The impact of buildings and apartments registration in the economic development of Kosovo

Murat MEHA, Joep CROMPVOETS and Muzafer ÇAKA

Republic of Kosovo on the map of Europe

- AREA: 10 908 km²
- BORDER LINE: 744 km
- CADAS. ZONES: 1305
- MUNICIPALITIES: 38
- MCO: 38
- CADAS PARCELS: 2 Mill.
- OWNERS: 450 000
Registration of real property rights

- Kosovo Cadastral Agency is the owner of the Kosovo Cadastre Land Information system (KCLIS).
- Municipal Cadastral Offices are responsible for daily maintenance of Cadastre.

Basic cadastre units are:
1. cadastral parcels;
2. buildings;
3. parts of the building, and
4. utilities.

Integration of Cadastral Registers (textual) and maps (graphical)

- Kosovo Cadastral Agency is the only responsible authority for the ‘maps’ and ‘registers’ related to the property;
- Based on Law on Cadastre and Law on establishment of Immovable property rights register (IPRR);
- Digital cadastral maps and registers covers 100% of the country;
- New developed system of KCLIS will integrate ‘maps’ and ‘register’
Kosova Cadastre Land Information System (KCLIS), is a unified system for multi-purpose use, Kosova wide in cooperation with data providers and users.
Legislation framework

- Constitution of Republic of Kosovo;
- Law on property and other real rights (No.03/L-154);
- Law on Cadastre (No.4/L-013);
- Law on establishment of Immovable property rights register;
- Law on mortgages;
- Bylaws for systematic registration of property, licensing etc.;
- Operation manuals and guidelines for systematic registration and quality control of the data;
- Catalogue for cadastral measurements etc.

Building Cadastre Construction

- The project is supported from World Bank;
- Systematic (massive) registration process;
- Collection of data in the field for registration of buildings and parts of buildings (apartments, business premises etc.)
Kosovo Cadastral Agency

Status of multi flat buildings and apartments registration

- The project is completed in 15 cities;
- Under finalization in another 15 cities;
- More than 25,000 parts of buildings registered in KCLIS;
- Technical work is carried out for all property units to be registered after the issuance of building permits.
XXV FIG Congress
KUALA LUMPUR 2014
“Engaging the Challenges, Enhancing the Relevance”
16 - 21 JUNE 2014, MALAYSIA

Concept of the LA System through GEOPORTAL

GEOPORTAL

Natural Person
Data/Metadata
Buildings
Map/GIS
Owner
Address system
Parcel
Legal Person
Property

K C L I S

XXV International Federation of Surveyors

http://geoportal.rks-gov.net

XXV International Federation of Surveyors
The impact of buildings and apartments registration

- Security of the immovable property rights for all citizens
- Completion of ownership data of the immovable properties, which furthermore contribute to the economic development of the country
- Using registered property as collateral, especially for helping to secure mortgages
- In World Bank report “Doing Business 2014” regarding the component of property registration, Kosovo is scored higher than in year 2013. From the place 76th, Kosovo is now ranked at 58th place.

<table>
<thead>
<tr>
<th>Year</th>
<th>No. transactions</th>
<th>No. of mortgages</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>23173</td>
<td>2896</td>
<td>26069</td>
</tr>
<tr>
<td>2007</td>
<td>41052</td>
<td>4340</td>
<td>45392</td>
</tr>
<tr>
<td>2008</td>
<td>52691</td>
<td>5718</td>
<td>58409</td>
</tr>
<tr>
<td>2009</td>
<td>55223</td>
<td>5395</td>
<td>60618</td>
</tr>
<tr>
<td>2010</td>
<td>63534</td>
<td>5364</td>
<td>68898</td>
</tr>
<tr>
<td>2011</td>
<td>68142</td>
<td>3543</td>
<td>71685</td>
</tr>
<tr>
<td>2012</td>
<td>51101</td>
<td>4538</td>
<td>55639</td>
</tr>
<tr>
<td>2013</td>
<td>50235</td>
<td>4659</td>
<td>54894</td>
</tr>
<tr>
<td>Total</td>
<td>405151</td>
<td>36453</td>
<td>441604</td>
</tr>
</tbody>
</table>

Impact of registration of buildings and apartments on the mortgage market in Kosovo

The main outcome from registration of property rights is the increased number of users actually using their property as collateral, especially to secure mortgages, transactions and land market.

Mortgage values in years

- Year 2010: 540 Million
- Year 2011: 870 Million
- Year 2012: 1310 Million
- Year 2013: 1180 Million
- Year 2014 (Jan-May): 730 Million

XXV International Federation of Surveyors
CONCLUSIONS

• The Building Cadastre Construction is of utmost importance to the cadastral system of Republic of Kosovo;

• Systematic registration of buildings and apartments is a procedure carried out for the first time in Kosovo Cadastre;

• The successful implementation of the Cadastre projects in KCA has a significant social and economic benefit to the country;

• MCO's should continue with maintenance and update of the register by daily registration of buildings and apartments.

Thank you for your attention!