

INSTITUTO GEOGRÁFICO PORTUGUÊS

**CADASTRE OF REAL PROPERTY
IN PORTUGAL**

**CARLOS CAEIRO
JOSÉ PEDRO NETO**

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Cadastral Real Property in Portugal

PRESENTATION

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Cadastral Real Property in Portugal

GEOGRAPHICAL PORTUGUESE INSTITUTE'S ROLE

IGP MISSION

- Responsible for the execution of the geographical information policy;
- National authority for cartography;
- Producer of Official Geographical Information;
- Coordination of the national geographical information system;
- Promoter of capacity building and research in the science and technology domains of geographical information;
- Promote the information society.

Cadastre of Real Property in Portugal

GEOGRAPHICAL PORTUGUESE INSTITUTE'S ROLE

In the cadastral domains:

- Concept of the National System of Cadastral Information Management;
- Update, manage and release to other systems the data of the Cadastral System;
- Issue identification cards for real properties;
- Create the rules of production and maintenance of the cadastral situation;
- Grant authorisation and the respective license to private companies for carrying out activities within the field of the cadastre of real property;
- Certificate technicians for the production of real property certification;
- Ratify work of a cadastral nature carried out by other bodies;
- Harmonize the procedures and define the methodologies inherent to the cadastral information.

Cadastre of Real Property in Portugal

CADASTRAL SYSTEMS

Entities directed involved with real property

Real Property Registry:

- one per municipality under the Directorate of Registers and Notaries;
- give publicity to the juridical situation of the real property, in order to promote the security of the real property juridical market.

Finances Services:

- local services, under the Directorate of Taxes;
- Implement and maintain an intelligent relation between the State and the Tax Payers;
- Get the taxes and prevent and fight fraud and fiscal evasion.

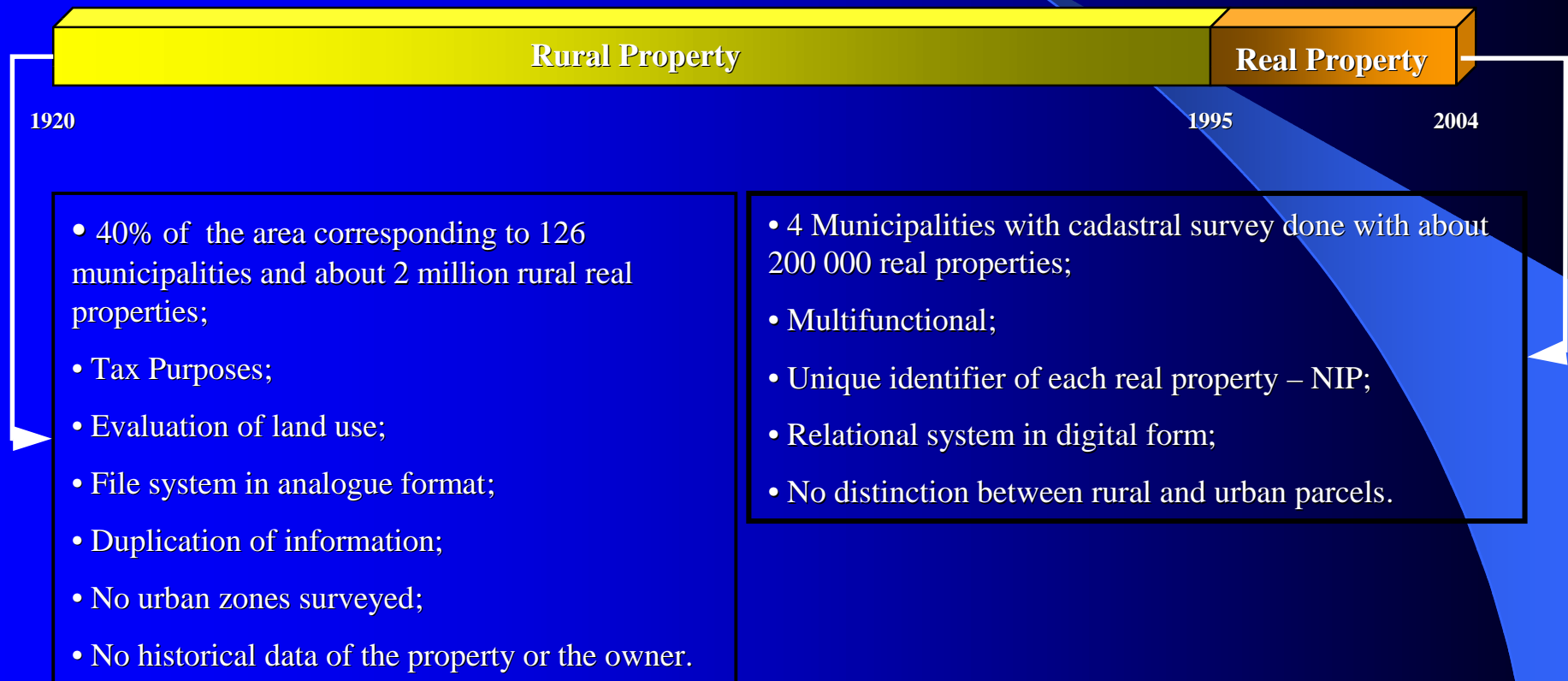
Geographical Portuguese Institute.

Municipalities.

Cadastral of Real Property in Portugal

CADASTRAL SYSTEMS

Portugal: 98 000 Km² with roughly 18 million rural and urban real properties.



Cadastre of Real Property in Portugal

CADASTRE OF REAL PROPERTY

- The 1995 legislation stated the principles which serve as guidelines to the real property cadastre;
- Cadastre of real property: set of data which characterise and identify the real properties existing on national territory.
- Three processes: production, renewal and maintenance.
- Definitions:
 - § Real property: legally autonomous and delimited area of land, including the waters, plantations, buildings and constructions of whatever kind existing thereon or placed thereon, and of permanent nature, as well as each autonomous fraction under the system of the horizontal ownership of property;
 - § Social Area denotes all the area existing within a real property, which is intended for the use of the public and which is not considered a part of this same property.

Cadastre of Real Property in Portugal

CADASTRE OF REAL PROPERTY

Real property characterization:

- **Administrative location:** district, municipality, parish, locality and street.
- **Geographical location:** position of its boundaries within the system of co-ordinates that has been adopted.
- **Geometrical configuration:** established by the cartographic representation of its boundaries, joined together by means of a closed polygonal line.
- **Area.**

The location, geometrical configuration and area of real properties, as determined under the terms of these regulations, are presumed for all purposes and effects to denote its real location, configuration and areas.

Each surveyed real property is identified by means of an unambiguous numerical code, known as the **property identification number (NIP)**.

Its used is mandatory in all public documents or act as the means of identifying surveyed real properties. For those purposes, an identification card is issued for each surveyed real property.

Cadastral Survey in Portugal

CADASTRE SURVEY WORKFLOW

- Territorial coverage;
- Supportive cartography;
- Public announcement of cadastral operations;
- Demarcation of real properties;
- Fieldwork;
- Data collection;
- Provisional characterisation;
- Public display and owner's notification;
- Procedure for objections;
- Confirmation;
- Delivery of the identification card;
- Conclusion of the operation;
- Reconciliation with the land register.

Cadastral of Real Property in Portugal

THE PRESENT

- Conclusion of the operation of cadastral survey.
- Informatization of the rural cadastral.
- Reformulation of the cadastral management system:
 - reconciliation with the land registry (not compulsive);
 - experience of both private and public sectors;
 - technical and legal characterisation of the system.

Cadastral Real Property in Portugal

THE FUTURE

- Increasingly awareness of a cadastral system working properly;
- Renewal of legislation related to cadastral in order to implement a Cadastral Information System;
- Interoperability between the IGP, Directorate-General of Taxes, Property Registry and Municipalities to have a unified Real Property Identification Number;
- Use of the new technologies to integrate the e-Government policy, but at the same time secure the state responsibility related with real property ownership;
- Centralize the management - decentralized the production and maintenance;
- Simplify the data and optimize methods;
- Reformulate the data model.

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www.igeo.pt

Carlos Caeiro – ccaeiro@igeo.pt

José Pedro Neto - jneto@igeo.pt