

Cadastral Survey in the Process of Modernization and Actualization of the Croatian Cadaster System and It`s Adjusting with Land Management Register

Vedran Car, Project Manager, Jelena Car and Dino Dragun (Croatia)

Key words: Cadastre; Digital cadastre; Land management; Photogrammetry; Real estate development; Cadastral survey

SUMMARY

In the last decade countries in transition note increase of the real estate market, a trend which has not bypassed Republic of Croatia. Mentioned trend Croatian cadaster system welcomed with real estate records which in a particular area dates back to the time of the Austro-Hungarian Empire and graphical methods of land surveying. Conditions in most cadastral municipalities has not been updated for more than 150 years and the divergence between cadastral system and land management register became a regular occurrence. For more tha a few cadastral municipality land management register has never been established. All that resulted with the inability for fast implementation of economic projects (e.g. European Union stimulative funds), difficulties in handling real estate transactions, large number of illegal buildings, etc. In order to regulate the situation in the real estate registration and modernization of land administration in Republic of Croatia, State Geodetic Administration in cooperation with the local authorities started with cadastral surveys of cadastral municipalities. Cadastral survey has been proved to be an effective tool in the process of modernization and actualization of the Croatian cadastral system and its adjusting with the land management register. Republic of Croatia plans to continue with renewal and modernization of the Croatian cadastre system with the goal to develop an efficient real estate market. The process of cadastral survey is described in the examples for cadastral municipality Sali and Božava, projects which lasted for a period from 2011. to 2013. and where the last survey was done in the 19th century.