

Multi-Annual Cadastral Survey Program in Construction Areas for the 2021-2030 Period

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CADASTRAL SURVEYS



CROATIAN
GOVERNMENT'S
MEASURE AIMED AT
STIMULATING ECONOMIC
DEVELOPMENT



STRATEGIC FRAMEWORK



INSTITUTIONAL FRAMEWORK



LEGISLATIVE FRAMEWORK



FINANCIAL FRAMEWORK



PUBLIC AWARENESS CAMPAIGN

ONCE-IN-A-GENERATION OPPORTUNITY AND ACCOUNTABILITY





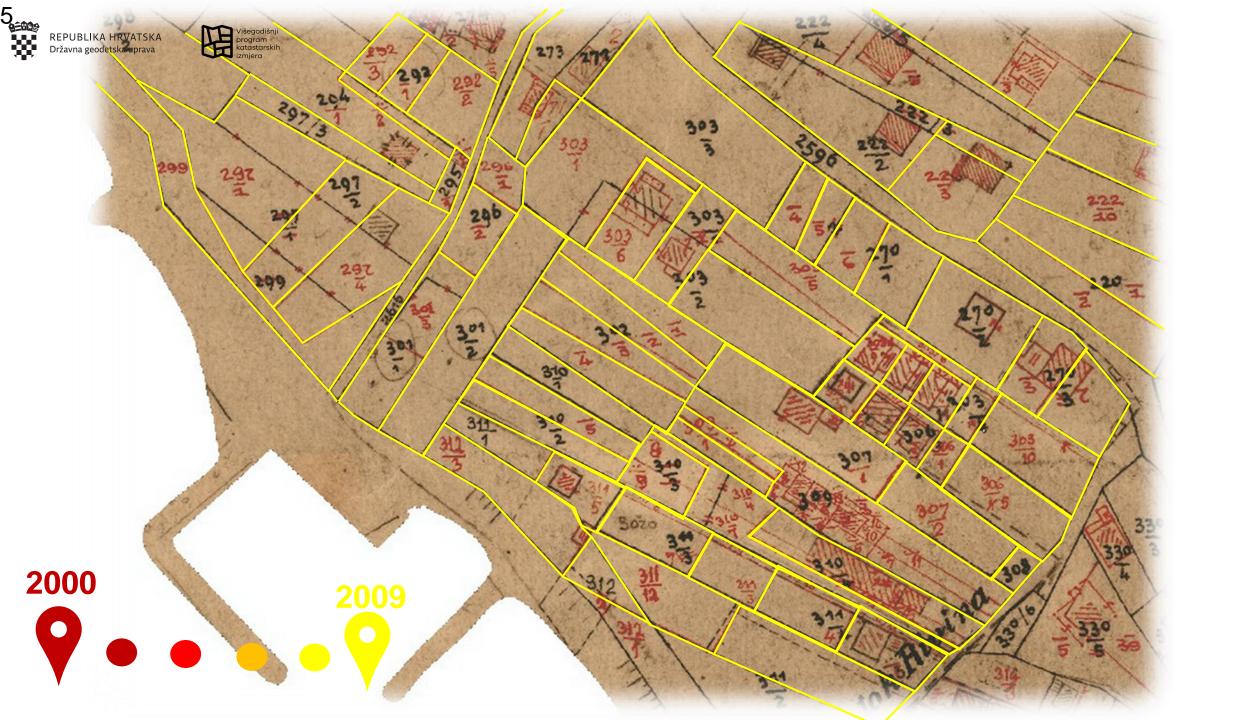
Why Cadastral Survey Program?

Citizens and legal persons, investors and real property owners, as well as public authorities that use real property data in their processes, expect accurate data in the registers, and up-to-date real property data for the entire country. In those areas where this is not the case, the state, which is responsible for the registers, carries out cadastral surveys in order to improve the quality and up-to-dateness of data.

Lack of up-to-date real property records is a major problem for planning and spatial development, planning and carrying out infrastructure projects, for agriculture and environmental protection, for efficient real property market, and for realizing strategic investments and projects of local, regional and national significance.

In the **cadastral survey process**, all changes can be registered that have occurred on land in the last few decades and have not been registered, including *newly* established boundaries or newly formed cadastral parcels resulting from the settlements, divisions, exchanges, dissolutions of co-ownership relations, unregistered purchases and inheritance.





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Effective response of the Croatian Government

On 1 October 2021 Croatian Parliament adopted the Multi-Annual Cadastral Survey Program in Construction Areas for the 2021-2030 Period. The holder of the Program is the State Geodetic Administration.

MAIN ACTIVITY OF THE PROGRAM

- Renewal of CAD & LR for 600,000 ha of land in construction areas
- State investment EUR 40,000,000.00 per year.



WHY CONSTRUCTION AREAS?

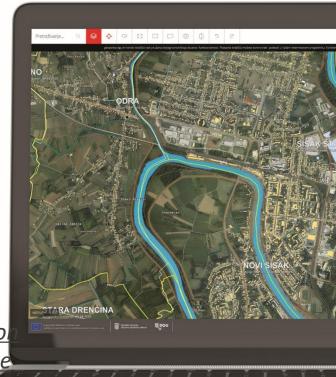
- 10% of total area RoC but 45 % of total number of cadastral parcel (7 mil)
- Greatest financial value of real property
- Highest intensity of real property transactions
- Largest population density
- Areas with greatest development and economic potential
- 80 % of all economic activities occur



The quality we provide through CR is crucial for shaping the public's impression of our profession, positioning us in the society and building a reputation of the profession in general.

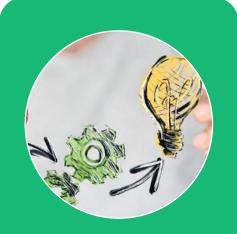




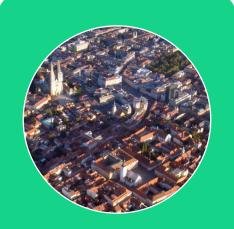




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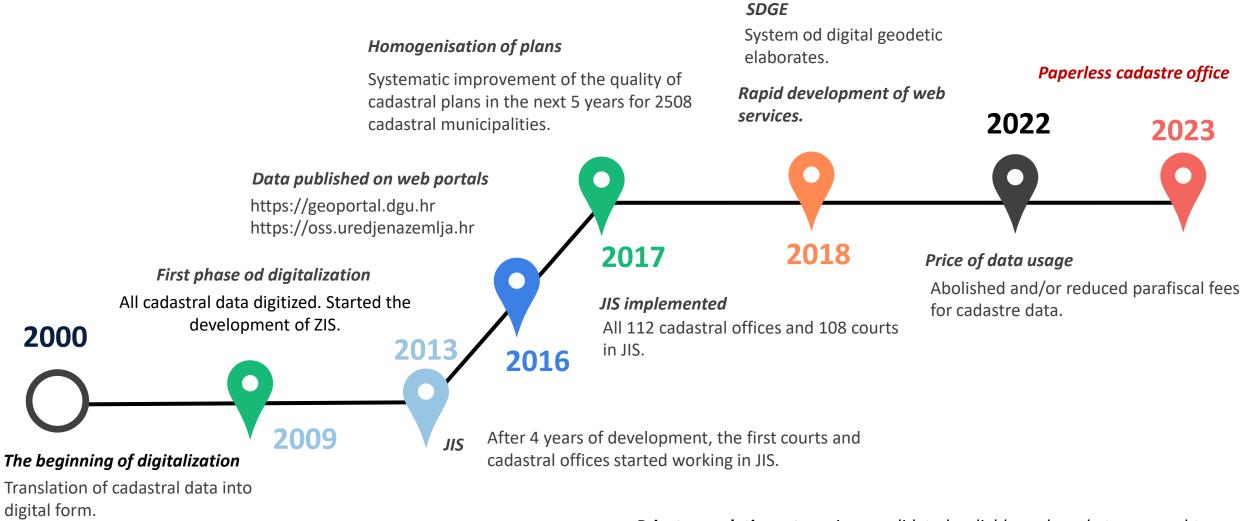
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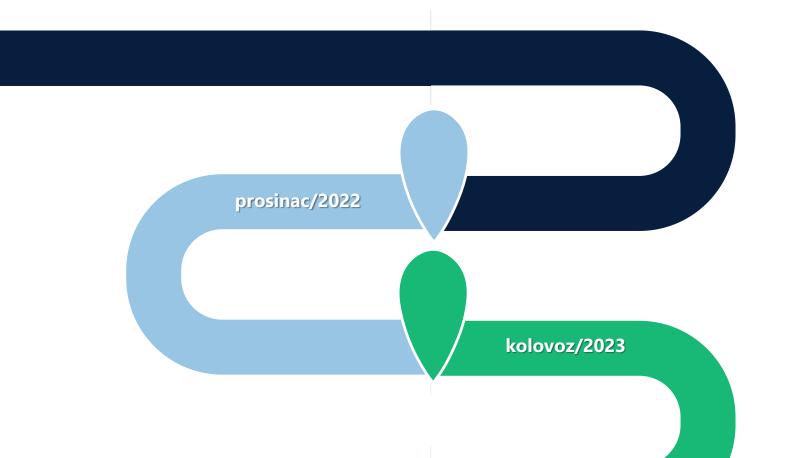
ONCE-IN-A-GENERATION OPPORTUNITY AND ACCOUNTABILITY

From paper map to bitmap



Private geodetic sector – is consolidated, reliable and ready to respond to the annual programs' requirements; geodetic and legal experts share integrated knowledge to compile survey reports; public notaries act as court commissioners in the LR renewal processes

Challenges in program implementation and carrying out activities



Strengthening the team

Reorganising existing resources in order to strengthen the team of employees/clerks who support the implementation of activities

Preparing procurement documentation, carrying out public procurement, contracting, defining and realising system technical requirements, conducting workshops, monitoring contract execution

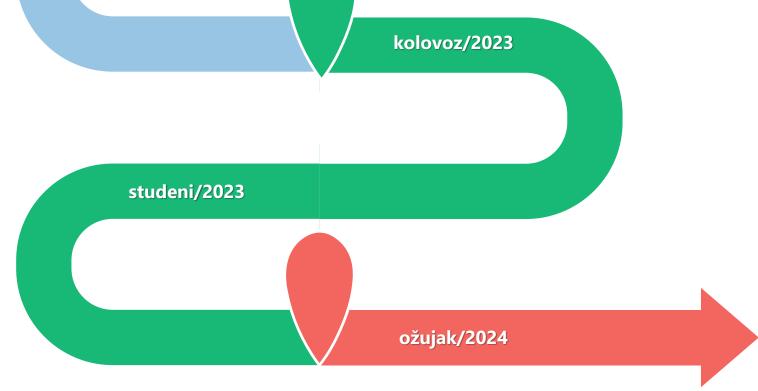
Training involved stakeholders

Over 25 workshops with geodetic contractors, supervision, and legal experts were conducted by the SGA

Additionally, in cooperation with the MoJ, a series of workshops were conducted to familiarise judges and LR clerks with the concepts, statuses of implementation of activities on locations under their jurisdiction, and to train them for working with the new application for renewal







Defining formal documentation

The new concept must necessarily be supported through formal documentation, including parts of cadastral survey reports delivered to competent courts, as well as clients

All documents were developed to ensure clients' full material rights (field records, inventory lists etc.), define the legal framework for the procedure (invitations, office records, clients' statements, etc.) and document all steps in the process (office records, public predisplay records, etc.)

System upgrades

Existing IT systems did not support the new concepts that assume different procedures and documentation as part of marking (additional office records, invitation and documenting invitation, etc.), while the concept of public pre-display was not supported either

A public pre-display system was developed, the New Survey System (SNI) was upgraded with regard to technical controls, monitoring activities and the financial aspect, a data retrieval module was implemented, mechanisms were established for putting into operation and automatic LDB establishment

Domain support to contractors

Support to contractors during contract execution (phone, email, help-desk, field, etc.); in certain phases, daily communication with over 50 experts (domain procedures, legal issues, IT support, etc.)

Monitoring contract execution

Financial and domain monitoring of 200 contracts!

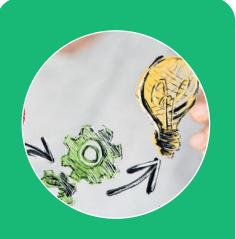
Public awearness campaighn



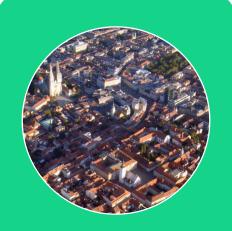




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Data collected in the process of inviting, marking and field surveying during the cadastral survey

PUBLIC PRE-DISPLAY

is carried out by the contracted surveyor and legal experts

Objective: display data of the inventory list containing all elements of a draft land registry file (A/AII/B/C) — inviting everyone, collecting statements and documentation on ownership and other rights, drawing up a report...

simultaneously with completing renewal 12

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AFTER

RENEWAL/ESTABLISHMENT OF A LAND REGISTER

is carried out by the land registry court or a public notary

Objective: determine ownership and other registry rights – verifying prepared draft land registry file (A/AII/B/C)

PUTTING CADASTRAL DOCUMENTATION IN OPERATION

ESTABLISHING THE MAIN REGISTER

ESTABLISHING THE LAND DATABASE

Law on State Survey and Real Estate Cadastre (NN 112/18, 39/22; 152/24) proposing the regulation of additional mechanisms in cadastral survey procedures, to ensure quicker land register establishment with data collected during the cadastral surveys

Article 49.4

• The inventory sheet used for public pre-display purposes contains data on the Identification of cadastral parcels from the cadastral survey report from the previous survey (K identification) and the identification of cadastral parcels from the cadastral survey report from the land registry (Z identification), data on cadastral parcels determined in the cadastral survey, data from the second section of the possessory sheet (All sheet) of the land registry file according to the identification of cadastral parcels from the cadastral survey report from the land registry (Z identification), data on persons whose entry in the draft land registry file is proposed, data from the encumbrances sheet (sheet C) of the land registry file according to the identification of cadastral parcels from the cadastral survey report from the land registry (Z identification).





Law on State Survey and Real Estate Cadastre (NN 112/18, 39/22; 152/24)

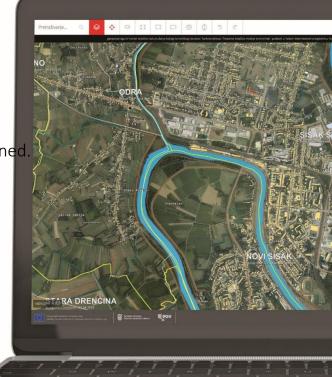
Article 50a

In the public pre-display process of the cadastral survey report, for all cadastral parcels
included in the cadastral survey, the surveyor establishes facts of importance for the
establishment of the cadastral parcel shown in the inventory sheets and on the cadastral map,
and for the preparation of a draft land registry file, of which a public pre-display record is maintained.

• The record contains important statements of the persons present, information on the documents on the basis of which persons are entered in the land registry, and documents on whether the building can be used in accordance with the regulations governing construction, which the parties submitted during the public pre-display.



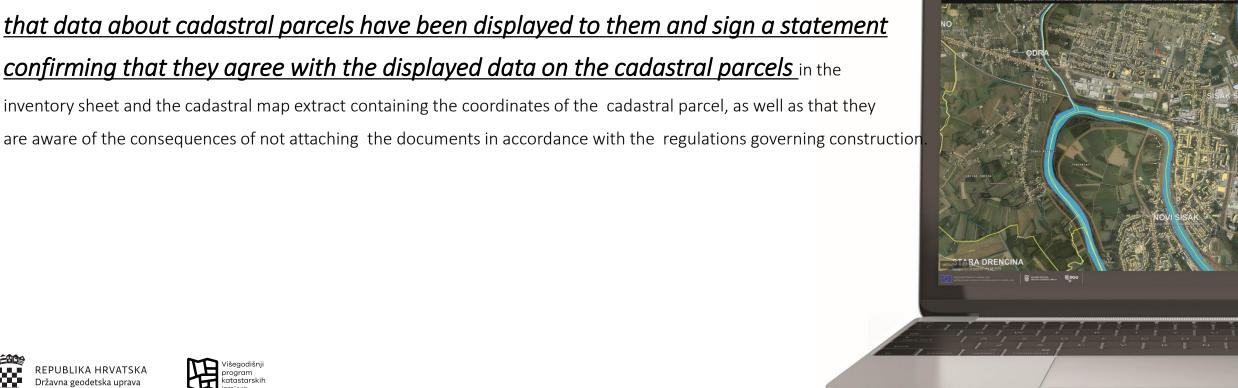




Law on State Survey and Real Estate Cadastre (NN 112/18, 39/22; 152/24)

Article 50b

In the cadastral survey report public pre-display process, the persons present confirm that data about cadastral parcels have been displayed to them and sign a statement confirming that they agree with the displayed data on the cadastral parcels in the inventory sheet and the cadastral map extract containing the coordinates of the cadastral parcel, as well as that they







Law on State Survey and Real Estate Cadastre (NN 112/18, 39/22; 152/24)

Article 50c

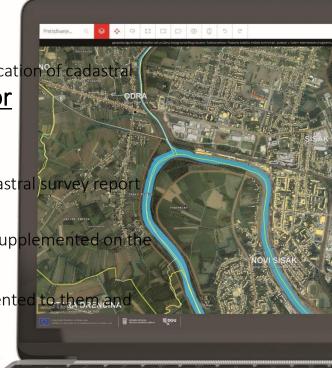
• In the procedure for presenting the cadastral survey report, the data from the second section of the title deed (sheet A II) of the land registry file shall also be presented according to the identification of cadastral parcels from the cadastral survey report according to the land registry status (Z identification), data on persons for Whom entry in the draft land registry file is proposed, and data from the deed of charge (sheet C) of the land registry file according to the identification of cadastral parcels from the cadastral survey report according to the land registry status (Z identification).

• In the procedure for presenting the cadastral survey report, data on persons in the inventory list may be changed or supplemented on the basis of statements and documents referred to in Article 50.a, paragraph 2 of this Act.

• In the procedure for presenting the report, the persons present shall confirm that the data have been presented shall sign a statement confirming that they agree with the data presented.







Land Registration Act (LRA) (OG 63/19 and 128/22)

The starting point and normative link with the State Survey and Real Property Cadastre Act (SSRPCA) is LRA's Article 182, paragraph 5

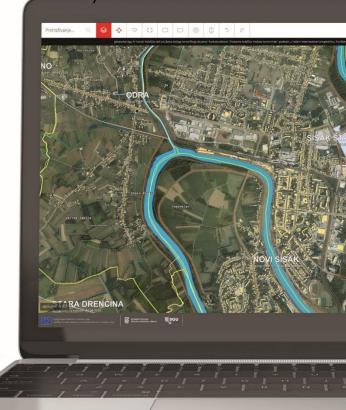
LRA novelties that are directly related to the achievement of MACSP objectives (Art. 182-192)

Introduction of notaries as court commissioners in the establishment/renewal procedure

Art. 184, paragraph 3: A hearing in the procedure for drawing up land registry files will not be held, unless the court assesses that a hearing is necessary.







Status of the activities

Local municipality	Cadastral municipality	Cadastral parcel	ha	Geodetic surveyer	Mil EUR
29	60	173.535	37.559	51/363	30

Local municipality	Cadastral municipality	Cadastral parcel	ha	Geodetic surveyer	EUR
45	66	187.330	31.938	49/566	36.5

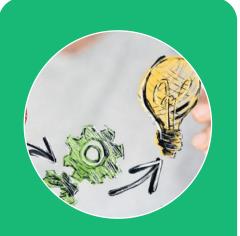
Local municipality	Cadastral municipality	Cadastral parcel	ha	Geodetic surveyer	EUR
44	59	149.931	19.412	50/556	36



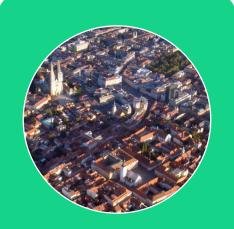




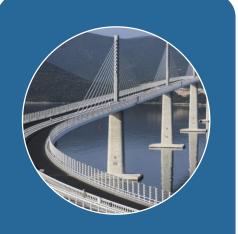
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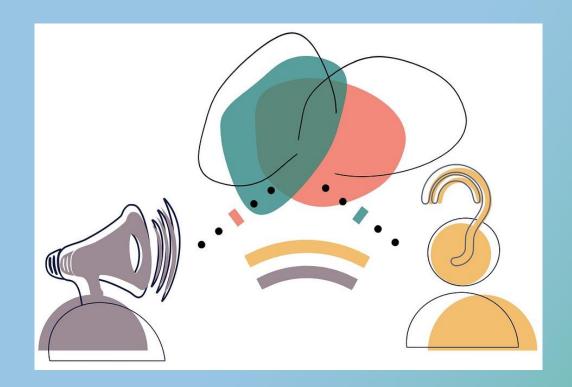
PUBLIC AWARENESS CAMPAIGN

ONCE-IN-A-GENERATION OPPORTUNITY AND ACCOUNTABILITY





Why public awareness campaign?



- The project is of national interest
- Ensure public support for the implementation of the project
- Engage citizens (call-to-action)

- Citizens often do not know why cadastral surveys are conducted and do not know their obligations
- Without communication → misunderstandings, conflicts
- With communication
 → trust,
 cooperation, fewer problems higher
 response to surveys





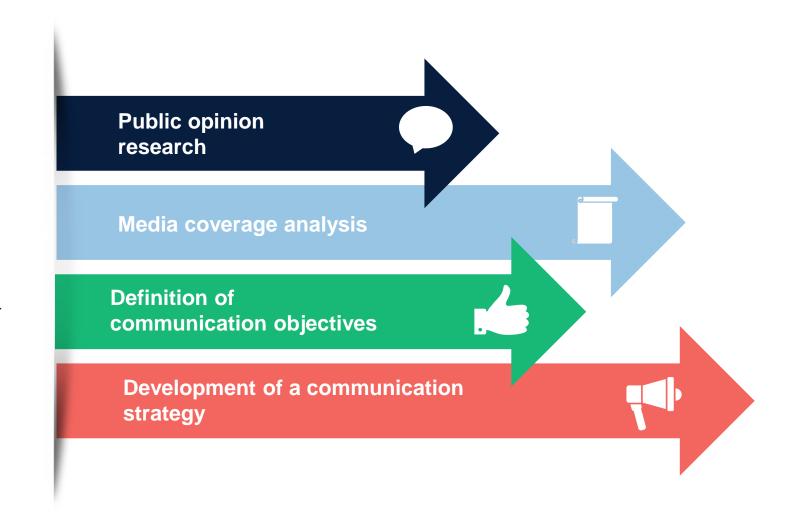
Prior to the implementation of the campaign

O1 Citizens' habits related to resolving property and legal relations

Monitoring media releases, tone, dynamics and understanding of content

Defining what we want people to know, understand, or do after receiving the message

Key messages, communication channels, tools, dynamics...









increasing the visibility of the project, public support for implementation

Communication goals:



Demonstrate benefits for citizens, local governments and entrepreneurs, the state



motivating citizens/service users to participate (call-to-action)





Strengthen the reputation of the SGA and the geodetic profession





Communication channels





National

TV, radio, portals, internet campaign, posters



Local

Public forums, local media, posters



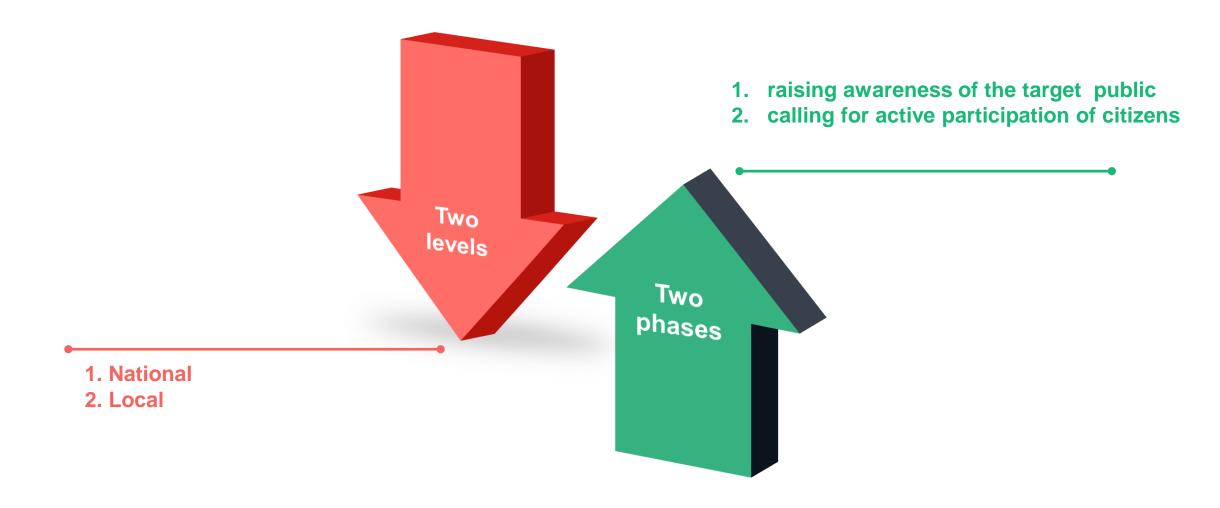
Personal

Surveyors in the field, representatives of the SGA in the field





Campaign implementation







Communication activities

Defining messages and slogans

"Are your papers in order? Be an active participant in the cadastral survey!"

Creation of a visual identity and official website

www.visegodisnjiprogram.dgu.hr

Promotional video and radio clips

summarising the main messages of the campaign and were broadcast as part of the media campaign



Advertising in the media, online and outdoor advertising

all major national and local media television, radio, print, online portals and outdoor advertising via billboards; focus - the widest possible reach of the message in the total population

Google campaign

ads were precisely targeted to individual target groups

Awareness events at the local level and media appearances

official openings of cadastral surveys, visits to cities and municipalities, media appearances of the heads of the SGA





Result of the Campaigns

Doseg prema vrsti medija				
TV	74%			
RADIO	40%			
PRINT	38%			
BILLBOARD	42%			
ONLINE	53%			
Total reach	92%			

92%
an estimated reach of 92%

an estimated total reach of 92% achieved through the combination of all media

>80%

more than 80% of property owners and managers responded to the marking of their land boundaries.

In 2024. the
campaign
achieved
all of its
media

goals!

Izvor: Real grupa, kolovoz 2024.



























IMATE ČISTE PAPIRE?

Budite aktivan sudionik katastarske izmjere! Odazovite se pozivu Državne geodetske uprave. Program traje do 2030. g.

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Višegodišnji program katastarskih izmjera



REPUBLIKA HRVATSKA Državna geodetska uprava















































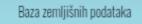












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ZK uložak br. 9379, MB 334944 k.o. RAŽANAC



Neslužbeni izvadak 🕶

Izradi izvadak 🖹 🕶

Posjedovnica I	Posjedovnica II	Vlastovnica	Teretovnica
Broj kat. čes.			10241/2
Katastarska opć	iina	334944 RAŽ	ŽANAC 🚖
Adresa Površina (m2)			516964
Posjedovni list			9379
Broj detaljnog li	sta	1;2;3;4;5;	6;7;8;9 I DR.
Načini uporabe	2		^

Vrsta uporabe Broj PL-a Površina (m2)
RUŠEVINA 21
STJENOVITA 516943
OBALA



Baza zemljišnih podataka

ZK uložak br. 9379, MB 334944 k.o. RAŽANAC

12AIVAC

Neslužbeni izvadak -

Izradi izvadak 🖹 🕶

Posjedovnica I

Posjedovnica II

Vlastovnica

Teretovnica

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1. Vlasnički dio: 1/1

Ime i prezime / Naziv

POMORSKO DOBRO

Redni br. upisa:

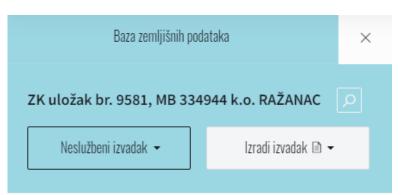
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Opis upisa:

Zaprimljeno 04.12.2017.g. pod brojem Z-28587/2017

ZABILJEŽBA, PRIGOVOR U ISPRAVNOM POSTUPKU, Na temelju prijedloga predlagatelja Miletić Ive, OIB: 09634111443, i odredbi čl. 188. Zakona o zemljišnim knjigama (NN 9196, 68/98, 137/99, 114/01, 100/04, 107/07, 152/08, 126/10, 55/13, 60/13) zabilježuje se prigovor Miletić Ive, OIB: 09634111443.





Posjedovnica I	Posjedovnica II	Vlastovnica	Teretovnica
Broj kat. čes.			1068
Katastarska opć	ina	334944 RA	ŽANAC ☆
Adresa		UL	ICA RTINA II
Površina (m2)			6314
Posjedovni list			<u>7390</u>
Broj detaljnog li	sta		41;48;49
Načini uporabe			^
Vrsta uporab	e Broj Pl	a Po	vršina (m2)

ULICA





1. Vlasnički dio: 1/1

Ime i prezime / Naziv

NERAZVRSTANA CESTA, JAVNO DOBRO U OPĆOJ UPORABI -NEOTUĐIVO VLASNIŠTVO OPĆINE RAŽANAC



Maja Pupačić

Thanks for your attention!

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