



Kosovo Property Agency

**Bulletin no. 5**

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# KPA launches media campaign



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# KPA launches cross boundary media campaign



**A JENI DUKË SHIRYTYËZUAR PRONËN TUJË PRIVATE APO PRONËN E NJAJT**

Agjencia Kosovare e Pronës (KPA), është agjencia e parësore e autorizuar për të zgjidhur konfliktet lidhur me gjyqet pronësore dhe të drejtën pronësore të shtetasve, si dhe të arsyetuar nga Komiteti i Arbitrazhit të Pronës, 1999-2006. Kështu në mënyrë të drejtëgjyqeshme dhe pa parim të fuqisë, jeni duke vlerësuar faktet dhe detyruesit në pronë të tuaj, dhe duke vendosur faktet dhe detyruesit në pronë të tuaj, dhe duke i dhënë KPA për informata e duhur të tyre.

**PËR MBROJTJE TË PRONËS PRIVATE, PËR SUNDIM TË LIGJIT.**

Qendër KPA: 10000 (Shkup) Prishtinë, Tel: 020 223 471  
 KPA Prizren: Tel: 020 46 424  
 KPA Gjakovë: Tel: 020 22 224  
 KPA Mitrovicë: Tel: 020 26 126

**ДА ЛИ ВАШУ ЗЕМЉУ, КУЋУ ИЛИ ПОСЛОВНИ ПРостОР КОРИСТИ НЕКО ДРУГИ?**

Да  Не

In order to encourage possible claimants to step forward and to inform the public about the mandate under UNMIK regulation 2006/10 the KPA launched a cross boundary media campaign on 22 November. The media campaign will be running in two phases, the first one ending on 26 December. Phase two will be launched on 20 January 2007 and will go on until 6 March 2007.

KPA is proud to include a TV-ad featuring Prime Minister Mr. Agim Çeku as a part of the campaign. KPA would also like to express its gratitude to the Coordination Center of Kosovo (CCK) for assisting in obtaining significant discounts for advertisements in Serbia proper.

The KPA media campaign will be run in national and local medias in Montenegro, Serbia proper, Kosovo and FYROM.

All ads in the media campaign will be available on <http://www.kpaonline.org/video.asp> as they are being released.

## Kosovo

RTK  
 TV21  
 TV MIR  
 TV Herc  
 TV Puls  
 Radio Kosova  
 Radio Dukagjin  
 Radio Gracanica  
 Kontakt Plus  
 Radio Max  
 Radio Borzani  
 Radio Gorazdevac  
 Koha Ditore  
 Zeri  
 Gazetta Express  
 Jedinstvo

## Montenegro

RTV CG  
 Radio Elmag  
 Radio D  
 Radio Cme Gore  
 Radio Bar  
 Radio Berane  
 Radio Delfin  
 Montenegro Family

## Serbia

RTS  
 TV Pink  
 TV5 Nis  
 RTV Kraljevo  
 TV Smederevo  
 RTV Kragujevac  
 Radio Kragujevac  
 Radio Kraljevo  
 Radio 5 Nis  
 Radio OK Vranje  
 Radio Smederevo  
 Radio Belleamie Nis  
 Radio Vihor Vranje  
 Politika  
 Novosti  
 Ibarske Novosti  
 Svetlost Kragujevac  
 Nas Glas Smederevo

# 6500 Claims submitted to KPA

Thus far 6590 claims have been filed to KPA.

The claims submitted to the KPA includes claims for:  
 439 residential properties  
 456 commercial properties  
 5353 agricultural properties

Out of the submitted claims 1302 have been filed to KPA offices inside Kosovo and 4288 claims have been submitted to our offices located in Serbia proper and Montenegro.

The number of claims is growing day by day, and the KPA expects to receive more than 11.000 claims in total. "Everyone who has lost possession of their private immovable property as result of the armed

conflict in 1998-99 should file their claim to a KPA office as soon as possible. We have now started to process the claims we have received, and I expect that the first decisions to be given early next year," says KPA Executive Director Knut Rosandhaug in a statement.

Real time updated statistics on claims submitted to the KPA are available on our internet site:

Total claimed properties by municipality:  
<http://www.kpaonline.org/ClaimsTotal.asp>  
 Type of properties claimed by region:  
<http://www.kpaonline.org/claimProp.asp>  
 Type of property right claimed by region:  
<http://www.kpaonline.org/claimProp.asp>

Area	Total	%
<b>Kosovo Wide</b>	6590	100
<b>MITROVICA</b>	811	12.3
Leposavic	0	0
Mitrovica	148	2.2
Srbica	397	6
Vucitrn	220	3.3
Zubin Potok	13	0.2
Zvecan	33	0.5
<b>GNJILANE</b>	1010	15.3
Gnjilane	98	1.5
Kamenica	89	1.4
Kacanik	46	0.7
Novo Brdo	12	0.2
Strpce	33	0.5
Urosevac	487	7.4
Vitina	245	3.7
<b>PEC</b>	2160	32.8
Dakovica	99	1.5
Decane	86	1.3
Klina	487	7.4
Istok	963	14.6
Pec	525	8
<b>PRISTINA</b>	1533	23.3
Glogovac	16	0.2
Kosovo Polje	95	1.4
Lipljan	581	8.8
Obilic	64	1
Podujevo	358	5.4
Pristina	378	5.7
Stimlje	41	0.6
<b>PRIZREN</b>	1107	16.8
Dragas	5	0.1
Malisevo	14	0.2
Orahovac	55	0.8
Prizren	593	9
Suva Reka	440	6.7

# KPA has moved to new HQ



As of 12 December KPA has moved the headquarters in Pristhina to Nazim Gafurri 1. Opening hours will remain 8.30-17.30.

Please note that our office previously located in 51 Vllazrim Bashkimi Street has been moved into the new HQ. KPA regional office in Pristhina as well as KPA property administration is still located in Goleska Street 2 / Rhexep Luci 28.

## **Our contact information as of 12 December 2006:**

KPA HQ Pristhina  
Nazim Gafurri 1  
Phone: +381 (0) 38 249 918

Pristhina Regional Office  
Goleska Street 2 / Rhexep Luci 28  
Phone: 038 225 473

## **KPA rental scheme**

### **First rents transferred under the rental scheme**

This week the first payments paid under the KPA rental scheme was received by property rights holders (PRHs) living in Kosovo and Serbia proper. The first rent paid by the tenants has been transferred to 13 PRHs residing in Kosovo and 19 PRHs living in Serbia proper.

Under UNMIK regulations 2006/10 and 2006/50 KPA is mandated to supervise the rental of abandoned property in Kosovo. KPA recently initiated the rental scheme for properties under its administration. This scheme makes it possible for property right holders to receive a fixed income from their property by authorizing the KPA to rent it out until s/he decides to utilize the property in any other way.

Currently more than 5000 properties are under KPA administration. 765 of these properties have been included in the rental scheme thus far, meaning that the PRH has given his/her consent. KPA is now in the process of advertising available properties who can be rented by anyone in need of accommodation.

For more information about the rental scheme, see other article in this KPA Bulletin or visit <http://www.kpaonline.org/rental>

## How to join the rental scheme?

Everyone who has a property under KPA administration may join the rental scheme.

Participation in the rental scheme is voluntary and simple. Property right holders (PRHs) should just schedule a visit to one of the KPA offices and bring with him/her:

1. ID-card;
2. Written instruction from PRH's bank on how to receive electronic payments from a bank in Kosovo
3. PRH's postal address and mobile phone number, and preferably an e-mail address.

Without this we are not able to process the rental payments.

## How will rent be received?

Rent may be received only if there is a tenant willing to rent the property. Therefore the KPA is not in a position to guarantee any payments – that depends fully on the rental market in the area the property is located. If the property is not allocated to a tenant, the PRH will not receive any rent.

The value of the rent is fixed by the KPA on the basis of the current value of the property as determined by the public authorities. The rental value is therefore not negotiable neither by the landlord nor the tenant. The PRH may terminate the KPA-rental at any time (see below) if he/she believes that higher rent can be achieved in the private market.

The rent is collected by the KPA on a monthly base after an initial payment of a deposit and one month rent in advance. If the rent is not paid, the KPA will evict the tenant. The deposit will cover potential unpaid rent or be returned to the tenant at the termination of the rental agreement.

## Who is the tenant?

When the property is included in the rental scheme, the PRH has authorized the KPA to find a tenant. The KPA will promote the property and make a rental agreement with the tenant of our choice.

## How much will the services provided by KPA cost?

The KPA deducts a fee from the monthly paid rental up to 5% to cover the administrative cost of the rental services provided to the property right holder. In addition, other costs related to the property (such as insurances and taxes) may be deducted in accordance with applicable laws.

Please note that there is a fee imposed by private banks for transferring money to the PRH's bank account. Within Kosovo the fees are low, however if the PRH requests the collected rent to be transferred to accounts in banks outside Kosovo, the fees may be as high as €15 per transaction.

## How to depart from the rental scheme

The PRH may terminate the rental agreement at any point in time by written notification to the KPA. Upon such instruction, the agency will notify the current tenant and finalize the accounts. This process may take up to three months.

## Please note:

The KPA does not guarantee any income from the property. If the property is not rented, no income may be expected.

If the tenant does not pay then no payment will be transferred, but the KPA will execute an eviction on the property and attempt to allocate a new tenant who will agree to pay rent.

KPA takes no responsibility for damage to property in the event that such an eviction process occurs. If the property is rendered uninhabitable during the process KPA will return possession of the property to PRH.

*We we wish you a happy holiday season and a prosperous new year!*

*The Kosovo Property Agency*



Kosovo Property Agency

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Telefax: 038 249 919

#### **Beogradi/Beograd**

Kosovska 49/8  
Tel: 011 334 5513  
Fax 011 334 5314

#### **Gjilan/Gnjilane**

Rade Popovic  
Tel: 0280 20 289  
Fax: 0280 24 067

#### **Kragujevc/Kragujevac**

9, "Lole Ribara" Street, 3rd Floor  
Tel: 034 330-234; 330-784

[www.kpaonline.org](http://www.kpaonline.org)

#### **Mitrovicë/Mitrovica**

Main Office:  
UNMIK Regional HQ (Yugobanka)  
Tel: 028 30 136/7 Fax: 028 30 139  
Visitors Offices:  
South: Mbretresha Teuta' Str. (opposite Yugobanka)  
North: KTA Building, Room No. 18,  
UNMIK North Station Compound

#### **Nish/Niš**

"Dusanov Bazar" (Dusanova) Street  
Tel: 018 515-727; 515-728  
3rd Floor, Office No. 308

#### **Pejë/Peć**

Main Office: 153, "Mbretresha Teuta"  
Street  
Tel: 039 32 968 Fax: 039 32 970  
Visitors Office: 54, Mosha Pijade

#### **Prizren**

Main Office:  
UNMIK Regional HQ  
Tel/Fax: (029) 631-469  
Tel: (038) 504604 ext. 8046/8024  
Visitors Office:  
Jeronim De Rada"/ "Zef Llush  
Marku"/ "Metohijska" no. 63  
Tel: (029) 631-429

#### **Podgoricë/Podgorica**

Crnogorskih Serdara  
Tel: 081 624 216

#### **Prishtinë/Priština**

Goleska 2  
Tel: 038 225 473 Fax: 038 244 854

#### **Shkup/Skopje**

Vinichka Street No. 10  
(CDRIM-building), first floor  
Tel: +389 71 886 564