CADASTRE IN
REPUBLIC OF BULGARIA
A GUARANTEE FOR THE RIGHT OF
OWNERSHIP OF IMMOVABLE
PROPERTIES
Cadastre in Bulgaria for almost 100 years

- **Cadastre Act** (published SG, issue 8 of 1908)
  Main objective:
  - physical and legal determination of immovable properties;
  - introduction of land books
  - fair land taxation.

- **Cadastre and Land Consolidation Act** (published SG, issue 127, of 1941)
  Art.1. ”Cadastre is geometric representation, entry in a register and description of the immovable properties”. 
- **Law on the Unified Cadastre of Peoples Republic of Bulgaria**
  (published SG, issue 35/1979)
  - clear routine for production, announcement and approval of cadastral plans;
  - essential drawback – requires collection of all data for the territory of the country including the natural resources, surface and underground valuables.

- **Cadastre and Property Register Act** (published SG, issue 34/2000)
130 years of geodetic and cadastral activities in Bulgaria

- 1877 – first topographic map in scale 1:42000
- 1919 – Geographic Institute was found (an independent surveying and cartographic office)
- 1920 – 1942 – The Geographic Institute sets up a continuous network of 107 triangulation points of 1st order
- 1920 – 1926 – first measurement of the State Leveling Network – 1st order, length – 5500 km with 4500 benchmarks
- 1932 - 1952 – topographic map of Bulgaria in scale 1:25000
- 1985 – the whole territory of the country is covered by a large scale topographic map in scales 1:5000 and 1:10000
Authorities, responsible for cadastre and land ownership before the CPRA

- Main department “Geodesy, cartography and cadastre”
  - cadastral plans of urban areas
- Ministry of regional Development and Public Works
  - cadastral plans of urban areas and geodetic activities
  - acts of exclusive state ownership
- Municipal Offices Agriculture and Forests
  - map of restored ownership
  - decisions on restoration of ownership in agricultural land and forests.
- Municipal Authorities
  - data from cadastral plans of urban territories
  - acts of municipal ownership.
- Regional Authorities
  - acts of state ownership.
- Notaries (private since 1997)
  - performing required by law notarial activities.
- Regional Courts
  - entry of acts, related to real rights.
Cadastral concept

- Process of creation, maintenance, keeping and provision of information about immovable properties for territory of the whole country
- Main basis for successful land management
- Reliable source of information for taxation purposes
- A basis for collection, processing and use of additional data about immovable properties
Reforms in the field of cadastre in Bulgaria

- **Legal reform:**
  Restitution and privatization of immovable properties required amendment of cadastre related legislation
  - Cadastre and Property Register Act – 2000
  - Geodesy and Cartography Act – 2006

- **Institutional reform:**
  - Cadastre Agency – 2000
  - Registry Agency – 2004
  Cadastre Agency becomes the single institution serving the users with cadastral information
The reform in the field of cadastre – a guarantee for:

- The right of ownership
- Secure transactions and mortgages
- Limitation of court disputes
- Fair taxation policies
- Development of the immovable properties market
- More efficient investments
General principles in the new Cadastre and Property Register Act

CPRA - passed in 2000, effective since 01.01.2001

- **General principles:**
  - Cadastre shall cover the territory of the whole country – including settlements, agricultural land, forests and other territories;
  - Providing data about the land properties, buildings and the self-contained objects in buildings (apartments, studios, shops, garages, recreation and health centres etc.);
  - Each immovable property shall be given unique number (identifier);
  - The Geodesy Cartography and Cadastre Agency is the single authority, issuing sketches of immovable properties in case of change of the right of ownership and establishment of other real right;
  - From personal to property based system of registration;
  - Cadastre is basis for setting up of geographic information systems.
Geodesy, Cartography and Cadastre Agency
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- Collecting and maintenance of cadastral information for the whole territory of Bulgaria
- Organization, financing and control of activities in the field of geodesy and cartography
- Control for compliance with the legal framework
- Provision of services to the public
- Maintenance of the state geodetic, cartographic and cadastral fund (Geocardfund)
- Keeping the registers of licensed surveyor

The Agency fulfils its role through its 28 regional units – Geodesy, Cartography and Cadastre Offices.
Служба по кадастъра - гр. Ловеч
Служба по кадастъра – гр. Шумен
Служба по кадастръра– гр.Монтана
Служба по кадастръ - гр. Пловдив
Archives
Main responsibilities of the Geodesy, Cartography and Cadastre Agency according to CPRA:

- Creation and maintenance of cadastral map and cadastral registers for the whole territory of the country
- Drafting acts and regulations in the field of cadastre and geodesy, as well as programs and concepts on future development
- Implementation of cadastral activities in close coordination with those of the property register, UCATTU (Unified Classification of Administrative-Territorial and Territorial Units), BULSTAT (Unified Classification of identification of juridical persons), ESGRAON (Unified System for identification of physical persons), registers of state and municipal properties
- Administrative and technical servicing the public, state administration, municipalities and other users of cadastral information
- Maintenance of the state geodetic, cartographic and cadastral fund
- Maintenance of register of physical and juridical persons, licensed to carry out activities in the filed of cadastre, geodesy and cartography
Main responsibilities of the Geodesy, Cartography and Cadastre Agency according to GCA:

- creation and maintenance of topographic maps in scales 1:5000 and 1:10 000 for the territory of the country
- maintenance of the state leveling network and the mareographic stations network
- creation and maintenance of topographic databases and the geographic information system
- implementation of technical activities related to establishment of the geographic names in the Republic of Bulgaria, keeping a register of names, creation and maintenance of databases and information system
- cooperation with the state administration, and other organizations in the country and abroad
State GPS network
Contents of cadastre

- Location, boundaries and area of immovable properties – landed properties, buildings and self contained objects in buildings (apartments, shops, garages, studious etc.)
- Data about the owners
- Data about the acts, which are grounds for the ownership rights
- Data about other real rights in immovable properties.
- Data about the immovable properties, owners and acts are reflected in:
  - the cadastral map;
  - cadastral register of immovable properties.
- Information is kept and maintained in digital, graphical and written formats
Cadastral map
Immovable property according to CPRA

Immovable property – cadastral object is:
- landed property (basic cadastral unit);
- building;
- self contained object in building (apartment).
Basic cadastral data

- For the landed properties – identifier; boundaries fixed by the geodetic coordinates of the points defining them; area; durable land use; land use mode; address
- For the buildings – identifier, built up area, number of floors, destination
- For the self contained objects in buildings - identifier; location; floor number; use
Sources of information for production of cadastral map and registers

- The cadastral map is produced on the basis of information from:
  - cadastral plans (LUCPRB and LTRD);
  - regulation plans (LTRD and PPA);
  - map of restored ownership (OUALA and ROFFFLA);
  - geodetic, photogrammetric and other surveys.

- The cadastral registers are produced on the basis of information from:
  - registers to plans and maps;
  - acts submitted by municipalities, regional authorities and individual citizens;

Data about the ownership right and other real rights are coordinated with these from the entry offices.
Cadastral map of territory, belonging to the village of Ignatovtsi, Gabrovo Region
The cadastre is requisite for:

- Guaranteeing the ownership right
- Secure transactions
- Secure mortgaging
- Resolving disputes about property boundaries
- Fair taxation policy
- Regional development – land reform, land consolidation, regulation of territories, forestry management, design of infrastructure
- Determination of market values for compensation
- Insurance
- Statistical analyses etc.
Computerized Information Systems shall be developed for the cadastral and the property register. The systems shall interlinked.

- Dispersed Databases, located at:
  - Geodesy, Cartography and Cadastre Offices – source of information about location and boundaries of properties;
  - Entry Offices – source of information about owners and ownership rights.

- The bidirectional connection between the two databases is based on immovable property identifier

- The information system is linked to the other registers - UCATTU, BULSTAT, ESGRAON, registers of state and municipal properties etc.

- The information system provides constant and direct access to data from the cadastral map through Internet. It is secured against unauthorized access
Cadastre and Property Register Information System

- The Integrated Cadastre and Property Register Information has three components:
  - cadastral component – set up for the Geodesy Cartography and Cadastre Agency needs, which supports the processes for creation and maintenance of cadastral map and cadastral registers data;
  - property registration component – set up for the Registry Agency needs and supporting the creation and maintenance of property register data processes;
  - web portal – providing users with access for search and use of data from both cadastre and property register.
Users of the Cadastre and Property Register Information System

- State Authorities
- Regional Authorities
- Municipal Authorities
- Notaries
- Regional offices ‘Agriculture and Forests’
- Municipal offices ‘Agriculture and Forests’
- Private geodetic companies
- Banks
- Real estate agents
- Investors
- others
European level of quality of provided services

- One-stop-shop
- Internet data access
- Easy access for handicapped persons
- Transparency of operations
Realized through:

- 28 Geodesy, Cartography and Cadastre Offices, located in regional centers and
- 15 structural units of Geodesy, Cartography and Cadastre Offices – located in municipal centers.

Geodesy, Cartography and Cadastre Agency provides generalized information about more than one region or the whole country.

Cadastre is public. Access to data shall comply with the provisions under the Classified Information Act and Personal Data Protection Act.
Cadastral information about landed property
Cadastral information about landed property and ownership
Cadastral information about building
Cadastral information about building and ownership
Cadastral information about self contained object in building (apartment)
Cadastral information about self contained object in building (apartment) and ownership
Issuance of a sketch
Chart of self contained object in building

1 этаж

10 Магазин
11 Ателье
12 Офис
13 Гараж
14 Гараж
15 Магазин
16 Магазин

2 этаж

1 2 6 7

3 этаж

3 4 8 9

4 этаж

3 5

B
Production of cadastral map and cadastral registers is based on:

- **Long Term Program** for creation of cadastre and property register, passed by CM Decision 326 of 2001

- **Priorities:**
  - regional centers;
  - municipal centers;
  - territories with active market (Black Sea coast, mountainous and sea resorts, border zones).
Cadastre and Property Registration Project – co-financed with the World Bank

- Partners:
  - Geodesy Cartography and Cadastre Agency
  - Registry Agency
- Goals:
  - Production of new cadastral map and cadastral registers in digital format;
  - Production of property register in digital format;
  - Development of Cadastre and Property Register Information Systems;
  - Equipment for the Geodesy Cartography and Cadastre Agency;
  - Equipment for the Registry Agency.
State of the art and perspectives for production of cadastre in Bulgaria

By 31 January 2007:
- CMCR – approved or in process of production - for 27 regional centers, 56 municipal centers and another 400 settlements
- 1 400 settlements, which is 32% of the territory of the country, have digitized cadastral plans

By the end of 2007:
- CMCR will be produced for about 20% of the territory of the country, which will cover approximately 3 000 000 immovable properties

By the end of 2010:
- Cadastral information about 70% of the immovable properties in the country will be available
АГЕНЦИЯ ПО КАДАСТЪРА

Карта на землищата с оцифровани кадастрални планове, изработена и възложена ККР
What can be used the data for

- **Information from cadastral map and registers:**
  - for creation of key registers of immovable properties and owners in Bulgaria;
  - for control of tax declarations (alternative for the way of capturing information for tax registers);
  - as basis for various thematic maps.

- **Information from the large scale topographic map:**
  - land administration;
  - infrastructure projects;
  - navigation etc.

- **Geographic information:**
  - for GIS based applications;
  - national geographic data exchange standard.
Cadastre and operation of municipalities

- Cadastre is a basis for:
  - regional development plans;
  - investment projects;
  - physical planning maps;
  - thematic maps.

- Role of cadastre in the regional and municipal authorities operation:
  - development strategies;
  - maintenance of state and municipal ownership registers;
  - facilitation of state and municipal ownership management;
  - environment protection;
  - management of protected areas, territories of water sources, protected coast lines;
  - information for disaster recovery and repair works.
Thematic maps

Община Ахтопол по вид собственост
Combined information from cadastre and urban development planning
Combined information from cadastre and physical planning
Thank you for your attention