Public restrictions
and Spanish Cadastral Valuation

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what we are talking about

Private restrictions (mortgages) VS public restrictions (protected site, urban planning)

Public restriction VS Public real estate (heritages, road, railways, airports)

Land restriction VS other restrictions

Comun restrictions VS particular restrictions

Integrate (as attribute of parcel) VS interoperable

Legal act VS not legal act

Fixed boundaries VS aproximatly
Basic Data

7595 municipalities (without Navarra and País Vasco)

- 52 M parcels (urban and rural)
- 64 M building elements
- 38 M urban real estates
  - (plots, condominiums, apartments, parkings)
- 28 M owners
- Also public real estate
- Also cultural heritage real estates

Main task of the Spanish Cadastre is to describe the real estates and to give them a value.
Public real estates (owner by the state) are included in the data base
### FINCA

**Referencia catastral**: 0005142-00DG44F  
**Municipio y Delegación**: VILANOVA DE SAU (Barcelona)  
**Vía**: 5998 LG PANTANO DE SAU  
**Número**: 0  
**Modificación**: 25/10/2012 14:  
**Paraje**: 0  
**Polígono**: ...  
**Parcela**: ...  
**Tipo finca**: BIC

**Superficies**:  
- Suelo parcela: 6652200 m²  
- Construida: 335000 m²  
- Cubierta: 335000 m²  
- Sobre rasante: 335000 m²

**Datos económicos**:  
- Ponencia: 2007  
- Pol. Valoración: 01  
- F. Calculo: 42  
- Vuelo:  
- Infraedificada:  

**CARGO** | **CIF** | **APENOM** | **DERECHO** | **PCT_DERECHO** | **NIF_C**  
--- | --- | --- | --- | --- | ---  
2 | A82434697 | ENDESA GENERACION SA | | |  
1 | Q0801031F | AGENCIA CATALANA DE L'AIGUA | CA | 100  
1 | Q0801031F | AGENCIA CATALANA DE L'AIGUA | CA | 100  
2 | Q0801031F | AGENCIA CATALANA DE L'AIGUA | PR | 100  
2 | Q0801031F | AGENCIA CATALANA DE L'AIGUA | PR | 100
Also the real estates where the state have a right of surface or right of usufuct over all or part of the cadastral parcel.

Administrative concession on property of the estate are also included.
The Cadastral Information System is a dynamic, open system with numerous flows of interchange of information with multiple external agents who interact with the Cadastre’s databases both as suppliers of information and as users and clients.
The declaration to the cadastre of any change in the real estate description is obligatory by law.

The cadastral law also point out the obligation of notaries, property registrars, local authorities and other public institutions that act over the territory to communicate all change in the characteristics of the real estates to the cadastre.

The “comunications” frees the citizen to declare the fact or legal issue.
Other agents that works in the territory

- Obligation to communicate changes in the real estates
- And also agreements to share information

Expropriations (roads, railway....., land consolidations, urban planing, irrigation license, vineyard or olive trees licences, other grows licences)

- The Agriculture Department...
- The Environmental Department...
- The Land Registers...
- The Urbanism Department...
- The SIGPAC...
- Irrigation Plans...
- Demarcation of Public Property Boundaries...
- Roads...
- Train company...
- Police...
- REE (Spanish Electrical Network)....
✓ The strategy consists of involving other Public Administrations, as well as other organisations, sharing useful information for all of them.

✓ They are all provider and beneficiary of The Spanish General Directorate for Cadastre: they help us in keeping our data base updated, while they obtain all necessary data for their purpose.

✓ Collaboration means breaking down several bureaucratic and technical procedures. This is an advantage for the citizens and means cutting down expenses for our organization.

✓ How:

✓ Data are electronically provided by them; they can even process the information working directly in our system or sending data through the Cadastral virtual office.

✓ Web service with information.
In this collaborative scenario

Should public restriction be included as attribute of cadastral parcels?

**INSPIRE principles:**

Data should be collected only once and kept where it can be maintained most effectively.

It should be possible to combine spatial information and share it with many users and applications.

It should be possible for information collected at one level/scale to be shared with all levels/scales;

Geographic information needed for good governance should be readily and transparently available.

Easy to find what geographic information is available, how it can be used to meet a particular need, and under which conditions it can be acquired and used.

Public Land Restrictions can be of very different nature, Some are integrate in the data base and other not Other are included punctually

Responsability of other organizations
Interoperability is a property of a product or system, whose interfaces are completely understood, to work with other products or systems, present or future, without any restricted access or implementation build coherent services for users when the individual components are technically different and managed by different organizations.

3. Agreements. Other agents that works in the territory

- Check
  - Statements
  - Communications
  - And appealing and claims
- Inspection
- Valuation Procedure
  - Planning
  - Market studies

They give us information accessible online

We incorporate it in our cadastral information system.
For internal and external users
INTEROPERABILITY
New law 33/2015. Protected sites legal mandatory organizations are obligate to show their restrictions in the cadastre. Web services
Zona de Especial Protección para las Aves (ZEPA)

La consulta de servicios en INTERNET puede ser muy lenta, por lo que siempre es preferible consultar las ortofotos / cartografías que hay en la propia Gerencia.
Cartography: services
coast line
Some of the restrictions are included as attributes of the parcels and we use them in the valuation. For example:

Qualification of Rural or Urban
Some of the restrictions are included as attributes of the parcels and we use them in the valuation. For example:

Urban restrictions: urbanistic data, use, edificability, etc
CADAstral VALUE, CALCULATION CRITERIA
Urban Areas

LAND VALUE:
- Location and parameters of urban planning.

BUILDING VALUE:
- Construction budget of the building.
- Production benefits.
- Professional fees and taxes on the building.
- Use.
- Quality of the building.
- Age / state of maintenance.

COSTS AND BENEFITS:
- Business promotion

MARKET REFERENCE: Ministerial Order. (0,50)
Value zones from the market studies
LAND VALUE

MODULES FOR LAND VALUATION: €/m²

» Environment and location variables.

Built land value:
€/m² of construction

Value of the plot:
€/m² of soil

Blocks of flats
Tertiary uses

Single family houses
Industrial use

New soil
Rural buildings

60 modules
Repercussion
R

60 modules
Unitary
U

Modules
Order
How we do it
1 first we get Urban plan from Municipalities
How we do it 2 integrate the characteristic of Urban planning in the cadastral data
The edificability is the amount of square meters you can build in total, in proportion to the land of the parcel. The unit is expressed in "m²/area of the land". It is crucial for the value of the land.
Urban restrictions: other parameters
Some of the restriction are included as attribute of the parcels and we use them in the valuation. For example:

Heritage cultural real estates

VPO Viviendas de protección. Oficial. Subsidized housing
Some of the restriction are included as attribute of the parcels and we use them in the valuation. For example:

Restriction to cultivation: irrigation, forest, tree plantations, olives, vineyards…

- With an act (statutory)
- Some rights

From June 2015 they are obligatory comunicated to the cadastre by the agricultural department.
Currently the valuation of rural areas it is a capitalization of potential rent value for each growth in the parcel.

For this reason it is important now to know if it is irrigation, forest, vineyard, olive etc...

New valuation model: Market value (other factors)

- Dynamics of real estate market
- Distance to urban zone:
- Degree of urbanization:
- Market values
- Agricultural potential areas (slope, rainfall, temperature)
- Protectect sites.
- Public restrictions.

Public restrictions will be important in the new valuation
Public real estate are included in the cadastre

Public organizations that are responsible of establishing any public restriction must provide us this information via WMS.

If there are any change in the description of the real estate (e.g., Expropriation, change of urban planning etc., change of title holder, change of title etc...) they must provide it in digital web via cadastral virtual office in the way and format defined by law.

Some of the restrictions, the one that are included in the valuation algorithms, must be included as attributes of the real estate:

- urban parameters in urban real estate,
- some rights of grow (vineyards, olive trees etc..)

• and it will be soon with other restrictions in the new rural valuation model.

Other restrictions will always available in combination with cadastral information in the cadastral virtual office.

Conclusions and a question

Shall we be in dark green?
Thank you for your attention

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