

A Short History of Cadastre Survey in Kosovo

Skënder TULLUMI, Kosovo

Key words: History, Cadastre, Geodesy.

ABSTRACT

The first surveying by the orthogonal and polar methods (in a scale 1:500 and 1:2500) was carried out during 1930 – 1933. Previously the tapia system from the Ottoman period was in use.

After the Second World War, in 1953 and 1956 respectively, the Revision of the Cadastre took place. The surveying by stereo-photogrammetry in Kosovo started in 1958, and was finished in 1985. The plans were in a scale 1:1000 for urban areas and 1:2500 for rural areas. The land consolidation started in 1980, but was never finished. As for the Cadastre of Utilities (Underground Cadastre) the law was passed, but very little was done in practice. The post 1999 conflict in Kosovo had negative impact on Kosovo cadastre. Most of the original plans, unfinished cadastral elaborates and instruments were removed to Serbia and have not yet been returned.

The Kosovo Cadastral Agency was established by the mid of 2000, and is working on reconstruction of the Kosovo cadastre as well as on appliance of the GIS, GPS and other new methods. This program will be implemented during three years period.

CONTACT

Cadastral Expert, Skender Tullumi
Kosovo Cadastral Agency
Kosovo Archive Building, 2nd floor
Pristina
UNMIK Kosovo
Tel. + 381 038 512 353
Email: skendertullumi@hotmail.com

A Short History of Cadastre Survey in Kosovo

Skënder TULLUMI, Kosovo

1. PREFACE

Cadastral survey in Kosovo is closely linked to its history therefore we have to look at it from the point of view of the historical periods that it went through. These specific periods are:

- Ottoman Turk Empire
- Period 1912 – 1941
- Period 1945 – 1989
- Period 1989 – 1999
- Period 1999 – 2001

2. OTTOMAN TURK EMPIRE

For this period of time we don't have data that any geodetic – cadastral survey had been done, but we only possess property documents called *tapija*. *Tapija* contains data about the owner, approximate area, and physical description of the parcel from all sides of the horizon (neighbors, administrative district, and name of the village). It is very characteristic for *tapija* that we can see different area measurement units in it such as: *dynymi*¹, worker, furrow.

3. PERIOD FROM 1912 - 1941

This was period of Balkan Wars and of the First World War. In this period of time the Serbian-Montenegro government did ethnic cleansing of Kosovo, by sending Albanian people to Turkey by force, and instead of them they brought colonies from Montenegro and from Serbia. According to different data during the period from 1918 – 1941 Kosovo was settled by 33.000 colony families, in area of 175.000 ha of the fertile land.

This was the main reason for carrying out of the first survey of about 220.000 ha in the territory of Gjakova, Peja, Deqan, Istog, and Klina cadastral zones during a period from 1932 – 34. These measurements were done by classical tachometric method for villages and with orthogonal method for towns. If we look at the sketches and plans of this period we can see that these measurements are done in a high technical level, but the level of the discrimination and assimilation from the Serbian – Montenegrin surveyors against the Albanian ethnic population is obvious (as writing their names with Cyrillic alphabet and adding the suffix “viç” to the Albanian names what is characteristic for the Slavs) and also changing names of inhabited places. During this period also territory of Vushtri and Mitrovica had been measured.

¹ Old area measurement unit.

We can conclude that during this period the measurements had been carried out in 250.000 ha, covering 280 municipal cadastral zones of Kosovo.

4. PERIOD FROM 1945 - 1989

For this period we can emphasize 1952, which is the most intensive year of the survey activities for measuring the territories that had never been measured or the documentation was destroyed during the war. This was done due to the decision to impose taxation on agricultural revenues according to the cadastre.

Since the deadline for finishing the measurements was 2 – 3 years, it was decided to establish **Descriptive Cadastre** as provisional measure. The data about the area in the Descriptive Cadastre were not based in the original data on measurements but the commission ascertained them and these were equalized according to the blocks.

It has to be emphasized that the blocks had been measured with the classical methods and their brake points had the coordinates. For all these blocks within one municipal cadastral zone a Sketch of the Blocks in a scale of 1:10.000 was compiled as well as all specific Registers as constituent part of the cadastral documentation.

About 850.000 ha had been measured with this methods for 1.020 municipal cadastral zones. After this year and until 1987 all the territory of Kosovo had been measured in a systematic way, and wherever we had the Descriptive Cadastre it was replaced by the Land Cadastre, which is formed according to the stereo photogrammetric measurement (first time applied in the 1958). Speaking about this period we have to mention also a period from 1953 – 1956 during which the revision of 1932 measurements with classical cadastral methods was carried out (known with name REAMBULIM).

Number	Region	No of villages	Area (ha)
1	1951- 58	90	60.588
2	Kosovo 1958	128	79.779
3	Kosovo 1959	153	10.264
4	Llapi 1960	64	57.394
5	Drenica 1961	146	110.745
6	Kamenica 1962	48	31.774
7	Suha Reka 1968	22	22.327
8	Shari 1969	43	53.758
9	Vitia 1970	67	51.323
10	Gjilani 1971	46	39.525
11	Gjakova 1971	18	14.678
12	Trepça 1971	32	21.083
13	Prishtina 1972	43	52.585
14	Iber – Lepenci 1973	10	13.718
15	Mitrovica 1976	33	29.995
16	Leposaviqi 1977	30	29.135

17	Leposaviqi 1978	17	24.477
18	Prizreni 1979	27	26.961
19	Prizreni 1980	26	27.996
20	Dragashi 1981	39	43.736
21	Gjakova 1982	45	36.822
22	Deçani 1983	27	34.595
23	Istogu 1984	73	63.579
24	Peja 1985	69	58.289
25	Gjakova – city 1986	1	750
26	Peja – city 1987	1	2.600
	Total	1.298	1.090.812

Table 1: Completed cadastral surveys

From this table we have to emphasize that cadastral plans and cadastral documentation for the numbers from the 23 – 26 were not finished, and most of the documentation was taken to Serbia and it is not brought back yet. This includes the documentation of the cities: Prishtina (from 1983), Mitrovica and Prizren.

Year 1980 brings to Kosovo one new method of measuring and that is **Land Consolidation**. In the beginning of this year a former Kosovo Assembly establishes Organizing Council for regularizing the land and for implementing Land Consolidation in Kosovo. One of the main reasons for taking this initiative was the fact that 42% of population in Kosovo worked in agriculture.

In 1985 Assembly establishes a mid-term program for period of 1986 – 1990 and that for 175.700 ha or 44% of the fertile land in Kosovo.

Year	Municipality	Area (ha)
1983	Gjakova	1.400
	Glllogovc	1.850
	Vushtrri	1.400
1984	Rahovec	3.217
	Gjakova	4.460
	Prizreni	923
	Vushtrri	6.820
1985	Glllogovc	3.583
	Mitrovica	723
	Gjakova	3.150
	Prishtina	4.800
	Viti	3.071
	Viti	3.234
	Total	38.631

Table 2: Progress achieved during the years in land consolidation process.

From 135 municipal cadastral zones and 26.927 ha area out of 38.631 ha had been putted into the possession in 101 municipal cadastral zones by the end of 1986.

Same time with the land consolidation also the hydro-technical works had been carried out (based on existing hydro systems ‘Radoniq’ and Ibër- Lepenc”) and other works for improving the fertility of the agricultural land. Also new sewers had been opened, new roads were built in a distance of 400 km, and big area of land was obtained with taking off the boundaries. The parcels became bigger for the multiplayer 2,4 – 3,8. Also the regulation of the rivers and brooks was done as well as the main work for making the plans of urbanism for 135 villages, which was for the first time in Kosovo.

5. PERIOD FROM 1989 - 1999

This is a time when the autonomy of Kosovo was revoked by violence from the Serbia, and all the competences that the Directorate of Geodesy of Kosovo had, were moved from Prishtina to Belgrade. Almost all Albanian survey experts were expelled from their jobs and in their places were brought Serbs. All ongoing works were stopped.

We can say that in this time there were no survey activities except the initiative for Real property cadastre, which project was not also realized. Cadastral offices were implementing the discriminatory politics of Serbia, we have to do here with changing the title holder of the socially-owned land and Republic of Serbia did not permitted buying and selling of the properties between Albanians and Serbians, it was not allowed to use Albanian language in the survey documentation, in many places the urban plans were destroyed, the property of the agricultural enterprises was given to Serbs in illegal way, for one parcel Serbs had to pay much less than Albanians etc.

By the end of the 1998 and in the beginning of the 1999 Serbia removed a big amount of the cadastral documentation and plans, and all the equipments were removed from Kosovo.

6. PERIOD FROM 1999 - 2000

Here we have to do with the period after the NATO intervention and UNMIK administration until today.

All potential of survey staff were engaged for the re-functioning of the cadastral services. Initially the assessment of the real situation and inventory of the documentation in all cadastral offices was done.

Thanks to international community and donors countries the Kosovo Cadastral Agency has been established July 1, 2000. Kosovo Cadastral Agency have a priority to reconstruct the cadastre in Kosovo including also implementation of new modern technologies such as: GPS, GIS, orthophoto and training for the existing cadre, and the proposals for changes in the technical -legal regulations.

7. CONCLUSION

From all stated above we can conclude that entire territory of Kosovo is measured. We have plans for the urban area in a scale 1:500 and 1:1000 and for the rural are in scale 1:2500. All the plans have also the vertical presentation of the terrain. One part of the original plans is removed to Serbia. International community administrating Kosova today is trying to get these plans back to Kosovo. Anyhow it now is important to continue with the work that was left undone, with means to finish the documentation of the measurements for the towns that was in the final phase. This documentation should be updated because it's been 15 – 20 years from the previous measurements. There will be a lot of work to update measurements and continue with land consolidation, vectorize the plans for re-establishing a new modern cadastre that will deal also with registrations of the real properties and it will be one of the main sectors for supporting the market-based economy.

REFERENCES

- Geodesy, Cadastre and Property in Kosovo, Prof. K. Nela, Mr. S. Tullumi, Mr. I. Zherka, Prishtina 1999.
1999 – 2000 Survey of the Kosovo Cadaster System, UNCHS (Habitat), Prishtina, 2000.
Development Strategy on Land Administration in the Balkans and Especially in Kosovo, J. Ratia, 2000.

BIOGRAPHICAL NOTES

Skender Tullumi is at present working in the Kosovo Cadastral Agency in Kosovo.