



FROM TRADITIONAL CADASTRE TO FUNCTIONAL-LEGAL MODEL OF LAND ADMINISTRATION





UNITED NATIONS

REPUBLIC GEODETIC AUTHORITY - THE HIGHEST QUALITY, SECURITY, AND INFORMATION MANAGEMENT STANDARDS

11000 digital processes per **SECOND**

>3000 employees



>400 law graduates

>800 graduate engineers

LEADER IN DIGITALIZATION

>3,8 Petabytes of data

>50% of employed are women



More than **4000** computers



More than **500** virtual and **70** physical servers



More than **330** institutions are digitally connected to **RGA**



More than **185** years of professional experience



At **170** locations in Serbia

AN INSTITUTION OF PUBLIC INTEREST, PART OF THE STATE'S CRITICAL INFRASTRUCTURE, AND A SYSTEM OF IMPORTANCE FOR THE SECURITY OF THE REPUBLIC OF SERBIA.

EVOLUTION OF LAND ADMINISTRATION SYSTEM IN SERBIA FROM RECORDING RIGHTS TO GOVERNING SPACE

FOCUS: Legal rights
(documents, ownership records)

- Paper-based land books
- Fragmented and slow
- No spatial context

LIMITATION:
No connection to space
→ impossible to manage land

FOCUS: Rights + geometry

- Cadastre of real estate (parcels + ownership)
- Unified system of records
- Spatial representation introduced

LIMITATION:
Knows *where something is* — but not *what it means or how it can be used*

FOCUS: Efficiency and accessibility

- Full digitalization (eCadastre, GeoSrbija, registers...)
- Professional users and automation
- Transparency and speed

LIMITATION:
Data is available — but still passive
System informs, but does not decide

FOCUS: Governance and decision-making

- Integration of land use, value, infrastructure, risk
- Legal operability (rules applied automatically)
- Legal consequences (decisions triggered by data)

CAPABILITY:
System does not just describe space — it governs it

LEGAL
SYSTEM

LEGAL-GEOMETRIC
SYSTEM

DIGITAL-
PROFESSIONAL
SYSTEM

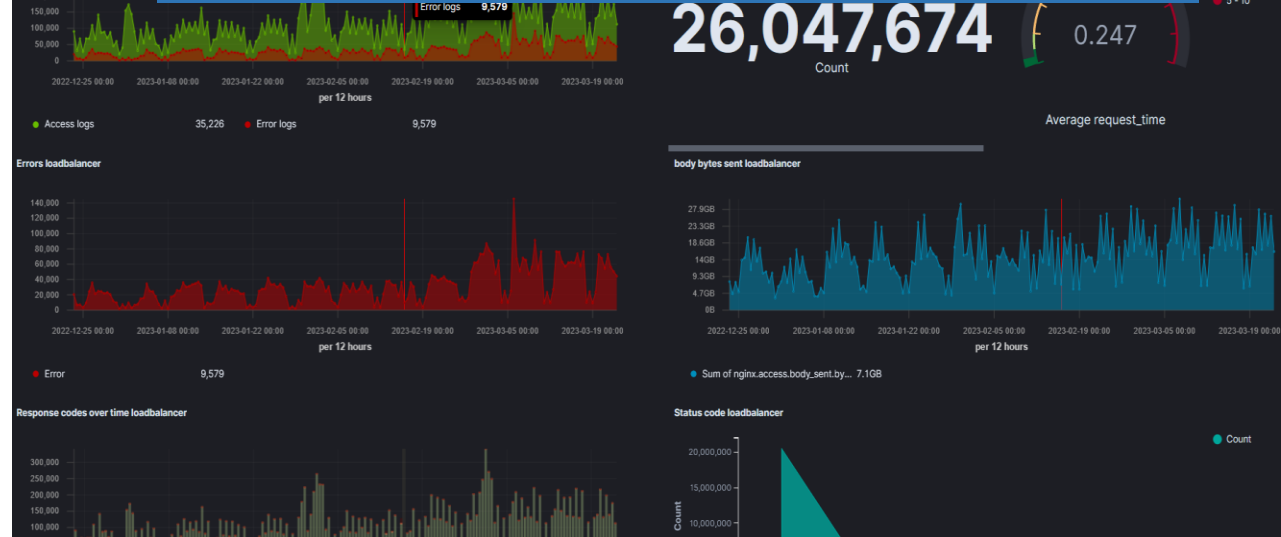
FUNCTIONAL-LEGAL
SYSTEM

RGAs BEFORE THE REFORM



Б Р О Ј И					П Р И М Е А Р				
1	2	3	4	5	1	2	3	4	5
24	24				70	02/1			
25	25				74	02/1a	2,543		
26	26				74	03	24,124		
27	27				73	04/1	106		
28	28				74	05/1	108,704		
29	29				35	02	36		
30	30				38	03/1	239		
31	31				36	03/1	5,021		
32	32				37	03/1	270		
33	33				72	07/1	342		
34	34				74	07/1	251		
35	35				74	07/1	325		
36	36				74	07/1	826,223,24,1014		
37	37				74	07/1	293,628,2014		
38	38				74	07/1	371		
39	39				74	07/1	383		
40	40				74	07/1	2,383		
41	41				74	07/1	3,283		
42	42				74	07/1	3,283		
43	43				74	07/1	3,283		
44	44				74	07/1	3,283		
45	45				74	07/1	3,283		
46	46				74	07/1	3,283		
47	47				74	07/1	3,283		
48	48				74	07/1	3,283		
49	49				74	07/1	3,283		
50	50				74	07/1	3,283		

RGAs AFTER THE REFORM



eKatastar

Pretraga Traži na karti

Po parceli

OB: [dropdown]
KO: [dropdown]
Broj parcele: [dropdown]
TRAŽI

Po naslovu
Po matičnom broju
Po nazivu

Rezultati pretrage 123 by number

Broj parcele 12345/876	Površina 456,56 m ²	Način korišćenja Poljoprivredno
Adresa Ulica Lorema 123 Bački Petrovac		
Broj objekta 12345/876	Broj parcele 1234/654	
Adresa Bački Petrovac 14a	Površina 456,56 m ²	Namena korišćenja Stan
		Status N/A
Broj objekta 12345/876	Broj parcele 1234/654	
Adresa Bački Petrovac 14a	Površina 456,56 m ²	Namena korišćenja Stan

Distribucija: [Network diagram showing various system components]

Sistemi za podršku: [System icons]

Podrška razvoju sistema: [System icons]

Organizaciona podrška: [System icons]

Integracija sa RRGZ core sistema: [System icons]

Integracija sa eUpravom: [System icons]

RRGZ Portal: [Aerial map view of a city area]

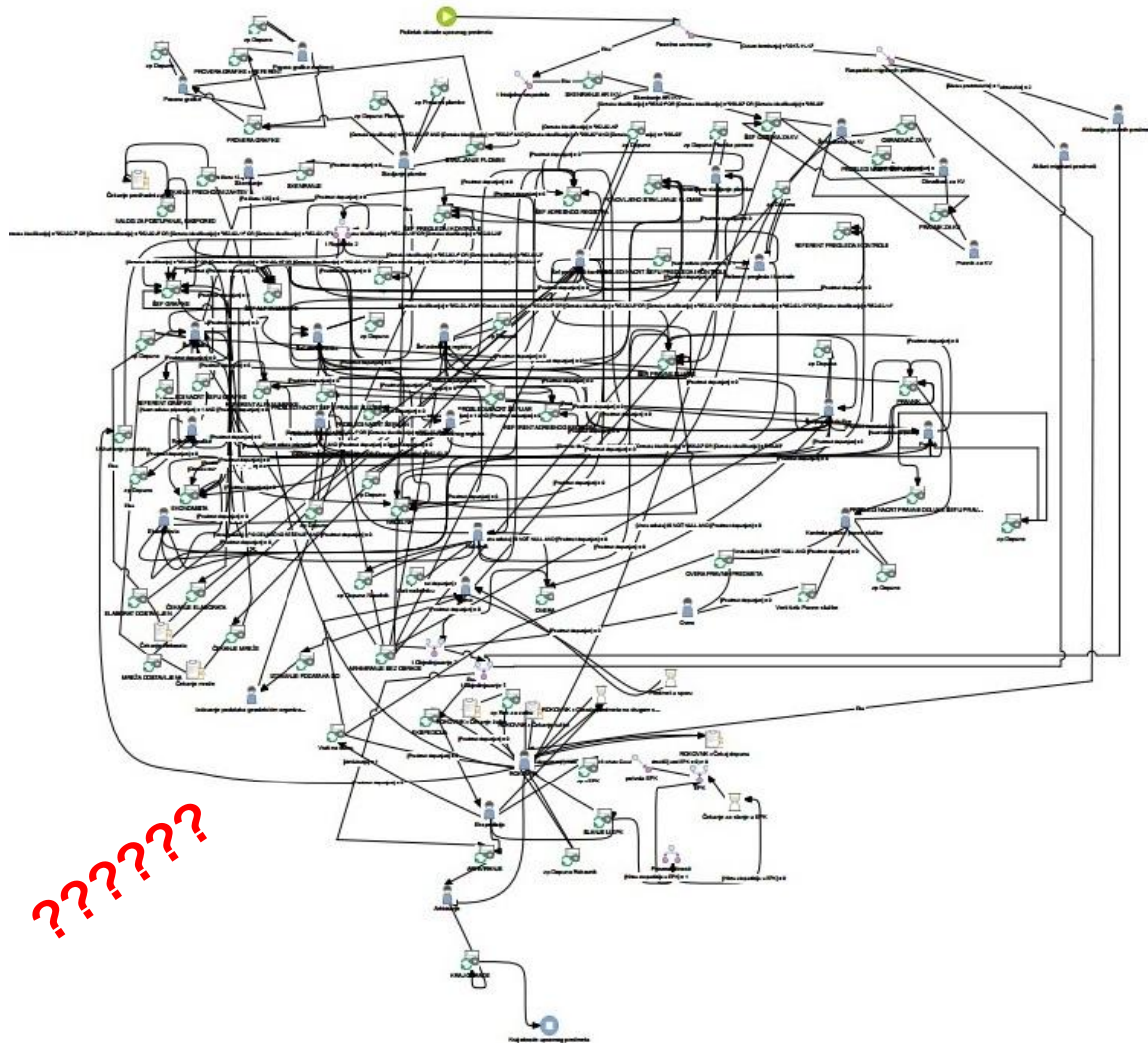
SIMPLIFIED BUSINESS PROCESSES

Changed policy, many laws, procedures and technologies
Since July 2018 all services are available **end-to-end digital**



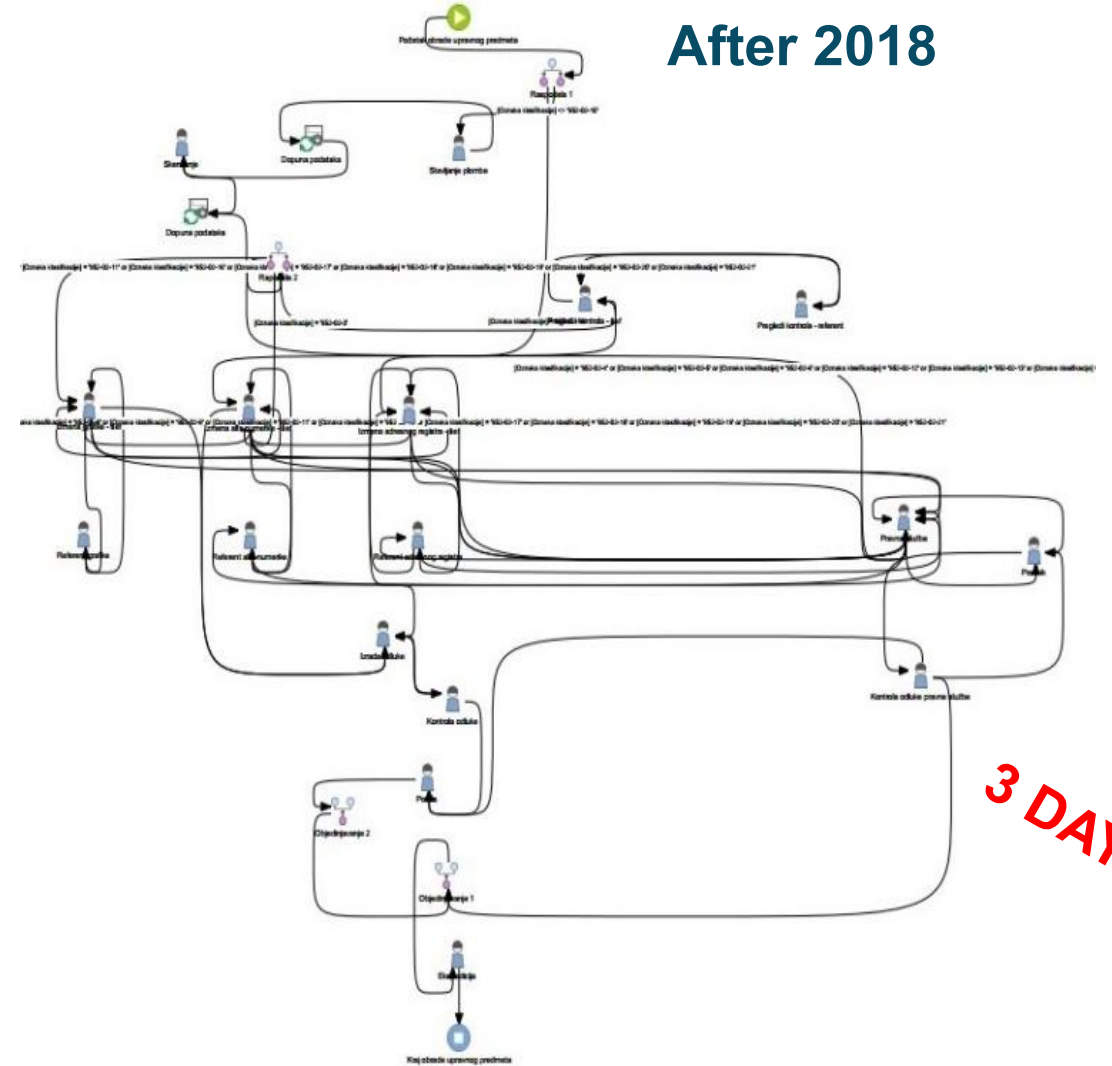
REPUBLIC GEODETIC AUTHORITY

Before 2018



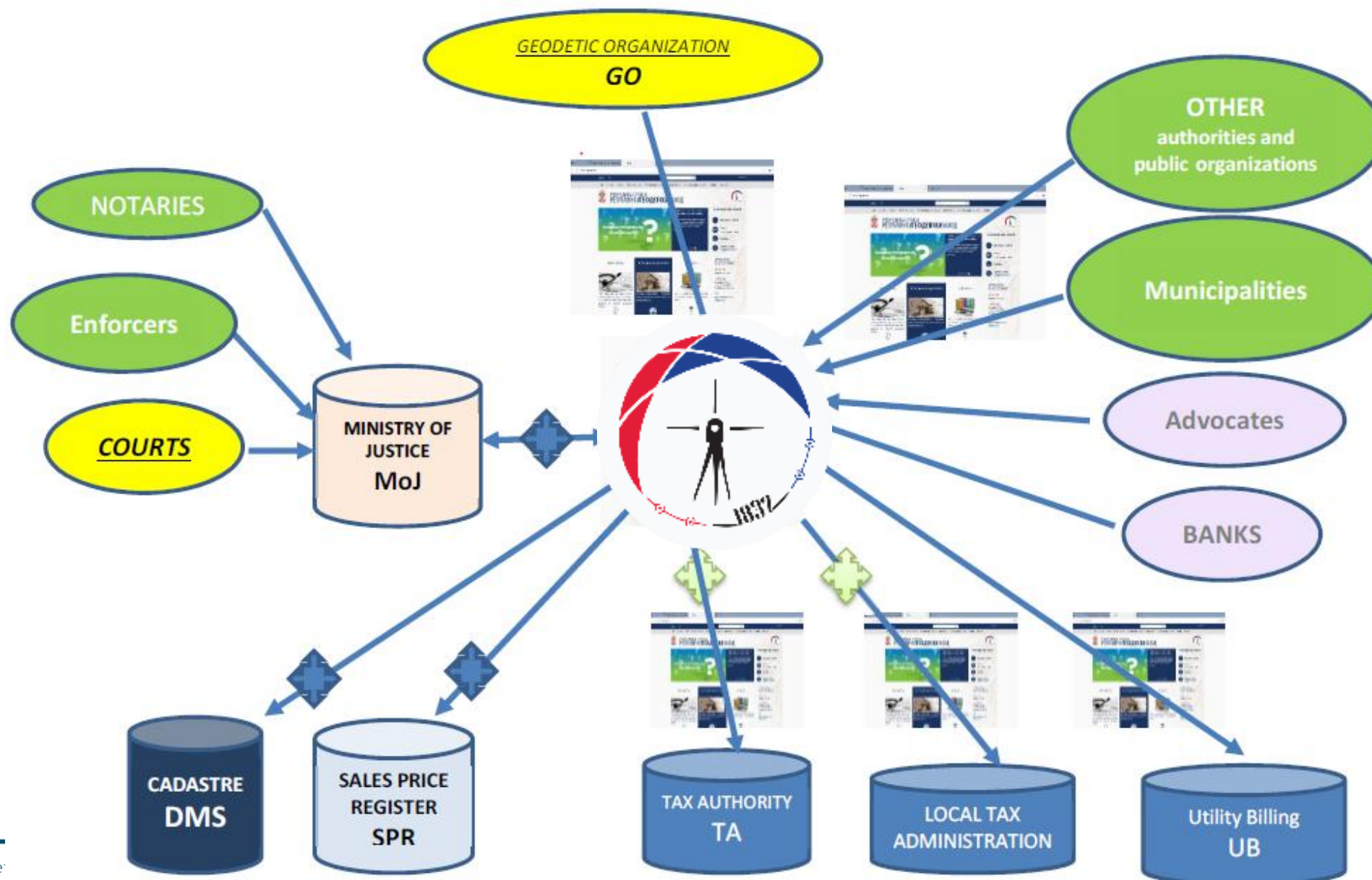
??????

After 2018



3 DAYS

eFrontDesk and eServices



EXAMPLE OF BENEFITS FOR CITIZENS OF SERBIA

- ▶ **LEADERSHIP AND GOOD MANAGEMENT + COMMUNICATION AND ENGAGEMENT = SYSTEM SUCCESS**
- ▶ Digitization of real estate cadastre data, automation of processes and development of technological solutions made it possible to abolish the REAL ESTATE DEED
- ▶ Over 220 institutions have direct access to the CENTRAL BASE OF REAL ESTATE CADASTRE through the Government Service Bus - the most numerous and active local governments

SAVINGS FOR CITIZENS

> **25 000 000 hours** compared to the old system, when they had to personally obtain documents at the counter

> **120,5 miliona euros** how much they would pay for administrative fees before the digitization of the cadastre



RESULTS OF THE MASS VALUATION MODEL FOR APARTMENT VALUES



ESTIMATED VALUE = Constant * Impact of Year of Construction * Impact of Apartment Size * Impact of Floor * Impact of Heating * Impact of Elevator * Impact of Roof Type * Impact of Number of Rooms * Impact of Fire Protection System * Impact of Air Conditioning System * Impact of Residential Zone * Impact of Geospatial Data.

Number of Rooms	Floor	Sale date	Contract price	TASP	RATIO	Appraisal Value	Apartment Area (m2)
Studio	Ground Level					53,100	20
Studio	Ground Level	2021-Oct	50,000	56,600	0.94	53,100	20
Studio	7 th floor					68,100	25
One room Apartment	Ground Level	2018-Mar	64,000	93,000	1.08	100,600	41
One room Apartment	6 th floor					106,200	42
One room Apartment	3 rd floor	2017-Dec	75,000	110,400	0.98	107,800	42
Two and a half room apartment	7 th floor					110,800	44
Two and a half room apartment	5 th floor					151,800	63
Two rooms apartment	4 th floor	2018-Mar	101,000	146,800	1.03	151,800	63
Two rooms apartment	6 th floor	2022-Mar	143,000	154,700	1.00	155,000	63



International comparison of apartment prices

Annual rates of change in the residential property price index

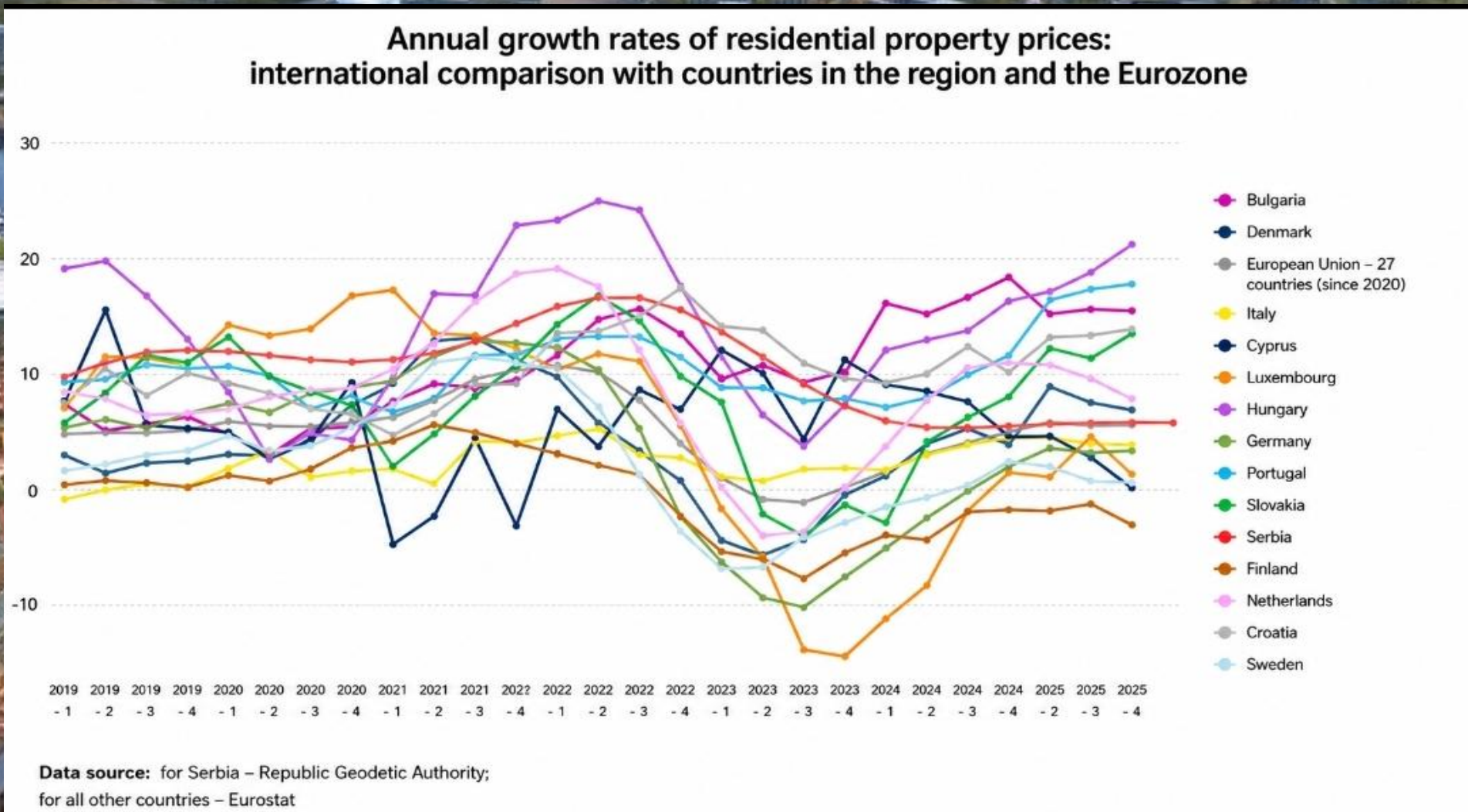


ГОДИШЊИ ИЗВЕШТАЈ
О СТАБИЛНОСТИ ФИНАНСИЈСКОГ СИСТЕМА

7. март 2024. године

ОБРАЗЛОЖЕЊЕ ЗА УТВРЂИВАЊЕ СТОПЕ КОНТРАЦИКЛИЧНОГ ЗАШТИТНОГ СЛОЈА КАПИТАЛА ЗА РЕПУБЛИКУ СРБИЈУ

Извршни одбор Народне банке Србије је на основу члана 14. став 1. тачка 11) Закона о Народној банци Србије („Службени гласник РС”, бр. 72/2003, 55/2004, 85/2005 – др. закон, 44/2010, 76/2012, 106/2012, 14/2015, 40/2015 – одлука УС и 44/2018) и на основу тачке 436. Одлуке о адекватности капитала банке („Службени гласник РС”, бр. 103/2016, 103/2018, 88/2019, 67/2020, 98/2020, 137/2020, 59/2021, 67/2022, 137/2022, 48/2023 и 110/2023, у даљем тексту: Одлука о адекватности капитала), на седници одржаној 7. марта 2024. године, одлучио да стопу контрацикличног заштитног слоја капитала (у даљем тексту: ССУВ) за Републику Србију задржи у висини од 0%, имајући у виду да се учешће реалне кредитне активности у реалном бруто домаћем производу налази неznатно испод свог дугорочног тренда. Задржавањем стопе контрацикличног заштитног слоја капитала на нивоу од 0% Народна банка Србије наставља да даје подршку кредитном тржишту.





CITIZENS

eKatastar



Pretrage Traži na karti

Po parceli

Po adresi

Moje nepokretnosti

Funkcionalnost pretraživanja u aplikaciji eKatastar omogućava korisnicima da brzo i efikasno lociraju određene parcele zemljišta ili pronađu relevantne informacije o zemljištu na osnovu različitih kriterijuma pretraživanja.

Dobrodošli u eKatastar Uputstvo



eKatastar je aplikacija dizajnirana za brzo i efikasno pretraživanje informacija o katastarskim parcelama i objektima. Kombinuje funkcionalnosti eKatastar aplikacije i kako bi korisnici mogli pristupiti analizi i pretraživanju objekata i parcela.

Naziv	Mesto	Služba	Vrsta lica
ВУЧЕТИЋ (ТОМИСЛАВ) ДАРКО	БЕОГРАД	PALILULA, ISKN	FIZIČKA LICA SA JMBG

Posebni delovi objekta 1

Opština	PALILULA (BEOGRAD)
Katastarska opština	[REDACTED]
Vrsta prava	SVOJINA
Oblik svojine	PRIVATNA SVOJINA
Obim prava	CELO PRAVO

Detalji

Evidencijski broj
1
Broj stana
31
Podbroj stana
/

Opština
PALILULA (BEOGRAD)
Matični broj KO
732214
Katastarska opština
[REDACTED]
Broj parcele
342/2
Broj objekta
Z
Ulica
[REDACTED]
Broj ulaza
24

Način korišćenja
STAN
Broj sprata
Treći sprat
Broj soba
Dvosoban stan
Građevinska površina
POVRŠINA NIJE EVIDENTIRANA
Korisna površina
[REDACTED]
Način utvrđivanja kor.pov.
IZ DRUGE JAVNE EVIDENCIJE O NEPOKRETNOSTIMA

Generiši PDF
Katastarski alarm
Alarm dodat

IMAOCI PRAVA 1 TERETI 1 NAPOMENE PROCENJENA VREDNOST

Naziv
ВУЧЕТИЋ (ТОМИСЛАВ) ДАРКО
Matični broj
[REDACTED]
Vrsta prava
SVOJINA
Svojina
PRIVATNA SVOJINA

Evidencijski broj
1
Broj stana
31
Podbroj stana
/

Opština
PALILULA (BEOGRAD)
Matični broj KO
732214
Katastarska opština
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Z
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Broj ulaza
24

Način korišćenja
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Broj sprata
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IZ DRUGE JAVNE EVIDENCIJE O NEPOKRETNOSTIMA

Generiši PDF
Katastarski alarm
Alarm dodat

IMAOCI PRAVA 1 TERETI 1 NAPOMENE 0 PROCENJENA VREDNOST

Procenjena vrednost nepokretnosti je **1.899,00 EUR** za period **Q1 2024** na osnovu modela masovne procene vrednosti za stanove Republičkog geodetskog zavoda.

Modeli masovne procene vrednosti nepokretnosti izrađeni su u skladu sa međunarodnim standardima procene vrednosti nepokretnosti. O metodologiji izrade modela masovne procene vrednosti stanova možete videti na sledećem [linku](#).



AI MODELS FOR MASS APPRAISAL & INDICES

Powered by LightGBM

Advanced machine learning models enable accurate, explainable and scalable property valuation and price index estimation.



SMART MODELS
Built on proven machine learning principles for reliable results.

SEE THE BIGGER PICTURE
Capture all property characteristics and market dynamics.

TRANSFORM DATA INTO VALUE
Turn data into insights and detect local market changes.

BETTER DECISIONS
More accurate valuations for a transparent market.

KEY MODELING CAPABILITIES

- High flexibility for property characteristics and market dynamics
- Explainable AI (XAI) understand how values are formed
- Shapley Additive explanations (SHAP) see the impact of key price drivers
- From local to global produce reliable indices that track real trends



Accurate, data-driven indices that reflect real market trends.

MODEL PERFORMANCE EXAMPLES

APARTMENT
R² score: 87.7 → 98.67
COD: 21.2 → 8.86

HOUSE
R² score: 75.3 → 96.91
COD: 25.9 → 10.18

GARAGE
R² score: 76.7 → 96.96
COD: 43.6 → 10.18

GLOBAL PRICE INDEX USING LGBM



GEO SERBIA – DIGITAL PLATFORM WITH MORE THEN 500 DATA SETS AND 15M SESSIONS/MONTH



Utility Cadastre:
Water supply network
Sewage network
Telecommunication
Gas....



Real Estate Cadastre
Ownership, Mortgages...
Informal Buildings and
Properties

REGISTER OF INFORMAL OBJECTS - PUBLICLY AVAILABLE

NUMBER OF FORMAL AND REGISTERED OBJECTS - 4.911.436

NUMBER OF INFORMAL OBJECTS - 4 782 469

Pretraži kartografske podatke

Izbor tema i slojeva

- Administrativne jedinice
- Adrese
- Registar objekata
 - Nov objekat 2015 - 2016
 - Nov objekat 2020 - 2021
 - Izmenjen ili uklonjen objekat 2015-2016
 - Izmenjen ili uklonjen objekat 2020-2021
- Katastar
 - Objekti
 - Parcele
 - KO metoda premera

Izmenjen ili uklonjen objekat 2020-2021

Object id	17733
Matični broj opštine	70254
Mtični broj KO	704083
Objekat ID - KN	
Objekat ID	70408301904
Broj parcele	2877/1
Površina KN	
Površine evidencija	21.00
Izvor podataka geometrija	Evidencija 2015/2016
Epoha promena	Satelitski snimci 40cm 2020-2021

Preuzmi PDF Prikaži

Developed by [Asolan Viak AS](#)

N: 4954341 E: 452533
ČASLAVA VELJIČA 38
Hits (4)
17733
Izmenjen ili uklonjen objekat 2020-2021
214348
Nov objekat 2020 - 2021
2
Objekti
211731
Nov objekat 2015 - 2016

KATASTAR
OSNOVNE KARTE

EPSG:32634 N: 4954811 E: 452453 Razmera 1:2.500

- CONSTRUCTION INDUSTRY
- BANKING AND FINANCIAL SECTOR
- INVESTMENT SECTOR
- INSURANCE
- TELECOMMUNICATION
- ENERGY
- SALES AND MARKETING
- TRANSPORT AND LOGISTICS
- URBAN PLANNING AND SPATIAL PLANNING
- CITIZENS

“GREEN PASSPORTS” FOR ENERGY-EFFICIENT BUILDINGS - MONITORING



Layer Manager Pro Collapse >

- State authorities ⌵
- City authorities ⌵
- Local authorities and tax administra... ⌵
- Judicial authorities ⌵
- Real Estate Cadastre Services ⌵
- Religious buildings ⌵
- Buildings ⌵
- ▾ Social welfare institutions ⌵
 - Nursing home ⌵
 - Social welfare facilities ⌵
- ▾ Cultural Institution ⌵
- ▾ Educational institutions ⌵
- ▾ Health institutions ⌵
 - Hospital ⌵
 - Special hospital ⌵
 - Community health centre ⌵
 - Health Institute ⌵
 - Pharmacy ⌵
 - Other health care institutions ⌵

RESULT?

What we achieved:

- Fast, digital, transparent services
- Accurate data and professional ecosystem
- Full digital access to land information

What was missing:

- Data that creates **legal effect**
- Systems that define **rights and responsibilities**
- A single structure for **spatial decision-making**

What we discovered:

- Systems were **disconnected**
- Data was **informative — not actionable**
- Users had access — but no clear answers

What was missing:

- Data that creates **legal effect**
- Systems that define **rights and responsibilities**
- A single structure for **spatial decision-making**

That's when we changed direction:

From records → to decisions

From maps → to mandates

From digital services → to governance systems

NEW INTEGRATED SPATIAL MANAGEMENT SYSTEM

The **FUNCTIONAL-LEGAL SYSTEM** encompasses the integration of legal, functional, environmental, and social aspects with the aim of achieving sustainable and efficient management of space and resources.

Key Components of the Functional-Legal System

1. LEGAL ASPECTS

- Ownership
- Rights and restrictions
- Legal obligations

4. PROTECTION OF NATURAL AND CULTURAL RESOURCES

- Protected zones
- Rules and restrictions

7. DIGITALIZATION AND DATA MANAGEMENT

- Centralized databases
- Digital platform integration
- Real-time data

2. FUNCTIONAL ASPECTS

- Land use (current and planned)
- Construction possibilities

5. ENVIRONMENTAL AND CLIMATE ASPECTS

- Risk management
- Climate adaptability

8. SOCIAL AND DEMOGRAPHIC FUNCTIONALITY

- Public facilities and services
- Balancing private and public interests

3. INFRASTRUCTURE AND UTILITY SERVICES

- Infrastructure cadastre
- Utility service planning

6. ECONOMIC ASPECTS

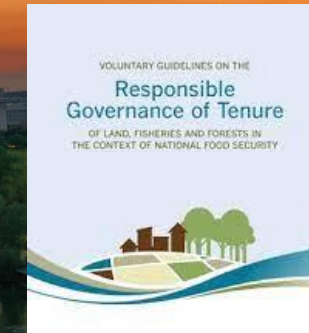
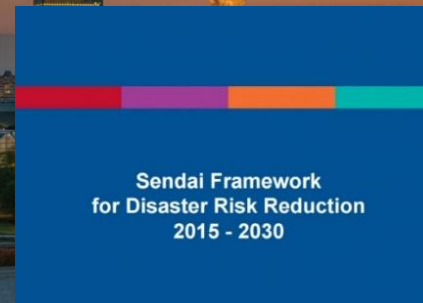
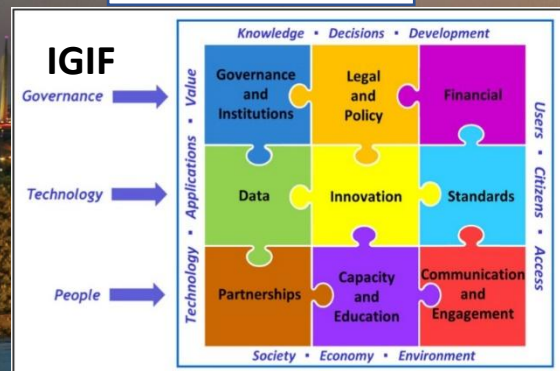
- Land and property valuation
- Real estate market

9. RISK MANAGEMENT AND EMERGENCY SITUATIONS

- Risk registry
- Integration in planning

FUNCTIONAL-LEGAL SYSTEM

Republic geodetic authority is a platform for informative decision making based on geospatial data





REPUBLIC GEODETIC AUTHORITY

DISASTER RISK MANAGEMENT AND REDUCTION SYSTEM



Analiza u toku [Izađite](#)

Pretraga

Izbor tema

Legenda

Merenje

Analiza

Dodaj WMS

Izvoz

Analiza ✕

1 2 3

Izlaz

earthquakes

landslides

floods

stormy wind

pandemic ↕

epidemics

droughts

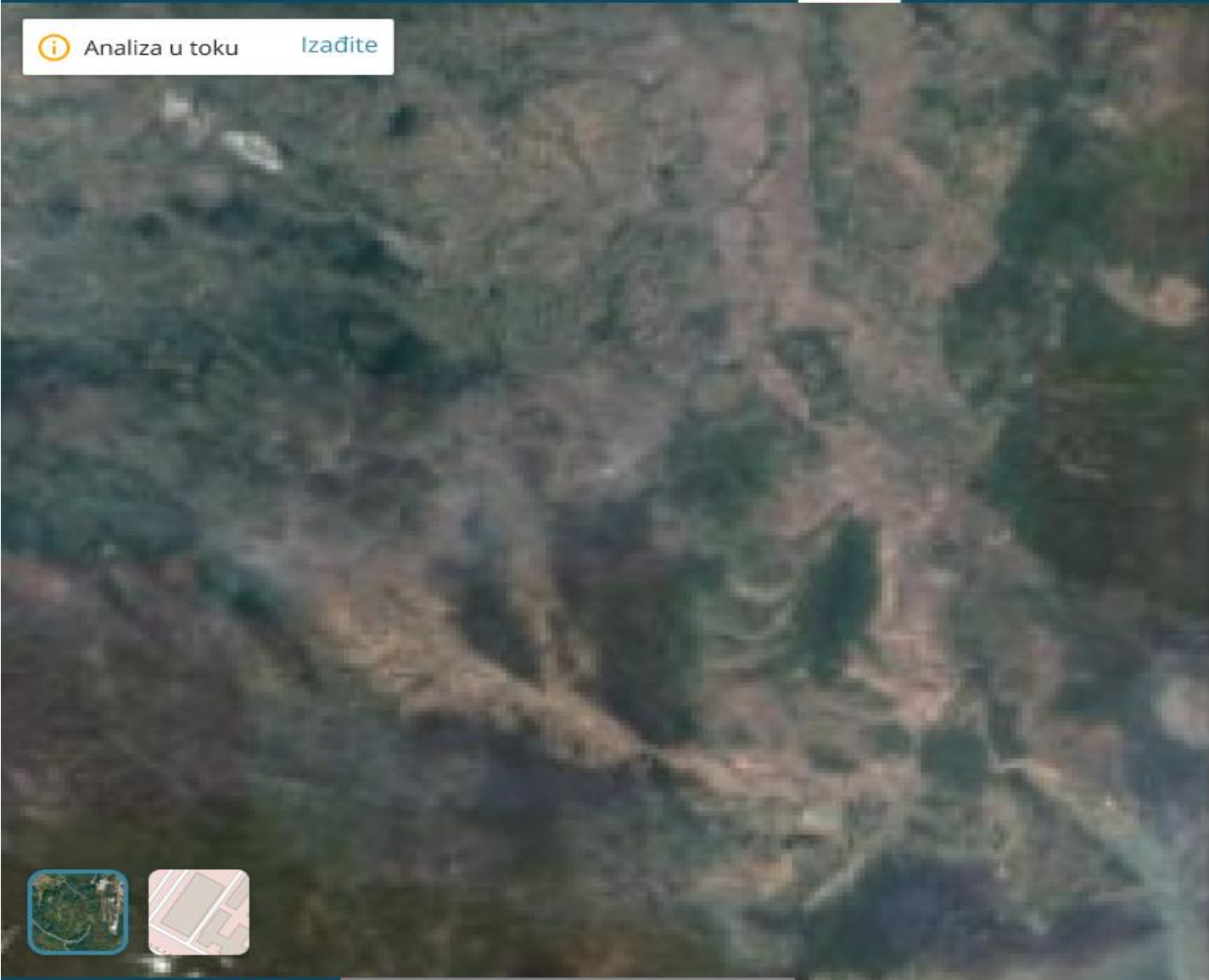
blizzards, drifts and ice,
cold wave

[Sledeći korak](#)





Analiza u toku [Izađite](#)



Pretraga

Izbor tema

Legenda

Merenje

Analiza

Dodaj WMS

Izvoz

Analiza ✕

1 2 3 [Izlaz](#)

occurrence of risk at a specific location

proportion of threatened area according to individual risk

the number of people at risk

threatened infrastructure

endangered objects

endangered public institutions

national threat statistics

analysis of data on repair of damage to buildings

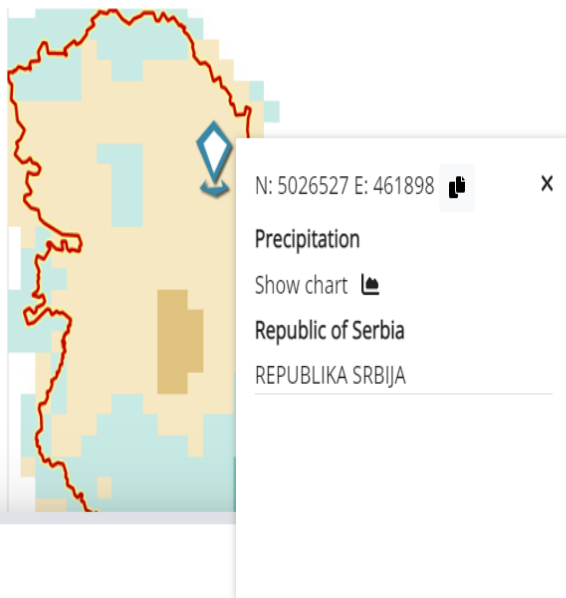
occurrence of risk at a specific location

[Nazad](#)

[Sledeći korak](#)

• CLIMATE CHANGE – PREDICTION AND HISTORICAL DATA

Risk Type: All ▾

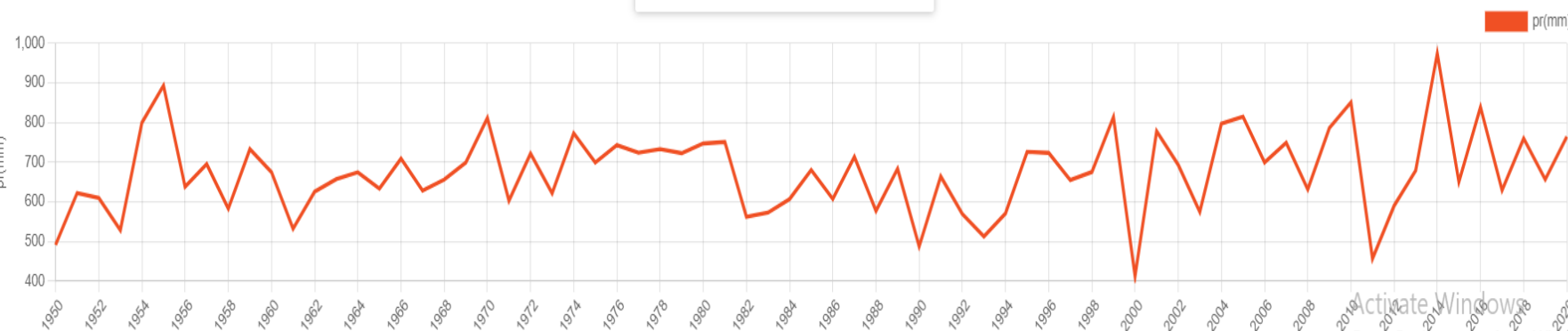


Dangers

- Landslide
- Floods
- Fires
- Earthquakes
- Damage cases and remediation
- Risk assessment by municipalities
- Climatological data
 - Observed changes
 - Precipitation

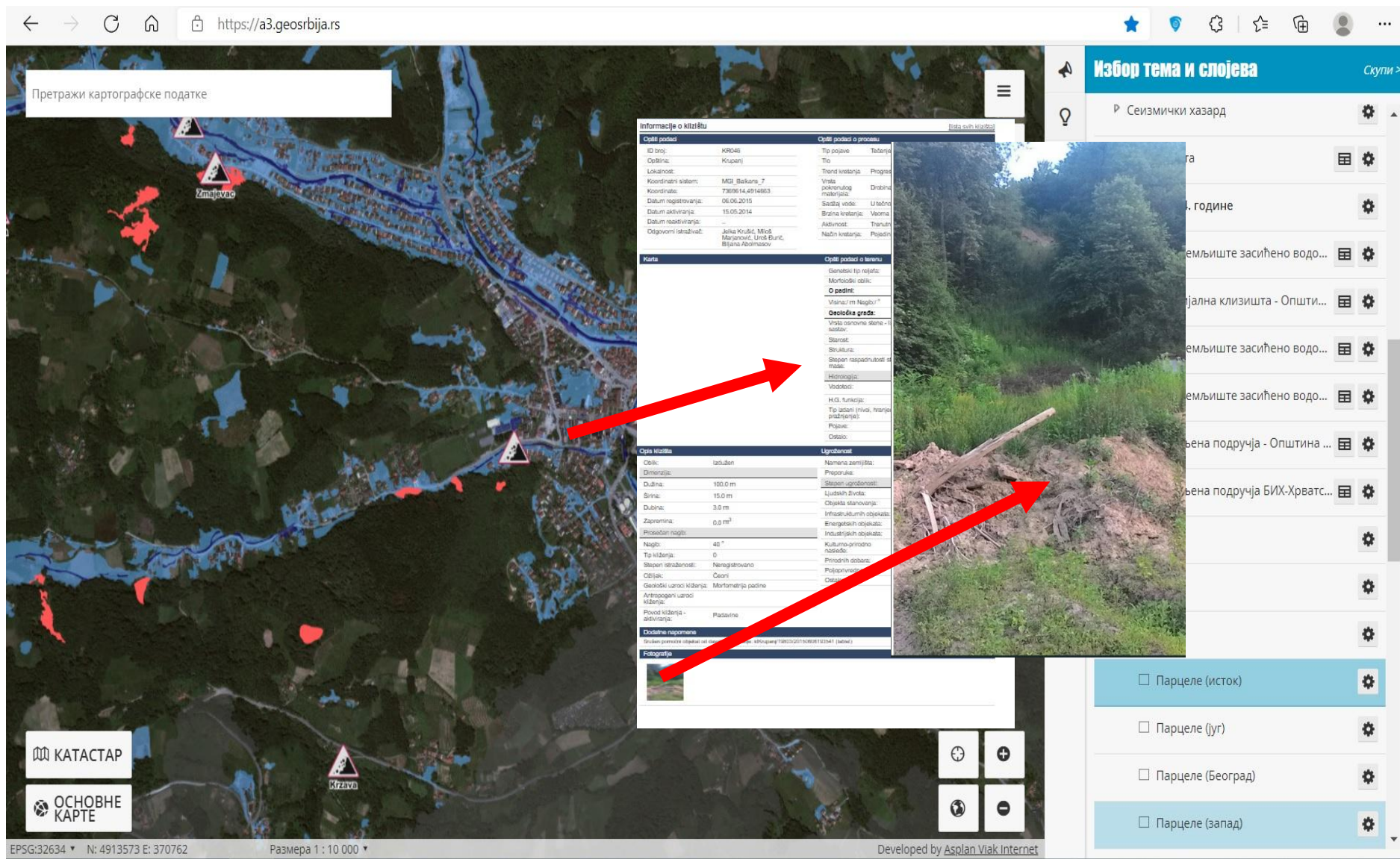
- Landslide
- Floods
- Fires
- Earthquakes
- Damage cases and remediation
- Risk assessment by municipalities
- Climatological data
 - Observed changes
 - Precipitation
 - Maximum five-day precipitations
 - Number of days with precipitation over 30 mm
 - Average daily temperature
 - Number of tropical days
 - SPEI drought index
 - Climate models - forecasts
- Infrastructure data
- Hydrography

rbija / Precipitation



Data source: [Climate change platfo](#)

LANDSLIDES, FLOOD ZONES, GEOLOGY, SEISMIC HAZARDS, ETC.



Претражи картографске податке

https://a3.geosrbija.rs

Избор тема и слојева Скупи >

Сеизмички hazard

Информације о клизишту

Општи подаци		Општи подаци о процесу	
ID број:	KR041	Тип појаве:	Tedarije
Општина:	Krupanj	Тренд кретања:	Progres
Локалност:		Врста појаве/процеса:	Drubina
Координатни систем:	MGI_Balkans_7	Механизам:	rotaciona
Координате:	7369614.4914963	Састави воде:	U tečno
Датум регистрације:	06.06.2015	Брзина кретања:	Vaoma
Датум активног:	15.05.2014	Активност:	Theruti
Датум реавивирања:		Назив кретања:	Pisatni
Одговорни истраживач:	Jelka Krušić, Miloš Marjanović, Uroš Đurić, Biljana Anđelićević		

Ката		Општи подаци о терену	
Свесност по појави:		Свесност по појави:	Martoluci opst.
Матрица опас:		О падни:	
Висина: / m	Naglo / °	Геолошка града:	
Врста основне деоба - II реда:		Врста основне деоба - II реда:	
Станост:		Станост:	
Структура:		Структура:	
Степен распрострањености:		Степен распрострањености:	
Микрорегија:		Микрорегија:	
Уредност:		Уредност:	
H.G. функција:		H.G. функција:	
Тип зајени (ниво, изградња, праћеније):		Тип зајени (ниво, изградња, праћеније):	
Појаве:		Појаве:	
Опасност:		Опасност:	

Општи подаци		Лигандност	
Објект:	izduben	Намена земљишта:	
Димензија:		Пројекција:	
Дубина:	100.0 m	Степен распрострањености:	
Ширина:	15.0 m	Лудских живота:	
Дубина:	3.0 m	Објект становања:	
Заповнина:	0.0 m³	Инфраструктурних објеката:	
Пројекција:		Енергетских објеката:	
Naglo:	40 °	Индустријских објеката:	
Тип клизања:	0	Културно-просветно наслеђе:	
Степен истражености:	Neregistrovano	Природних доbara:	
Објект:	Cevari	Пољопривредних објеката:	
Геолошки узроци клизања:	Morfometrija padine	Опасност:	
Антропоген узроци клизања:			
Повод клизања - активног:	Padavine		

Додатна рапорана

Фотографија

КАТАСТАР

ОСНОВНЕ КАРТЕ

EPSG:32634 N: 4913573 E: 370762 Размера 1 : 10 000

Developed by Asplan Viak Internet



SYSTEM FOR ECONOMIC DEVELOPMENT AND INVESTMENT





Pretražite



Registar

Napredna pretraga

Korisnička uputstva

SR

Uloguj s



Planirana namena

% Pripada slobodnoj zoni

Površina

Urbanistički parametri

Još filtera

Sačuvaj fi



Prikazujem 1 - 19 od 19



ID ITYX / Meš

Investiciona
lokacija
Lozni Kalem
1

Grad Niš

67.657
m²

Verifikovan

23.203
m²

Verifikovan

22.751
m²

Verifikovan

Results Achieved

- ✓ Provides a tool for easy finding, comparing, analysing and presenting of investment locations;
- ✓ Standardized way of describing investment locations for the entire territory of the Republic of Serbia;
- ✓ Enabled collection of information by networking electronic services of various institutions;
- ✓ Collection of information by local self-governments is reduced only to attributes within their competence;
- ✓ Improved reliability, up-to-dateness and verifiability of data



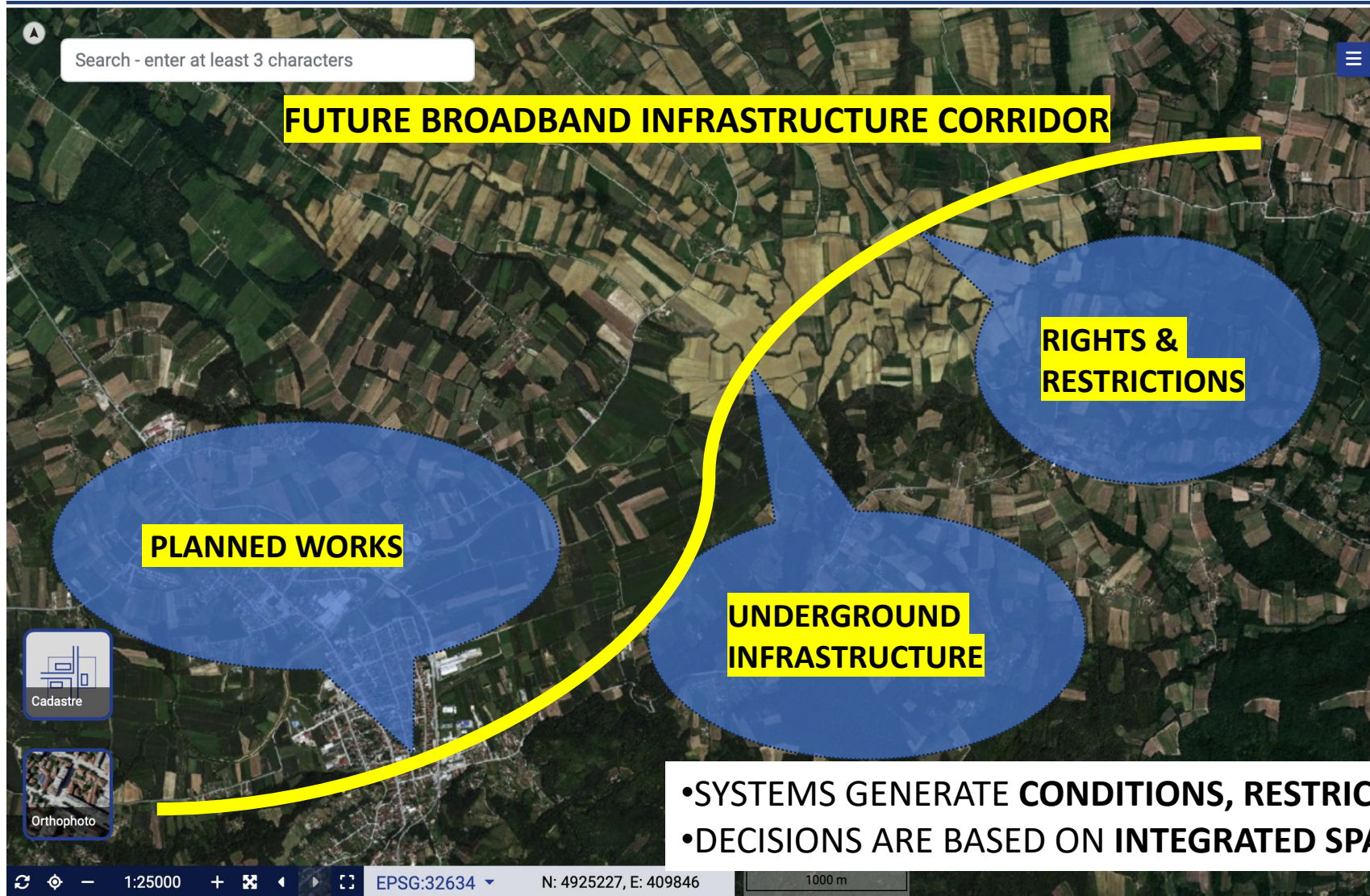
Ortofoto

1:2500000



EPSG:32634

GIGABIT INFRASTRUCTURE ACT (EU) : FROM DATA PROVIDER TO DECISION ENGINE



Challenge:

- Complex permitting processes
- Fragmented infrastructure data
- Unclear rights, restrictions and ownership
- Slow coordination between institutions

What we enabled:

- One central information point
- Automated access to:
 - parcels, ownership, rights
 - restrictions and legal regimes
 - infrastructure and spatial constraints
- Real-time data for all stakeholders

- SYSTEMS GENERATE CONDITIONS, RESTRICTIONS AND OBLIGATIONS
- DECISIONS ARE BASED ON INTEGRATED SPATIAL AND LEGAL LOGIC

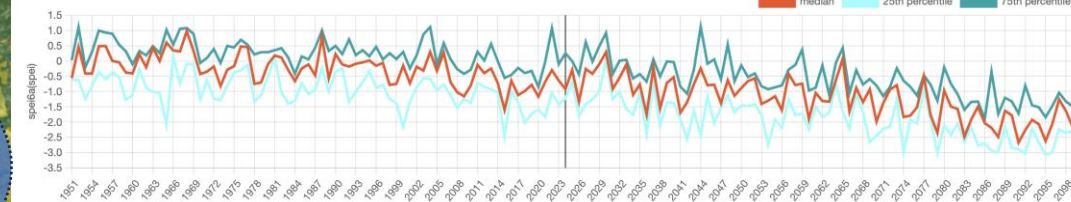
FUTURE LINE OF MOTORWAY?

TYPE	VALUE CHGS (%)
Garages	1
Houses	4
Agriculture land	-17.6
Commercial properties	33.8
Flats	3.1

TYPE	VALUE CHGS (%)
Garages	70
Houses	32.8
Agriculture land	-7.6
Commercial properties	-6.3
Flats	18

TYPE	VALUE CHGS (%)
Garages	5.3
Houses	21.8
Agriculture land	119
Commercial properties	-62
Flats	11

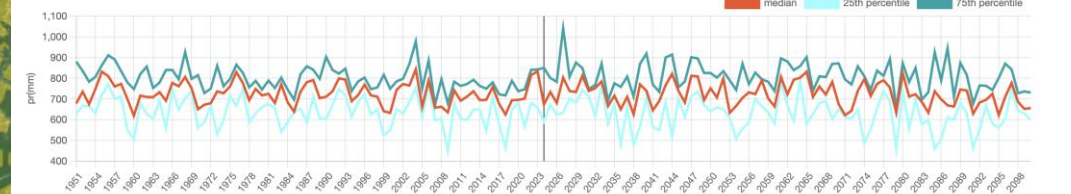
Srbija / SPEI drought index



Srbija / Number of days with precipitation greater than 30mm



Srbija / Precipitation



We are not building better cadastres. We are building systems that govern space

- We didn't just digitalize land administration. We changed its role in the system.
- Land administration is no longer a registry. It is the backbone of decision-making — for risk, development, planning and infrastructure.
- We have moved from managing records to enabling decisions
- From isolated systems to one integrated spatial governance structure.
- Where data does not only inform — it creates rights, obligations, and consequences.

And that changes everything:

how governments plan
how investments happen
how risks are managed
and how citizens understand their space

**THANK YOU FOR YOUR
ATTENTION!**