



GEODETSKI ZAVOD
SLOVENIJE

LAND ADMINISTRATION DATA MANAGEMENT – CHALLENGE TO WORK IN GOOD PARTNERSHIP

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WHO AM I?



- General Manager of Geodetski zavod Slovenije d.d. (the biggest private surveying company in SI);
- former Deputy Director General of the SMCA of the Republic of Slovenia – till 2008;
- former Chair of EuroGeographics' Cadastre and Land Registry Group (2004-2008);
- former Chairperson and former Member of the Management Board (Bureau) of the UN/ECE WPLA (2001-2005);
- co-author of European real estate documents and author of more than 150 professional articles.
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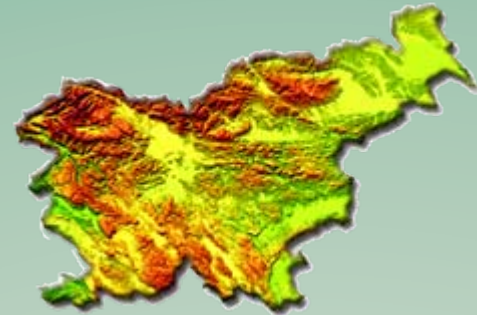


LAND ADMINISTR. – GOVERNANCE – SUSTAINABLE DEVELOPMENT

- ✧ land admin. – land ownership, land value, land use, land development; int/multidisciplinary;
- ✧ governance: ability to deal with complexity of decision-making over land;
- ✧ sustainable development: process to create dialogue - enable central and local governments, private sector and community to discuss the land and resources;
- ✧ a need: integration of institutional, legal and policy framework.



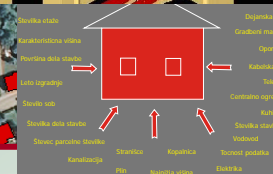
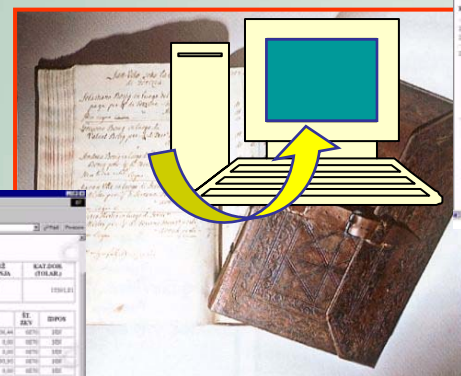
SLOVENIA – SHARING KEY ROLES IN LAND ADMINISTRATION



- ✧ Ministry of Environment and Spatial Planning, SMCA with regional structure;
- ✧ Supreme Court, Ministry of Justice, local courts;
- ✧ municipalities;
- ✧ faculties, Geodetic Institute, other research, development and education institutions;
- ✧ private sector – geodetic activities, services – licenses, planners, valuers ...



BUILDING CADASTRE

[illegible][illegible]

LAND CADASTRE

LAND REGISTRY



GEODETSKI ZAVOD
SLOVENIJE

SHARED ROLES IN PRACTICE



Public sector:

- ☆ legislation, methodologies,
- ☆ data management, financing.

Private sector:

- ☆ land and building cadastre attribute database – IT support,
- ☆ land cadastre - digital cadastral maps, archiving,
- ☆ building cadastre – photogrammetric outlines,
- ☆ technical services in land and building cadastre (elaborates: responsible – licensed surveyor),
- ☆ new measurements, land consolidation, land use,
- ☆ land registry – very weak involvement.



A topographic map of the Balkan Peninsula, showing the mountainous terrain of the region. The map is color-coded to represent elevation, with green for lower altitudes and yellow/brown for higher altitudes. The map is framed by a black border, and there are some labels and a scale bar visible at the bottom.

Water
distribution
system
Electricity
Telephone
Cable TV
Computer
network
Gas...

Kitchen
Bathroom
Number of
rooms
Air
conditioning
Holiday use
Rental type...

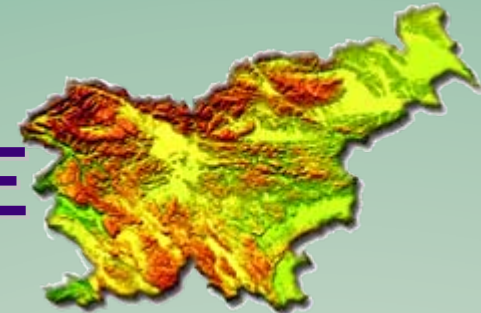
**Display
Street
entrance
Ventilation
Additional
insulation...**

Apartment/business premises number

private sector cooperation

[illegible]

REGISTER OF REAL ESTATE

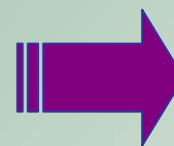


real estate inventory

taking over data from
existing records

questionnaires – new
entries, changes

territory inventory
– events, inventory



**REGISTER OF
REAL ESTATE**

de facto real estate database

set-up: 2008
attribute database

private sector cooperation

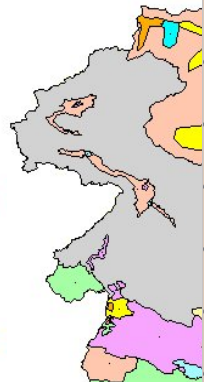
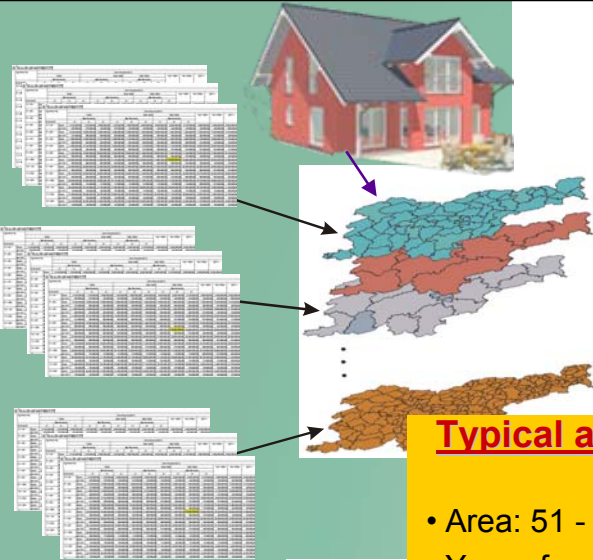
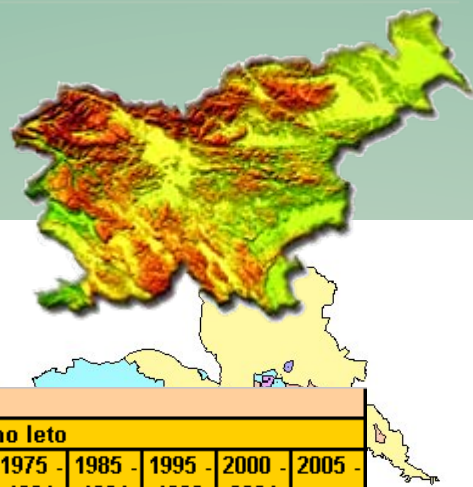


GEODETSKI ZAVOD
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MASS VALUATION – till 2010

Vapartment = TA x Acharacteristics of buildings and parts of buildings (quality) x Alocation

Value zones, levels, tables, factors:



Typical apartment:

- Area: 51 - 60 m²
- Year of construction: 1965 - 1980
- Average maintenance level
- In a multi-storey building with 6 to 50 a
- Is not in the basement
- Is a two-room apartment
- Has a bathroom and a toilet
- Has water and power connection
- Garage is not included
- Is not used for business activity
- Is not exposed to any special circumstances

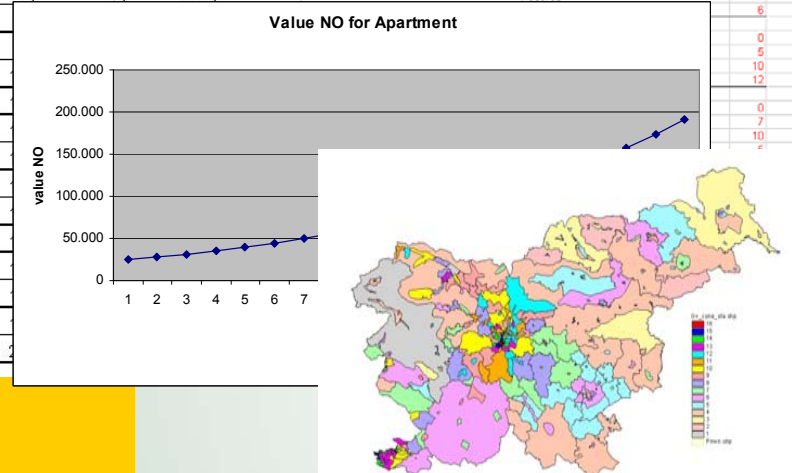
Relacijska tabela 1 za model: STA - STANOVANJA

Površina (m ²)		Efektivno leto									
		... - 1934	1935 - 1944	1945 - 1954	1955 - 1964	1965 - 1974	1975 - 1984	1985 - 1994	1995 - 1999	2000 - 2004	2005 - ...
0-14	Osnova m ²										
15-29	Osnova m ²										
30-44	Osnova m ²										
45-59	Osnova m ²										
60-89	Osnova m ²										
90-...	Osnova m ²										

Vrednostne ravni za model: STA - STANOVANJA		Model STA		Točkovanik 1	
Tipični objekt (norm object) = 50 m ² / 1975-1984		za razreditev po razredih za CC, SI klasifikacije:		1122101, 1122102, 1122103, 1122104, 1130001	
že vključeno (land included)					
Nepremičnina (total value) = del stavbe (building)		a) Osnova - dejanska raba nepremičnine po CC SI klasifikaciji		Točk	
St. vrednostne ravni	St. relacijske tabele	Tipični objekt (Norm object)			
Number of value level	Number of relation table	eur/m ²	EUR		
1	1	494	24.700		
2	1	558	27.900		
3	1	628	31.400		
4	1	706	35.300		
5	1	793	39.650		
6	1	889	44.450		
7	1	996	49.800		

b) Posebna raba delov nepremičnine		Točk	
Opla			
Garaža			
garaža ni sestavni del stanovanja		0	
A _{garaži} /A _{stanovanja} , uporabna <= 0,25		15	
A _{garaži} /A _{stanovanja} , uporabna > 0,25		30	

c) Ostale lastnosti nepremičnine		Točk	
Opla			
Priljubljenost na inštalacije		max	
		vedovod	
		7	
		8	
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LAND ADMINISTRATION DATA MANAGEMENT PARTNERSHIP

- ☺ in successful market economies: sharing resources, knowledge, risks – synergies;
- ☺ a response to political, institutional, professional and personal circumstances and preferences;
- ☺ never a demand, always an option; informal norms in change gradually;
- ☺ the orientation: aim to work more efficiently, effectively, economically.
- ☺ **THROUGH COOPERATION WE CAN ACHIEVE OUR GOALS AND SERVE THE BEST THE SOCIETY!**

