

Electronic Land Registry System in Montenegro

Montenegro maintains an **electronic land registry system** that records property ownership and related rights across the entire territory. This system integrates data from the **Census Cadastre, Land Cadastre, and Real Estate Cadastre**, in accordance with the existing regulations. The data is publicly accessible via:

 [eKatastar Portal](#)

To ensure **data transparency** and improve the services provided by the **Real Estate Administration**, both the **public and private sectors** can efficiently access **real-time cadastral data** through **e-services**, in line with the legal framework.

The cadastral records are available via a **web application**, enabling different categories of users to access relevant property data. This system **enhances data quality, accelerates case resolution, and increases user satisfaction**.

Available Online Services

Users can access:

- **Ownership structure** based on personal identification number (JMBG/MB), land registry number (LN/PL), or cadastral parcel number.
- **Active applications** to prevent fraudulent transactions involving the same property multiple times.
- **Real-time tracking of application status**, using a unique code received upon application submission.

All data provided to users is for **informational purposes**, is **free of charge**, and allows **data printing**. For **professional users**, the system enables **downloading electronically signed property ownership and possession records** in accordance with regulations.

Upcoming Digitalization Initiatives

By the **end of the year**, the following projects are planned:

- **Implementation of an online application submission system for notaries.**
- **Testing of an e-service for data distribution**, intended for **specific institutions with designated responsibilities**, in accordance with regulations.

Digital Cadastral Plan & GeoPortal

The **digital cadastral plan** is available for **all cadastral municipalities** from the **real estate and land cadastre records** via:

 [Montenegro GeoPortal](#)

The **first version** of the **Real Estate Administration's GeoPortal** was launched in **2010**, offering access to available **digital cadastral maps**. The portal provides:

- **Search and viewing services** for a selection of metadata.
- **Access to spatial datasets** and online services for both **professional users and the general public**.

- **Current datasets**, including:
 - **Ortho-photo images** covering the entire territory of Montenegro, captured at different time periods.
 - **A 1:25,000 scale digital topographic map.**
 - **Extracts from the digital cadastral plan.**

The **digital cadastral plan** is updated **monthly** and currently covers approximately **87% of Montenegro's territory**, with **7% prepared for public review** and an additional **6% in preparation**.

New datasets are continuously incorporated into the **GeoPortal**, and **professional users** can access **e-services for data downloads**.

Strategic Goals & Continuous Improvement

A key objective is the **completion of the Real Estate Cadastre across the entire country**, as it serves as a **critical register for e-Government services**. However, it is important to recognize that the cadastral **database originates from the past 30-40 years**, necessitating **continuous improvements** in the **property registration process**.

Efforts focus on:

- **Data updates and process enhancements.**
- **Implementation of new technologies.**
- **Facilitating easier and faster access to cadastral data.**
- **Reducing administrative procedures and processing times for property rights changes.**
- **Re-surveying areas where inconsistencies have been identified**, particularly in **Bijelo Polje, Cetinje, and Bar**.

The **Real Estate Administration**, in line with its mandate, maintains **records of properties and associated rights**. All changes to property records are carried out **in accordance with submitted requests**. Consequently, the **accuracy of cadastral data is directly linked to property rights holders and all actors involved in administrative procedures**.

Three Types of Property Records in Montenegro

1. Census Cadastre

- Established **without territorial surveying** in the **1950s** for **taxation purposes**.
- Surveying was only conducted for **cadastral municipal boundaries**.
- Does **not** include **spatial representation** of properties.
- **Available data:**
 - **Possession list**
 - **Ortho-photo imagery of Montenegro**

2. Land Cadastre

- Records the **factual possession of properties**, based on **surveying data**.
- **Does not include** detailed information on **individual property units** (e.g., condominium subdivisions).

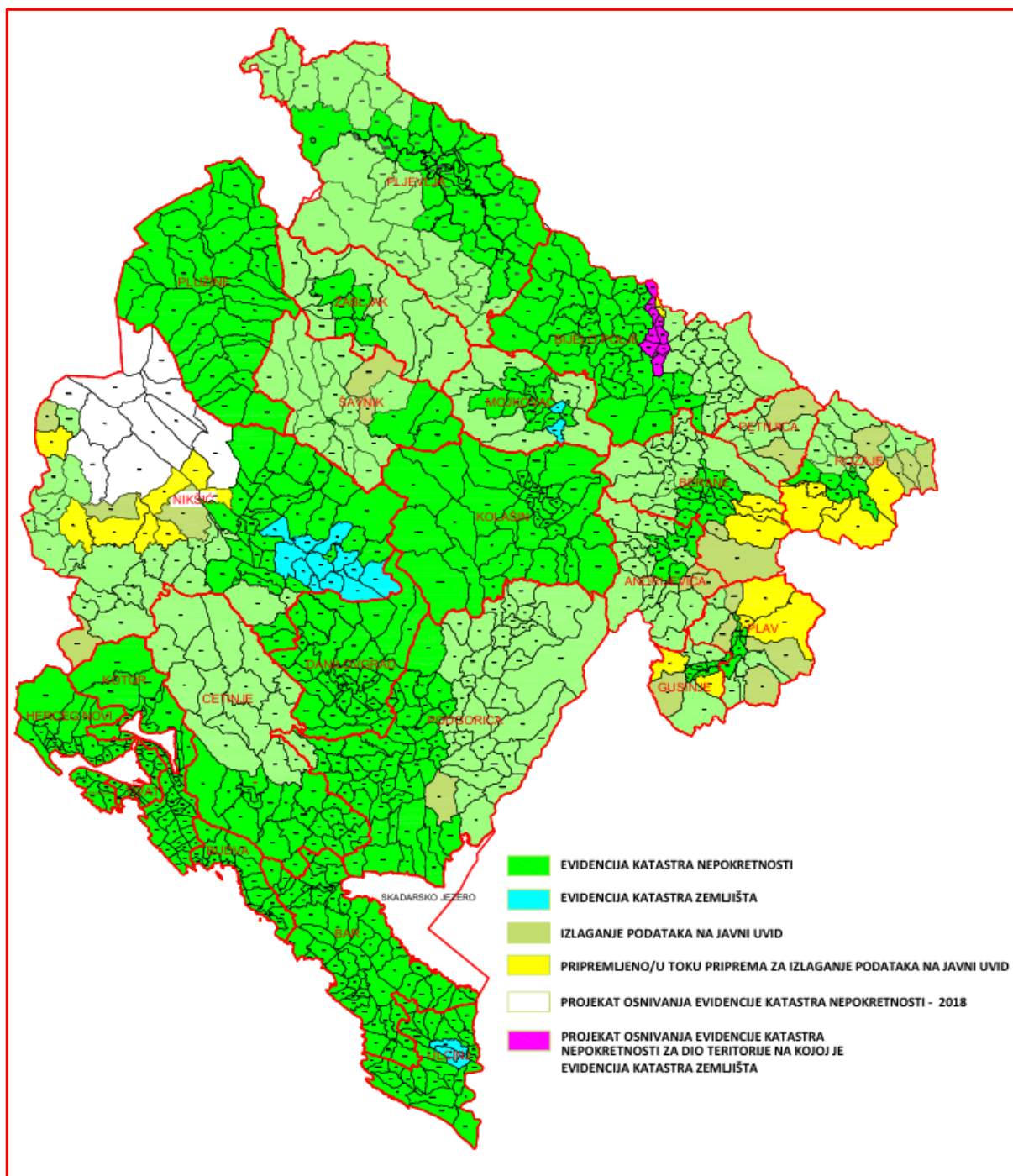
- Contains **geographical representation of properties**.
- **Available data:**
 - **Possession list**
 - **Extract from the digital cadastral plan**
 - **Ortho-photo imagery of Montenegro**
 - **Surveying data**

3. Real Estate Cadastre

- Established through **comprehensive land surveying, property studies, and verification of real property rights**.
- Created through the **transition from the Land Cadastre system**, including **public data disclosure procedures**.
- Serves as the **primary public registry** for:
 - **Immovable properties**
 - **Real property rights**
 - **Contractual obligations related to properties**, as per legal requirements.
- **Available data:**
 - **Property ownership list**
 - **Extract from the digital cadastral plan**
 - **Ortho-photo imagery of Montenegro**
 - **Surveying data**

Real Estate Cadastre Records (Surface Area)		85%
Census Cadastre and Land Cadastre (area)	Exposure	5%
	Prepared for presentations	4%
	In preparation	6%

Total number	Records of the real estate cadastre	Disclosure of data for public inspection during PK/KZ	Records of the census cadastre, for which a survey was carried out and data presentation was planned	Cadastral record of the land for which the survey was carried out and planned Presentation of data	Records of the land cadastre
795	715	21	33	10	16
%	90	3	4	1	2



Legend Translation:

REAL ESTATE CADASTRE RECORD

LAND CADASTRE RECORD

PUBLIC DISPLAY OF DATA

PREPARED/IN PREPARATION FOR PUBLIC DISPLAY OF DATA

REAL ESTATE CADASTRE RECORD PROJECT – 2018

REAL ESTATE CADASTRE RECORD PROJECT FOR PART OF THE TERRITORY WITH LAND CADASTRE RECORD

Digitalization of Cadastral Data

The digitalization of cadastral data cannot be regarded as a simple process of converting analog documents into a digital format. Instead, cadastral records involve complex procedures and processes in the establishment of the real estate cadastre and the final production of digital data.

Phases of Real Estate Cadastre Establishment

The projects for the establishment of the real estate cadastre are carried out over extended periods and include multiple phases, each requiring significant investments, effort, responsibility, and time for implementation. These phases include:

- Development of geodetic reference projects
- Public information campaigns
- Aerial photogrammetric surveying
- Production of photomaterials and digital recording of images
- Field data collection on properties and property rights holders
- Cadastral classification
- Processing of collected data and creation of a temporary database
- Public display of survey data
- Formation of Commissions for the public display of survey data and notification of stakeholders
- Administrative procedures and further legal processes for the verification of property rights
- Final validation of the cadastral database

These activities are conducted continuously, depending on available financial resources and the availability of personnel for the Commissions, as only a limited number of employees can participate in these tasks due to their regular work commitments.

Acceleration of Cadastre Establishment

In the past year, 13 Commissions for the public display of cadastral survey data have been formed to accelerate the establishment of the real estate cadastre in areas still covered by the Census Cadastre. However, in the coming period, it will be necessary to provide conditions for forming additional Commissions to ensure that the real estate cadastre is fully established across the entire territory of Montenegro in the shortest possible timeframe.