

**PCC 2019, Helsinki, Finland,
November 19 - 21**

Creation and the maintenance of the cadastre in Bulgaria



Cadastral and property register act - CPRA
(adopted 2001)



CADASTRE

Cadastral map
Location, boundaries and extent of immovable property; State borders; Boundaries of administrative-territorial units

Cadastral register
Right of ownership and other real rights over immovable properties

Cadastral identifier →

Integrated information systems for cadastre property register (IISCPR)

← **Cadastral identifier**

PROPERTY REGISTER

- lots of immovable properties
- acts recognizing or conveying right of ownership;
- acts establishing, conveying, modifying and terminating other real rights over immovable properties;
- interdictions and mortgages over the latter;
- other legal actions, circumstances and legal facts for which recordation is envisaged by law.



GEODESY, CARTOGRAPHY AND CADASTRE AGENCY

MAIN FUNCTIONS

Cadastral and Property Registration Act

Cadastral map and
cadastral registers

Acts, regulations,
programs, concepts

Administrative and
technical cadastral
servicing

Register of licensed
individuals and legal
entities for cadastral
activities

Geodesy and Cartography Act

Topographic maps
1:5000, 1:10 000

State levelling and sea-
level networks

Geodetic networks

Register of geographic
names

Topographic databases
and geographic
information system

Sectors of operation and clients

Sectors

Real estate
market

Territorial and
organizational
planning

Infrastructure

Environment

Clients

State
administrations

Surveyors

Notaries

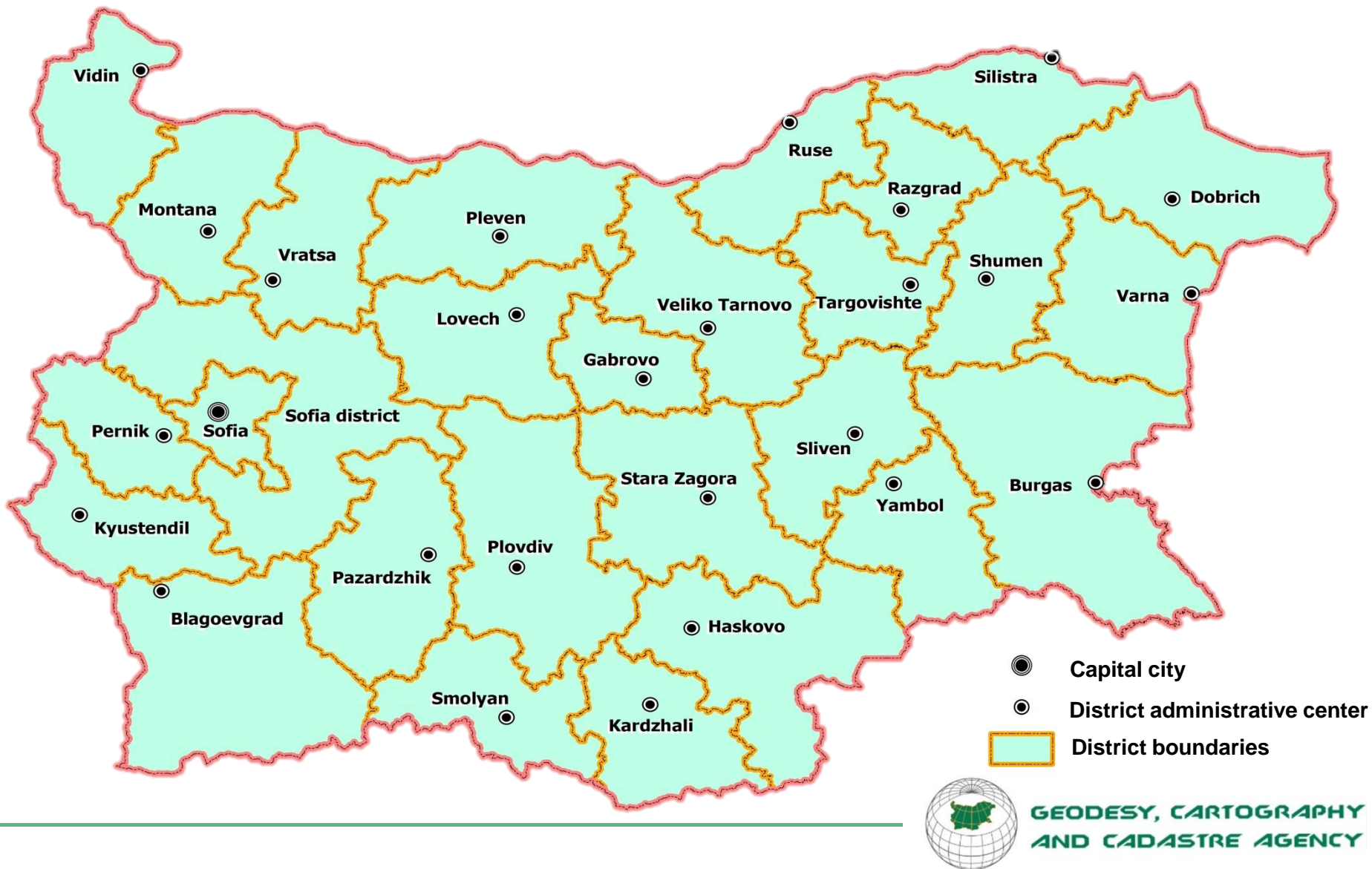
Registry
judges

Real Estate
Agencies

Banks

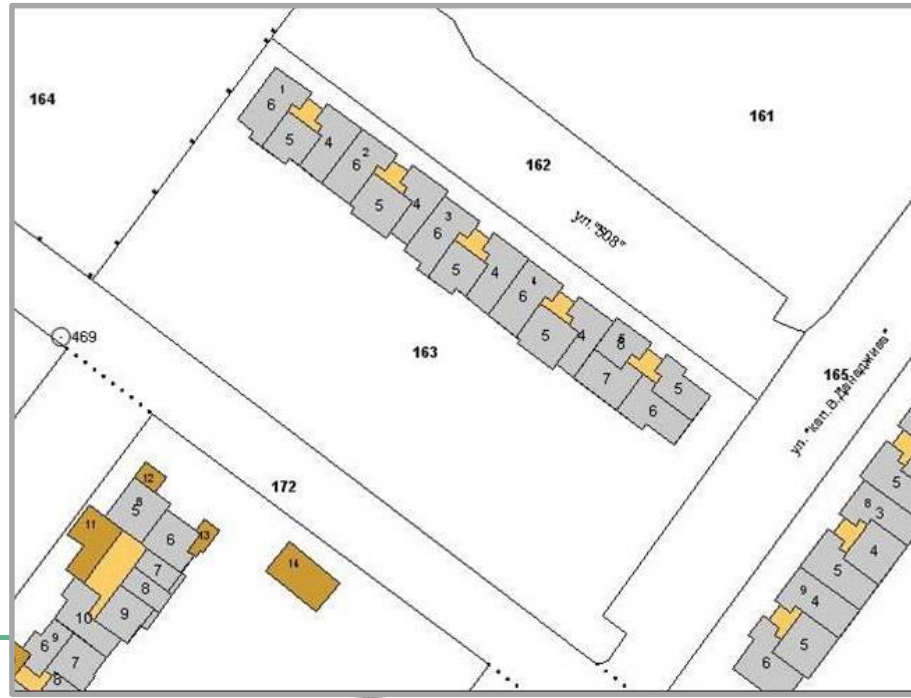
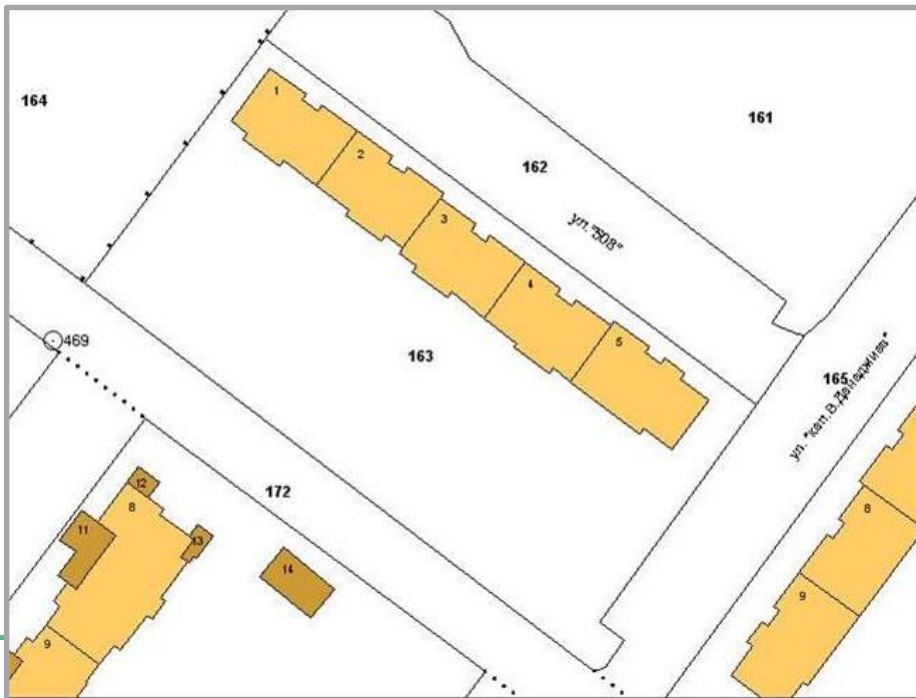
Citizens

Territorial administrative units – 28 districts



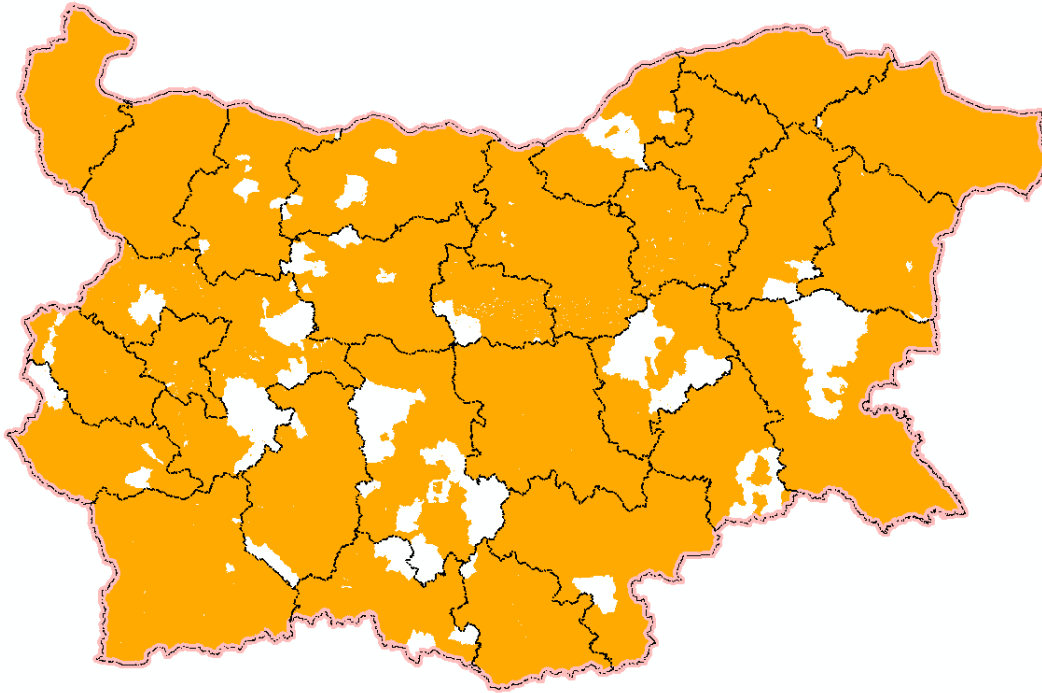
Immovable properties, objects in the cadastre

- ❖ **Land property** is the basic unit of the cadastre, it is a part of the surface of the earth, including durably covered with water, defined by boundaries compliant with the right of ownership. The land properties fully cover up the territory of the country, defined by the state borders, without overlapping each other.
- ❖ **Building**, including also rough construction (building or structure which surrounding walls and roof have been made).
- ❖ **Self-contained object of property (SCOP) in a building or in a facility of the technical infrastructure** - part of the building or facility that has a self-dependent function and building with exposed walls. SCOP can be an apartment, office, studio, garage, store, etc.
- ❖ Each land property, building or self-contained object is attributed an identifier, a unique number by which the immovable property is singularly identified within the territory of the country.

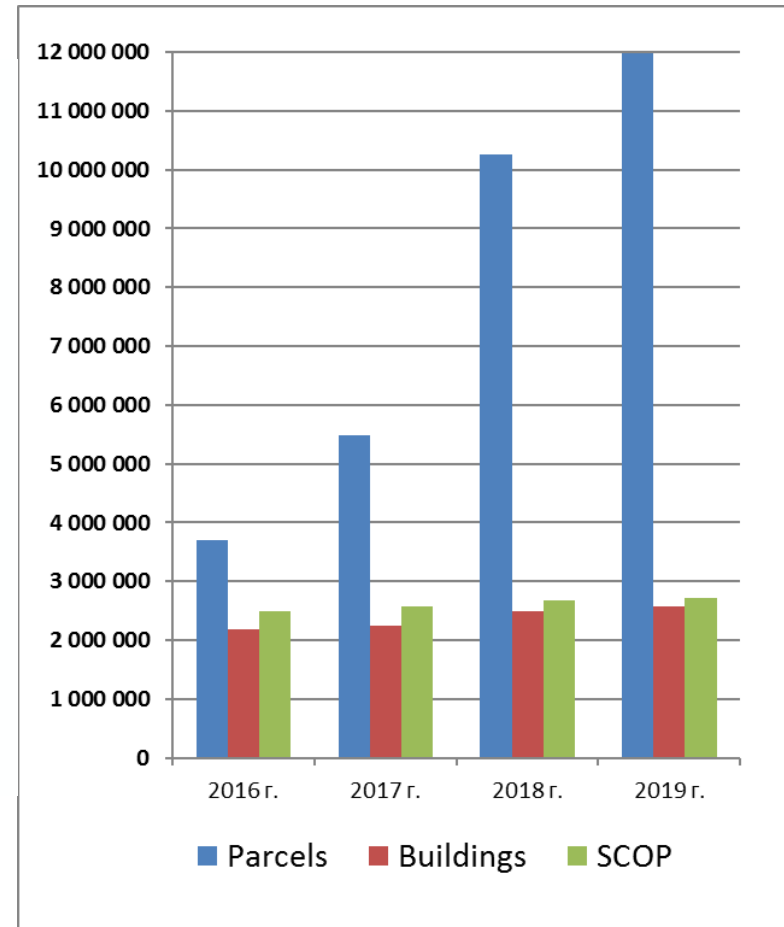


Coverage with cadastral map and cadastral registers in compliance with the requirements of CPR Act

October 2019 – over 90% coverage



11 988 147 land properties
2 576 800 buildings
2 725 142 self-contained objects



Persons licensed to carry out activities on cadastre

- ❖ Activities for the cadastre can perform persons who have acquired competence for cadastre under the conditions and by the order of CPRA, or such having acquired qualification according to the laws of an EU Member State or of another state which is a party to the Agreement for the European Economic Area or of the Confederation of Switzerland.
- ❖ Competent person for cadastre can be an individual who:
 - ❖ is a citizen of an EU Member State or of another state which is a party to the Agreement for the EEA or of the Confederation of Switzerland
 - ❖ has graduated with a high school diploma in geodesy with education - qualification degree master – engineer or has got a recognizes professional qualification in geodesy according to the provisions of the Recognition of Professional Qualifications Act, if he/she is a citizen of an EU Member State or of another state party to the Agreement for the EEA or of the Confederation of Switzerland ;
 - ❖ has got minimum two years of experience in the field of cadastre, respectively in the field of geodesy or cartography.
- ❖ A legal entity, in which specialized staff there is a person or persons competent to carry out activities on geodesy, cartography and cadastre.



Production of cadastral map and cadastral registers - 1



A procedure for production of a cadastral map shall be initiated by order of the executive director of the Agency for geodesy, cartography and cadastre.



The Agency shall assign to competent persons the implementation of activities for creating cadastral map and cadastral registers.



The produced cadastral map and cadastral registers shall be accepted by the office for geodesy, cartography and cadastre.



Production of cadastral map and cadastral registers - 2

Data from digital map of the restored ownership of agricultural and forest lands

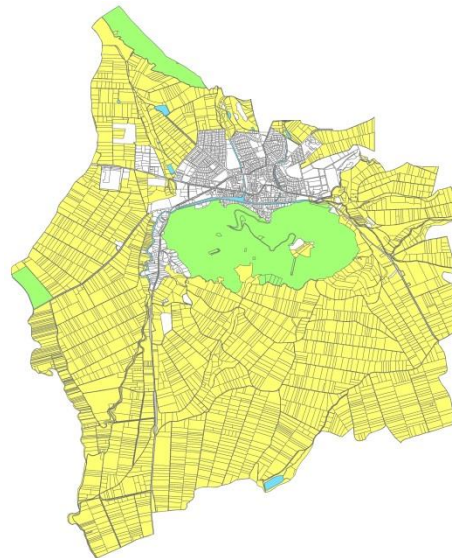


Data from previous cadastral, regulation or structural plans



The data that corresponds by contents and precision to the requirements determined by the Law is combined for creating digital cadastral map and cadastral registers.

Data collected via geodetic, photogrammetric and other measurements and calculations



Data for the owners and holders of other real rights, gathered from the registers to the maps and plans and the registers of the municipal and regional administration



Production of cadastral map and cadastral registers - 3

The accepted cadastral map shall be publicized to the interested parties pursuant - in "State Gazette", internet portal <https://kais.cadastre.bg>



Owners may lodge objections to the Agency, within a 30-days term after the publication in "State Gazette". A commission shall make motivated resolutions on the objections within a 30-days term after the expiry of the term for objecting. The competent person shall effect approved objections within 45-days



The adopted cadastral map shall be approved by order of the Executive Director of the Agency, and migrated in the cadastre information system



Sketches and scheme of immovable properties

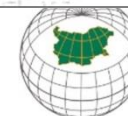
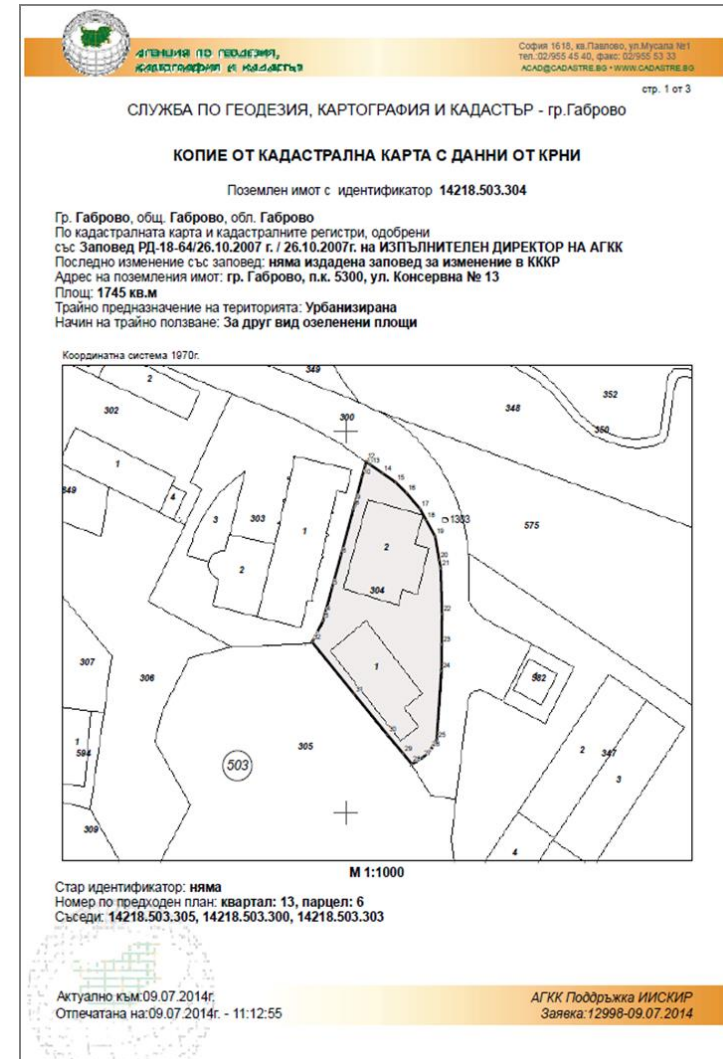
After the publication of the cadastral map and the cadastral registers for the respective territory for issuance of acts which:

- acknowledge or transfer the right of ownership or
- establish, transfer, amend or terminate another real right on an immovable property or
- A mortgage is established

shall be required from the cadastral map

- A outline drawings (sketch) of a land property or a building
- A diagrams (scheme) of self-contained objects in buildings or in technical infrastructure facilities

issued by the Agency for geodesy, cartography and cadastre



Internet portal KAIS <http://kais.cadastre.bg>



GEODESY, CARTOGRAPHY AND CADASTRE AGENCY

Cadastral administrative information system

смени на Български > Help > For blind

Стефан Стефанов Петров

KNIK 844500 Account 38.20 lev



MAP

SERVICES

COMPLAINTS AND OBJECTIONS

ORDERS

APPLICATIONS

CHECK STATUS

HOW TO...

> User profile > Log off



Cadastral map

QUICK SEARCH ADDRESS IDENTIFIER OLD IDENTIFIER GEODESIC BASE OWNERS

Key words

Current map extent

First 200 results

SEARCH

All

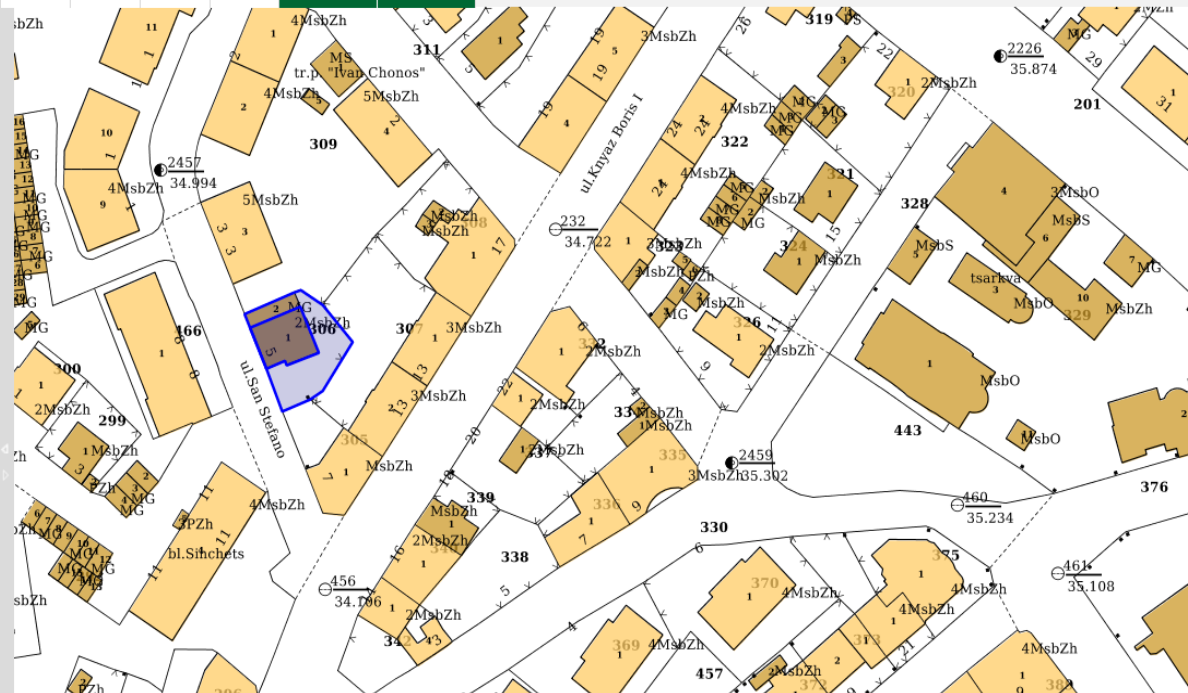
Immovable property 10971.501.306 gr. Vidin

Immovable 10971.501.306, oblast Vidin, obshtina Vidin, Vidin, ul. "San Stefano" № 5, property type Private, territory type Urban, usage type Low-rise buildings (up to 10 m), area 352 sq.m., old number 501.425.
Order approving the cadastral map № **ПД-18-5/28.01.2008** of IZPALNITELN DIREKTOR NA AGKK

Building 10971.501.306.1 gr. Vidin

1

1 - 2 / 2



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Internet portal KAIS <http://kais.cadastre.bg>



**Search
Find
View**



**Automatically
generated
queries**

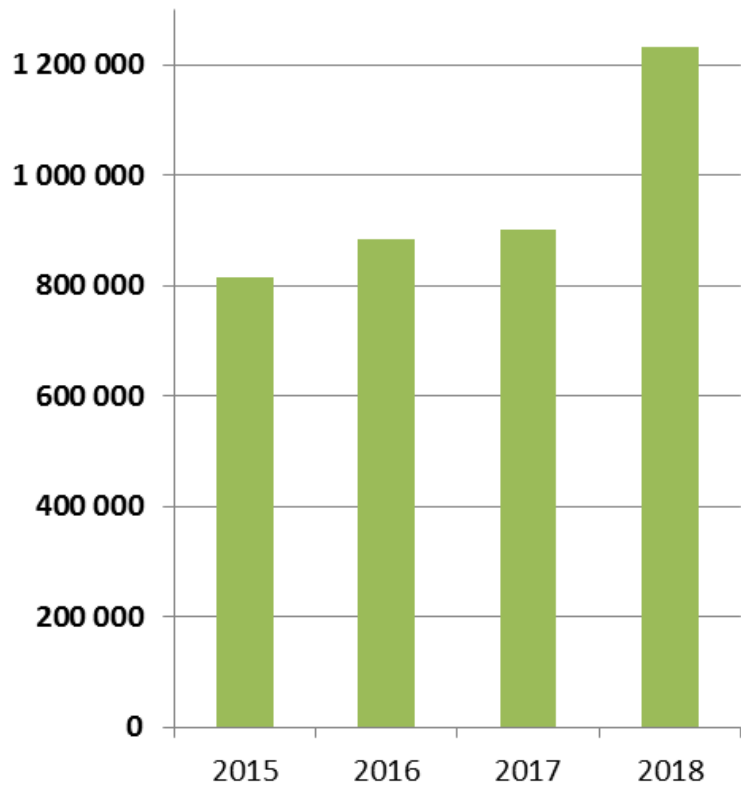


**Application
forms for
requesting
services**



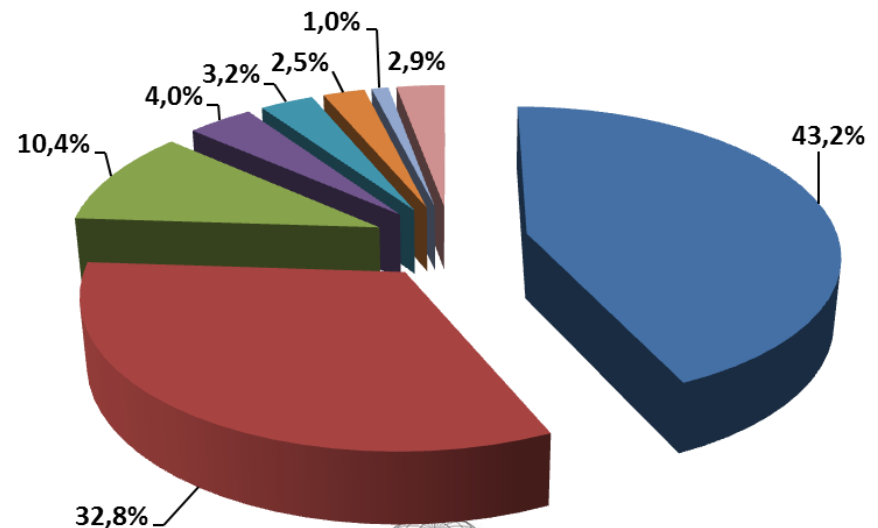
Requested cadastral services

Number of requested cadastral services

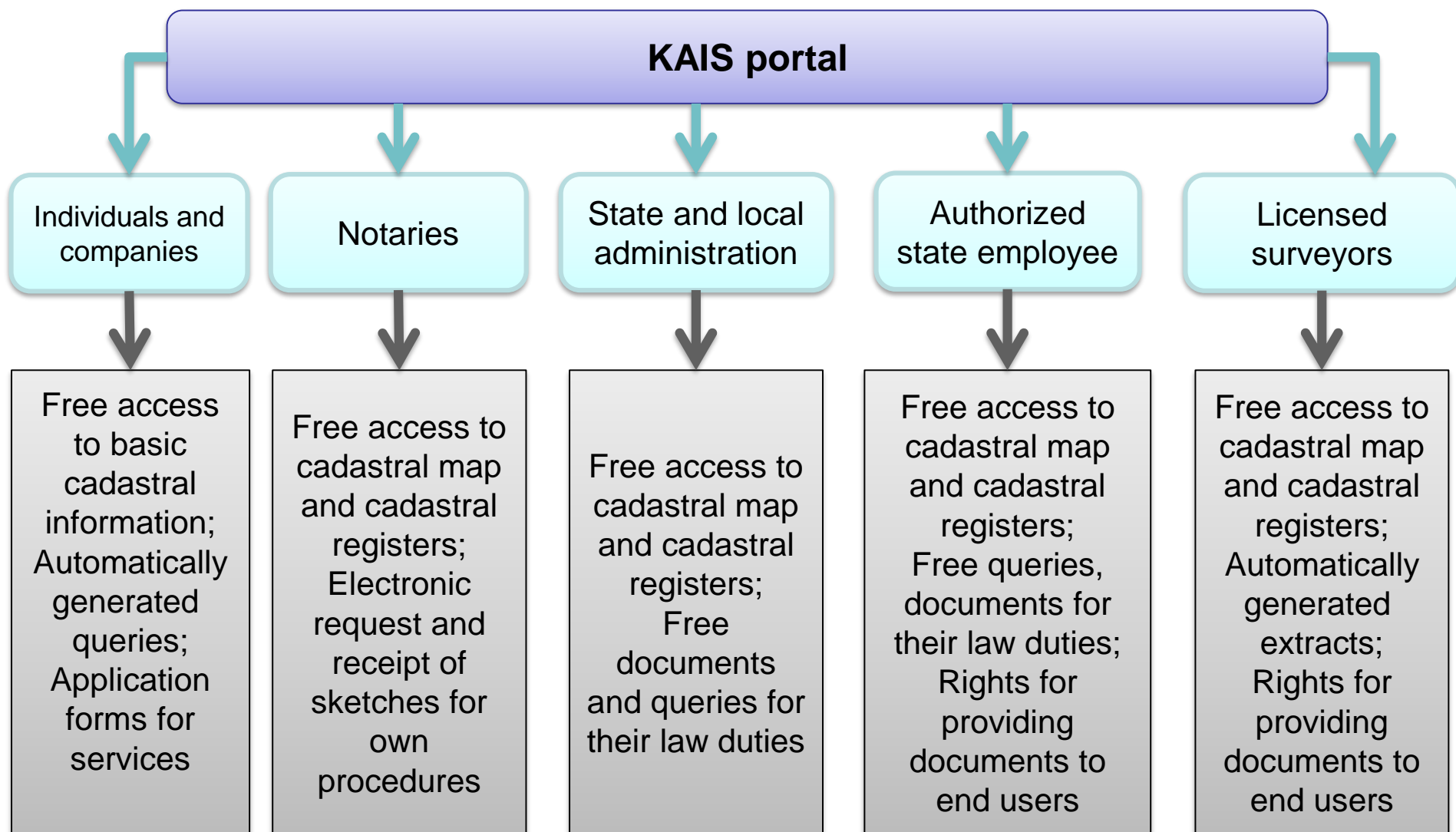


Requested cadastral services in 2018

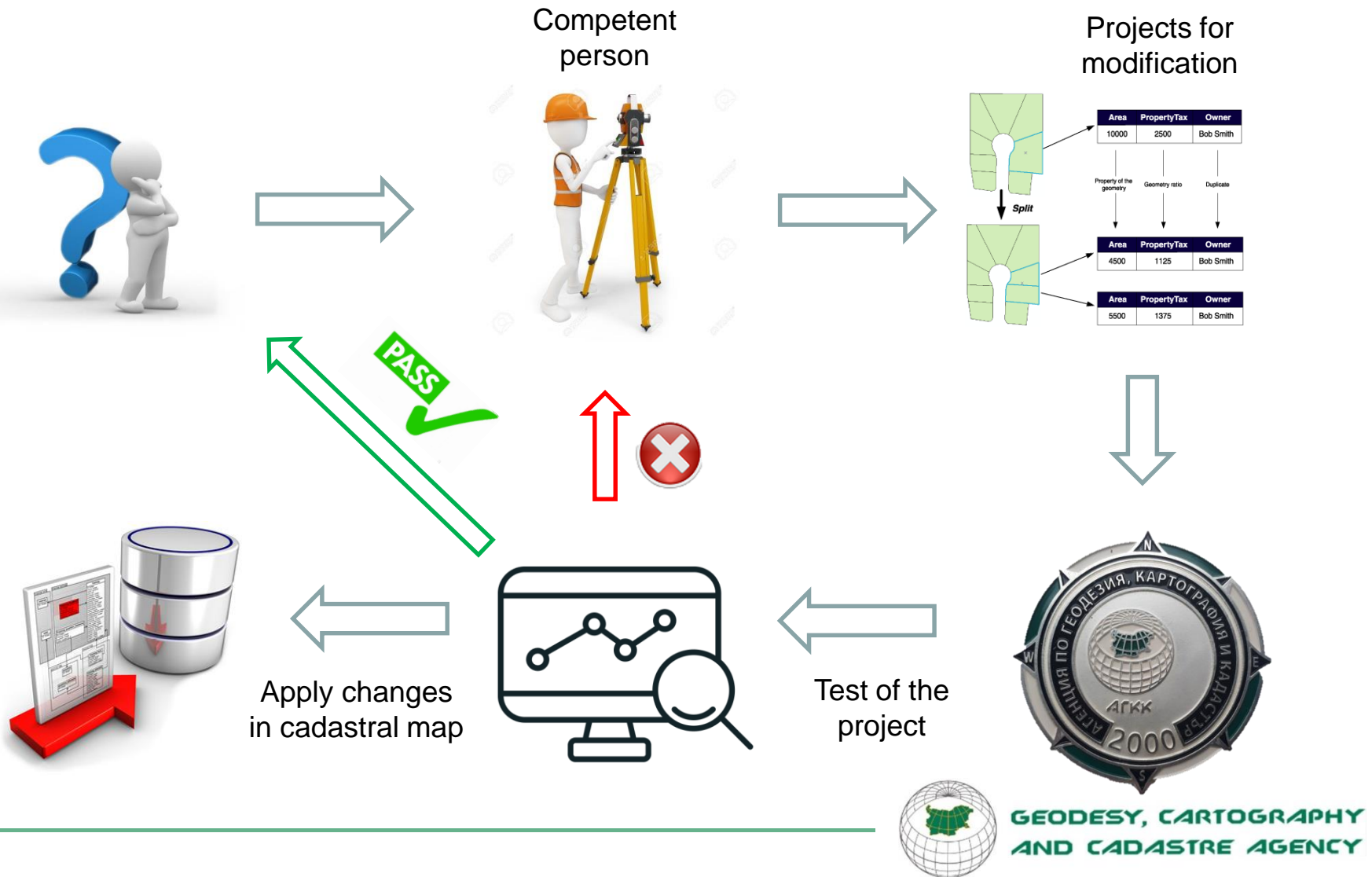
- Sketches and Schemes of cadastral object
- Application of changes in the cadastral register
- Certificates for cadastral objects
- Application of changes in the cadastral map
- Determining and maintaining a cadastral identify
- Other administrative works
- Copy of the cadastral map in vector or graphic format
- Other services



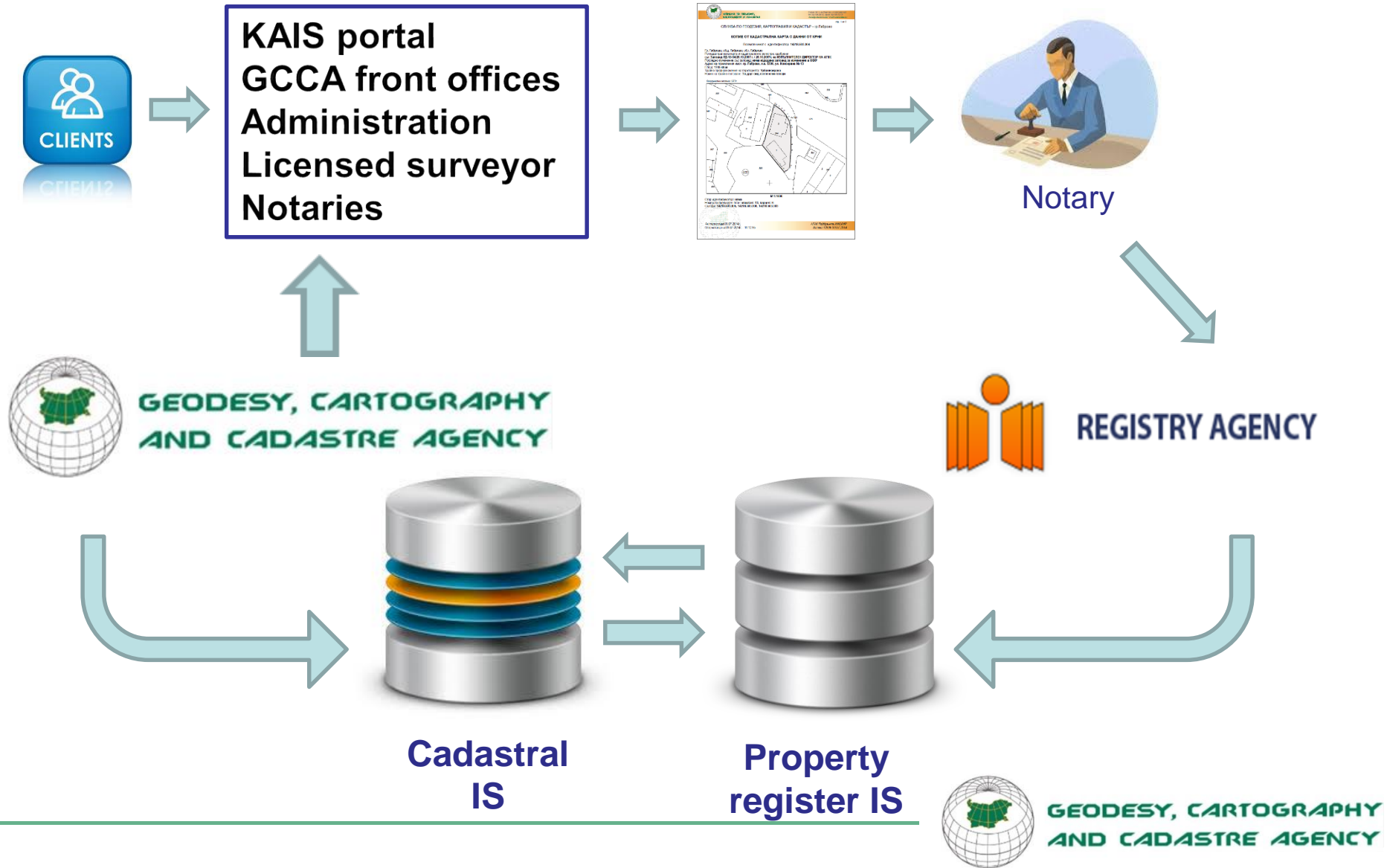
Users of cadastral information



Changes in the cadastral map



Real property conveyance ecosystem





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eng. Stefan Petrov, PhD

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