Institutional Framework for Development of Real Estate Market in the Republic of Serbia

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Facts about Republic of Serbia

• located at the Balkan peninsula,
• 7.3 million inhabitants,
• 2,883 millions of dwellings,
• average dwelling’s area is 66.3 m².
Historic development of the Real Estate Market in the Republic of Serbia

- after World War II,
- 1992 – 2000,
- 2000 – 2006,
- now days.
Foundations for development of Real Estate Market in the Republic of Serbia – Legal Framework

- 1992 – Law on State Survey, Cadastre and Registration of Property Right,
- 1992 – Law on Housing,
- 1998 – Law on Real Estate Trade,
- 2003 – Law on Urban Planning and Construction,
- 2007 – Law on Property Taxes,
- 2007 – Law on VAT.

Institutional framework for development of Real Estate Market in the Republic of Serbia

Real Estate Agencies
Courts
Tax Administration
Republic Geodetic Authority
Banks
New institutes of protection of Real Estate buyers

2009

- Register of Investors
- Central Register of Real Estates
- Records on the market values of Real Estates

Real Estate Market in Serbia is free, but the purchasing power of the citizens continues to decrease.

Hope remains that:

• economy crisis will end,
• development investors will continue to build,
• the government will utilize legislative acts to make real estate more affordable to the citizens,
• the government institutions, banks and other private entities, will work together to achieve better cooperation and provide quicker services, which should all result in more families being able to afford a home.
Thank you for your attention!