



Title:

Identification of Real Estate Properties in Financial Asset Management in Spain

Author(s): *Juan Jose Valero Lanzuela, Carmen Femenía Ribera*

Name of Academic Institution: Universidad Politécnica de València (Spain)

Level of study or work: Bachelor thesis

(Bachelor thesis, master, PhD, research, project, etc.)

Information about you (and your team): I am a geomatic engineer that is currently working as a software developer and studying the master's degree in Geomatics Engineering and Geoinformation in the Universidad Politécnica de València (Spain). I was involved in real estate assessment and investigation working for real estate management companies, like banks. My supervisor for the Bachelor thesis, professor Carmen Femenía Ribera, is an expert in geomatics, cadastre and land administration, she is also Director of [CCASAT UPV](#).

Area of interest

(Identifying the problem, explain why it is important and the current relevance of the topic, up to 250 words)

The issue of properly identifying real estate properties in Spain has persisted for many years due to inadequate or unclear cadastral or registral information. Proper identification of real estate properties is essential for accurate property management and legal certainty, particularly in the context of third-party real estate assets. This problem is exacerbated by historical discrepancies between registry data and actual property locations, which were particularly pronounced during the housing boom and subsequent crisis in 2008. The situation necessitated legislative reforms, such as the Law 13/2015, which aimed to enhance coordination between the Property Registry and the Cadastre, ensuring graphical representation and improved legal certainty in real estate transactions. This study addresses the process of identifying properties from their registry data to determining their location and boundaries on cadastral maps or in physical reality, contributing significantly to the current discourse on property management and legal reforms in Spain. It is essential to identify properly each private property to guarantee all land rights.

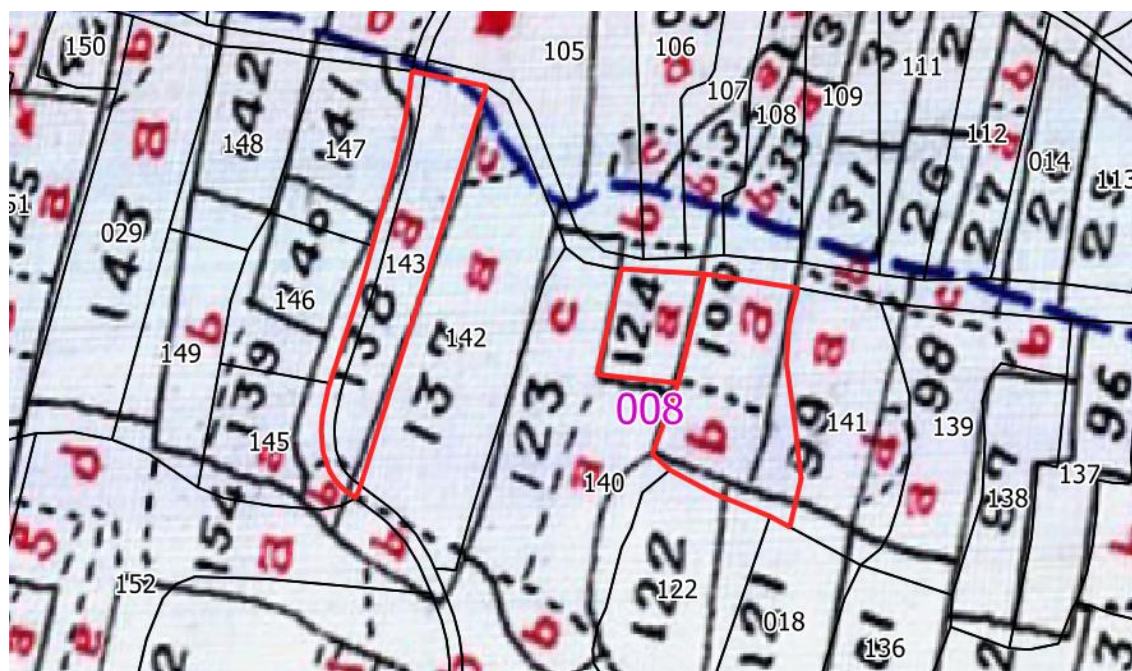
Approach to the problem

(Describe your methodology or technology and how it will solve the problem you identified, up to 300 words)

The methodology for solving the problem of identifying real estate properties involves several key steps. First, relevant data is extracted from property registry documents. This data is then cross-referenced with both historical and current cadastral maps using GIS tools to overlay and compare registry and cadastral information. Field surveys are conducted to validate and refine property boundaries.

Case studies, such as those from Pinet and Cullera, two municipalities in the province of Valencia, illustrate the application of this methodology.

In Pinet, a straightforward identification was conducted by matching registry data with current cadastral maps to locate and define property boundaries accurately, allowing to correlate the old cadastral maps with the new ones.



In the municipality of Cullera, a more complex case, historical cadastral maps and aerial photographs were used to resolve discrepancies and ensure accurate identification of multiple properties, there are only a few showing next.



This approach demonstrates the effectiveness of using a combination of GIS tools, historical data, and field surveys to address the long-standing issue of property identification in Spain.

Results, conclusions and next steps

(Present your results and conclusions of your study, up to 250 words)



The study successfully identified and mapped several properties, showcasing the effectiveness of the proposed methodology. The integration of GIS tools and historical data proved crucial in resolving discrepancies between registry and cadastral information. The findings underscore the importance of accurate property identification for effective asset management and legal certainty. The process outlined in this work serves as a model for future property identification efforts, especially in the context of third-party asset management and ongoing legal reforms. Next steps include further refining the methodology, expanding its application to other regions with similar issues, and exploring additional technological advancements to enhance the accuracy and efficiency of property identification processes.

References

(Additional information, publications, or links, up to 200 words, optional)

1. Bachelor thesis - Identification tasks of registered properties in real estate asset management. Available at: <https://m.riunet.upv.es/handle/10251/173992>
2. Law 13/2015, 24 of June, Reform of the Mortgage Law approved by Decree of February 8, 1946, and the revised text of the Law of Real Estate Cadastre, approved by Royal Legislative Decree 1/2004, of March 5. [online]. Spain: Official State Bulletin, 2015. Available at: <https://boe.es/buscar/act.php?id=BOE-A-2015-7046>.
3. Public directory of professor Carmen Femenía Ribera. Available at: <https://www.upv.es/ficha-personal/cfemenia>
4. Cartographic Coordination at the Land Administration System (CCASAT): Available at <http://ccasat.upv.es>
5. Public directory of Juan Jose Valero Lanzuela. Available at: <https://www.upv.es/ficha-personal/juavalan>

END