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1. ADDRESS BY THE GENERAL DIRECTOR



Figure 1: General director Aleš Seliškar at a press conference (photo: Pristop)

Dear users of the Surveying and Mapping Authority's data and services,

Another year has passed and putting together the Annual Report is always an opportunity to take a systemic look backwards and assess the work accomplished. We can immodestly claim that last year was successful. In addition to completing regular assignments we concluded a number of projects which will influence the development of geodesy as a profession and consequently improve the quality of our services. It could be said that 2006 was one of the most difficult in recent history for the Surveying and Mapping Authority of the Republic of Slovenia. We faced a professional and organizational challenge of implementing the largest of real estate projects - the survey of buildings and parts of buildings i.e. - the REAL ESTATE SURVEY project. In 2006, we laid the groundwork, drafted the project implementation plan and began the project. We plan to finish the real estate survey in the first half of 2007.

A project so extensive is a multi-faceted challenge for the Surveying and Mapping Authority of the Republic of Slovenia. The easiest of the problems were related to the profession and for those we were well-prepared. It was more difficult to handle the organizational issues with the 'army' of external associates - real estate surveyors- and our own employees at all the offices of the Surveying and Mapping Authority of the Republic of Slovenia, who performed additional survey-related assignments in addition to their regular duties. Perhaps the most difficult assignment was communicating with the public. The project pushed the Surveying and Mapping Authority of the Republic of Slovenia away from working in quiet straight into the public spotlight. Overnight, as a consequence of the survey implementation, we became one of the hottest pieces of news. The journalists sought me and my colleagues for interviews, reportages and round-table discussions. In our estimate, we carried out this important part of the project well and in the process introduced geodesy and the Surveying and Mapping Authority of the Republic of Slovenia as a credible profession and a credible institution, capable of implementing the most challenging projects. I have great faith in my colleagues and believe that the successful implementation of the survey will continue and be successfully concluded in 2007.

The support of the broader public and the current politics as well as the desire to begin dealing with the field of real estate registration in a more systematic fashion was very important in implementing the survey. A proof of that is also the joint agreement between the Ministry of Public Administration, the Ministry of Justice and the Ministry of the Environment and Spatial Planning on gradual merging of the records of the Land Register, the Land Cadastre and the Building Cadastre. Such unified system is a benefit primarily to the users of real estate data, whose numbers grow daily with the trend of the growing awareness of the importance of regulated ownership.

An important step forward for the Surveying and Mapping Authority of the Republic of Slovenia was the conclusion of the project of establishing permanent GPS stations named SIGNAL. The establishment and operation of this system is a prerequisite for the next, as it were, historic step, which Slovenian geodesy will make in the next year and complete in 2008. With the modern technology giving us the opportunity, we are going to change the foundation of all the basic geodetic surveys - we are going to change and introduce a new coordinate system, which will integrate Slovenian geodesy into the unified European coordinate system. This task will demand intensive preparation from the entire land survey service and the private sector. This will ensure the competent implementation of the project, which will receive a prominent place in the history of the profession.

This brings the introduction to its end. I mentioned only the most significant projects we implemented last year. It goes without saying that there were many more projects and all of them are systematically described in this annual report.

Finally, I would like to thank my colleagues for their selfless efforts in completing the work we had started. Additionally, I would like to thank our numerous associates who participated in implementing the projects and contributed their share to the mosaic of yet another successful year for the Surveying and Mapping Authority of the Republic of Slovenia.

I hope you will enjoy reading this report.

Aleš Seliškar
General Director

A handwritten signature in black ink, appearing to be 'AS' or similar initials, written in a cursive style.

2. ABOUT THE SURVEYING AND MAPPING AUTHORITY OF THE REPUBLIC OF SLOVENIA

2.1 Surveying and Mapping Authority at a glance

The Surveying and Mapping Authority of the Republic of Slovenia is a body within the Ministry of Environment and Spatial Planning. The competence of the Surveying and Mapping Authority of the Republic of Slovenia comprises the assignments of the national land survey service, which include the creation, administration and updating of databases pertaining to the basic geodetic system, real estate, state border, spatial units and house numbers, and to the topographic and cartographic system.

The land survey service is responsible for the basic data on physical space and real estate in the finalized databases and provides services pertaining to the registration of changes in physical space and on real estate properties, performs the role of a coordinator in the field of the real estate system and the spatial data infrastructure, and, in cooperation with the Ministry of Finance, is introducing mass real estate valuation with the goal of creating foundations for successful and efficient real estate administration and provision of data for objective and comprehensive real estate taxation as well as increased efficiency of the real estate market. It creates conditions for implementing land surveys and ensures the compliance of the national coordinate system with the European coordinate system.

2.2 Main assignments, activities

The Surveying and Mapping Authority of the Republic of Slovenia comprises the Main office, the Real estate office, the Mass real estate valuation office, the Geodesy office and twelve regional surveying and mapping administrations. These have been set up for the reasons of streamlined operation and the increased accessibility of administrative and professional tasks and services implemented by the Surveying and Mapping Authority of the Republic of Slovenia.

The offices in cooperation with the regional surveying and mapping administrations implement the following joint tasks:

- they prepare the national land survey service annual program and the report on its implementation;
- they organize the work of the regional surveying and mapping authorities, monitor their work, and ensure the uniform implementation of the national land survey service assignments;
- they direct the implementation of development assignments pertaining to surveying and mapping activities;
- they draft regulations in the field of surveying and mapping activities;
- they provide for the implementation of international obligations of national land survey service;

2.3 Organization

Main Office

The Main office implements administrative, professional, technical and supervisory assignments relative to the linking of spatial databases, the issuing of data and certificates in analogue and digital form, e-commerce with spatial data, spatial data infrastructure, informatisation of the land survey service. It administers the information and telecommunication infrastructure, provides systemic, application and user support and IT training and education. Additionally, it implements

the assignments pertaining to providing assistance in resolving substantive legal matters of all the offices and regional surveying and mapping authorities, financial operation, public tenders, human resources issues, education, office operation, safety and health in the workplace and other organizational assignments important for the operation of the Surveying and Mapping Authority of the Republic of Slovenia.



Figure 2: The headquarters of the Surveying and Mapping Authority of the Republic of Slovenia (photo: Saša Sladič)

Real estate office

The Real estate office implements administrative, professional, technical, coordination and supervisory assignments pertaining to the administration of the Land Cadastre, the Building Cadastre, other records on real estate, administration of state border records, and assignments pertaining to the landmarking, restoration and maintenance of the state border. It implements assignments of administering the Register of Spatial Units and the Register of House Numbers. It operates in an interagency capacity in the work of the international committees and other assignments and projects. It is responsible for the training and education of the employees of the Surveying and Mapping Authority and land survey companies licensed to implement geodetic services, it is responsible for implementing special professional examinations for the implementation of geodetic services, issues licenses for implementing geodetic services, administers the directory of the land survey companies licensed to implement geodetic services and the directory of persons who have passed the professional examination for implementing geodetic services, and supervises their work. One of its assignments is also the substantive management and coordination of the work of the regional surveying and mapping authorities in the field of real estate.

Mass real estate valuation office

In accordance with the Mass Real Estate Valuation Act (the Official Gazette of RS, No. 50/2006) the assignments of mass real estate valuation are implemented by the Mass real estate valuation office within the Surveying and Mapping Authority of the Republic of Slovenia. The Mass real estate valuation office implements the assignments of general real estate valuation and the tasks of ascribing value to real estate properties. The assignments of general real estate valuation comprise the preparation of the criteria for mass real estate valuation, the preparation of outline proposals and final proposals for valuation models, the preparation of the drafts of government regulations in the field of general real estate valuation, the determination of the annual price indexes and the real estate value indexes, informing real estate owners about the trial value assessment, the establishment, administration and updating of the real estate valuation database, designation of knowledge on mass real estate valuation, real estate market research and analyses, the preparation of statistical reports on real estate, real estate market and real estate values as well as other assignments pertaining to general valuation. The assignments of ascribing value to real estate properties comprise value ascription to real estate properties, acquisition of data on real estate in order to ascribe value to them and the establishment, administration and updating of the Real Estate Market Record.

Geodesy office

The Geodesy office is responsible for basic, geoinformation infrastructure. It implements administrative, technical and coordination, implementative and supervisory assignments in the field of the national geodetic system and the data on the actual situation in the physical space. It is responsible for the establishment and updating of the national coordinate system and its accessibility through the system of permanent global satellite positioning stations and other geodetic networks. It coordinates the assignments pertaining to the transition to the European coordinate system and it is responsible for linking the national coordinate system with the coordinate systems of the neighboring countries. The office implements assignments in the field of the acquisition and administration of national topographic data, it administers the topographic database and the Consolidated Cadastre of Public Infrastructure, it is responsible for the national cartographic system and ensures the creation of the national cartographic and topographic products, especially for the needs of the state, state agencies and local self-government. It ensures the compliance of the basic geoinformation infrastructure with the European guidelines and coordinates the linking and compliance of other spatial data with them. The office participates in the European and international projects in the above-mentioned fields.

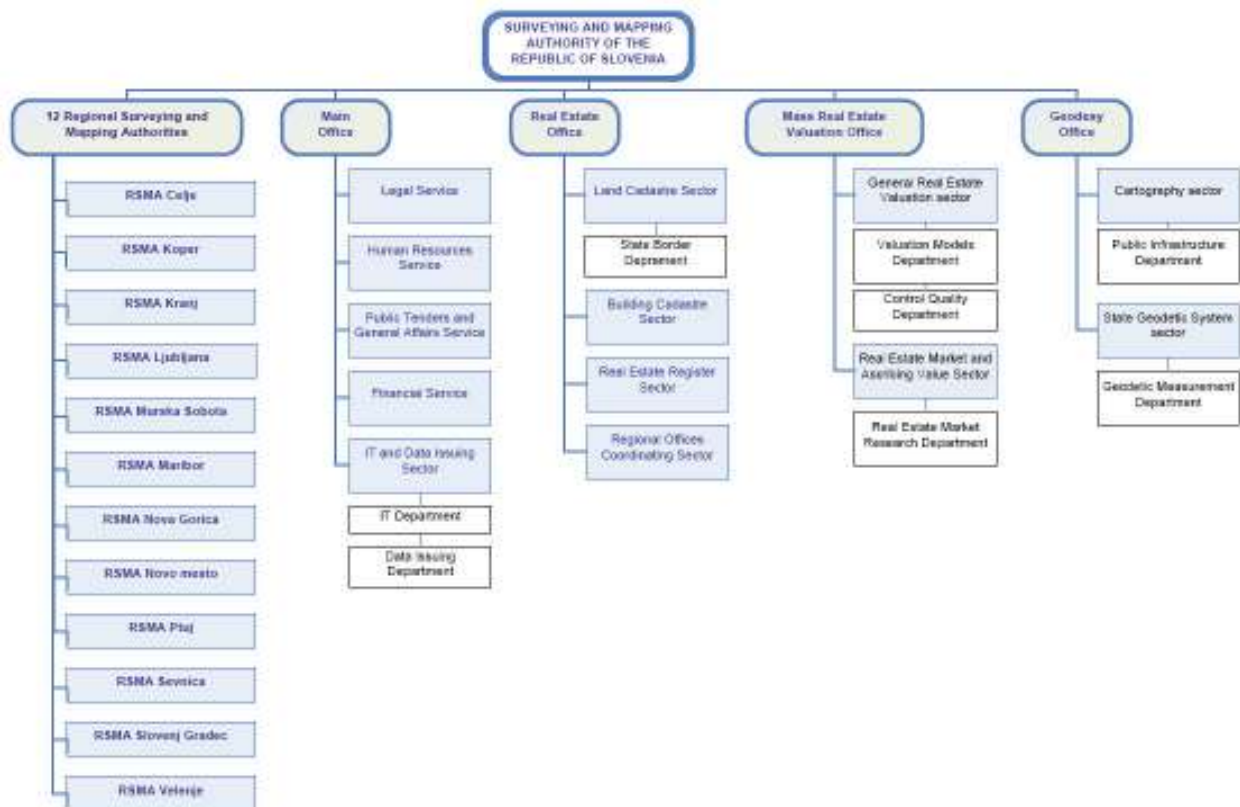


Figure 3: Organization chart of the Surveying and Mapping Authority of the Republic of Slovenia

Regional surveying and mapping authorities:

- create, administer and update the Land Cadastre, the Building Cadastre, the Register of Spatial Units and other databases provided by law, provide information from the Land Cadastre, the Building Cadastre and the Register of Spatial Units and other databases.
- implement administrative procedures and make first instance rulings in administrative matters for which they are competent;
- provide professional assistance to customers and information to the users;
- participate in the planning and programming of the land survey activities, primarily in cooperation with local communities;
- coordinate activities in the land survey offices;
- implement individual assignments in the area of financial operation, personnel matters, office operation and other organizational assignments;
- implement other assignments as stipulated by the general director of the Surveying and Mapping Authority.



Figure 4: The opening of the new premises of the Geodetic office of the Surveying and Mapping Authority of the Republic of Slovenia and the Regional unit in Brežice was attended by the Minister of Public Administration.
(photo: Goran Rovani)

Regional surveying and mapping authorities implement assignments of receiving applications, informing, issuing data to customers and implementing individual tasks in administrative procedures pertaining to direct contact with a customer at their head offices and all the other geodetic offices.



Figure 5: Territorial division of the regional surveying and mapping authorities

2.4 Human resources

On 31 December 2006 there were 532 permanently employed civil servants at the Surveying and Mapping Authority of the Republic of Slovenia, 15 temporarily employed civil servants, 5 of whom were trainees. 32 employees terminated their employment, while 14 new employees were employed on a permanent basis. The number of employees dropped by 0.5 % in comparison with the end of 2005.

Staff structure in terms of their field of expertise in 2006

Surveyors	286
Agronomists	12
IT specialists	17
<u>Lawyers, financial and administrative staff</u>	<u>232</u>
Total	547

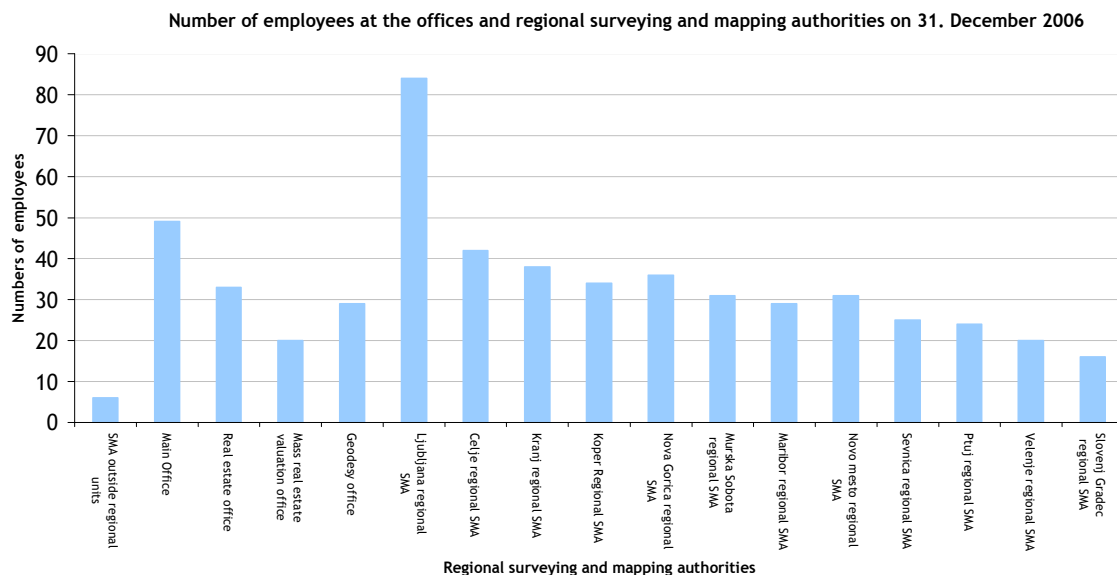
Staff structure in terms of their education and training in 2006:

Graduate/undergraduate	268
Higher	52
Secondary	213
<u>Elementary</u>	<u>14</u>
Total	547



Figure 6: Hard at work at the Novo mesto regional surveying and mapping authority(photo: Boštjan Pucelj)

Number of employees at the offices and regional surveying and mapping authorities on 31 December 2006



2.5 Finances

The Surveying and Mapping Authority of the Republic of Slovenia is financed mainly from the national budget, and to a lesser extent from income generated through the implementation of its own activities. The extent of co-financing on the part of data users (local communities are the primary co-financing parties) is relatively limited and does not play a decisive role in the realization of the planned geodetic works. The surveying works program is prepared for a period of two years and is approved by the Government of the Republic of Slovenia.

Last year the income from the selling of geodetic data and products fell as a consequence of the changed regulations. The income derives from own activities. In compliance with the Budget Implementation Act, the income deriving from own activities may only be used for covering material costs and the costs of administering and issuing data and products.

Budget 2006	in '000 SIT	in '000 EUR
Surveying works program	1,647,000	6,872
Salaries	2,748,000	11,467
Material expenses	477,000	1,990
Investments and extraordinary maintenance	167,000	697
Own activity	125,000	522
Total	5,164,000	21,548

	2001	2002	2003	2004	2005	2006
Surveying works program	1,539,000 (including World Bank and Phare funds)	961,000	1,217,000 (including World Bank funds)	1,149,000 (including World Bank funds)	1,065,000	1,647,000
Salaries	2,154,000	2,380,000	2,568,000	2,607,000	2,672,000	2,748,000
Material expenses	314,000	319,000	367,000	408,000	498,000	477,000
Investments	46,000	165,000	143,000	69,000	74,000	167,000
Own activity	172,000	178,000	238,000	191,000	222,000	125,000
Total	4,225,000	4,003,000	4,533,000	4,424,000	4,531,000	5,164,000

Table 1: Implementation of budget appropriations (all data in '000 SIT)

2.6 International activities

The Surveying and Mapping Authority of the Republic of Slovenia is actively involved in various European and international professional associations related to its field of operation. In addition to its active role in certain associations and the cooperation in European surveying events, it also takes part in projects of professional international partnerships, linking of databases, data exchange and transfer of knowledge and skills into other professional environments.

The Surveying and Mapping Authority of the Republic of Slovenia is a member of the European association of the mapping and cadastral associations, which covers the field of the basic geodetic system, cartography, topography, cadastres and land registers. Within the association it participates in its expert groups and, at the end of 2004, Božena Lipej, Ph.D., the representative of the Surveying and Mapping Authority of the Republic of Slovenia, took over the chairing of the newly established Expert group for Cadastres and Land Registry; thus the Surveying and Mapping Authority became more actively involved in the creation of the European real estate undertakings. The Surveying and Mapping Authority also actively participates in the projects of the associations such as EuroRegionalMap, EuroGlobalMap, EuroBoundaryMap and EuroBoundaries.

This year the Surveying and Mapping Authority of the Republic of Slovenia became actively involved in the operation of the European real estate association Working Party in Land Administration within the United Nations Economic Commission for Europe. The association is characterized by the transfer of good practices into differently developed European environments and by the preparation and adoption of guidelines and documents which serve as a basis for the creation of national real estate policies and operative implementations.



Figure 7: Annual meeting of the experts from the mapping and cadastral authorities of the Central Europe on real estate issues, Piran 2006 (photo: archive of the Surveying and Mapping Authority of the Republic of Slovenia)

We are also actively involved in the European Union-financed project EuroGeoNames (eContent plus program), which is coordinated by the Frankfurt-based Bundesamt für Kartographie und Geodäsie (BKG).

In 2006 the Surveying and Mapping Authority of the Republic of Slovenia, in cooperation with the Supreme Court of the Republic of Slovenia and the Dutch employees of the Kadaster public agency, implemented the Real estate records harmonization project, which was financed by the European Transition Facility funds.

In terms of the national border, the Surveying and Mapping Authority of the Republic of Slovenia participates through its professionals in the technical and mixed commissions for the national border together with Italy, Austria and Hungary, where agreements are made on handling common issues and on unified recording and marking of the border line.

Closer cooperation developed in the area of exchange and distribution of data of the permanent GPS stations between Austria and Slovenia and a suitable agreement on cooperation is being drafted. These data are also exchanged with Croatia.

The cadastral experts meet at the annual meetings of the countries of Central Europe. This year they shared experiences on the issue of a multi-purpose cadastre and the INSPIRE reference system. We also participate in the activities of the United Nations Group of Experts on Geographical Names for the Eastern, Central and Southeastern Europe.

In 2006, the Surveying and Mapping Authority of the Republic of Slovenia actively participated in Slovenian events with an international character: the annual session of Commission 7 for cadastre and land administration of the International Federation of Surveyors (FIG) at Bled and at the international professional consultation in Celje on spatial and developmental planning for more efficient use of resources in local communities.

3. ACCOMPLISHMENTS IN 2006

3.1 Overview of the activities of the entire Surveying and Mapping Authority of the Republic of Slovenia in 2006

Most of the tasks we set out to accomplish in 2006 (with the exception of the delayed disclosure and processing of the data on buildings and parts of buildings) have been completed in full. The following results deserve special emphasis:

In terms of drafting regulations, the Surveying and Mapping Authority of the Republic of Slovenia prepared the draft of the new Real estate registration act, other acts and regulation acts, which were adopted by the Government of the Republic of Slovenia or the Minister of the Environment and Spatial Planning. The Surveying and Mapping Authority actively participated in drafting the proposal for the new Mass Real Estate Valuation Act, which was drafted by the Ministry of Finance.

In the fields of **geodesy, topography and cartography**:

- The activities for the establishment of the basic configuration of the network of the permanent GPS stations were completed. The required equipment was purchased and installed for that purpose. The network of the permanent GPS stations was put into operation in December 2006.
- The GPS Service, which monitors the network operation and distributes data to the users, started functioning.
- In most of the planned territories the surveys for determining the transformational parameters - for the preparation of the transformation model for the transition to the new coordinate system - were implemented.



Figure 8: Implementing surveys for determining transformational parameters(photo: Jože Miklič)

- The survey of the gravimetric network of Slovenia, which represents a part of the vertical dimension of the new coordinate system, was implemented.
- Color digital air survey of the entire territory of Slovenia was implemented, which is the first time since 1975 that the entire territory of Slovenia was surveyed in a single year. These aerial survey photos are a basis for creating new orthophotos in the color and infrared techniques, and the new digital relief model with the 5m x 5m grid cells for the entire territory of Slovenia in 2007. Concomitantly with the aerial survey project, the creation of orthophotos and the digital relief model, the procedure of professional control of the quality of all the products of this project was established and all the products are regularly assessed through the procedure.
- The updating of the national topographic map at 1:50,000 began.
- The data for the European database of topographic and cartographic data at 1:250,000 (EuroRegionalMap) were prepared in compliance with the EuroGeographics standards.
- The data for the European database of cartographic data at 1:1,000,000 (EuroGlobalMap) were updated.
- The activities of the Commission for the standardization of geographical names continued in the field of the register of geographical names.
- The acquisition of topographic data at 1:5,000 was implemented for 14% of the territory of Slovenia. The test of field positional control of these data was also implemented.
- In terms of organization, the system of registering public infrastructure began to be established.
- The information support for the administration and updating of the Consolidated Cadastre of Public Infrastructure was created. In 2006, 460 analyses for registration were received and more than 200,000 objects of public infrastructure were registered.
- The professional activities in the modernization of the national geodetic and topographic system were implemented in line with the provisions of the INSPIRE directive.
- The instructions and manuals for work in the new coordinate system were prepared, both in the standard fashion and with the use of GNSS satellite technology.

In the area of real estate registration:

- All the planned maintenance activities were implemented; geodetic surveys and vegetation clearing at the national borders with Italy, Austria and Hungary were carried out.
- As part of the scanning of the archive data, 826,000 documents were digitalized, which represents just above 30 per cent of all the survey studies.



Figure 9: Digital archive slowly replacing the classical one(photo: Boštjan Pucelj)

- The Review of the registered and unregistered national and local roads in the Land Cadastre records was created for the other half of the country.
- The activities (preparation of methodologies of establishing and administration, preparation of software) for establishing a new record of the Real estate register were implemented.
- The acquisition and amendment or, as the case may be, harmonization of data on the actual use of agricultural and forest lands were implemented for the territory of the remaining two thirds of the country (1,800 DOF5 sheets).
- Transformation tables for determining the land rating on the basis of sample parcels were created.

In the field of **disclosure of data on buildings and parts of buildings:**

- The legal framework for the implementation of disclosure (provisions of the Real Estate Registration Act) was adopted as well as the Program of Disclosure and Processing of Data on Buildings and Parts of Buildings (adopted by the Government at the regular session on 6 July 2006).

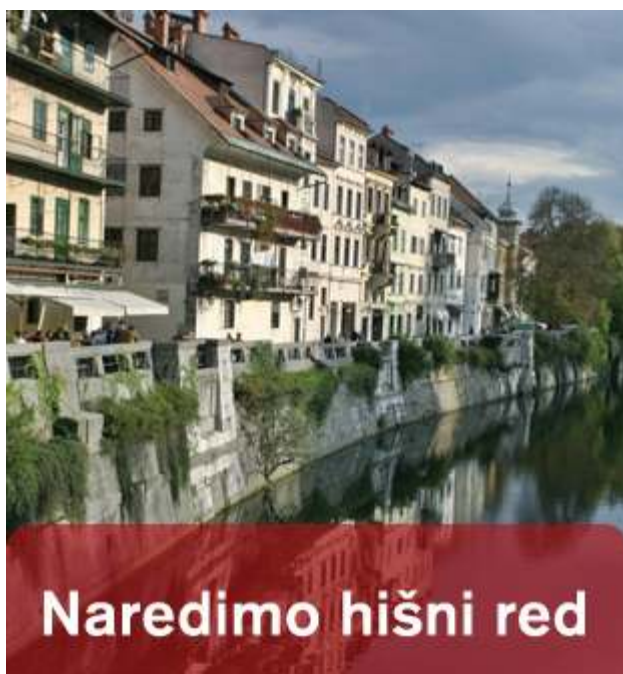


Figure 10: The slogan with which the Surveying and Mapping Authority of the Republic of Slovenia called for participation in the real estate survey (photo: Pristop)

- Preparatory activities for the implementation of the disclosure were implemented. The adopted program provided a basis for the beginning of the operative implementation of the disclosure. The disclosure activities pertaining to non-residential buildings and parts of buildings began after the adoption of the program. The disclosure of residential buildings and parts of buildings began on 1 December 2006.

In the area of **real estate valuation:**

- The data on transactions between 2003 and 2005 were processed and upgraded. The data were obtained from the Tax Administration of the Republic of Slovenia from the system of real estate transaction tax.

- The comparative analysis of the proposed real estate valuation was implemented against international standards, separately for individual types of real state properties, which helped in the final design of the system of the mass real estate valuation.
- The variant versions of methodologies for setting the real estate price indexes were analyzed.



Figure 11: The real estate survey will be followed by the mass real estate valuation(photo: Pristop)

- The logical and physical model of the Real Estate Market Record, which represents a uniform and systematically organized real estate market record in Slovenia, was created.
- On the basis of the prototype application, a new software tool for testing and calibrating the valuation models was created.

In the area of data issuing and informing the public:

- The Surveying and Mapping Authority of the Republic of Slovenia provided access to geodetic data to numerous groups of users, both in terms of certificates, maps, plottings, extracts, online browsers, online data distribution, as well as providing information at 46 physical locations.
- The distribution included the new geodetic data and amended and newly-created software applications for providing access to these data.
- The infrastructure for web services was developed in line with the OGC recommendations and ISO standards. This enables the development of new services for users and provides for standardized access to data.
- The issuing of certificates from geodetic databases at administrative units was made possible.
- Broader promotional and other activities aimed at informing the users and broader public were implemented.
- The prototype of the Prostor (Space) portal was created. It is the Slovenian spatial data geoportal in line with the proposed INSPIRE directive.
- The analyses on the transition of the metadata system to the international ISO 19115 standard were conducted.
- The GEOSS project was purchased and resources for implementing the concession for administering the GEOSS (Geometric Center of Slovenia) territory.
- The Slovenian geodetic collection at Bogenšperk castle was updated in part.



Figure 12: Opening of the updated Slovenian geodetic collection at Bogenšperk castle (photo: Brane Mihelič)

3.2 Important activities of the Geodesy office

Transition to the new coordinate system

In 2006 the bulk of the activities pertaining to the national geodetic system was directed at the transition to the new national, European coordinate system, which is gradually being initiated into operative use.

Activities in the following areas were implemented as part of the transition to the new national coordinate system:

- **horizontal system:**
 - establishment of the national network of permanent GPS stations;
 - analysis of the compliance of the referential networks;
 - preparation and creation of instructions and manuals;
 - establishment of the transformation model;
 - idea project of re-surveying EUREF;
 - survey of the micronetwork of the Kanin, Mangart and Rodica trigonometric points of the 1st order;
- **height system:**
 - linking of the Gotenica gravimetric point to the leveling network;
 - leveling survey of the Koper mareographic station;
- **gravimetric system:**
 - stabilization and recalculation of gravimetric points;
 - survey of the basic gravimetric network.

Horizontal system

The establishment of the SIGNAL network began in 2000 and finished in 2006 with its entry into operative use. It is a part of the geodetic data distribution system. The data also include the data on real estate and the national territory topography.

The SIGNAL network is a basic national geoinformation infrastructure for determining the accurate position with the modern GPS satellite technology anywhere in the territory of Slovenia. It was created by the Surveying and Mapping Authority of the Republic of Slovenia. It comprises a network of 15 permanent GPS stations (receiver and GPS aerial) and the monitoring and distribution center of the GPS Service at the Geodetic Institute of Slovenia in Ljubljana, which runs it in a technical sense. The Ljubljana station is included in the European network of the permanent GPS stations. The SIGNAL network does real time data exchanges with five other networks of the Austrian APOS network and the station in Zagreb.

The strategic goal of the SIGNAL network is to introduce the new national coordinate system, which will bring greater security and quality of real estate and other spatial data due to its accuracy. The practical purpose of the network is to enable accurate surveys throughout the country using satellite technology.

The SIGNAL network is extraordinarily important for the operation of the national land survey service and for the spread of the use of spatial data at the national level. It enables surveyors, other professionals and even laypeople to determine a position or coordinates. It enables surveys and data acquisition in real time with centimeter accuracy anywhere in the territory of Slovenia. The surveyed coordinates refer to the European coordinate system ETRS89 (European Terrestrial Reference System 1989), which ensures the comparability of coordinates in Slovenia with coordinates in the other countries in Europe. Good-quality surveys ensure greater security of real estate data (buildings, Land Cadastre).

For surveyors, the SIGNAL network is a means of transitioning to the new national coordinate system, which will be based on the European ETRS 89 system. Gradually all the coordinates of real estate and topographic objects will be calculated for the new system. Other spatial records will also be transformed into the new system.



Figure 13 National network of permanent GPS stations named SIGNAL

The analysis of the compliance of the densification networks, which were surveyed both in the current national coordinate system as well as in the future new coordinate system. The points of the framework networks are ETRS points, and they represent a link between the two coordinate systems. By the end of the year 2000 ETRS points were created.

Network name	Network size	Network type	Number of new points
Kostanjevica na Krki	100 km ²	static and fast static	8 static and 13 fast static
Velike Lašče	350 km ²	static	9 static
Bizeljsko	400 km ²	static and fast static	25 static, 14 fast static
Velenje in Mislinja	300 km ²	static and fast static	17 static and 38 fast static
Juliske alpe	900 km ²	static	20 static
Goričko	350 km ²	static	25 static
TOTAL	2400 km²	6 static in 3 fast static	104 static, 65 fast static

Table 2: Surveyed framework networks in 2006

As part of the assignment "**Models of transformation between coordinate systems**" different models of transformations between coordinate systems were examined. The effects of the listed methods of transformations were compared in a concrete test area. The software application for transformation was created as part of the assignment: Software package SiTra and instructions for use. The following transformation parameters were calculated for the territory of Slovenia:

- transformation parameters for the entire territory of the country with approximately 1-meter accuracy (and somewhat lower in the extreme southeast of the country),
- regional transformation parameters, where the territory of the country is divided into 3 regions, with up to 0.5-meter accuracy,
- regional transformation parameters, where the territory of the country is divided into 7 regions, with up to 0.3-meter accuracy,

- transformation parameters for the territories of individual GPS network of the Surveying and Mapping Authority of the Republic of Slovenia with up to 0,1-meter transformation accuracy.

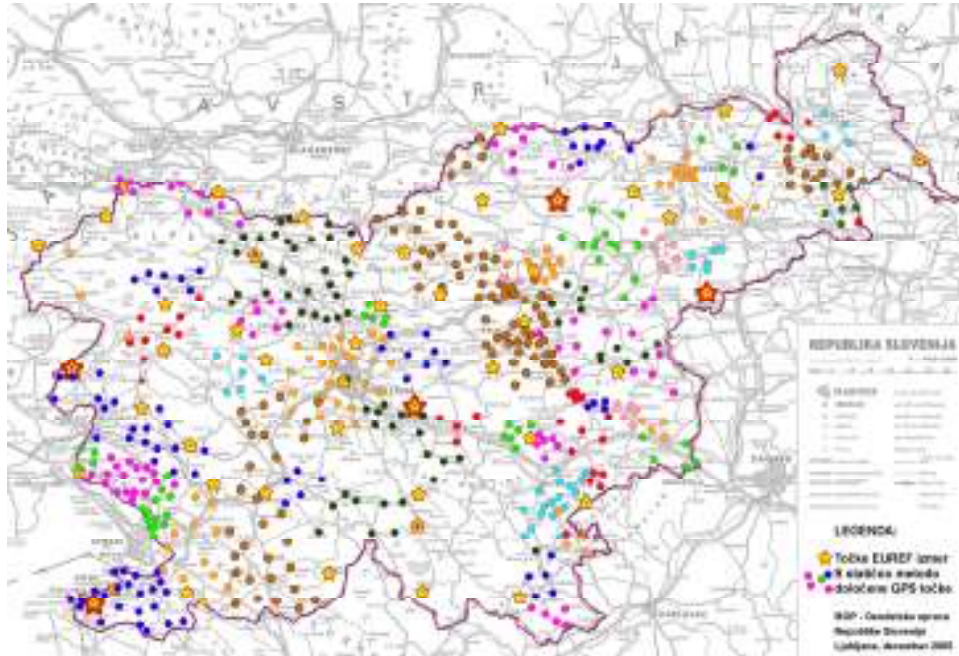


Figure 14: Transformation parameters for the territories of individual GPS network of the Surveying and Mapping Authority of the Republic of Slovenia with up to 0,1-meter transformation accuracy.

The project outline for resurveying EUREF was created. Given that the campaign results will be essential in defining the new national geodetic datum, the geodetic professionals believe the repeat of the EUREF GPS campaign is one of the key assignments in implementing the transition to the new coordinate system.

The primary purpose of surveying the micronetwork of trigonometric points of the 1st order, which are simultaneously also EUREF points, is the determination of the coordinates and elevation above the sea level to GPS excenters. The EUREF points designate the new coordinate system in the territory of the Republic of Slovenia.



Figure 15: The survey of the micronetwork of the Kanin trigonometric point of the 1st order (photo: Jože Miklič)

Height system:

The Surveying and Mapping Authority of the Republic of Slovenia linked the Gotenica absolute gravimetric point to the leveling network. The data on the gravimetric point's elevation above the sea level is required for calculating the adjustments to the basic gravimetric network.

In 2006, the Koper mareographic station was integrated in the national height system. Currently there are 6 stabilized benchmarks around the Koper mareographic station and a benchmark at the station itself which form a leveling loop. The length of the leveling loop is approximately 1 kilometer.



Figure 16: The object of the new Koper mareographic station (photo: Jože Miklič)

Gravimetric system:

In the autumn of 2006, the Surveying and Mapping Authority of the Republic of Slovenia implemented the survey of the new basic gravimetric network of Slovenia, which is a part of the vertical dimension of the new coordinate system. In the territory of Slovenia the network comprises

29 relative points (1st order) and 6 absolute points (0th order). The survey also included the points beyond the border of Slovenia: the excenter of the Austrian absolute gravimetric point and four Croatian relative points. This ensured better homogeneity of our gravimetric network. Moreover, the network will be linked to the gravimetric networks of the neighboring countries. The entire survey thus encompassed 40 gravimetric points.



Figure 17: Gravimetric network of Slovenia with a link to the neighboring countries

3.3 Important activities of the Real estate office

The adoption of the Real Estate Registration Act and the drafting of regulation acts in the area of real estate registration.

In 2006, the Real Estate Registration Act (Official Gazette of RS, No. 47/06), which is a part of the systemically updated real estate regulation which directly affects the real estate registration field, was adopted. The act enables:

- simplified procedures for registering real estate properties into real estate records;
- ensuring the completeness of the real estate records data by way of the disclosure of the registered real estate data, systemic provisions for registering real estate properties into the Building Cadastre and the Register of Real Estate, and the gradual improvement of the quality of real estate data;
- ensuring the currency of real estate data through the use of modern methods and techniques for inventorying and interpreting geodetic products;
- the reduction of the administrative work of the officials at the Surveying and Mapping Authority of the Republic of Slovenia while simultaneously emphasizing the professional technical assignments of registering real estate and improving the quality of data *ex officio*;
- the creation of a new record - the Real Estate Register.



Figure 18: On the occasion of presenting the new Real Estate Registration Act (photo: the Surveying and Mapping Authority of the Republic of Slovenia photo archive)

The act entered into force on 24 November 2006. Until the end of the year we worked intensively on drafting a large number of regulation acts, of which a few deserve special mention:

- **Rules on Boundary Settlement and Changing and Recording Data in the Land Cadastre**, which sets out the method of boundary settlement, the method of keeping a record of the boundary determination procedure, the layout, content and elements of studies for registering changes in the Land Cadastre and a technical report, the method of landmarking in the field, the method of recording data on land cadastre points and the manner of the graphic representation of data and the accuracy, the requirements and the methods of determining and administering land cadastre points in the new coordinate system and the linking with the coordinate system currently in force.
- **Rules on Building Cadastre Registration**, which sets out the content and elements of a study for registering a building into the Building Cadastre, changes to data, hosted data in the Building Cadastre and sets out the method of determining and registering the area of a building and its part.
- **Rules on the Types and Content of Certificates from the Geodetic Data Databases and the Manner of Data Presentation**, which sets out the type and the content of the certificates and the manner of presenting the latest registered data from the geodetic database, which are administered as part of the land survey service.

Real estate survey

The Surveying and Mapping Authority of the Republic of Slovenia began intensive preparation for the real estate survey as early as 2005. In 2006 the necessary acts were adopted for the implementation of the survey. The Real Estate Registration Act was adopted (Official Gazette of RS, No. 47/2006). At its 81 regular session on 6 July 2006 the Government of the Republic of Slovenia adopted the **Program of the Disclosure and Processing of Data on Buildings and Parts of Buildings**.

In the first half of 2006 the Surveying and Mapping Authority of the Republic of Slovenia accelerated the implementation of regular assignments and projects with the aim of freeing resources for faster and better-quality implementation of the real estate survey. The entire necessary infrastructure for the implementation of the real estate survey was put into place in 2006.

A special project coordination office was setup as part of the implementation of the 'presurvey'. The office implemented informative education and training for larger owners, managers of the state and local community properties and building managers. The office provided assistance to everyone who applied for the presurvey. Approximately 3 per cent of all the part of buildings in Slovenia were included in the presurvey.

The assignments of comprehensively informing the public were outsourced. Three press conferences were organized and an informative brochure was created and sent to all the households. Other channels of help were also established - the website www.popis-nepremicnin.si (150,332 visits, 100.782 discrete users), the info@popis-nepremicnin.si e-mail address - one thousand questions, which were answered, arrived there by December. With the commencement of the survey it was replaced by vprasanja@popis-nepremicnin.si.



Figure 19: Real estate survey website

We hired a manager for the project coordination office, who set up the operative system of the project management of the real estate survey. The project coordination office implemented the operative assignments of the project management. It cooperated with the Employment Service of Slovenia to hire unemployed people to work as real estate surveyors, implemented the operative hiring of surveyors and implemented other assignments pertaining to the running of the project coordination office.

The quality assurance service established a quality system for the project and began implementing it.

In 2006, 628 surveyors were hired on the basis of a public call for applications (163 students, 300 unemployed and 165 others). The training for the implementation of the survey for all involved in

implementing the project (project management, state instructors, instructors and other support staff at the Surveying and Mapping Authority of the Republic of Slovenia and for the real estate surveyors) were outsourced after a public tender. In 2006, the Surveying and Mapping Authority of the Republic of Slovenia provided 112 employees to implement the survey during their work hours.



Figure 20: Measuring the object before the survey(photo: Pristop)

The operator to provide assistance to the survey takers was selected through a public tender. The operator established a system of assistance to the survey takers. A toll-free number was set up. In December 2006 we received 17,177 calls and 2110 e-mails arrived to vprasanja@popis-nepremicnin.si.

In 2006 the scanning and optical recognition of forms began. Furthermore, the system for the further processing of data acquired through the real estate survey was established.

By the end of December 2006 206,883 parts of buildings were submitted for the survey and 29,310 parts were surveyed.

3.4 Important activities of the Mass real estate valuation office

The legal basis for the ,mass real estate valuation is in the Mass real Estate Valuation Act, which was adopted in Slovenia in May 2006. This is a new system field pertaining to real estate, real estate prices, values, real estate market and consequently affects the operation and decision making in all the state agencies, municipalities, real estate owners and other citizens.

The aim of the mass real estate valuation is primarily:

- to ensure the transparency of the real estate market by establishing a record of the real estate market and providing a public access to real estate market data;
- to provide a unified methodological and systemic monitoring of real estate price trends and other basic indicators of the functioning of the real estate market in Slovenia through sustained monitoring and calculations by suitable professionals and

- to determine the generalized market value of all the real estate properties in the country by using the mass valuation models.

In line with the provisions of the Mass Real Estate Valuation Act, at the Surveying and Mapping Authority of the Republic of Slovenia we established the Mass real estate valuation office. There are 28 professionals from different fields - geodesy, economy, civil engineering, agronomy and IT - working at the office. The Mass real estate valuation office comprises a multi-disciplinary group of professionals, whose primary purpose is to obtain the knowledge in the field of real estate economics, urban economics, appraisal, mathematical modeling and statistics and the implementation of assignments set out by the Mass Real Estate Valuation Act.

In 2006, we provided the space, the human resources and the financial conditions for the operation of the office. Assignments pertaining to the processing of real estate transactions obtained from the Tax Administration of the Republic of Slovenia were implemented. All the transactions were reviewed and upgraded in terms of quality. The analyses of the data, the statistics of the market events in Slovenia in the past years and the assignments pertaining to the improvements of the real estate valuation models were implemented. The appropriate prototype of the software for the procedure of general real estate valuation was created. It is a software module with various mathematical methods for determining the optimal model in the process of designing and calibrating valuation models for the purpose of processing real estate transactions, their temporal adjustment, the calculation of trends and indexes. The assignments of the first zoning of the country by types of real estate properties - apartments, houses, business premises, offices, industry, agricultural and forest lands and building lands.

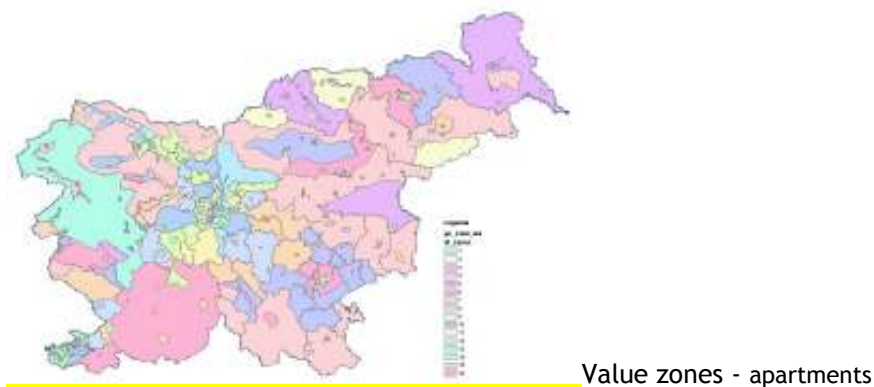
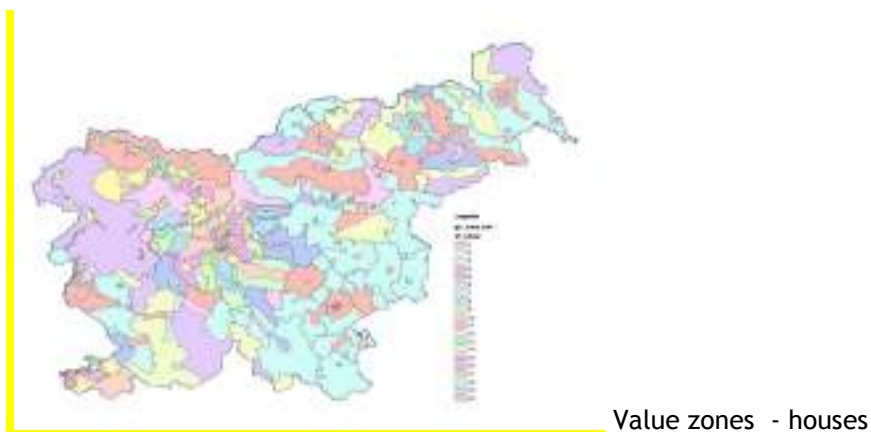


Figure 21: Zoning of Slovenia for apartments and houses

4. ACCESS TO THE LAND SURVEY SERVICE DATA

4.1 Electronic Access to data

For the purposes of accessing data online the Surveying and Mapping Authority of the Republic of Slovenia established a computer-supported distribution system. It is based at the Ministry of Public Administration as part of the national information system. It provides different ways of accessing data. Practically all the databases are included in the distribution environment: the Land Cadastre, the Building Cadastre, the Register of Spatial Units with Addresses, the Register of Geographical Names, the Real Estate Market Record, the Consolidated Cadastre of Public Infrastructure as well as the vector and raster data. Their regular daily updating has been ensured. Secure and controlled access to personal data was also enabled and individual solutions developed jointly in the e-Administration were used. The distribution system is separated from the production system, thus making it independent of the systems and changes in the production environment, from organizing the data suppliers and changes in the manner of administration to data updating. Through the creation and use of special interfaces, online services and user applications it enables simple, secure and correct use of geodetic data.

The Surveying and Mapping Authority of the Republic of Slovenia enables its users to electronically access the data online in two ways:

- access to data,
- distribution of data (data transfer into the user system).

Metadata, which are accessible on the SMA website, are regularly administered and updated for all the data.

4.1.1. Access to geodetic data

Free access to cartographic data is available to any user and includes free searching for a location and the display of the location on the selected cartographic basis (orthophoto, basic topographic map, national topographic maps, etc.). The search for a location is possible either via address or via a geographical name. It is, for example, possible to obtain an image and a location of a building in an orthophoto map by supplying its address. The service is available at <http://prostor.gov.si/iokno/iokno.jsp>.

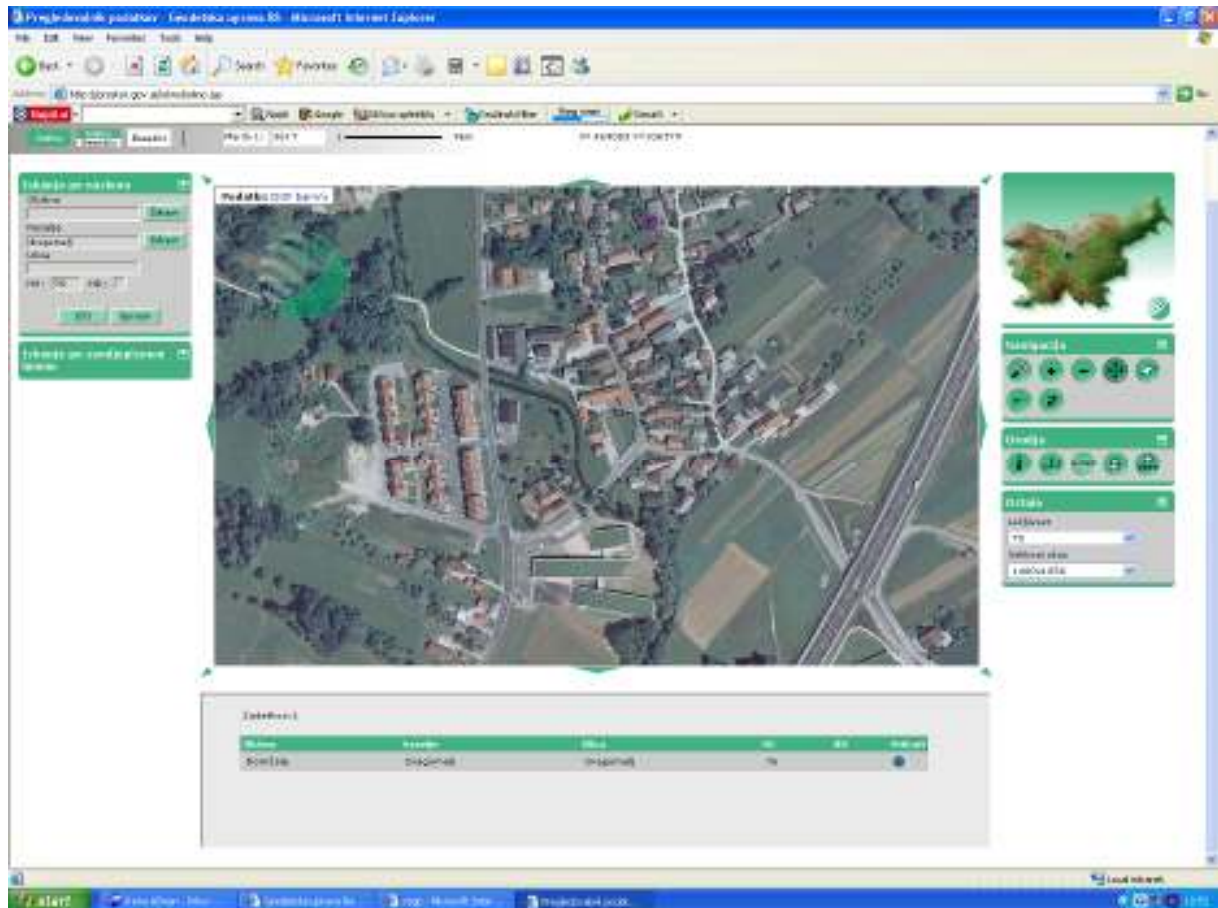


Figure 22: Location search and its display on the orthophoto map

Public access is access to the data in the Land Cadastre, the Building Cadastre and the Register of Spatial Units and real estate transactions on the basis of a real estate identifier (land parcel number, building or part of building number or address). The users may access the latest registered data from the Land Cadastre, the Building Cadastre and the Register of Spatial Units. The service is free and publicly available at <http://prostor.gov.si>.

The personal access allows an individual a costless access to graphic and attribute data on the real estate properties which are owned by that individual and are administered in geodetic records as such. Using such access anyone can, after demonstrating his/her identity with an appropriate digital certificate, verify the accuracy of the recorded data in the Land Cadastre, the Building Cadastre and the Register of Spatial Units, and take appropriate action in case of discrepancies (<http://prostor.gov.si>).

Access for registered users (<http://prostor.gov.si>) enables access to all the geodetic data in the multi-purpose, user-adapted distribution system. The service of access to geodetic data enables browsing by attributes and graphics in all the databases included in the system. In the graphic part of the browser, in addition to searching for data, all the standard spatial functions (navigation, enlargement, reduction, shifting, choice of scale, distance measurement, choice of image quality, choice of object, etc.) are available to the users. In accordance with the legislation it is possible to obtain data on the owner of real estate (land parcel or building) on the basis of the real estate identifier. The browser displays all the data in the graphic form as well and depending on the level of detail of the displayed information, it is possible to choose an appropriate cartographic basis (orthophoto, basic topographic map, topographic map, etc.) for such a display (e.g. parcel boundaries). The service of access for registered users is intended primarily for users in public

administration (both at the state and local level), commercial users (real estate agents, lawyers, insurance agencies, banks, etc.) and land survey service providers.

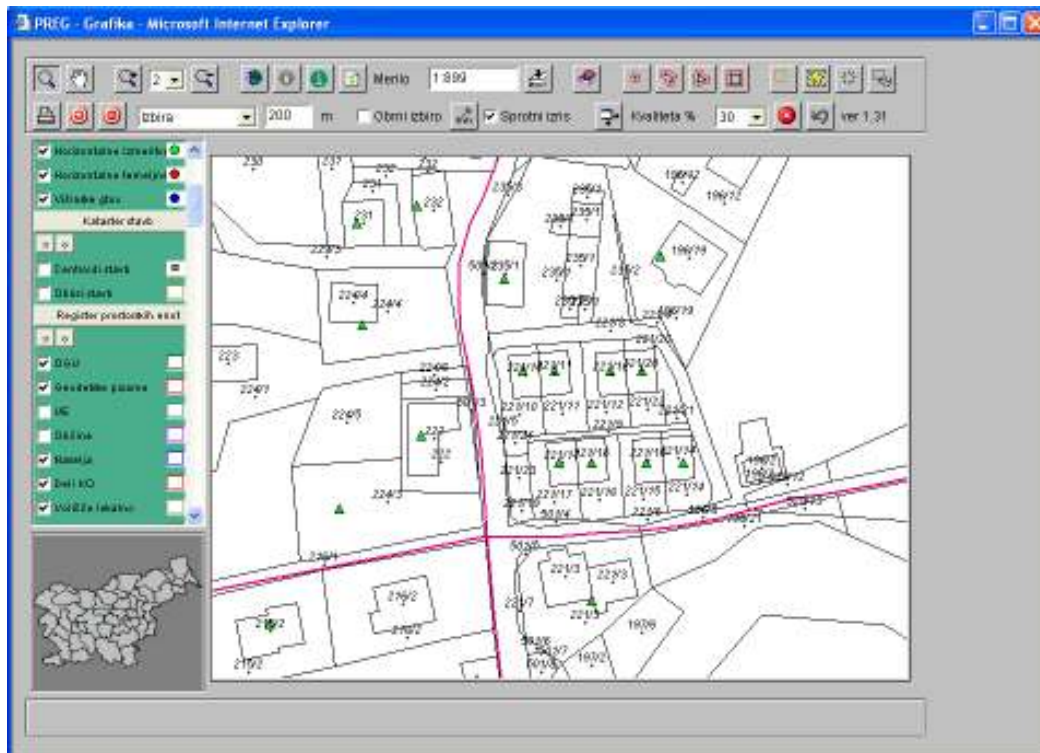
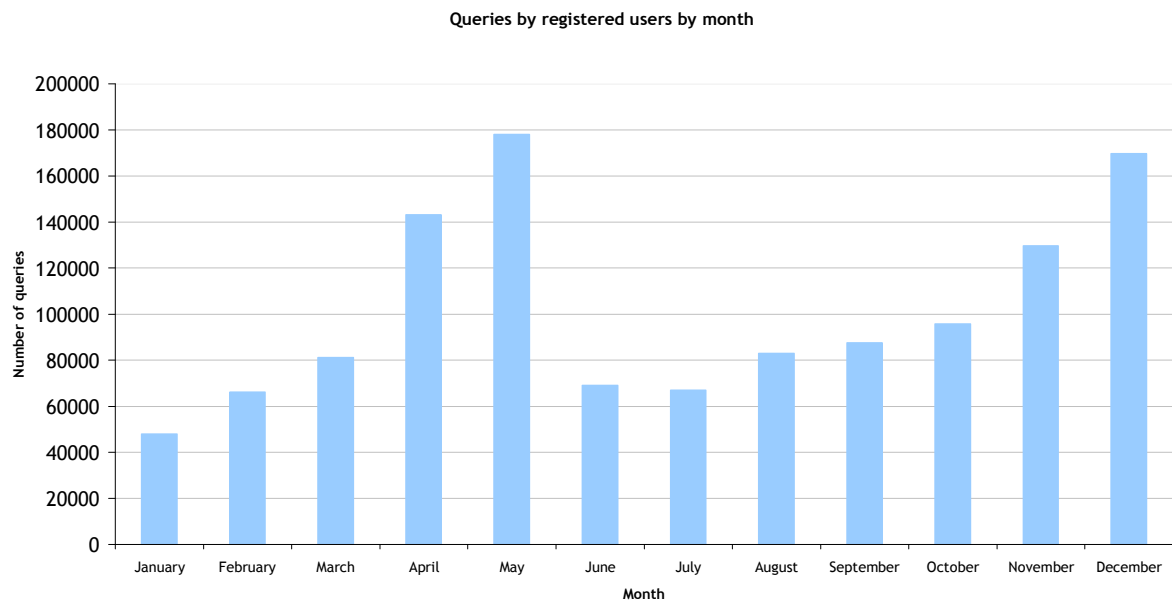
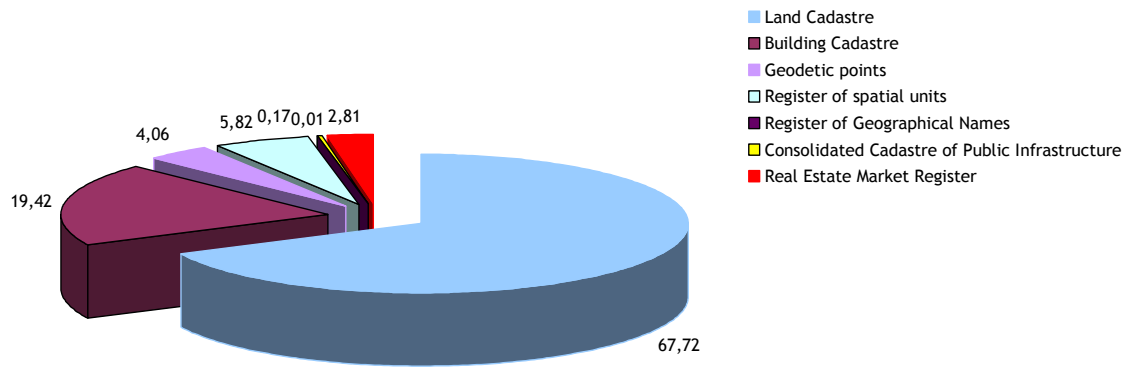


Figure 23: Online access to the Land Cadastre

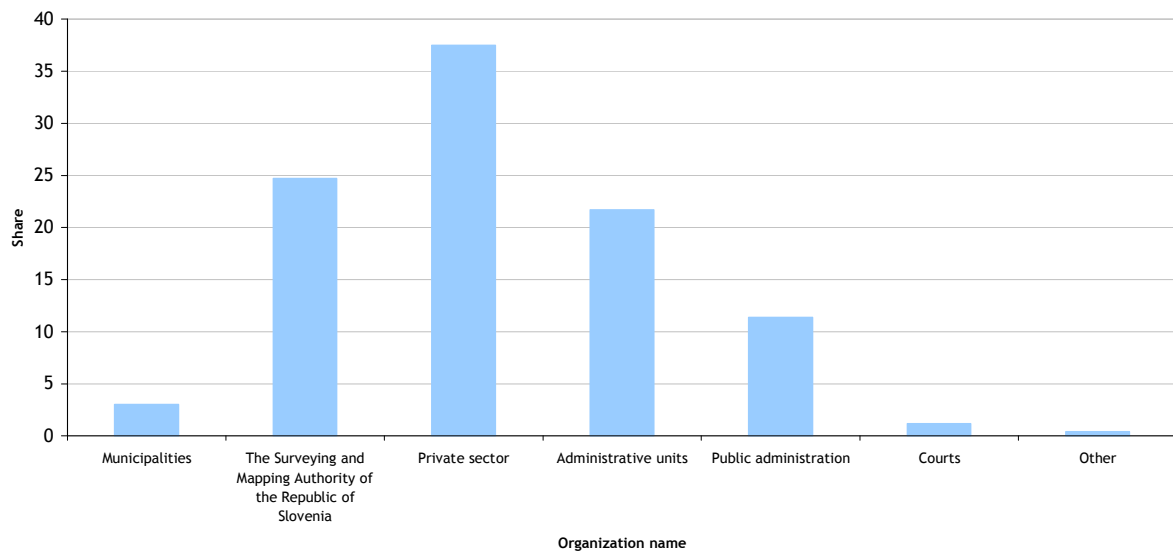
The number of registered users of the service of access to geodetic data increases each year. In 2006, more than a thousand new users were added bringing the total of the users who used to application to 2499.

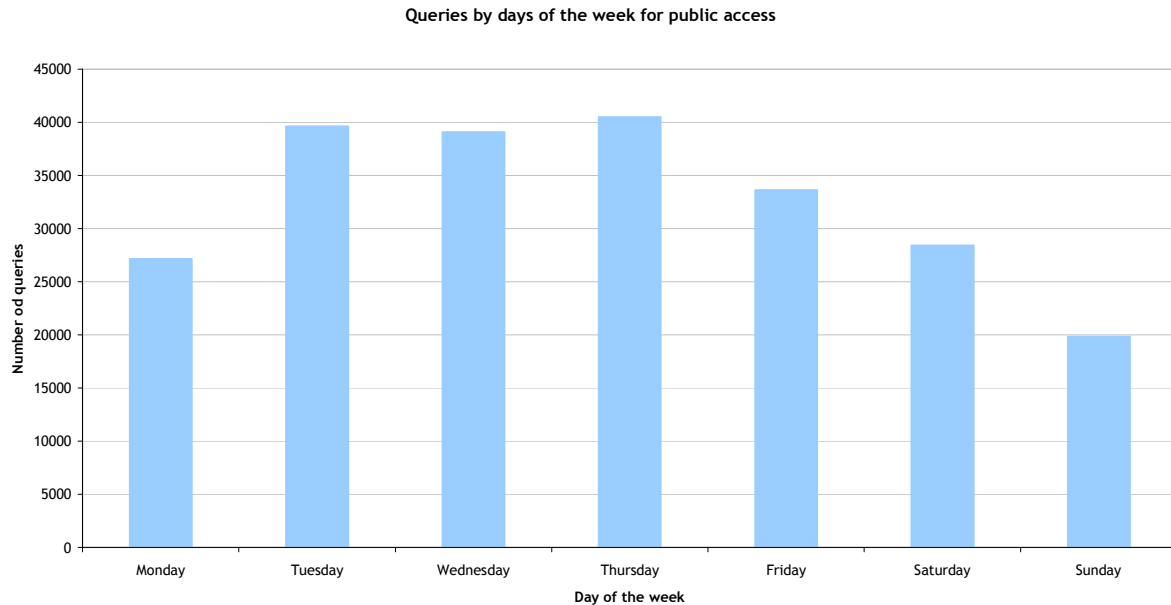


The number queries by the type of accessed data for registered users



Access by registered users by groups





4.1.2 Distribution of geodetic data

The distribution of geodetic data is available to the so-called registered users. Using special online services, which enable a secure and controlled access, they enable data distribution from the distribution system into the user's system. On the basis of requests by the users standardized files are created in the distribution system, which are then copied by the user into the user's system.

The online services which the Surveying and Mapping Authority of the Republic of Slovenia began to develop in 2006 are harmonized with the Open Geospatial Consortium (OGC) recommendations. Online services enable access to digital data in line with the standards and recommendations for the field of geographical information systems and online services. They take into account the standards of the Slovenian Standardization Office, the European Committee for Standardization and International Organization for Standardization as well as the recommendations of OGC and W3C (World Wide Web Consortium).

In the initial phase the Surveying and Mapping Authority of the Republic of Slovenia developed the services of the WFS type (Web Feature Service) for most of the data provided for the users. The basic web services were developed for the Land Cadastre, the Building Cadastre, the Register of Spatial Units with House Numbers, the Consolidated Cadastre OF Public Infrastructure and the Real Estate Market Register. Concomitantly with the development of the web services the Surveying and Mapping Authority of the Republic of Slovenia defined the basic interoperability framework based on the XML and GML data exchange format.

The practical use of the web services began in the final quarter of 2006, when the bigger partners within the public administration (both at the state and local level) began using them for the purposes of administering and updating the most important national and local registers and records.

Next year we are going to open the services to users outside the public administration and develop WMS web services.

4.2 Metadata

The Surveying and Mapping Authority of the Republic of Slovenia administers and updates metadata for all the geodetic databases. Metadata enable searching by data, data providers, field of

origination, they comprise the description of data characteristics, data accuracy, the method and frequency of database updating, etc. Metadata are available at <http://www.geodetska-uprava.si/gu/aplik/CEPP/index.jsp> or at http://www.geodetska-uprava.si/gu_eng/applic/cepp/cepp.asp for metadata in English.

5. STEPS FORWARD IN 2007

5.1 Main and strategic goals of the Surveying and Mapping Authority of the Republic of Slovenia

The land survey service is responsible for the basic data on space and real estate in the finalized databases and provides services pertaining to the registration of changes in space and on real estate properties, performs a coordination role in the field of the real estate system and spatial data infrastructure, implements mass real estate valuation and provides data for objective and comprehensive real estate taxation as well as the increased efficiency of the real estate market. It creates conditions for implementing land surveys and ensures the compliance of the national coordinate system with the European coordinate system. The strategic goals support the development of the comprehensive real estate system and the development of the national spatial data infrastructure with the aim of providing basic and derived data and services for all users, especially for the support of the spatial and environmental planning policies, land and agricultural policy and the efficient real estate management.

The strategic goals we want to achieve in individual fields are:

Real estate office

In the field of real estate registration we want to:

- improve the quality of real estate data;
- establish, administer and update the Real Estate Register;
- simplify procedures, finalize and administer up-to-date data on all the real estate properties in the Land Cadastre and the Building Cadastre and the data on the actual state of real estate properties in the Real Estate Register;
- contribute towards providing conditions for fulfilling the requirements of the European INSPIRE directive in the field of real estate registration;
- create a core of the comprehensive real estate system by linking the Land Cadastre, Building Cadastre and Land Register;
- enable dynamic upgrading of the real estate data in the core databases (hosted data) or the addition of data by linking data in other databases with the core databases (linked data).

Achieving strategic goals in the field of real estate registration will create conditions for greater legal security of the real estate owners, greater security of investing into real estate properties and real estate-related investments. It will enable more efficient functioning of the real estate market, just and effective taxation of real estate properties. It will create prerequisites for implementing a more appropriate land and housing policies, planning of activities in space, rapid detection and recording of all the prohibited activities in space and the successful operation of protection and rescue services.

Coordination role in the field of the real estate system:

- to coordinate the linking of real estate records and the real estate data registration;
- to establish a uniform organizational structure for the comprehensive registration of all the real estate data;

Achieving the strategic goals in its role as a coordinator in the real estate system will ensure coordinated and expedient real estate data registration without unnecessary redundancy, which will make comprehensive management and administration of real estate properties possible.

Mass real estate valuation office

In the field of mass real estate valuation we want:

- to develop, establish, administer and update an objective system of mass real estate valuation for the purpose of real estate taxation and for other public purposes;
- to establish records of high-quality data about the events in the real estate market, primarily data pertaining to real estate market prices and rents;
- to create and administer data on generalized market values of real estate properties;
- to efficiently adapt the mass real estate valuation system in response to the events in the real estate market.

By achieving the strategic goals pertaining to the mass real estate valuation will create conditions for transparent functioning of the real estate market. It will provide data on realized sales prices and rents in the market, create opportunities for implementing market and statistical analyses and trends, it will provide data on the generalized market value of all the real estate properties in Slovenia for the purpose of objective real estate taxation and the implementation of social, housing and spatial policies.

Geodesy office

In the field of the national geodetic and topographic system we want:

- establish a new national coordinate system (both the horizontal and vertical dimensions) by 2010 and transform the coordinates in all the databases in line with the guidelines on the European spatial data infrastructure and professional recommendations of international geodetic associations;
- implement all the new surveys in the ETRS 89 coordinate system and create conditions for implementing user surveys in the ETRS 89 coordinate system;
- provide a high-quality mathematical basis and a modern national coordinate system as part of the European coordinate system;
- to create and ensure the operation of the national network of permanent GPS stations, which will be integrated into the European network of GPS stations and enable the operation of the GPS service for the purpose of monitoring the operation of the network, distributing GPS data for implementing surveys, navigation and georeferencing spatial data and activity in space.
- to create and administer data on space and real estate properties in topographic databases;
- to create conditions for fulfilling the requirements of the European INSPIRE directive in the field of the national geodetic and topographic system;
- to provide national maps created in line with the international standards;
- create and update the Consolidated Cadastre of Public Infrastructure.

By achieving the strategic goals we will have established a spatial data infrastructure for simple, accurate and rapid acquisition of data for the purpose of updating geodetic and spatial records, for georeferencing data and phenomena in the uniform European reference system, which will simplify the exchange of data and cooperation in international projects.

Topographic data, consolidated data on public infrastructure and national maps will be used as an expert groundwork in the area of spatial and environmental planning and management and as a basis for the creation of various thematic maps and representations.

Main Office

In the field of issuing geodetic data we want:

- to include the widest possible range of data on real estate properties and spatial data into a unified distribution environment for all the users (public and private sector, individuals);

- to provide to all users a simple and fast access to data primarily through the use of electronic operation at a single point (Prostor portal);
- to provide data as inexpensively as possible while still recovering costs for their issuing and partially recovering the costs for the establishment and administration of databases involved in issuing data for a lucrative purpose;
-
- to inform the professional expert and broader public on geodetic and other spatial data, possibilities for their use as well as the services and activities of the land survey service;
- to introduce regular and systematic user satisfaction and needs surveys and to provide feedback to the administrators of spatial and real estate data about the user requirements and demands as well as data errors;
- participate in the creation and operation of the spatial information system of the Ministry of the Environment and Spatial Planning;
- participate in creating conditions for the fulfillment of the requirements of the European INSPIRE directive.

By achieving the strategic goals pertaining to data issuing all the spatial data and geodetic products users will be optimally informed about their availability. It will also provide an efficient, secure, fast and simple access to data, products and services for the use of geodetic data.

Role of a coordinator in the field of spatial data infrastructure:

- to coordinate the linking of basic spatial data;
- to develop and introduce uniform standards for interoperability and the creation and administration of metadata;
- to provide the linking with the European spatial data infrastructure.

By achieving the listed strategic goals we will lay the foundation for a comprehensive spatial data infrastructure, which will enable coordinated creation, administration and updating of spatial data from various administrators, sources, levels and degrees of accuracy as well as their efficient use. The national infrastructure will be harmonized with the INSPIRE directive guidelines, which normatively defines the European data infrastructure and consequently also national spatial data infrastructures.

In the field of international cooperation we want:

- to implement the European guidelines and participate in operative European and multi-national projects;
- participate in the creation of European and cross-border datasets taking into account the interoperability of spatial and real estate data as well as being an integral part of the development of the projects of the Slovenian e-Administration;
-
- to implement NATO guidelines in cooperation with the Ministry of Defense taking into account the interoperability principle in the preparation of the topographic and cartographic products.
- to provide professional assistance to other countries in collaboration with the private sector and independently;
- to encourage and support the private sector in penetrating and establishing themselves in the markets of other countries.

Taking into account the European guidelines and being actively involved in their co-creation will enable a comparable and coordinated development and operation of the land survey service.

In the field of informatics we want:

- to provide information basis for implementing business strategies and policies;
- to provide opportunities for more efficient work by utilizing modern technologies and information tools;

- to introduce standardized interoperable solutions with support for electronic operation;
- to provide high-quality spatial data, information and services;
- to introduce comprehensive management of services and processes in the field of informatics.

By achieving the strategic goals pertaining to informatics we will provide an efficient, monitorable, stable and user friendly information environment, which will be focused on supporting the legislation defined activities, which will support business policies of the land survey service and enable quality administration and linking of real estate and spatial databases.

In the field of the organization of the land survey service we want:

- to design an optimal organization of the national land survey service within the public administration and in connection with other institutions active in the field of registering real estate and spatial data;
- to create regional professional operative centers for the operation of the service at a local level;
- to establish an organizational structure, which will enable efficient distribution of data, implementation of services and informing of the users.

By achieving the strategic goals pertaining to the organization of the operation, we will achieve a more streamlined implementation of the assignments of the national land survey service and better-quality provision of services for users.

In the field of education and training we want:

- to ensure an appropriate level of education and training of the professionals for successful and efficient implementation of the assignments of the national land survey service;
- to increase the familiarity of the users with the possibilities of the use of the real estate and spatial data.

By achieving the strategic goals pertaining to education and training we will make ensure that our employees, our external associates and our users are suitably qualified for implementing their assignments.

5.2 Projects planned for the next few years

In this and the coming years we will be implementing assignments pertaining to the transition to the new coordinate system. Gradually, we will implement the transformation of the topographic system databases into the new coordinate system. We will be updating the national topographic map at 1:50,000, acquire topographic data at 1:5,000 detail and accuracy. In the field of registering public infrastructure we will be providing for the basic data updating of the Consolidated Cadastre of Public Infrastructure on the basis of the submitted studies of changes.

By the end of 2007 the Surveying and Mapping Authority of the republic of Slovenia will establish a new record - the Real Estate Register - as laid out in the adopted Real Estate Registration Act. With the establishment of the Real Estate Register the data on all the real estate properties in the Republic of Slovenia will have been registered for the first time, which will ensure simple registration of the actual real estate situation regardless of the legal constraints. An open, multi-purpose data record on the actual state of all the real estate properties will thus have been established, which will enable the use of real estate data for the purposes of spatial development, tax policy and the implementation of statistical analyses. The Real Estate Register is an open system which allows different users to expend on its multi-purpose nature through their own regulations and in accordance with their needs by defining additional data to be administered about real estate properties.

In terms of the content and quality of the real estate data the user requirements change rapidly. The establishment of a new, open, adjustable record of the Real Estate Register is a step towards the needed efficiency in the field of real estate registration.

In terms of mass real estate valuation we plan to establish a service for the mass real estate valuation with the appropriate professionals. We also plan on implementing general and specialized education and training for individual substantive fields. We plan to implement general real estate valuation with the establishment of the Real Estate Market Record, development of the real estate price and value indexing methodology, final designation of real estate valuation models and the harmonization of the models with the municipalities. General real estate valuation will be one of the bases for the ascription of the value of real estate properties, first in the form of the trial value ascription. The disclosure method and the real estate valuation models will be harmonized in accordance with the feedback and the real property values will be added to the other real estate data.

of 1:5000 and 1:10000 (Official Gazette of SRS, No. 30/1983)
Rules on the Use of the Gauss-Krueger Projection in Producing the National Topographic Maps at 1:25000 Scale and Dividing it into Sheets (Official Gazette of RS, No. 36/1998)
BYLAWS ADOPTED IN PURSUANCE TO THE NAMING AND RECORDING OF SETTLEMENTS, STREETS AND BUILDINGS ACT
Rules on the Naming of Settlements and Streets and on the Marking of Settlements, Streets and Buildings (Official Gazette of SRS, No. 11/1980; Official Gazette of RS, No. 58/1992 - The Ruling of the Constitutional Court of RS)
BYLAWS ADOPTED IN PURSUANCE TO THE LAND SURVEY SERVICE ACT
Decree on Regional Surveying and Mapping Authorities of the Surveying and Mapping Authority of the Republic of Slovenia, their Areas of Competence and the Location of their Offices (Official Gazette of RS, No. 49/2000)
Rules on Conditions Relative to the Premises and Technical Equipment of Surveying and Mapping Companies (Official Gazette of RS, No. 67/2000)
Decision on the Status Transformation of the Institute of Geodesy and Photogrammetry of the Faculty of Civil Engineering and Geodesy into the Geodetic Institute of Slovenia (Official Gazette of RS, No. 84/2000 and 26/2003)
Rules on the Program and Mode of Taking the Land Surveyor Certification Examination (Official Gazette of RS, No. 99/2000)
Rules on the Program of the Special Certification Examination Required for Performing Land Survey Services and on the Mode of Testing the Knowledge of the Slovenian Language (Official Gazette of RS, No. 105/2000 and 108/2000-corrig.)
Rules on the Geodetic Card, Procedure for its Issue and Mode of Use (Official Gazette of RS, No. 113/2000)
List of Works the Implementation of Which Affects or Might Affect the Safety and Health of People (Official Gazette of RS, No. 23/2004)
BYLAWS ADOPTED IN PURSUANCE TO THE RECORDING OF REAL ESTATE, STATE BORDER AND SPATIAL UNITS ACT
Rules on the Terms and Conditions and Method of Computer Access to the Land Cadastre, Building Cadastre and Register of Spatial Units (Official Gazette of RS, No. 74/2002 and 47/2006)
Rules on the Content and Method of Keeping a Database on Actual Land Use (Official Gazette of RS, No. 9/2004 and 33/2007)
BYLAWS ADOPTED IN PURSUANCE TO THE SPATIAL PLANNING ACT
Instructions on the Content and the Methods of Administering Spatial Data Databases (Official Gazette of RS, No. 123/2003 and 33/2007)
Rules on the Content and the Methods of Administering the Actual Use of the Physical Space Databases (Official Gazette of RS, No. 9/2004)
Rules on the Content and the Methods of Administering Administrative Acts Database (Official Gazette of RS, No. 13/2004, 22/2007 and 33/2007)
Rules on the Implementation of the Land Consolidation in the Municipal Location Plan (Official Gazette of RS, No. 21/2004 and 33/2007)
Rules on the Content and Method of Keeping the Catalogue of Spatial Legal Regimes (Official Gazette of RS, No. 34/2004 and 33/2007)
The Rules on Land Survey Maps (Official Gazette of RS, No. 40/2004 and 33/2007)
Rules on the Contents of Land Register Concerning the Economic Public Infrastructure in the Area of Electronic Communications (Official Gazette of RS, No. 56/2005, 64/2005 – corrig. and 33/2007)
BYLAWS ADOPTED IN PURSUANCE TO SPECIAL CONDITIONS FOR REGISTERING THE OWNERSHIP RIGHT TO INDIVIDUAL PARTS OF A BUILDING WITH THE LAND REGISTER ACT

Rules for the Production and Verification of the Floor Plan (Official Gazette of RS, No. 2/2000, 32/2002 - The Ruling of the Constitutional Court of RS and 43/2003)

BYLAWS ADOPTED IN PURSUANCE TO THE HOUSING ACT

Decree on the Marking of Apartments and Business Premises (Official Gazette of RS, No. 63/2006)

BYLAWS ADOPTED IN PURSUANCE TO THE CONSTRUCTION ACT

The Rules on the Types of Complex, Less Complex and Simple objects, on the Conditions for the Construction of Simple Objects without a Building Permit and on the Types of Works Pertaining to Objects and their Respective Land Properties (Official Gazette of RS, No. 114/2003, 130/2004 and 100/2005)

The Rules on Land Survey Maps (Official Gazette of RS, No. 40/2004 and 33/2007)

BYLAWS ADOPTED IN PURSUANCE TO THE CIVIL SERVANTS ACT

Rules on a Particular Part of Exam for Inspectors in the Fields of Environment and Nature, Construction, Mining, Land Survey and Housing (Official Gazette of RS, No. 125/2004 and 62/2006)

BYLAWS ADOPTED IN PURSUANCE TO THE RECORDING OF REAL ESTATE ACT

Decree on the Marking of Apartments and Business Premises (Official Gazette of RS, No. 63/2006)

Decree on Cadastral Area Territories and Names (Official Gazette of RS, No. 100/2006)

Rules on the Register of the State Border (Official Gazette of RS, No. 118/2006).

Rules on the Contents and Method of Administration of the Register of Spatial Units (Official Gazette of RS, No. 118/2006)

Decree on the Registration of Administrators of State-Owned Real Estate into the Land Cadastre and Building Cadastre (Official Gazette of RS, No. 121/2006)

Rules on Boundary Settlement and Changing and Recording Data in the Land Cadastre (Official Gazette of RS, No. 8/2007)

Regulation on Building Cadastre Registration (Official Gazette of RS, No. 22/2007)

Rules on the Types and Contents of Certificates Issued from Geodetic Data Records and on the Method of representing the Data (Official Gazette of RS, No. 22/2007),

Rules on the Property Rating Examination and the Rating License (Official Gazette of RS, No. 29/2007)

7. CONTACTS

7.1. ADDRESSES OF SURVEYING AND MAPPING ADMINISTRATIVE BODIES

REPUBLIC OF SLOVENIA MINISTRY OF THE ENVIROMENT AND SPATIAL PLANNING SURVEYING AND MAPPING AUTHORITY OF THE REPUBLIC OF SLOVENIA
✉ Zemljemerska ulica 12 1000 Ljubljana ☎ 01 478 48 00 📠 01 478 48 34 @ pisarna.gu@gov.si

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CELJE REGIONAL SURVEYING AND MAPPING AUTHORITY
✉ Ulica XIV. divizije 12, 3000 Celje ☎ 03 428 13 50 📠 03 428 13 60 @ ogu.guce@gov.si
KOPER REGIONAL SURVEYING AND MAPPING AUTHORITY
✉ Cankarjeva ulica 1, 6000 Koper ☎ 05 663 59 50 📠 05 663 59 52 @ ogu.gukp@gov.si
KRANJ REGIONAL SURVEYING AND MAPPING AUTHORITY
✉ Slovenski trg 1, 4000 Kranj ☎ 04 237 33 55 📠 04 237 33 53 @ ogu.gukr@gov.si
LJUBLJANA REGIONAL SURVEYING AND MAPPING AUTHORITY
✉ Cankarjeva cesta 1, 1000 Ljubljana ☎ 01 241 78 00 📠 01 241 78 20 @ ogu.gulj@gov.si
MARIBOR REGIONAL SURVEYING AND MAPPING AUTHORITY
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MURSKA SOBOTA REGIONAL SURVEYING AND MAPPING AUTHORITY
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NOVA GORICA REGIONAL SURVEYING AND MAPPING AUTHORITY
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SEVNICA REGIONAL SURVEYING AND MAPPING AUTHORITY

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☎ 07 816 35 70
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SLOVENJ GRADEC REGIONAL SURVEYING AND MAPPING AUTHORITY

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VELENJE REGIONAL SURVEYING AND MAPPING AUTHORITY

✉ Prešernova cesta 1, 3320 Velenje
☎ 03 898 27 00
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☎	Phone number
📠	Fax number
@	E-mail address

8. STATISTICAL DATA ON SLOVENIA

8.1. Slovenia 2006 in numbers

Surface area of the Republic of Slovenia	20 273 km ²
Population size	2 003 358

Geographical Coordinates of Extreme Points

	Latitude	Longitude
North	46°53´	16°14´
South	45°25´	15°10´
East	46°28´	16°36´
West	46°17´	13°23´
GEOSS	46°07´	14°49´

GEOSS - Geometrical Center of the Republic of Slovenia

Length of State Border

Austria	318 km
Croatia*	670 km
Italy	280 km
Hungary	102 km
TOTAL	1370 km
Sea coast length **	46.6 km

* Border not marked on land; the border length was calculated on the basis of the borders of the cadastral areas.

** The length of the sea border has not yet been determined.

Highest peak	Triglav (2,864 m)
The longest Karst cave (together with Pivka and Črna Jama)	Postojnska jama cave (20,570 m)
Largest Karst intermittent lake	Lake Cerknica (24 km ²)
Largest natural lake	Lake Bohinj (3.28 km ²)
Longest river	The Sava river (947 km, of which 221 km in Slovenia)

House numbers	514,469
Buildings	1,232,359
Municipalities	210
Settlements	6 005
Number of streets	15,660
Cadastral areas	2,833
Number of land parcels	5,250,514

Colophon

2006 Annual Report

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