

The new Legal Regime of Cadastre and It's Challenges

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The new Legal Regime of Cadastre and It's Challenges

Summary:

Vector cadastral parcels;

Why a new legal regime for cadastre;

NCIS scheme;

Cadastral operations on NCIS;

Professional activity;

Next actions.

Portugal

Mainland Portugal

(278 municipalities)

118 municipalities with cadastre for tax purposes

7 municipalities with multifunctional cadastre

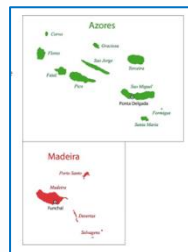
153 without cadastre

In Azores and Madeira cadastre is the responsibility of the regional governments

Azores

19 municipalities

(<http://www.ideia.azores.gov.pt>)

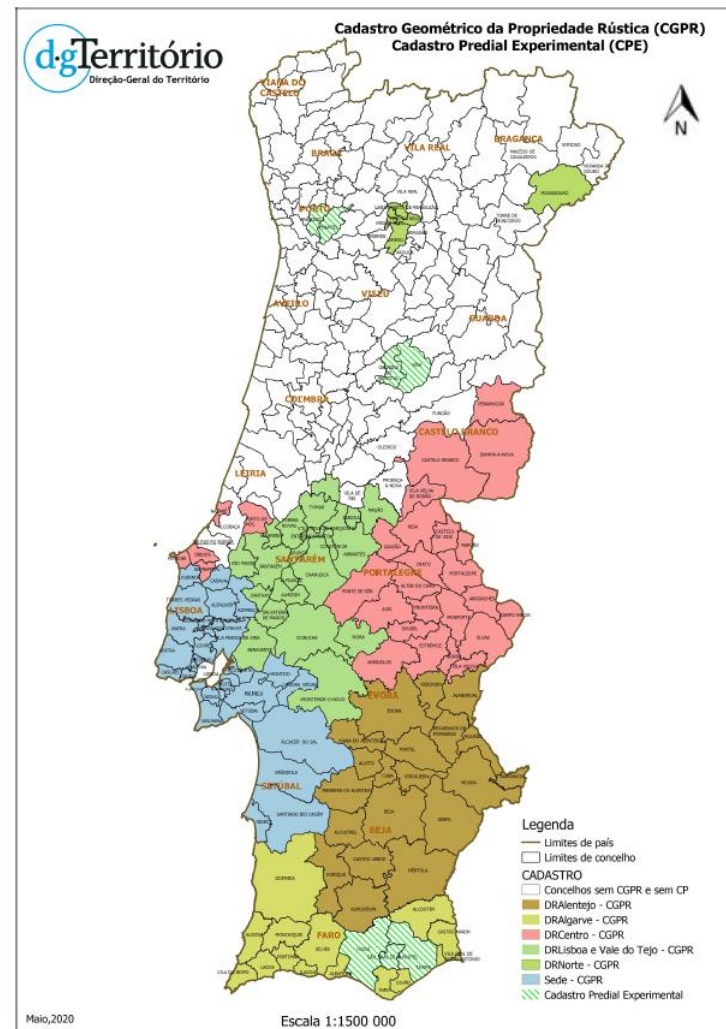


Madeira

11 municipalities

(<https://www.madeira.gov.pt>)

10 municipalities with cadastre for tax purposes in Azores & Madeira



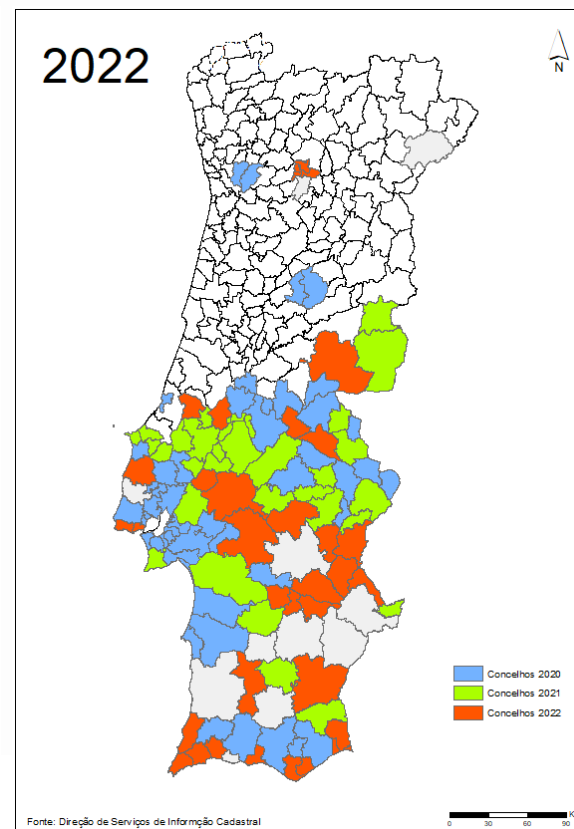
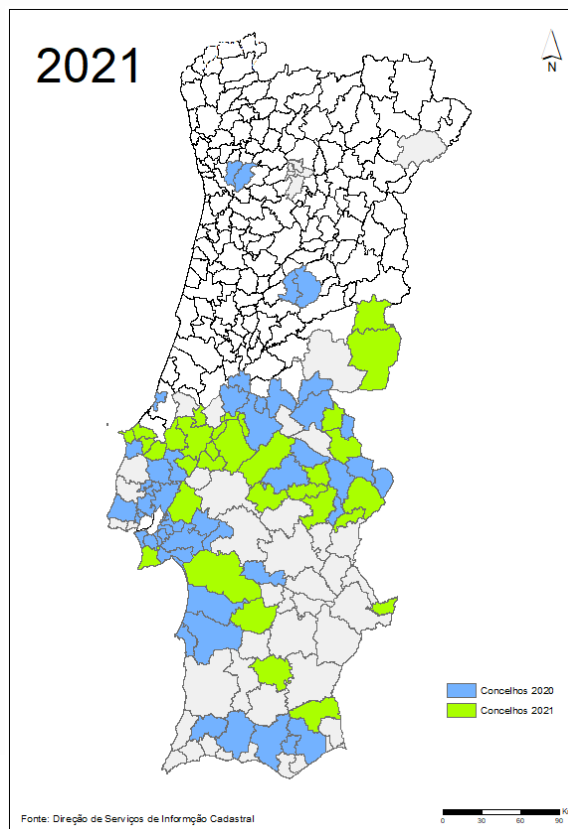
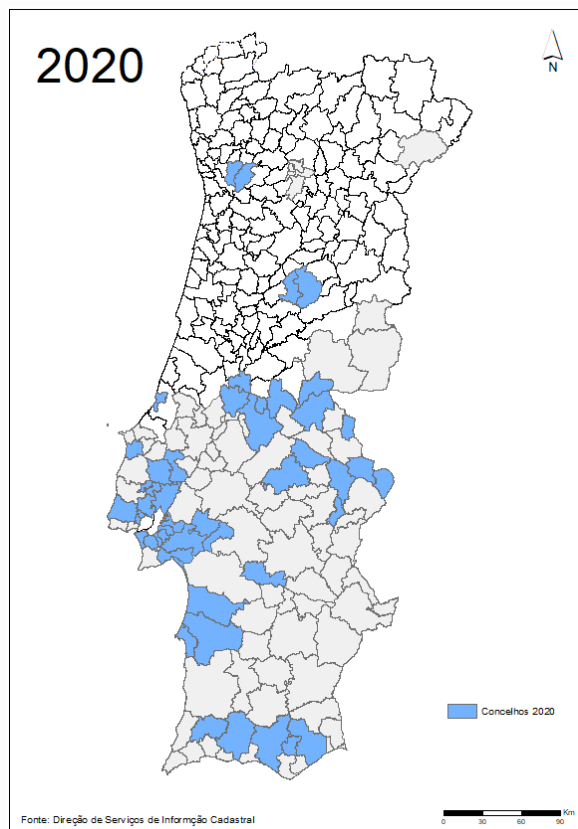
Vector cadastral parcels

Availability of cadastral parcels geometry on vector format

Law n.º 65/2019, of August 23rd

(Maintains in force and generalizes the application of the simplified cadastral information system)

Year	2020	2021	2022
Nº of councils	40	34	34



Vector cadastral parcels – viewer platform

← → ↻ 🏠 🔒 📄 https://snic.dgterritorio.gov.pt/visualizadorCadastro ☆ 🔒 📄 user_cadastro

dg Território

Temas

Filtro... ✕ Limpar

- Official Administrative Portugal Map (CAOP)
- National Agricultural Reserve (RAN)
- Land Use Regime Map (CRUS)
- National Ecological Reserve (REN)
- Land Use and Cover Map (COS)
- Built Areas
- Urban-Rural Interface

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50 km 1:2838188 PT-TM06/ETRS89 (EPSG:37...)

Vector cadastral parcels – some Statistics

Number of available cadastral parcels :

1 543 982 prédios em cadastro disponíveis online

Number of daily users :

Last year, duplicate from 1000 users to 2000.



Number of visits by municipality in last 100 days:

Ranking	Concelho	Tipo	Visitas
1	SINTRA	CGPR	20828
2	SILVES	CGPR	17280
3	LOULÉ	CP	13277
4	CASTELO BRANCO	CGPR	13152
5	ABRANTES	CGPR	12068
6	GRÂNDOLA	CGPR	11890
7	SANTIAGO DO CACÉM	CGPR	10801
8	TOURÃO	FCDO	8466

Why new Legal Regime for Cadastre?

Why

The lack of an up-to-date legal regime for the cadastral information (Update of the current cadastral regime, Decree-Law No. 172/95, of July 18, decision-making on land use, occupation and exploitation.

The lack of a maintenance regime that ensures the updating of information on the cadastral parcels resulting from land cadaster operations carried out under the experimental regime of land cadaster approved by Decree-Law no. 224/2007, of 31 May, prevents knowledge of changes introduced as a result of acts and legal transactions carried out on the parcels after the date of entry into force of the cadastral parcels.

Goals

Cadastre, spatial planning, civil protection, legal certainty in the real estate market, tax equity, modernization of Public Administration, digital transition, territorial cohesion

NCIS scheme



Internet - Web browser

NIC id

NCIS | National Cadastral Information System

Management and maintenance



NIP id

(not yet implemented) Interoperability platform (BUPI)



↕

Cadastral Information

↕

Tributary Information

↕

Registry Information



PCC
Permanent Committee
on Cadastre in the
European Union



eurogeographics
Cadastre and Land Registry
Knowledge Exchange Network

Cadastral operations on NCIS

The Cadastre Legal Regime establishes a model to integrate information into cadastral map, articulation of data from Public Administration entities and communication with citizens to knowledge of territory, its characteristics and its Owners.

Cadastral operations on NCIS - Integration

Integration operation on cadastral map

It promote the integration into cadastral map of geometrically configured parcels within the scope of specific legal regimes:

- municipality detailed plans with registration effects;
- allotment operations;
- rural reparcelling operations and expropriations.

Allows the integration of validated georeferenced graphic representations (simplified cadastral information) that are accepted by the confining owners or that do not record delimitation conflicts with contiguous parcels.

Cadastral operations on NCIS - Execution

Simple cadastral execution

Applies to a single cadastral parcel or to a contiguous parcels from same owner;

The cadastral owner is responsible for promoting the operation, contracting a qualified TCP for this purpose;

TCP is responsible for initiating and executing the operation, as well as to submit data to NCIS;

The non-existence of all required declarations of confining elements implies the existence of a period of public participation;

TCP is ultimately responsible for the technical quality of data, as well as for compliance of applicable legal norms;

Once the operation is completed, the cadastral map identifier (NIC) is assigned to new parcels that become part of Cadastral map;

The TCP and the cadastral owner are responsible for promoting the harmonization and allocation of the NIP. By interoperability it will be automatic.

Systematic cadastral execution

Applies to a set of contiguous cadastral parcels located in the intervention area;

The promoting entity, legally qualified, is responsible for promoting and coordinating the operation, contracting a qualified TCP or an authorized company for this purpose;

If the promoting entity is legally qualified, it may carry out the operation itself;

The named TCP is responsible for initiating and managing the operation, as well as well as to submit data to NCIS;

This operation always implies the existence of a public consultation period;

The appointed TCP is ultimately responsible for the technical quality of data, as well as for compliance of applicable legal norms;

Once the operation is completed, the cadastral identifier (NIC) is assigned to the cadastral parcels that become part of Cadastral map;

The TCP and the cadastral owner are responsible for promoting the harmonization and allocation of the NIP. By interoperability it will be automatic.

Cadastral operations on NCIS - Maintenance

Maintenance operation – in development

The cadastral maintenance duty is responsibility of cadastral owners and all entities, public or private, that, on their own initiative or in strict compliance with the attributions defined to them by law, to promote alterations on cadastral data and parcels;

This operation is always carried out through a TCP;

TCP is responsible for initiating and executing the operation, as well as for submitting data to on NCIS;

The non-existence of all required declarations of confining elements implies the existence of a period of public participation;

TCP is ultimately responsible for the technical quality of the data, as for compliance of applicable legal norms;

Once the operation is completed, a new cadastral map identifier (NIC) is assigned to the cadastral parcels that become part of the Cadastral map. The deleted NIC are in historic as well geometries;

In maintenance operations, the harmonization and assignment of NIP identifier is mandatory.

Professional activity - Cadastre technicians



We have legislation for:

Decree-Law 172/95, July 18

Access conditions for enterprises authorization, to execute cadastre activities.

Law 3/2015, January 9

Regulation of access and exercise of the professional activity of cadastre.

Ordinance 380/2015, October 23

Regulation for duration and contents of the complementary training course in cadastre and for certification of entities that intend to provide this training.

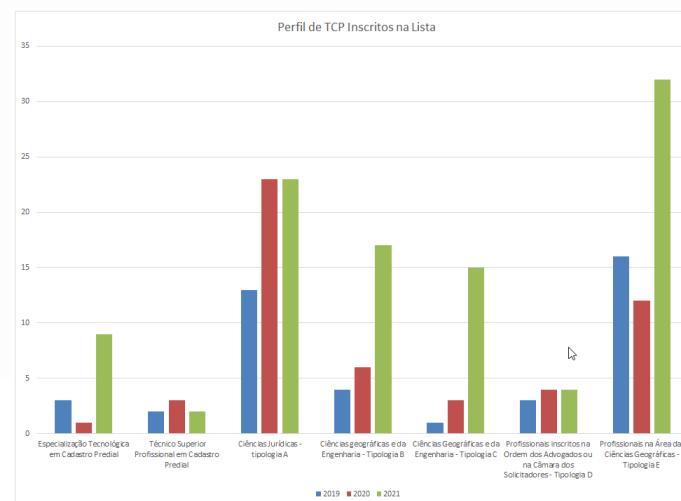
Ordinance 222/2019, July 17

Approves the fees amounts

Who is on the list Year 2022:

121 Cadastre Technicians (TCP)

12 enterprises that have a
cadastre technician in their staff



Professional activity – Changes by new legal regime

Professional activity of cadastre

CADASTRE NEW LEGAL REGIME WILL DISCIPLINE CADASTRE ACTIVITIES THAT WAS ONLY A RESERVED COMPETENCE OF DGT

CHANGES ON TCP CADASTRE ACTIVITIES

- In addition to carrying out works only within the MAINTENANCE of the CADASTRAL PARCELS.
- ✓ Starts to carry out work within the scope of EXECUTION, INTEGRATION and MAINTENANCE operations of CADASTRAL PARCELS.
- ✓ And it starts to access the NCIS as a support for the EXECUTION, INTEGRATION and MAINTENANCE operations of CADASTRAL PARCELS, on processing flow in system.

FEES:

Inscription on list of Cadastre Technicians (TCP) – Annual.

Access Credential to NCIS for TCP – renewable from 10 to 10 years.

Mere Prior Communication for enterprises – renewable from 5 to 5 years.

Training Entities Certification - renewable from 5 to 5 years.

Professional activity - Cadastre technicians new platform

This new platform responds to requests from cadastre technicians, companies and training entities.

Available in two languages (Portuguese and English).

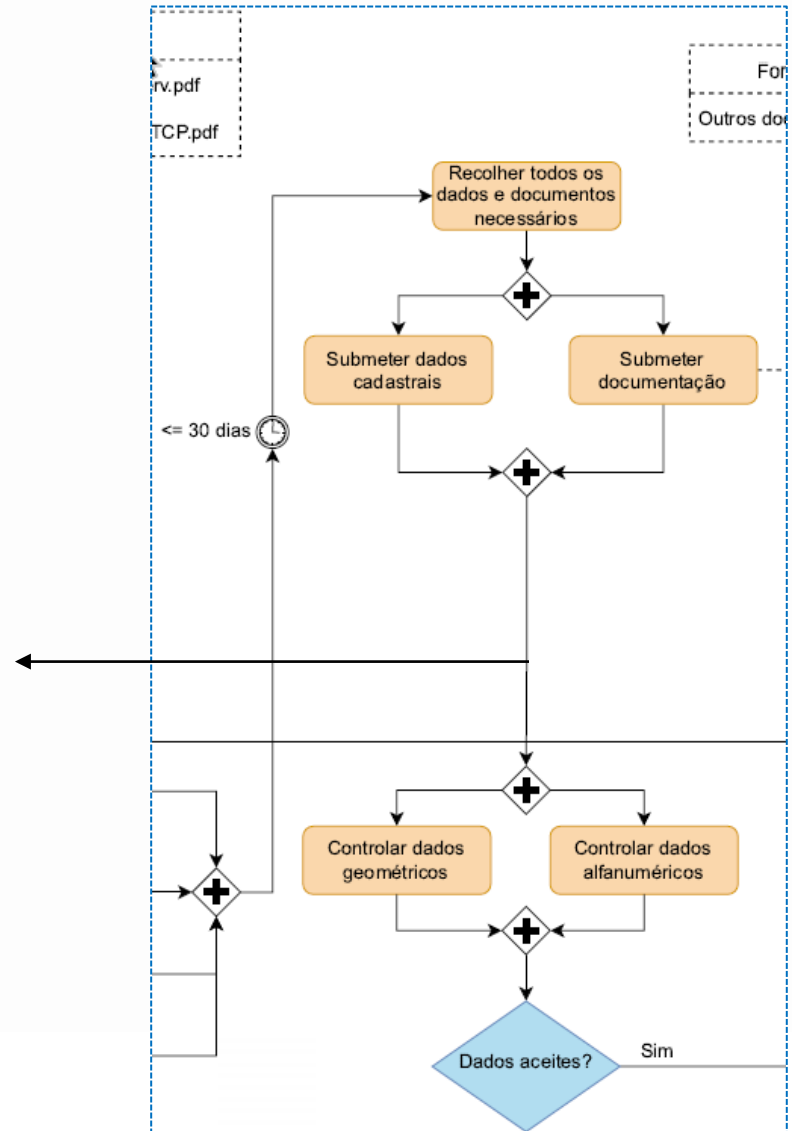
Satisfies the Agency for Administrative Modernization (AMA) requirements, related to forms for interactions with citizens.

The screenshot shows the web interface of the 'Portal dos Técnicos de Cadastro Predial'. On the left is a dark blue sidebar with the logo 'PTCP' and a menu with items: 'MÓDULOS', 'Plataforma de TCP', 'Gestão', 'ITENS DO MÓDULO', and 'Lista dos técnicos'. The main content area features a header with a map background and the title 'Portal dos Técnicos de Cadastro Predial'. Below the header, there is a welcome message: 'Bem-vindo ao portal dos Técnicos de Cadastro Predial!'. This is followed by a paragraph stating the portal's purpose as a gateway to services for land registry technicians. A 'Dirige-se:' section lists two main user groups: professionals seeking registration and citizens consulting the list of technicians. A note mentions that users must register first, with a reference to a 2019 Portuguese decree. At the bottom of the main content, there are two expandable menu items: 'Inscritos por perfil de técnico' and 'Pedidos submetidos no Portal'. The footer of the page includes the 'd.g.Território' logo.

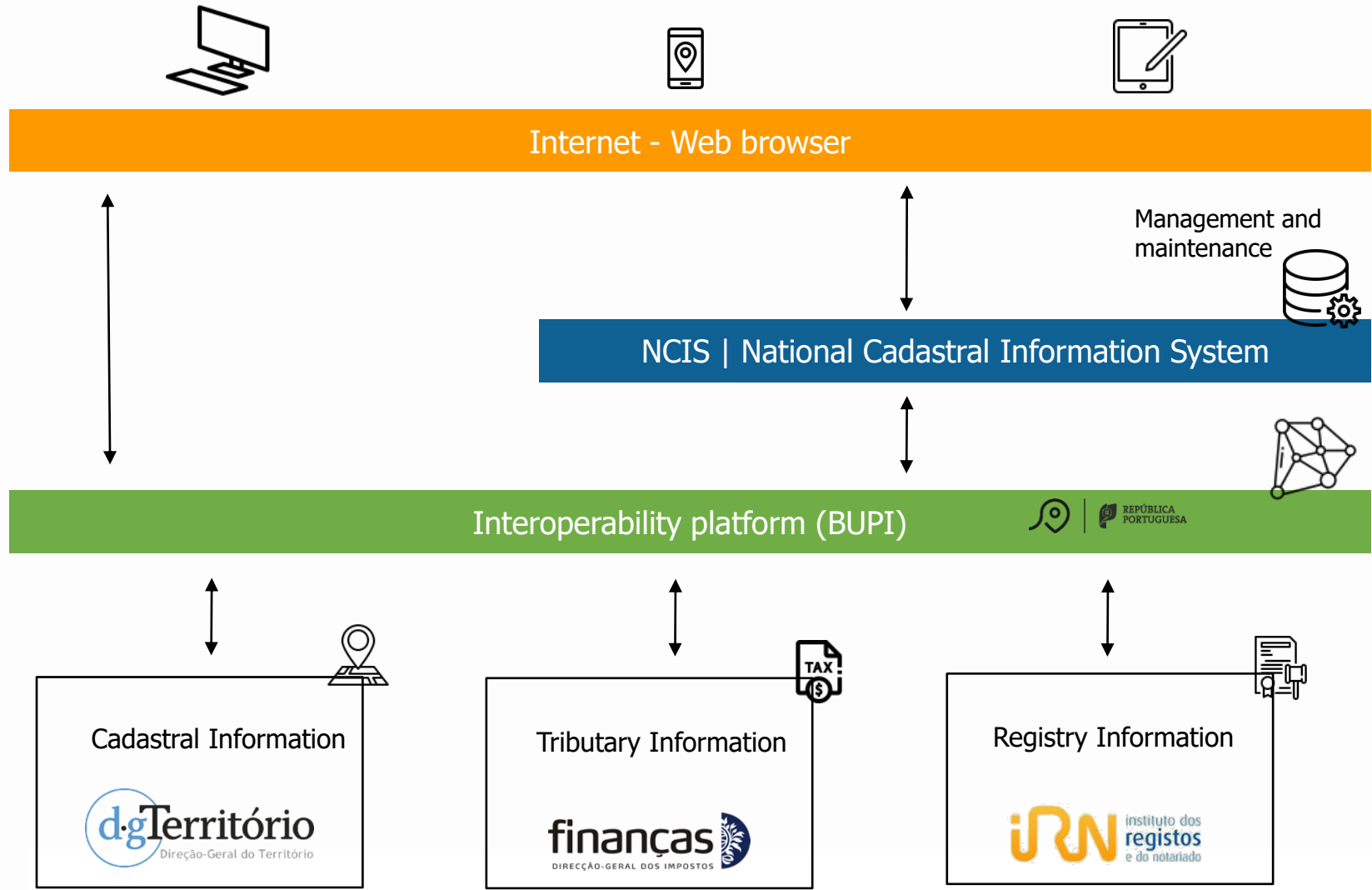
New Actions

Extract from the TCP maintenance procedure flow

Link with decision support tool on cadastral parcels division



New actions - interoperability



The new Legal Regime for Cadastre and Its Challenges

Thank you for listening.

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