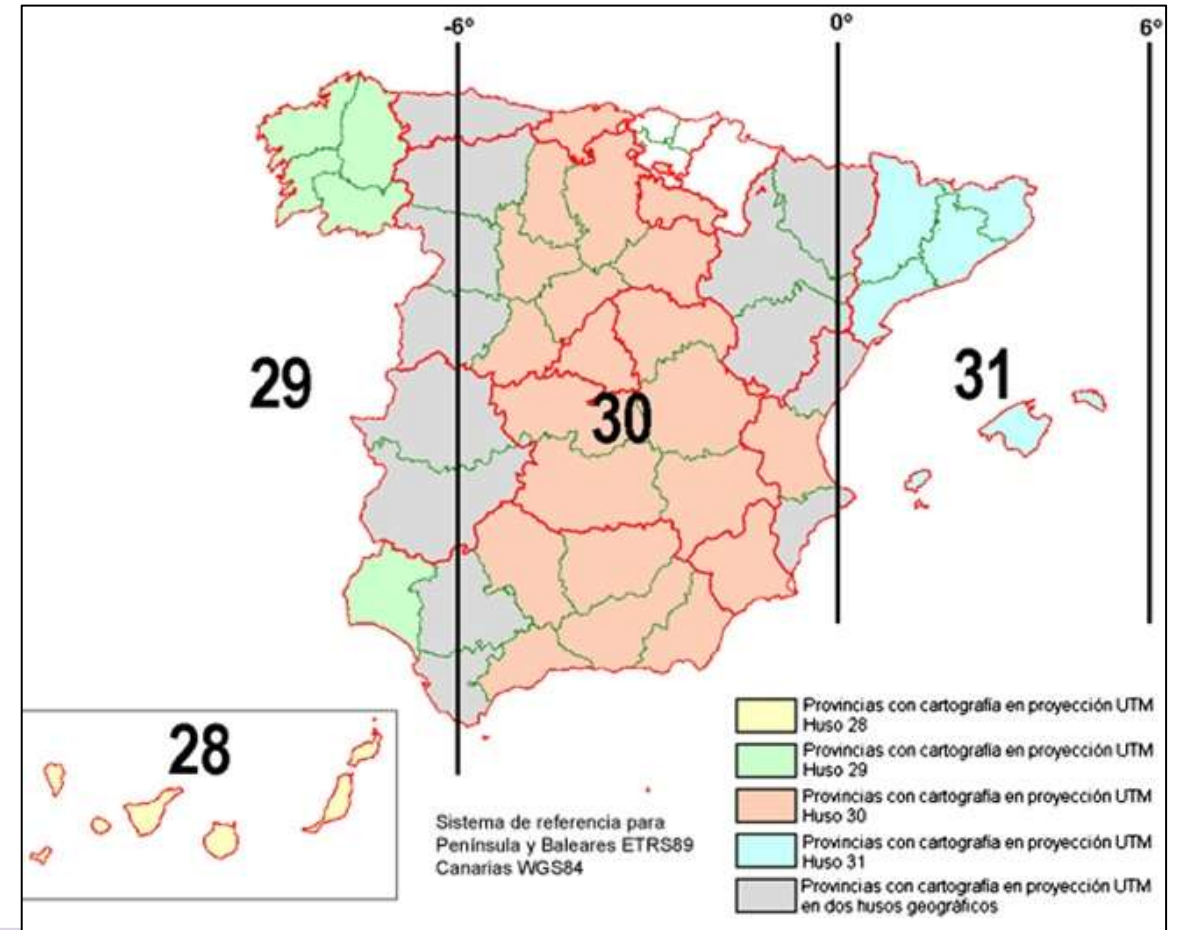
Bronze sponsors:





# 1. THE SPANISH CONTEXT

- Area 505,000 km<sup>2</sup>
- Land borders 1,903 km
- Coastline 4,964 km
- Member EU since 1986
- 17 autonomous communities
- 8,131 municipalities
- Population 47'4 million



Organized by



Gold sponsor:



Silver sponsor:



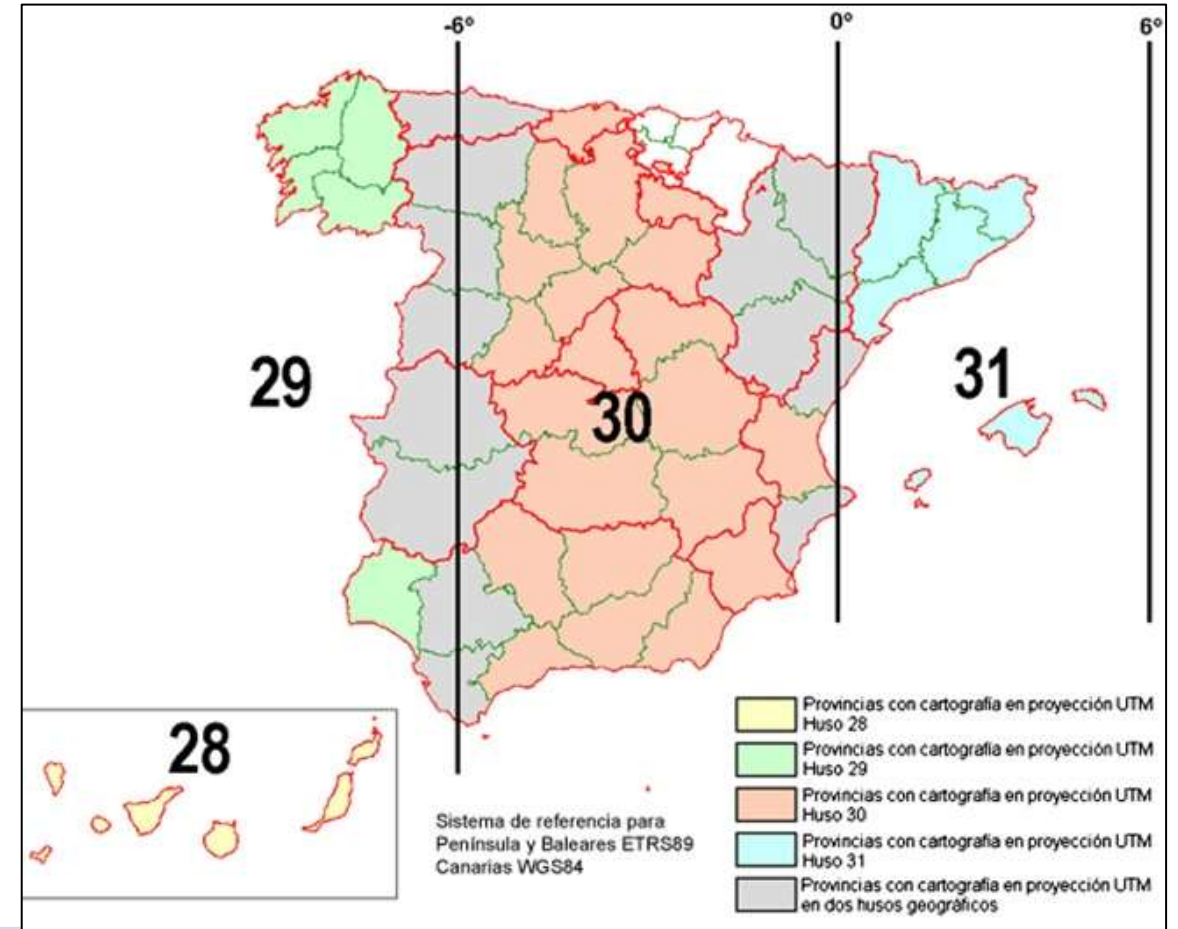
Bronze sponsors:





# 1. THE SPANISH CONTEXT

- Reference system ETRS89 (2007)
- UTM projection



Organized by



Gold sponsor:



Silver sponsor:



Bronze sponsors:





## 2. CADASTRE, LAND REGISTRY AND TECHNICIANS

### ▪ Spanish Directorate General for Cadastre (DGC)

- DGC covers the entire country except Pais Vasco and Navarra
- It manages 7,610 municipalities with 80 million real estate properties
- Basic unit = “cadastral parcel”
- DGC falls under the jurisdiction of the Ministry of Finance
- Its primary purpose is for property tax collection. And other purposes
- The cadastral cartography is comprehensive, covers the entire national territory, and is available in digital format

Organized by

kadaster



UNIVERSITY  
OF TWENTE.



Gold sponsor:



Silver sponsor:



Bronze sponsors:





## 2. CADASTRE (DGC)

-Access (2006) in “Electronic Office of Cadastre” (EOC, or SEC)

<http://www.catastro.meh.es>

<http://www.sedecatastro.gob.es>

-ECO allows the download of cartography in shp, dxf, xml, gml formats. It also offers wms, atom and wms services

-In EOC you can obtain the “Descriptive Cadastral and Graphic Certification” (DCGC, or CCDG)

Organized by

kadaster



UNIVERSITY  
OF TWENTE.



Gold sponsor:



Silver sponsor:

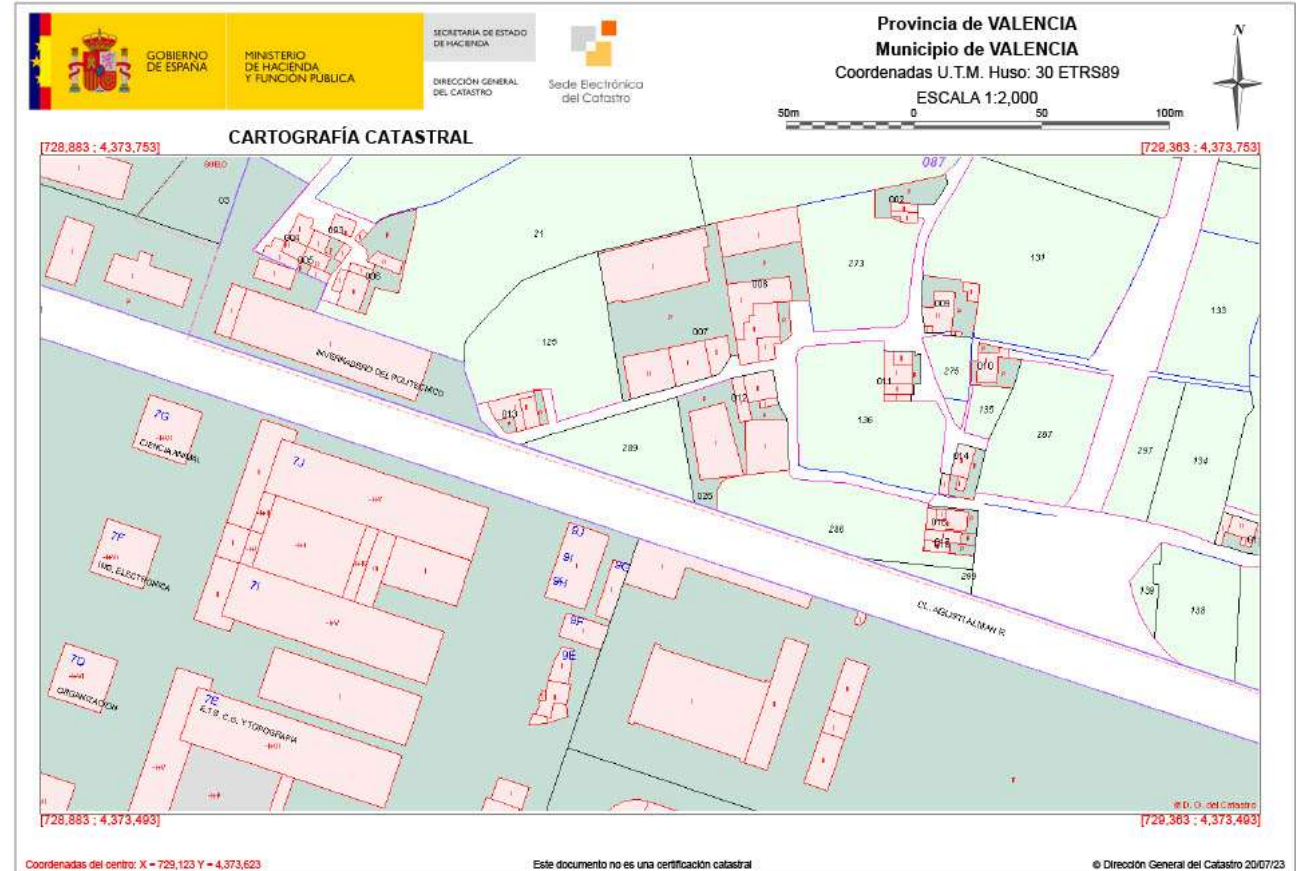


Bronze sponsors:





## 2. CADASTRE (DGC)



Organized by

kadaster



UNIVERSITY OF TWENTE.



Gold sponsor:



Silver sponsor:



Bronze sponsors:





## 2. CADASTRE (DGC)

Descriptive Cadastral and  
 Graphic Certification (DCGC).  
 Free access from EOC

<http://www.sedecatastro.gob.es>

GOBIERNO DE ESPAÑA  
 MINISTERIO DE HACIENDA Y FUNCION PÚBLICA

SECRETARÍA DE ESTADO DE HACIENDA  
 DIRECCIÓN GENERAL DEL CATASTRO

**DATOS DESCRIPTIVOS DEL INMUEBLE**

Localización:  
 CM VERA 47  
 46022 VALENCIA [VALENCIA]

Clase: URBANO  
 Uso principal: Residencial  
 Superficie construida: 188 m2  
 Año construcción: 1930

Construcción

Destino	Escalera / Planta / Puerta	Superficie m²
VIVIENDA	/00/00	61
ALMACEN	/00/00	64
VIVIENDA	/01/00	61

**CONSULTA DESCRIPTIVA Y GRÁFICA DE DATOS CATASTRALES DE BIEN INMUEBLE**

Referencia catastral: 000900600YJ27D0001B

**PARCELA**

Superficie gráfica: 128 m2  
 Participación del inmueble: 100,00 %  
 Tipo: Parcela construida sin división horizontal

**COORDINACIÓN GRÁFICA CON EL REGISTRO DE LA PROPIEDAD**

Registro: VALENCIA 6  
 Código registral único: 48054000520543  
 Fecha coordinación: 24/01/2023

Este documento no es una certificación catastral, pero sus datos pueden ser verificados a través del "Acceso a datos catastrales no protegidos de la SGC"

Jueves , 20 de Julio de 2023

Organized by



Gold sponsor:



Silver sponsor:



Bronze sponsors:







## 2. CADASTRE (DGC)

Descriptive Cadastral and  
 Graphic Certification (DCGC).  
 Official

**CERTIFICACIÓN CATASTRAL DESCRIPTIVA Y GRÁFICA**  
 Referencia catastral: 05047A01200037000001

**DATOS DESCRIPTIVOS DEL INMUEBLE**

Localización: EN EXTIRPADO Polígono 13 Parcela 37 CADEDELLO, 05480 CANDELEDA (AVILA)

Clase: Rústico Valor catastral (2017): 100,11 €  
 Uso principal: Agrario Valor catastral suelo: 100,11 €  
 Valor catastral construido: 0,00 €

**Titularidad**

Apellidos Nombre / Razón social	100,00%	Dominio	Dominio Real
100,00% de los derechos	100,00%	100,00% de los derechos	100,00% de los derechos
100,00% de los derechos	100,00% de los derechos	100,00% de los derechos	100,00% de los derechos

**Cultivo**

Cultivos/Permanencias	Superficie m <sup>2</sup>	Subsuelo	Cultivos/Permanencias	Superficie m <sup>2</sup>
19.0000 de rústico de regadío	1.000			

**PARCELA CATASTRAL**

Superficie gráfica: 3.500 m<sup>2</sup> Parcela, a efectos catastrales, con inscripciones de dominio (dominio y cultivo)

**COORDINACIÓN GRÁFICA CON EL REGISTRO DE LA PROPIEDAD**

Registro: ARVISA DE SAN PEDRO Código finca registral: 000100146730 Fecha coordinación: 23/03/2017

Este certificado oficial ha sido incorporado a la Base de Datos del Catastro. Su finalidad última para el usuario es la impresión del catastro. Substrato: COMISIÓN GENERAL DEL CATASTRO. Población: Parcela 37. Fecha de emisión: 08/03/2017

Page 12

**CERTIFICACIÓN CATASTRAL DESCRIPTIVA Y GRÁFICA**  
 Referencia catastral: 05047A01200037000001

**RELACION DE PARCELAS COLIGADAS**

Referencia catastral: 05047A01200037000001

Localización: Polígono 13 Parcela 38 CADEDELLO, CANDELEDA (AVILA)

Titularidad principal: Apellidos Nombre / Razón social: 100% Dominio Real  
 100,00% de los derechos

Referencia catastral: 05047A01200037000001

Localización: Polígono 13 Parcela 39 CADEDELLO, CANDELEDA (AVILA)

Titularidad principal: Apellidos Nombre / Razón social: 100% Dominio Real  
 100,00% de los derechos

Referencia catastral: 05047A01200037000001

Localización: Polígono 13 Parcela 41 CADEDELLO, CANDELEDA (AVILA)

Titularidad principal: Apellidos Nombre / Razón social: 100% Dominio Real  
 100,00% de los derechos

Referencia catastral: 05047A01200037000001

Localización: Polígono 13 Parcela 42 CADEDELLO, CANDELEDA (AVILA)

Titularidad principal: Apellidos Nombre / Razón social: 100% Dominio Real  
 100,00% de los derechos

Referencia catastral: 05047A01200037000001

Localización: Polígono 13 Parcela 15 CADEDELLO, CANDELEDA (AVILA)

Titularidad principal: Apellidos Nombre / Razón social: 100% Dominio Real  
 100,00% de los derechos

Page 13

Organized by



Gold sponsor:



Silver sponsor:



Bronze sponsors:





## 2. CADASTRE, LAND REGISTRY AND TECHNICIANS

### ▪ Spanish Land and Trade Registrars Association (LTRA)

-The Spanish land registry is a register of right

-Basic unit = “land registry unit”

-The land registry is represented by a collective or land registrars (LTRA), they are public officials with a liberal profession

-There are around 1,100 land registries

-Registration in the land registry is voluntary, except in mortgages

-Law: Mortgages law (1861)

Organized by

Kadaster



UNIVERSITY  
OF TWENTE.



Gold sponsor:



Silver sponsor:



Bronze sponsors:





## 2. LAND REGISTRY (LTRA)

- Initially, the land registry was only a textual registry
- In recent years, it has begun to incorporate cadastral graphic information into its textual records
- The LTRA has its own auxiliary GIS, known as Geobase
- Some of this information is publicly available to the land registrars  
geoportal

<http://geoportal.registradores.org/>

- The official cartography remains the cadastral cartography

Organized by



Gold sponsor:



Silver sponsor:



Bronze sponsors:





## 2. LAND REGISTRY (LTRA)

Land registrars  
 geoportal



<http://geoportal.registradores.org/>

Organized by



Gold sponsor:



Silver sponsor:



Bronze sponsors:



Concept	Cadastre	Land Registry
Ministry	Tax	Justice
Supervisory organisation	General Directorate for Cadastre	Spanish Land and Trade Registrars Association
Main objective	Tax (+ other purposes)	Legal (preventive legal security)
Role	Collect property tax	Register of rights
Type of management	State administration	Private management (land registrars are publicly appointed self-employed professionals)
Year of legislation originating current system	Cadastre Act 1906 (current legislation 2004)	Registration Act 1861
Basic unit	Cadastral parcel	Land registry unit
Basic unit identifier	Cadastral reference (RC)	Unit registry number - IDUFIR Current: CRU (Unique Registration Code)
Registration	Obligatory	Voluntary except when a mortgage exists
Maps	From the beginning. Rural: 1/2000 and 1/5000 Urban: 1/500 and 1/1000 Various techniques	Mainly written descriptions. Cadastral maps have started to be included by some land registries since the 1990s
Territorial continuity	Continuous	Discontinuous
Organisation	DGC in almost all of Spain Rest: four independent regional systems (in provinces of Navarra, Vizcaya, Álava and Guipúzcoa)	Around 1,100 land registries within geographical territories
Access and confidentiality	Data on ownership and tax value is confidential	Public data



## 2. CADASTRE-LAND REGISTRY COORDINATION

- To improve land administration and improve legal security, it is necessary for the cadastre and the land registry to coordinate
- In 1996, a law was published that established the “cadastral reference” as the connecting link between both institutions. Since then, the cadastral reference has been included in all notarial and land registry documents as real estate transactions take place
- In 2015, a law was enacted seeking the graphical coordination between cadastral parcels and land registry units: Act 13/2015

Organized by



Gold sponsor:



Silver sponsor:



Bronze sponsors:





## 2. CADASTRE-LAND REGISTRY COORDINATION: ACT 13/2015

If the cadastral parcel and land registry unit are coordinated →

→ Property demarcation is recognised legally

- Mandatory in some instances
- Require a geo-referenced graphical representation (GGR)
- If a modification is required in cadastre, it needs an alternative GGR: AGR
- GGR must comply with technical requirements (used GML Inspire...)
- Technicians create AGR
- Nowadays: only 930,000 coordinations. It is a slow process

Organized by



Gold sponsor:



Silver sponsor:



Bronze sponsors:





GOBIERNO DE ESPAÑA

MINISTERIO DE HACIENDA Y FUNCIÓN PÚBLICA

SECRETARÍA DE ESTADO DE HACIENDA

DIRECCIÓN GENERAL DEL CATASTRO

# CONSULTA DESCRIPTIVA Y GRÁFICA DE DATOS CATASTRALES DE BIEN INMUEBLE

Referencia catastral: 000900600YJ27D0001IB

## DATOS DESCRIPTIVOS DEL INMUEBLE

Localización:  
CM VERA 47  
46022 VALENCIA [VALENCIA]

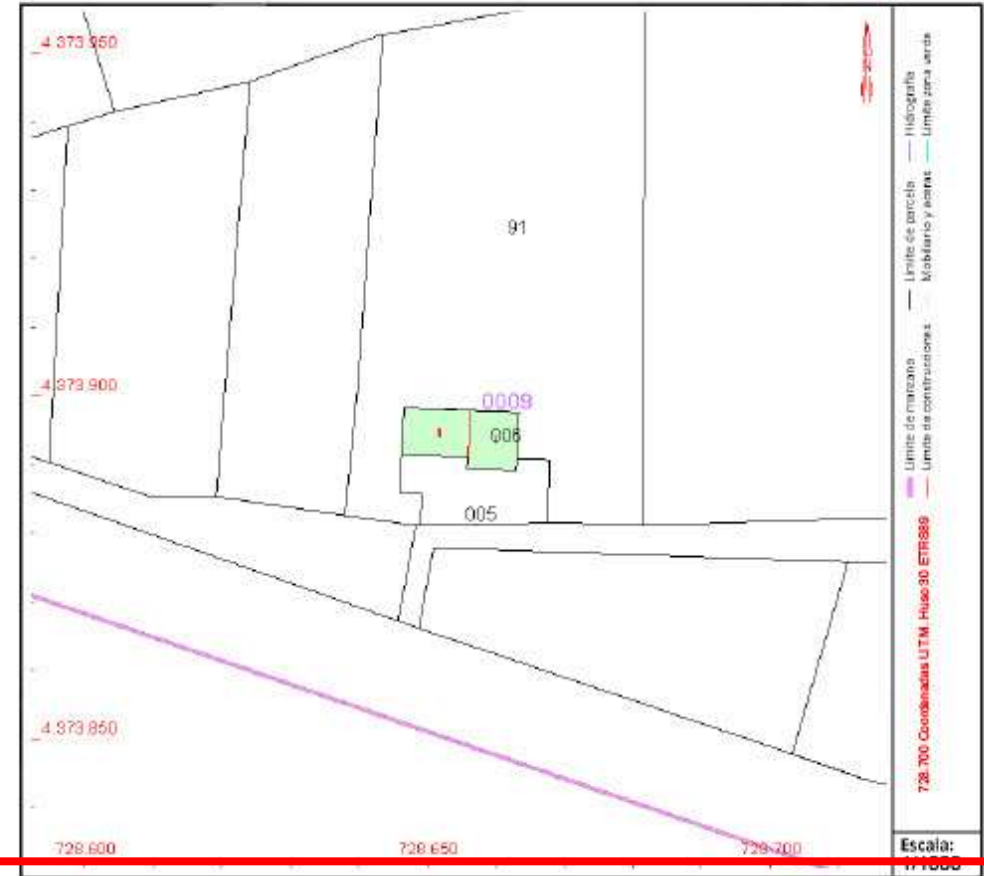
Clase: URBANO  
Uso principal: Residencial  
Superficie construida: 188 m2  
Año construcción: 1930

### Construcción

Destino	Escalera / Planta / Puerta	Superficie m <sup>2</sup>
VIVIENDA	/00/00	61
ALMACEN	/00/00	64
VIVIENDA	/01/00	61

## PARCELA

Superficie gráfica: 128 m2  
Participación del inmueble: 100,00 %  
Tipo: Parcela construida sin división horizontal



## 3. CADASTRE

# Descriptive Cadastral and Graphic Certification (DCGC)

Organized by

Kadaster



UNIVERSITY OF TWENTE.

## COORDINACIÓN GRÁFICA CON EL REGISTRO DE LA PROPIEDAD

Registro: VALENCIA 6  
Código registral único: 46054000528543

Fecha coordinación: 24/01/2023

Este documento no es una certificación catastral, pero sus datos pueden ser verificados a través del "Acceso a datos catastrales no protegidos de la SEC"

Jueves, 20 de Julio de 2023





## 2. CADASTRE, LAND REGISTRY AND TECHNICIANS

### ▪ Specialist technicians

-In Spain, there is no specialised technician with exclusive competence in the field of land administration, cadastre and property demarcation

-In Act 13/2015: “competent technician”

-Based on the content and number of related subjects in the curriculum, as well as tradition, the most specialised engineer is: Engineer in Geomatics and Land Surveying (ELS, or IGT). Corporation of Engineering in Geomatics and Land Surveying (CEGLS or COIGT) <http://www.coigt.com>

Organized by



Gold sponsor:



Silver sponsor:



Bronze sponsors:





### 3. CADASTRE, LAND REGISTRY AND TECHNICIANS COLLABORATE TO IMPROVE THE CADASTRAL MAPS: ACT 13/2015

- It has given great importance to the maps of the land registry units
- It involves significant collaboration among cadastre, land registry, notaries and technicians
- Eight years of big and continuous changes and learning, where ongoing education and technological adaptation are crucial
- Collaboration agreements with universities and technicians
- Public-private collaboration agreement: DGC-CEGLS. Slow progress

Organized by



Gold sponsor:



Silver sponsor:



Bronze sponsors:





Digital Transformation for Responsible Land Administration

**FIG Commission 7 & 2 Annual Meeting 2023**

2-4 October 2023, Deventer

# The cadastre, the land registry, and the technicians collaborate in land administration improvement in Spain

Carmen FEMENIA-RIBERA and Gaspar MORA-NAVARRO

Universitat Politècnica de València (UPV), Spain

Colegio Oficial de Ingeniería Geomática y Topográfica (COIGT)

Thank you very much...

[cfemenia@cgf.upv.es](mailto:cfemenia@cgf.upv.es)

Organized by

Kadaster



UNIVERSITY  
OF TWENTE.



Gold sponsor:



Silver sponsor:



Bronze sponsors:

