



Junta de Andalucía

Consejería de Transformación Económica, Industria, Conocimiento y Universidades

INSTITUTO DE ESTADÍSTICA Y CARTOGRAFÍA DE ANDALUCÍA



Counting of Houses in the Cadastre in Andalusia, Spain

Iría Enrique & Joaquín Valverde

Institute of Statistics and Cartography of Andalusia

Ana Ramírez & Serafín Ojeda

Indexa Geodata S.L.

EFGS2020 Webinar, 20 October 2020



- The Cadastre in Spain is an administrative archive for tax purposes
- It contains all the urban and rustic properties
- It has significant geometric and alphanumeric precision
- It is also a very complete source of information for obtaining statistical and territorial information



- The Institute of Statistics and Cartography of Andalusia is now developing a project to integrate cadastral information into the grid of 250 m
- The main objective is to carry out statistical and spatial analysis of the information
- This information includes all the characteristics of the real estate: general use, specific use, typology, area...
- The territorial patterns of constructed elements can be studied



- One of the most interesting data that can be obtained is the count of homes present in each of the cells
- The spatial distribution of the dwellings in the territory can be known
- This presentation explains the operations being carried out in this project to identify the number of homes in each area of Andalusia, as well as their main characteristics



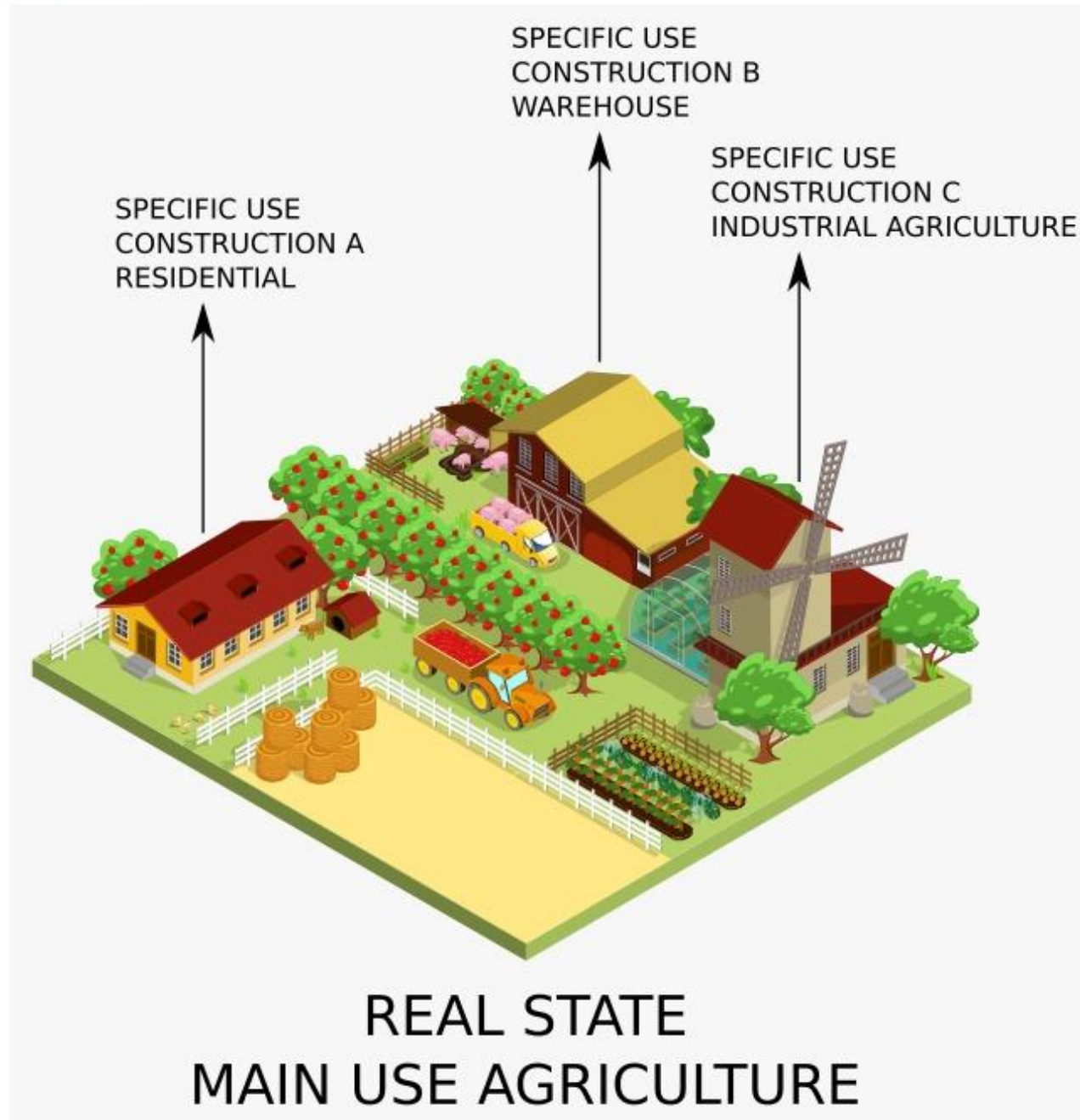
- Cadastral information in Spain is organized on three levels:
 - Parcels
 - Real estate
 - Constructions (different parts within each real estate)
- Each real estate has a main use and its constructions can have different specific uses

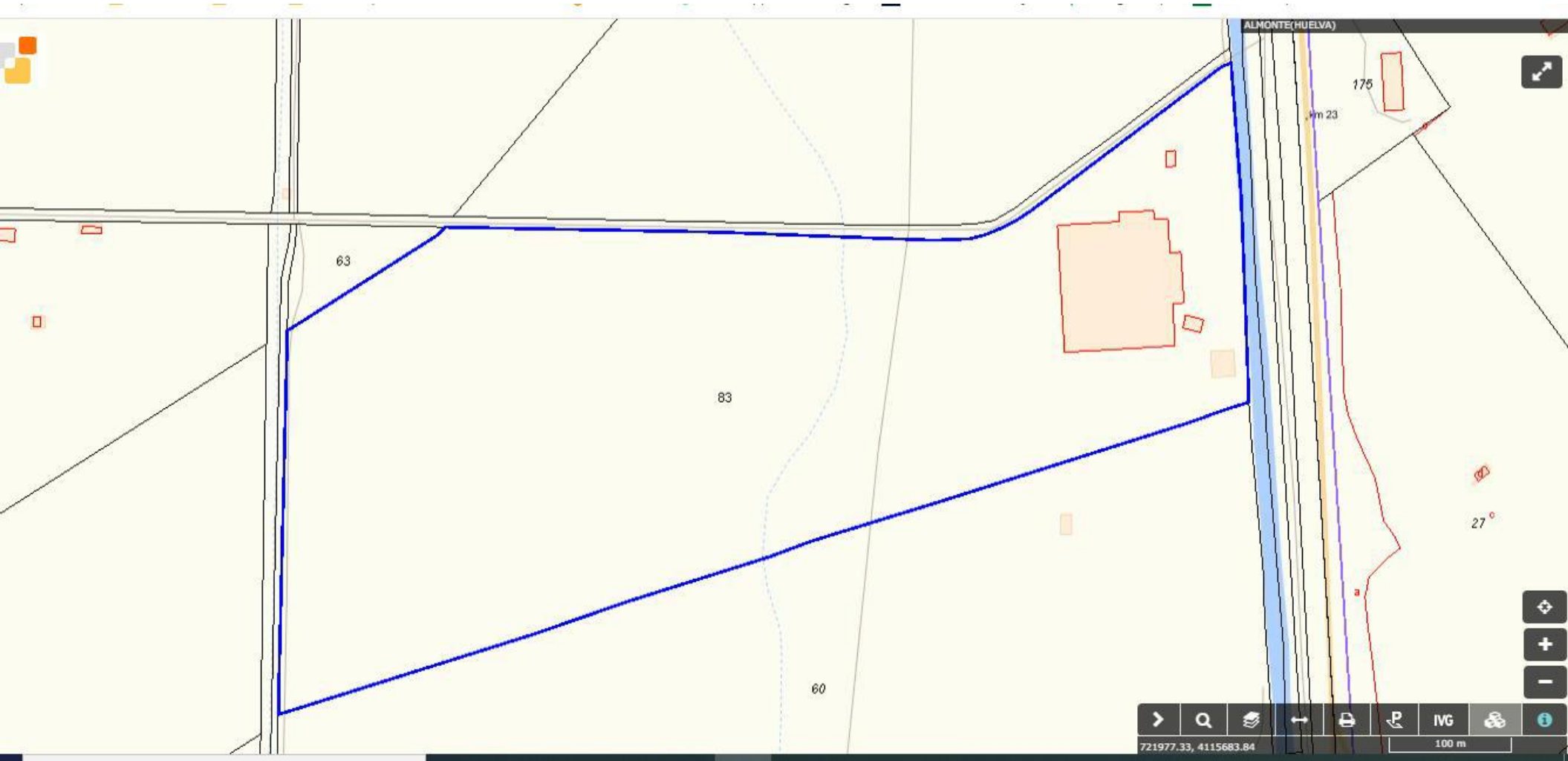


Junta de Andalucía

Consejería de Transformación Económica, Industria, Conocimiento y Universidades



INSTITUTO DE ESTADÍSTICA Y CARTOGRAFÍA DE ANDALUCÍA







DATOS DESCRIPTIVOS DEL INMUEBLE

Referencia catastral 21005A045000830001PG  

Localización Polígono 45 Parcela 83
TIERRAS TIESAS. ALMONTE (HUELVA)

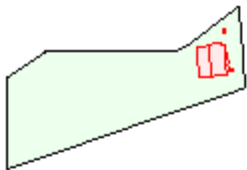
Clase Urbano

Uso principal Industrial

Superficie construida  10.166 m²

Año construcción 2006

PARCELA CATASTRAL



Parcela, a efectos catastrales, con inmuebles de distinta clase (urbano y rústico)

Localización Polígono 45 Parcela 83
TIERRAS TIESAS. ALMONTE (HUELVA)

Superficie gráfica 208.063 m²

CONSTRUCCIÓN

Uso principal	Escalera	Planta	Puerta	Superficie m ²	Tipo Reforma	Fecha Reforma
INDUSTRIAL		00	01	5.199		
OFICINA		00	02	360		
OFICINA		01	01	360		
INDUSTRIAL		00	03	90		
VIVIENDA		00	04	157		
INDUSTRIAL		00	05	4.000		



- Housing as a physical unit with a statistical meaning (as in the census) is not included in the Cadastre
- The perspective of the Cadastre focuses on real estate
- This means that, sometimes, several houses in a real estate with a single owner under a vertical property are a single house for the Cadastre



Junta de Andalucía

Consejería de Transformación Económica, Industria, Conocimiento y Universidades

INSTITUTO DE ESTADÍSTICA Y CARTOGRAFÍA DE ANDALUCÍA



Procedure for identifying the dwellings on each parcel



Procedure for identifying the dwellings on each parcel

- To count the number of dwellings, which can also be characterized, different methods have been considered:

1. Number of dwellings equal to the number of properties with residential main use

It does not reflect the reality of all human settlements with residential use, because there are dwellings in real estate where the main use is other



Procedure for identifying the dwellings on each parcel

2. Number of dwellings equal to the number of properties, where there is at least one construction with a specific use of housing, greater than 24 m²

The previous error has been corrected, but it is still not possible to count dwellings in buildings "subregistered" by the Cadastre, because having a single owner it is considered a single property, although more than one dwelling



Procedure for identifying the dwellings on each parcel

3. Dwellings according to the type of property (horizontal or non-horizontal division) and the specific use of their constructions

- Parcels with horizontal division. The number of dwellings is equal to the number of real estate with residential main use or those that have at least one construction with residential specific use (with a area greater than de 24 m²)
- Parcels without horizontal division. The number of dwellings is equal to the aggregation of residential constructions (>24m²) that are of the same fiscal charge and of the **same floor and door**



Procedure for identifying the dwellings on each parcel

4. The number of dwellings is counted considering their typology (collective or non-collective)
 - Non-collective housing: is the property that has at least one construction with specific use as a home (larger than 24m²)



Procedure for identifying the dwellings on each parcel

4. The number of dwellings is counted considering their typology (collective or non-collective)

– Collective housing (two options):

I. Parcel with a single property and with more than one construction for housing

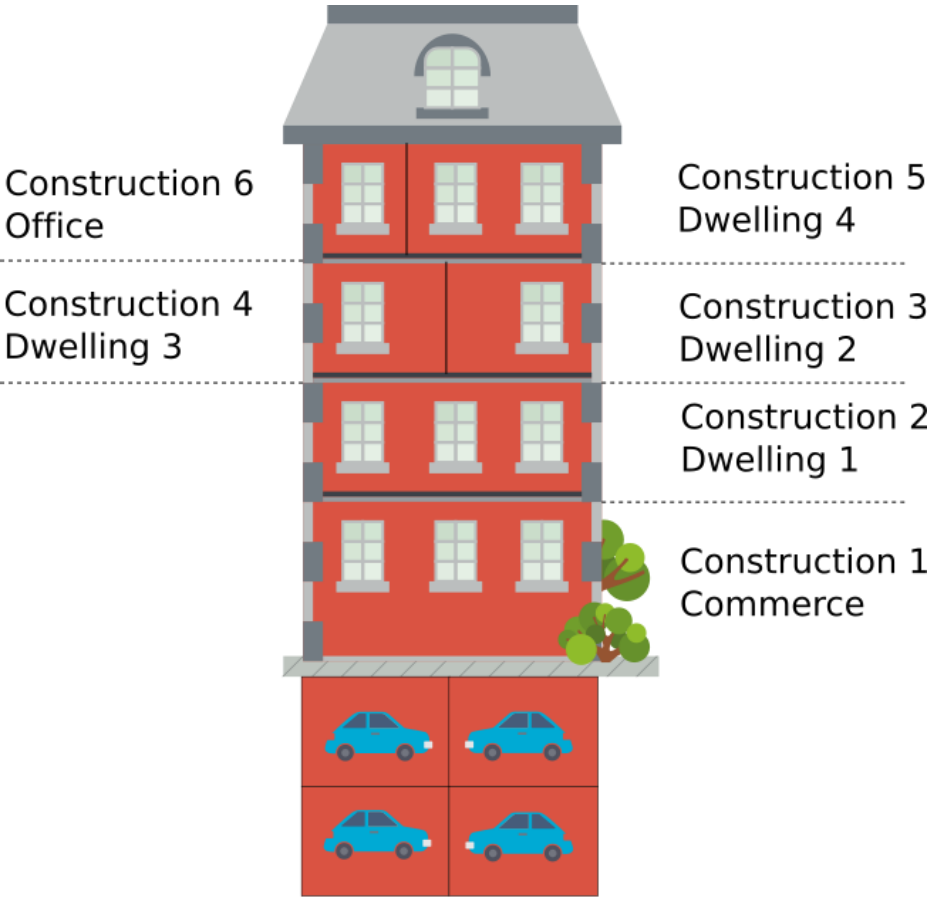
A house is the same as the aggregation of constructions with specific use housing that are on the same floor and door

II. Constructions with collective housing typology that do not meet condition I.

Each real estate is counted as a dwelling



- Real State A
- Real State B
- Real State C
- Real State D



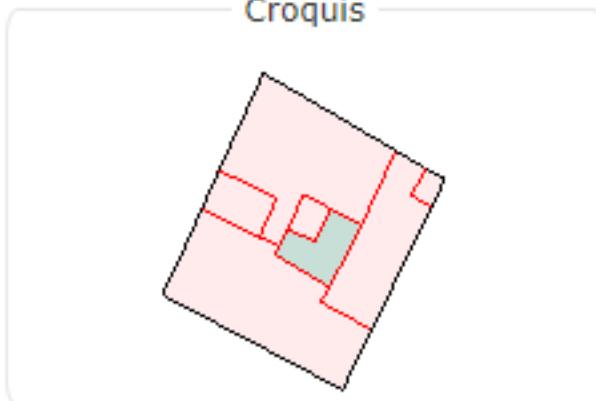
Real State A



Información de parcelas e inmuebles

PARCELA CATASTRAL 1667505QA4416H

Croquis



Fotografía fachada



Parcela construida sin división horizontal
PZ FALLA DE 3
CADIZ (CÁDIZ)
221 m²

Más información de la parcela ▼

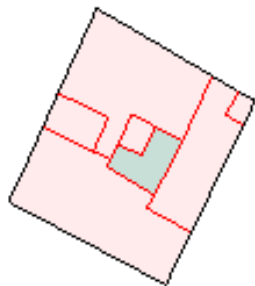
INFORMACIÓN DE LOS INMUEBLES

↓ Excel

1667505QA4416H0001MD PZ FALLA DE 3
Residencial | 805 m² | 100,00% | 1995



PARCELA CATASTRAL



Parcela construida sin división horizontal

Localización PZ FALLA DE 3
CADIZ (CÁDIZ)

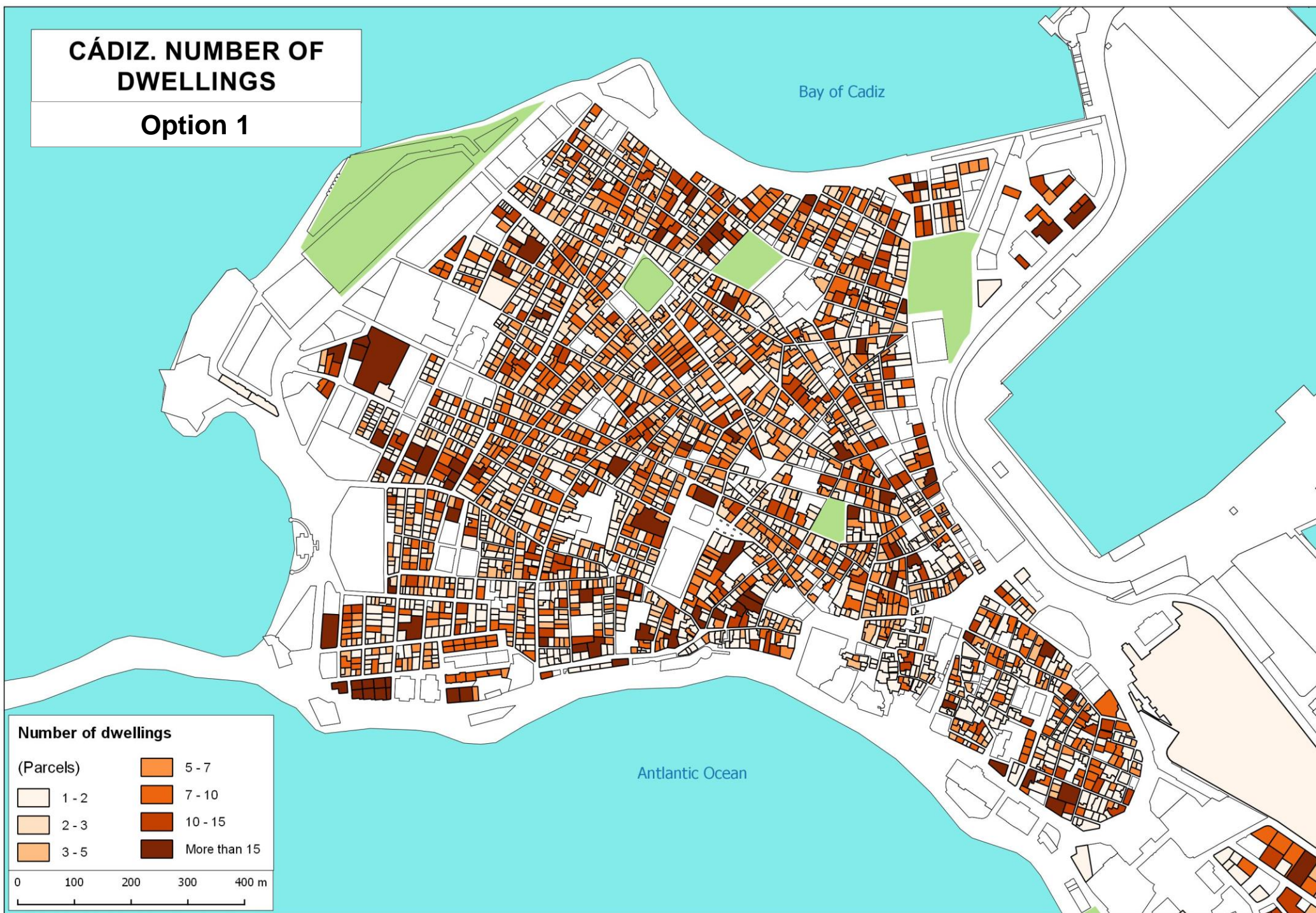
Superficie gráfica 221 m²

CONSTRUCCIÓN

Uso principal	Escalera	Planta	Puerta	Superficie m ²	Tipo Reforma	Fecha Reforma
VIVIENDA	1	00	01	191	E Reforma media	1.995
VIVIENDA	1	01	01	190	E Reforma media	1.995
VIVIENDA	1	02	01	190	E Reforma media	1.995
VIVIENDA	1	03	01	190	E Reforma media	1.995
VIVIENDA	1	04	01	44	E Reforma media	1.995

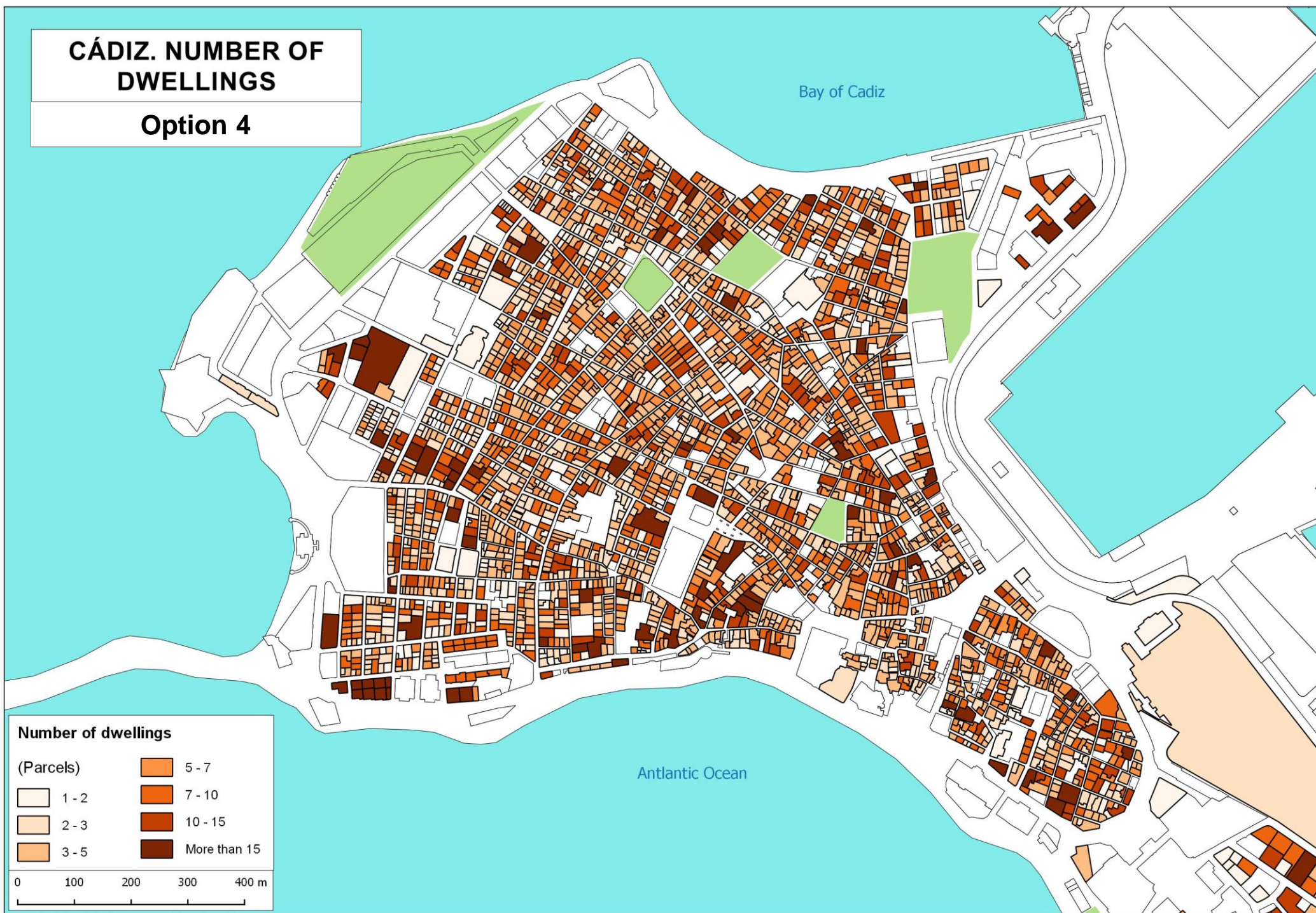
CÁDIZ. NUMBER OF DWELLINGS

Option 1

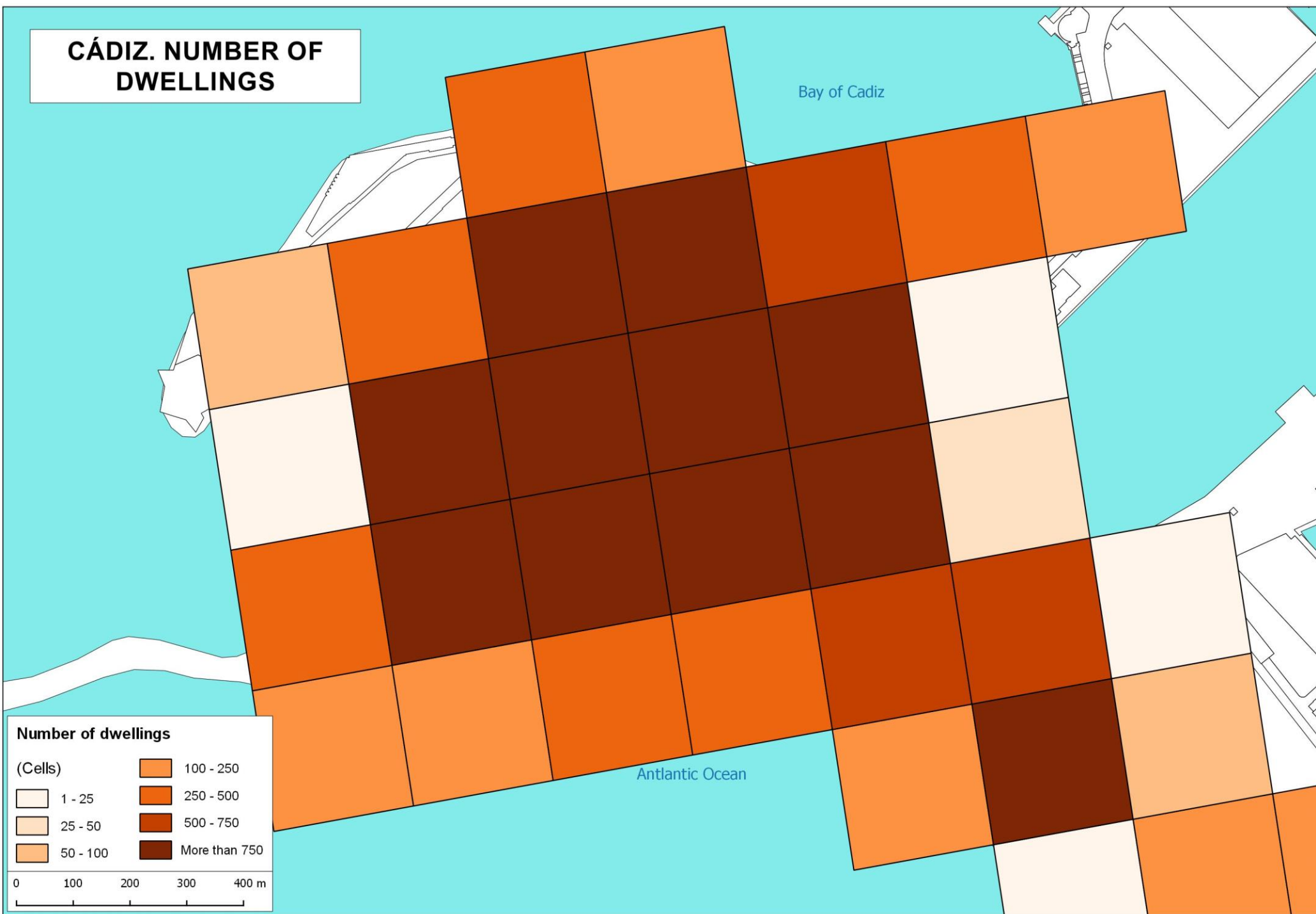


CÁDIZ. NUMBER OF DWELLINGS

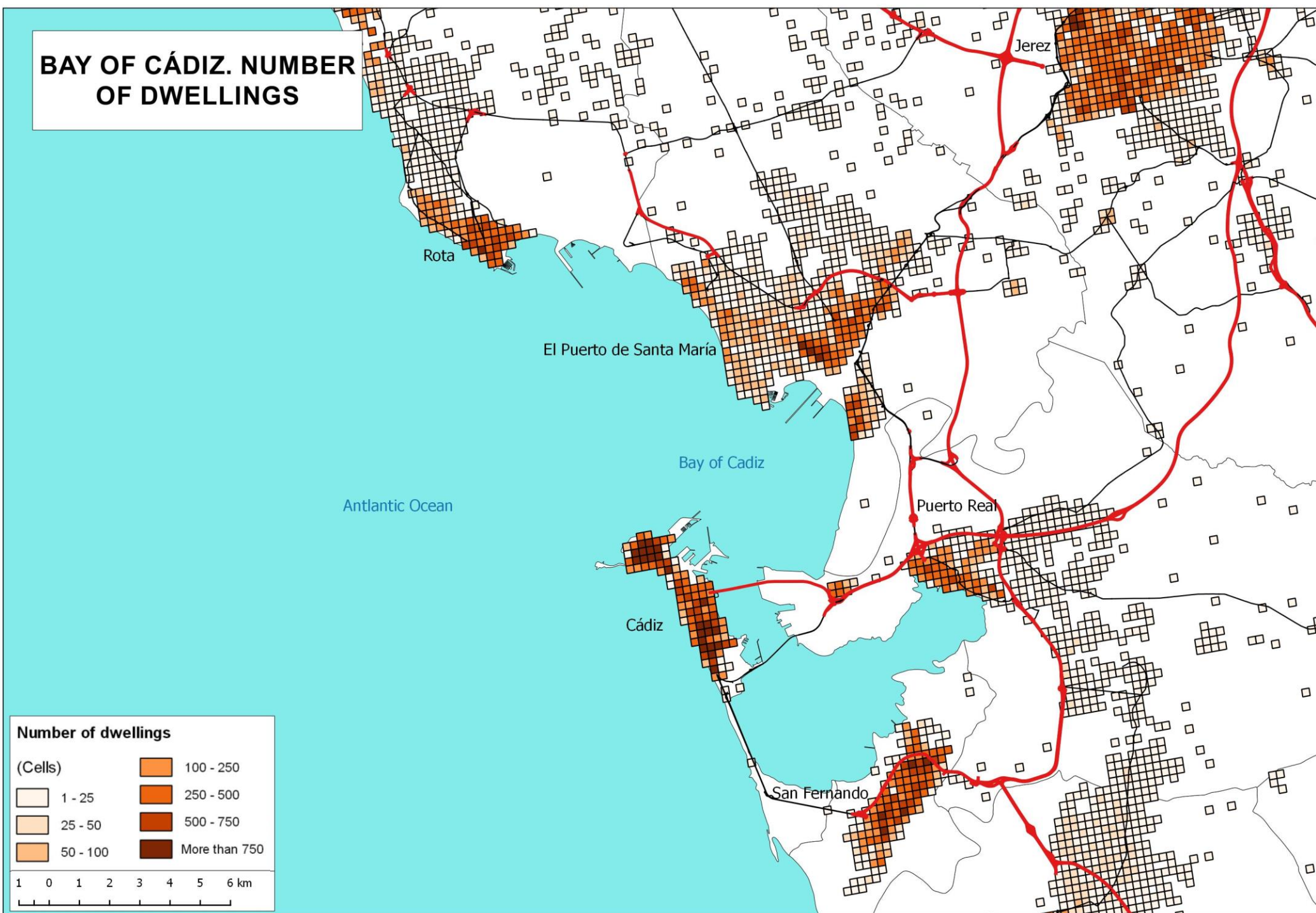
Option 4



CÁDIZ. NUMBER OF DWELLINGS



BAY OF CÁDIZ. NUMBER OF DWELLINGS





Junta de Andalucía

Consejería de Transformación Económica, Industria, Conocimiento y Universidades

INSTITUTO DE ESTADÍSTICA Y CARTOGRAFÍA DE ANDALUCÍA



Thank you for your attention