Cadastral survey – an indispensable procedure in establishing sustainable land administration

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SUMMARY

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The development of the modern Croatian state cannot be imagined without large investments in land administration. Using modern technologies, it should provide transparent, reliable and accurate data on cadastral plots and their owners. Even a foreign observer with the best of intentions would be surprised at the state of cadastral and land registry data in Croatia today, even after decades of investment in improving these data. In Croatia, we have dual land management – the cadastre that records technical data about land plots (area, shape, position, lot coverage and use) and the land registry that keeps data on owners and other holders of rights.

This paper focuses on the development of the cadastre and consequently on land registers in Croatia through the implementation of cadastral surveys in the area of the Koprivnica-Križevci County.

After the independence of the Republic of Croatia in 1991, we were faced with the great challenge of renovating and improving the cadastre and land registry. The cadastral offices had cadastral plans that were sometimes to such an extent physically damaged due to their daily use in working with the public that they became almost unusable. In such situations, the only solution was to perform a new cadastral survey, but it was initially quite difficult to arrange with other (besides the cadastre) important stakeholders at the local level, namely contractors, local government, courts and citizens. Depending on the changes in the society, the adoption of special regulations and technological development, we can recognise several phases of cadastral surveys in the past more than two decades that have their origins in:

1. Adoption of the State Survey and Real Estate Cadastre Act from 1999

2. Launch of the Land Registry and Cadastre Management Project in 2003

3. Adoption of the State Survey and Real Estate Cadastre Act in 2018

4. Adoption of the multi-year programme of cadastral surveys in construction areas for the period 2021-2030

In all of these phases, the purpose of the cadastral survey remains the same - collection and processing of all data necessary for establishment of new cadastral records for the real estate cadaster. The difference lies in defining activities and tasks, areas of implementation, deadlines, holders and participants, as well as ways and sources of funding.

This paper describes the specifics of each of the mentioned phases on the examples of cadastral surveys carried out in the area of Koprivnica-Križevci County.