

# State ownership in public real estate registers - the basis for management in the Republic of Slovenia

Tomaž Petek



REPUBLIKA SLOVENIJA  
MINISTRSTVO ZA INFRASTRUKTURO IN PROSTOR  
GEODETSKA UPRAVA REPUBLIKE SLOVENIJE

**FIG/FAO international seminar, Budapest, September 2012**

# Content of presentation:

- INTRODUCTION
- LOCKING BACK
- STATE PROPERTY TODAY
- CONCLUSIONS



# I FEEL SLOVENIA

SLOVENIA is .....



Home of 2.054.741 inhabitants

Area of 20.273 km<sup>2</sup>

Hous numbers: 536.616

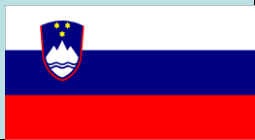
Settlements: 6031

Wooded area: 66%

Land parcels: 5.392.020

Buildings: 1,161.407 mio

Coastline: 46 km



# LOCKING BACK

- Before 1991 part of former Yugoslavia
- After world war II
  - procedures of land confiscation, nationalisation and agrarian reform
  - State property was described as "national property" .
  - Constitutional act 1953 – social or common property – terminated after independents 1991



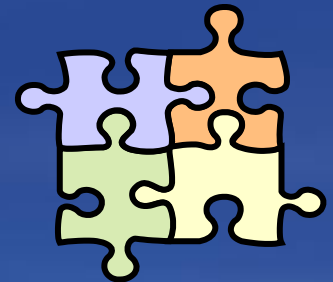
# STATE PROPERTY TODAY

- Information of the ownership form land registry – public available
- The right to own private property written in article 33 of Slovenian constitutions
- state is treated the same as any other owner



# STATE PROPERTY TODAY

- state ownership does not deviate from the general rules
- specific legislation governing the management of real estate property
- Administrator of state owned real estate
- A public real estate fund was established, but its performance in terms of real estate management has not been sufficient.



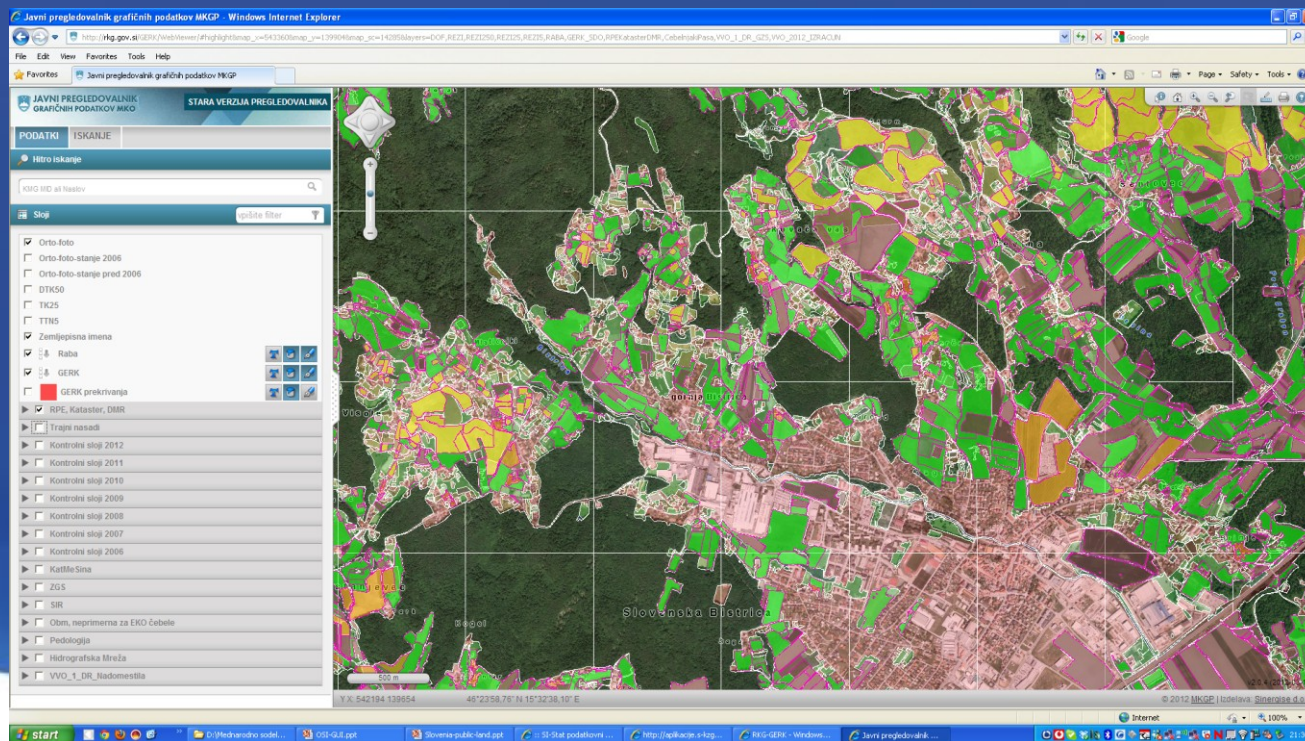
# STATE PROPERTY TODAY

- Privatisation of companies after 1992
  - Law on Ownership Transformation of Companies Act, 1992
  - Law on the Farmland and Forest Fund of the Republic of Slovenia, 1993
  - Law on Privatization of Social Property, 1997
- Denationalisation Act, 1991



# Farmland and Forest Fund of the Republic of Slovenia

- Administration of state owned agricultural and forestry land 63.470 ha (9,7%)





# STATE PROPERTY TODAY

- today in Slovenia are state-owned
  - 467,790 parcels (from more than 5 milion)
  - 46,329 parts of buildings that (from 1,2 milion)
  - The total value of land is 4.7 billion €, (9% of total)
  - the share of buildings is € 8.3 billion.
  - The Farmland and Forest Fund of the Republic of Slovenia manages 127,412 parcels of agricultural land. (63.470 ha from 662.884 ha)
  - Approximately 75% of parcels and parts of buildings have registered administrator of state property in the land and buildings cadastre.



# PRIVATE VERSUS PUBLIC

- Public law restrictions
- Conflict with private interest
- Land surveyor killed by land owner



# CONCLUSIONS

- regulatory framework in this area has been designed professionally and with the best intentions,
- we must take into account the actual situation in this area and walked the previous path.
- when the wheels move into the right direction appear immediately a new good intentions and it all starts again.



*THANK YOU !*



Tomaž Petek  
e-mail: [tomaz.petek@gov.si](mailto:tomaz.petek@gov.si)  
[www.geoportal.gov.si](http://www.geoportal.gov.si)