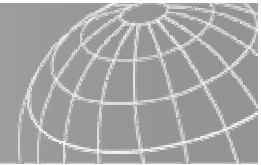


Landadministration in Montenegro

and

GTZ Municipal Land Management Project

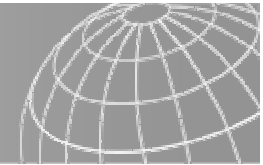


Background

- § before world war I:
 - § partly registries of the Austrian-Hungarian Empire Administration
 - § in some areas inventory cadastre only

- § inadequate maintenance and systematic nationalization after world war II

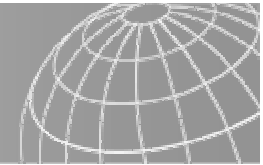
- § since 1995:
 - § establishment of the Real Estate Cadastre (REC) as integrated evidence of land and rights on real estate
 - § constitutive effect of registration of property rights reestablished
 - § principles of bookkeeping comparable with ones in D, A, and CH



The Real Estate Cadastre

- § base:
 - § three previous types of evidence (land book, land cadastre, inventory cadastre)
 - § photogrammetry
 - § public participation
- § since 1999 establishment of the digital REC with unified database
 - § graphical and corresponding alpha-numerical data linked
 - § systematical correction of inconsistencies
- § today:
 - § land book of all districts transferred and closed
 - § established for all coastal municipalities, urban and sub-urban areas (> 50 % of entire territory)





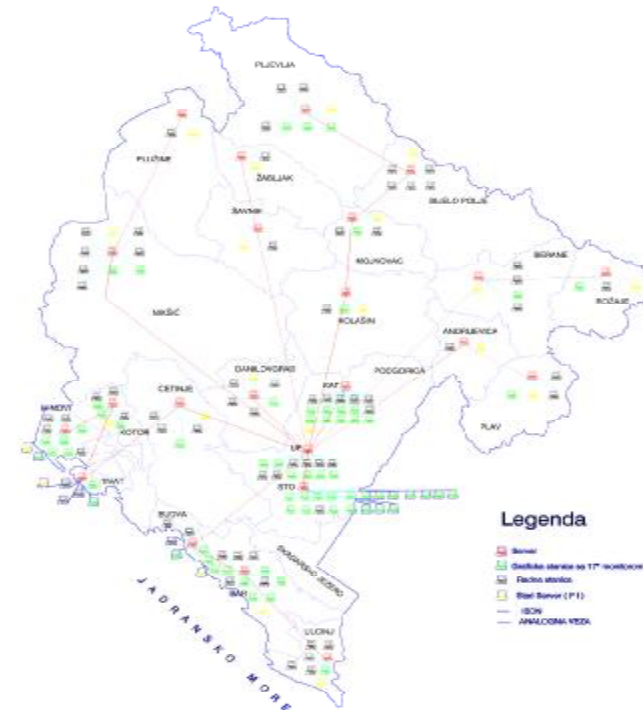
Institutional structure

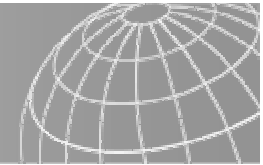
Public sector:

- § responsible authority: Head Office for Real Estate under Ministry of Finance
- § local branch office in each municipality
- § broadband connection to headquarters in Podgorica; use of one comprehensive IT-system

Private sector:

- § legal base, but *de facto* not existing
- § new law shall clearly define responsibilities and strengthen role of private sector



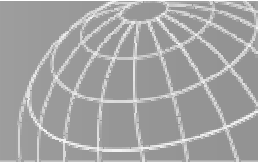


Quality of the REC

- § accuracy and topicality are inadequate
- § several reasons for inadequate maintenance, in particular:
 - § lack of awareness of responsibility for property and effect of registration into the REC
 - § dynamics of urban development, illegal constructions
 - § legal stipulations
 - § not conducted procedures by other authorities, i.e. courts
 - § capacity of national authority
- § in addition: reluctant data distribution

Without topical and reliable data on real estate in particular municipalities are substantially hindered in their potential to act and plan.

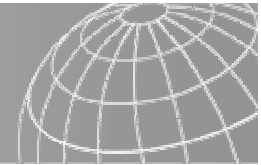




The Municipal Land Management Project

- § 2004 – at least 2009, financed by German Ministry for Economic Cooperation and Development (BMZ)
- § focused on:
 - § establishing clear legal situation for municipal real estate
 - § improving certainty and quality of urban and spatial plans
 - § real estate tax as secure source of public revenues
- § important milestone already achieved : existing data available for municipalities - online and free of charge
- § further focus on improvement of quality of REC-records, e.g.:
 - § establishing effective procedures for delivery of data affecting the REC
 - § joint field survey and data collecting
 - § supporting establishment of private sector

Real Estate Cadastre is only legal evidence of land and rights on real estate!



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Thanks for your attention!