

RESTITUCIJA I GRAĐEVINSKO ZEMLJIŠTE

Restitution and urban land

Izvršena i tekuća restitucija

Carried out and current restitution

- Obezbeđena restitucija oduzete imovine, sa 9 Zakona od 1990
- Restitution of confiscated/nationalized properties by 9 Laws since 1990
- Samo po jednom zakonu vraćeno između 150.000 i 200.000 hektara poljoprivrednog zemljišta
- According to only one Law, between 150.000 and 200.000 Ha of agriculture land was already returned in kind

Model restitucije

Restitution model

- Dosadašnji zakoni utvrdili su modele vraćanja imovine
- Laws have established models for restitution
- Restitucija u naturi tj. vraćanje iste ili druge imovine i isplata nadoknade u novcu
- Restituion in kind (return of same or identical property) and money compensation

Vraćanje građevinskog zemljišta

Restitution of urban land

- Svi zakoni do sada, prepoznavali bivše vlasnike i njihova prava
- By all laws until now, former owners and their rights were recognized
- Do sada, najmasovnije vraćanje neizgrađenog građevinskog zemljišta izvršeno primenom Zakona o planiranju i izgradnji (stupio na snagu 13. maja 2003. godine)
- Since today, massive restitution of undeveloped urban land carried out according the Law on planning and construction (effective since May 13th 2003)

Zakon o planiranju i izgradnji 2003 – prednosti Law on planning and construction 2003 - benefits

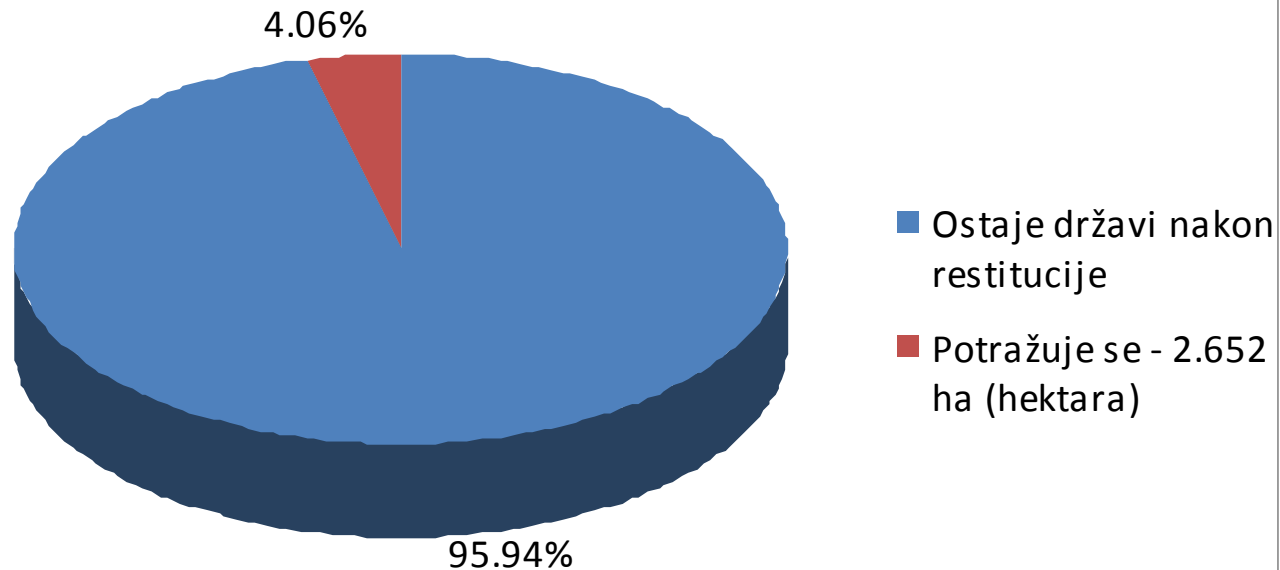
- Prestanak “silom zakona” administrativno besplatno dodeljivanih prva korišćenja građevinskog zemljišta u vreme komunizma i para komunizma
- Termination by the law (*ex lege*) of administratively obtained so-called using rights of urban land during communist and para communist time

Zakon o planiranju i izgradnji iz 2009 godine – Antipod Law on planing and construction (2009) - Antipode



Odnos državne imovine i potraživane imovine (Beograd) State-owned and claimed property ratio (Beolgrade)

**Građevinsko zemljište (samo u Beogradu)
trenutno u državnoj svojini - 65,184 ha (hektara)**



Građevinsko zemljište vraćeno crkvama i verskim zajednicama Urban land returned to churches and RC

ВРАЋЕНО ЗЕМЉИШТЕ (2007. - 2010.)											31.12.2010.	
Подносилац	Земљиште [m ²]											
	ТРАЖЕНО				Враћено 2007. - 2010.							
	пољопривр.	шумско	грађевин.	УКУПНО	пољопривр.	%	шумско	%	грађевин.	%	УКУПНО	%
СПЦ	389879208	337987792	3633000	731500000	92818631	23.81	231957296	68.63	583642	16.07	325359569	44.48
РКЦ	39564983	0	420218	39985201	4686019	11.84	0	0.00	36336	8.65	4722355	11.81
ОСТАЛИ	45066152	680000	4743048	50489200	2779135	6.17	0	0.00	27037	0.57	2806172	5.56
УКУПНО	474510343	338667792	8796266	821974401	100283785	21.13	231957296	68.49	647015	7.36	332888096	40.50

Jedan od efekata “primene” Zakona o planiranju i izgradnji
One of the results of “implementation” of new PC Law

- Konverzija uz “naknadu” (Srbija)
- 70 u 2010, prihod 637.415 Eura
- 34 u 2011, prihod 71.617 Eura

- Conversion with so-called fee (Serbia)
- 70 in 2010, budget incomes 637.415 Euros
- 34 u 2011, budget incomes 71.617 Euros

Broj konverzija

Number of conversions

- U Beogradu, oko 2150 konverzija
- U Beogradu ima oko 298.000 parcela
- Konverzije izvršene u manje od 1% slučajeva
- In Belgrade, cca 2150 conversions
- In Belgrade, cca 298.000 lots
- Conversions done in less than 1% cases

Zaključak

Conclusion

- Ustavni sud 3. marta 2011. pokrenuo postupak ocene ustavnosti 15 članova Zakona o planiranju i izgradnji
- Constitutional Court in its Decision on March 3rd 2011, has started procedure over constitutionality of 15 articles
- Izvesno stavljanje van snage rešenja o konverziji i promena Zakona uz uvažavanje realnosti, i zaštitu interesa države, njenih građana i investitora
- Possible annulment of conversion model and another but quality change of PC Law, to achieve the following goals:
 - respect reality, protect interestst of the State, its citizens and investors

Hvala na pažnji !

- THANKS FOR YOUR ATTENTION !
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