

# The Cadastral System in Austria

BEV - Federal Office of Metrology and Surveying



# Content

- Background information
- Historical outline
- Structure and organization
- The cadastral system
- Updating procedures
- Links with the land registry system
- Next steps

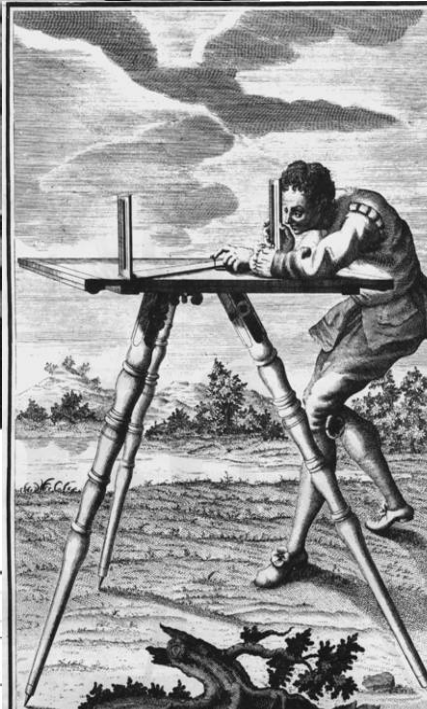
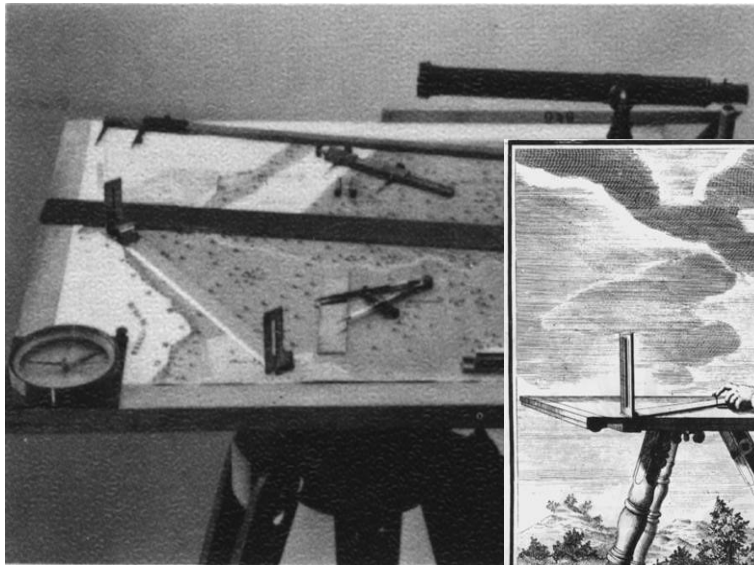
# Austria – some Facts and figures



- 8 million inhabitants
- 84 000 sqkm
- 9 federal provinces
- 2359 communities
- 0 million parcels
- 3 million property units

# Austrian Cadastre – Historical Overview

- **1817 - 1861** Implementation of the “Stabile Cadastre”
- **1871** Introduction of Land Registry system
- **1883** Linking of cadastre and land register
- **1969** Surveying Act (Cadastre of Fixed Boundaries)
- **1985** Real Estate Database
- **1989 - 2003** Digital Cadastral Map (DKM)
- **1996** Introduction of GIS technology
- **2008** Web-portal of the BEV : “e-Geodata Austria”



Brünner Kreis. Fassionstabelle. Gemeinde Zbraflau.

| Nr. der Katastraltafel<br>Dorfname | Name des Grundbesitzers<br>und des Grundstückes.<br>Nro. des Hauses. | Bezeichnung<br>Anzahl<br>des<br>damaligen<br>Grundmaßes | Anmessung                       |                                 | Anker           |                  |         |                |                |     |         |        |     |   |   |
|------------------------------------|--|---|---------------------------------|---------------------------------|-----------------|------------------|---------|----------------|----------------|-----|---------|--------|-----|---|---|
|                                    |  |   | durch die<br>Maßstab<br>Klafter | durch<br>die<br>Lage<br>Maßstab | Bezug an        |                  |         |                |                |     |         |        |     |   |   |
|                                    |  |   |                                 |                                 | in die<br>Länge | in die<br>Breite | Klafter | Wahren<br>Korn | Geräte<br>Korn | Maß |         |        |     |   |   |
| 1                                  | Peter Grundner am Schwarzfeld<br>jetzt dem Kreuz Nro. 1              | Neiser  | 25                              | 165                             | 80              | -                | 8       | 400            | 125            | -   | 125     | -      | -   | - | - |
| 2                                  | Anton Haimmer am Langfeld<br>jetzt dem Kirchhof Nro. 4               | Joeh  | 1                               | 100                             | 16              | -                | 1       | -              | -              | -   | 91      | -      | 24  | - | - |
| 3                                  | Johann Bauer am Moos nächst<br>dem Anton Hausauer Nro. 71            | Tag<br>weck   | 1                               | 65                              | 25              | -                | -       | -              | -              | -   | -       | -      | -   | - | - |
| 4                                  | Josef Postelbauer am Stei-<br>rigel nächst dem Gemeinwald<br>Nro. 18 | Viertel   | 1                               | 40                              | 20              | -                | -       | -              | -              | -   | -       | -      | -   | - | - |
| 5                                  | Herrschaft Altheim Nro. 100  | Metzen  | 300                             | -                               | -               | -                | -       | -              | -              | -   | -       | -      | -   | - | - |
|                                    | Summe...   |   |                                 | 870                             | 141             | 110,70           | 9       | 400            | 125            | 71  | 185     | 24     | 4,5 |   |   |
|                                    | Genese Aente in 2 Jahren   |   |                                 |                                 |                 |                  |         |                |                |     | 285     | Metzen |     |   |   |
|                                    | Aente auf 1 Jahr   |   |                                 |                                 |                 |                  |         |                |                |     | 147 1/2 | Metzen |     |   |   |
|                                    | Durchkultur auf ein Joeh   |   |                                 |                                 |                 |                  |         |                |                |     | 16      | Korn   |     |   |   |
|                                    | Thal auf einem Metzen  |   |                                 |                                 |                 |                  |         |                |                |     | 5 1/2   | Korn   |     |   |   |

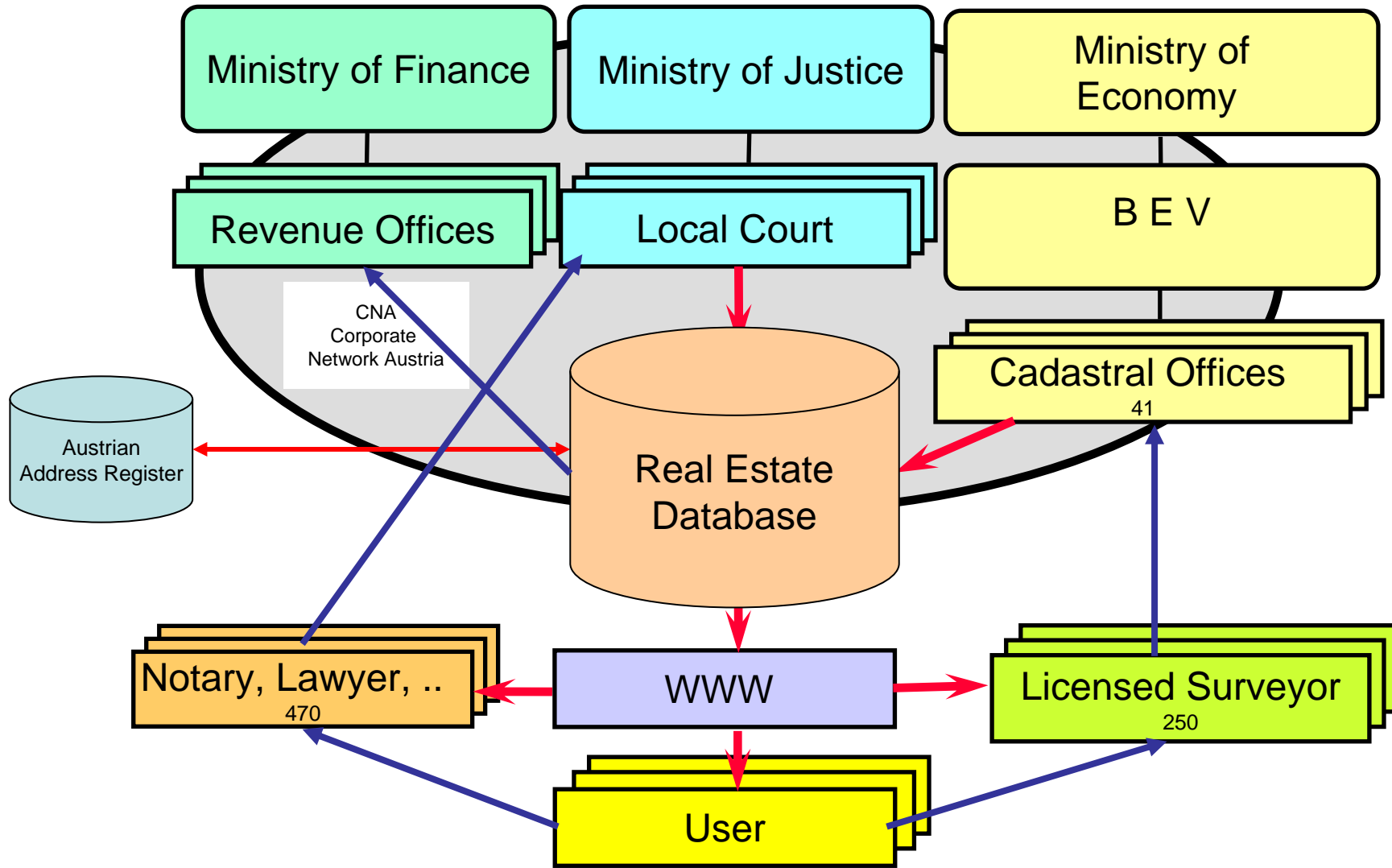
Rechtig befunden.  
Kais. königl. Kreiscommission.

N. N.  
Oberamtmann.

N. N. Richter im Namen der ganzen Gemeinde.  
N. N. Ortsvorsteher.  
N. N. Geschworener.

# Austrian Land Registration System





## Principles in the Cadastre

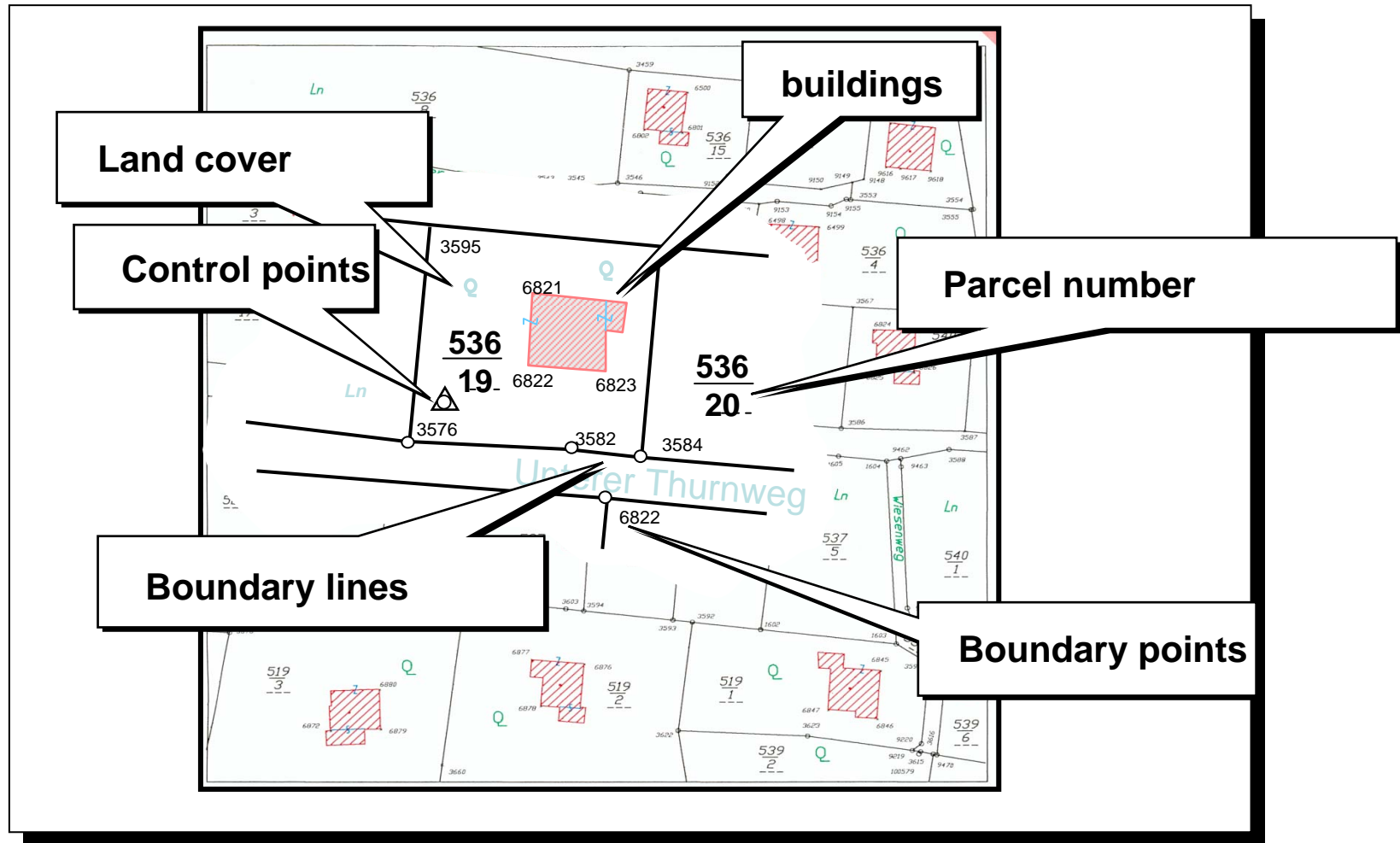
- Public register – access for anyone
- Nation-wide availability
- Competence of the cadastral offices
- All changes registered since 1883
- Archives for surveying documents
- Consists of
  - Digital cadastral map
  - Register of parcels
  - Surveying documents

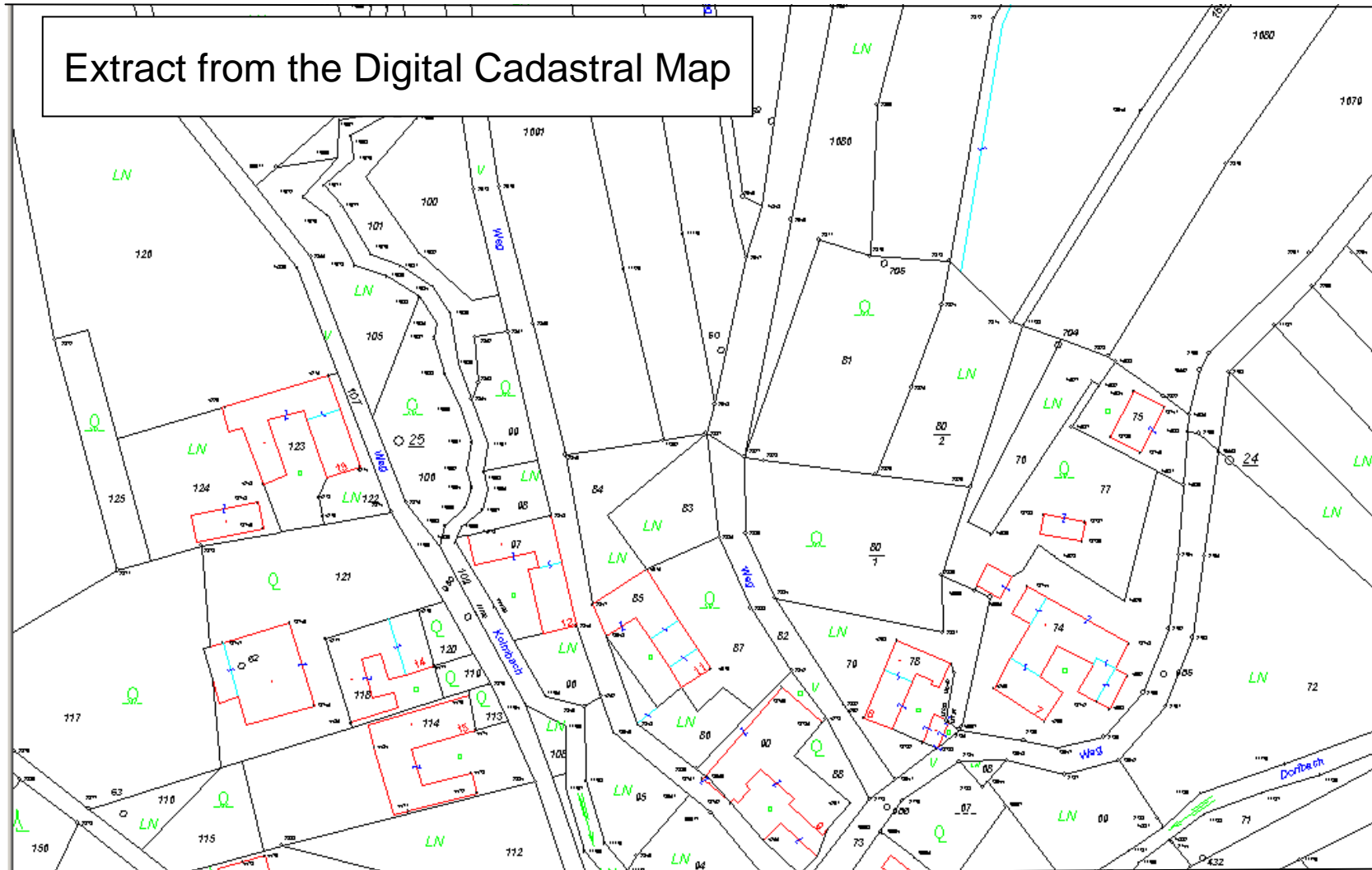


## Cadastral Information is.....

- 100 % in digital form
  - Vector data and in GIS- format
- Access via Internet
  - Web-portal of the BEV: [www.bev.gv.at](http://www.bev.gv.at)
  - ⇒ “e-geodata Austria” (ega)
    - Access via portal
    - Different web services
    - Integrated e-commerce system

# Digital Cadastral Map - Contents





# Extract from Real Estate Database

```

AUSZUG AUS DEM GRUNDSTÜCKSVERZEICHNIS
KATASTRALGEMEINDE: 31106 Eltendorf
VERMESSUNGSAMT: Oberwart
*****
EINGABE: 38
    
```

```

NUMMERIERUNG: fortlaufend
GRENZKATASTER: TNA
***** 2006-11-27
    
```

Cadastre data

| GST-NR | G | MBL-BEZ   | BA (NUTZUNG)       | FLÄCHE | EMZ | VHW      | GB-NR | EZ |
|--------|---|-----------|--------------------|--------|-----|----------|-------|----|
| 38     |   | 7421-24/2 |                    | * 791  |     | 499/1998 | 837   |    |
|        |   |           | Baufl. (Gebäude)   | T 439  |     |          |       |    |
|        |   |           | Baufl. (befestigt) | T 233  |     |          |       |    |
|        |   |           | Baufl. (begrünt)   | T 119  |     |          |       |    |
|        |   |           | Eltendorf 16       |        |     |          |       |    |

| EZ  | LNR | EIGENTÜMER  |
|-----|-----|---|
| 837 | 1   | ANTEIL: 1/2<br>Ernst Julius Dipl.-Ing.<br>GEB: 1959-02-28 ADR: Eltendorf 165 7562 |
|     | 2   | ANTEIL: 1/2<br>Ernst Cornelia Mag.<br>GEB: 1961-11-16 ADR: Eltendorf 165 7562     |

Land Registry data

```

***** 2006-11-27 10:19,07228 BA ***** ZEILEN: 21
    
```

## Real Estate Database – some figures

- 2- 4 Mio. Data transactions per month
  - 20 % Cadastral information
  - 80 % Land Registry Information
- 15 Mio. € income per year
  - Increasing 10 % per year
  - ⇨ to the Ministry of Finance
- ~ 2/3 credit institutes, banks, ...
- ~ 1/3 public administration
- ~ 1/12 surveying sector

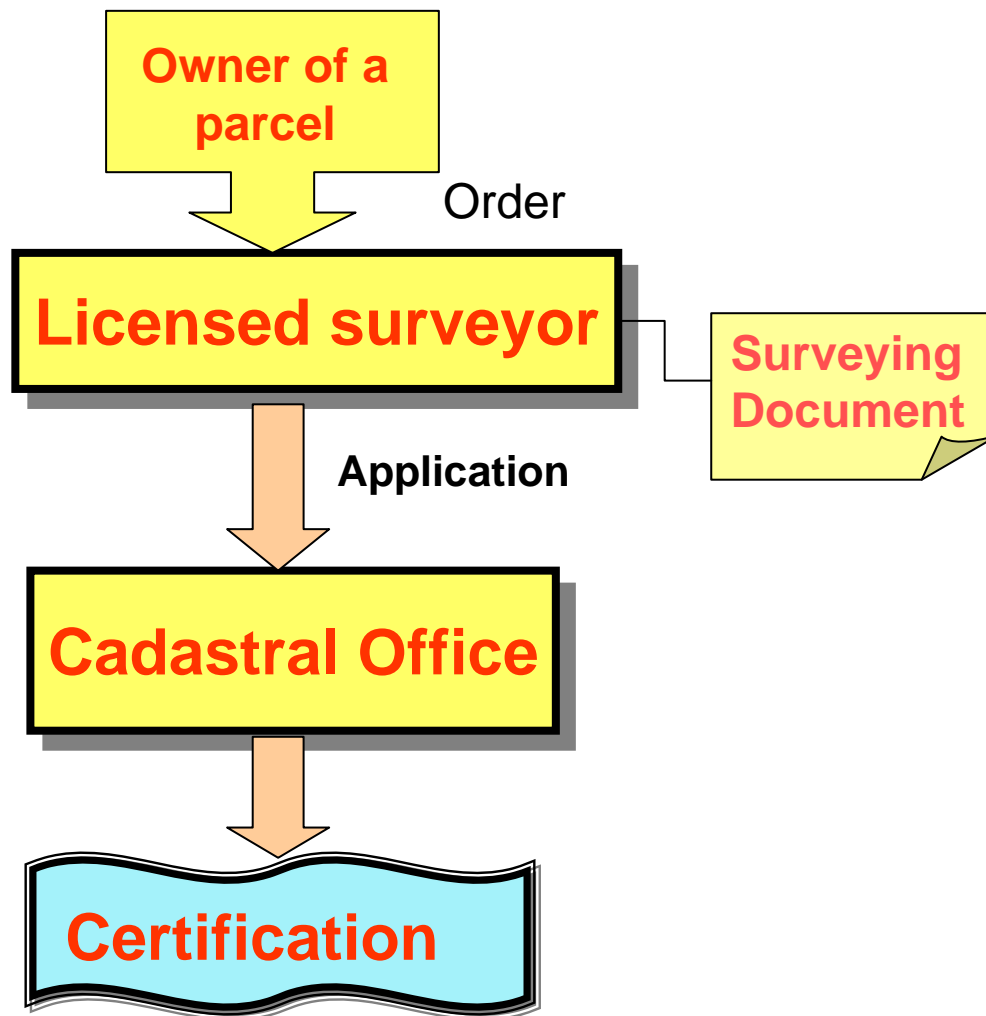
## Legal requirements for cadastral surveying

- Only authorized persons produce surveying documents for registration in the cadastre and in the land register
  - the Cadastral authority itself (Cadastral offices)
  - Private licensed surveyors
  - a few governmental authorities
  - the provincial agrarian authority
- Legal requirements
  - University degree in surveying
  - Professional practice (2 years)
  - Licensing Examination

## Maintenance of Cadastral information

- Application of the owner
  - Changes of the boundaries of a parcel after decision of the land registry court
  - Approved Surveying documents
- ex officio by the cadastral offices
  - e.g. quality improvement of the boundary lines (geo-referencing)
  - updating of the land cover information of the cadastral map
    - deriving information from up-to-date Digital Ortho images not older than 5-years

## Registration process – link of Cadastre and Land register



Order to subdivide a parcel

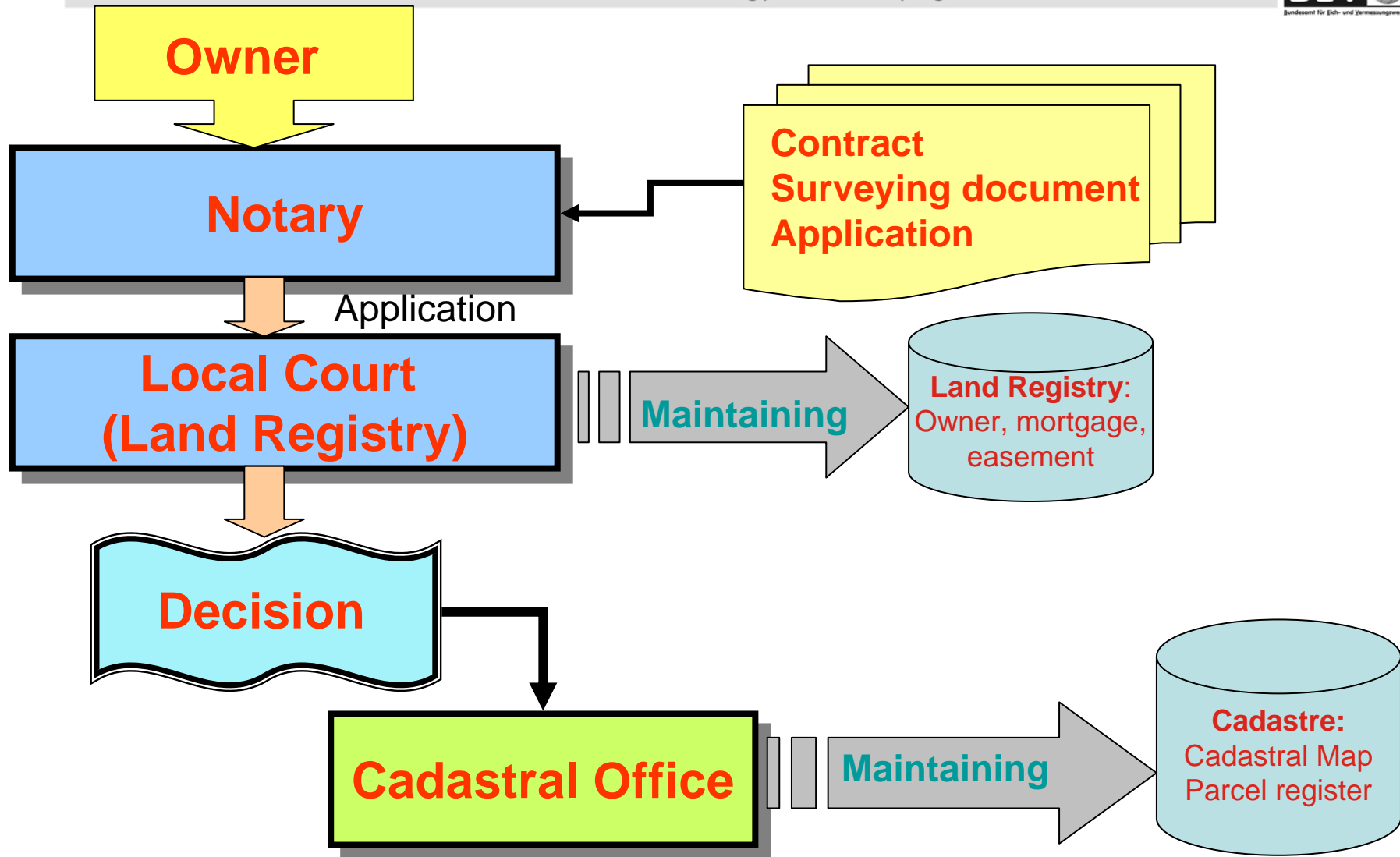
Negotiation with owners,  
surveying of the parcel  
surveying document

Formal check of legal and  
technical conditions:

- surveying order
- Technical aspects
- Digital Cadastral Map

needed for application  
at local court

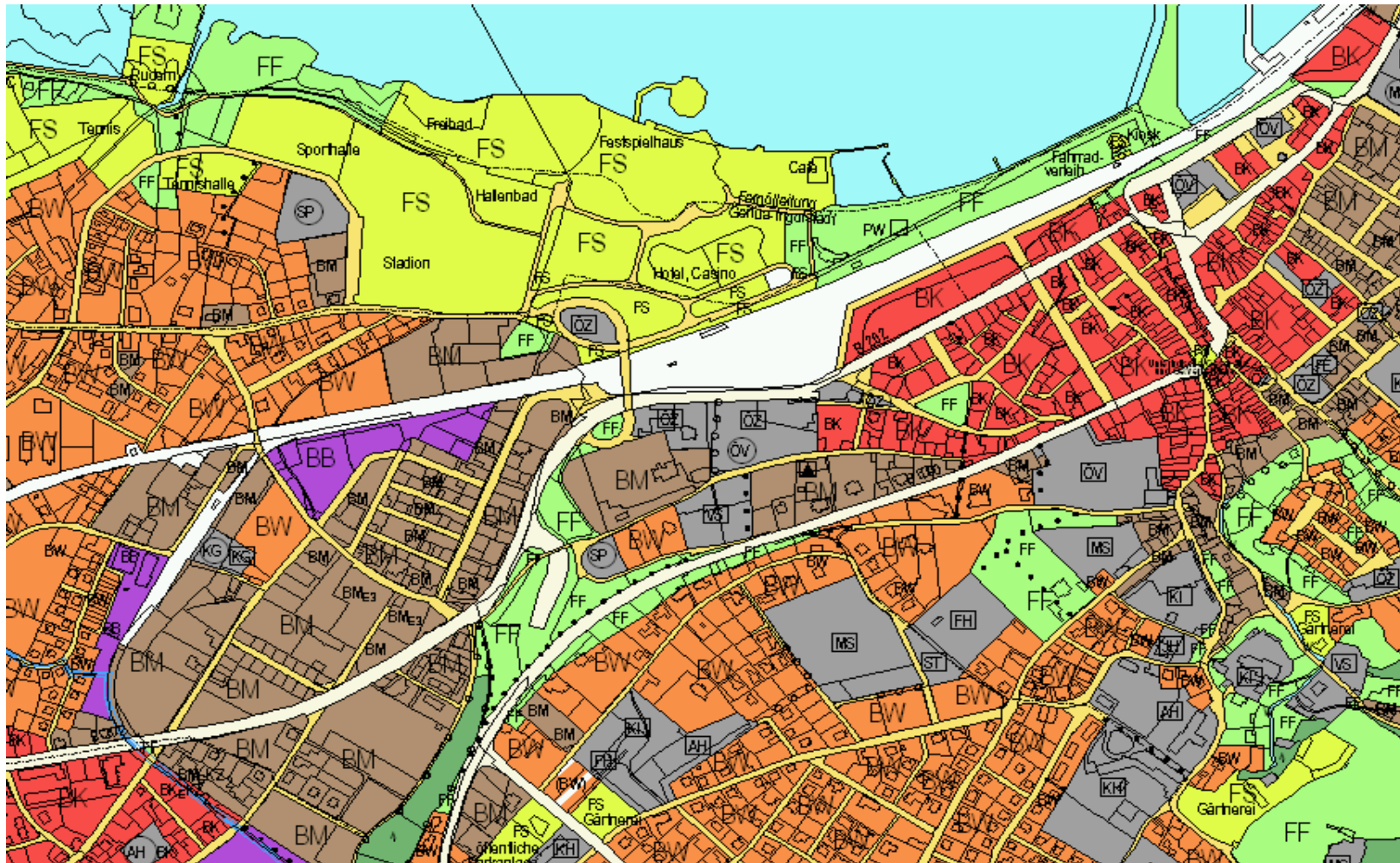




# Cadastral – Important Layer in SDI

- Essential part of spatial data infrastructure
- General plan about urban and rural planning
- Soil evaluation (taxation on land)
- Danger Area Plan
  - areas with a specific risk of natural disasters
- Subsidies of farmers
  - IACS, subsidies within handicapped rural areas
- address-matching
- others

# Regional Planning / Zoning Plans





# Subsidies for farmers: IACS




HOFKARTE

Blatt 2 von 2

M 1:2500



**Legende:**

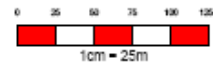
-  Grundstücke (Gst)
-  Nutzungslinien
-  Landwirtschaft
-  Wald
-  Wiese
-  Streuwiese
-  Hutweide
-  Weingärten
-  Gebäude
-  Fst aus ganzen Gst\*)
-  Fst aus Gst-Teilen\*\*)

Fst = Feldstücke  
 \*) evtl. Handlungbedarf  
 \*\*) Handlungbedarf

Feldstücke:  
 2, 3, 4, 6, 7, 9, 10, 11, 13, 14



Luftbilddatum: 09.07.2002  
 Invekos Datenbestand: MFA 2003

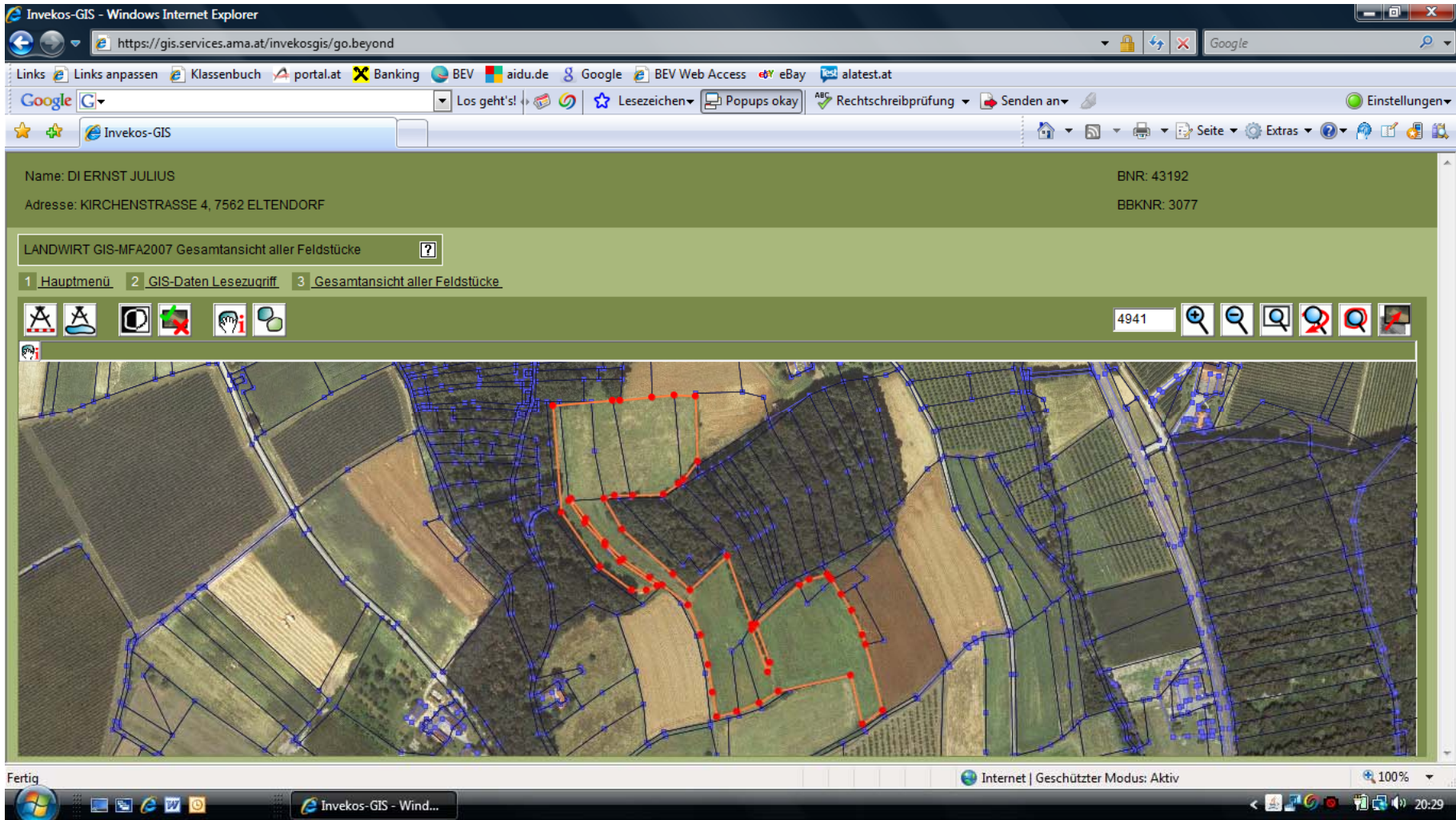


DKM Datenkopie vom: Nov. 2002  
 © Bundesamt für Eich- und Vermessungswesen

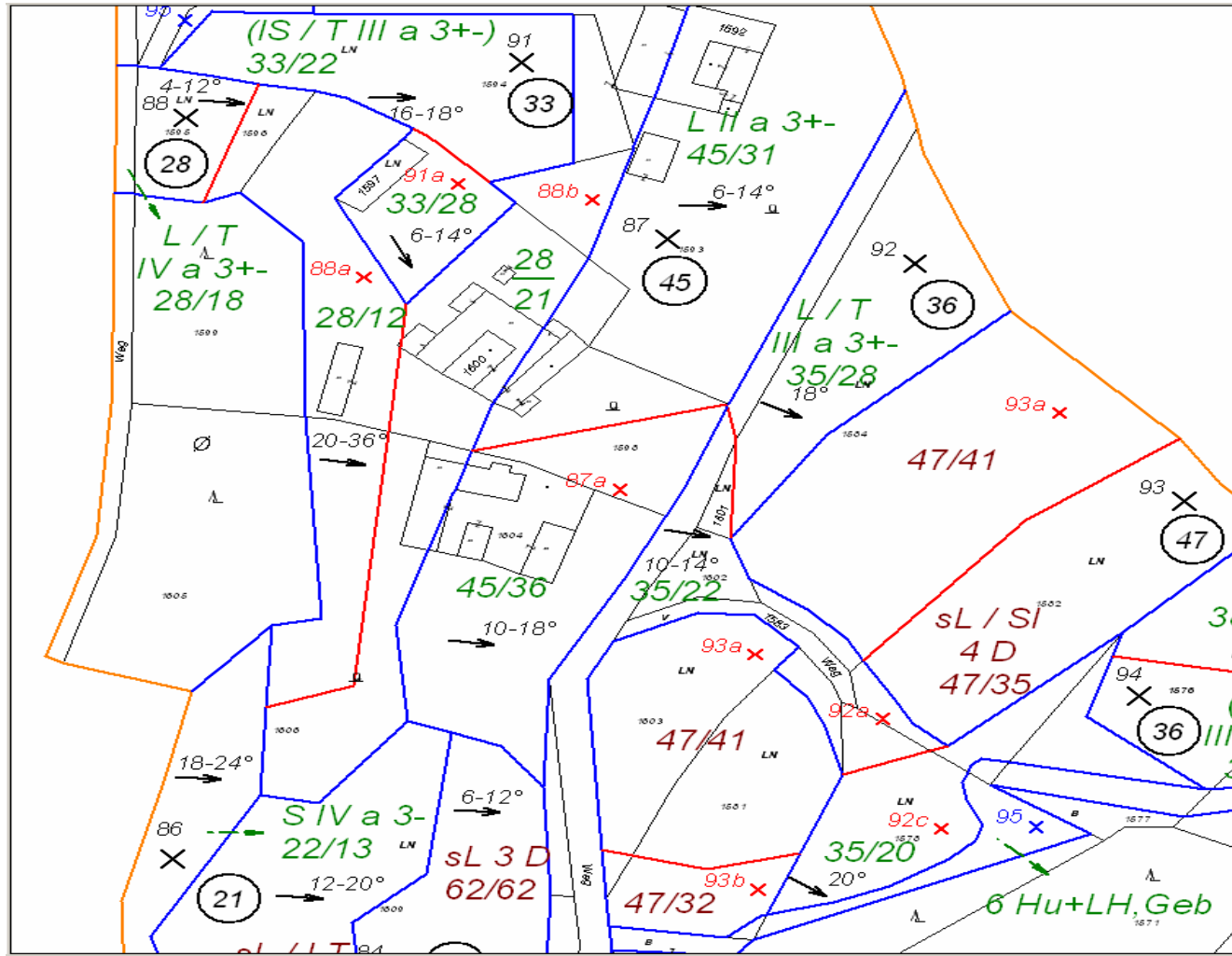
Luftbildart: Echtfarben

Koordinaten:  
 Linker Oben:  
 x: 605055,8; y: 484267,4  
 Rechts Unten:  
 x: 625905,8; y: 483802,4  
 Projektion: Lambert

# IACS in Austria via web



# Soil evaluation



# Soil evaluation

- taxation of land is based on yearly averaged yield estimation
  - the natural yield conditions, economic yield conditions:
- Soil estimation by specialists (Finance Authorities)
- Cooperation with Cadastral offices
  - surveying, mapping, storing/providing information Real estate database
- purpose of official soil evaluation is to create the basics for evaluation for revenue purposes, taxation:
  - real estate transfer tax, tax on assets, inheritance tax;
  - assessment of the contributions to social insurance and religious communities

## New Real Estate Database – objectives

Fully “digital” processes between Cadastre (cadastral offices) and Land Registry (local courts)

- Online application
- Reduction of duration of registration processes
- Online access for status at work



## New Real Estate Database – objectives

- Joint project between BEV and MoJ to develop a new integrated system
- No shifting of competences - no separation of integrated system of cadastre and land registry
- Stimulate economy and optimize business processes
  - Accelerate processes
  - Provide an infrastructure for e-Government
  - Optimize internal processes
  - Design of new processes for Cadastre and Land Registry

# Thank you for your attention !

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