

THE MINISTRY OF URBAN AFFAIRS, IN
COOPERATION WITH THE LINCOLN
INSTITUTE OF LAND POLICY AND WITH
THE SUPPORT OF THE CAIXA ECONÔMICA
FEDERAL, PROUDLY PRESENTS:

MIKE ADASTER AND THE GUIDELINES FOR A MULTIPURPOSE TERRITORIAL CADASTRE



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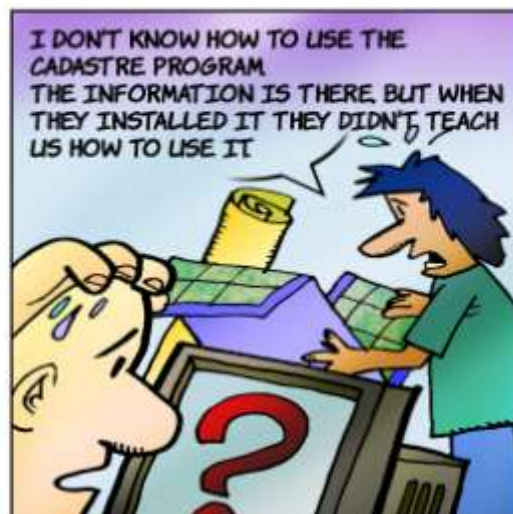
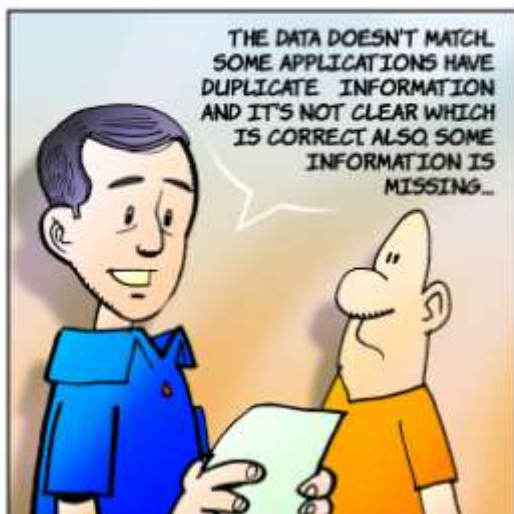
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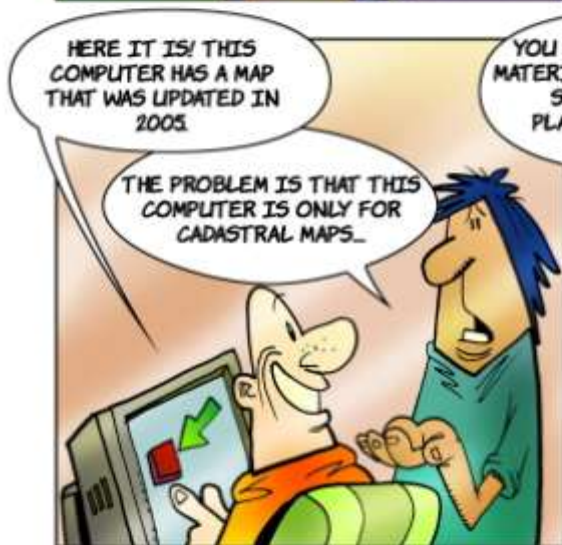
Review and Editing of the English Version

Laura Mullahy

The characters in this story are fictional and were created only for educational purposes.

The original text was developed based on the Guidelines for a Multipurpose Territorial Cadastre in Brazil, and adapted for this version in English.





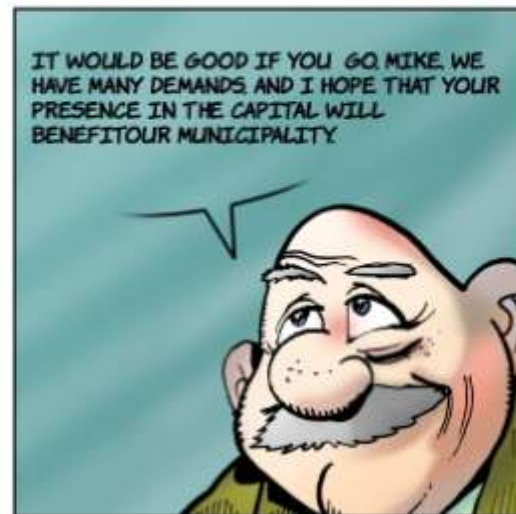


THE NEXT DAY



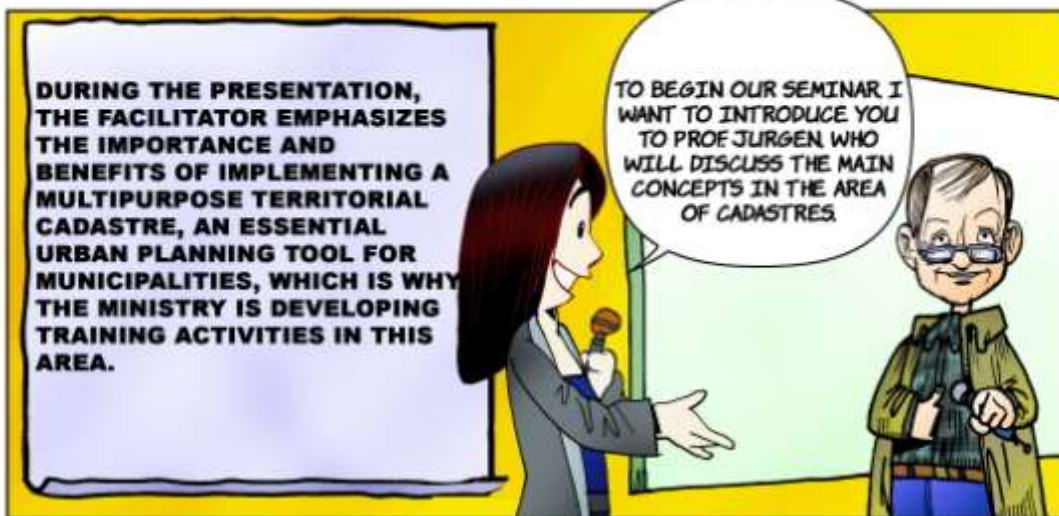
A WEEK LATER...

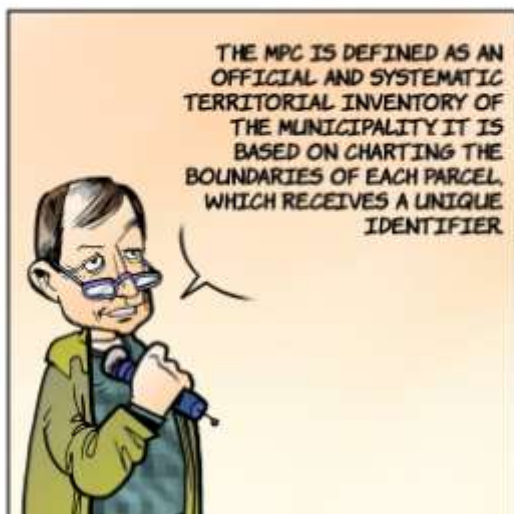
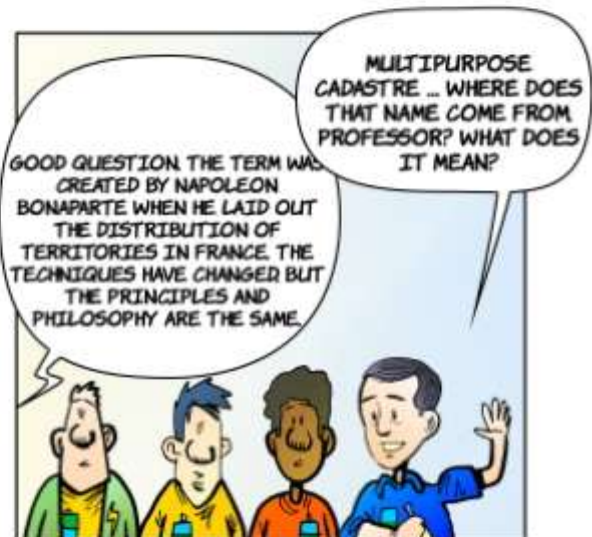












A CADASTRAL PARCEL IS DEFINED AS ANY AND ALL PORTIONS OF A TERRITORY THAT NEED TO BE RECORDED. OTHER UNITS OF LAND, LIKE LOTS, PUBLIC ROADS, PARKS, LAKES, RIVERS, ETC. ARE COMPOSED OF ONE OR MORE PARCELS.



THERE ARE A FEW GUIDELINES ... FIRST IN THE CADASTRAL AREA THE TERM "PARCEL" IS BETTER THAN "LOT" WHEN WE REFER TO A PORTION OF LAND. SECOND, PARCELS HAVE A UNIQUE LEGAL STANDING. A PARCEL IS A UNIT OF OWNERSHIP: A PRIVATE PROPERTY OR A PUBLIC PROPERTY (SUCH AS A HIGHWAY OR A PARK).

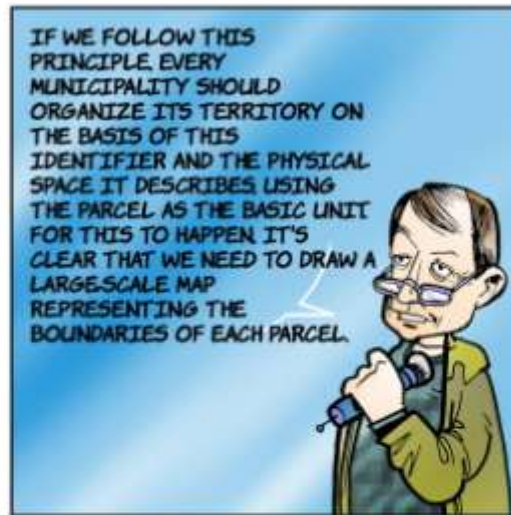
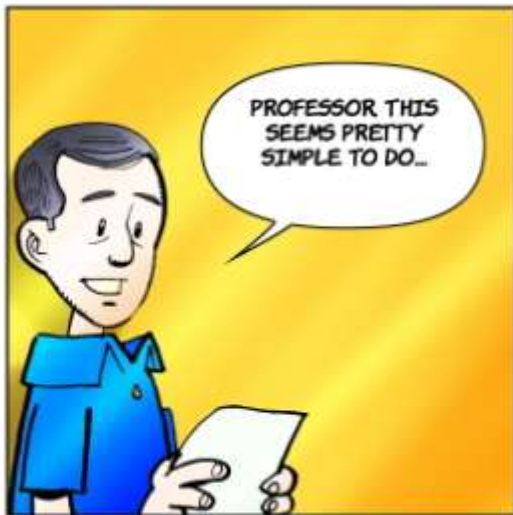


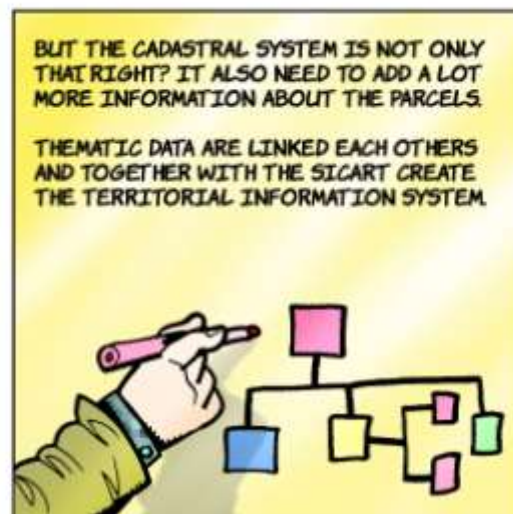
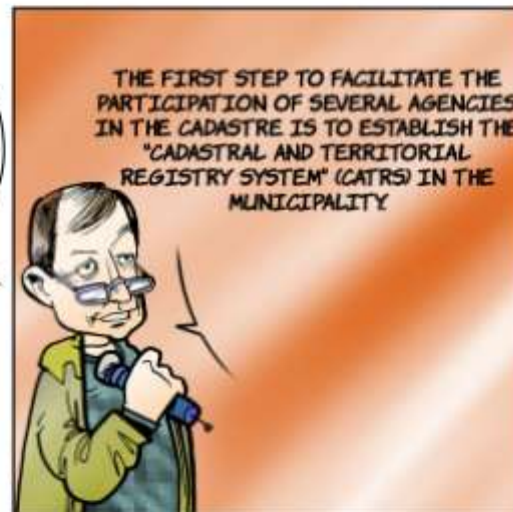
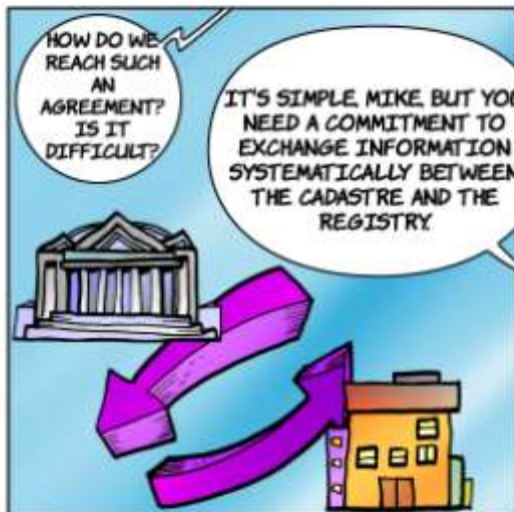
SOMETIMES A LOT OR PLOT CAN BE COMPOSED OF SEVERAL PARCELS, EACH WITH ITS OWN LEGAL STATUS. THIS CAN HAPPEN FOR EXAMPLE, WHEN THERE IS A HIGHWAY THAT CUTS ACROSS A PROPERTY. WE THEN HAVE THREE PARCELS: TWO THAT ARE PRIVATELY OWNED AND THE HIGHWAY, WHICH IS PUBLICLY OWNED.



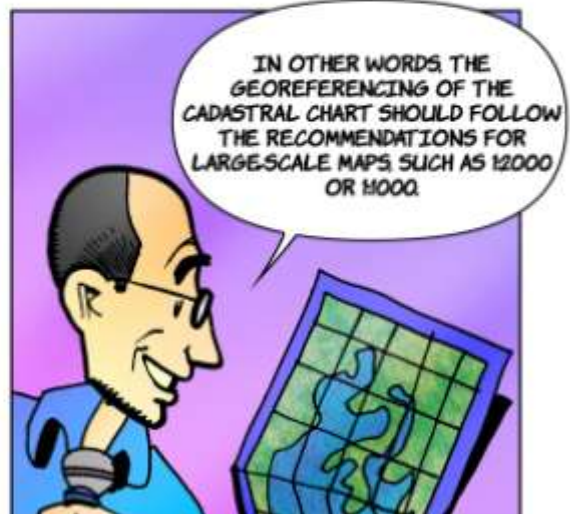
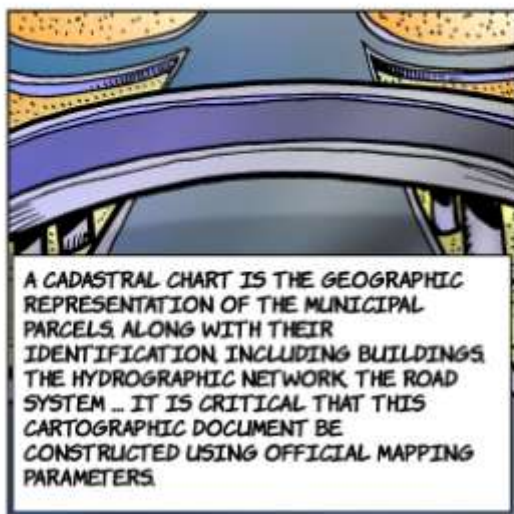
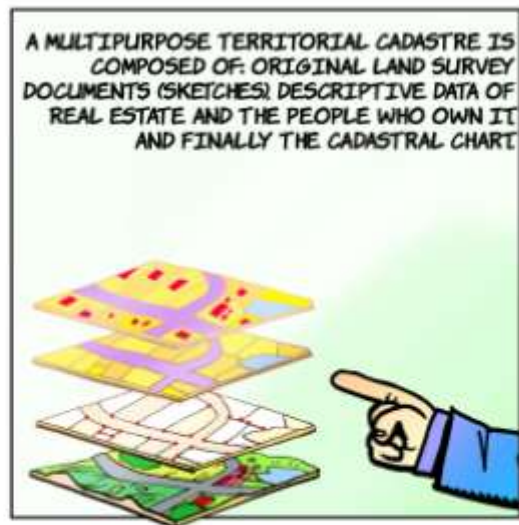
IT IS VERY IMPORTANT FOR EACH PARCEL TO HAVE ITS OWN UNIQUE AND STABLE IDENTIFIER — THAT CODE CANNOT BE REPEATED. THIS WILL BE THE KEY TO RECOGNIZING AND ACCESSING THE DATA FOR THAT PARCEL.

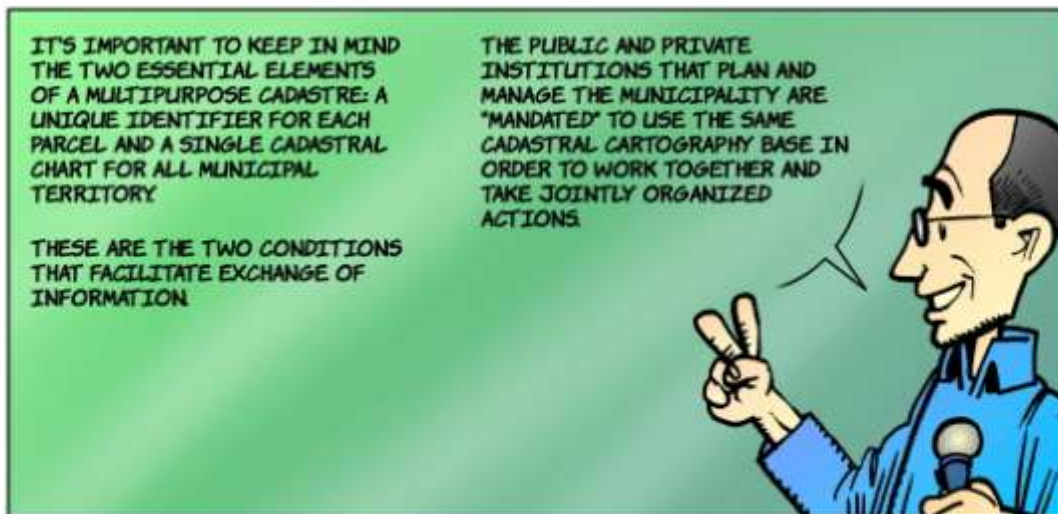


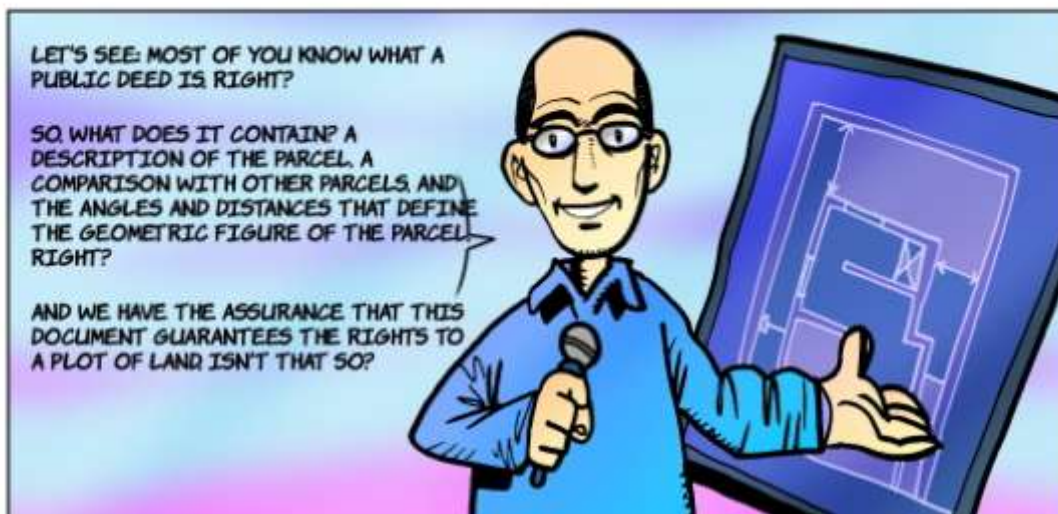
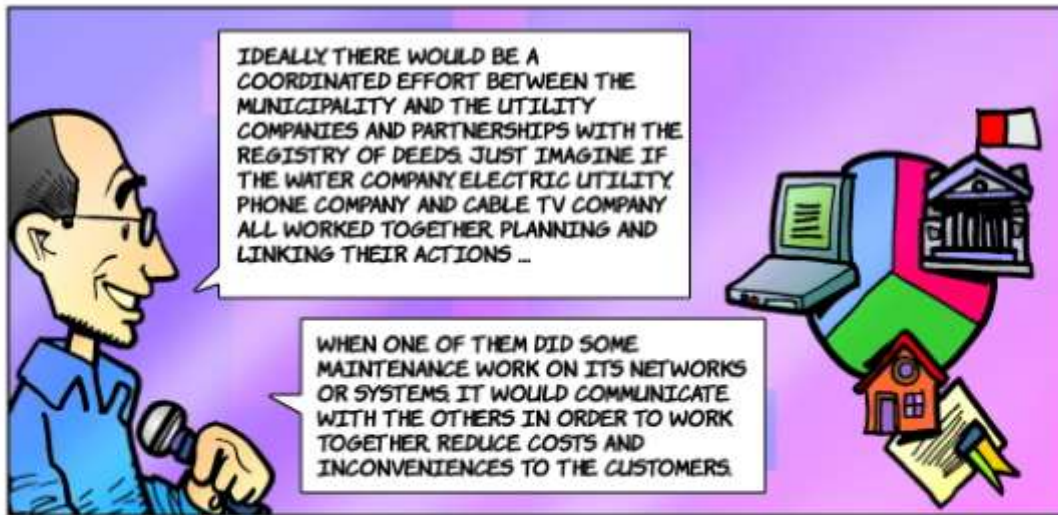




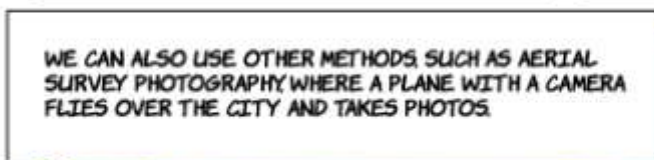
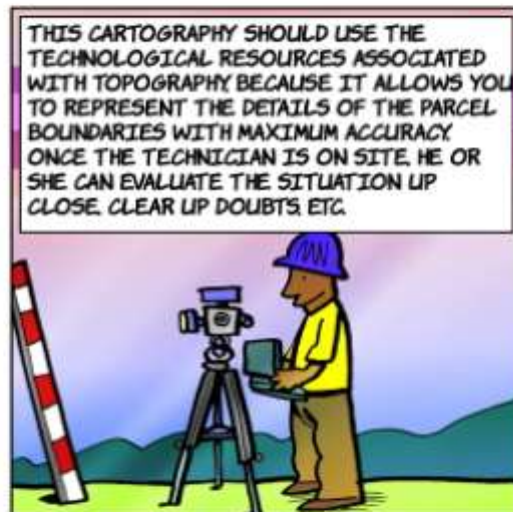
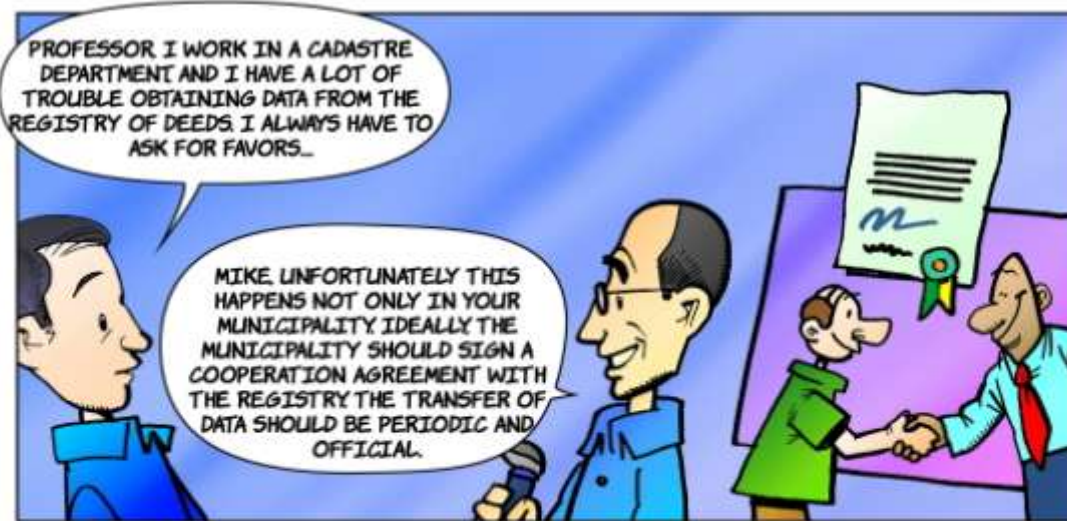


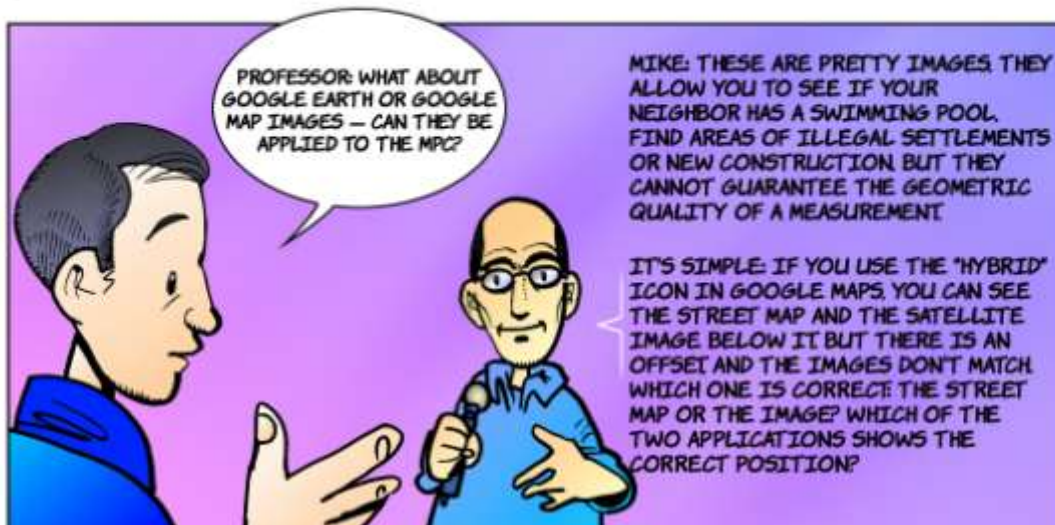


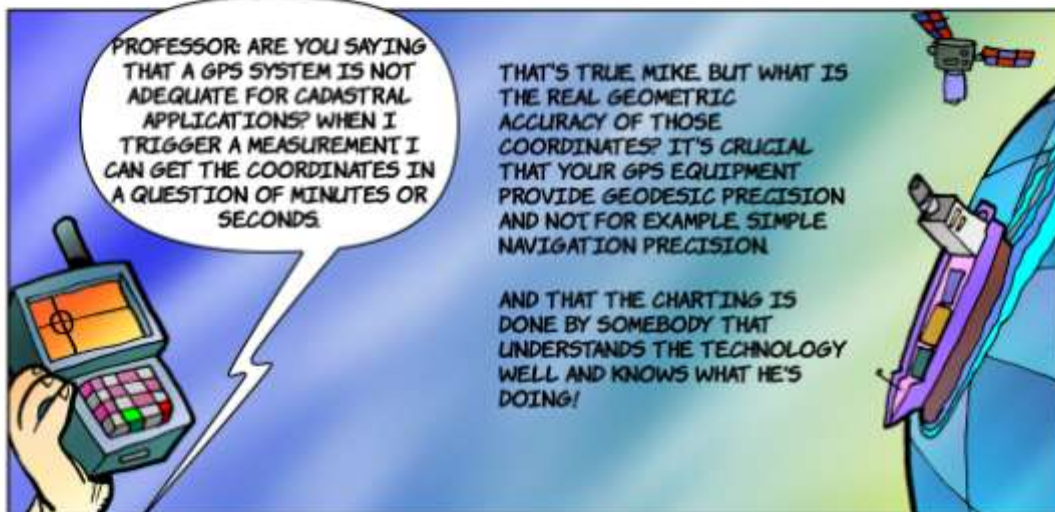




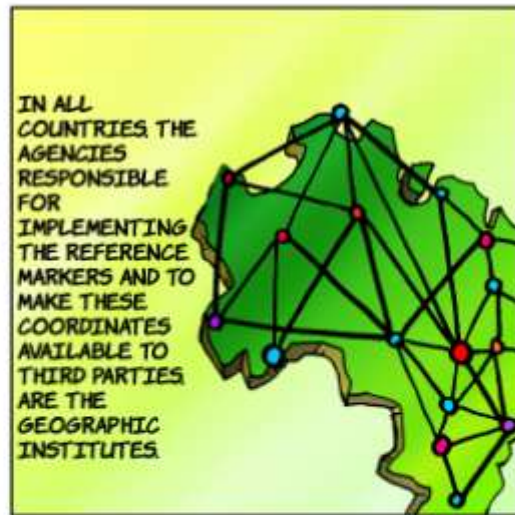
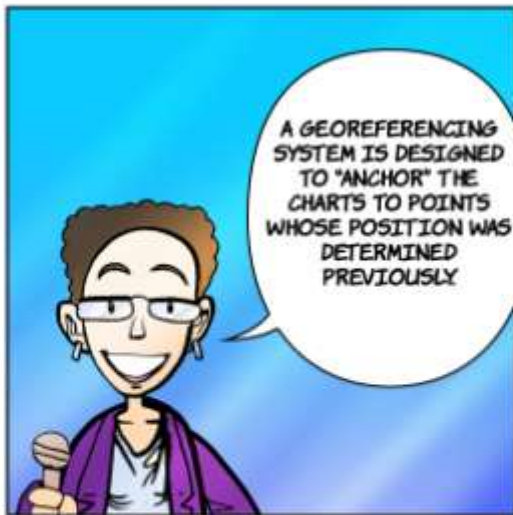


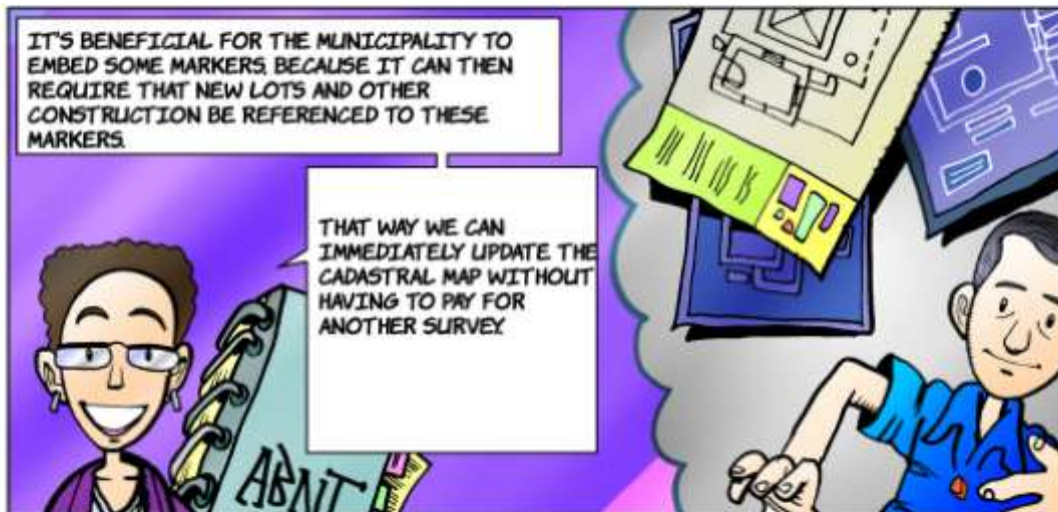
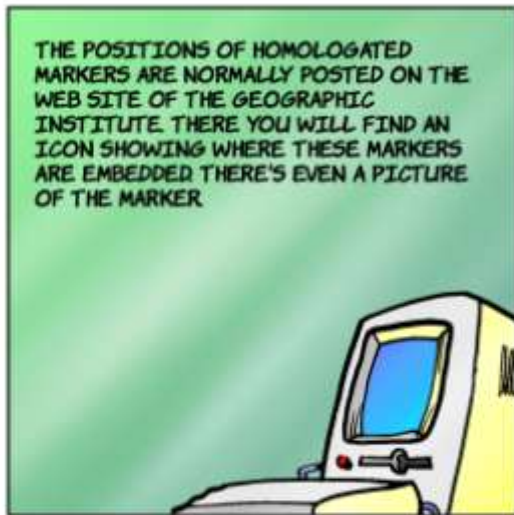


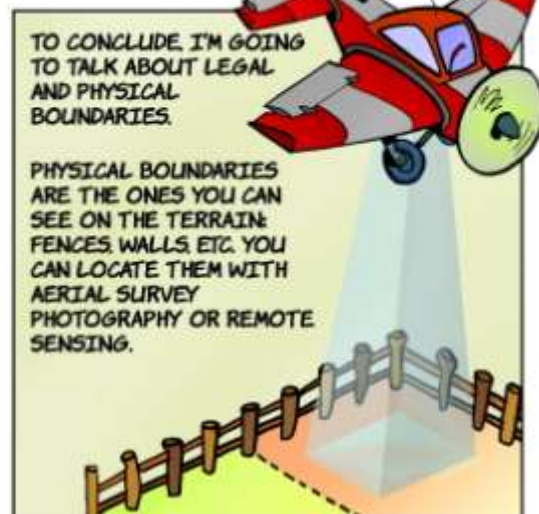
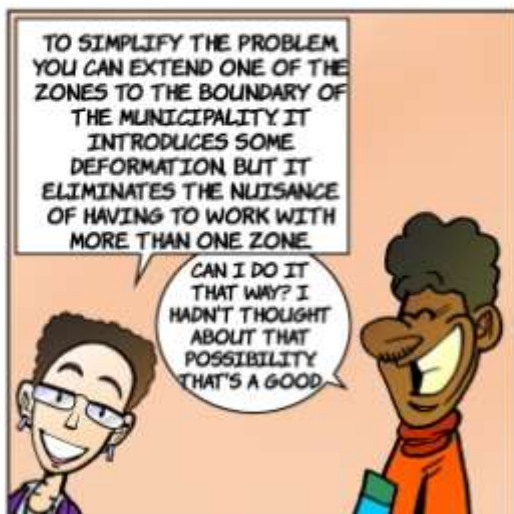




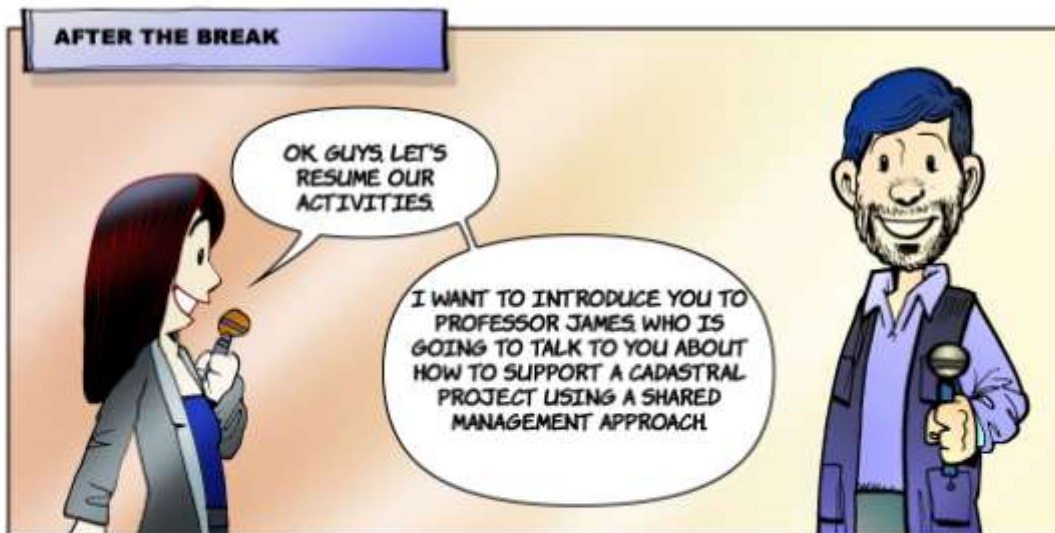


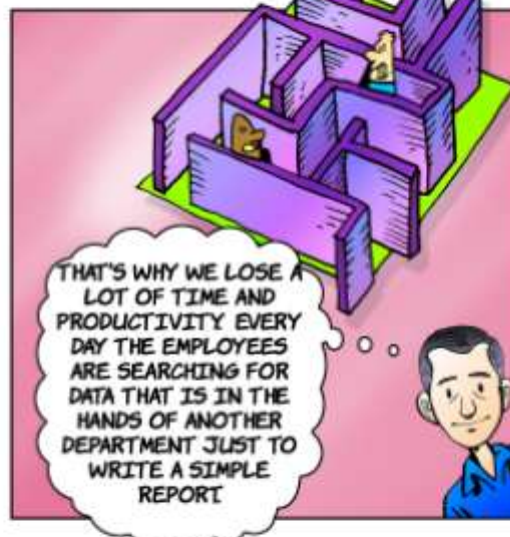
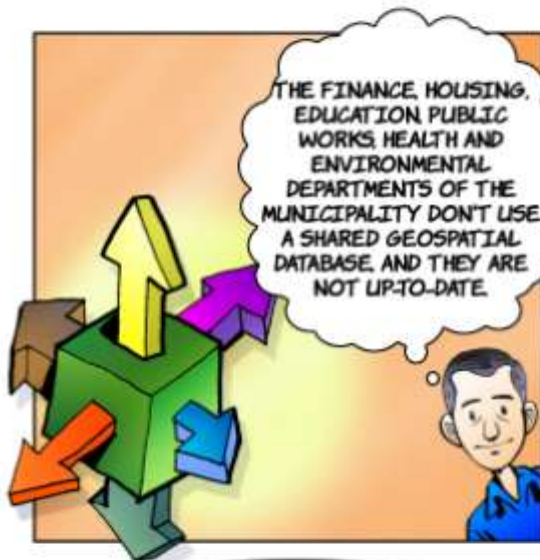
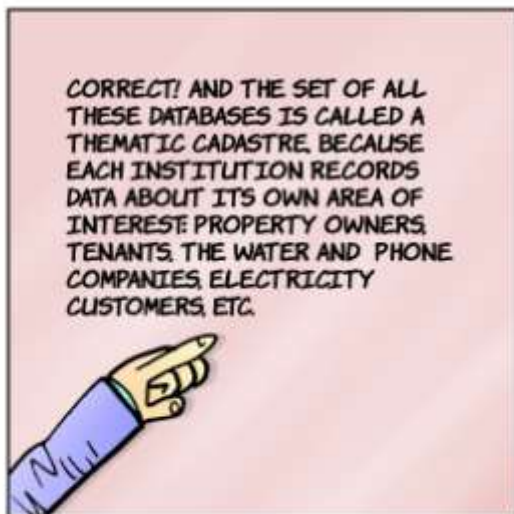


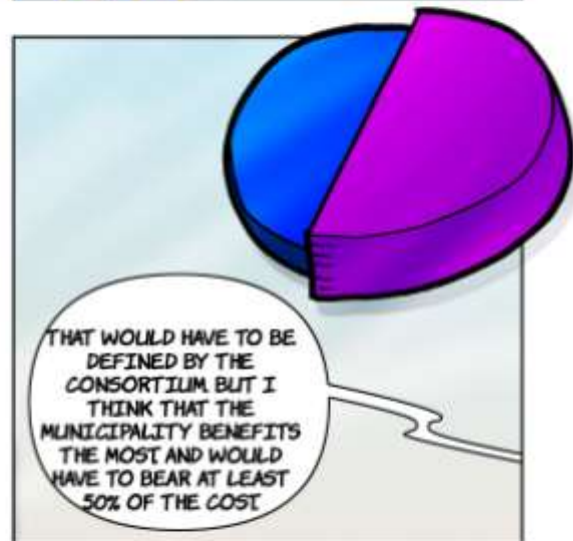














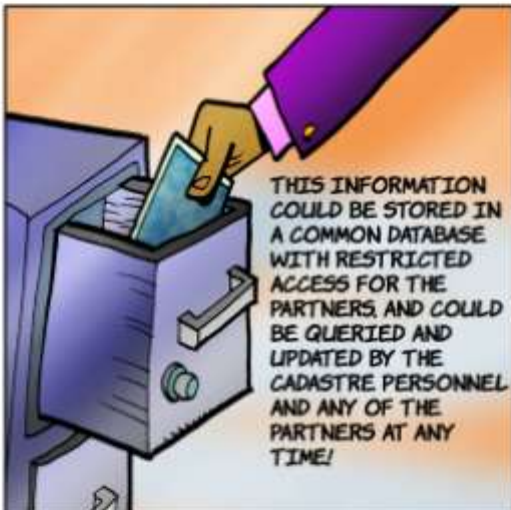
THAT'S A GOOD QUESTION. ONCE AGAIN, THE ANSWER IS TO COLLABORATE WITH OTHER INSTITUTIONS.

YOU KNOW THAT THERE ARE SEVERAL COMPANIES, SUCH AS REAL ESTATE AGENCIES AND MORTGAGE BANKS, THAT ARE INTERESTED IN REAL ESTATE VALUES, RIGHT?



ITBI

IF YOU SHARED THE REAL ESTATE PURCHASE AND SALES DATA THAT YOU OBTAINED WHEN YOU COLLECTED THE TRANSFER TAX AND FROM OTHER STUDIES YOU MADE, PLUS THE PRICES AND ASSESSMENTS, WITH THESE COMPANIES, EVERYBODY WOULD HAVE MORE DATA AND WOULD HAVE A BETTER PICTURE OF THE REAL ESTATE MARKET!



THIS INFORMATION COULD BE STORED IN A COMMON DATABASE WITH RESTRICTED ACCESS FOR THE PARTNERS, AND COULD BE QUERIED AND UPDATED BY THE CADASTRE PERSONNEL AND ANY OF THE PARTNERS AT ANY TIME!



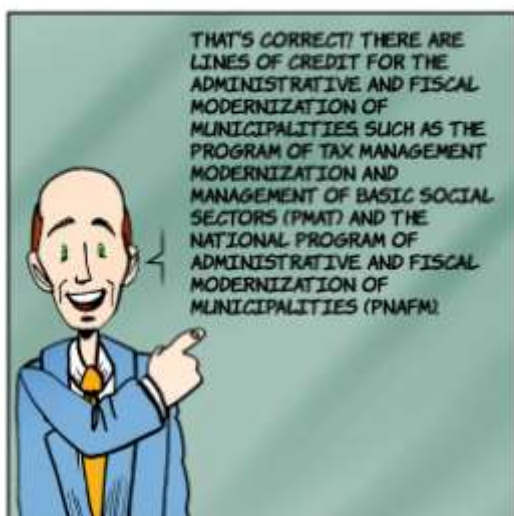
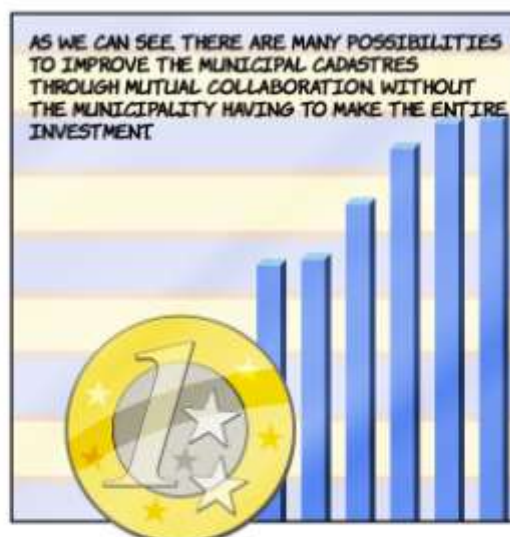
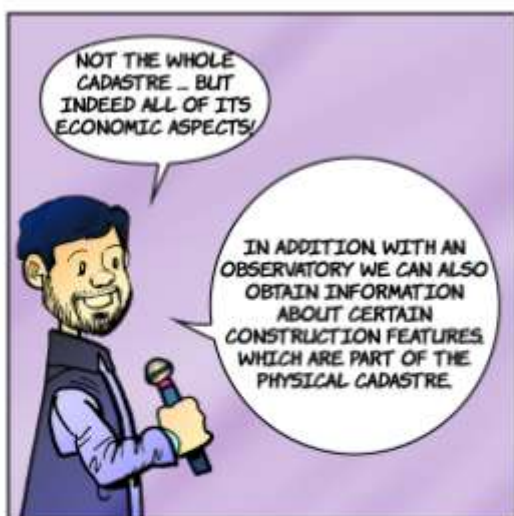
OBVIOUSLY, WE WOULD NEED TO CAREFULLY ANALYZE ALL OF THE NUMBERS, BECAUSE THE GOAL OF EACH INSTITUTION IS DIFFERENT THAT'S WHY WE SAY THAT A TAX ASSESSMENT IS AN EXTREMELY TECHNICAL TASK.

NO DOUBT THIS IS ONE OF THE SMARTEST UPDATING PROCESSES, BECAUSE IT HAS ONLY ONE COST: THE WILLINGNESS OF THE PEOPLE TO WORK IN A JOINT AND INTEGRATED MANNER.

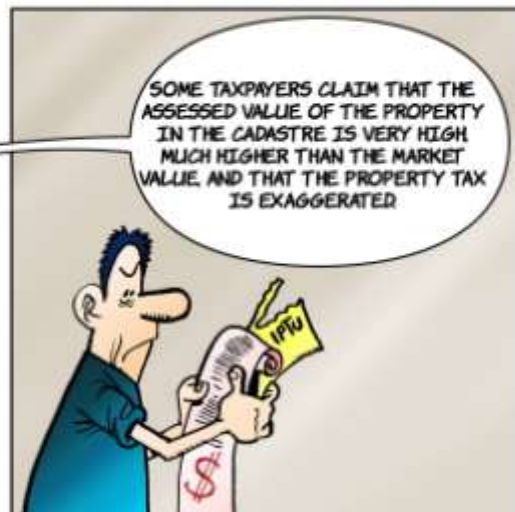


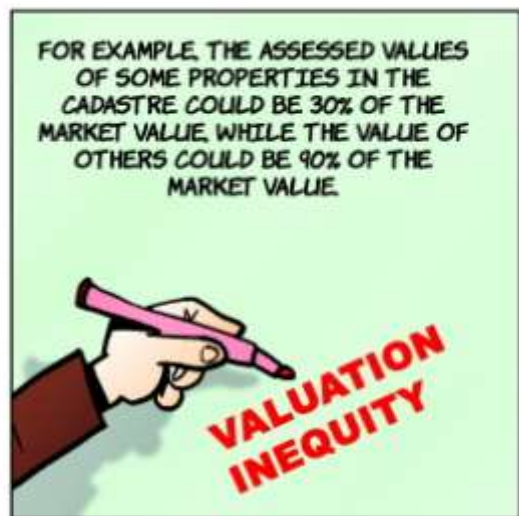
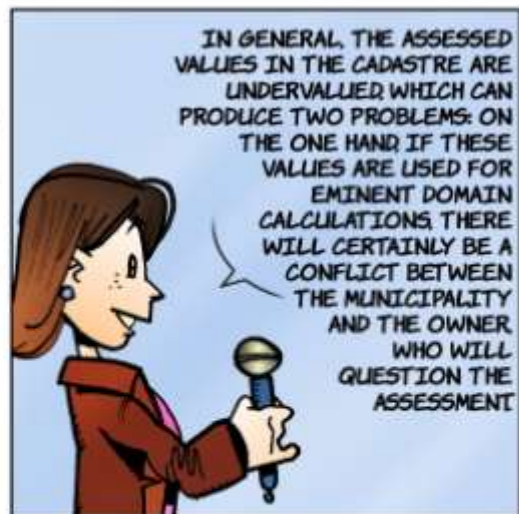
OK, PROFESSOR BUT WITH THE OBSERVATORIES IT'S NOT ENOUGH TO UPDATE MY ALL CADASTRE, CORRECT?

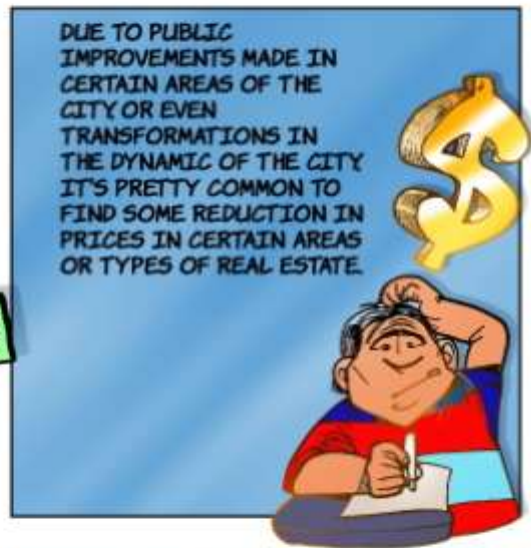


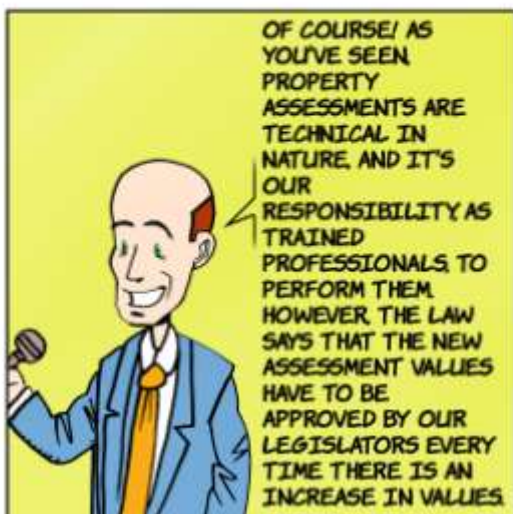
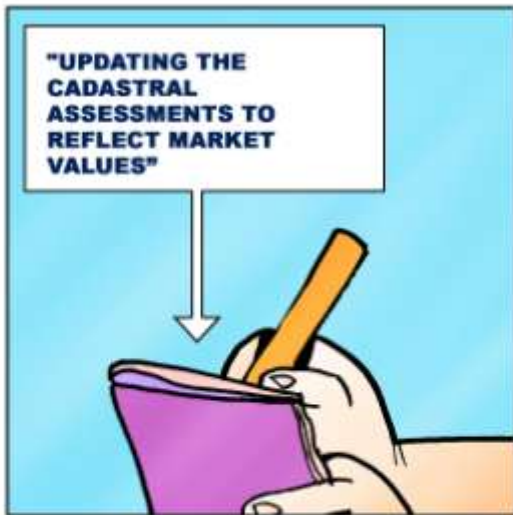


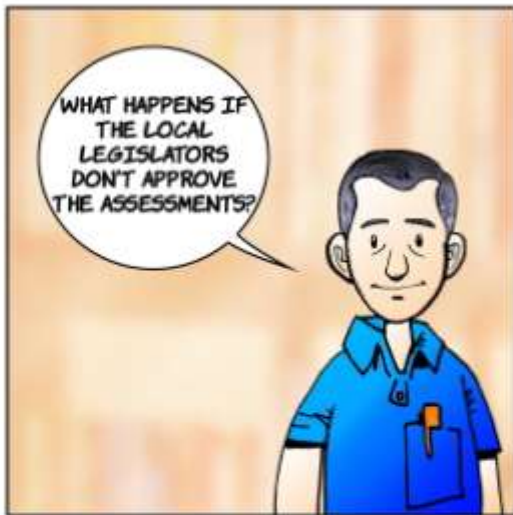


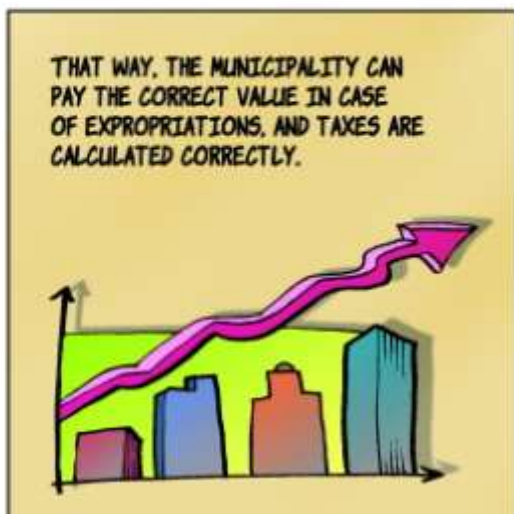


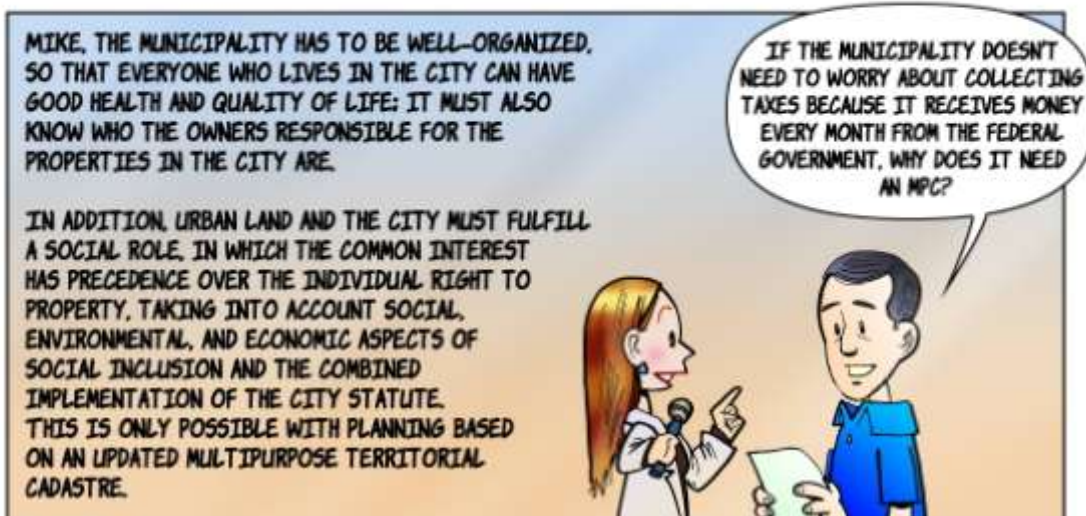
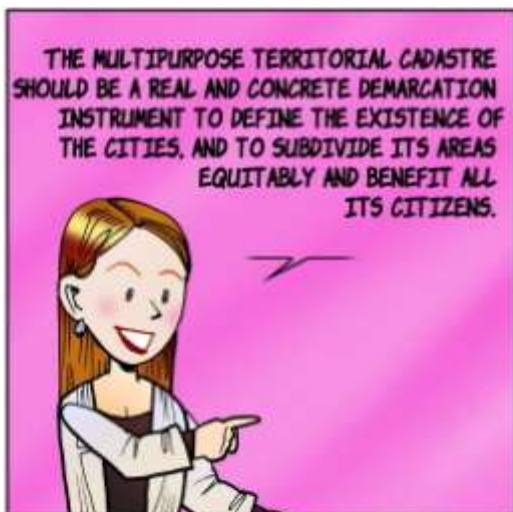
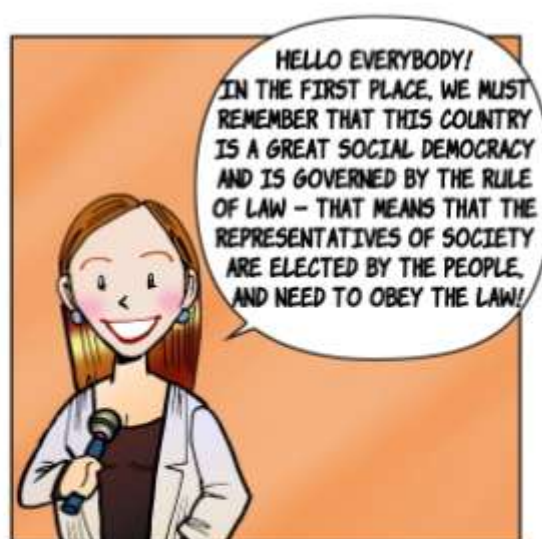












WELL, MIKE, THAT DEPENDS ON CERTAIN THINGS: ALL MUNICIPALITIES NEED TO COLLECT THE TAXES CORRECTLY IN THEIR DOMAIN, BECAUSE THERE IS A FISCAL RESPONSIBILITY LAW THAT STATES THAT IF THEY DON'T COLLECT THEIR TAXES THEY WILL NOT RECEIVE VOLUNTARY TRANSFERS FROM THE FEDERAL GOVERNMENT.



IN ADDITION, THE TERRITORIAL RESPONSIBILITY OF THE MUNICIPALITIES, ESTABLISHED BY THE CONSTITUTION, INCLUDES THE CREATION OF AN URBAN TERRITORIAL CADASTRE WHICH MUST CONTAIN ALL THE INFORMATION REGARDING USE AND OWNERSHIP OF CITY LAND.



THE MULTIPURPOSE TERRITORIAL CADASTRE IS ALSO CONTEMPLATED IN OTHER LEGAL DOCUMENTS, SUCH AS THE FEDERAL CONSTITUTION OF 1988 OR THE CITY STATUTE, THE NATIONAL TAX SYSTEM AND THE MUNICIPAL TAX CODES AND MASTER PLAN LAWS.



CONSIDER THAT TODAY, AN URBAN DWELLER LIVES AND DEPENDS ON THE CITY, AND THE CITY WILL ONLY MAKE ITS RESIDENTS HAPPY IF IT'S ORGANIZED AND PROVIDES THE OPPORTUNITY TO BUILD, WORK AND LIVE WITH ORDER - IN FACT, THE OPPORTUNITY TO LIVE IN A CITY WHERE EVERYONE IS TREATED FAIRLY AND WITH JUSTICE!



I THINK I GET IT... IT'S LIKE A "MIRROR CADASTRE", BECAUSE IT REFLECTS THE TRANSPARENCY OF THE CITY WE LIVE IN.



PROFESSOR, IS THERE A MECHANISM TO PREVENT OR PUNISH THOSE RESPONSIBLE FOR DISOBEYING THESE LAWS?



WELL, THE FEDERAL CONSTITUTION DEFINES THE RESPONSIBILITY OF THE MUNICIPALITIES. THERE IS ALSO THE FISCAL RESPONSIBILITY LAW, THAT ORDERS MUNICIPALITIES TO EXERCISE THEIR DUTY TO COLLECT TAXES CORRECTLY. FOR THAT TO HAPPEN, WE NEED AN UPDATED TERRITORIAL CADASTRE.



WHEN THE MAYOR AND PUBLIC SERVANTS DON'T TAKE CARE OF PUBLIC AFFAIRS AND DON'T COLLECT WHAT THEY SHOULD, THEY ARE COMMITTING AN ACT WHICH I MENTIONED BEFORE: ADMINISTRATIVE DISHONESTY!



SO, THERE REALLY ARE LAWS THAT GUARANTEE PUBLIC PATRIMONY!



ESTEEMED PARTICIPANTS, SINCE WE STARTED THE NATIONAL TRAINING PROGRAM FOR CITIES IN THE MINISTRY OF URBAN AFFAIRS, AND THE ACTIVITIES REGARDING THE IMPLEMENTATION OF MPCs IN THE MUNICIPALITIES, THERE WERE MANY DOUBTS AND REQUESTS FOR CLARIFICATION ON THIS SUBJECT, WHICH LACKS A GENERAL REGULATORY FRAMEWORK.



FOR THAT REASON, WE CALLED TOGETHER THE BEST SPECIALISTS IN THIS AREA TO DISCUSS AND PROVIDE BASIC GUIDELINES REGARDING THE MULTIPURPOSE TERRITORIAL CADASTRE.



THIS WAS DONE WITH THE GOAL OF PROVIDING GUIDANCE TO MUNICIPAL MANAGERS IN ORDER TO IMPLEMENT AND INSTITUTIONALIZE THE MUNICIPAL CADASTRES.





