



# LAND ADMINISTRATION IN BOSNIA AND HERZEGOVINA



# NATIONAL SURVEYING AND MAPPING ORGANIZATION IN BOSNIA AND HERZEGOVINA

- ◆ According to the Dayton Peace Agreement in 1995, Bosnia and Herzegovina consists of two Entities, the Federation of Bosnia and Herzegovina and the Republic of Srpska and Brcko District.
- ◆ Each of these three parts has their own main body responsible for surveying and mapping and they are independent.
- ◆ In the Republic of Srpska it is **Republic Administration for Geodetic and Real Property Affairs**
- ◆ In Federation of BiH it is **Federal Administration for Geodetic and Real Property Affairs**
- ◆ In Brcko District it is **Department of Public Records**



# HISTORIORAPHY

- ◆ Up to 1884 – Turkish system of deeds and defters
- ◆ 1880 – 1884 – Austro-Hungarian graphic survey
- ◆ 1884 – 1913 – Land registry and land cadastre
- ◆ Existing land registries are dated from 1930 and based on graphic survey
- ◆ ¼ of land registries and land cadastre were destroyed during the WW II instead of which was established inventory cadastre
- ◆ 1950 – 1984 – Land cadastre based on the aero-photogrametric survey
- ◆ 1984 – the Law on survey and cadastre for real estates - unique record based on fusion between land cadastre and land registry so called real estate cadastre was conducted by administrationa
- ◆ 2002 - the new Law on land registries and the Law on survey and cadastre for real estates based on the reseparation of the cadastre from the land registries synchronized by GTZ



# NOWADAYS

- ◆ Federation of BiH – land registry covers 34,5% (out-of-date)
- ◆ the Republic of Srpska - land registry covers 62% (out-of-date)
- ◆ Cadastres in use: **registry cadastre** – for those areas there is no cadastre plans as well as no land registries, **land cadastre** – made on the basis of the Austro-Hungarian – graphic survey, **land cadastre** – made on the basis of the aero-photometric survey and **real estate cadastre** (common registry of real estates and rights on real estates) – which is made on the basis of the aero-photometric survey and which includes rights on real estates.
- ◆ For the territory of the Republic of Srpska on the 56% of the surface, there are cadastre plans in use which were made out of the aero-photometric survey, and on the surface of the 31% there are cadastre plans in use which are made out of the graphic survey (digitized about 40%), while about 13% of the territory is not covered by the cadastre plans (territory is not measured).
- ◆ For the territory of Federation of BiH, on the surface of about 63% there are plans made out of the aero-photometric survey in use



# COMPARATION

The new Law on survey and real estate cadastre, comparing to the old one from 1984, which is in more that 90% in line with the vision of the cadastre for the year 2014 is different in the following:

- § Public presentation of survey and cadastral classification of land is done for interested parties and not for real estate owners
- § No rights can be recorded for real estates for which survey data and cadastral classification data are presented
- § Public presentation of survey and cadastral classification data is done by commissions which do not have any graduate lawyers
- § Cadastral survey is performed by authorised geodesists, and any changes in cadastral operate in Federation of BiH is still done by the municipal administration bodies which are relevant for the geodesy affairs (cadastres), and in Republic of Srpska local units (cadastres)
- § Record on rights on real estates, in line with the Law on land registry, is kept by courts, which are 48 in Bosnia and Herzegovina.

THANK YOU FOR YOUR  
ATTENTION

