



# *Information supply on real estate cadastre*

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# Real Estate Cadastre

Ø Act no. 162/1995 Coll. on Real Estate Cadastre and on Registration of Ownership and Other Rights to Properties (Cadastral Act)

Ø Real estate cadastre in the Slovak Republic is in terms of its definition a geodetic determination and description of properties.

Ø protection of property rights

Ø taxes



# The main part of the cadastral

Land cadaster }  
Land registry } one office, one database

Øgeodetic data file

Ødescriptive data file

Øcollection of documents



# The main use of the cadaster



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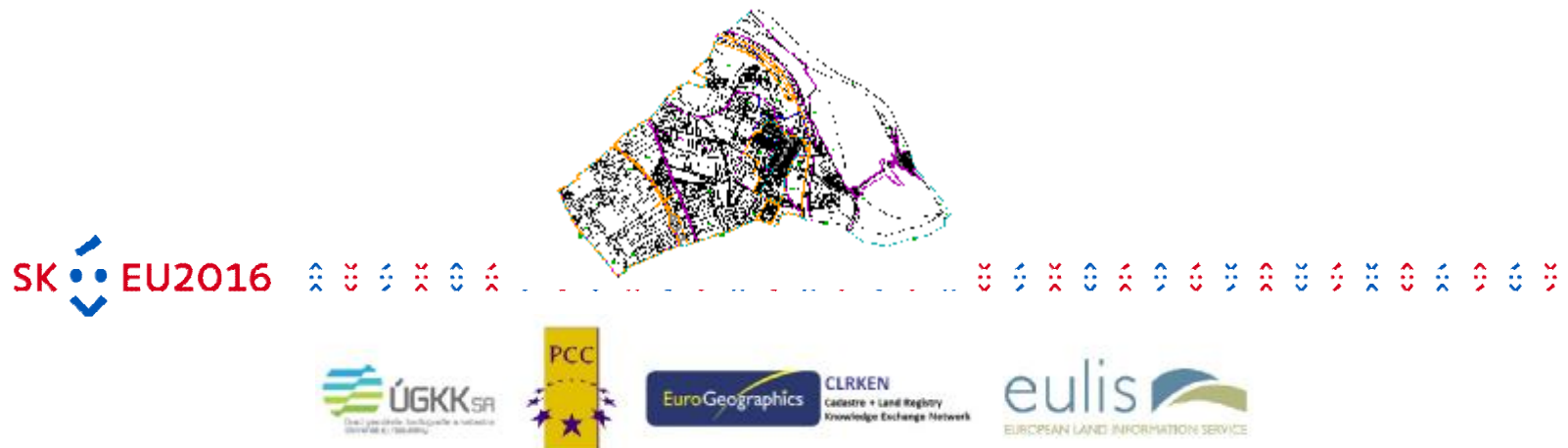


# Information for surveyors

1836 - surveyors with access on the cadaster portal  
only 351 – authoritative verification for cadaster

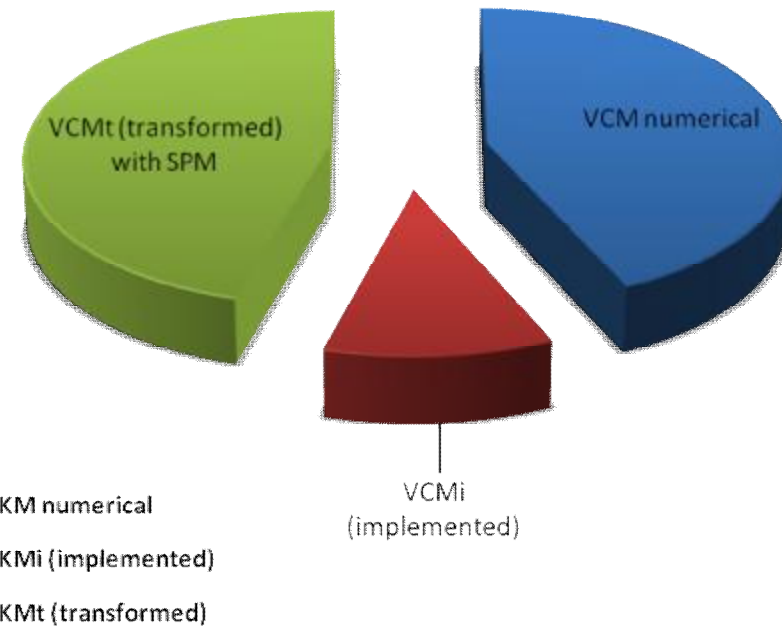


Ø Surveyor electronically receives one cadastral unit (map)

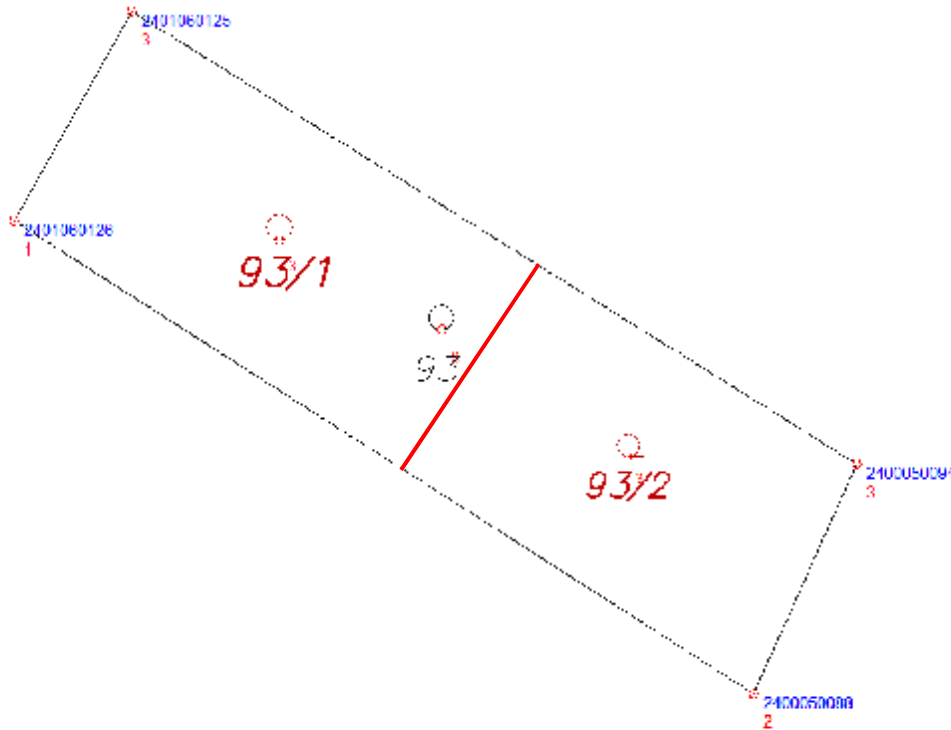


# Vector Cadastral Maps

| Vector maps                 | Number |
|-----------------------------|--------|
| Total number of vector maps | 4,178  |
| VCM numerical               | 1,849  |
| VCMi (implemented)          | 483    |
| VCMt (transformed)          | 1,846  |



# Detailed information from geodetic data file



Ø Parcel number

Ø Mark type of land

Ø Point number

Ø Accuracy classes

○T=1,2 – GNSS

○T=3,4 -- Trigonometric measurement

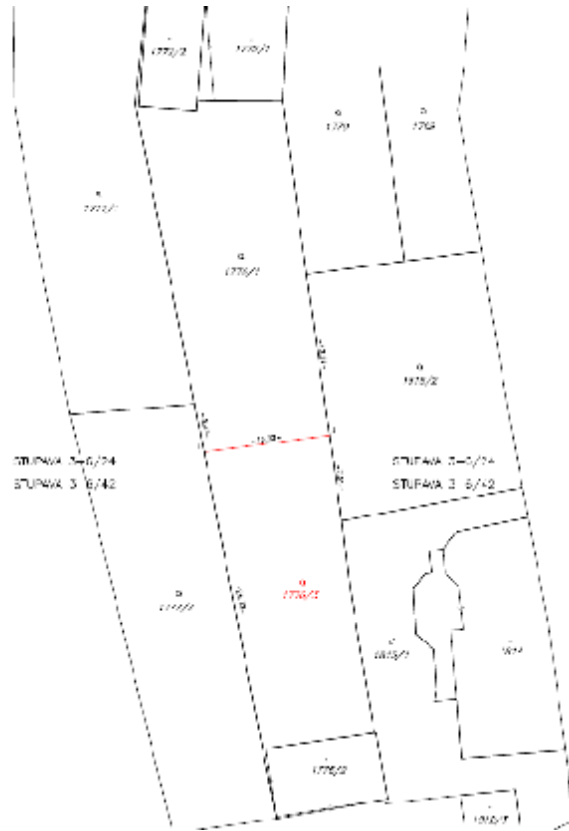
○T=5 – cartometric

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# Geometric plan



| VÝKAZ VYMER    |    |        |              |            |                 |                |                  |                |               |        |              |   |
|----------------|----|--------|--------------|------------|-----------------|----------------|------------------|----------------|---------------|--------|--------------|---|
| Doterajší stav |    |        |              |            | Zmeny           |                |                  |                | Nový stav     |        |              |   |
| Číslo          |    | Výmera | Druh pozemku | Diel čísla | K parceli číslo | m <sup>2</sup> | od parcely číslo | m <sup>2</sup> | Číslo parcely | Výmera | Druh pozemku | Vlastník (náč. opráv. osoba) adresa (sídlo) |
| PK             | LV |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/2         |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/1         |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/3         |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/4         |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/5         |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/6         |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/7         |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/8         |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/9         |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/10        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/11        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/12        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/13        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/14        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/15        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/16        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/17        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/18        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/19        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/20        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/21        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/22        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/23        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/24        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/25        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/26        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/27        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/28        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/29        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/30        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/31        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/32        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/33        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/34        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/35        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/36        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/37        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/38        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/39        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/40        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/41        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/42        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/43        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/44        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/45        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/46        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/47        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/48        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/49        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/50        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/51        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/52        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/53        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/54        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/55        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/56        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/57        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/58        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/59        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/60        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/61        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/62        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/63        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/64        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/65        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/66        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/67        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/68        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/69        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/70        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/71        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/72        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/73        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/74        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/75        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/76        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/77        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/78        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/79        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/80        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/81        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/82        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/83        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/84        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/85        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/86        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/87        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/88        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/89        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/90        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/91        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/92        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/93        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/94        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/95        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/96        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/97        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/98        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/99        |    |        |              |            |                 |                |                  |                |               |        |              |   |
| 1776/100       |    |        |              |            |                 |                |                  |                |               |        |              |   |

Spopiatnené v zmysle zákona č. 145/1995 Z.z.

Geometrický plán je podkladom na právne úkony, keď údaje doterajšieho stavu výkazu výmer sú zhodné s údajmi platných výpisov z katastra nehnuteľností

|   |   |   |   |
|---|---|---|---|
| Vyhoviteľ<br><b>Ing. Pavol Macko - Geodet</b><br>Tokajčička 20<br>62103 Bratislava<br>mackop@stonline.sk<br>IČO: 34719423 | Kraj<br>Bratislavský  | Okres<br>Bratislava III   | Obec<br>BA – m. č. Nové Mesto                                     |
| Map.<br>62103 Bratislava<br>mackop@stonline.sk  | Mapový list č.<br>Pezinok 9-9/14,23                           | Číslo plánu<br>2107/2016  | Zameranie stavby p.č. 6280/8 ku vydaniu katastrálneho rozhodnutia |
| <b>GEOMETRICKÝ PLÁN</b>   |   |   |   |
| Vyhoviteľ<br>Dňa: 22.7.2016<br>Meno: Ing. Pavol Macko   | Autoriálne overil<br>Dňa: 22.7.2016<br>Meno: Ing. Pavol Macko | Uradne overil<br>Meno: Ing. Martin Šimončík<br>Dňa: 10.08.2016<br>1632/2016                     |   |
| Nové hranice boli v prírode označené<br>múrom   |   | Uradne overenie podľa § 9 zákona NR SR č. 215/1995 Z.z. o geodézii a katastrálnom územnom úrade |   |
| Záznam podrobného merania (mieračky náčrt) č.<br>5778   |   | Príloha a podpis  |   |

Ø Around 60,000 per year







# Ownership document - parts

## Ø part A - properties

### VÝPIS Z LISTU VLASTNÍCTVA č. 903

ČASŤ A: MAJETKOVÁ PODSTATA

#### PARCELY registra "C" evidované na katastrálnej mape

| Parcelné číslo | Výmera v m <sup>2</sup> | Druh pozemku                   | Spôsob využ. p. | Umiest. pozemku | Právny vzťah | Druh ch.n. |
|----------------|-------------------------|--------------------------------|-----------------|-----------------|--------------|------------|
| 1255           | 315                     | Zastavané plochy a<br>nádvoria | 15              | 1               | 4            | , 203, 401 |
| 1256           | 414                     | Sáhrady                        | 4               | 1               |              | , 203, 401 |

Legenda:

Spôsob využívania pozemku:

15 - Pozemok, na ktorom je postavená bytová budova označená súpisným číslom

4 - Pozemok prevažne v zastavanom území obce alebo v záhradkárskej osade, na ktorom sa pestuje zelenina, ovocie, okrasná nízka a vysoká zeleň a iné poľnohospodárske plodiny

Druh chránenej nehnuteľnosti:

401 - Chránené ložiskové územie

203 - Pamiatková zóna

Umiestnenie pozemku:

1 - Pozemok je umiestnený v zastavanom území obce

Právny vzťah:

4 - Vlastník pozemku je vlastníkom stavby postavenej na tomto pozemku

#### Stavby

| Súpisné číslo | na parcele číslo | Druh stavby | Fopis stavby | Druh ch.n. | Umiest. stavby |
|---------------|------------------|-------------|--------------|------------|----------------|
| 301           | 1255             | 10          | rodinný dom  |            | 1              |

Legenda:

Druh stavby:

10 - Rodinný dom

Kód umiestnenia stavby:

1 - Stavba postavená na zemskom povrchu



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# Ownership document - parts

## Ø part B – owners

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### ČASŤ B: VLASTNÍCI A INÉ OPRÁVNENÉ OSOBY

For. číslo Friezvisko, meno (názov), rodné priezvisko, dátum narodenia, rodné číslo (IČO) a Spoluvlastnícky podiel miesto trvalého pobytu (sídlo) vlastníka

Časťník právneho vzťahu: Vlastník  
1 Kán Jaroslav r. Kán a Mária Kánová r. Holíková, Sama Chalupku 1 / 1  
301/57, Kremnica, PŠČ 967 01, SR  
Dátum narodenia : 18.04.1977 Dátum narodenia : 13.09.1976  
Titul nadobudnutia Kúpna zmluva zo dňa 15.5.2007 - V 887/07 - pol. 387/07

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## Ø part C – encumbrance

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### ČASŤ C: ŤARCHY

For.č.:

- 1 Záložné právo v prospech: Československá obchodná banka, a.s., so sídlom Michalská 18, 815 63 Bratislava, IČO: 36 854 140 na základe V 495/2010 zo zmluvy č. ZN 88014-536120/2010 uzatvorenej zo dňa 29.3.2010 - pol.223/10
- .....



# Statistic of cadaster

**Ø3559 cadastral district**

**Ø4 450 000 ownership documents**

**Ø7 600 000 Parcels**

**Ø2 300 000 buildings**

**Ø940 000 apartments**

Situation to 30.09.2016



# Agreement

- Ø Two options - paper form  
- electronic form
- Ø Agreement- can make everyone
- Ø Electronic form – most often by notary or lawyer  
(certified electronic conversion)
- Ø Advantages - lower fees  
faster processing



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# Proposal for entry

- Ø It is controlled by our office staff with professional qualifications.
- Ø Period of 30 days
- Ø Accelerated procedure 15 days
- Ø Proposal for entries are about 300 000 yearly
- Ø Number of other documents about 450 000 y





Slovak Presidency of the Council  
of the European Union

**Thank you for your attention**

Dušan Hanus

