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A COMPARISON OF CADASTRE IN SLOVAKIA AND POLAND

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Abstract

Many analogies can be drawn from the cadastre in Poland and Slovakia, because of the partly shared history of the Austro-Hungarian Empire, World Wars I and II, and the influence of the Communist regime. However, its development over the years has taken different forms and rules of operation in both countries. Currently, from a European perspective, there are efforts to standardise cadastral systems to expand their functionality for land administration and to accommodate social needs.
The aim of this article is to discuss and provide a detailed comparative analysis of the general principles of the cadastre in Slovakia and Poland. The study shows similarities but also many differences between the systems in both countries, which indicates that it could be a difficult path to unify the cadastral systems within the European Union. A comparison of the solutions used in other countries allows us to see potential opportunities for the development and modernisation of the existing cadastral systems.

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Key words

- Real estate cadastre,
- Land and property register,
- Land and mortgage registers.

1 INTRODUCTION

According to the International Federation of Surveyors (FIG), a cadastre is a database register of areas with an inventory of *in rem* rights in a parcel of land. It contains a geometric description of the plots of land linked to other registers that constitute the nature of these rights and often the value of the plot and any relevant changes to it. The cadastre is run for fiscal and legal purposes as well as to support spatial management and enable the development of the land and environmental protection (FIG 2011).

The legal acts and technical standards for the implementation of the cadastral institution and its functioning are different in each country. Thanks to being able to easily obtain information about solutions used abroad, it is possible to implement new and functional solutions in this field in one's own country.

Different principles of creating a modern cadastre are often dictated by various historical conditions that have existed over the years. In addition, the possibilities of financing cadastral reforms as well as technological and organisational conditions in a given country are important. The cadastre in Poland and Slovakia underwent a great deal of changes through many years of partitions, World Wars I and II, and then the years of the communist regime (Mika, Siejka 2012). Moreover, in Poland, different historical conditions in different regions significantly influenced the heterogeneous quality of the cadastral data in individual areas of the country (Buśko, Meusz 2014). The system currently in force in Poland began to take shape after World War II and adopted its final rules after the economic and political transformations of 1989. Similarly, in Slovakia, a new cadastral system was developed in 1993 after the partition of the Czechoslovak Federal Republic (Vlček 2005).

Both countries deal with many legal, organisational, and technical issues in the cadastral area. One of the main problems in the cadastral system of Slovakia is the quality of the cadastral maps, which have different origins. More than

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half of the maps do not meet the current requirements for real estate registration, and their modernisation is necessary (Hudecova, Kysel 2020). The situation is similar in Poland, where the legal regulations are constantly being updated; however, many shortcomings and gaps in the source materials that are used for geodetic measurements, including cadastral measurements, are still a significant problem (Mika 2016).

Current works on the development of cadastral systems in the European Union countries are dictated by the implementation of international technical regulations and standards. In 2007, the European Union adopted the INSPIRE Directive (INSPIRE 2007), which established an infrastructure for spatial information in the Union. In turn, in 2012, the International Organisation for Standardisation published the ISO 19152 standard on property management, i.e., the Cadastral Model of Land Administration (LADM 2012), which addresses the issue of standardising the principles of creating and maintaining cadastral systems. The EU member states are obliged to comply with this European law.

The aim of this article is to set out a comparative analysis of the principles of the real estate cadastre currently functioning in Slovakia and Poland. The comparisons were made on the basis of an analysis of the legal acts in force in both countries and of other available source materials, including the Polish and Slovak geoportal, electronic land, and mortgage registers. The comparative analysis concerns two countries that share some common history and the genesis of the cadastral system, but their development has varied. A comparison of the solutions used in other countries allows us to see potential opportunities for the development and modernisation of the existing cadastral systems. This is particularly important in terms of the desired state of integration of the land register and the legal register in the cadastral system.

The aim of the article is also to show the similarities and differences that can contribute to the modernization of the existing systems in Poland and Slovakia. This is particularly important in the context of efforts to unify cadastral systems within the European Union. An important aspect is the fact that Slovakia has an integrated cadastral system that combines a land register and a rights register. In Poland, the integration of these registers is still an ongoing challenge; therefore, drawing on the experience of a neighbouring country can help in the organisation and harmonisation of its registers.

2 THE RANGE OF THE BASIC LEGAL ACTS OF THE REAL ESTATE CADASTRE DATA IN SLOVAKIA

In Slovakia, there are two main legal acts that regulate the functioning of the real estate cadastre, i.e., the Act of the National Council of the Slovak Republic of 27 June 1995 on the real estate cadastre and on the registration of ownership and other rights to real estate ("the Cadastral Act") (Act 1995) and the Ordinance of the Geodesy, Cartography and Cadastre Authority of the Slovak Republic, which implemented the Act of the National Council of the Slovak Republic No. 162/1995 Coll. on the real estate cadastre and on the registration of ownership and other rights to real estate (Regulation 2009).

According to the Cadastral Act (Act 1995 §1, §2), **a real estate cadastre** is defined as a geometric designation, a list, and the characteristics of real estate together with data on the rights to such real estate. It serves as an information system, which is used in particular for the protection of real estate rights, tax purposes, and purposes of real estate appraisal and other aspects of land and forest real estate management. It is a public and open register, and the information it contains is available to everyone. As a fully-fledged system, the Slovak cadastre contains both descriptive and geometric data about real estate (cadastral maps) and data on the rights of various entities to this real estate, as well as real estate prices if this information is available on the basis of specific documents (Regulation 2009 §13a). The rights that are registered in the cadastre are listed in the Cadastral Act (Act 1995 §1) and consist of: ownership; liens; rights of easement; and rights of pre-emption, if they are to have the effect of a right *in rem*; rights resulting from the administration of state and municipal property and higher territorial units, and land lease rights, if they are to last at least 5 years.

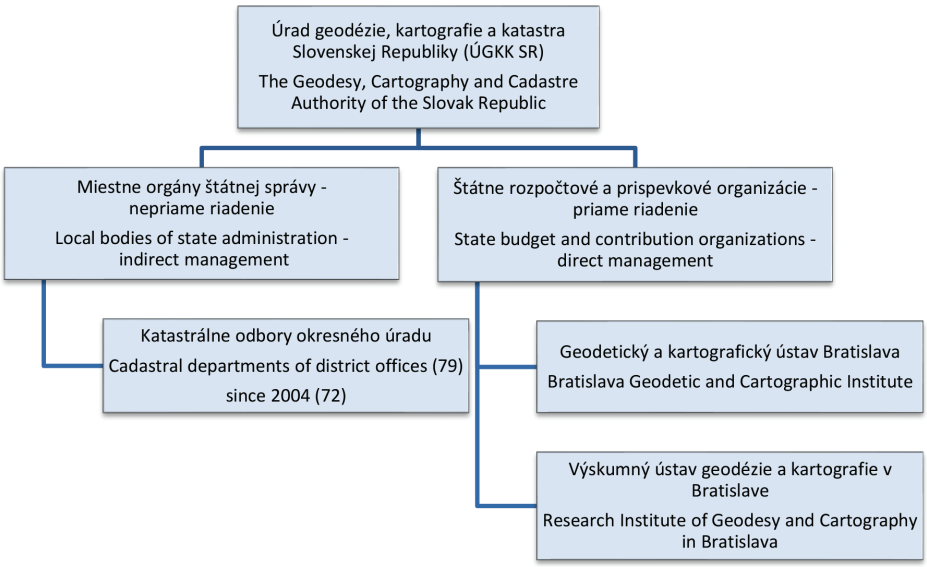


Fig. 1 *Organisational structure of the cadastre in Slovakia* Source: https://www.skgeodesy.sk/en/

The identification data of the property owner or other authorised persons who have certain rights to the property is also provided. Such a person may be a pledgee, someone entitled to pre-emption rights, someone entitled to an easement, a tenant, an administrator of state property, a higher territorial or municipal unit, the Slovak Land Fund, or a forest land administrator (Act 1995 §3a).

The detailed scope of the descriptive information characterising cadastral real estate is regulated by the ordinance (Regulation 2009) to the Cadastral Act. In the field of real estate, the following data are recorded in the cadastre: the plot number, surface area, information on the location of the plot in built-up areas of the community, type of land, type of land use, the soil valuation class, and data on the type of protected property. As a part of the real estate of buildings, these include: the registration number of the building, the number of the plot on which the building is built, the building type code, the building location code (above-ground or underground), and data on the type of protected property. As to housing properties, the reference number of the building, the entrance number, the floor number, the apartment number, the type of apartment code, the type of non-residential premises code, and the share in the common parts of the building and land are required. In addition, for all types of real estate, the number of the deed of ownership is recorded and, if available, data on real estate prices on the basis of binding documents.

A cadastral map is a graphic representation of the real estate in the cadastral system. It is defined as a large-scale planimetric map showing all the real estate and cadastral areas registered in the cadastre. The lands are presented on the map by projecting their boundaries onto a projection plane and are marked with plot numbers and the type of land symbol (Act 1995 §3). Properties are represented by their geometric definition (shapes and dimensions) and locations on a specific coordinate system.

The central body of state administration in the field of cadastre is the Geodesy, Cartography and Cadastre Authority of the Slovak Republic. It is responsible for district offices (okresné úrady), which are local administrative bodies that effectively administer the cadastral system (Act 1995 §11). The detailed structure of the cadastre organisation in Slovakia is presented in Figure 1.

3 CHARACTERISTICS OF THE FUNCTIONING OF THE CADASTRE IN SLOVAKIA

The cadastral system is based on real estate, which, according to the Slovak Civil Code (Act 1964A § 119), is land or a building erected on a solid foundation. According to the Cadastral Act (Act 1995 §6), land, buildings, underground structures, flats and non-residential premises, as well as buildings, flats and non-residential premises under construction are treated as cadastral real estate. In the Slovak cadastre, in contrast to the Polish one, the Roman principle of *superficies solo cedit* (what is on the surface becomes the ground) does not apply. Thus, each building built on a solid foundation is a separate property. The underground strucures are recorded at their points of intersection with the Earth's surface.

The cadastre registers land that is distinguished by the boundaries of ownership, possession, the type of land, the method of use, the cadastral area or built-up area of a commune. Thus, land belonging to one owner, but if it separated by one of the above-mentioned boundaries, it constitutes a separate plot (Act 1995 §6).

A cadastral parcel is the basic unit of a country's surface cadastral division. A plot is defined as land defined in terms of its geometry (dimensions and shape) and position (on the coordinate system) and as presented on a cadastral map, a map of the site or a geometric plan with the number of the plot (Act 1995 §3).

There are plots "C", which are shown on a cadastral map, and "E", which are presented on a map of the former documentation. This division results from historical conditions. "E" plots are plots originally registered at the time of the establishment of the land and mortgage registers. During the creation of the new cadastral system in the post-War period (after 1950), the registration of "C" plots was started, the boundaries of which are measured and stabilised in the field, and thus are legally binding according to the public authorities and have a specific actual use. In "E" plots the type of use usually does not correspond to the actual use, and the boundaries of these plots and their surface area can no longer be identified in the field. They should be converted into "C" parcels (areas) through geodetic measurements (Kakusová 2021).

Plots are numbered with natural numbers. After the division of a newly separated plot, another free natural number is added to the denominator, thus creating a fraction. The number of the divided plot remains the same; however, its area and some border points can change (Guideline S 74.20.73.43.00). This situation is shown in Figure 2. The plot of No. 189/1 is divided. After the division, one of the plots receives a new number, i.e., 189/3, and the other keeps the existing number, i.e., 189/1. If a plot number fraction is already being used (i.e., 189/2), the next free number in order is used (i.e., 189/3).

According to the Cadastral Act (Act 1995 §3), the plot boundary is defined by break points. These are the points where there is a break in the boundary of the ownership or the type of land or land use. The boundary of adjacent plots of land limited by ownership is considered to be the actual possession boundary if it is not disputed between the neighbours.

The breakpoints of property boundaries, land-use boundaries, and the projections of buildings measured during



Fig. 2 *Numbering of plots after 189/1 division in Slovakia.* Source: *authors' study*

geodetic works must be determined in the S-JTSK coordinate system (Súradnicový systém Jednotnej trigonometrickej siete katastrálnej) with the quality T = 1, i.e., with a basic mean coordinate error m_{xy} = 0.08 m specified in the regulation (Regulation 2009) to the Cadastral Act. Border points are marked with a permanent border mark made of concrete, iron or plastic, if all the owners agree to the designated location of these boundary points. If not, a temporary sign should be used (Regulation 2009 §§44, 53).

The basis for the functioning of the cadastral system are cadastral surveys conducted for individual cadastral parcels (Act 1995 §3). Cadastral parcels most often refer to the area of one precinct (obec), i.e., the basic territorial division unit of the country. It is also common for several cadastral districts to be included in the same area.

The cadastral documentation consists of the following parts (Act 1995 §8):

– a file of the survey data – a cadastral map,
– a set of descriptive information about the cadastral objects, the rights to them, the owners and other entitled persons, and data from the ownership deed,
– a set of documents constituting the basis for the entry in the cadastre,
– a summary of the data on the Land Fund,
– land and mortgage registers, railway registers and their reports serving as a source of cadastral data.

An extract, an excerpt or a copy of the cadastral documentation, an excerpt from the land register or the designation of the plot is made available on behalf of the Geodesy, Cartography and Cadastre Authority of the Slovak Republic by the competent district offices. Upon request, the owner can also obtain information on the price of the property. The data may be made available in paper or electronic form (Act 1995 §§68, 69).

According to §§4 and 5 of the Cadastral Act (Act 1995), entry to the cadastre is made on the basis of documents, just as in Poland. Rights to real estate are introduced in the form of a deposit (vklad), which causes a change in or expiry of the right to the real estate, or are in the form of an entry (záznam), which registers matters settled by another authority and does not affect the creation, change or expiry of the ownership right.

The validity of cadastral data is ensured by the district offices, which regularly examine reported or otherwise identified changes in this data. Moreover, the offices may verify compliance with the legal status and the facts of the cadastral

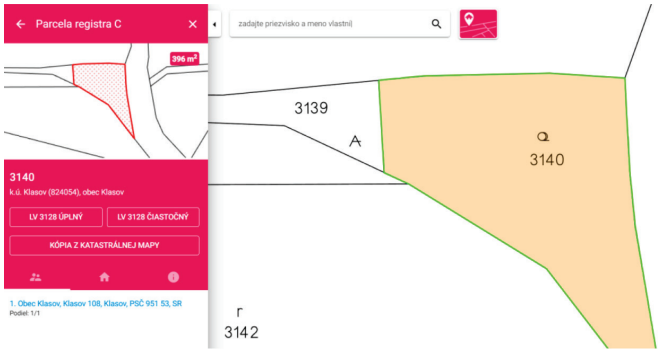


Fig. 3 *Fragment of the Slovakia geoportal.*
Source: *https://zbgis.skgeodesy.sk/*

data. This procedure is carried out with the participation of state and municipal authorities and owners (Act 1995 §§57, 67a).

The information contained in the Slovak Real Estate Cadastre is publicly available through the internet portal https://zbgis.skgeodesy.sk/. On the website, you can view a country-wide cadastral map and information on property owners (Figure 3), as well as download a map extract and a complete or partial excerpt from the cadastre.

4 BASIC LEGAL ACTS AND REGISTERS IN THE FIELD OF REAL ESTATE CADASTRE IN POLAND

Information on real estate in terms of the subject (property rights) and the structure (land, building, premises) is collected in Poland via two basic registers: land and building records and land and mortgage registers.

The legal acts regulating the matters of land and building registration are the Act of May 17, 1998, The geodetic and cartographic law (Act 1989), and its executive act – the ordinance of 27 July 2021 on land and building records (Regulation 2021).

The Land and Property Register (LPR) currently plays the role of a cadastre in Poland until it is transformed into a full-fledged cadastre (Act 1989 art. 53a) in accordance with Art. 2, point 8, of the Geodetic and Cartographic Law (Act 1989), an information system ensuring the collection, updating and sharing, in a uniform manner for the country, of information on land, buildings and premises and their owners and other entities that own or manage this land, buildings or premises. Within the scope of the descriptive data, information on registration plots is recorded, i.e., the location, data on boundaries, area, types of land use and their valuation classes, designations of land and mortgage registers or files of documents. In terms of buildings, these are their location, purpose, utility function, and technical data, and in terms of premises, these are the location, utility function and usable area (Act 1989, Art. 20).

A cadastral map is a data visualisation of the land and building register database. The content of the map graphically presents the location and geometry of plots through a numerical description of their boundaries, as well as the contours of the land use, valuation classes, and the contours of buildings. In addition, the numbers of plots and building designations, as well as the boundaries of the units of the basic three-tier territorial division of the country, are recorded (Regulation 2021 §26).

Another register is **the Land and Mortgage Registers** (LMR), which are established and maintained for each property in order to establish its legal status. The issues of the land and mortgage register are regulated by the Act of 6 July 1982 on Land and Mortgage Registers and Mortgages (Act 1982).

The land and mortgage registers consist of 4 sections: section I consists of two parts, i.e., the I-O designation of the real estate, and I-Sp, i.e., a list of a rights related to property; section II contains a designation of entities with rights to the real estate; section III contains entries of limited property rights, limitations in the disposal of real estate and other claims and rights, except for mortgages; and Section IV concerns the entry of a mortgage (Act 1982, Article 25). Since 2010, LMR has been run in the information and communication

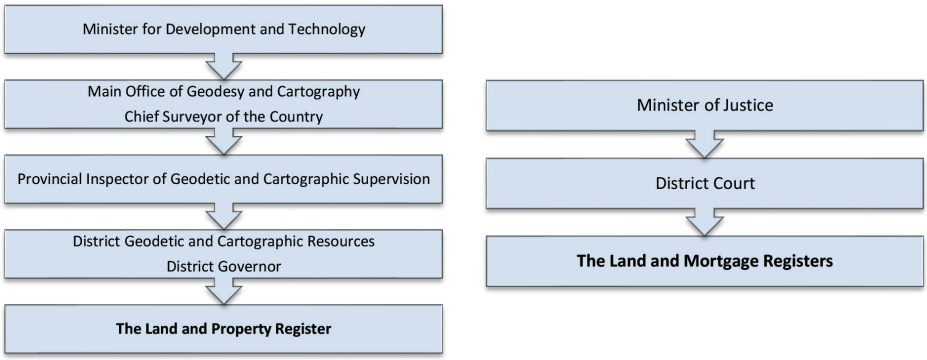


Fig. 4 *Scheme of geodetic and cartographic services in the field of cadastre in Poland.* Source: *authors' study based on the Acts of 1989 and 1982*

technology (ICT) system in accordance with the Regulation of the Minister of Justice of February 15, 2016, on the establishment and maintenance of land and mortgage registers in the ICT system (Regulation 2016).

The information from the aforementioned registers is interrelated, i.e., the basis for entries in the Land and Mortgage Register regarding descriptive and graphic information about land, buildings and premises are data obtained from the Land and Building Register, while the Register includes a reference to the Land and Mortgage Register in order to access information on the legal status of a given plot (Act 1982, Article 26). Information from the Land and Mortgage Register with the exception of section I-O, is covered by a warranty of public faith in order to secure the rights registered there (Act 1982, Article 5).

The rights that are registered in the land and mortgage registers are: ownership, joint ownership, perpetual usufruct, and limited property rights, i.e., usufructs, easements, pledges, cooperative ownership rights to premises, and mortgages.

The structure of geodetic and cartographic services in Poland consists of supervisory and administrative bodies. The Land and Buildings Register is kept by state administration bodies or mayors of cities with district rights for the areas of individual districts. In turn, LMR is subject to local district courts, the jurisdiction of which covers several communities, but is not consistent with the territory of the district. Figure 4 shows a simplified diagram of the structure of the administration and supervision of the cadastral database in Poland.

5 CHARACTERISTICS OF THE FUNCTIONING OF THE CADASTRE IN POLAND

In the Polish cadastral system, there is a dualism involving the basic structure to which the land and building registers and land and mortgage registers relate. In the Land and Building Register, the basic unit is a recorded plot, building or premise. On the other hand, the Land and Mortgage Register includes real estate and real estate for buildings and premises.

As stipulated in the Civil Code (Act 1964B art. 46), **real estate** is a part of the land constituting a separate subject of ownership (land), as well as buildings permanently connected with the land or parts of such buildings; if they are under special provisions, they constitute an object of ownership separate from the land. Therefore, in Poland, there is a Roman rule assigning buildings located on specific land to the land.

The land registration units of the country division are the:
– registration unit,
– registration area,
– registration plot.

A registration unit that constitutes an area of an urban, rural or urban-rural community is divided into registration areas, which may constitute part of or the entire area of a village or city. The precinct, which in rural areas covers an the entire village, and in urban areas, a city or a part of it, is divided into registration plots (Regulation 2021 §5, §6).

Therefore, **the land plot** is the basic area of the Land and Building Register. A land plot is a continuous area of land located within one registration precinct; it is legally homogeneous and separated from the surroundings by the boundaries of the registration plots (Regulation 2021 §7). They must be located in an area covered by a given district court, which may include one or more registration units.

Plots are numbered in the form of natural numbers. After a division, the denominator is added to the plot number, which is the smallest natural number that allows for each separated plot to be distinguished (Regulation 2021 §7). An example of the numbering of plots after the division is shown in Figure 5. In the case of merging plots, the next free number within the registration area is used.

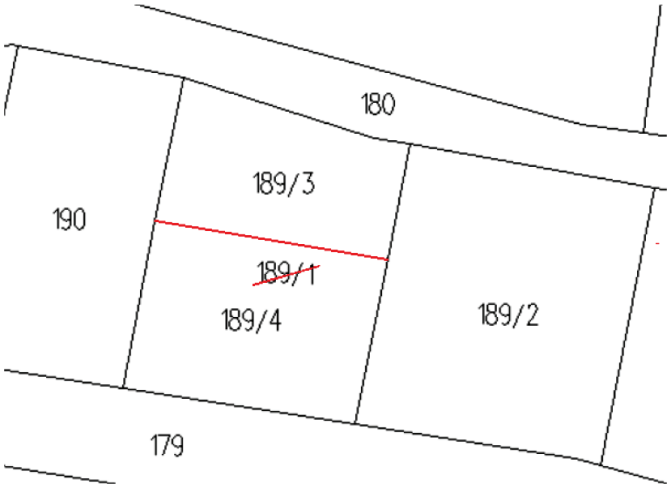


Fig. 5 *Numbering of plots after the division of the plot 189/1 in Poland.* Source: *authors' study based on the Regulation (2021).*

The boundary of the area of registration is defined in the regulation on the registration of land and buildings (Regulation 2021 §2) as a broken line or a section common to the neighbouring areas. Border sections are defined by border points, which should be designated as details of group I, with an accuracy of not less than 0.10 m (Regulation 2020).

The data collected in the land and building records are included in the inventory, which is kept by the competent district authority office. It includes:

– a database of land and building records in the ICT system created by the use of the results of surveying works in the process of the modernisation of land records and registers and buildings, files and a cadastral map created on the basis of the database;
– a file of documents justifying entries in the database (Act 1989, article 24).

The information contained in the database is public and may be made available in the form of an extract from the register, an excerpt from a cadastral map, copies of documents, computer files, and services. They are available to the owner, public administration authorities and anyone who demonstrates a legal interest in this regard (Act 1989, Article 24).

The documentation of land and building records is updated *ex officio* or at the request of the owner. These persons are obliged to report this documentation to a competent district head within 30 days from the date of the change in the data included in the Register of Land and Buildings (Act 1989, art. 22 and art. 24).

Within the scope of the LMR register, on request and for a fee, you can obtain an excerpt from the Land and Mortgage Register, as well as an excerpt from the files (Act 1982 art. 36[4]). In addition, if you know the number of the land and mortgage register, it is possible to obtain access to a full excerpt through the portal of the Electronic Land Registers, https://ekw.ms.gov.pl/, made available by the Ministry of Justice.

Data from land and building records are available for review via the Polish geoportal www.geoportal.gov.pl (Figure 6). Until 2020, the scope of data made available in the geoportal included the number of the land and mortgage register. This information is currently unavailable.

6 COMPARATIVE ANALYSIS OF THE REAL ESTATE CADASTRES IN SLOVAKIA AND POLAND

The comparative analysis conducted was based on 14 issues characterising a cadastral system. The aspects distinguished were assessed in terms of analogy or differentiation in both countries. This analysis focuses primarily on the real estate aspects. The results of the comparison are presented in Table 1.

7 CONCLUSIONS

An analysis of the table shows that the principles of the cadastre functioning in Poland and Slovakia are similar, to some degree.

The main difference between the two is due to the nature of the cadastral systems in Poland and Slovakia. Slovakia has a full-fledged real estate cadastre that combines cadastral information, a cadastral map, and a register of rights to land, buildings and premises. In Poland, on the other hand, two databases are used for the cadastre, i.e., land and building records that provide descriptive and graphic information about land, buildings and premises, and land and mortgage registers containing information on rights to land, buildings and premises. These registers are kept by two separate institutions. There is also a greater range of entities entered into the system with rights to real estate. There is also a difference in the content of the cadastral documentation, which in Slovakia is more extensive in relation to the content of the legal data.

Note also the difference in defining the primary cadastre structure, i.e., real estate. In Poland, the definition of real

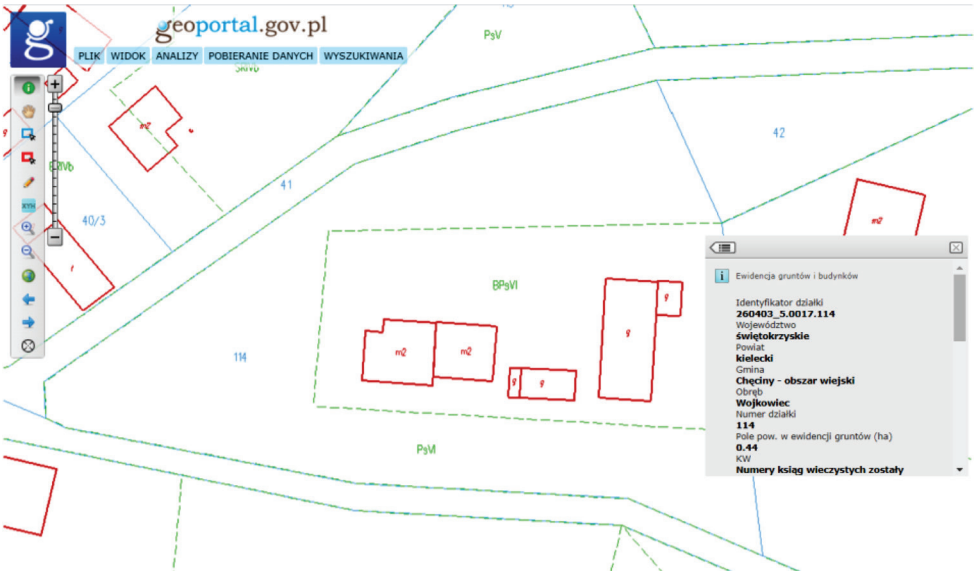


Fig. 6 *Fragment of the Polish geoportal.* Source: *https://mapy.geoportal.gov.pl/*

Tab. 1 *Comparison of the cadastral systems in Poland and Slovakia according to the established criteria.*

Category	Poland	Slovakia	comparison
Cadastre definition	The land and building register is an information system ensuring the collection, updating and sharing, in a uniform manner for the country, information on land, buildings and premises, their owners and other entities that own or manage these land, buildings or premises. Land registers provide information on the rights of various entities to real estate.	The real estate cadastre is a geometric designation, inventory and description of real estate together with data on the rights to this real estate.	difference
General rules	The data is open, common, and up-to-date	The data is open, common, and up-to-date	analogy
Cadastral map	The Land and Property Register map - a large-scale cartographic study containing information on the spatial location of cadastral plots, buildings, contours of land use, classification outlines and descriptive information on these objects. It is part of a basic map for the entire country.	Cadastral Map - a large-scale planimetric map showing all real estate and cadastral areas registered in the cadastre. The lands are represented on the map by projecting their boundaries onto the projection plane and are identified by plot numbers and, as a rule, by the type of land.	analogy
The form of a cadastral map	numeric	numeric and analogue	difference
Lead authority	District starost (or mayor of a city with district rights)	Central body - The Geodesy, Cartography and Cadastre Authority of the Slovak Republic District authorities - district offices	analogy
Cadastral division units	− registration unit, − registration area, − registration plot	− cadastral district, − cadastral plot	difference
Cadastre Objects	LPR - registration plot, building, premises LMR - real estate of land, real estate for buildings and premises	Real estate: plot, building, building under construction, residential unit, residential unit under construction, non-residential unit, non-residential unit under construction.	difference
Property	Real estate is a part of the land constituting a separate subject of ownership (land), as well as buildings permanently connected with the land or parts of such buildings; if under special provisions, they constitute an object of ownership separate from the land.	Real estate is land and buildings connected to the land with a solid foundation, including underground structures.	difference
Cadastral entities	− Owner / co-owner − Perpetual usufructuary / perpetual co-user − Independent holder / joint holder	− Owner / co-owner − Pledgee, − Beneficiary of the right of pre-emption, − Beneficiary of the easement, − Tenant − Manager of state or communal property − Slovak Land Fund and forest land manager	difference
Composition of the cadastral documentation	− database of land and building records in the ICT system − file of documents	− file of survey data - cadastral map, − a set of descriptive information about cadastral objects, rights to them, owners and other entitled persons, and data from the ownership deed, − a set of documents constituting the basis for an entry in the cadastre, − summary of data on the Land Fund, − land and mortgage registers, railway registers and their datasheets serving as a source of catastral data.	difference
Register of property rights	The Property Rights Register is the Land and Mortgage Register (LMR), separate from the Land and Building Register (LPR).	The Register of Property Rights is part of the cadastral documentation.	difference
Types of boundaries	Efforts are made to establish the boundaries determined according to the legal status, but there are still boundaries determined according to the actual state on the ground.	The border may be territorial, a cadastral area, or a built-up area, determined by the right to the real estate, ownership, type of land, method of use	difference

Category	Poland	Slovakia	comparison
Types of land use	– agricultural land (arable land, permanent meadows, permanent pastures, orchards, built-up agricultural land, wooded and shrubby land on agricultural soil, land under ponds, land under ditches, wasteland), – forest, wooded and bushy land – built-up and urbanised land – land under water – miscellaneous areas.	– arable land, – growing hops, – vineyards, – gardens, – fruit orchards, – permanent grassland, – forest land, – water areas, – built-up areas and courtyards, – other areas.	analogy
Extracts and extracts from the cadastre	In electronic or paper version, to anyone with a legal interest	In electronic or paper version, the owner or other authorised person	analogy

Source: *authors' study based on Act 1989, Act 1995, Regulation 2009, Regulation 2021*

estate includes a building erected on land, while in Slovakia, the building becomes a separate real estate entity. Moreover, the area and the plot are understood differently, and thus the type of borders registered in the cadastre are also different. The difference also appears in the territorial divisions of the country. In Poland, this division has more grades, which may result from the larger area of this country.

Another significant difference concerns the cadastral map: in Slovakia, analogue maps are still in force and on a par with numerical maps, while in Poland, the maps are fully digital. However, the contents of the maps in both countries are similar.

In terms of similarities in both countries, the principle of universality applies, i.e., the cadastre operates for the entire territory of the country; as to the principle of credibility, entry is made on the basis of relevant documents, and as to the principle of openness, cadastral data is made available on request or via internet portals. Moreover, the types of land use are similarly distinguished in both countries compared.

A comparison of the cadastral systems operating in the neighbouring countries of Slovakia and Poland shows how much difference there is between the systems, which derive from one historic Austrio-Hungarian cadastre. Neither systems is not perfect, but Slovakia has a cadastre in the full sense, while Poland is still striving to transform the existing registers into a fully-fledged cadastre.

In terms of the aspirations of European countries to unify their cadastral systems, Slovakia seems to be in a better position because of its organised cadastre that can be converted to the new European guidelines. Poland, on the other hand, has a system that is entirely based on ICT solutions, which can speed up data integration and transformation of the existing system.

The comparison carried out raises a number of further significant issues that could be compared and analysed in particular for the purpose of concretising the idea of a common cadastre for many countries.

Expanding the knowledge of cadastral solutions allows for a broader view and a comparison of situation in one's own country. The exchange of experiences is one of the most important aspects of the pursuit of development and transformation in every aspect related to real estate management, especially with regard to the desired state of integration of the land register and the legal register in the cadastral system.

8 SUMMARY

Slovakia and Poland share some common cadastral history, but after World War II, the development of the two systems took different paths. Both countries are currently bound by EU regulations and international standards that aim to standardise the cadastral systems all over the world.

This article attempts to compare the general principles of the functioning of the cadastre in both countries. The results obtained show that both countries can draw inspiration from each other to improve their systems and adapt to international standards. Digitization of cadastral maps is important for Slovakia. For Poland, the most important goal is to create a fully fledged cadastre by harmonising and integrating existing databases and defining a uniform subject of the basic cadastre, which should be real estate.

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