ACTIVITIES REPORT 2019

Surveying and Mapping Authority of the Republic of Slovenia
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ADDRESS FROM THE GENERAL MANAGER

OF THE SURVEYING AND MAPPING AUTHORITY OF THE REPUBLIC OF SLOVENIA

The task of the national land survey service in Slovenia is being carried out by the Surveying and Mapping Authority of the Republic of Slovenia (SMA). The fundamental fields of work are basic geodetic system, real estate registration and valuation, land administration procedures and land rearrangement as well as ensuring reference spatial data – basic topographic data, data on spatial units, geographical names etc. The main mission of the SMA is providing the Infrastructure for Spatial Information, effective services and high quality authoritative spatial data, provided in a manner that meets quality standards of a geoinformation-enabled society.

We consider the Imperial Patent of Francis I, which on December 23, 1817 ordered the establishment of a stable cadastre for Austrian Regions, to be the beginning of modern real estate registration in our territory. The then established Regional Commission for Land Taxation is the precursors of the SMA. The formal date of the establishment of a national surveying service is January 20, 1944, when during the National Liberation Movement of Slovenia the Slovenian Headquarter of the National Liberation Army and Partisan Detachments ordered the establishment of a Geodetic Section. It was tasked with providing military topographic resources and creating new maps. Afterwards, the Surveying and Mapping Authority of the People's Republic of Slovenia was established in March 26, 1947. All this provides for a rich history of the national land survey service in Slovenia.

This activities report provides a quick overview of the work we carried out at the SMA in 2019. As in previous years, we at the SMA continued activities that enable our users easy access and use of quality geodetic data and connected services. The SMA continues to update the real estate registration and spatial management system, part of which is also the establishment of an effective infrastructure for spatial information.

The main focus of our work in 2019 was...
towards establishing, managing and maintaining datasets on the basic geodetic system, real estate registration, mass real estate valuation, national border, spatial units and addresses, consolidated cadastre of public infrastructure and topographic and cartographic systems. The SMA employees have resolved 161,871 administrative affairs (requested by applicants in the proceedings or by official duty). Among them were 95,110 requests pertaining to land cadastre and building cadastre.

In 2019 we transitioned into the latter half of executing the Programme of the projects eProstor, which is being financed with European cohesion funds. These projects will improve processes regarding spatial planning, construction and real estate management with providing linked, accessible and reliable spatial datasets. One of the main goals of the Programme is the renovation of the real estate records system. We successfully digitized all expert elaborates of cadastral measurements since 1882 and shifted to e-commerce. In combination with the digital real estate cadastre and improved graphical representation of spatial data, this will make changing spatial data (land parcels, buildings, spatial units and national border) simpler, more accurate and faster. E-commerce will be implemented for obtaining a construction permit, creation of a spatial plan and in real estate registration. Improvement in accuracy of location data of the graphical part of the Land Cadastre and acquisition of actual land use of construction land will be carried out.

A big part of our work in the second half of 2019 were activities regarding the test calculation of generalized market value and the public display and harmonization of valuation models. On October 1, 2019, in accordance with the Real Property Mass Valuation Act ZMVN-1 (National Gazette RS, No. 77/17 and 33/19), we published the proposed models and calculated test values, which were based on real estate data from Jun 27, 2019, on the mass valuation data portal. In addition, the proposed valuation models were publicly displayed at all Slovene municipalities from the 1 till 30 October 2019.

We were also engaging on the international level. We actively participated in professional associations and initiatives like EuroGeographics, EUREF, EuroSDR, UN GGIM Europe and others. We hosted representatives from foreign surveying authorities and other professionals, with whom we shared our experiences and activities and, with their help, compared them with best practices from Europe. On the 24 and 25 September 2019, we organized a technical meeting in Ljubljana of EuroGeographics dataset managers with 53 attendees from 27 countries.

The SMA’s datasets and services are important for multiple institution on the national and local levels as well as for the realization of national strategic goals. Therefore, an important area is cooperation with different public institutions that use or co-develop solutions in the fields of spatial data infrastructure and land administration. The highlighted activities, along with all others, would not be possible without the 492 co-workers, who carry out the work in a responsible and dedicated manner, and to whom I want to express my sincere appreciation.

Tomaž Petek
General Manager
Surveying and Mapping Authority of the Republic of Slovenia
The Surveying and Mapping Authority of the Republic of Slovenia is a body within the Ministry of the Environment and Spatial Planning. The area of work of the Surveying and Mapping Authority of the Republic of Slovenia encompass the tasks of the national land survey service, which include the creation, management and maintenance of databases pertaining to the Basic Geodetic System, real estate, the State Border, spatial units and house numbers, and the Consolidated Cadastre of Public Infrastructure, as well as the Topographic and Cartographic System.

The Surveying and Mapping Authority of the Republic of Slovenia is responsible for the surveying, maintaining, managing and providing basic data on space and real estate in their datasets, provides services pertaining to the registration of changes in physical space and real estate, and performs the role of coordinator for the Real Estate System and Spatial Data Infrastructure.

The Surveying and Mapping Authority of the Republic of Slovenia maintains the Mass Real Estate Valuation System, records and monitors real estate sales and lease transactions, analyses and reports on the state of the real estate market and provides data regarding the real estate market and the market values of real estate.

It manages the National Coordinate System which is the foundation to locate data in space, and provides the infrastructure to carry out land surveys.

SURVEYING AND MAPPING AUTHORITY OF THE REPUBLIC OF SLOVENIA

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WORK OVERVIEW
OF THE
SURVEYING AND MAPPING AUTHORITY OF THE REPUBLIC OF SLOVENIA

The goal of the Surveying and Mapping Authority of the Republic of Slovenia is to provide infrastructure for spatial information, effective services and high-quality official spatial data in a manner that is in accordance with the high standards of a geoinformation society.

The Surveying and Mapping Authority of the Republic of Slovenia is comprised of the Main Office, the Geodesy Office, the Real Estate Office, the Mass Real Estate Valuation Office and twelve regional surveying and mapping authorities. The latter have been set up to streamline operations and increase the accessibility of administrative and professional tasks and services implemented by the Surveying and Mapping Authority of the Republic of Slovenia.

The Main office implements administrative, professional, technical and supervisory assignments related to the linking of spatial databases and spatial data infrastructure. It is responsible for issuing of data and certificates in analogue and digital form, e-commerce with spatial data, spatial data infrastructure and informatization of the land survey service. It is the administrator for the information and telecommunication infrastructure, provides systemic, application and user support along with IT training and education.

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

In the past year activities were carried out to inform the public and provide support to spatial data users regarding the existence and use of data and services. The gradual digitization of archived data (aerial photographs) was continued. Funds were transferred for the concessional management of the GEOSS area. In cooperation with the Ministry of Public Administration, the basic infrastructural conditions were provided for the operation of ICT systems and support was provided to users of this IT infrastructure.

The Real Estate Office implements administrative, professional, technical, coordination and supervisory assignments pertaining to the administration of the Land Cadastre, the Building Cadastre, Real Estate Register and other records on real estate. It implements assignments of administration of the Register of Spatial Units, the Register of House Numbers, the Consolidated Cadastre of Public Infrastructure and carries out different tasks relating to real estate. It operates in an interagency capacity in the work of international committees and other assignments and projects. 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.

In the field of real estate registration, the Real Estate Office and the Regional SMA Offices have carried out regular procedures for managing and maintaining data in real estate records along with activities to improve data quality.

Due to aligning daily operation with legislative changes some minor but necessary software upgrades for the management and maintenance of real estate records were implemented.

In the area of providing ICT, geodetic and general infrastructure, some minor upgrades of existing IT solutions were carried out regarding managing changes to land use data and improving the display accuracy of land cadastre location data. In the scope of improving real estate data, the first phase of new surveys (formalizing land plot
borders and land surveying) on multiple smaller areas was carried out. Multiple tasks of control and harmonization of recorded data were carried out (revisions of automatic classification of building and parts of building data, in-depth processing of expert surveyor elaborates due to changes in the dataset as a result of the SMA’s activity to improve locational accuracy of the graphical part of land cadastre data, elimination of incongruencies in building data – area, use and unspecified spaces). For approximately 1/3 of the country, an automatic classification of unregistered buildings was carried out. The borders of Municipalities from the Register of Spatial Units and borders of land plots were harmonized. A study on land survey measurement data acquisition was concluded in cooperation with the Faculty for Civil and Geodetic Engineering.

Normal operation was ensured regarding to the management and maintenance of the Consolidated Cadastre of Public Infrastructure, which includes recording of public infrastructure objects into the consolidated cadastre and recording of network connection points – altogether 791 expert elaborates for recording public infrastructure objects and 67 expert elaborates for the recording of network connection points were processed.

GEODESY OFFICE

The Geodesy Office is responsible National Geodetic Reference System, which is the basis for locating data in space. It is responsible for the establishment and management of the National Coordinate System in accordance with the European Coordinate System, acquisition of remote sensing data, managing datasets on natural and artificial environmental phenomena, managing geographical names and creation of national maps. In accordance with ratified international treaties it is responsible for tasks regarding managing national border data, marking, maintaining and renewing the national border and it participates in international commissions.

In the fields of geodesy, topography and cartography, the Geodesy Office carried out supervision of the 16 permanent GNSS stations of the SIGNAL network and 5 permanent GNSS stations of the National Combined Zero Order Geodetic Network. It also enabled the operation of the GNSS Service at the Geodetic Institute of Slovenia, which provides operational supervision on the network and data transfer to users. Needed technical equipment for uninterrupted operation was purchased, upgraded and maintained. Geodetic field work was carried out to control the operation of the GNSS SIGNAL network, the height precision benchmark polygons in relation to Italy, verification of land cadastre points and the improvements and gravimetric measurements in the North-East part of Slovenia. Controls were also carried out on height points, acquired topographical data (DTM) and on the products of cyclical aerial photography of Slovenia. Adjustment of the geodetic base with an additional reference point at the border was carried. The first-order trigonometric tower at Žigartov vrh was removed as it provided a potential safety hazard. In 2019, the research project titled »The increase of reliability of public GNSS network SIGNAL and combined zero order geodetic network« was concluded while two new research projects have been commenced in the frame of Target Research Projects.

Aerial photographs were created for the central part of Slovenia, along with aerial triangulation, a Digital Relief Model, colour orthophoto and quality control of the project’s implementation. In accordance with standards of EuroGeographics, some supplements were made to individual spatial data layers of the EuroRegional Map (ERM) and the EuroBoundaryMap (EBM). Eight sheets of the National/Military Topographic Maps (DTK and VTK 50, respectively) in a scale of 1 : 50,000 were restored. Activities in the Commission for the Standardization of Geographical Names were performed and mistakes in the Register of Geographical Names were eliminated. Special assignments for the Ministry of Defence were carried out in the fields of cartography and topography. Maintenance work was carried out on the State Borders with Italy, Austria and Hungary. Tasks defined by international commissions were carried out.
The Mass Real Estate Valuation Office carried out tasks of recording data from sales and lease agreements regarding real estate, analyzing the real estate market and preparing reports on the real estate market. On the basis of real estate market data and methods of mass valuation, which are based on statistical and other mathematical methods, the Mass Real Estate Valuation Office develops and calibrates valuation models and carries out processes to define the models adhering to defined criteria.

The valuation models are managed and maintained in the Register of valuation models. The management and maintenance of the mass real estate valuation is being carried out in the Valuation Register. Real estate values are calculated based on real estate data and valid valuation models. The valuation models do not consider special circumstances, which are considered through administrative procedures. These special circumstances influence real estate value and their impact and expiration date are recorded in the Valuation Register.

In 2019, the Mass Real Estate Valuation Office carried out system maintenance tasks and ascription of the generalized values into the Real Estate Register due to provisions from the Real Property Mass Valuation Act ZMVN (National Gazette RS, No. 50/06, 87/11, 40/12-ZUJF, 22/14 – Constitutional Court decision and 77/17 – ZMVN-1) and tasks of real property mass valuation on the basis of the Real Property Mass Valuation Act ZMVN-1 (National Gazette RS, No. 77/17) with emphasis on the process for defining valuation models.

In the frame of maintaining the existing mass real estate valuation system, the application for real time calculation of real estate values (due to changes in real estate data and valid valuation models) for all records in the Real Estate Register was maintained.

The system for mass real estate valuation was maintained and upgraded in such a manner that enables systematic recording of real estate sales agreements, which are subjects to real estate transfer tax and value added tax, and lease agreements for buildings and parts of buildings as defined in ZMVN-1. The production and distribution environments of the public Real Estate Valuation Dataset were managed and maintained, which enables transparency of the real estate market of the Republic of Slovenia. Real estate transactions and business rentals were reviewed and processed in order to model the real estate market of the Republic of Slovenia and prepare regular reports on the real estate market.

The system for mass real estate valuation was maintained and upgraded in a substantive and IT manner that supports the new process for the creation of valuation models and accompanying analysis for modelling purposes. An IT solution regarding the management of the Real Estate Valuation Dataset and the connected mass property valuation process manager was created, which enabled the establishment of the test mass real estate valuation database.

After the harmonization of the valuation models with municipalities in the fall of 2019, the valuation models and the calculated test values for real estate were publicly displayed. The proposed valuation models were presented at all municipalities from October 1 till October 30, 2019, while also being accessible at the webpage of the SMA. The calculated test values, using the proposed valuation models and real estate data, were also openly accessible. Public presentations on the new valuation models were given at 14 locations. Two forms were prepared for the general public to forward remarks regarding the valuation models, value zones and value levels. Remarks submitted in written form were also overviewed. The SMA addressed remarks that were related to model elements, value zones and value levels for individual municipalities, while remarks regarding real estate data correctness in real estate registers and remarks regarding special circumstances, which will be addressed after the enacting of the Decree determining real estate valuation models and the calculation of real estate values, were not considered. Remarks covering the same topics were joined and overviewed once by the SMA and municipalities. With this process, municipalities forwarded 369 remarks regarding valuation models and 1,621 remarks regarding value zones and value levels. The resulting report displaying the stance of the valuation authority was published by the SMA and the SMA will consider justified remarks, when preparing the final proposition for the valuation models.
HUMAN RESOURCES

On December 31, 2019 the Surveying and Mapping Authority of the Republic of Slovenia employed 492 people, consisting of 335 employees at the twelve regional surveying and mapping authorities and 157 employees at the central SMA Offices. The personnel structure is subjected to the adopted human resources plan of Public Administration. Compared to 2018, the number of employees has decreased by 0.4% due to the conclusion of fixed-term employment.

In the personnel structure, the main part represents surveyors with college or high professional education. In addition, the Surveying and Mapping Authority of the Republic of Slovenia employs lawyers, economists, agronomists, IT specialist and to a smaller degree administrative workers.
The Surveying and Mapping Authority of the Republic of Slovenia is financed primarily from the National Budget and to a lesser extent from income generated by its own activities with the operation of permanent GNSS stations of the SIGNAL network. The annual geodetic work plan is confirmed by the Government of the Republic of Slovenia.

The adopted budget of the Surveying and Mapping Authority of the Republic of Slovenia for the year 2019 was € 27,030,400, while the valid budget after allocation of funds due to Government resolutions was € 26,056,498. The total financial realization of the valid budget was 91.76% (€ 23,924,409).
INTERNATIONAL ACTIVITIES

By contributing and engaging in the international community, the SMA governs over the implementation of European guidelines and directions in the fields of real estate registration, cartography and geoinformatics. The SMA is also the National Contact Point (NCP) regarding the implementation of the INSPIRE Directive and as such coordinates the establishment of the Infrastructure for Spatial Information in the Republic of Slovenia.

In accordance with the guidelines of the declaration of the National Assembly regarding Foreign politics of the Republic of Slovenia and tasks defined in the geodetic work plan, the SMA contributes to many international organizations, among other EuroGeographics, United Nations Group of Experts on Geographical Names (UN/CECN), Working Party on Land Administration (UN/ECE), Permanent Committee on Cadastre in the European Union (PCC), European Regional Committee of the United Nations Initiative on Global Geospatial Information Management (UN GGIM Europe), EuroSDR, EUPOS and the Reference Frame SubCommission for Europe (EUREF) of the International Association of Geodesy (IAG).

As in previous years, the SMA has continued its active participation and collaboration with similar institutions in the European space and in the South-West Balkan region and carried out activities in accordance with the guidelines and strategic goals defined in the Programme of the national geodetic service. Funds for international cooperation were allocated for the annual subscription in EuroGeographics and participation in its activities. Funds were also used for active participation in the UN GGIM Europe and for collaboration in the frame of EuroSDR. An implementation handbook was prepared along with an action plan for UN GGIM Europe. The SMA was also involved with activities of other international associations and incentives (EUREF, WPLA etc.) and carried out tasks for regional cooperation in the South-East Europe region and West Balkan region. It also participated in the annual assembly of representatives of national surveying authorities operating in the area of the former Austro-Hungarian Monarchy.
THE PROGRAMME OF THE PROJECTS ePROSTOR

The SMA and its line ministry – Ministry of the Environment and Spatial Planning, have continued implementing the Programme of the projects eProstor in 2019. The activities of this Programme occupied a major part in the operational tasks of the employees of the SMA, alongside the regular tasks regarding the renovation of the real estate valuation system. In general, we can be very pleased as all projects of the Programme of the projects eProstor continued in accordance with defined time schedules for 2019. No major issues were found in the execution and the achieved quality of projects’ results was satisfactory. The majority of projects described below, are multiyear projects and will continue into the year 2020.

The Programme of the projects eProstor is part of the Operational Programme for the Implementation of the EU Cohesion Policy 2014-2020 (CCI 2014SI16MA-OP001), specifically the second Priority Axes titled »Enhancing access to, and use and quality of, information and communication technologies«. A detailed description of activity implementation is provided in the Implementation Plan for the Operational Programme for the Implementation of the EU Cohesion Policy in the Period 2014-2020, which was passed by the Government of the Republic of Slovenia.

With the help of eProstor, Slovenia will become a modern country with an established Infrastructure for Spatial Information on the national level. Besides the digital data infrastructure, actions for the establishment of a common infrastructure for spatial information, compliant with the INSPIRE Directive in Slovenia, will be supported. The Spatial Information System will be established along with the renovation of the Real Estate Records System. Everything mentioned will enable e-commerce when applying for a building permit, preparing a spatial act or registering real estate. To support the envisioned e-commerce in the new information system the tasks of digitizing the real estate records archive and national spatial acts have been carried out. Additionally, the spatial accuracy of the graphical part of Land Cadastre will be improved and data acquisition of build-up construction land will be carried out.

The entire Programme of the projects eProstor is being carried out by the SMA and the Ministry of the Environment and Spatial Planning. It is comprised of four projects, which are interconnected and interdependent, and a fifth project meant for management support and informing. The Ministry of the Environment and Spatial Planning, namely the Spatial Planning, Construction and Housing Directorate, is implementing the project Spatial Information System and so we will provide an overview of the other projects being carried out by the SMA and other project partners.
COMMON INFRASTRUCTURE FOR SPATIAL INFORMATION

The National Infrastructure for Spatial Information is a comprehensive system that connects managers and users of spatial data. The SMA provides operational coordination of this infrastructure, establishment of view and download services for spatial datasets and ensures stable connections to Slovenian public authorities, the European Commission and Member States. The project is primarily concerned with datasets as defined in the Annexes of the INSPIRE Directive, where the SMA acts as the National Contact Point for spatial and real estate data sets.

RENOVATION OF THE REAL ESTATE RECORDS SYSTEM

The Renovation of the Real Estate Records System is a complex project and of huge importance for the future working of the SMA. In this project the processes of real estate registration have been revised, changes to the organizational structure of the central and regional SMA Offices have been designed and the new Real estate cadastral law was put forward for public and intersectoral debate. In 2019, activities for the migration into the new data model have been accelerated along with the establishment of the renovated IT system for managing and maintaining real estate records (IS Kataster) and activities relating to implement the new system into the SMA organizational structure.

DATA ACQUISITION AND DATA QUALITY IMPROVEMENT

All activities in this project are meant to improve e-commerce of the SMA and better the quality of spatial and real estate datasets managed by the SMA.

In 2019, we successfully concluded digitizing the archive materials for land cadastre, building cadastre and national spatial plans. We continued the work to improve the accuracy of location data of the graphical part of the Land Cadastre, which will be completed in 2020, and the acquisition of actual land use of construction land. These projects are being carried out in succession, meaning the results of the leading project are input data for the following one. The acquisition of actual land use of construction land will stop in 2021 and conclude a four-year long process of improving the quality of spatial data.

PROJECT MANAGEMENT AND INFORMATION

Effective implementation of interconnected projects would not be possible without a support structure to the entire Programme of the projects eProstor. 2/3 of the timeframe for the Programme of the projects eProstor has passed and the results show that the implementation has been successful so far and in accordance with set time schedules. Another important aspect of the implementation is communicating to and informing the expert and general public, as the end results of the Programme are meant for a broad specter of users and users in the public and private sectors. In 2019, we carried out many activities, the main being the annual Programme of the projects eProstor conference, where involved parties presented their progress achieved in the year 2019.
ACCESS TO DIGITAL DATA

OF THE SURVEYING AND MAPPING AUTHORITY OF THE REPUBLIC OF SLOVENIA

As mentioned in the foreword of this report, one of the main goals of the SMA is providing high quality spatial data in an accessible manner. The demand for digital spatial data has been constantly increasing over time. This demand has only increased due improvements made regarding accessibility of spatial data over different digital channels. One of the basic missions of the Programme of the projects eProstor is to heighten the spatial data infrastructure in Slovenia to a higher level and continue with the constant improvements and developments the SMA has made regarding digital access to spatial data over the past 15 years.
The SMA still provides access to spatial data through written order – in 2016 there were 1,772 such orders and in 2019 the number was 749. If we look in a longer timeframe, from 2009 till 2019, there is a clear trend of reduction in the number of written orders and on the other hand an increase in digital viewing and downloading of data over all available digital channels the SMA provides.

In the last ten years, more than 1,339,000,000 inquiries have been made and more than 31,765,790,000 data records from spatial datasets of the SMA were downloaded via network services from registered IT system or applications from the public and private sectors.

In 2019, 154,000,000 inquiries have been made into digital spatial data of the SMA.

The most known application is the public viewer called JAVNI VPOGLEJ. It provides the general public free and open access to non-restricted spatial data of the SMA and it is the source of 1/3 of all before mention inquiries. 1/5 inquiries come from the reuse of information inside the public sector data infrastructure (IT systems for public administration, social affairs etc.) and the rest from the private sector.

The divided and joint graphs for the number of analog and digital data orders shows the positive trend of the digitalization of business processes of the SMA, increase in the use of spatial data and thereby adding value to spatial data.


185 %

An almost digital transaction provides cost savings to the SMA and on the other hand, such an exponential growth in usage of spatial data could not be meet in the classic, analog manner.
A constant increase in traffic and use can be also seen at the web portal for accessing and downloading spatial datasets of the SMA called PORTAL e-GEODETSKI PODATKI, which was established at the end of 2016 with the goal to provide free, regularly refreshed and open access to public spatial data of the SMA in the form of prepared packets.

While the aforementioned public viewer is meant more for the general public, this web portal was developed for the expert public and in doing so the SMA followed the ever-growing tendency for opening the data gathered with public funds for open use. Dataset published through the web portal can be used by users to provide new services and products in accordance with the general terms and conditions. The web portal has almost 30,000 active users and provides access to 18 different categories of spatial data and more than 50 different data records. From the establishment of the web portal at the end of 2016 till 2019, more than 193,000 prepared data packets were downloaded and out of those more than 80,000 in the year 2019 alone.

In 2019, more than 80,000 spatial data packets of the SMA were downloaded.

The web portal for downloading spatial data packets of the SMA has almost 30,000 active users.
SLOVENIA IN NUMBERS
ON DECEMBER 31ST 2019

» 561,440 house numbers
» 10,408 streets
» 6,035 settlements
» 212 municipalities
» 5,713,872 land plots
» 1,188,686 buildings
» 2,698 cadastral municipalities