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Rome, Italy 6–10 May

Knowing to: Manage the territory
Protect the environment
Evaluate the cultural heritage



Institutional Framework for Development of Real Estate Market in the Republic of Serbia

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Facts about Republic of Serbia

- located at the Balkan peninsula,
- 7.3 million inhabitants,
- 2 883 millions of dwellings,
- average dwelling's area is 66.3 m².

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Historic development of the Real Estate Market in the Republic of Serbia

- after World War II,
- 1992 – 2000,
- 2000 – 2006,
- now days.



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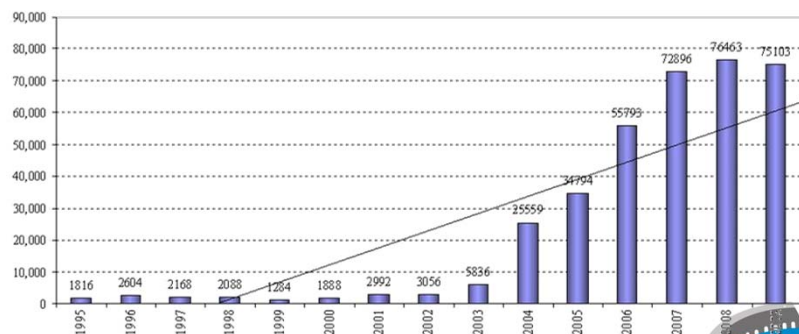
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No. of registered mortgages in the Central Register of Mortgages per annum



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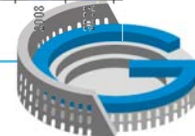




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Foundations for development of Real Estate Market in the Republic of Serbia – Legal Framework

- 1992 – Law on State Survey, Cadastre and Registration of Property Right,
- 1992 – Law on Housing,
- 1998 – Law on Real Estate Trade,
- 2003 – Law on Urban Planning and Construction,
- 2007 – Law on Property Taxes,
- 2007 – Law on VAT.



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Institutional framework for development of Real Estate Market in the Republic of Serbia

Real Estate Agencies
Courts
Tax Administration
Republic Geodetic Authority
Banks



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New institutes of protection of Real Estate buyers

2009

- Register of Investors
- Central Register of Real Estates
- Records on the market values of Real Estates



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Conclusion

Real Estate Market in Serbia is free, but the purchasing power of the citizens continues to decrease.

Hope remains that:

- economy crisis will end,
- development investors will continue to build,
- the government will utilize legislative acts to make real estate more affordable to the citizens,
- the government institutions, banks and other private entities, will work together to achieve better cooperation and provide quicker services, which should all result in more families being able to afford a home.

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