Impact of the law on real estate cadastre on improvement of land governance

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General overview of Agency for real estate cadastre

REC-Skopje
Sector B (14)
Sector A (15)
Status of REC before the new legislation

REAL ESTATE CADASTRE 46.1 %
LAND CADASTRE 53.9 %

Important changes in new low regulation

✓ facilitated way of systematically establishing the real estate cadastre
✓ introducing new methods for registration in the real estate cadastre: conversion and sporadic registration
✓ shortening of the time frames for issuing data from the real estate cadastre
✓ shortening of the time frames for registration in the real estate cadastre
✓ introducing a private surveying practice
Systematic registration

- survey: new or reambulation
- cost: covered by government
- subjects: all properties in CM
- announcement: public (instead of 2 invitations previously)
- work: commission

Sporadic/individual registration

- possible is for CM with survey cadastre before established REC
- request: from client
- cost: covered by client
- subjects: only client property
- new survey: by Private surveyor

KP No: 98
Area: 2500 m²
Land use: field
Conversion of the data from LC to REC

**POSSESSORY LIST**
- USER
- LAND DATA

**PROPERTY LIST**
- OWNER
- LAND DATA
- BUILDING’S DATA
- mortgages and other limitation

Registration of unregistered right after establishment of REC

Average owners with unregistered properties is 10.4%
Reason: uninformed client, out of country, disregard, lack of documentation

- possible for unregistered properties
- request: by client
- subjects: unregistered property
- cost: covered by client
- update survey: by Private surveyor
REC after implementation of the new legislation

Time limit for issuing/registration in REC

<table>
<thead>
<tr>
<th>Property lists and cadastre map copy</th>
<th>OLD LAW</th>
<th>NEW LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 days</td>
<td>1 day</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mortgages – registration and deletion</th>
<th>OLD LAW</th>
<th>NEW LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No deadline</td>
<td>1 day</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Historical Overview Certificate</th>
<th>OLD LAW</th>
<th>NEW LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 days</td>
<td>3 days</td>
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</table>

<table>
<thead>
<tr>
<th>Purchase contract/deed to be processed within:</th>
<th>OLD LAW</th>
<th>NEW LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No deadline</td>
<td>1-3 days</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Newly constructed object to be registered</th>
<th>OLD LAW</th>
<th>NEW LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No deadline</td>
<td>3 days</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Apartment, house or business premises which Are not registered in the REC and for which there is no property lists, at the request of the client are to be registered in a period of:</th>
<th>OLD LAW</th>
<th>NEW LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30-60 days</td>
<td>15 days</td>
</tr>
</tbody>
</table>
Establishment of private surveyors

Related figures: Total submitted cases
Related figures: Registered property transactions

- 2005: 42,116
- 2006: 53,682
- 2007: 67,922
- 2008: 85,786
- 2009: 93,240
- 2010: 105,567
- 2011: 120,742
- March 2012: 35,311

Related figures: Registered mortgages

- 2007: 456,348
- 2008: 1,090,051
- 2009: 1,673,845
- 2010: 1,938,492
- 2011: 3,565,245
- Q1 2012: 1,454,809
Conclusions

✓ The establishment of REC has been successful, including a simplified procedure for registration
✓ Data is issued within a short time frame
✓ Land governance is supported (evident from the presented results)
✓ The development of the land market is increased by using of property lists
✓ The establishment of private surveying companies has been successful

Thank you for your attention

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