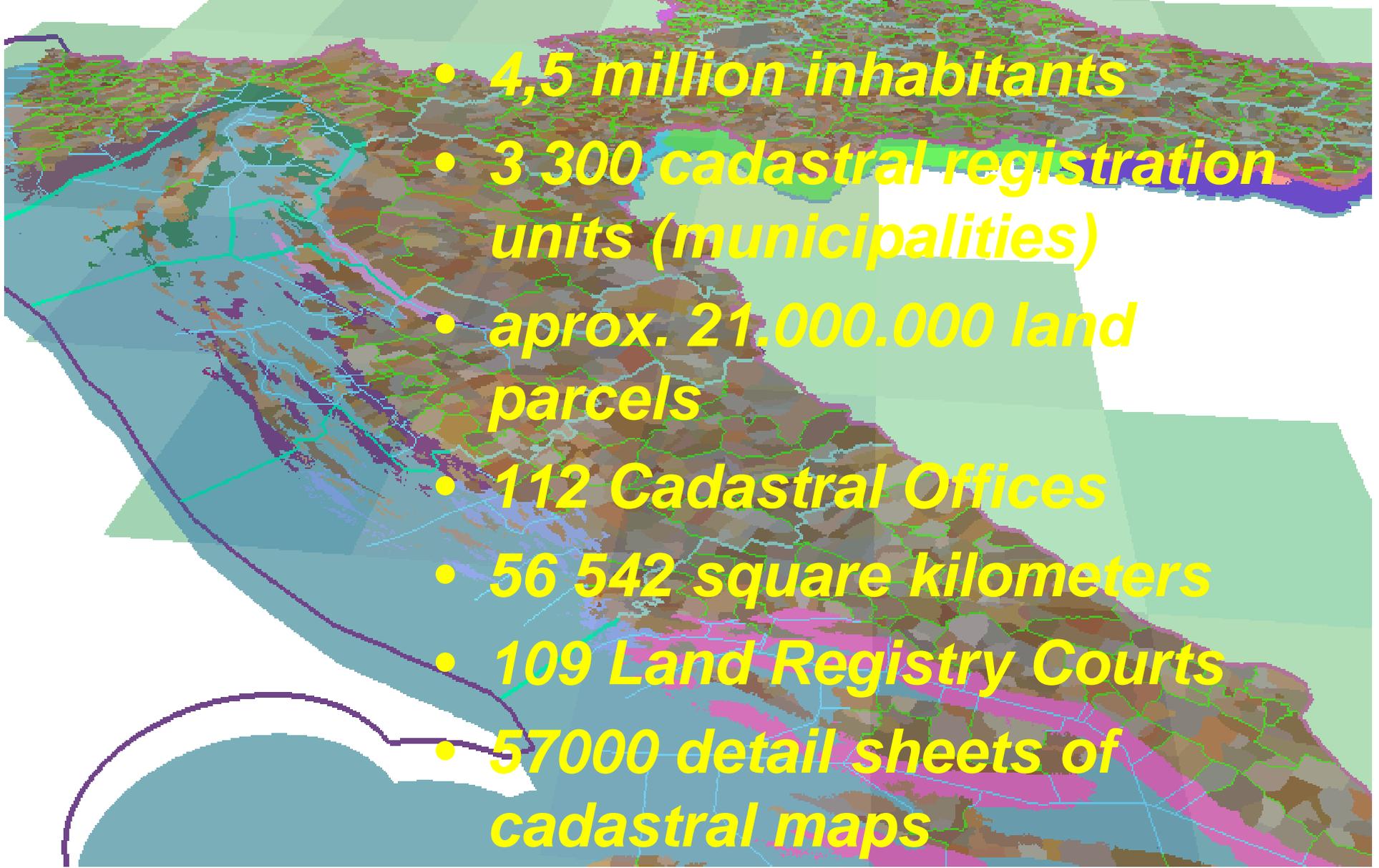




Land administration system in Croatia

*Law Offices Nogolica
Zvonko Nogolica, MBA
Real Estate Lawyer
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FACTS AND FIGURES

- 
- *4,5 million inhabitants*
 - *3 300 cadastral registration units (municipalities)*
 - *aprox. 21.000.000 land parcels*
 - *112 Cadastral Offices*
 - *56 542 square kilometers*
 - *109 Land Registry Courts*
 - *57000 detail sheets of cadastral maps*

LAND AND PROPERTY REGISTRATION

•Croatian system of registering real estates and real property rights is based on two registers –the Land Registry Departments in Municipal Courts (Zemljišne knjige, Land Books) and the Real Estate Cadastre

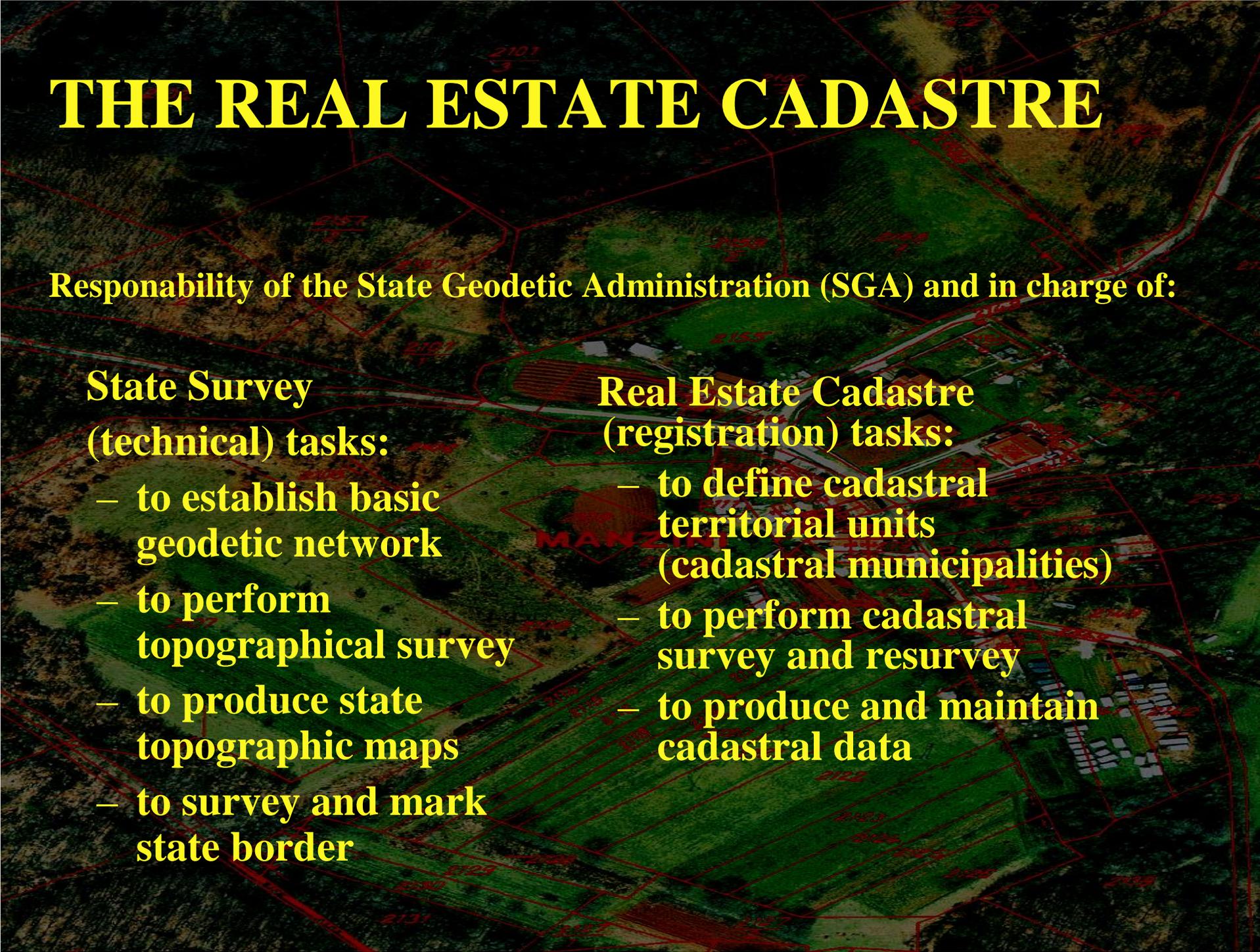
– Land Registry registers owners and holders of other real property rights, ownership, servitudes, construction rights, mortgages, concessions, long term leases, land cadastral number, etc.

– Real Estate Cadastre registers location, shape, area, land use, constructions and cadastral number

THE LAND REGISTRY

- responsible of the Ministry of Justice
- consists of 109 Land Registry Departmentants
- introduced in late 19 century
- inluenced by Austro-Hungarian, Italian and French Land Registration practice
- maping scale 1:2880
- own parcel registration numbers

THE REAL ESTATE CADASTRE



Responsibility of the State Geodetic Administration (SGA) and in charge of:

State Survey

(technical) tasks:

- to establish basic geodetic network
- to perform topographical survey
- to produce state topographic maps
- to survey and mark state border

Real Estate Cadastre

(registration) tasks:

- to define cadastral territorial units (cadastral municipalities)
- to perform cadastral survey and resurvey
- to produce and maintain cadastral data

REAL PROPERTY REGISTRATION AND CADASTRE PROJECT

- started in January 2003
- WB financed, co-financed by the RC and EU
- The objective of the project (www.zikprojekt.hr) is to build an efficient land administration system by:
 - accelerating registration in both the cadastre and real property registration systems;
 - streamlining both systems and the associated transaction processes;
 - harmonizing data between the two systems and ensure that they match with reality by cadastre re-survey where necessary, and land book registration correction and renewal in a systematic manner;
 - improving customer relations and service provision, organize awareness campaigns among stakeholders, aimed at supporting professionals, financial institutions, and real property holders; and
 - address impediments to the operation of an efficient mortgage system

MAIN PROJECT'S OBJECTIVES

Authors of project documents repeatedly pointed out main project's objectives:

1. accelerated registrations
2. streamlining of procedures
3. data harmonization
4. data digitalization
5. adoption of new laws

“CUSTODIANS OF THE BELL JAR”

There is nothing more difficult to take in hand, more perilous to conduct, or more uncertain in its success, than to take the lead in the introduction of a new order to things."

(N. Machiavelli, 1513)

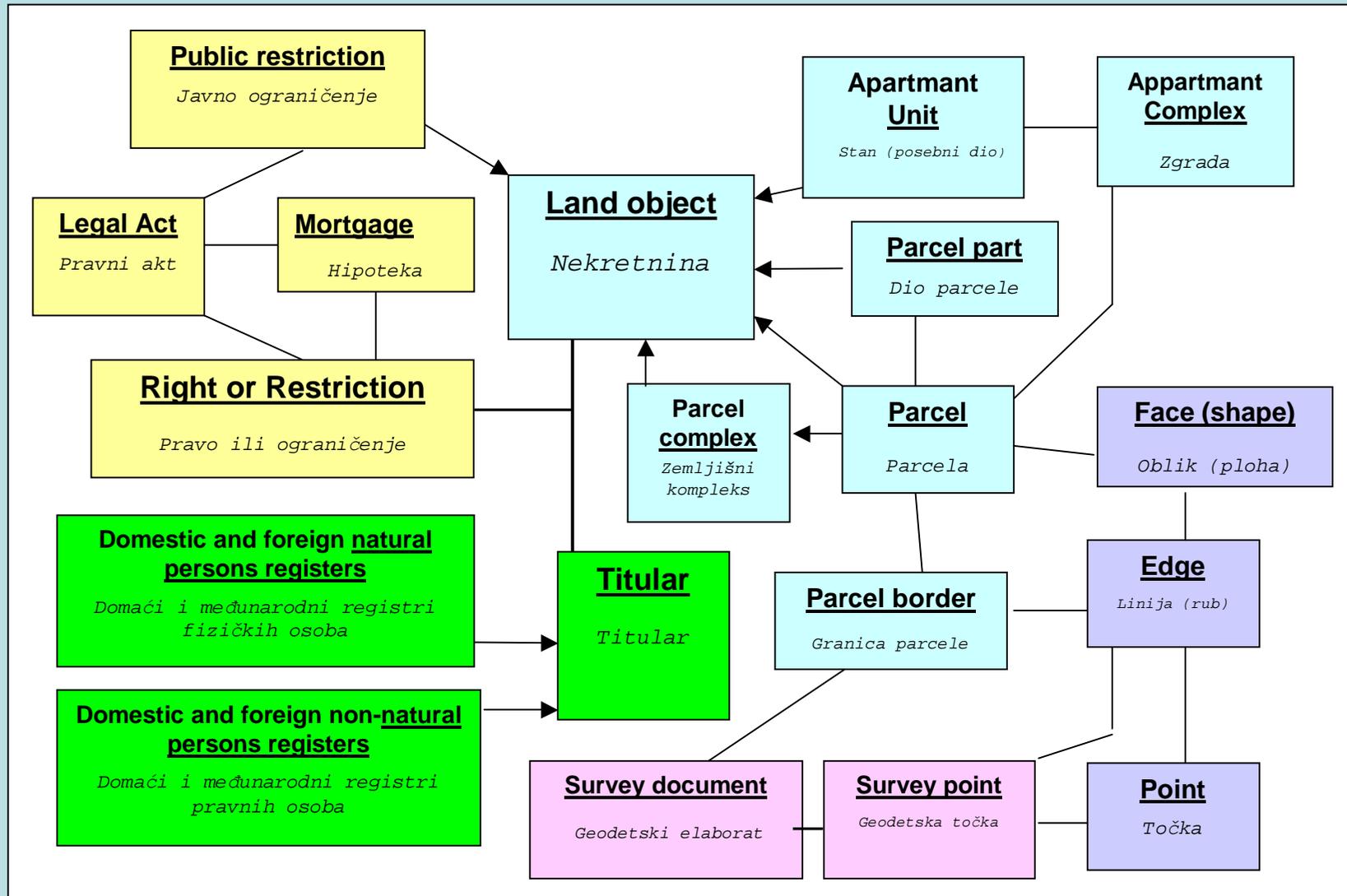
3 YEARS LATTER....

- registrations in the cadastre and real property registration systems haven't been accelerated;
- neither system nor the associated transaction processes haven't been streamlined;
- data haven't been harmonized between the two systems nor that they match with reality,
- the land book registrations are not corrected or renewed in a systematic manner;
- there's no clear idea what is the goal of the land administration reform, what are the attributes or the architecture of the joint information system, nor the legal frame of it.

THE MAIN REASONS FOR REFORM SLOWNESS

- low involvement of decision making politicians
- rigid closeness of the existing system (“bell jar”) to professionals outside the system and to meaningful foreign experiences (no benchmarking)
- parallel “service providing” mechanisms, especially in judicial hierarchy
- low management skills both in Land Registry and Cadastre organization
- low intensity of system reengineering and unification of divided registries
- low or non law adoption activity
- low intensity of IT technology and digital procedures adoption
- slow digital conversion of Land Registry data, etc

PROPOSED MODEL





THANK YOU FOR YOUR ATTENTION

Zvonko Nogolica, MBA
Real Estate Lawyer
Law Offices Nogolica
GEOLEGES d.o.o.
Ilica 73, 10000 Zagreb, Croatia
nogolica@lawyer.com