Cadastral data in the Republic of Slovenia and their renovation

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I. Cadastral data:

1. LAND CADASTRE
2. BUILDING CADASTRE
3. REAL ESTATE REGISTER

I. The renovation of cadastral data
LAND CADASTER

2698 cadastral areas
5 680 759 parcels

ATTRIBUTE DATA

- parcel number
- boundary
- surface area
- owner
- manager of state or local property
- location and shape
- actual use
- land under a building
- land bonita factor

GRAPHICAL DATA

1. Land Cadaster Representation
2. Land Cadaster Map
Land Cadastre Representation (ZKP)

ZKP - Land Cadastre representation: a digital image of the shape and positions of parcels

Layer covering all the territory of The Republic of Slovenia

Land cadastre points (ZKT):
- 32 MIO ZKT with graphical coord. in the national coordinate system
Land Cadastre Map (ZKN)

1.074.563 parcels
• 20 % of all parcels

Only created for individual areas.

Land cadastre points (ZKT):
• 4.895.284 ZKT (of 32 mio)
• numerical coord. determined by field measurements in the national coordinate system
• prescribed accuracy within 1m
RECORDED DATA:
- building number
- owner
- manager of state or local property
- location and shape
- surface area
- actual use
- number of apartment or business premises

ACCURACY:
Graphical accuracy of the floor plan of the building:
- Photogrammetry: 0.5 - 1 m
- Field measurement: up to 0.3 m
REAL ESTATE REGISTER

Established: 2008

PARCELS

BUILDINGS

PARTS OF BUILDINGS

ATTRIBUTE DATA ONLY!
THE USE OF CADASTRAL DATA:

- owners
- surveying companies
- state and municipal administration:
  - real estate valuation
  - real estate taxation
  - land management
  - environmental protection

DATA are publicly accessible (excl. owner’s data) and FREE of charge
- users can view, order or download data
II. The renovation of cadastral data

- Regular maintenance procedures
- Cadastral data renovation projects:
  - Real estate data improvement
  - IT renovation of the real estate system
Regular maintenance procedures

- procedures at the request of the owners
- regular SMA procedures

SMA is responsible for regular data maintainence and improving the quality of the data

- Assurance of quality data in the procedures of real estate recording
- Controls are set down for recording a new property and for updating existing property
- Reducing errors in real estate data sets
- Simplifying procedures for recording real estate in cadastres
✓ Atribute controls
✓ Graphical data controls
✓ Topology controls
Example: ACTUAL USE OF PARTS OF BUILDINGS:

- **Comparison:**
  - person has a registered address in a building (Central population register)
  - actual use of a part of that same building
- **If actual use is not residential** - > field identification
ACQUISITION OF DATA FROM OTHER RECORDS:
- information on facade, windows renovation - data taken from Eco Fund
- received data: 5506 information of years of facade renovation, 4363 information of years of window renewal (December 2017) – will be repeated in 2019

COOPERATION WITH MUNICIPALITIES
- Acquisition - data exchange (Žiri, Semič, Kamnik - partly)
- Municipal data are the basis for the SMA to demand a change in BC from the owner
20% of cadastral areas improved until now
Improved cadastral points are now included in the ZKN

43 % of all 32 MIO ZKT

ZKT accuracy:
- over 1m (location improvement)
- within 1m (field measurement)
Comparing existing BC data with other sources (cyclic aerial survey, lidar, other available resources – e.g. topography)

Year 2018:
New buildings: 8,958
Changed buildings: 6,200
Not existing buildings: 4,679
LAND CADASTER (Dec 2018): 1,287,101 expert reports
BUILDING CADASTER (Jan 2019): 207,754 expert reports

Project: Digitization of the archive

- easier access
- transparency
- ease of use
Project: IT RENOVATION of the real estate records system

Reasons:
- outdated IT solutions

Purpose:
- to improve and simplify the real estate records system
- to achieve the integrity of real estate data
- better data and process connectivity
- effective data maintenance
- better quality of real estate data
- simple and effective use of real estate data

GOALS:
- Single entry point for all users
- Electronic submission of all expert reports
- Automatic controls within IT solution
Connection with other information systems

E-commerce for all users

Optimization and uniform way of data maintenance and procedures management

by the end of 2021!
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