Reflections on the implementation of the COVID-19 Recovery Action Plan
Republic Geodetic Authority
Centre of Geospatial Information Management

Центар за управљање геопросторним подацима
Center of Geospatial information management

www.geosrbija.rs

Републички геодетски завод :: Republic geodetic authority
Булевар војводе Мишића 39 :: Bulevar vojvode Mišića 39
11000 Београд :: 11000 Belgrade ::
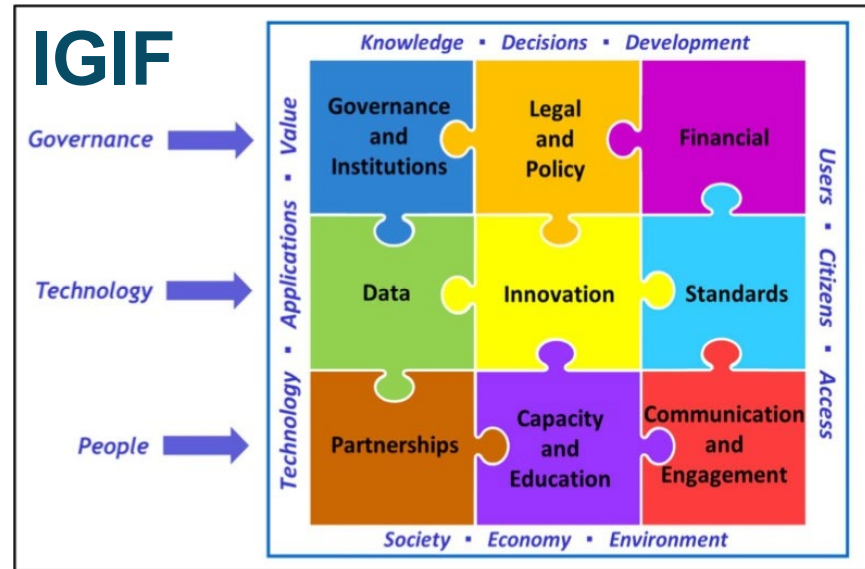www.rgz.gov.rs

Republic Geodetic Authority

By the official **Law on state survey and cadaster RGA is** national geospatial data provider **responsible** for:
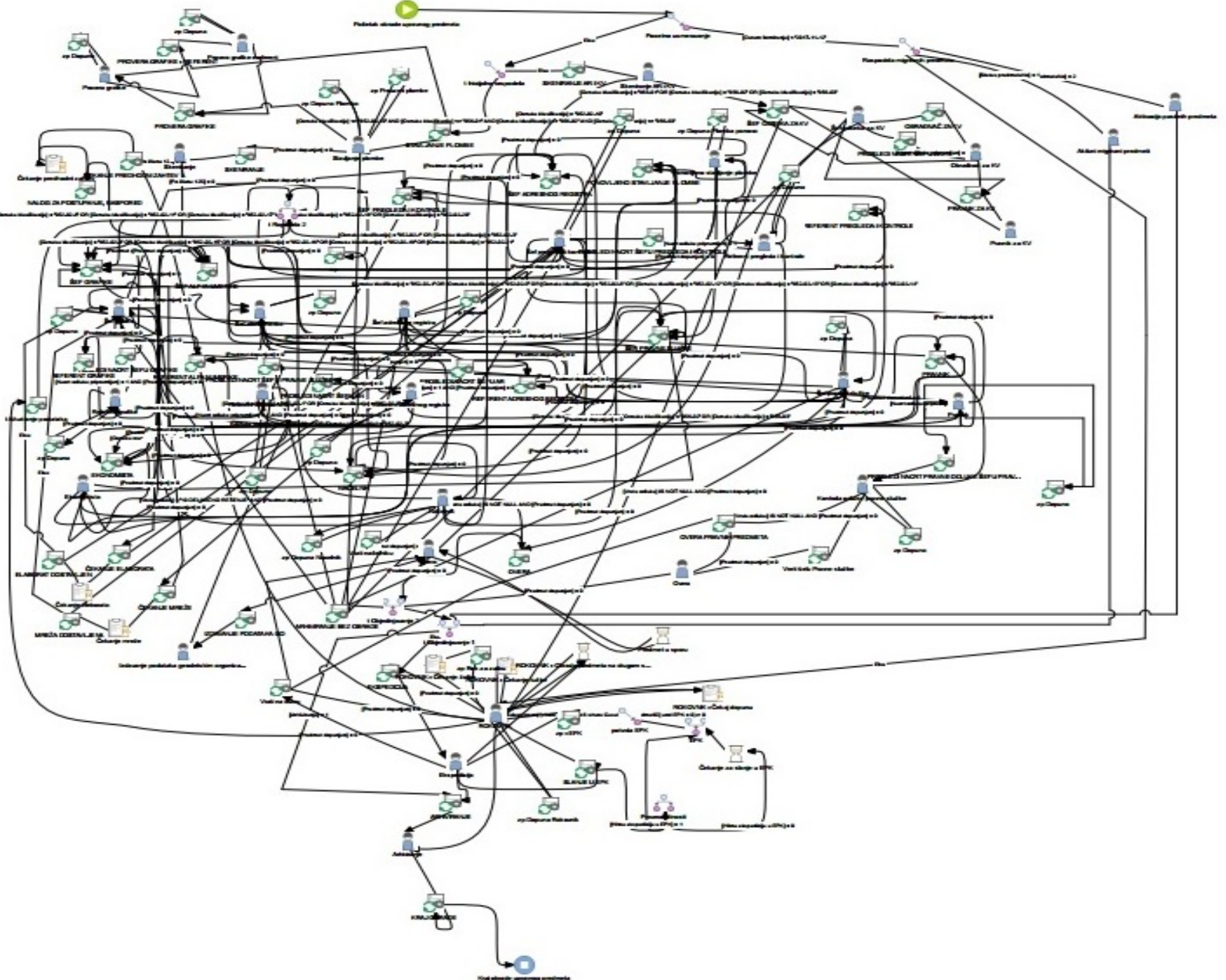
- ✔ NSDI;
- ✔ Geodetic Reference Systems;
- ✔ State Survey;
- ✔ Real-estate cadastre;
- ✔ Utillity cadastre;
- ✔ Registry of administrative Units;
- ✔ Addresses Registry;

- ✔ Topography and Cartography;
- ✔ Real-estate Mass Valuation;
- ✔ Registry of Geographic Names;
- ✔ Professional supervision and licensing of geodetic organizations;
- ✔ Geomagnetism and aeronomy;
- ✔ ....

| Geocoded Addressing | Administrative Boundaries | Positioning | Place Names | Land Parcel and Property | Imagery | Transport | Water | Elevation | Land Cover |

PROPERTY OWNERSHIP

Law on Conditions, Manner and Procedure for Allocating Agricultural Land

Law on Out-of-Court Procedure

Law on Administrative Procedure

Law on conversion of social ownership on agricultural land into other forms of ownership

Railway Act

Law on Inheritance

Law on Agricultural Land

Infrastructure

Law on Confiscation Derived from a Criminal Offense

Law on Navigation

Law on Restitution of Property to Churches

Law on Conflict of Laws with Other Countries

Persons Accused of International

Law on Public Ski Resorts

Public

Law on Privatization

Law on conversion of the right of use into the right of ownership on construction land with compensation

Law on Fundamentals of Property Relations

Law on Cultural Heritage

Territory

Law on Inland

Law on Planning and Construction

Law on Maintenance of Apartments

Law on Returning of Private

Law on Special Conditions for the

Law on returning mornings and pastures to villages for use

Law on Forests

Law on Cooperatives

Law on Registration and Registration

Endowments and Foundations

Law on Special Procedure for Realization of Projects for Construction and Reconstruction of Line Infrastructure Facilities of Special Importance for the Republic of Serbia

Law on apartment buildings

Law on Obligations

Law on State Survey and Cadastre

Law on Roads

Law on Real Estate

Law on the Manner and Conditions for the Exercise of Rights and Return of Land Transferred to Social Ownership on the Basis of Agricultural Land Fund and Confiscation Due to Unfulfilled Obligations from Compulsory Purchase of Agricultural Products

Law on waters

Law on Acquisition and Granting of Apartments

Housing Loans for the Needs of Personnel

Bankruptcy Law

Living legal

Trust Victims Who Have No

Law on Republic Administrative Fees

Elimination of Consequences of

Law on Tax Procedure and Tax Administration

PROPERTY REGISTRATION AND MANAGEMENT

Land Administration

„Land administration is described as the process of determining, recording, disseminating, and updating information about the relationship between people and land"
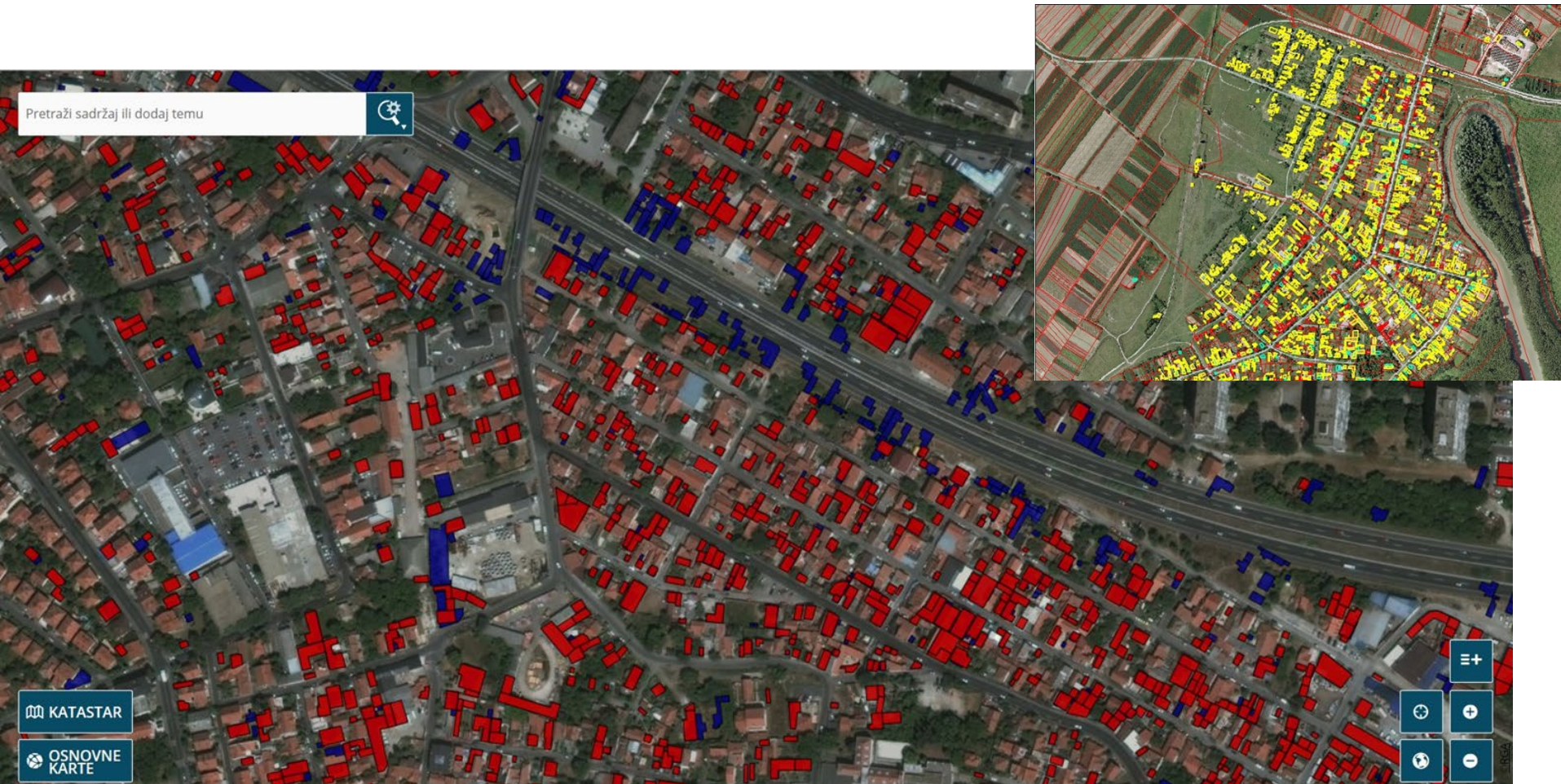
Informal properties in Serbia

► Serbia has been trying to solve the issue of illegal properties for more then 25 years!

► Law on legalisations in Serbia:

    ► First Law on legalisation 1997

    ► Law on spatial planing and constraction 2003

    ► Secund Law on legalisation 2006

    ► Third Law on legalisation 2009 and 2010

    ► Fourth Law on legalisation 2013

    ► Fifth Law on legalisation 2015 (satellite images)!

Real Estate Cadastre in Serbia (2016)

► Over 4,5 millions buildings are not registered – INFORMAL !!!

Informal properties in Serbia

► Socio-economic study for geospatial data and information done in 2020:

Potential market value of informal properties in Serbia:

circa **28 billion EUR**

Loss from unpaid taxes

circa 127 million EUR per year

It is not possible to sell or buy informal properties="DEAD CAPITAL"

It is not possible to get access to utilities and infrastructure

Results?

- ▶ Untill 2016 only 771.000 requests of legalization

- ▶ From 2015 until now around 240.000 properties are legalized

- ▶ Many issues has been identified:

  - ▶ Law capacities at local level (6% of local capacity engaged in the process)

  - ▶ Slow and complicated process (average 24 properties per month = process will take several decades!)

  - ▶ unresolved property-legal relations

  - ▶ lack of interest of the owner

  - ▶ high costs of the procedure

  - ▶ too much paperwork and complicated regulations

  - ▶ Lack of technical infrastructure

  - ▶ The number of new illegal properties increase rapidly (satellite images as a tool)

NEW SOLUTION AND NEW CONCEPT IS NEEDED!!!!!!

NEW SOLUTION AND NEW CONCEPT

Prepare the Strategy for Formalization

- Build political will
- Analyze informalities
- Carry out cost-benefit analysis study
- Agree on fit-for-purpose strategy
- Develop communication plan
- Draft a strategy report
- Get approval from government

Prepare the Framework for Formalization

- Define areas and categories of constructions
- Determine the legal and regulatory issues
- Define the appropriate actions for formalization
- Define the registration process
- Design the draft formalization process
- Determine levels of penalties and fees
- Determine the involved institutions
- Determine and implement the administrative system

Formalization of Constructions

- Prepare inventory of informal properties
- Accept and precess the submitted documents
- Register informal constructions
- Impose legal action as required
- Impose and collect penalties
- Monitor formalization

Actions parallel and following Formalization

- Improve the land and building registers
- Revise urban planning process
- Revise permitting of construction procedure
- Introduce a monitoring and inspection process
- Improve the land and building code
- Improve formalized housing
- Improve utilities and infrastructure
- Introduce property taxation
- Prevent new informality

NEW GUIDELINES FOR REFORM OF THE PROCESS OF FORMALISATION

VOLUNTARY GUIDELINES ON THE

Responsible Governance of Tenure

OF LAND, FISHERIES AND FORESTS IN THE CONTEXT OF NATIONAL FOOD SECURITY

CFS
Committee on World Food Security

FAO
FIAT PANIS

FIG
INTERNATIONAL FEDERATION OF SURVEYORS

UNECE

Formalizing the Informal

Challenges and Opportunities of Informal Settlements in South-East Europe

UNITED NATIONS

UNECE

Guidelines for the formalization of informal constructions

UNITED NATIONS

Post COVID-19 Recovery Action Plan for Informal Settlements in the ECE Region

► Policy Area 1- Geospatial, land rights, tenure, resource allocation and justice

  ► *Goal 1   Informal settlements are formalized and brought into the formal markets in a just, efficient, and sustainable manner, allowing for broader socio-economic progress, justice, and the empowerment of the people.*

► Policy Area 2- Involvement of Local Communities and Local Action

  ► *Goal 2   Local community-based organizations, coordinated with a city-level team, respond to the pandemic in coordination with government ministries, medical, professional, and aid organizations of all kinds.*

► Policy Area 3- Basic Data Needs, Telecommunications, and Information Technology

  ► *Goal 3   The people are empowered to cope with a pandemic by leveraging and making easily available the relevant information technologies*

► Policy Area 4- Physical Infrastructure, Water and Energy Services

  ► *Goal 4   The public physical infrastructure, water and sanitation network, and energy grids adequately, sustainably, and equitably support the informal communities.*

► Policy Area 5- Services

  ► *Goal 5   Essential services are supplied to residents safely and adequately, overcoming the challenges of the pandemic threat.*

► Policy Area 6- Stay at Home Recommendations, Culture, and Vulnerable Groups

  ► *Goal 6   To balance stay at home recommendations with the social and economic realities facing the local culture, diverse populations, and vulnerable groups.*

► Policy Area 7- Food, Basic Consumption and Distribution

  ► *Goal 7   To ensure the adequate and safe manufacture, and distribution of food, basic consumption goods, and medical supplies.*

► Policy Area 8- Environmental Concerns, Green Spaces, Recreation and Social Events

  ► *Goal 8   Provide for safer enjoyment of the environment, green spaces, recreational and social activities.*

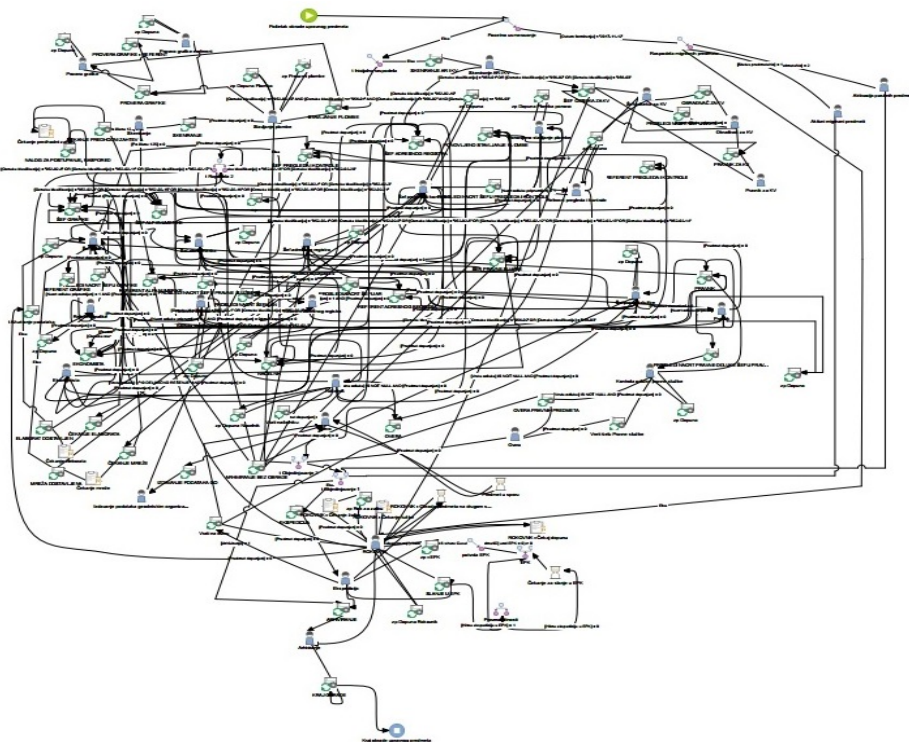► Policy Area 9- Buildings, Construction and Land Planning

  ► *Goal 9. Risks posed by commercial, public buildings, educational facilities, informal homes, and other constructions are controlled.*
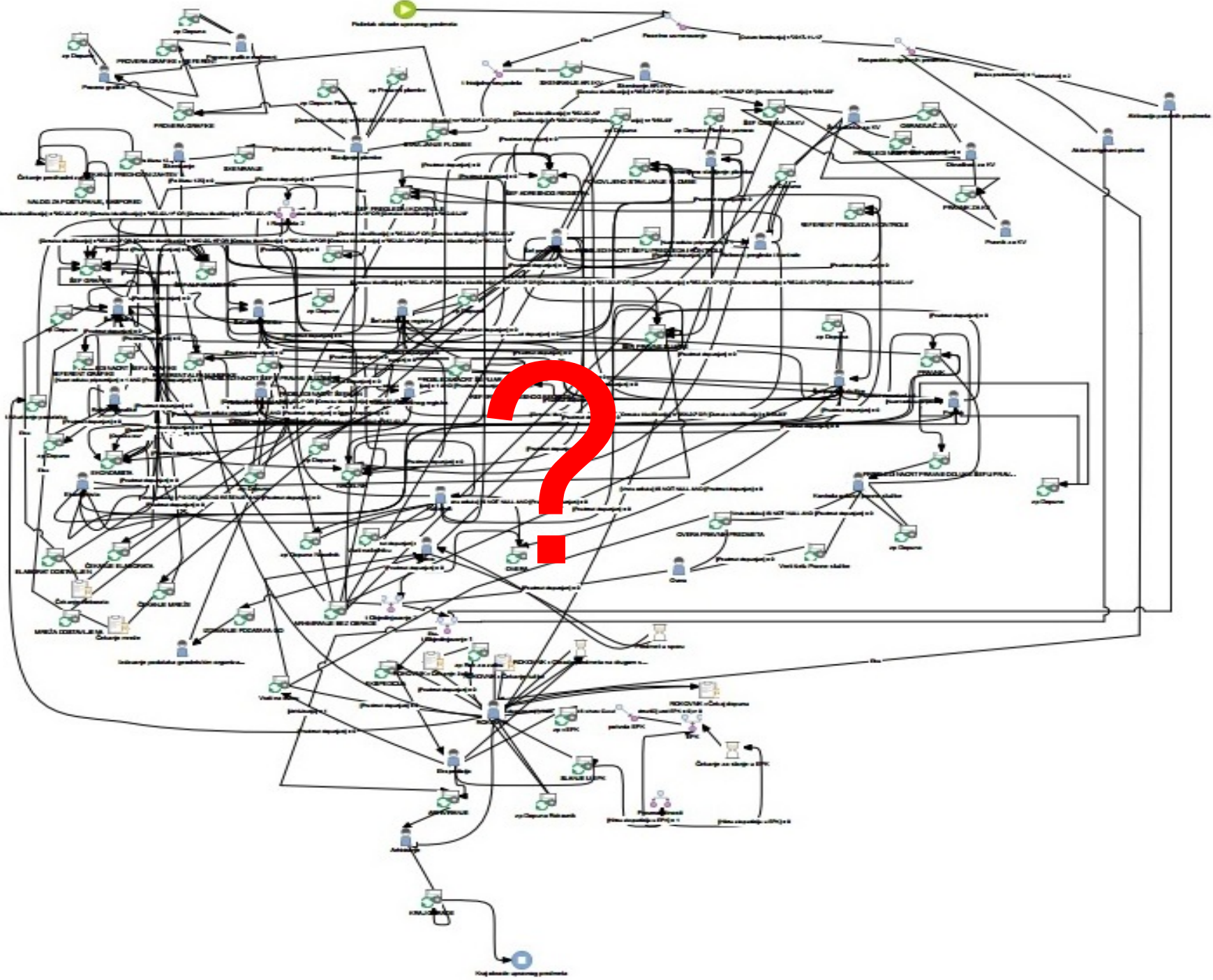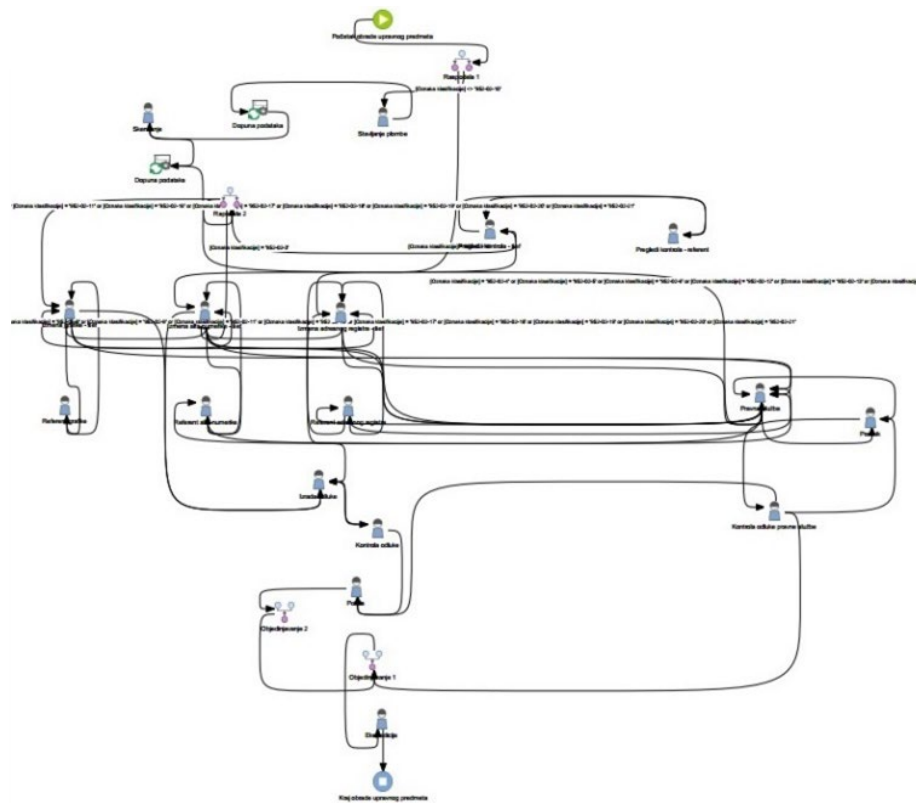
SIMPLIFED BUSINESS PROCESSES

Changed policy, laws, procedures and technologies
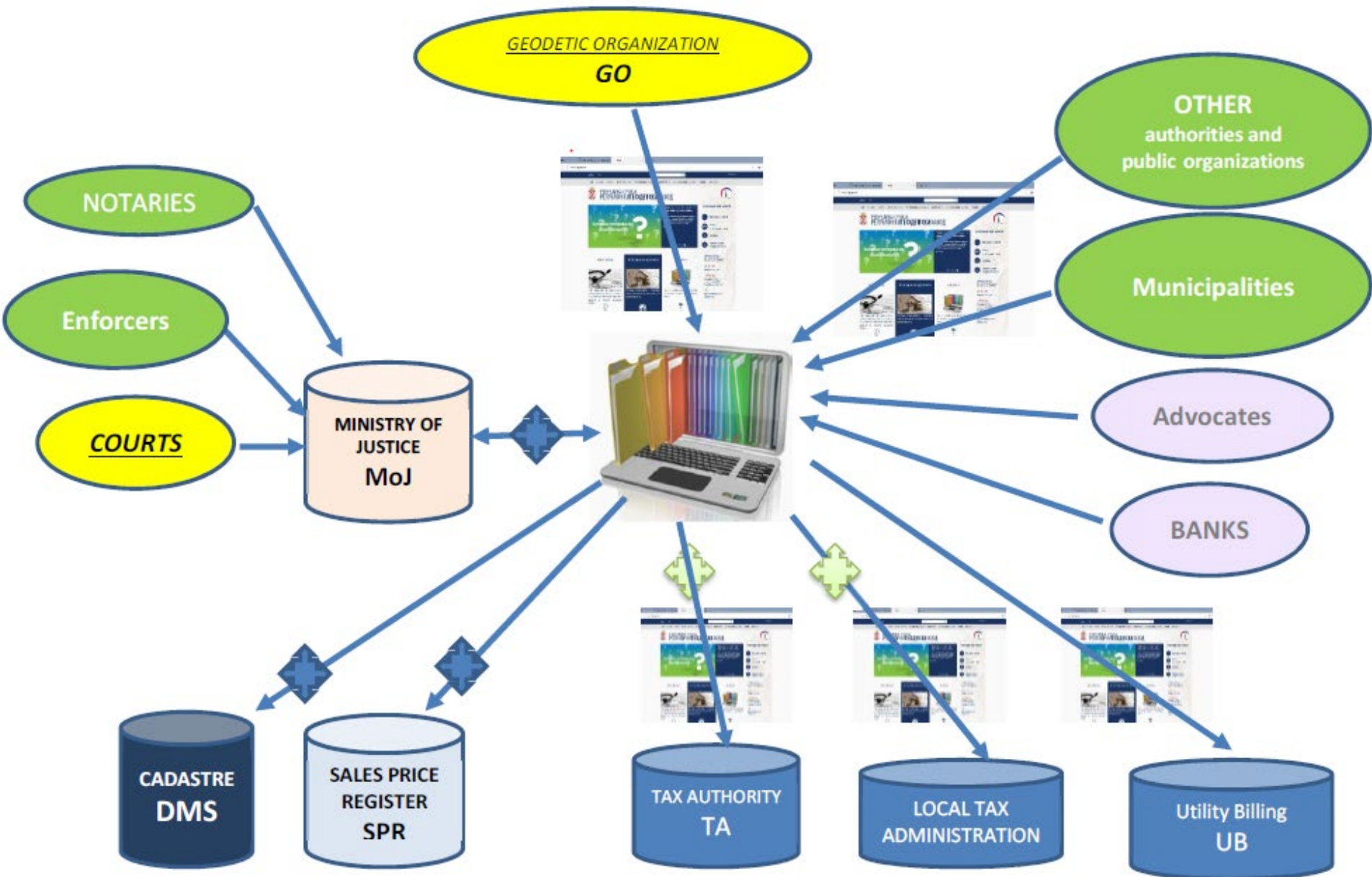Since July 2018 all services are available end-to-end digital

2016

2019

eFrontDesk and eServices

New geospatial platform Geosrbija launched - **December 2017**

over 330 data **sets**

Last month: over 500.000 unique users

and over 15M requests/month

More than 200 institutions!!!

Metadata catalog

The national application which enables searching, creating, maintaining and sharing metadata for spatial datasets, data series, and services.

Collaborative platform

App for the collaboration between relevant national and regional communities, web place for support, training, informing, ideas and opportunities.

Digital platform

National web GIS application which provides the display, search, analysis, transformation, creation, sharing and maintenance of geospatial data of Serbia.
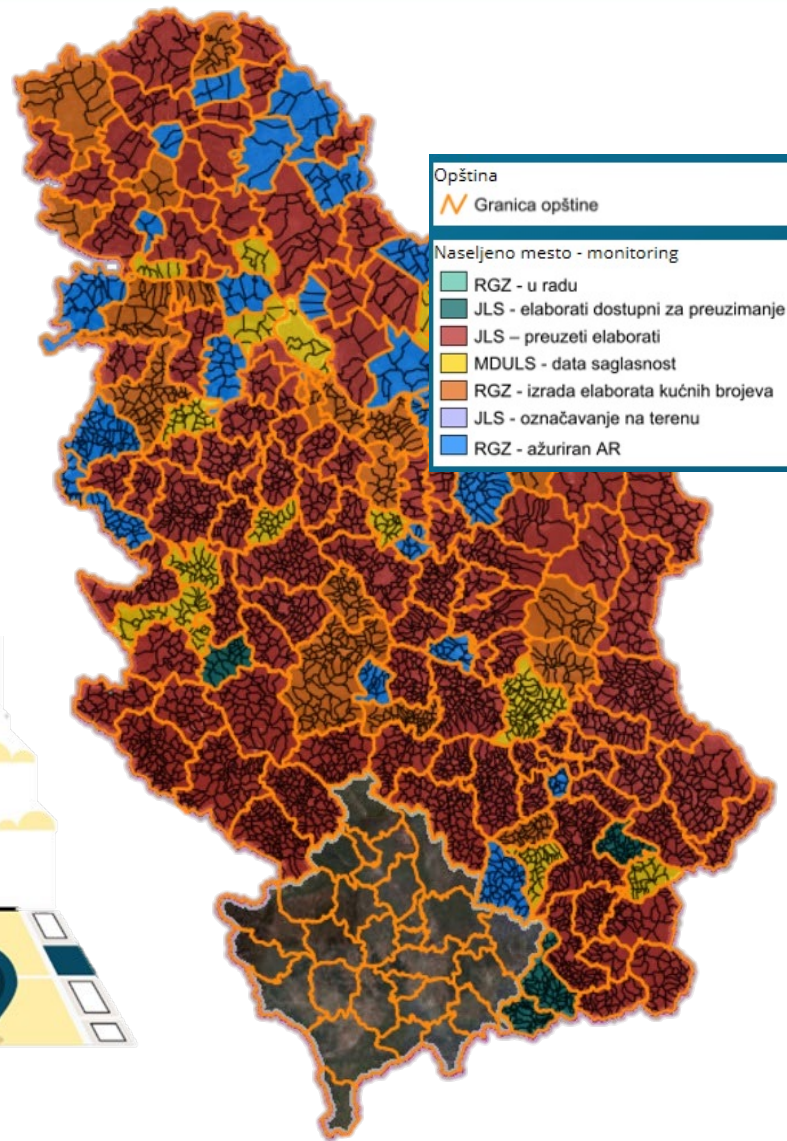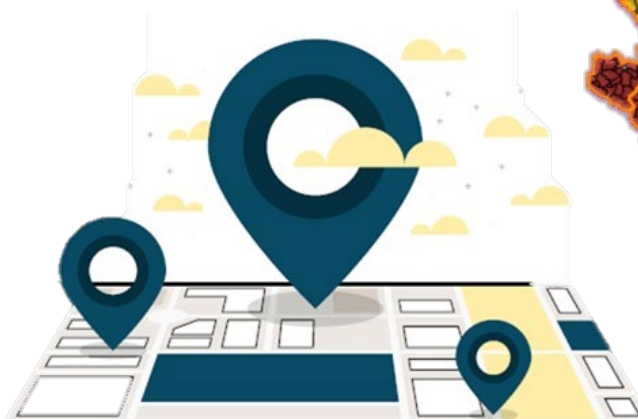
Address Register

**Geosrbija for street system
crowdSDI for demarcation of house
numbers**
**1,5 YEAR = UPDATED ADRESS
REGISTER!!**

Opština
⋀ Granica opštine

Naseljeno mesto - monitoring
- RGZ - u radu
- JLS - elaborati dostupni za preuzimanje
- JLS – preuzeti elaborati
- MDULS - data saglasnost
- RGZ - izrada elaborata kućnih brojeva
- JLS - označavanje na terenu
- RGZ - ažuriran AR
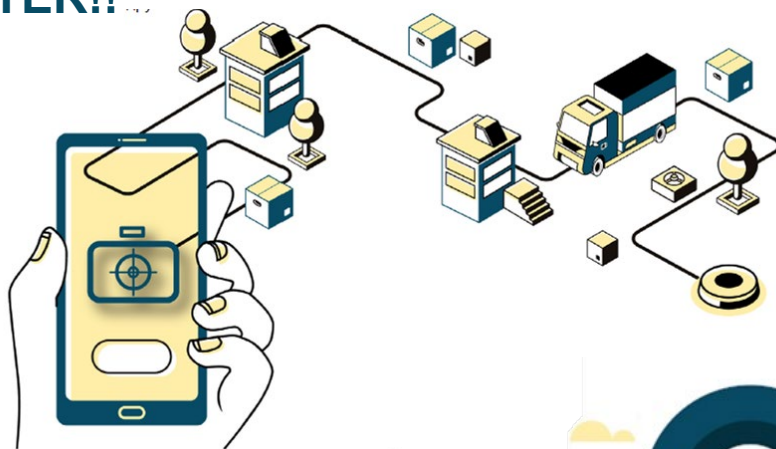
RESPONSE TO COVID 19

HEALTH AND SOCIAL
ECONOMIC RECOVERY

Critical datasets
1. Address
2. Building register
3. Cadastre parcels
4. Satellite imagery
5. Statistics
6. Utilities
7. Schools, nursing homes, social welfare
8. Covid ambulances,
medical institutions and infrastructure

Critical systems
1. Geosrbija
2. Crowdsourcing
3. Mobile apps
4. Cadaster and property registration system
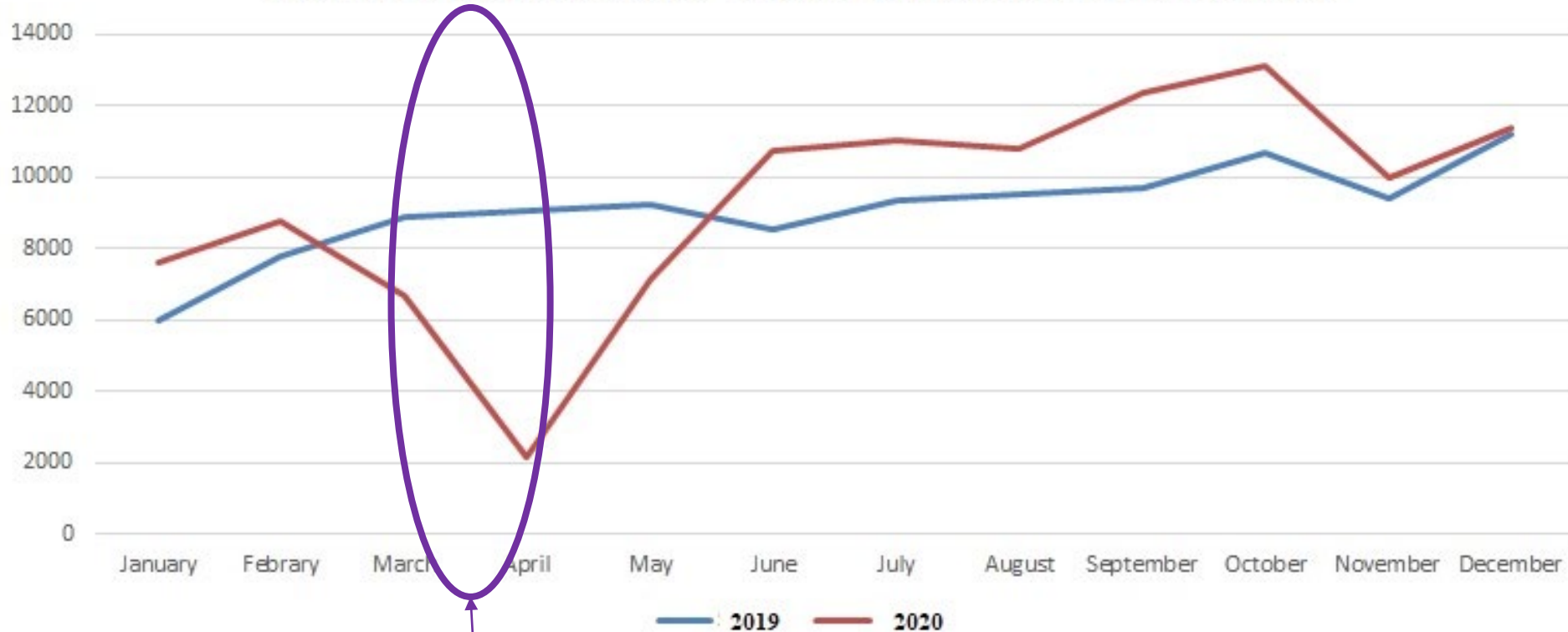5. Sales Price Register

RGA ACTIVITIES DURING COVID?

- **All RGA employees started to work remotely from home**

- **All RGA services were online:**
  - **eCadaster**
  - **eFrontDesk with additional users (around 1500 advocates and geo organisations)**
  - **Online Support / Online Chat App with RGA info centre**
  - **Online check of the case status**
  - **eCompliance**
  - **Online service for downloading decision document**
  - **etc**

- **Focus on Sales Price register**

- **<u>DETAILED WEEKLY REPORTS ON REAL ESTATE MARKET CONDITIONS</u>!**

REAL ESTATE MARKET DURING COVID 19

Real Estate Market in Serbia - Number of transactions 2019 vs 2020

Lockdown

LACK OF AVAILABLE PROPERTIES
HIGH PRICE

THANK YOU FOR YOUR ATTENTION!

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