



# Role of Cadastre in the Sustainable Planning and Development in Croatia

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Space is a living organism where changes happen on a daily basis so the physical planning documentation represent the basis for passing sound decisions on the interventions in space...



## After the adoption of the Physical Planning and Construction Act

- all local and regional government units (counties, towns and municipalities) bear the obligation of developing the physical plans
- the basic objective of adopting physical plans is to achieve a harmonized spatial development in line with the economic, social and environmental premises (sustainable and planned development)
- plans must be also in digital form, which enables the uploading of the data into the information system of spatial data and protected areas



## A significant role has been assigned to the SGA with regards to many segments such as:

- physical plans development
- drafting the project documentation
- establishing and recording construction parcels
- recording buildings and other constructions
- legalizing objects built without a construction permit
- during inspections.



## Physical plans development -

the graphical part of physical plans is produced by using official datasets of the SGA such as:

- Topographical map in scale 1:100,000



- Detailed topographical map in scale 1:25,000



- Digital Orthophoto map in scale 1:5,000

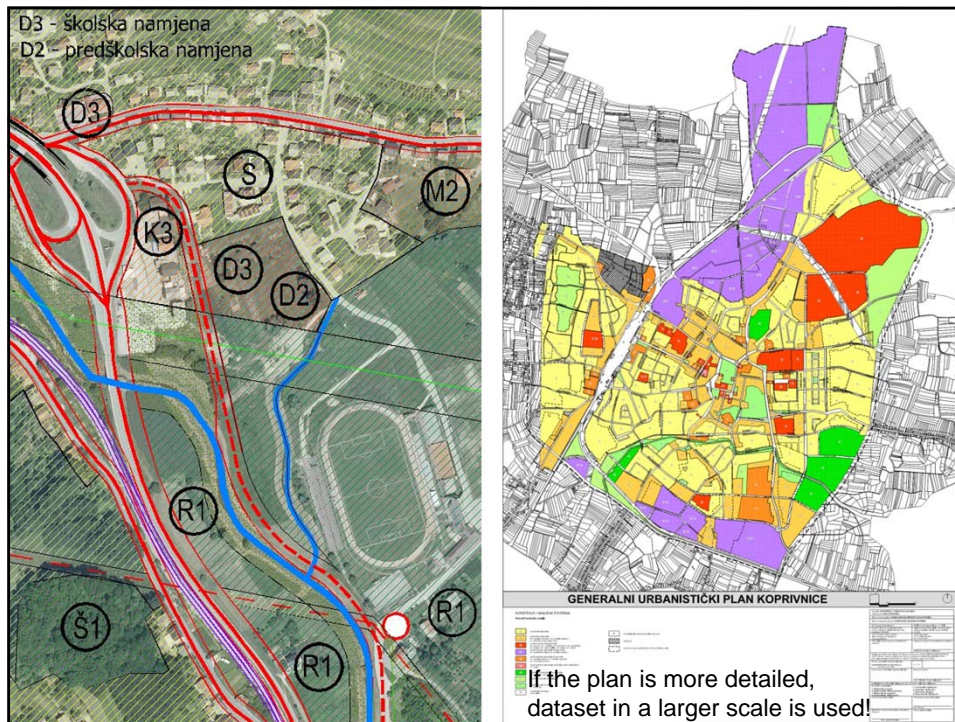


- Croatian Base Map in scale 1:5,000



- Digital cadastral maps in raster and vector format

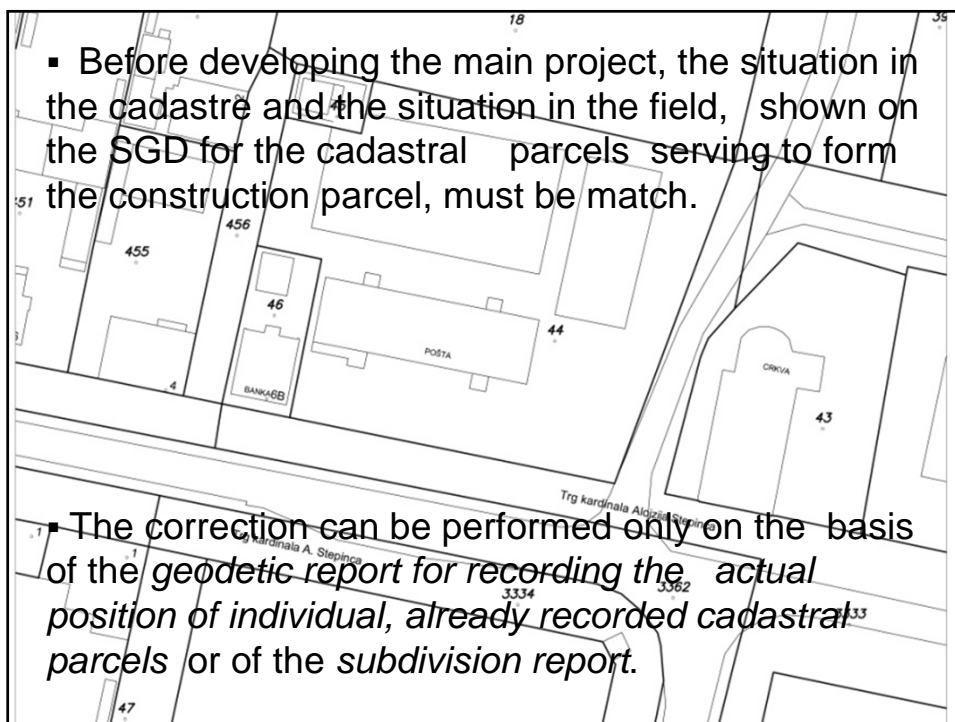
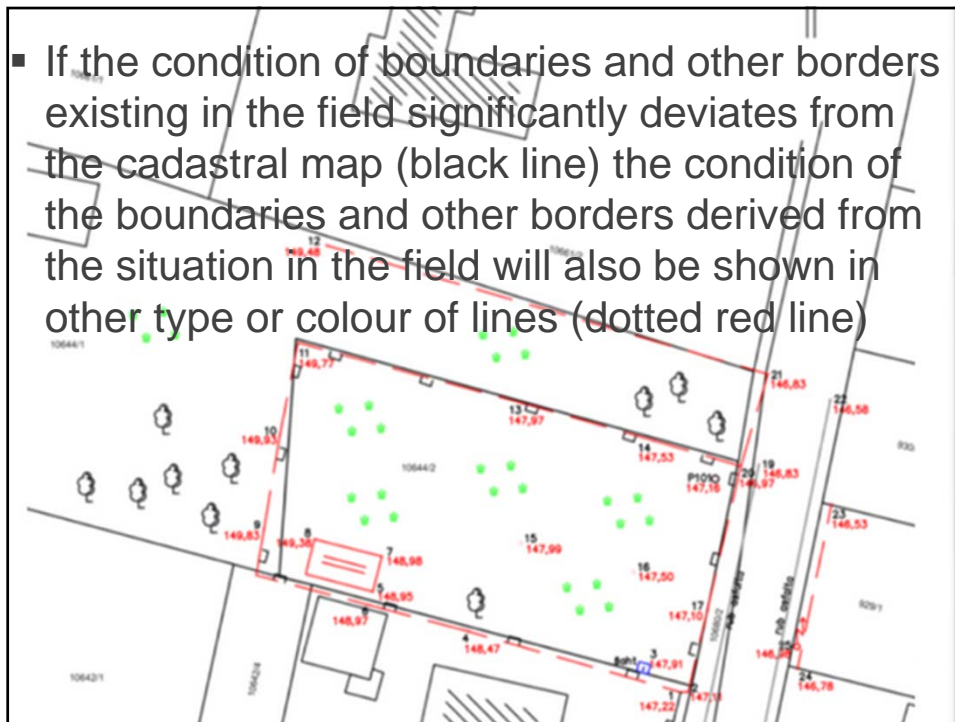




## Project documentation drafting

- Each intervention in space is conducted according to the documents issued on the basis of blueprint
- The blueprint gives basic design and technical solution of the construction, as displayed on the corresponding spatial geodetic dataset (SGD)
- The SGD is cartographic dataset – a topographic illustration or digital orthophoto plan with altitude terrain models, integrated into cadastral map
- The SGD is performed by licensed geodetic engineers and it has to be confirmed by cadastre





## Establishing and recording construction parcels

- the subdivision of a construction area can be implemented in the cadastre only if performed in line with some of the following physical planning documents:
  - Decision on the construction terms and conditions
  - Location permit
  - Decision on the construction parcel determination
  - Detailed spatial plan
- Licensed officer in the cadastre reviews whether the subdivision report contains required documents

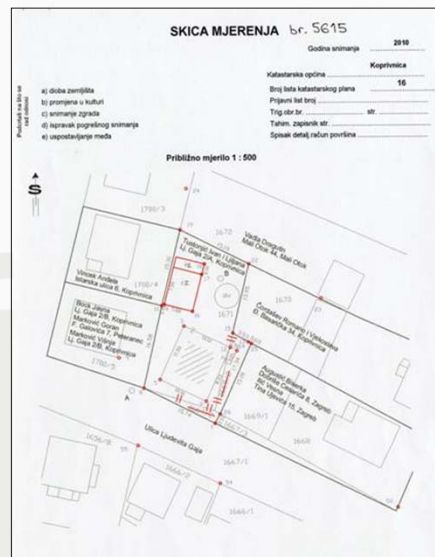


## Recording buildings and other constructions

- the cadastre records the construction if the usage permit has been issued for the constructions requiring a construction permit or some other physical planning act for the constructions not requiring a construction permit and only provided that a construction (cadastral) parcel has already been formed in the cadastre for the construction to be recorded



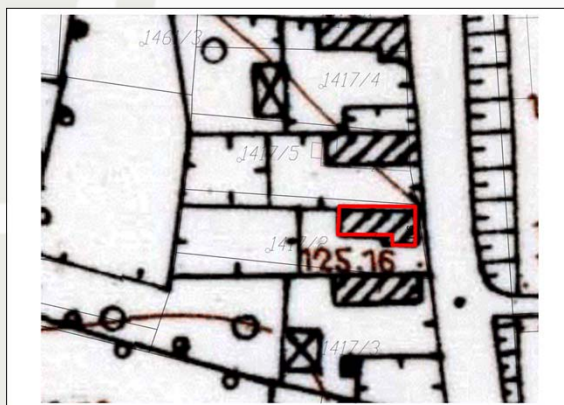
- If the report proposes to register a building without the required supporting documentation, the cadastre records it only as *developed land* and it is shown in a separate data layer on the cadastral map



## Legalizing objects built without a construction permit

- the constructions built before *15 February 1968* can be legalized without any documentation related to the construction.
- In order to prove whether a certain construction was built prior to that date, it can suffice to obtain a certificate from the cadastre on whether the construction is recorded in some parts of the cadastral records before that date (most often it is on CBM5)

- the area of the built construction in the field cannot differ from the area found on the map for more than 15%.



- the position of the built construction on the cadastral parcel must match the map illustration

## Protected areas – Protected coastal area

- the Law regulates also the protection of the coastal seashore that is of special interest for the State in terms of its rational, sustainable and economically viable use
- The protected coastal area encompasses all islands, the coastal belt stretching up to 1,000 meters from the coastal line and sea belt stretching 300 meters from the coastline and this is sufficiently registered





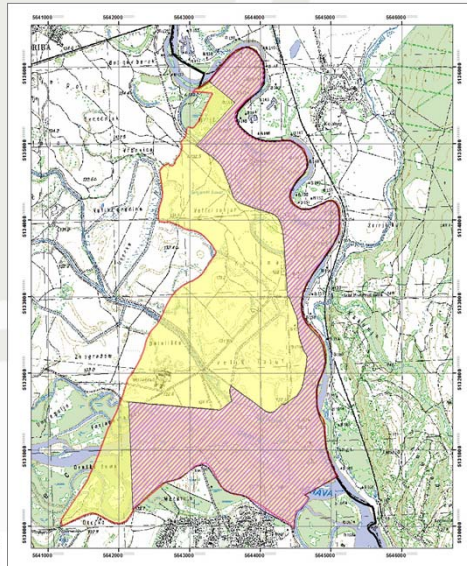
## Protected areas registration



- on its biological diversity, Croatia is among the richest European countries, thanks to its specific geographic position and characteristic ecological, climate and geomorphological conditions and has a great number of special regimes for the protection of these areas

- Having recognized the problem of identifying the parcels subject to special regimes and their recording, the SGA has proposed and the Croatian Parliament have adopted, by passing the afore-mentioned Law on State Survey and Real Property Cadastre of 2007, the addition of a data layer on the regimes in the cadastral municipal documentation.





- borders of regimes are, as a rule, delineated on CBM5 and TM25 topographic maps
- transforming the borders of separate regimes or rather of bringing them to the level appropriate for being registered in the cadastre

## Conclusion

- these days we witness the extent of what the nature is capable of doing in a very short span of time so it is clear that we, as a regulated community, must respond to these events.
- today, in this context, Croatia has three levels of physical plans covering the entire State territory and enabling, along with modern legislative solutions, a sustainable development of Croatia along with the protection of natural resources that we, if considered properly, have just borrowed from the future generations
- the physical planning State information system has been developed, county and other physical plans have been adopted, the protected coastal belt has been defined and the corresponding information has been published on web portals
- a lot of work still has to be done in the field of sustainable development

