

**Route weh dem opdiet,
rektifai ahn dih inklushan
aboundar islinderos
ahn af dih área af dem
prapaty**



Disya dakument prisen faiv routes fih dih sitizn duu or mek dih karekshan, or inklushan, **rectifay or inclushan** aff di boundaris¹ or/o ieria² aff dih inmuebles³.

Dis ruuts aplay tu **all** dih prapaty, acarding dih necesitys ah di iusers, if dih person mek dih procidment da dih uohnah ah di **prapaty**.

¿lina wich wie dih ouna af dih prapaty riisiv benefit fram demya routes?

Dih ouna wih gat , dih exact informieshan fih ihn prapaty, diz iz fih seh, dih informieshan weh dem regista wid dih title af dih prapaty, dis iz fih seh or mean ih wih bii ikual tuh dih fisikal riinality af dih ground, ahn weh wih permit dem fih:



✓ Pie dih jos tax

Dih cost ah a dih land wih bii akaadin tuh diiz. So dem won chaaje ihm no muo nor less dat weh ih karraspond.



✓ Fih duu jos transakshans⁴

Giv uan garantii fih bai ahn sell lan dem wih duu ih wid dih real informieshan. Urbanism. Ahn sobdivishans dem duu ih pah weh ih riily meja.



✓ Obtain Licence wid dih exact informieshandih kanstrookshans

Urbanism ahn sobdivishan weh dem duh pan dih dlan realmente miden los terrenos, lo que evita problemas fih avaid prblems af plannin ahn eksikiushans.

1. Boundary: iz di limit af dih iprapaty.

2. Ieria: dih mejament af dih sorface.

3. Inmuble o bien inmuble: iz wan prapaty weh yuu fain iina uan permanent, plies laik dih buildings or dih houses.

4. Transakshan: iz uan voluntari agriiment fih bai or sel sometin..

¹Dih tatitl ah di inmuble is di publik dacument or di administrivet ak weh supuort dih rait aff ich uona. Far eksample, uan publik dacument kya bii uan dacument aff compraventa; uan administrativ akt kya bii uan resolushan ahn adjudikieshan aff baldios, ahn uan sentenz kya bi weh taim uan joj adjudikiet uan inmuble(remate, sucesión ahn inmuble, etc) shru uan judicial resolushan definitiv.

How fih nuo Wich route mii shuda falla?

Lea Riid dih eksample ahn choose dih wan weh riisemble yuors uanz yuu silek yuor , Falla dih steps af dih karraspandin karraspandin route:

Eksample or kies 1

Dacuiments aff corekshan ahn aklareshan

Dih titl ah dih lahn* gat mistieks aff dis tayp:
Ih seh dat uan ah dih boundaris gat 40 mitars, but inah dih plano seh 400 mitars.
Inah dih dacument dehn farget includ uan ziro(0).
*dih titl ah dih lahn da uan ofishan dacument inah uan dehn registah dih informieshan bout dih property ahn descripshan ah dih lahn (lahn, faam laik fi ekxampl).

Route 1

Karekshan ahn aklareshan y

Sii piej 3

Eksample or kies 2

Actuelisieshan ah di boundaris

Dih boundaris registah inah dih titl ahn dih lahn dehn kya verifay isyh, bot dehn kya faind dih informieshan tecknic wit koordiniet
*dih koordiniet dah paints weh permit difain dih lokieshan aff dih nashonal territory. Ich koordiniet lokiet dah dih kanars ah dih lahns.

Route 2

Op tuh dieta f boundaries

Sii piej 4

Eksample or kies 3

Rectifikasieshan aff ieria

Dih informieshan ah mi boundaris dehn iadentyfay guud, but di ieria no carrispon tu di riality. Dehn no gat 1000 m² dehn 980 m².

Route 3

Rectifikasieshan ah di ieria

Sii piej 5

Eksample or kies 4

Rectifikasieshan ah dih boundaris bai agriment bituin dih neibars *

Dih titl ah dih lahn seh dehn get tu dih lahn fahn Maria, but shi dai yierz bak ahn dehn kya identyfay till weh dih property get.

*Colindante or niebars miin seh dih lahn limit wit uan nex lahn.

Route 4

Rectifikasieshan ah dih boundaris shu agriment bituihn dih niebars

Sii piej 6

Eksample or kies 5

Inchlussan ah di ieria

A gata II dih boundaris identifay, but ih shatah dih informieshan ah dih ieria inah dih titil ah dih lahn.

Route 5

Inklushan af dih area

Sii piej 7

Rout 1**› Kareshan ahn aklarieshan**

¿wehn taim yo kya mek dis proci-dement?

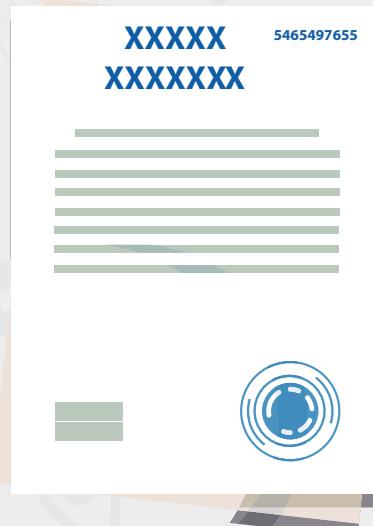
Yo haffi meki inah dih kyez wehn taim dih dacument gat ortografik mistieks or fahn digitieshan weh afek dih boundarios ah di ierias aff dih lahn

¿we a haffi go?

Tu uan Notaria.

¿wich dah dih step dem shuda falla?

✓ Dih onli step iz fih dehn karrek dih errou.



Rout 2

Actualisieshan ah di boundaris

¿wehn taim fi mek dis procidment?

Weh taim inah dih titl ih klier till weh ih get, bot bitout dih kordiniet.

¿weh a haffi go?

Tu uan authority o ruan catastral gestor.

- Dih maximum autotritry da dih Instituto Geográfico Agustín Codazzi
- (IGAC) ahn dih catastros descentralizados oh weh dehn mek dis work laik Cali, Medellín, Antioquia ahn Bogotá.
- Dih autoritys or cadastral gestores weh mek dih cadastral diligence.
- Dih Laa 1955 (artícls 79 y 80) se hall dih poblík entitys kya bi ieblil tu dih gestores ahn di ANT da cadastral gestor.
- Inah dis senz dih territorial entitys kya beg dih cadastral gestores. Laik fo exkampl Chia kya beg tu dih IGAC uan cadastral gestor ahn dehn uohn catastro.

*Catastro da dih informieshan weh di Stiet gat dih difarents tayps aff property inah dehn territory.

¿wat yuu shuda gat iin main?

- ✓ Dih boundaris weh wa actualiz ih bi adentyfay inah dih lahn.
- ✓ Dis procidment kya generiet uan rektifikieshan ah di ieria sh dih lshn
- ✓ Dat dis prociidure kyann bii apply iina uan even wen ada boundries dih route af rektifikieshan de (see route 3) bai agriiments bitwiin dih patas.

¿Wich dah dih step dem shuda falla?

- 1 fih fih dih aararity or gestor cadastral dih opdatin af dih boundary (or boundaries) ahn prisen dih levantamiento topográfico* af dih if dih el gestor require ih. Dih aararity or gestor wih duu or wih mek dih validieshan emite un agiv uan administrivet akt (administrivet dskument wid dih riisolt).

*El levantamiento topográfico iz dih téknikal stodi af dih af uan lan.

- 2 Fih inskráib dis Risolushan iina dih affis af Regista af Poblík Instruments. Disya step kyann bii don bai dih ouna or dih (gestor cadastral).

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Rout 3

» Rectifiekieshan ah di ieria

¿wehn taim fi mek dih procidment?

Dis procidement mek dih iriea ah dih lahn ih no determiniet guud inah dih titils

¿weh a haffi go?

Tu uan authority or catastral gestor:

- IGAC
- Affiz catastro
- Entitys territorials weh gat fosnshan ah catastro

¿weh a haffi gat inah maind?

- Dih boundaris weh discriab carak ahn teknicalyy (including dih koordiniets).

¿sushuan da di steps a haffi tek?

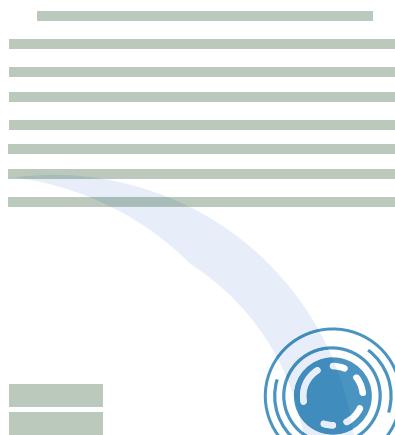
- 1 Beg dih aurority dih gestor catstral dih chienj ah di ieria, ahn if ih necesary, prisen dih levantamiento topográfico.

Dih autority ahn gestor mek dih validieshan gui uan administrativ ak ahn dehn rectyfay dih ieria.

- 2 Inscraib dih resolushan ah dih Oficina de Registro de Instrumentos Públicos Dis step yuu kyann duh ih each uonna or dih dih gestor catastral).

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Rout 4

› Rectikieshan ahn dih boundaris wit niebars

¿wehn taim fi mek dihs procidment?

Weh taim dih informieshan no klier about dih limits ahn identifay dem.

¿weh a haffi go?

Tu uan authority or cadastral gestor

- IGAC
- Affiz fahn catastro
- Entitys territorials weh gat dih fonshan ah catastro.

¿weh a haffi gat inah maind?

✓ Ih necesary dehn gat uan agriment bituin dih propertys ahn dih lahn weh da niebars or dih boundars rectifyay.

¿Wich dah dih step dem hafi tek?

1 Go tuh uan aatariti o gestor catastral fih advance iina dih diligencis. El gestor puede requerir:

- Topografik sorvey.
- Dih Teknikal diskripshan af boundaries.
- PProposal afaf agriiment biitwiin dih unas weh bound aann tuh each ada.

Note: If dih lan iz less dan or ikual tuh a 1000 m², ih no riquiere levantamiento topográfico.

2 Di gestor catastral validiet dih informieshan weh dem prisen iina step 1, **chek proposal af agriiment bitwiin dih paatis**.

Note: If iz necessari, send yuu proposal af agriiment chruu uan propuesta de acuerdo acta de colindancia.

Dih catastral aatariti validietdih kies, ahn mek uanResolushan Regista (dih inskripshan dih uona kyaan duu ih or dih gestor catastral).



Rout 5

Inclushan ah di ieria

¿wehn taim fi mek dis procidment?

Weh taimdih lahn includ dih ieria.

¿Weh mii fih go

Tuh wən aaturity or gestor catastral

- Instituto Geográfico Agustín Codazzi
- Affiz catastro
- Territorials Entitis weh komplai wid dih fonkshan af catastro

¿Wat shuda dem bier iina main?

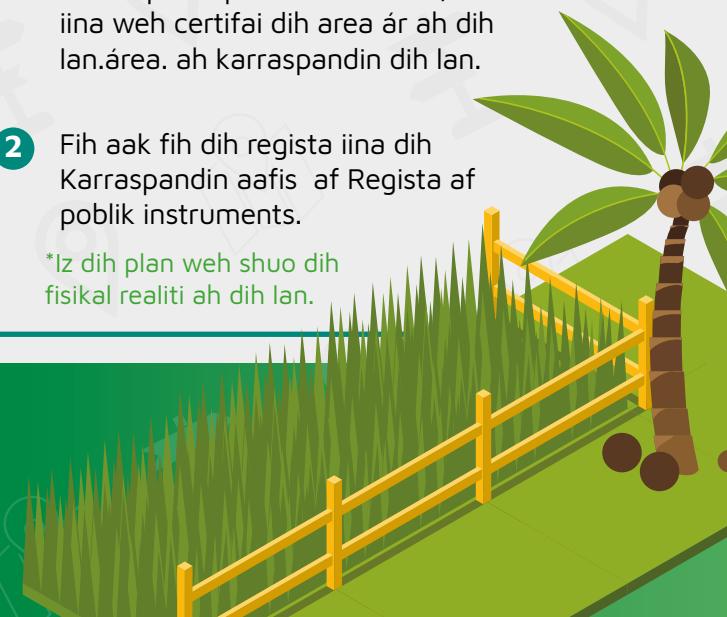
- ✓ Iz necesari fuh hav aal dih karek informieshan well difain bout dih boundaries
- ✓ Dem mos gat informieshan iina Catastro y ahn regista bout dih siem lan
- ✓ Dih prapaty mos nat bii divaidid.
- ✓ Dat dih ouna appier laik iina dih registro inmobiliario.

¿wich dah dih step dem shuda falla?

1 o ask dih aaturity or dih gestorcatastral fih uan certifikit ah dih plano predial catastral*, iina weh certifai dih area ár ah dih lan.área. ah karraspandin dih lan.

2 Fih aak fih dih regista iina dih Karraspandin aafis af Regista af poblík instruments.

*Iz dih plan weh shuo dih fisikal realiti ah dih lan.



Informeshans:

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Superintendencia de Notariado y Registro

