



SCI Success Stories:

Land Survey business line – Monforte de Lemos

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Support in Land Survey Administration in Monforte de Lemos

Between 2012 and 2016, SCI was hired by Monforte de Lemos Local Authority to resolve all its requirements as regards Land Survey Administration.

- This is a municipality of more than 19,000 inhabitants which had:
- A large number of buildings not recorded in the land survey.
- Almost none of the scattered rural settlements were included in the land survey cartography.
- Blank areas not recorded in the land survey as either Urban or Rural land.
- The vast majority of ground floor properties outside the town centre were not included in the database, since previously they were used for agricultural purposes, and so were not recorded in the land survey. It had been noted that a great many had been converted to urban use through refurbishment, extensions, etc., requiring an update to the Land Survey.



2011



2017



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Given the scale of the tasks to be performed, we structured a working plan that would allow us to achieve the objective of detecting all the omissions and including them in the Land Survey Database, addressing and resolving all the cases typically presented at the Land Survey Administration Office or the Local Authority.

- A field trip was conducted throughout the municipal confines.
- All existing buildings were photographed.
- Notices were served on more than 4,000 taxpayers, requesting documentation so as to clarify boundaries, ownership, etc.

Result:

Over the course of the five-year period, **4,325 cases were processed**.

Years	Number of Cases		
2012	160	Registrations of omitted construction works	1,270
2013	563	Modifications for extensions	4,610
2014	1,496	Modifications for land	1,599
2015	670	Other causes	273
2016	1,436	Cartographic adjustments	2,149
		Geo-referencing of scattered rural settlements	2,605

In total, 7,752 urban units were modified within the municipal boundaries, unquestionably leading to a highly significant increase in the 'IBI' Municipal Property Tax charged to those on the Population Register, thereby increasing the municipal tax take through the corresponding payments over the last 4 years.

In addition to the economic benefit, ultimately enjoyed by the general public, this minimized the relative unfairness of having an out-of-date Land Survey with some individuals paying the proper tax while others did not.

