FOR FOREIGN INVESTORS

THE EASIEST WAY TO PROPERTY LIST
REGISTRATION OF OWNERSHIP IN THE REAL ESTATE CADASTER
THE SIGNIFICANCE OF REGISTRATION OF OWNERSHIP OR LEASE OF UNDEVELOPED CONSTRUCTION LAND IN THE REAL ESTATE CADASTER

From 2003 till date, the Government of Republic of Macedonia through the Agency for Real Estate Cadastre (AREC) as an executive body, has carried out several projects which have contributed to the overall reform program for property registration. The main objective of the carried out projects was to build a single, efficient and effective real estate cadaster and registration system, contributing to the development of an efficient land and real property market on the territory of Republic of Macedonia and elimination of the administrative barriers for entrance of foreign investments, in compliance with the recommendations provided in the study Foreign Investment Advisory Service - FIAS and the 2003 Country Assistance Strategy - CAS). The reforms were support to the Governments’ development agenda for reduction of poverty, advancement of the economic growth and increase of investments in the private sector with the objective to address the aspects of the supporting infrastructure, especially the registration system managed by AREC, with the assistance of academic institutions and private sector experts.

The on-time and quality maintenance of the real estate cadaster on the entire territory of Republic of Macedonia undoubtedly contributed to the improvement of the legal safety for the foreign and domestic investors and have enhanced the decision making process for investing in Republic of Macedonia. The increased number of foreign and domestic investments, especially „greenfield investments”, have direct impact on the first priority of the Government of Republic of Macedonia i.e. increase of the economic growth and the employment rate, improvement of the living standard of the citizens and better quality of life.
The potential foreign investor, using the application of TIDZ for graphic layout of the free economic zones in Republic of Macedonia (http://www.dtirz.com/zonesmk/pregled-na-zoni/), may obtain information which of the foreseen construction parcels is occupied, reserved or available.
If there is intent to sign a contract for lease of undeveloped construction land, the investor needs to obtain an Extract from the DUP or UPD for the adequate parcel. The Extract or the UDP is issued by the department for urbanism within the municipality where the parcel is located i.e. the municipality which has drafted the urbanistic decision.

(Urban Plan for zone Radovish)
With the obtained extract from the urbanistic decision, the foreign investor goes to a authorized surveyor registered as a sole proprietor – authorized surveyor i.e. a trade company for geodetic works for the purpose of drafting a Geodetic Report for geodetic works for special purposes which is to include numeric data for execution of urban plans and urban-plan documentation, under a procedure of forming a construction parcel for purchase/lease of construction land.
The authorized surveyor registered as sole proprietor authorized surveyor i.e. trade company for geodetic works produces the requested Geodetic report for special geodetic works including numeric data in compliance with the Rulebook for geodetic works for special purposes, in sufficient number of copies. After the Report for special geodetic works for numeric data is verified by the Agency for real estate cadaster, the authorized surveyor registered as sole proprietor authorized surveyor i.e. the trade company for geodetic works shall submit the Report to the foreign investor – the applicant.
On the basis of the obtained data from the report and in compliance with the regulations of the TIDZ Headquarters, the foreign investor concludes a Contract for lease of undeveloped construction land for a defined period of time. After the lease contract is concluded and verified, the same together with the Geodetic Report for special purposes for numeric data is being submitted to AREC – department for real estate cadaster which is responsible for maintenance of the real estate cadaster i.e. the cadaster municipality where the construction parcel is located. On the basis of the data from the Report, a division is performed of the construction parcel which is being leased while the lease contract is conditionally registered in the G-section of the Property List.
The foreign investor, having completed the above mentioned, may initiate a procedure for drafting a planning/project documentation for the structure/building that is foreseen to be constructed on the adequate location. The project documentation is drafted by an authorized planning company for the specific purpose, in compliance with the Urban Plan and the conditions for construction foreseen within.
After drafting the construction-technical documentation for the building/structure, a request for issuance of construction approval needs to be submitted to the body responsible for issuance of construction approvals in the selected zone (Ministry of transport and communications). After the issuance of the construction approval, the body responsible for issuance of the approval will submit the same via electronic means to AREC-sector/department for real estate cadaster to perform conditional registration of the building/structure planned to be constructed. After the conditional registration is carried out, the foreign investor may obtain to his title an adequate List for conditional registration of a building/structure under construction.
After completing the construction of the building/structure, the investor hires a authorized surveyor registered as sole proprietor authorized surveyor i.e. trade company for geodetic works in order to produce a GEODETIC REPORT from the carried out survey for the purpose of maintenance of the real estate cadastre.

Деловоден број: 17/15
Датум. 22.01.2015 година

Име, презиме и потпис на стручно лице од геодетска насока

Скопје, Март 2015
A geodetic survey of the building/structure is performed which includes complete survey of all facilities/space within the building. This is complemented with survey sketches for buildings, separate and joint parts of buildings and other objects that are an integral part of the Report.

After drafting the complete Report with all necessary annexes, together with the remaining construction-technical documentation, an executive construction approval and the approval for use of the building, the body that issued the construction approval will submit the same via electronic means to AREC i.e. to the adequate organizational unit depending on the municipality in which the building is constructed, for the purpose of its registration in the real estate cadaster.

AREC processes the application for registration of a newly constructed building where an expert surveyor and a legal expert check the submitted documentation and if the same is in order, the building will be registered in the real estate cadaster for the adequate cadaster municipality. After the procedure is completed, the client/applicant may obtain a Property List as proof of ownership.
### ЛИСТ А: ПОДАТОЦИ ЗА НОСИТЕЛО НА ПРАВОТО НА СОПСТВЕНOST

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<th>Адреса / Седиште</th>
<th>Дел на недвижност</th>
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### ЛИСТ В: ПОДАТОЦИ ЗА ЗГРАДИ, ПОСЕБНИ ДЕЛОВИ ОД ЗГРАДИ И ДРУГИ ОБЈЕКТИ И ЗА ПРАВОТО НА СОПСТВЕНОСТ

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<th>Едначество</th>
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