Development of Land policy in Republic of Macedonia

-Why it is important for the country-

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1. LAND POLICY IN REPUBLIC OF MACEDONIA

SIGNIFICANCE OF LAND POLICY

- Increasing the protection of the ownership rights;
- Sustainable management and use of land;
- Development of the legislative and institutions for implementation of politics and monitoring of the effects on the society from the politics;
- Promotion of social stability by providing a clear picture for the objectives of the government with the land;
- Economic development.

THE ROLE OF THE GOVERNMENT

The government of RM through land policy had opportunity to clearly set and show their goals for utilization of land resources of the state, through land policy a strategy for establishing of the set vision of the government is created. Land policy provides guidance for planning and management with land resources of the state.

4. STRATEGIC BUSINESS PLANS OF AREC

RECR PROJECT COMPONENT 3: DEVELOPMENT OF LAND POLICY

- Development of government capacities to formulate land and real property policy
- Strengthening the inter-ministerial collaboration and coordination in the area of land policy (establishment of Land Policy Advisory Committee)
- Development of studies for specific priority areas
- Support of specific priority areas and activities

FUNCTIONING OF LAND POLICY ADVISORY COMMITTEE (LPAC)

- LPAC was established in 2005
- Representatives form 11 institutions to support the government capacities in the development of policies and regulatory frames, in order for it to provide completion of the rec and property rights registration, as well as complete functioning of the land and property market
- Inter-institutional cooperation and coordination of all institutions responsible for development and implementation of land policy in Macedonia
- Identifies the problems in land policy
- Develops ideas and suggestions for overcoming of the identified problems and gives directions for development of new policies
- Discussion and consultation on proposed policies
- Develops policies by preparing studies
- Adopts studies and proposed policies
- Informs the competent authorities and the general public about the adopted policies

3. BENEFITS FROM THE STUDIES

PREPARED STUDIES IN THE AREA OF LAND POLICY

- Study for protection of property rights
- Study for access to land for investment
- Study for land market
- Pilot exercise on inventory of state land in urban strumica
- Study on illegally built objects and illegal development
- Study for conditions for establishment of an indemnity fund
- Strategy for NDK
- Study for management with national construction land
- Study for mass valuation of properties

- New law on real estate cadastre adopted
- New law on dealing with illegally built objects and changes in the legal provisions of the laws governing the matter on urban and rural planning adopted
- 50% rec has been established throughout the Republic of Macedonia
- A system of electronic cadastre and e-front desk has been introduced for professional users
- The procedure for digitalisation of cadastral maps is on final stage, and for 99% of the total territory of the Republic of Macedonia, the procedure for integration of the graphic and attribute data has been completed
- Legalized 167,000 illegally build objects on the whole territory of Republic of Macedonia
- Digitalization of cadastre plans
- Establishment of cadastre for infrastructure objects
- Establishment of registry for constitutional land, register of prices and leases and address register
- An institute for judicial protection of ownership rights was introduced


Establishment of rec in whole territory of RM, fast and quality maintenance of rec, resulted on surmounted administrative barriers for entrance of foreign investments, developed property market, improving of legal security for domain and international investors and making decisions to invest in RM. Increased number of foreign and domestic investments, such as greenfield investments, have a direct influence on the government development agenda, improvement of the economic growth and competitiveness on a permanent basis, higher employment, higher living standards and quality of life.

5. CONCLUSIONS

The establishment of rec throughout the Republic of Macedonia created growth and development of the property market, growing number of applications for registration of properties, increasing number of registered mortgages as well as increasing the values of the mortgages.