

NAGOVOR DIREKTORJA GEODETSKE UPRAVE REPUBLIKE SLOVENIJE OB GEODETSKEM DNEVU

ADDRESS BY THE DIRECTOR OF THE SURVEYING AND MAPPING AUTHORITY OF THE REPUBLIC OF SLOVENIA ON THE OCCASION OF LAND SURVEYING DAY

Tomaž Petek

direktor Geodetske uprave Republike Slovenije | The Director of the Surveying and Mapping Authority of the Republic of Slovenia

Geodetski dnevi so priložnost za refleksijo, izmenjavo idej in praznovanje naših dosežkov. Tako je bilo že enainpetdesetkrat doslej in ni razloga, da ne bi bilo tako tudi letos, na tradicionalnem 52. Geodetskem dnevu.

Razmislek in refleksija sta danes še toliko bolj potrebna kot nekoč, saj živimo v času hitrih sprememb v okolju in družbi ter v obdobju nenehnega razvoja tehnologije. Vse naštetu vpliva tudi na geodetsko dejavnost in delo geodetov v javnem in zasebnem sektorju.

Geodeti imamo ključno vlogo pri oblikovanju prostora in zagotavljanju natančnih podatkov, ki so temelj za odločanje. Vendar se moramo zavedati, da se potrebe naših uporabnikov nenehno spreminjajo. Zato je nujno, da prenovimo svoje poslovne procese ter se prilagodimo novim izzivom in priložnostim. To pomeni, da moramo izboljšati komunikacijo s strankami, optimizirati svoje storitve in se osredotočiti na kakovost ter hitrost.

Na Geodetski upravi Republike Slovenije nenehno iščemo možnosti za izboljšanje svojega poslovanja, da bo še bolj učinkovito in usmerjeno v potrebe uporabnikov. Na področju izvajanja katastrskih postopkov in še nekaterih drugih področjih pa smo v zadovoljevanje potreb uporabnikov vpeti skupaj tako javni del geodetske dejavnosti, ki izvaja upravni del katastrskega postopka, kot zasebna geodetska podjetja, kjer odgovorni geodeti izvajate tehnični del katastrskih postopkov. Samo skupaj in z dobrim sodelovanjem lahko zagotovimo kakovostne storitve za svoje uporabnike.

Delo Geodetske uprave Republike Slovenije je opredeljeno v resornih predpisih. Mineva tretje leto, odkar je bil sprejet Zakon o katastru nepremičnin – ZKN (Uradni list RS, št. 54/21). Po številnih zapletih in težavah, ki smo jim bili priča v prvem letu izvajanja zakona, predvsem na področju uvajanja informacijskega sistema Kataster nepremičnin v prakso, lahko danes s ponosom ugotovljamo, da na geodetski upravi že dve leti izvajamo upravni del katastrskih postopkov v okviru zakonsko določenih rokov.

Ker pa so se pri uporabi ZKN pokazale nekatere nedorečenosti, smo konec septembra v javno obravnavo poslali predlog njegovih sprememb in dopolnitev. Cilj novele je izboljšati učinkovitost pri izvajanju ZKN oziroma zagotoviti sprejetje vsebinskih sprememb in dopolnitev ZKN, ki so glede na dosedanjo

prakso izvajanja ZKN primernejše in nujne za uresničevanje temeljnega namena evidentiranja podatkov o nepremičninah v katastru nepremičnin. Predlagana ureditev spodbuja in omogoča:

- odpravo administrativnih ovir, ki bodo razbremenile stranke in upravni organ (na primer izbris stavbe vzporedno z vpisom stavbe, poenostavitev spreminjanja posebnih podatkov o lastnikih),
- optimiziranje postopkov inženirskega dela katastrskih postopkov (dostop do informacijskega sistema kataster tudi zaposlenim v geodetskih podjetjih),
- ureditev povezovanja podatkov iz zemljiške knjige in katastra nepremičnin (na primer izmenjava podatkov o zaznambah nedovoljenih gradenj),
- ureditev izjem za sodne elaborate in uskladitev s sodnimi postopki,
- uskladitev s povezano zakonodajo (na primer omejitve na parcelah, označitev parcel pred izvedbo posegov v prostor ali zaradi načrtovane prostorske ureditve v postopkih prostorskega načrtovanja),
- učinkovitejše povezovanje in sodelovanje pristojnih organov in izvajalcev inženirskega dela katastrskih postopkov na področju evidentiranja nepremičnin,
- optimizacijo postopkov evidentiranja nepremičnin na vseh ravneh (stranke, inženirski in upravni del katastrskega postopka),
- spodbujanje aktivne vloge lastnikov pri evidentiranju in urejanju podatkov o lastnih nepremičninah ter
- zagotavljanje jasnosti, razumljivosti in nedvoumnosti vsebinskega pomena posameznih določb ZKN, vključno z njihovo medsebojno povezanostjo in soodvisnostjo.

Ker je novela ZKN zasnovana tako, da se prilagaja obstoječim in realno pričakovanim prihodnjim tehničnim možnostim ter bo lahko sistem vpisovanja v kataster nepremičnin učinkovit tudi v spremenjenem oziroma dopolnjenem delu, bo uveljavitev novele ZKN zahtevala prilagoditev informacijskega sistema kataster (IS Kataster).

Tudi nekateri drugi predpisi so pogosto zastareli in ne odražajo več dejanskih razmer, zato si prizadevamo za aktivno sodelovanje pri oblikovanju novih predpisov, ki bodo podpirali inovacije, poenostavili postopke ter omogočili hitrejšo in bolj transparentno storitve.

Na področju vrednotenja nepremičnin nadaljujemo z izvajanjem Zakona o množičnem vrednotenju nepremičnin – ZMVN. V oktobru smo za javnost odprli vpogled v informativno izračunane vrednosti nepremičnin na podlagi prenovljenih modelov vrednotenja nepremičnin. Nova uredba o modelih naj bi bila sprejeta predvidoma spomladi 2025.

S sprejetjem in uveljavitvijo novele Zakona o arhitekturni in inženirski dejavnosti se izvršuje odločba Ustavnega sodišča Republike Slovenije z dne 15. septembra 2022, v kateri je odločilo o ustreznosti pravne ureditve področja opravljanja geodetske dejavnosti za poklicni profil geodetov, ki imajo geodetsko izkaznico, kar v ZAID ni bilo več določeno. Sodišče je presodilo, da ureditev v ZAID glede ukinitve poklicnega profila »geodet z geodetsko izkaznico« ni primerna, saj imajo ti strokovnjaki uporabna geodetska znanja in veščine, potrebne za opravljanje posameznih geodetskih nalog. Z novelo zakona se tako tej poklicni skupini vrača položaj, kot ga je imela pred uveljavitvijo ZAID, to je pred 17. novembrom 2017.

Na področju geodezije je naša skrb prav tako namenjena nenehni izboljšavi državnega referenčnega sistema in državnega topografskega sistema. Del teh prizadevanj je pred nedavnim prinesel objavo novega državnega višinskega transformacijskega modela.

Novi model omogoča transformacijo višin med starim višinskim sistemom SVS2000/Trst in novim višinskim sistemom SVS2010/Koper. Z njim je zagotovljena enotna transformacija višin za celotno območje Slovenije. Oznaka modela je SLO-VTP2024 (SLOvenska Višinska Transformacijska Ploskev iz leta 2024), določen pa je na podlagi razlik višin v SVS2010/Koper in SVS2000/Trst na 2116 reperjih. Pripravljen je v obliki pravokotne mreže na območju od 45° do 47° severne geografske širine ter od 13° do 17° vzhodne geografske dolžine, z velikostjo mrežne celice 30" × 45", kar ustreza območju velikosti približno 925 × 925 m.

Na področju daljinskega zaznavanja na geodetski upravi načrtujemo številne aktivnosti, ki bi našim uporabnikom zagotovile boljše, položajno točne in časovno ažurnejše prostorske podatke. Nadaljujemo skeniranje in georeferenciranje arhivskih aeroposnetkov ozemlja Slovenije. Pripravljamo tehnične parametre za spremembo (krajšanje) cikla aerofotografiranja Slovenije z večjim preklopom in redno zagotavljanje laserskega skeniranja države z večjo gostoto točk na kvadratni meter z uporabo umetne inteligence in strojnega učenja v procesu zagotavljanja podatkov in storitev za uporabnike. Vse to načrtujemo v okviru evropskega projekta, imenovanega Vaikard, ki bo financiran iz evropskega proračuna.

Skupaj lahko ustvarimo okolje, v katerem bodo naši uporabniki zadovoljni in bomo lahko učinkovito in odgovorno opravljali svoje delo. Učinkovitejše izpolnjevanje uporabniških potreb ni le naša dolžnost, temveč tudi priložnost, da se pokažemo kot zaupanja vredni partnerji v procesu načrtovanja in upravljanja prostora. Zato vas pozivam, da se skupaj lotimo izzivov, ki so pred nami. Delujmo povezani in proaktivno, da bomo lahko uresničili svojo vizijo o boljši prihodnosti geodetske stroke. Hvala za vašo predanost in trud. Skupaj smo močnejši!

Land Surveying Days are an opportunity to reflect, exchange of ideas and celebrate our achievements. It has been so fifty-one times so far and there is no reason why it should not be the case this year, at the traditional 52nd Land Surveying Day.

The need for thought and reflection is even greater today than in the past, as we live in times of rapid environmental and social changes marked by continued technological development. All of the above also affects surveying profession and the work of surveyors in the public and private sectors.

We, surveyors play a key role in space management and provide accurate data that is the foundation of decision-making. However, one should not forget that the needs of our users are constantly changing. Therefore, it is imperative that we redesign our business processes and adapt to new challenges and opportunities. This means that we need to improve communication with customers, optimize our services and focus on quality and speed.

The Surveying and Mapping Authority of the Republic of Slovenia is constantly looking for opportunities to improve its operations and make them even more efficient and user-oriented. As far as cadastral procedures and some other fields are concerned, they involve both, public and private surveying operators, carrying out the administrative and technical parts respectively. Only with joint endeavours and close cooperation will we be able to provide good-quality services to our users.

The work of The Surveying and Mapping Authority of the Republic of Slovenia is governed by sectoral regulatory framework. Three years have passed from the adoption of the Real Estate Cadastre Act – ZKN (Official Gazette of the Republic of Slovenia, No. 54/21). Following some difficulties and problems that arose during the first year of its implementation, especially in relation to the implementation of the Real Estate Cadastre information system, we can proudly state that we have managed to catch up on the backlog that had built up during this period, and are able to meet the two-year legal time limits in all administrative procedures.

However, since some inconsistencies emerged during the application of the Real Estate Cadastre Act, we prepared a proposal for a set of changes and additions at the end of September, and proposed them for legislative debate. The aim of the amendments is to improve efficiency in the implementation of the Real Estate Cadastre Act – ZKN, and enable the adoption of substantive amendments, which are better suited to and necessary for the realization of the fundamental purpose of recording real estate data in the real estate cadastre. The aim of the proposed solutions is to:

- eliminate administrative obstacles, which will reduce the burden for clients and administrative bodies (for example, simultaneous deletion and registration of a building, simplified process of changing specific data about the owners);
- optimise the engineering part of cadastral procedures (access to the cadastre information system also for employees of surveying companies);
- establish a link between the land register and the real estate cadastre data (for example, the exchange of data on illegal constructions);
- define exemptions for court documents and establish harmonisation with court proceedings;
- harmonisation ensure alignment with related legislation (for example, restrictions on plots; marking of plots prior to land development interventions or due to a planned spatial development in spatial planning procedures);
- facilitate integration and cooperation of competent authorities and engineering contractors in

cadastral procedures in real estate recording;

- optimization of real estate registration procedures at all levels (party, engineering and administrative part of the cadastral procedure);
- promotion of the active role of owners in recording and organising data on their own property; and
- ensure the clarity, comprehensibility and unambiguity of the individual of the Real Estate Cadastre Act, including their interconnection and interdependence.

The design of the amendment enables further adaptations to existing and future technological developments, with the aim to ensure the functioning and efficiency of the system of registration in the real estate cadastre information system (IS Cadastre).

One can also come across other regulations that are outdated and are no longer applicable to current situations. I suggest we actively participate in the creation of new regulations that will support innovation, simplify procedures and enable faster and more transparent services.

In the field of real estate valuation, we continue to ensure the implementation of the Real Property Mass Valuation Act – ZMVN. In October, we published the informative real estate values calculated on the basis of renewed real estate valuation models. The adoption of a new regulation on models is expected in spring 2025.

The adoption and entry into force of the amendment to the Architecture and Civil Engineering Act – ZAIID implements the decision of the Constitutional Court of the Republic of Slovenia of 15 September 2022, in which it ruled on the adequacy of the legal regulation of the field of geodetic activity for the professional profile of surveyors who hold a geodetic certificate, which was no longer specified in the ZAIID. The court ruled that the regulation in the ZAIID regarding the abolition of the professional profile “surveyor with a geodetic certificate” was not appropriate, as these experts have useful geodetic knowledge and skills necessary for performing individual geodetic tasks. The amendment to the Act thus returns this professional group to the position it had before the entry into force of the ZAIID, i.e. before 17 November 2017.

In the field of surveying, we are also committed to the continuous improvement of the National Reference System and the National Topographic System. Part of this effort has recently resulted in the publication of a new national elevation transformation model.

The new model enables transformation between the old height system SVS2000/Trieste and the new height system SVS2010/Koper. It ensures a uniform transformation for the entire territory of Slovenia. The model code is SLO-VTP2024 (SLOvenska Višinska Transformacijska Ploskev iz leta 2024), and it is determined on the basis of height differences in SVS2010/Koper and SVS2000/Trieste at 2116 reference points. It is prepared in the form of a rectangular grid in the area from 45° to 47° north latitude and from 13° to 17° east longitude, with a grid cell size of 30” × 45”, which corresponds to an area of approximately 925 × 925 m.

In the field of remote sensing, the Surveying and Mapping Authority is planning numerous activities that would provide our users with better, more positionally accurate and timely spatial data. We are continuing to scan and georeference archival aerial images of the territory of Slovenia. We are preparing technical parameters for changing (shortening) the cycle of aerial photography of Slovenia with a greater overlapping and regularly providing laser scanning of the country with a higher density of points per square meter using artificial intelligence and machine learning in the process of providing data and services to users. We are planning all this within the framework of a European project called Vaikard, which will be financed from the European budget.

Together, we can create an environment where users will be satisfied and we will be able to perform our work efficiently and responsibly. Meeting user needs more efficiently is not only our duty, but also an opportunity to show ourselves as trustworthy partners in the process of spatial planning and management. I therefore call on you to address the challenges ahead together. Let us act together and proactively to realize our vision of a better future for the surveying profession. Thank you for your commitment and efforts. Together we are stronger!