

Cadastral Survey - the best Way of Cadastre Modernization

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SUMMARY

In Croatia, registers of real property and applicable rights are (still) under the jurisdiction of different public authorities. Registration in the cadastre and land books offering key data about the land management system is based on the civil code. The cadastre provides data about parcels, buildings and other structures and their features. Rights on real property registered in the cadastre are registered in land books. The Croatian cadastre and land books spring from the Germanic approach to managing registers of real property and related rights. The responsible public authority institutions are the State Geodetic Administration (for the cadastre) and municipal courts (for land books).

New cadastral surveys aimed at establishing the real property cadastre have been conducted intensively in Croatia since 2000. Cadastral surveys are undertaken to put real property cadastral documentation in use and establish completely new land books. Following a cadastral survey, land registry and cadastral data are harmonized 100% on the level of the entire cadastral municipality or a part of it – depending on the scope of the task. In view of the considerable age of cadastral and land registry records that Croatia inherited from the former Austro-Hungarian Empire, and the typically poor maintenance of cadastral data, new cadastral surveys are often the only solution for improvement and modernization of the land management system.

Different procedures for cadastral data improvement (lithography, tracing, cadastral map renewal, revision) carried out on the Croatian territory during the last 100 years have significantly contributed to the purpose of land administration in economy and agriculture. There are a total of 3370 cadastral municipalities in Croatia. Cadastral surveys undertaken for about 300 cadastral municipalities in the 1945-1990 period led to major improvements. Unfortunately, in 271 of those 300 cadastral municipalities cadastral surveys were only implemented in the cadastral system, and

not in the land registry. This causes considerable difficulties in investments and real property transactions. The biggest improvement of cadastral data was achieved through completely new cadastral surveys carried out after 2000. This includes some 400 cadastral municipalities, in some of which the work has been completed, while in some cadastral municipalities public displays are still underway or the work is yet to begin. This paper presents some of the benefits provided by new cadastral surveys conducted to establish the real property cadastre.

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