



New Cadastre System

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Institute of Registries and Notary, PT



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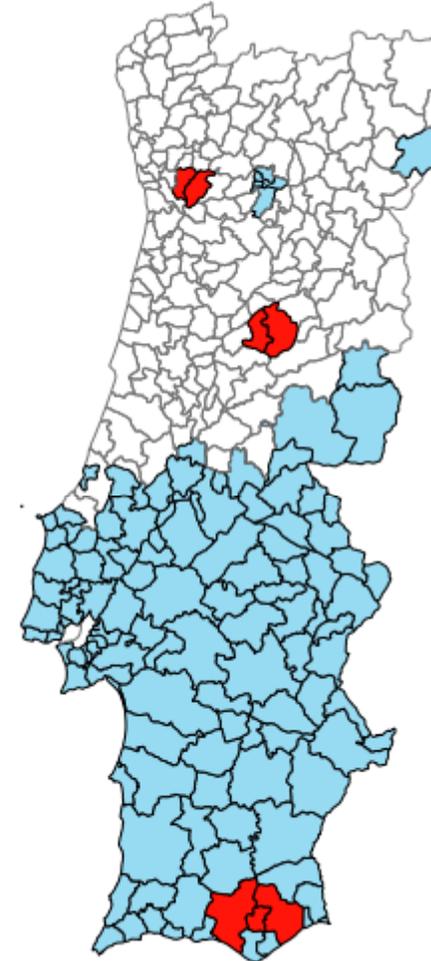
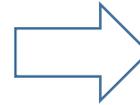
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1. Introduction

In Portugal, the Land Cadastre, has not had a practical existence. There is only Geometric Cadastre **of Rustic Property, essentially, for tax purposes.**

But there was no connection between the Land Registry – that holds the purpose to publicize the legal situation of the immovables – and the Land Cadastre – that as the function to delimitate the geography of lands.



The Land Registry says,
namely, who is the
owner and the way in
which he/she acquired
the property

The Land Cadastre says
where the property is
located and what is the
polygon

In 2017 (**Law No 78/2017 of 17 August 2017**), a simplified cadastral information system emerged with the aim of getting to know Portuguese territory in a simple and innovative way.

The system was first applicable, as a pilot project, to the area of the 10 municipalities where forest fires had been most serious.



Subsequently, in 2019 (**Law No 65/2019 of 23 August 2019**), the simplified cadastre system started to be expanded to the whole country.

The Institute of Registries and Notary is the responsible for the system.

To that end, a **georeferenced graphic representation** procedure (RGG) was formed.

The elaboration and submission of the RGG is carried out through a physical and virtual counter – BUPi (Digital Land Cadastre), which allows mapping the Portuguese territory.



2. BUPi (Digital Land Cadastre)

2.1. Description

BUPi is therefore a physical and virtual counter, an electronic platform, which allows mapping the territory and that will gather the registry, tax, and georeferenced information of the immovables.

The access to BUPi can be done through an internet address: <https://bupi.gov.pt/en/>



2. BUPi (Digital Land Cadastre)

2.2. Functionalities

- Consult the list of qualified BUPi technicians
- Elaboration and submission of the Georeferenced Graphic Representation (RGG)
- The owner can make a draft polygonal line identifying the property and send it to a qualified technician to validate the information
- Consult the existing RGG's.



2. BUPi (Digital Land Cadastre)

2.3 BUPi access from Land Registry services

Land Registry services have access to the BUPi platform through authentication – username and password.

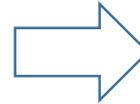
Especially in two moments:

- to consult/verify the existence of RGG whenever it is essential;
- to complete the RGG procedure.

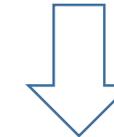
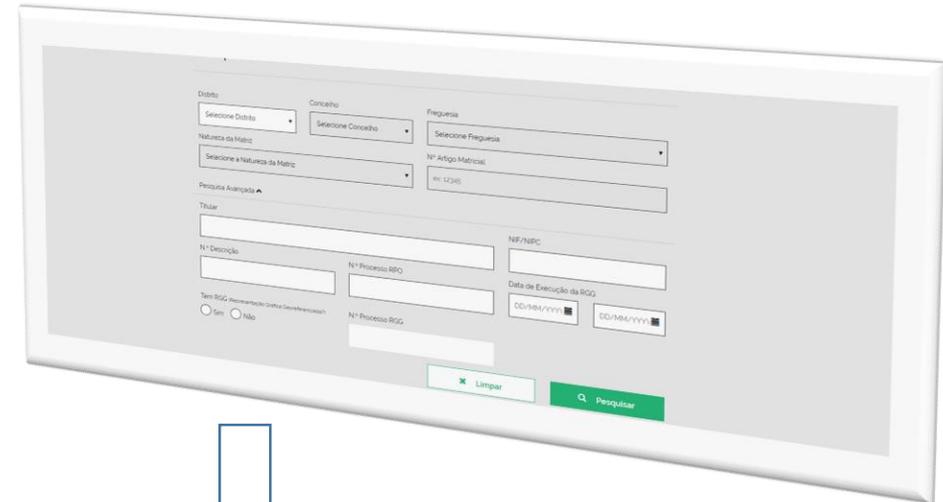
2. BUPi (Digital Land Cadastre)

2.3. BUPi access from Land Registry services

Username and password



Search by immovable tax number or RGG process number



RGG process



3. Georeferenced Graphic Representation Procedure

The georeferenced graphic representation (RGG) aims to define the exact location of the rustic and mixed lands and their boundaries, on a map, through geographical coordinates.

It is simply drawing the polygon of the property on a digital map.

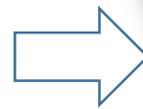
The procedure for RGG is, as a rule, carried out by a public or private qualified BUPi technician, that authenticates in the platform.



3. Georeferenced Graphic Representation Procedure

The owner / promoter can start the RGG procedure, in two different ways:

- at a BUPi service desk with a qualified BUPi technician;
- *online*, after authenticating with the Portuguese Citizen Card or the Digital Mobile Key.



Though, the information resulting from the georeferenced graphic representation of the rural property that is validated by all adjoining owners, will be considered **Land Cadastre** for all legal purposes.

4. Obligation of RGG for land registration

Law No 78/2017 of 17 August 2017

Article 19

Obligation to provide georeferenced graphical representation

1 - In the acquisition register made after the date of entry into force of the present regime, the indication of the georeferenced representation number is compulsory, except in those cases where an official consultation of the BUPi reveals that it has already been provided.

2 - The provisions of the preceding paragraph do not apply to immovables registered in the cadastral register or to acquisitions resulting from acts carried out in enforcement or insolvency proceedings. (own translation)



It is mandatory to demonstrate the existence of the georeferenced graphic representation to register the property of rustic or mixed properties in the Land Registry.

5. Annotation of the RGG

Law No 78/2017 of 17 August 2017

Article 18

Annotation to the description

1 - Within the scope of a registration request for a rustic and mixed property, the registration service must verify, by consulting the BUpi, the existence of a georeferenced graphic representation.

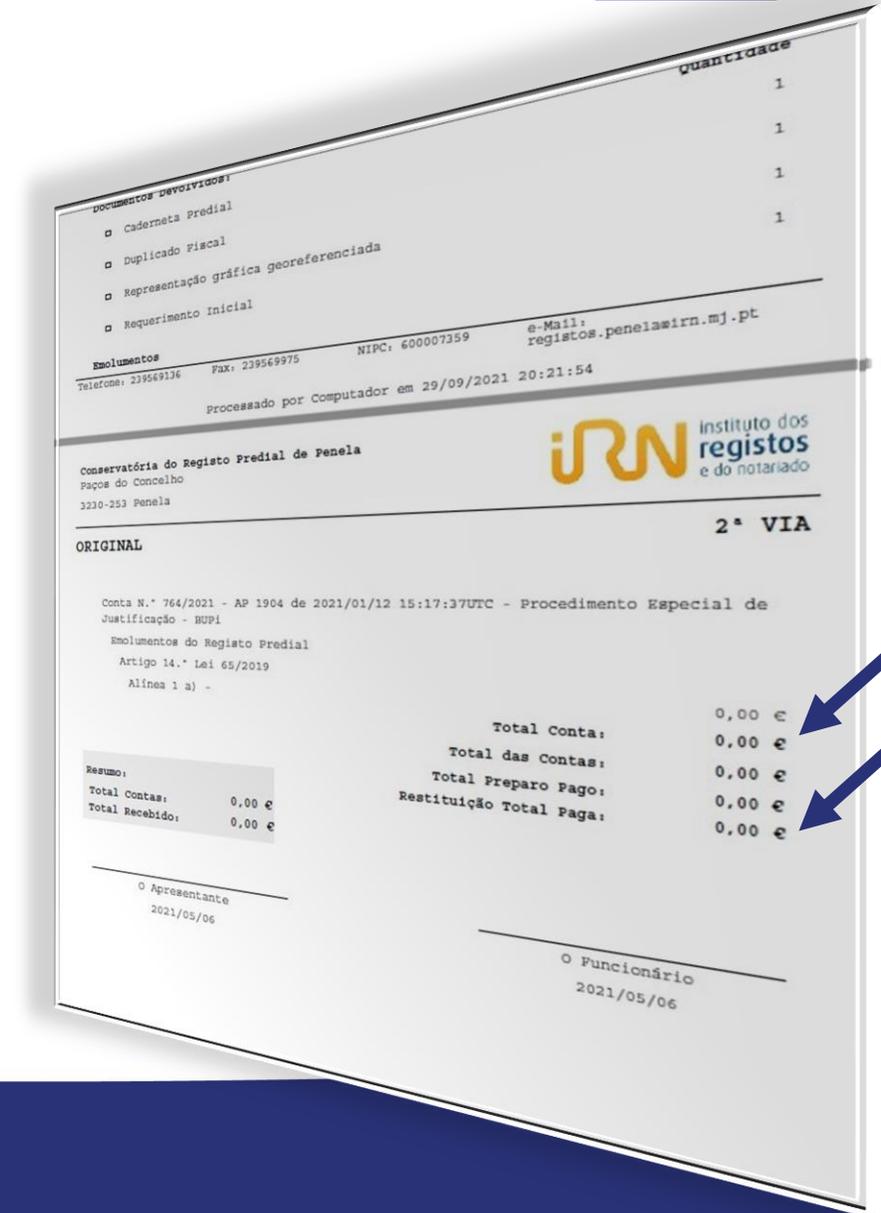
2 - If a georeferenced graphic representation exists, the respective reference is automatically annotated to the property description. (own translation)

In addition, for any application regarding rustic or mixed properties, the land registry office must verify, consulting BUpi, the existence of an RGG.

Its existence is officially annotated to the land registry description.

6. Advantages

The major advantage for the owners in registering a land until 2023 consists in bearing no cost associated with this procedure, if the properties have less than 50 hectares and have never been registered.



DOCUMENTOS DEVOLVIDOS:

Documento	Quantidade
<input type="checkbox"/> Caderneta Predial	1
<input type="checkbox"/> Duplicado Fiscal	1
<input type="checkbox"/> Representação gráfica georeferenciada	1
<input type="checkbox"/> Requerimento Inicial	1

Emolumentos
 Telefone: 239569136 Fax: 239569975 NIPC: 600007359 e-Mail: registos.penelasirn.mj.pt

Processado por Computador em 29/09/2021 20:21:54

Conservatória do Registo Predial de Penela
 Paços do Concelho
 3230-253 Penela

IRN Instituto dos registos e do notariado

ORIGINAL 2ª VIA

Conta N.º 764/2021 - AP 1904 de 2021/01/12 15:17:37UTC - Procedimento Especial de Justificação - HUPI

Emolumentos do Registo Predial
 Artigo 14.º Lei 65/2019
 Alínea 1 a) -

Resumo:	
Total Contas:	0,00 €
Total Recebido:	0,00 €

Total Conta:	0,00 €
Total das Contas:	0,00 €
Total Preparo Pago:	0,00 €
Restituição Total Paga:	0,00 €

O Apresentante
2021/05/06

O Funcionário
2021/05/06



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Thank you very much for your attention!

 Federal Ministry
Republic of Austria
Justice



Court Administration of the Republic of Latvia



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