DIFFERENT WAYS OF ORGANIZING LAND ADMINISTRATION: Slovenian and Macedonian experiences

Bujar Fetai, Mateja Krivic, and Anka Lisec

Zagreb, Croatia
11th – 14th April, 2018
BACKGROUND

- Main land administration processes include determination of:
  - subjects
  - land rights, restriction and responsibilities (RRR)
  - survey and description of a real property unit – land parcel; represented in cadastral maps

- Land registration and cadastre

- Land administration functions have been performed for decades by different public agencies or organizations

- Merging or harmonization of land data between different agencies and/or databases
# GENERAL INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>SLOVENIA</th>
<th>MACEDONIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Area</td>
<td>20,273 sq.km</td>
<td>25,713 sq.km</td>
</tr>
<tr>
<td>Population</td>
<td>~2.1 million</td>
<td>~2.1 million</td>
</tr>
<tr>
<td>Number of cadastral parcels</td>
<td>5,611,050</td>
<td>4,082,407</td>
</tr>
<tr>
<td>Number of registered buildings</td>
<td>1,178,259</td>
<td>820,435</td>
</tr>
<tr>
<td>GDP per capita</td>
<td>19,268 €</td>
<td>4,756 €</td>
</tr>
</tbody>
</table>
CADASTRAL SYSTEM SIMILARITIES

- Slovenia and Macedonia have:
  - Compulsory registration of land rights
  - Title registration
  - Fixed boundaries
  - Public-private partnership
    - The cadastral data are maintained by private sector
    - The majority of operational tasks are carried out by private sector
DEFINITION OF CADASTRE - SLOVENIA

Surveying and Mapping Authority of the Republic of Slovenia
DEFINITION OF CADASTRE – SLOVENIA

[ Drobež, Fras, Ferlan, & Lisec, 2016]
DEFINITION OF CADASTRE - MACEDONIA

Real Estate Cadastre

- Land parcels
- Buildings and parts of building
- Real estate rights (RRRs)

Agency for Real Estate Cadastre
DEFINITION OF CADASTRE - MACEDONIA
### SOME STATISTICS...

<table>
<thead>
<tr>
<th></th>
<th>Slovenia</th>
<th></th>
<th>Macedonia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Competence</td>
<td>SMA</td>
<td>LR</td>
<td>AREC</td>
</tr>
<tr>
<td>Regional/Local offices</td>
<td>12/42</td>
<td>44</td>
<td>29</td>
</tr>
<tr>
<td>Number of employees</td>
<td>468</td>
<td>82</td>
<td>878</td>
</tr>
<tr>
<td>Employed surveyors</td>
<td>277</td>
<td></td>
<td>220</td>
</tr>
<tr>
<td>Employed lawyers</td>
<td>9</td>
<td></td>
<td>180</td>
</tr>
<tr>
<td>Budget</td>
<td>state budget</td>
<td>~70% cost recovery</td>
<td>~30% state budget</td>
</tr>
</tbody>
</table>

#### Private sector involvement

<table>
<thead>
<tr>
<th></th>
<th>Slovenia</th>
<th></th>
<th>Macedonia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Surveying offices</td>
<td>272</td>
<td></td>
<td>138</td>
</tr>
<tr>
<td>Licenced Surveyors</td>
<td>411</td>
<td></td>
<td>185</td>
</tr>
</tbody>
</table>
VI. CROATIAN CONGRESS ON CADASTRE AND LADM 2018

**LAND INFORMATION SYSTEM**

- Prostor – national land information system
- Parcel and address based
- Land Cadastre and Building Cadastre Data
- Land Registry Information System
- Parcel based
- Land Certificates with RRR data for individual real estate can be retrieved
- Land data free of charge
VI. CROATIAN CONGRESS ON CADASTRE AND LADM 2018
CADAstral Procedures

Subdivision Procedure:

1. Private Surveying Office
2. Surveying and Mapping Authority
3. Notary
4. Land Registry

- Surveying report
- Update Cadastral Map
- Prepares Deed
- Update Land Title Certificate

Subdivision Procedure:

1. Private Surveying Office
2. Notary
3. Agency for Real Estate Cadastre

- Surveying report (administrative data)
- Prepares Deed
- Update Cadastral Map & Land Title Certificate

VI. CROATIAN CONGRESS ON CADA斯特RE AND LADM 2018
### CADASTRAL PROCEDURES - DURATION

<table>
<thead>
<tr>
<th>Country</th>
<th>Slovenia</th>
<th>Macedonia</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Full transfer ownership</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of workflow steps</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Duration [in days]</td>
<td>25-30</td>
<td>5-10</td>
</tr>
<tr>
<td><strong>Subdivision [with transferring land rights]</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of workflow steps</td>
<td>8-11</td>
<td>9</td>
</tr>
<tr>
<td>Duration [in days]</td>
<td>40-90</td>
<td>10-15</td>
</tr>
<tr>
<td>Restrictions</td>
<td>Forest land &gt; 5ha</td>
<td>Agriculture land &gt;10 ha</td>
</tr>
<tr>
<td></td>
<td>Spatial (urban) plans</td>
<td>Urban plans</td>
</tr>
</tbody>
</table>
CONCLUSIONS

- The field of land administration is complex. Organizing it for satisfactory functioning is complex as well.

- Slovenia has widely less employees in the public sector, comparing to Macedonia.

- The involvement of private sector is higher in Slovenia, with registered 272 private surveying companies comparing to Macedonia with 138.

- On merged cases private sector has both spatial and legal/administrative focus on land, whereas in separate ones mostly only spatial focus.

- The organisation of LAS from the perspective of dual- or uniform system on the other side does not have a significant impact on full transfer ownership workflow.

- In Macedonia, less data are stored and provided. No data about height of the building and spatial extension. Interior sketches of apartments are not spatially oriented.
THANKS FOR YOUR ATTENTION.
QUESTIONS?