



KOSOVO PROPERTY AGENCY
AGJENCIA KOSOVARE E PRONËS · KOSOVSKA AGENCIJA ZA IMOVINU

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NE MBROJTJE TE PRONES PRIVATE – PROTECTING PRIVATE PROPERTY – ZAŠTITA PRIVATNE IMOVINE

Re-Notification of claims submitted to the Kosovo Property Agency

IMPORTANT

Based on a recent Memorandum of Understanding with the Kosovo Cadastral Agency (KCA), the KPA has as of September 2009 been provided with access to the cadastral information from the KCA. Following review of this data, it has been established that some property claims are wrongly notified.

If you believe you have a legal interest in any of the claimed properties listed in the attachment, you must contact Kosovo Property Agency as soon as possible and within 30 days of the date the claim was published. Pursuant to Section 10.1 and 10.2 of UNMIK Regulation 2006/50 amended by the Assembly of Kosovo Law No. 03/L-079, you have the (a) right to participate in the claim if you have a legal interest in the property. If you do not respond within the statutory 30 days deadline mentioned above, the KPA or the KPCC may issue an order that may affect your rights to the claimed property without any further notice.

If you have already received a written notification from the KPA that a claim has been submitted for the property you are currently using and the same is listed below, we kindly request you to approach the nearest KPA Office within 30 days to make an appointment to confirm if you are responding to the correct claim, and if this is not the case, if you wish to withdraw your response to the claim or respond to other property claims made with the KPA.

What should you do if you believe you have a legal right to any of the claimed properties listed in the attachment?

1. If you have received written notification from the KPA that a claim has been submitted for the property you are now using, and/or believe you have a lawful property right to; and you have already contacted a KPA office in order to participate in the claim proceedings you are pleased to visit any of the KPA offices listed below to:
 - Confirm in written whether or not you wish to withdraw your response to the claim based on the fact of incorrect notification;
 - If you wish staff in the KPA offices will check if your property is under claim upon presenting cadastral information by you;
 - If the claim exists KPA staff will advise you and will provide you with an opportunity to participate and to be listed in the correct claim as a respondent or interested party.
2. If you believe you have a legal right to any of the claimed properties in the attached list, and you have not received a written notification from KPA, you must contact one of the KPA offices within 30 days after the claim was published. In this case, you have the right to become a party to the claim.
3. Please be aware that even if someone else has submitted a claim for the property you believe you have legal rights to, this does not necessary mean that they have a valid claim for the property. If you believe you have any legal rights to the claimed property you should inform the KPA that you wish to become a party to the claim and that you wish to contest the claim within 30 days upon having been notified of the claim.
4. By becoming a party to the claim you will be notified about the further processing of the claim and you are entitled to present and have considered information and documentation related to the claim to the KPA. By becoming a party you will be registered as a “respondent” to the claim

5. In order for you to contest the claim and/or become party to the claim, you need to deliver a Notice of Participation form to the KPA no later than 30 days after the claim was published in the attached list. All KPA offices have competent staff that will assist you in completing this form.
6. If you wish to contest the claim, you should provide the KPA with all relevant documents proving your rights to the property. These documents may include:

Contract on Sale
 Possession List
 Court Decision on determination of rights to real property
 Signed declaration by the seller or witness
 Copy of Cadastral Plan
 Cadastral Certificate or other cadastre documents
 Allocation Decision
 Contract on Use
 Lease Agreement
 Inheritance Decision in case the property right holder is deceased
 Utility Bills
 Taxation Records
 Temporary permit issued by a public authority or the property right holder

7. The KPA will investigate all information submitted by you as “respondent” to the claim and also by the other person who has filed a claim for the property (“the claimant”). This includes the verification of documents presented by all parties. In addition, the KPA may conduct searches in relevant property records
8. Once a claim for the property has been fully investigated it will be presented to the independent Kosovo Property Claims Commission (KPCC) for a decision.
9. Pursuant to the Kosovo Law No. 03/L-079 amending UNMIK Regulation 2006/50, the KPCC has the jurisdiction to make a decision regarding who has legal rights to the property, and is competent to accept or reject the claim that was submitted by “the claimant”. If you disagree with the decision you have a right of appeal to the Supreme Court of Kosovo.
10. Final decisions of the KPCC or in case of appeal, decisions of the Supreme Court of Kosovo are binding and enforceable and shall not be reviewed by any other judicial or administrative authority in Kosovo. The KPA will implement the decision made by the KPCC or in case of appeal by the Supreme Court of Kosovo.

Please contact any of our offices below if you believe you have a legal right to any of the claimed properties in the attached list:

Prishtinë/Pristina

Rexhep Luci 2/Goleska 2
 Telephone: 038 225 473
 Telefax: 038 244 854

Gjilan/Gnjilane

Lidhja e Prizrenit 114
 Telephone: 0280 320 289
 Telefax: 0280 324 067

Mitrovicë/Mitrovica

Main Office:
 UNMIK Regional HQ (Yugobanka)
 Telephone: 028 530 136/7
 Telefax: 028 530 139
 Visitors Offices:
 South: Mbretresha Teuta' Str. (opposite Yugobanka)
 North: KTA Building, Room No. 18, UNMIK North Station
 Compound

Pejë/Pec

Mbretresha Teuta 153
 Telephone: 039 431 668
 Telefax: 039 432 970

Prizren

Wiliam Walker nn (at EULEX base)
 Tel: 029 231 469 / 029 231 429

Podgoricë/Podgorica

Crnogorskih Serdara
 Telephone: 081 624 216 / 081 623-744

Shkup/ Skopje

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