

SLOVAKIA



**Report based on Exchange Programme documents provided by
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1 General Information

1.1 Location, Population and Economy

The Slovak Republic is located in Central Europe, south of Poland and has a total territory of 48,845 sq km, of which 48,800sq km is land, and 45sq km is water. Border countries are Austria (91 km borderline), Czech Republic (215 km borderline), Hungary (677 km borderline), Poland (444 km borderline), Ukraine (97 km borderline). In July 2004 the population was estimated to be 5,423,567, consisting mainly of Slovaks 85.7%. There is a substantial minority of Hungarians 10.6%, Romas 1.6% (the 1992 census figures underreport the Gypsy/Romany community, which is about 500,000), Czech, Moravians, Silesians 1.1%, Ruthenians and Ukrainians 0.6%, Germans 0.1%, Polish 0.1%.



Figure 1 Map of The Slovak Republic

The Slovak Republic is a parliamentary democracy. Slovakia has mastered much of the difficult transition from a centrally planned economy to a modern market economy. The DZURINDA government made excellent progress during 2001-03 in macroeconomic stabilization and structural reform. Major privatizations are nearly complete, the banking sector is almost completely in foreign hands, and foreign investment has picked up. Slovakia's economy exceeded expectations in 2001-03, despite the general European slowdown. Unemployment, at an unacceptable 15% in 2003, remains the economy's Achilles heel. The government faces other strong challenges in 2004, especially cutting the budget deficit, containing inflation, and strengthening the health care system.

By 2003 estimates it has a purchasing power parity of \$72.29 billion, which is \$13,300 per capita. The GDP's composition per sector is agriculture: 5.9%, industry: 47.9%, and services: 46.2% (2003).

1.2 Geography

The climate of The Slovak Republic is temperate, with cool summers, and cold, cloudy, humid winters. The terrain is a rugged mountain in the central and northern part, and lowlands in the south, the lowest point being the Bodrok River with 94 m, and the highest point being the Gerlachovsky Stit with 2,655 m.

The land use is divided into arable land: 30.16%, permanent crops: 2.62%, and other: 67.22% (2001).

It has an area of 1,740 sq kms of irrigated land (1998 est.).

2 Land Administration and Land Management

The Authority ruling the land registration in the Slovak Republic is the Geodesy, Cartography and Cadastre Authority that in addition represents the central part of the state administration of the Slovak Republic. It was established by the *Act No. 347/1990 Coll. of The Slovak National Council*. The Authority is linked to the state budget by its revenues and expenses. The President is responsible for the activities within the Authority.

The Geodesy, Cartography and Cadastre Authority directly controls the Geodetic and Cartographic Institute in Bratislava, the Cadastral Institute in Žilina and Research Institute of Geodesy and Cartography in Bratislava in order to fulfil its tasks. The local authorities of state administration in the area of geodesy, cartography and cadastre of the real estates are the 8 cadastral offices of regional authorities, and 79 cadastral centres of local authorities. *Cadastral office* is the legal entity, which executes state administration in district of region. *The Cadastral Centre*, however, executes state administration on cadastral section in district of county and is only able to make decisions in administrative issues.

2.1 Administrative procedure of agriculture land purchase

The administrative procedure of purchasing agricultural land is defined by Act no.162/1995 Coll. Cadastral Act.

District Cadastal Registries decides in cadastral proceedings and enters the rights to real estates. Titled persons bring necessary documents to District Cadastal Registry. Duration of registration is 30 days.

GCCA SR provides statistical monitoring about registered and entered rights twice a year.

Document	Order	Fees [SKK]	
		Obligatory	Optional
Request about enter right to cadastre of real estate	It is written without special claims. Registration fee is obliged. Express fee is voluntary	2 000	3 000
Purchase-deed	It can be written by notary in 4 copies minimal. Every manual sign must be authenticate by notary (1 signature = 70 SKK, minimal 8x70 SKK).	560	circa 5 000
Adviser judgement	The Adviser judgement is made by appraiser. The fee is accordance to size of the plot and other circumstances, minimal is 5 000 SKK.	5 000	
Geometrical plan	It is no necessary at all events.		

	It is made by surveyor. The fee is accordance to size of the plot and other circumstances, minimal is 6 000 SKK. Geometrical plan content fee stamps.	(6 000) (500)	
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Table 8) List of necessary documents for purchase registration

The income tax has to be paid due 60 days after registration. The real estate-transfer tax is 3% from the purchase price (in purchase deed). But if the purchase-price is less than value defined by appraiser, the income tax is calculated from appraised value.

2.2 The Structure of the Land Fund

Acreage of the Slovak Republic is 4 903 ha. There is 0,44 ha of agriculture land and 0,28 ha arable land per inhabitant.

The total population is 5.4 million. The territory is divided into 8 regions, 72 districts, 2 834 municipalities and 3 550 cadastral districts.

Map of the territorial division of the Slovak republic



Acreage SR	4 903 347	[%]
Agriculture land	2 439 408	50
parts: arable land	1 441 164	29
orchards	647	0
vineyards	27 370	1
gardens	77 509	2
hop gardens	18 301	0
grasslands	874 417	18
Forest land	2 002 130	40
Waters	92 931	2
Built-up lands	222 475	5
Others lands	146 403	3

Table 15) Land area by land use category (Ha) Source: AGCC SR – Statistical yearbook, 2003

2.3 State Information System

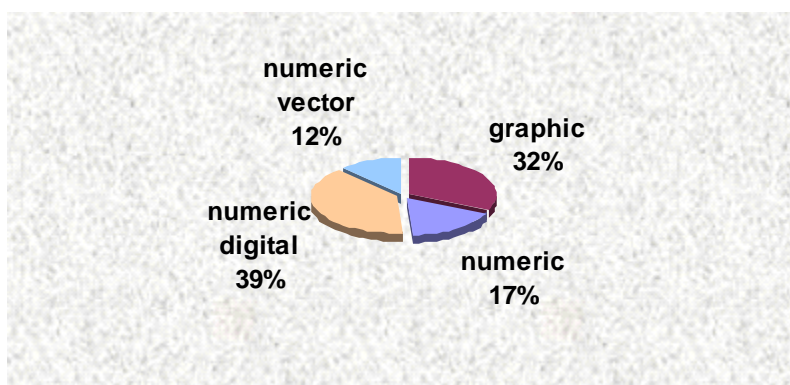
The information system of real estate cadastre on district level is conducted by the District Cadastral Registries and on central level by the Geodetic and Cartographic Institute Bratislava (GCI). The central database is linked to the district databases in the transmission network. The District Cadastral Registries and the Geodetic and Cartographic Institute Bratislava (GCI) provide the following information:

- Owner’s folios, land register riders, rail register riders, extracts for the tenants,
- Copies of cadastral maps, previous cadastral maps, the land registered maps,
- Identifications of plots, summary data on the land fund,
- Lists of the coordinates of detailed survey points, data on the estimated pedologic-ecological units.

Currently the territory of the Slovak Republic is covered by approximately 40 000 cadastral maps.

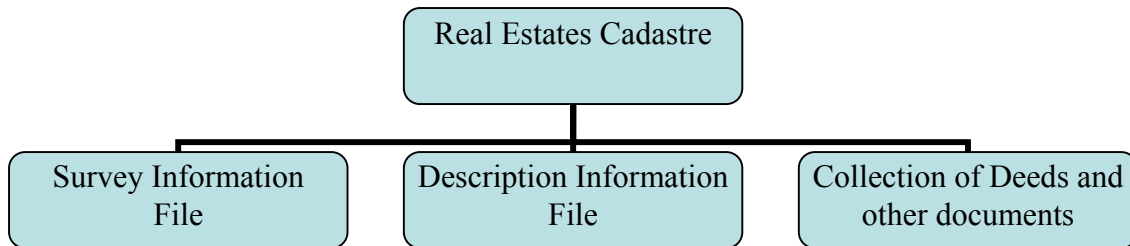
Period of origin	Coordinate system, regulation	Scale 1 : n	Cadastral map	Updated by
Before 1927	Trigonometric network in stereographic projection. The instruction for measurement	2880 720 1440	graphic (non-numeric)	graphic results
1928 - 1962	S-JTSK, Instruction A	1000 2000 4000	numeric	measured numeric data
1969-1973	S-JTSK Directives for technical and economic mapping	1000 2000 5000	numeric	measured numeric data with review of the numbers of points
1974-1981 1982-1993	S-JTSK, Directives for technical and economical mapping Directive for creation of large-scale Basic Map of SR	1000 2000 5000	numeric digital	measured numeric data with review of the numbers of points
1993 - 2004	S-JTSK, Instruction for creation of large-scale Basic Map of SR	1000 2000	numeric vector	interactive in specified structure and format

Table 2) Cadastral maps from the viewpoint of the period of their origin, the coordinating system, the instruction for compilation, scales and form.



Graphic 1) Forms of cadastral maps

The cadastre of real estates is regulated by The NC SR Act No. 162/1995. The cadastre of real estates is a geometrical definition, a list and description of real estates. Part of the real estates cadastre is the data on ownership and other rights to real estates. The real estate cadastre consists of cadastral documentation arranged according to cadastral districts.



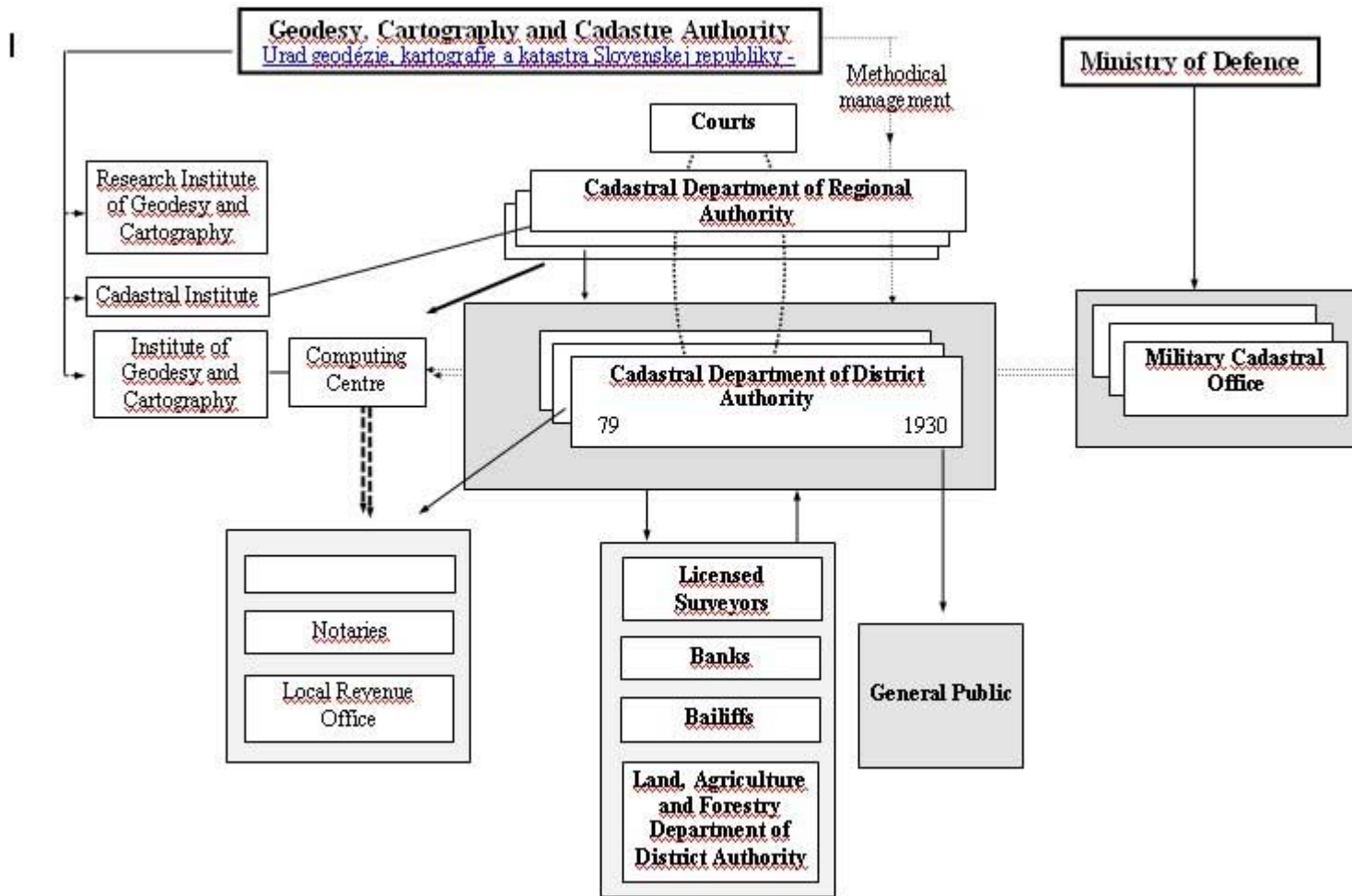
Graphic 2) Structure of the Cadastre Register

The development of the cadastre after 1951 was negatively influenced by land use relations. Proprietary relations were deliberately dimmed and replaced by various institutes, such as personal property, the right of personal use and the right to manage the national property. Another distinction of the cadastre system is also a high degree of land fragmentation and high number of co-owners (12,5 million plots, the average number of co-owners is 20 per 1 plot).

Since 1993, a new type of the real estate cadastre has been built, which serves as an information system, especially for the protection of the rights to real estates for tax and charge purposes, for the valuation of land, for the protection of the agricultural and forest land resources and for building other information systems on real estates.

The real estate cadastre contains:

- File of survey information;
- File of descriptive information;
- Collection of documents, summary data of the real estate cadastre soil resources fund;
- Land registers;
- Railway register.



Organisational Structure

2.4 Land Parcel Identification System

The Land Parcel Identification System (LPIS) represents a key component of the Integrated Administrative and Control System (IACS). The IACS is used by authorized institutions for the administration and control of agricultural subsidies. LPIS is based on the spatial identification and registration of so-called production block. The Land Parcel Identification System has been developed by the Soil Science and Conservation Research Institute.

2.5 Land Consolidation

The Act of Slovak National Council no.330/1991 on land consolidations of Statute Law modifies the conditions for execution of land consolidations as one of the complex organizing implement of landed property structure. One objective of land consolidation, as amended by this act, is to make a rational layout of the land property in certain territories and other related immovable agricultural and forest property in compliance with requirements and conditions of environmental protection. Another objective is the creation of a regional system of ecological stability with the functions of agricultural country and operational and economic aspects of modern agriculture and forestry. Normally a whole cadastral region (a zone of land consolidation) is executed at the same time.

State administrative bodies for land consolidation are the Land Registry and Ministry of Agriculture. The participants of land consolidation are the owners and occupants of lands and also owners of other land-management immovable property. Moreover, there is involvement from persons authorized according to special regulation, whose property rights might be touched by the land consolidation. The Slovak Land Fund is executing the rights of real property landlord in the state ownership and represents unknown property owners.

2.6 Long-term process

In the course of a few years all land consolidations should practically have been realized throughout the whole of territory of Slovakia. However, it is a long-term and costly process. During 2004, the restoration of land property registration is being completed as a fundamental prerequisite of the land consolidations. At present time the land consolidation projects are executed on the area of about 123 000 ha in 109 cadastral regions, which represents a proportion of 2.4 % of the land where the land consolidations need to be performed. These projects and its realization should organize the lands and take relating terrain, communication, water management, erosion-control, and ecological and other measures as well.

The land consolidation is one of the complexes of organization item for arrangements of land ownership and improving live condition of rural population. It was assumed for making quality market management in SR and connect to integrated process in field of stimulating international investment to plots and in the field of improving rural policy by land consolidation.

2.7 Roles of the Public and Private Sectors

The land market is represent by both the public and the private sector in Slovakia. The responsibilities are within the government is divided as follows, see table:

Responsible Government	Tasks
Geodesy, Cartography and Cadastre Authority of the SR	Land registration
Land Registry and Ministry of Agriculture of SR The Slovak Land Fund	Land consolidation
The Ministry of Agriculture of Slovak Republic The Slovak Land Fund	Land selling of state-owned land Administrator of state-owned and un-known land
Ministry of finance	Land valuation

Table 3) Role of the Public sector in Slovakia

The private sector's involvement in the land market in Slovakia is shown in table 3.

Responsible Organization	Tasks
Slovak Guaranty and Developing bank	Mortgage on agricultural land

Table 4) Role of the Private sector in Slovakia

3 Financial Framework

3.1 Financial Services, Loans

In 2003, the amount of bank loans in the agricultural sector increased by 0, 86 % more than in 2002.

Indicator/year	Loans (million SKK)	Interests (million SKK)	Discount rate of the central bank (%)	Average interest rate (%) ²⁾
2001	5 514	579	8,80	10,50
2002	5 911	589	7,92	9,96
2003	5 962	569	6,44	9,55
Index 2003/2002	100,86	96,60	-	-

Table 9) Loans, interests provided by commercial banks to the farming sector ¹⁾, 2003

Source: Slovak Statistical Office, National Bank of Slovakia, internal calculations

Notes: ¹⁾ Including hunting

²⁾ Interest rates on loans to framers

Indicator	Short-term	Medium-term	Long-term
Total loans in SKK mill	2321	3641	5962
Structure (%)	38,93	61,07	100,00
Average interest rates	7,47	8,33	7,57

Table 10) Structure of loans and interest rates in 2003 Source: National Bank of Slovakia

Moreover, most farmers are unable to offer land as collateral for long-term loans, because they are not landowners. This underlines the importance of institutional guarantees in securing the credits provided by commercial banks.

Only at the Slovak Guarantee and Development Bank can use a purchaser land as security for the loan.

The general conditions of land purchaser:

- Person up 18 year,
- Citizen of SR or foreigner whose temporarily address is registered,
- Loan is for period from 5 to 30 years,
- The altitude of loan is 70-100% from the price determined by bank.

3.2 Land Valuation

At present two different prices are used for land valuation:

- Official (ordinance) prices
- Gradually developing market prices

The legal basis for official prices is the *Regulation of the Ministry of Finance no. 465/1991 Coll. on Prices of Structures, Plots of Land, Perennial Vegetation, and Payments for Natural Person's Right to Use Land and Payments for Temporary Use of Plots of Land*. This law regulates the calculation of official prices of land.

Official prices are used in processes of restitutions, inheritance proceedings and assessments of rent for agricultural land. These prices are also the ground for agricultural land market price determination. Official prices are calculated on the base of land productivity from "Valuated Soil Ecological Unit" (BPEJ), which is defined by an improved seven-unit code.

The legal basis for market prices are the *Regulation of Ministry of Justice of the Slovak Republic No. 86/2002 Coll. on Determination of General Value of Property* and the *Law No. 18/1996 Coll. on prices as amended by later regulations*.

Market prices are calculated on the base of a defined coefficient for each region, such as location, accessibility of land, character of locality etc.

The result of the officially appointed expert (land values) is the surveying, a document where the price of land is calculated. At present there are prepared legislative bills for the support of land market development, namely law of rent agricultural and forestland and the law of restitution. Currently, there is a new act for rent on agricultural land in the parliament.

3.3 Land Prices

The agricultural land market in Slovakia is still relatively underdeveloped. In comparison with other EU states, the market prices of agricultural land are immoderately low. At present there aren't any institutions, which deals with statistical data about land lease prices. Regarding the private owned land the land market is free. The west region of Slovakia is more expensive then the other regions of the country. Prices are based on mutual agreement. In most lucrative localities the land price, which will be used as a building plot, may be a few thousands Slovakian Korunas (SKK).

The Slovak Land Fund, as the biggest renter of state-owned agricultural land, has defined the minimal rent for land as 1% of the value of land according to BPEJ Code.

The 2002 survey of agricultural land transactions (areas and prices) covered six administrative districts of Slovakia: Dunajska Streda, Topolcany, Rimavska Sobota, Liptovsky Mikulas,

Michalovce and Svidnik. In these districts, the survey reported 1,976 sales of agricultural land (2,109 5442 hectares), which represent only 0,63% of the total area of agricultural land registered in their land cadastres.

<ul style="list-style-type: none"> ▪ The sale and purchase of agricultural land typically involves smaller parcels up to 1 000 m², mostly for the purpose of construction or extension of the existing parcels, rather than for the market production of crops.
<ul style="list-style-type: none"> ▪ Depending on the type of land, the market prices of small parcels were several times higher than the official land rates.
<ul style="list-style-type: none"> ▪ The highest intensity of land transaction occurred in the most productive agricultural districts in Slovakia, Dunajska Streda, and in the tourism-orientated district of Liptovsky Mikulas.
<ul style="list-style-type: none"> ▪ The current official land rates are considerably lower than the market price and the difference will continue to widen up.
<ul style="list-style-type: none"> ▪ The survey has also identified speculative transactions whereby the same parcels changed owners several times in order to inflate the price.

Table 11) Characterization of the land market

Collector: Research Institut of Geodesy and Cartography in Bratislava, Source: Green Report of MA SR

3.4 Mortgage

There are nine mortgages banks, which altogether provided 15,2 billion SKK during the first six month of 2004. These mortgages were given for investment in real estate (building, buying or reconstruction of the real estate). None of these banks deal with mortgage on agricultural land, due to the very low price of this kind of land. The agricultural land is not so lucrative to ensure the repayment of the loan for commercial banks.

Regarding this issue, the only bank dealing with agricultural lending, is the Slovak Guaranty and Development Bank. The matter of support is to enable small and medium-sized businesses to access investment and operational capital by granting them especially mid-term and long-term loans under advantageous conditions. Mortgages are provided in direct form and can be used for purchase of new and renovated food processing technical equipment and technology, or reconstruction of agricultural structures.

Loans for agricultural land are provided in form of “loans for fixed assets”. From the 1 of May 2004, bank provides the loans from own resources, e.g. the a guarantee for the agricultural land must be another real estate.

3.5 Land Leasing

The major part of the agricultural land is in individual property and the registered establishments are operating on leased land. Individual farming businesses are seen as hindered by a high degree of land fragmentation.

Results of the statistic survey “Structural farm census 2000” show, that the farming businesses in Slovakia is characterized by a high share of the rented land (circa 95%) and only about 5% of private possession.

During the transformation process the legal forms of business have widened, the transformation of agricultural cooperatives was performed and state farms were privatized.

	Number of subjects	Acreege (mill. Ha)	Average acreege (ha)
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	1990	2001	1990	2001	1990	2001
Cooperatives	681	715	111	1131	2484	1582
Companies with limited liability	0	627	0	550	0	877
Joint-stock companies	0	94	0	173	0	1842
Government enterprises	73	-	371	-	5083	
Other legal persons	-	86	-	35		406,9
Legal persons	754	152812	2062	1889	2735	1241
Registered natural persons	2437	5473	6	215	2,6	39,2
Enterprises	3191	6995	2068	2104	648,1	300,8
Unregistered natural persons	-	62213	-	55	-	0,9

Table 12) Farms on agricultural land by acreage and number

Source: Central Database MP SR, Statistical Office of the SR – Structural farm census 2000

	Number of undertakings			Size of agricultural land		
	Total	Natural Persons	Legal Persons	Total	Natural Persons	Legal Persons
Indicator (% , number, ha)	6 995	5 473	1 522	2 104 031	214 562	1 889 469
Of which: the share of individual categories defined by the size of farmland (%):						
up to 0.5 ha	6.1	7.7	0.3	0.01	0.05	.
0.5001-1 ha	6.2	7.9	0.3	0.02	0.16	.
1.0001-5 ha	23.6	29.6	2.2	0.21	1.99	.
5.0001-10 ha	9.7	11.7	2.3	0.24	2.18	0.01
10.0001-50 ha	22.1	26.6	5.8	1.79	16.42	0.13
50.0001-100 ha	6.8	7.6	4.0	1.61	13.64	0.24
100.0001-500 ha	10.1	7.6	18.9	7.83	38.59	4.33
500.0001-1,000 ha	5.0	0.9	19.8	12.55	15.99	12.15
over 1,000 ha	10.3	0.3	46.4	75.77	10.97	83.13

Source: Structural Farm Census in Slovakia, 2001

Table 13) Agricultural undertakings by the size of farmed land in 2001

The table above shows that in terms of numbers, smaller farms are dominant; however, the percentage of their farmland is relatively low. Farms with less than 10 hectares account for 45, 6 % of all agricultural undertakings, but their farmland represents only 0,5 % of the total area of agricultural land in the country. On the other hand, farms with more than 1 000 hectares account for only 10, 3 % of all farms, but their land represents 75, 8 % of the total.

Public sector
- Governmental enterprises and forest organisations in the agency of MA SR
- Military forests
- Municipal estate
- Clerical estate
- Other enterpricss, organizations, institutes
Private sector
- Agricultural cooperatives
- Companies, legal persons
- Natural persons
- Land Comunities

Sector out of agricultural land
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Table 14) Tenure structure in cadastre Source: Statistical yearbook

3.6 Land Taxation

The taxes of real estate are assessed on land, buildings and flats and are so-called direct tax levied by municipalities. In general, it is the owner of the real estate who pays the tax. The base is determined depending on the size of land in square meters, or its value (in the case of land tax) or the area the buildings cover (in the case of tax for buildings), and the basic tax rate.

The basic (annual) tax rate for land is defined by coefficients for several soil types by law, namely:

Soil types	Tax rate for TB	Tax Base (TB)
Arable land, hop garden, vineyard, orchestrated	0,75%	BPEJx m2
Permanent grass	0,25%	BPEJx m2
Gardens	0,10 Sk	m2
Forest land	0,25%	BPEJx m2
Fish ponds	0,25%	BPEJx m2
Built-up area and courtyards	0,10 Sk	m2
Building plots	1 Sk	m2 x coefficient
Other area	0,10 Sk	m2

Table 16) Basic (annual) tax rate for land

Regarding buildings the basic annual tax rate ranges from SKK 1 to SKK 10 per square metre depending on its classification (e.g. production hectare, garage, residence etc.). The basic tax rate is increased in the case of multi-floor buildings by SKK 0.75 for each floor above the ground floor. The annual tax rate is multiplied by a coefficient, which ranges from 1 to 4.5 depending on the number of inhabitants of the relevant municipality. In addition, the municipality may increase the tax rate by up to 100% (150% in the case of buildings for business purposes) and decrease the tax rate for buildings by a maximum 50%. Therefore, the taxes are different from place to place.

On January 1, 2005 a new concept of real estate tax will be introduced. Tax assessment will be based on the actual value of the real estate as stated in the price maps, which are currently being prepared. Presently, the real estate tax does not represent a significant expense, but it is expected that the tax liability will increase, especially for real estate situated in more attractive locations.

4 Legal Framework

Land Registration	
162/1995	the Act No. 162/1995 Coll. of National Council of the Slovak Republic (hereinafter referred to as “NC SR”) on the real estate cadastre and on the entry of the owner`s and other rights to real estates (cadastral law) as amended
Cartography and Surveying	
215/1995	the Act No. 215/1995 Coll. of NC SR on geodesy and cartography as amended
216/1995	the Act No. 216/1995 Coll. of NCSR on the Chamber of Surveyors and Cartographers
Land Taxation, State fees	
595/2003	the Act No. 595/2003 Coll. of NC SR on income taxes as amended
554/2003	the Act No. 554/2003 Coll. of NC SR on real estate-transfer tax as emended
58/1993	the Act No. 58/1993 Coll. of NC SR on real estates tax as amended
145/1995	the Act No. 145/1995 Coll. of NC SR on administrative charges as amended
Land Compensation and Restitution, Land Consolidation	
229/1991	the Act No. 229/1991 Coll. of NC SR on arrangement of the land owner rights as amended
180/1995	the Act No. 180/1995 Coll. of NC SR on some measures pertaining to the settlement of title to the land as amended
92/1991	the Act No. 92/1991 Coll. of NC SR on restitutions as amended
330/1991	the Act No. 330/1991 Coll. of NC SR on land consolidation, arrangement of the land ownership rights, land registries and land fund as amended
Land Rent	
504/2003	the Act No. 504/2003 Coll. of NC SR on lease of farmland, agricultural (farming) enterprise and forest estate as amended
Land Ownership	
460/1992	the Act No. 460/1992 Coll. of NC SR Constitution of the SR as amended
202/1995	the Act No. 202/1995 Coll. of NC SR Exchange act as amended
Land Reserve and Land Fund	
220/2004	the Act No. 220/2004 Coll. of NC SR on the land protection and land use

5 Ownership Structure

The ownership is defined by the Constitution of the Slovak Republic (Coll. 460/1992 Constitution of the Slovak Republic) and there are five main types of ownership: natural person, legal person, municipality, state (represented by state organization) and un-known owner (represented by the Slovak Land Fund). The real estate ownership can involve more co-owners, there is no limitation on the number of co-owners.

According to Act. 202/1995 Coll. (Exchange Act) any type of real estate can be acquired by foreigners with exception of the following:

- Land in protected areas
- Agricultural land and forest out of the municipality area

<u>Agriculture land total 2 400 000 ha</u>
Natural person ownership on owner's folio 1 054 128 ha
Legal persons ownership on owner's folio 110 932 ha
State ownership on owner's folio 99 415 ha

Table 5) Agriculture land by legal forms (ha) Source: Statistical yearbook of GCCA SR

Land ownership in Slovakia is to a large extent disintegrated and the restoration process of land ownership registration is still in process. In consideration of so-called "Ugrian heredity system", the subject of registration restoration is as much as 12 500 000 registered landed properties with an average acreage of 0.45 hectare and an average share of 12 -15 co-owners. To resolve this situation, relevant legal regulations were adopted several years ago. 52% of the total acreage of 2 400 000 hectare of agricultural land is registered on certificates of ownership. The total acreage of forestland is about 2 000 000 hectares, of which 64% is registered on the certificate of ownerships.

<u>Forest land total 2 000 000 ha</u>
Natural person ownership on owner's folio 444 707 ha
Legal persons ownership on owner's folio 265 308 ha
State ownership on owner's folio 544 980 ha

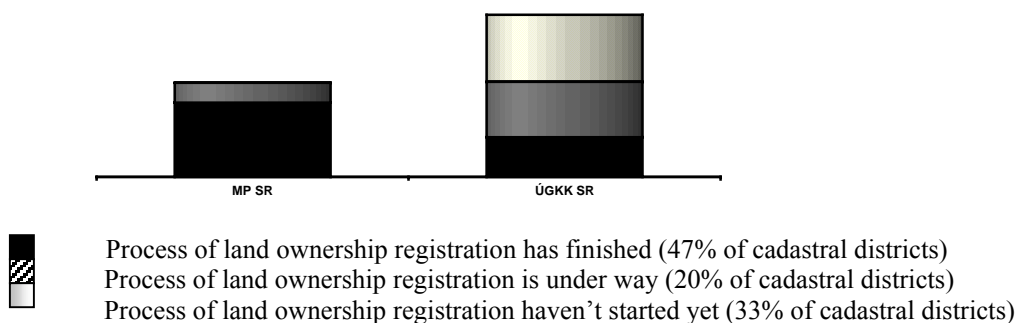
Table 6) Forest Land by legal forms (ha) Source: Statistical yearbook of GCCA SR

Number of plots in 1948	Number of plots registered on previous cadastral maps and entered into owner's folio	Number of plots registered on cadastral maps	Number of plots registered on cadastral maps and entered into owner's folio
12 000 000	6 163 149	5 566 958	3 730 922

Table 7) Registration of ownership rights in the Slovak Republic, January 1, 2003
Source: Statistic yearbook of GCCA SR

Within the framework for establishing ownership rights of real estates a vector cadastral map (scanning, digitization and vectorization) have been made. The content of the descriptive information file is supplemented with proprietary rights, the share of the joint owners, and the identification data of the owners, proprietary titles, weights and perpetuities of the owners, the code of the protected parts of nature and country and cultural monuments.

The Act 180/1995 established two managing organs in accordance with the quality of the cadastral system. The Ministry of Agriculture of the Slovak Republic (MASR) provides the settlement in 1.195 cadastral districts and the Authority for Geodesy, Cartography and Cadastre of Slovak Republic (AGCC SR) in 2.334 cadastral districts. The Current Status of Arrangement:



Graphic 3) Currents status of land ownership registration

5.1 Un-known owners

Land of un-known owners and state land is governed by the Slovak Land Fund. The definite registration of ownership rights to lots should be completed by the year 2010. Results of the statistic survey “Structural farm census 2000” show, that the farming businesses in Slovakia are characterized by a high share of the rented land (circa 95%) and only about 5% of the subjects farm on their own agricultural land.

5.2 Land privatisation

The Ministry of Agriculture of Slovak Republic would like to start the selling process of the state- owned agricultural land during 2005. With this action, the Ministry will try to improve the land market that has stagnated. The new *Act on state owned land privatisation* will be finalized in August 2004, and will be entered to force in January 2005. There are no plans to privatise the state-owned forestland (approximately 700 000 hectare). It will be controlled by transformed state enterprise Forest of Slovak Republic.

In connection with finishing of the restitutions some concurrent ordinations on land ownership ordering came into force (the Act No. 180/1995 Coll. of NC SR on some measures pertaining to the settlement of title to the land as amended).

- After date 1st of September 2005 farmlands with unknown owner registered in the real estate cadastre for at least one year are transferred into state ownership and under the land funds administration.
- If farmlands with unknown owner would not be registered in the real estate cadastre for at least one year till the 1st of September 2005, or if they will be registered after this date, they will be shifted into the state ownership and under the land funds administration when the 1 year period expires.

The process of privatization is controlled and registered by Ministry of Agriculture of SR.

Privatization of government enterprises was realized in accordance with Act No. 92/1991 Coll as mended.

5.3 State-Owned Land Reserves / Land Fund

The Slovak Land Fund, which was established by *Act. of National Council of Slovak Republic No. 330/1991 Coll.*, administrates the state-owned land. They are responsible for all administration procedures dealing with ownership issues, including the restitution issues,

identification and evidence of land ownership, which are in state property. Furthermore they are responsible for the management of land of un-known owners.

At present, the Slovak Land Fund administers 133 000 hectare of state-owned land and 485 000 hectare land of un-known owners. 220 000 hectares of the land of unknown owners, is rent by the Slovak Land Fund to individual farmers. The rest is rent to corporations and cooperative companies.

Agricultural and forestland can be leased to farmers or transferred to former owners in the process of restitutions. The Slovak Land Fund would like to start selling about 133 000 hectare of the state-owned agricultural land in the beginning of 2005 in line with above mentioned *Act on state owned land privatisation*. A small part of this land will be used for restitutions. This land could be sold first in three years and only to Slovak farmer. After 2010 the Slovak land market will be opened for each of EU member states.

5.4 Land Transactions

Compared with other EU countries, where the land transactions are statistical monitored, the land market is exceptionally non-transparent on the Slovak Land market. The absence of actual information about development of land market is related to the non-existence of functional statistical market analysis. Land market development and lease of agricultural land are depended on the prosperity of Slovak agriculture.

Reasons of non-developed land market:

- Low profitability of agricultural producing evocate the lack of interest for buying or lease the agricultural land
- Indebtedness of companies and absence of financial
- Unfinished restitutions
- Absence of conception for land market with state-owned agricultural land
- Low rent prices
- High degree of plots fragmentation

Supervisory Bodies

Ministry of Agriculture of Slovak Republic: www.mpsr.sk

In accordance with Act No. 347/1990, the Ministry of Agriculture of the SR is the central state administration body for agriculture, forest management, water management (within a specified scope), fisheries, hunting, and the food industry. It carries out state administration and state expert oversight of the agriculture sector and expert supervision, direction and inspection of state administration, which is carried out in accordance with laws and decrees by other bodies and organizations in the agriculture sector and territorial state administration authorities.

It directs and guides the concepts behind the state's economic policy in agriculture, in line with the Government's Policy Statement. In order to implement and facilitate these activities, it establishes and systematically directs state public benefit enterprises, organizations and agencies, primarily in the fields of science, research, development, inspection, control and supervision, certification, training, consulting, economic utilization of forests etc.

Contact person: Ing. Mikulas Tekel

Research Institutes of the MA SR:

- **Institute of Scientific and Technical Information for Agriculture:** www.uvtip.sk

Contact person: Ing. Marian Libiak

- **Soil Science and Conservation Research Institute:** www.vupu.sk

Contact person: Prof. Dr. Pavol Bielek, DrSc.

- **Research Institute of Agricultural and Food Industry Economy:** www.vuepp.sk

Contact person: Ing. Stefan Buday, PhD.

Sector Organizations of the MA SR:

- **Agency for Rural Development:** www.arvi.sk

Contact person: Ing. Viera Paucirova

- **Geodesy, Cartography and Cadastre Authority of Slovak Republic:** www.geodesy.gov.sk

Contact Person: Ing. Lubica Hudecova, PhD.

- **Research Institut of Geodesy and Cartography in Bratislava:** www.vugk.sk

Contact Person: Ing. Juraj Kadlic, PhD.

- **Geodetic and Cartographic Institute Bratislava:** www.gku.sk

Contact Person: Ing. Marta Radicova

- **Statistical Office of the Slovak Republic:** www.statistucs.sk

Contact Person: Ing. Eموke Rozborilova

6 International and National Projects

6.1 Soil Science and Conservation Research Institute

National projects

Urban soils as environmental factors of life quality in cities – example of Bratislava

Project manager: RNDr. Jaroslava Sobocka, PhD.

An ecological and economic aspect of exploitation in the agrarian systems.

Project manager: Doc. Ing. Jozef Vilcek, PhD.

International projects

Valuation of the environmental influence of nitrogen fertilization in the typical agro ecosystems for the sustainable agriculture.

Using sorption qualities of humane acids for environmental purposes

Project manager: RNDr. Gabriela Barancikova, PhD.

Contact person: Prof. RNDr. Pavol Bielek, DrSc.

6.2 Institute of Scientific and Technical Information for Agriculture

International project

The research and application of biotechnology in crop production

Project Manager: MSc. Martin Užík, DSc.

Contact person: Ing. Marian Libiak

6.3 Agency for Rural Development

Vision of the future of the rural community

Resource audit (human, natural, material, financial)

Resource and problem analysis

Needs specification

Strategic goals and processes

Action plan progress (planning, evaluation, monitoring, realization)

Contact person: Ing. Viera Paucirova

Projects closed

6.4 Soil Science and Conservation Research Institute

International projects

INCO COPERNICUS ERB IC 15-CT98-0125 – Knowledge about the influence of compacted subsoil on soil nutrients, plant growth and environment and the preventive measures against the subsoil compaction.

November 1999 – November 2001

INCO COPERNICUS ERB IC 15-CT98-0133 – Long-term risks of improper cultivation on the sustainability of agricultural soils.

August 1998 – November 2001

INCO COPERNICUS ERB IC 15-CT98-0108 – Controlled nutrient inputs in order to avoid excess or insufficiency.

November 1998 – October 2001

PHARE – REAP project – Protection of water sources against nitrate contamination in agriculture.

June 2001 – December 2001

SOIL CONSERVATION. German – Slovak project funded by the Ministry of Environment and Nuclear Security, Bonn.

February 2001 December 2001

National projects and contracts

Environmental geo-factors – soil – set of regional maps. Funded by the Ministry of Environment of SR.

Partial monitoring system – soil – operation of the system.

Monitoring of agricultural soils in 2001 for the purposes of fulfilment of the international settlement between Slovakia and Hungary.

Utilization of remote sensing methods and orthoimagery for the purposes of the Ministry of Agriculture.

NUCLEAR POWER PLANT MOCHOVCE – land rehabilitation project.

TOPVAR Ltd. brewery – analysis of risk elements.

SLOVNAFT incorporated petroleum refinery – analysis of risk compounds.

Contact person: Prof. RNDr. Pavol Bielek, DrSc.

6.5 Agency for Rural Development

Project PHARE SR 98 08 04 02

PHARE Partnership Program č. 97/PP/IE/01 98-5142

Monitoring and valuation of the program SAPARD TCP/SLO/2901(A)

Contact person: Ing. Viera Paucirova

Biographical Notes

Ms Dr. Lubica Hudcova is adviser at the Geodesy, Cartography and Cadastre Authority of the Slovak Republic.

Ms Timea Csokasova is at a postgraduate student at the Mapping and Land Consolidation Department of the Slovak University of Technology. She participates in teaching and carrying out projects related to land consolidation and real estate cadastre.

