



# XXVII FIG CONGRESS

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Volunteering  
for the future –  
Geospatial excellence  
for a better living

## Cadastral surveys of construction areas

**Nikola Vučić PhD, State Geodetic Administration, Croatia**

**Damir Šantek PhD, State Geodetic Administration, Croatia**

**Jelena Unger, State Geodetic Administration, Croatia**

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## INTRODUCTION

- Significant part (about 70%) of cadastral and land registry records dates from the time of the Austrian Empire, and then from the time of the Austro-Hungarian monarchy. These records are between 100 and 200 years old and generally do not meet the purposes of today's land administration
- Throughout history, re-surveys have been carried out in Croatia over several periods, updating cadastral data and creating new cadastral evidence for individual areas. The latest re-measurements have been carried out in Croatia since 2000, when the law prescribed the replacement of the existing land cadastre with a real estate cadastre.
- 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.



## CROATIAN LAND ADMINISTRATION

- 112 cadastral offices
- 109 land registry offices (in municipal courts)
- Real property in Croatian real property law is based on the *superficies solo cedit* principle, where a land surface parcel includes everything relatively permanently associated with the parcel on or below the land surface (primarily buildings, houses, etc.).
- Law on State survey and real property cadastre (2018) regulates improved surveying methodology in the Republic of Croatia.



**Old cadastral map - cadastral municipality Viduševac (used until 2010)**





**Digitized and homogenized old cadastral map for  
cadastral municipality Viduševac (still in use) on service**

**[www.katastar.hr](http://www.katastar.hr)**



**The cadastral map produced in new cadastral survey - cadastral municipality Viduševac (Croatia)**



## Real property cadastre development

- The cadastral documentation for the Real Property Cadastre is made on the basis of the data gathered and processed through cadastral surveys or technical reambulation, the data gathered during the public display of the cadastral survey or technical reambulation report and the data transferred from the established or renewed Land Register.
- The public display is carried out by a State Geodetic Administration commission appointed by the Director General at the same time and in connection with the establishment or the renewal of Land Registers. During the public display process, persons shown as the real property title holders in the cadastral survey and technical reambulation report will confirm in writing that they were shown the cadastral survey and/or technical reambulation data and that they agree with the state of the gathered data.

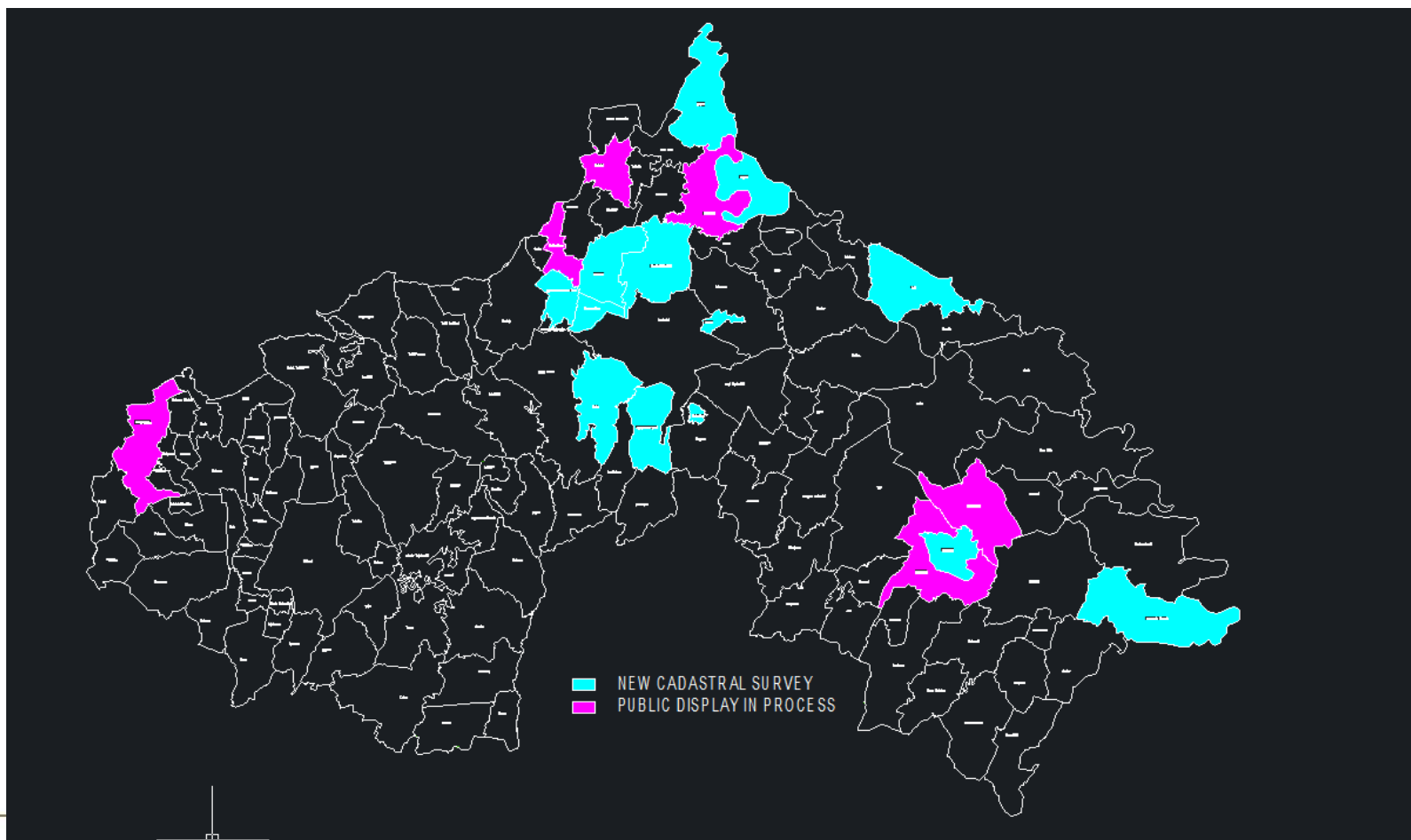
## Real property cadastre development

- After the State Geodetic Administration commission has conducted a public display of all cadastral parcels, and the land registry office commission of the municipal court has compiled all land registry units for a cadastral municipality, a land register is opened through a decision passed by the Minister of Justice, and with the opening of the land register, a correction procedure is opened according to the Land Registration Act.
- On the day the land register is opened, the new cadastral data (new cadastral documentation) is put in official use, on the basis of the decision passed by the State Geodetic Administration Director-General, and the old data is no longer in use.
- Old data are available at the State Geodetic Administration Digital Archive.



| COUNTY                 | Whole cadastral municipality | cadastral municipality zone | Public display | confirmed survey report | Survey report in process of review | Survey   | Total number of cadastral municipalities |
|------------------------|------------------------------|-----------------------------|----------------|-------------------------|------------------------------------|----------|--|
| Bjelovarsko-bilogorska | 5                            | 2                           | 2              | 0                       | 0                                  | 0        | 7  |
| Brodsko-posavska       | 13                           | 0                           | 2              | 0                       | 0                                  | 0        | 15                                       |
| Dubrovačko-neretvanska | 14                           | 0                           | 11             | 10                      | 0                                  | 0        | 35                                       |
| Grad Zagreb            | 2                            | 2                           | 3              | 0                       | 0                                  | 1        | 6  |
| Istarska               | 7                            | 0                           | 4              | 11                      | 0                                  | 0        | 22                                       |
| Karlovačka             | 9                            | 0                           | 3              | 0                       | 0                                  | 0        | 12                                       |
| Koprivničko-križevačka | 12                           | 0                           | 4              | 2                       | 0                                  | 0        | 18                                       |
| Krapinsko-zagorska     | 2                            | 0                           | 2              | 0                       | 0                                  | 0        | 4  |
| Ličko-senjska          | 3                            | 2                           | 2              | 3                       | 0                                  | 0        | 8  |
| Međimurska             | 9                            | 0                           | 1              | 0                       | 0                                  | 0        | 10                                       |
| Osječko-baranjska      | 33                           | 0                           | 4              | 5                       | 0                                  | 0        | 42                                       |
| Požeško-slavonska      | 18                           | 0                           | 2              | 2                       | 0                                  | 0        | 22                                       |
| Primorsko-goranska     | 20                           | 5                           | 9              | 17                      | 1                                  | 0        | 47                                       |
| Sisačko-moslavačka     | 15                           | 0                           | 2              | 0                       | 0                                  | 1        | 18                                       |
| Splitsko-dalmatinska   | 5                            | 1                           | 10             | 11                      | 0                                  | 0        | 26                                       |
| Šibensko-kninska       | 0                            | 0                           | 3              | 0                       | 0                                  | 0        | 3  |
| Varaždinska            | 11                           | 0                           | 2              | 0                       | 0                                  | 0        | 13                                       |
| Virovitičko-podravska  | 8                            | 0                           | 2              | 2                       | 0                                  | 0        | 12                                       |
| Vukovarsko-srijemska   | 6                            | 0                           | 0              | 2                       | 0                                  | 0        | 8  |
| Zadarska               | 32                           | 0                           | 19             | 16                      | 0                                  | 0        | 67                                       |
| Zagrebačka             | 25                           | 1                           | 5              | 1                       | 0                                  | 1        | 32                                       |
| <b>TOTAL</b>           | <b>249</b>                   | <b>13</b>                   | <b>92</b>      | <b>82</b>               | <b>1</b>                           | <b>3</b> | <b>427</b>                               |
|                        | <b>262</b>                   |                             |                |                         |                                    |          |  |

## CASE STUDY KOPRIVNIČKO – KRIŽEVAČKA ŽUPANIJA



**New  
cadastral  
surveys in  
Koprivničko  
-križevačka  
county**



## CASE STUDY KOPRIVNIČKO – KRIŽEVAČKA ŽUPANIJA

- cadastral surveys have proven to be long, arduous and expensive processes, but for most areas inevitable and therefore cost-effective
- the performed measurements cover only 15% of the area of the county, but the importance and effect of the work done means much more than the stated percentage
- good regulations, motivation and political will of all participants (population, local and state authorities) and readiness and synergy of all experts in the implementation of the project (cadastre, court, authorized persons) are needed.

## MULTI-ANNUAL PROGRAM OF CADASTRAL SURVEYS OF CONSTRUCTION AREAS FOR THE PERIOD 2021-2030

- **Multi-Annual Program of Cadastral Surveys of Construction Areas for the Period 2021-2030** determines the areas in which areas cadastral surveys will be carried out, real property cadastre activities and tasks and renewal or establishment of land registers, manner and deadlines, holders and participants in the implementation, methods of their financing and other issues important for the implementation of the program.
- The main goal of the program is the establishment of the real property cadastre cadastre and renovation or establishment of land registers based on cadastral surveys for real property in construction areas in the Republic of Croatia.



## MULTI-ANNUAL PROGRAM OF CADASTRAL SURVEYS OF CONSTRUCTION AREAS FOR THE PERIOD 2021-2030

- **Sub-program A) Renewal of cadastre and land registers for construction areas in the Republic of Croatia**
- **Sub-program B) Completion of the started procedures of cadastre and land registry renewal**
- **Sub-program C) Harmonization of areas and boundaries of cadastral municipalities**
- **Sub-program D) Ensuring the functioning of integrated information systems in the function of the spatial management policy of the Republic of Croatia.**

## CONCLUSION

- **The implementation of activities from the Program will provide up-to-date data on real property in construction areas in the Republic of Croatia and areas around construction areas that are important for the development of cities and municipalities, counties and the whole country.**
- **Distribution of real estate data through online services will enable citizens, public and private sector access to real-time data, but also contribute to the development of entrepreneurship and public administration that will use real estate data available digitally.**



## CONCLUSION

- **This activities will provide fit for purpose Land Administration and social, economic and economic activities related to it.**
- **Regarding the state of cadastre and land registry records, it is essential to create new ones because in certain areas these records are in a state that certainly needs to be improved, and a new survey has proven to be the best solution.**

MANY THANKS FOR YOUR ATTENTION!

[nikola.vucic@dgu.hr](mailto:nikola.vucic@dgu.hr)

tel. +385 1 6165 439



REPUBLIKA HRVATSKA  
Državna geodetska uprava

PODNEŠI ZAHTEJEV STATUS PREDMETA PITANJA

DOBRODOŠLI NA

## KATASTAR U POKRETU

Portal omogućuje uvid u različite prostorne informacije  
u ovisnosti o vašoj trenutnoj lokaciji.

SAZNAJTE VIŠE

<https://dgu.gov.hr>

<https://www.katastar.hr>

<https://www.geohrvatska.hr>