



PROMISE Newsletter - 31 January 2011

Dear Reader,

The utilization of the public real property (real estate) as a lever for both economic and social territorial development as well as for the improvement of the public finances and liquidity is becoming increasingly discussed.

Moreover, due to the devolution of the public property in the last two decades, the cities of South East Europe own or control substantial amounts of real property.

However, it is rather impossible to manage effectively and to get the most out of this real property either in economic or social terms without proper knowledge about the institutional framework and without tools for recording, measuring and evaluating the performance of these assets.

In line with this, the PROMISE Project aims to assist the cities of the South East Europe to create such tools.

By the following newsletter, the PROMISE team, which includes 13 partners from 7 countries of the SEE (as can be seen on the map), intends to inform the general public about the progress and results achieved so far by the project.



Up until now, there have been 6 official partner meetings to discuss, verify and coordinate the course of the project. The last one was held in Bucharest on 27 and 28 of January, 2011 (see the picture below).





Thus, until now the project's team has examined the following questions of the municipal real property in the cities involved:

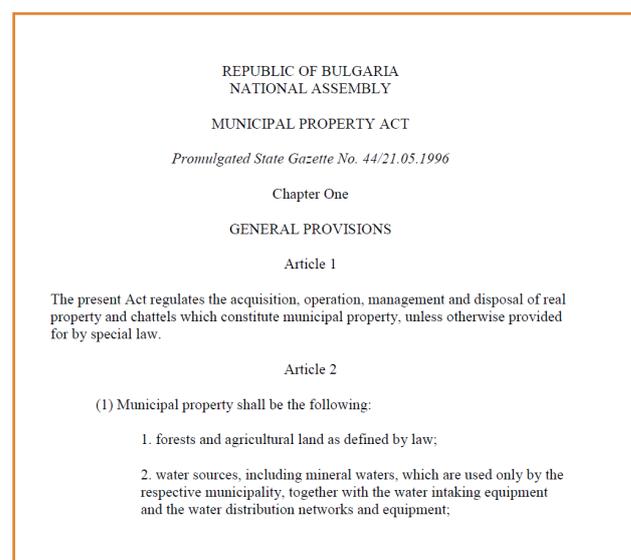
- which is the institutional framework for the municipal real property management,
- what kind (if any) of inventories/databases of municipal real property are kept by the municipalities, and if they are linked with GIS,
- how the expenses and revenues of the municipal real property are handled by the municipal accounting system,
- which kind of data are kept in both the inventories and the accounting systems and how (if possible) the accounting system can be linked with the municipal real property inventory,

At the moment the project's team is concluding the study of:

- which criteria can be used for the evaluation of the performance of the municipal real property,
- which criteria are most appropriate for the classification of the real property held by the municipalities into different categories according to their use, investment and development potential,

In addition, the project's team has started the elaboration of:

- a pre-feasibility study for a property to be used for administrative purposes,
- a pre-feasibility study for a property to be used for commercial purposes,
- a pre-feasibility study for a property to be used for social purposes,
- a report on the efficiencies/inefficiencies of the institutional frameworks for each country, including recommendations to amend existing laws that regulate municipal property,
- a best practice guide on Municipal Real Property Mana-



gement, including recommendations to overcome administrative problems.

In more details, in the framework of analyzing the institutional environment of the municipal real property management in the countries of the partnership (Greece, Italy, Bulgaria, Romania, Croatia, Albania and Serbia), the partnership investigated how the notions of *real estate property* and *municipal real property* are defined in the national legal systems, the ownership types and rights, the lease and occupational rights, the categories of municipal real property, the rights on these categories, the rights on different types of municipal real property, the methods of acquisition, the disposal methods, the restriction on use, the investment methods, the obligations in contracting, the legal framework of procurement, the procedures of public procurement and decision making, the legal framework and procedures for concessions and public-private partnerships, the actors and their





roles in the administration of the municipal real property, etc. The results of this investigation appear in the *Promise Synthesis Report on the Existing Institutional Environment* which can be found on the project's webpage.

The above mentioned report, in its last section provides also analysis of the existing inventories of municipal real property in the municipalities of the

Bucharest, Tirana, Zagreb and Cajetina. These inventories/databases are held either in Oracle environment, SQL or MS Windows (with or without web application) and only those of Sofia and Tirana are linked to a Geographic Information System. For more information on these, please have a look at the *Promise Synthesis Report on the Existing Institutional Environment* which can be found on the project's webpage. Also, on the project's website you can find a proposed integrated model of inventory for the recording of the municipal real property (see the picture underneath).

ID	Status	Adresa	K.O.	Z.N.C.	Površina (m ²)	Adresa	Imenje	Čuvnik	Vlasništvo	UPR	KOM	Država
489	POSLOVNI PROSTOR	PP	4030	ADAMČEVA 001	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	P	Adriatic			
490	POSLOVNI PROSTOR	PP	6344	ADAMČEVA 001	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	P	Adriatic			
491	POSLOVNI PROSTOR	PP	1220	ADAMČEVA 001	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	P	Adriatic			
492	POSLOVNI PROSTOR	PP	1727	ADAMČEVA 001	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	P	Adriatic			
493	POSLOVNI PROSTOR	PP	6327	ADAMČEVA 001	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	P	Adriatic			
494	POSLOVNI PROSTOR	PP	6344	ADAMČEVA 001	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	P	Adriatic			
495	POSLOVNI PROSTOR	PP	6079	ADAMČEVA 001	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	P	Adriatic			
496	POSLOVNI PROSTOR	PP	1930	ADAMČEVA 001	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	P	Adriatic			
497	POSLOVNI PROSTOR	PP	11920	ADAMČEVA 001	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	P	Adriatic			
8168	STAN	ST	3079	ADAMČEVA 003	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	S	Adriatic			
8169	STAN	ST	6528	ADAMČEVA 003	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	S	Adriatic			
8170	STAN	ST	3079	ADAMČEVA 007	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	S	Adriatic			
8171	STAN	ST	3079	ADAMČEVA 009	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	S	Adriatic			
8172	STAN	ST	3079	ADAMČEVA 009	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	S	Adriatic			
8173	STAN	ST	3079	ADAMČEVA 009	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	S	Adriatic			
8174	STAN	ST	3079	ADAMČEVA 009	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	S	Adriatic			
8175	STAN	ST	5638	ADAMČEVA 009	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	S	Adriatic			
8176	STAN	ST	3079	ADAMČEVA 001S	ZAGREB	NOVI ZAGREB - ISTOK	02-02-PLV	S	Adriatic			

Inventory of Municipal Property

Version 1.2

Please choose estate type to browse:

Entity (current view): Land

Change which estate characteristics to display:

- Cadastral Registration
- Cadastral Registration Nr
- Inventory Identification Nr
- City Nr/City Sector Nr
- Complex Nr/Building block Nr
- Plot Nr
- Building Nr
- Entity Nr

Location

- City
- Post Code
- Complex
- Address
- Entrance
- Floor

Type of Property

- Type of Building

Borders

- Border 1
- Border 2
- Border 3
- Border 4

Acquisition

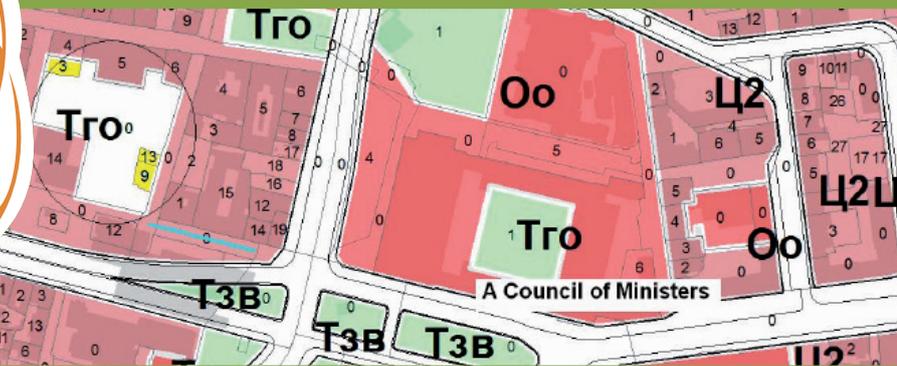
- State Act of Acquisition

Entrance & Acquisition

partnership. In particular, the report shows that all but one (Bucharest) of the seven local administration units under investigation, have some short of inventory recording their real property. In fact, some of them have even two inventories. For instance Athens, holds one for the rented property and a second for all the rest, whereas Sofia maintains one that records all the acts and another with the properties described in acts. However, the majority of the cases under study still haven't registered the totality of their real property, for example – Sofia,

The way the municipal real property is handled by the municipal accounting system is discussed in the *Promise Report on Activity 4.2*.

Some findings deserve special mention. Firstly, all the municipalities of the project use (in fact, are obliged by law to use) the double entry book-keeping accounting system. Secondly, for accounting purposes the municipal



ΕΣΟΔΑ			
Είδος :	0	ΕΣΟΔΩΝ	
Κατηγορία :	0	ΤΑΚΤΙΚΑ ΕΣΟΔΑ	
Υποκατηγορία :	01	ΠΡΟΣΩΔΟΙ ΑΠΟ ΑΚΙΝΗΤΗ ΠΕΡΙΟΥΣΙΑ	
Κατηγορία :	011	ΜΙΣΘΩΜΑΤΑ	
ΚΩΔΙΚΟΣ	ΚΑΤΟΝΟΜΑΣΙΑ	ΟΙΚ.ΕΤΟΣ 2009 ΔΙΑΜ./ΘΕΝΤΑ	ΕΩΣ 31/10 ΒΕΒ./ΘΕΝΤΑ
0114	ΜΙΣΘΩΜΑΤΑ ΔΗΜΟΤΙΚΩΝ ΑΓΟΡΩΝ (ΑΡΘΡΟ 2 ΒΔ 24/9-20/10/1958)	2.025.000,00	1.683.280,83
00 0114.001	Μισθώματα καταστημάτων Κεντρικής Δημοτικής Αγοράς	1.500.000,00	1.182.722,51
01 0114.002	Μισθώματα καταστημάτων Βαρβακείου Δημοτικής Αγοράς	410.000,00	391.592,85
03 0114.004	Μισθώματα καταστημάτων Δημοτικής Αγοράς Νέου Κόσμου	115.000,00	108.965,47
0115	ΜΙΣΘΩΜΑΤΑ ΑΠΟ ΤΗΝ ΠΑΡΑΧΩΡΗΣΗ ΚΟΙΝΟΧΡΗΣΤΩΝ ΧΩΡΩΝ ΓΙΑ ΤΗΝ ΤΟΠΟΘΕΤΗΣΗ ΔΙΑΦΗΜΙΣΤΙΚΩΝ ΜΕΣΩΝ (ΑΡΘΡΟ 3 Ν. 2946/2001)	160.000,00	5.341,16
00 0115.001	Μισθώματα από την παραχώρηση κοινόχρηστων χώρων για την τοποθέτηση διαφημιστικών μέσων (άρθρο 3Ν 2946/2001).	160.000,00	5.341,16
ΣΥΝΟΛΟ ΥΠΟΚΑΤΗΓΟΡΙΑΣ 011		2.185.000,00	1.688.621,99
Κατηγορία :	012	ΕΣΟΔΑ ΑΠΟ ΕΚΜΕΤΑΛΛΕΥΣΗ ΕΔΑΦΟΥΣ ΑΚΙΝΗΤΗΣ ΠΕΡΙΟΥΣΙΑΣ ΚΑΙ ΚΟΙΝΟΧΡΗ ΧΩΡΩΝ	
ΚΩΔΙΚΟΣ	ΚΑΤΟΝΟΜΑΣΙΑ	ΟΙΚ.ΕΤΟΣ 2009 ΔΙΑΜ./ΘΕΝΤΑ	ΕΩΣ 31/10 ΒΕΒ./ΘΕΝΤΑ
0121	ΕΣΟΔΑ ΑΠΟ ΤΗΝ ΕΚΜΕΤΑΛΛΕΥΣΗ ΔΙΑΦΗΜΙΣΤΙΚΩΝ ΧΩΡΩΝ ΣΕ ΑΘΛΗΤΙΚΕΣ ΕΓΚΑΤΑΣΤΑΣΕΙΣ (ΑΡΘΡΟ 56 Ν. 2725/99) ΚΑΙ ΣΤΕΓΑΣΤΡΑ ΑΣΤΙΚΩΝ ΚΑΙ ΥΠΕΡΑΣΤΙΚΩΝ ΣΥΓΚΟΙΝΩΝΙΩΝ (ΑΡΘΡΟ 21 Ν.2363/2001)	2.050.000,00	216.327,36
00 0121.001	Εσοδα από την εκμετάλλευση διαφημιστικών χώρων σε αθλητικές εγκαταστάσεις (άρθρο 56.Ν.2725/99) και στέγαστρα	2.050.000,00	216.327,36

questions/parameters mentioned in this newsletter as well as for further updates regarding the progress of the project (e.g. new findings, new events, etc), please visit our website at:

www.promise-project.net

real property is defined as fixed tangible assets in accordance with the accounting standards.

Thirdly, the revenues and expenditures related to municipal real property are recorded in categories of municipal real property.

For example, the Municipality of Athens (as all the Greek municipalities bound by the Presidential decree 315/30-12-99), has the following codification: 01 as a general code for MRP revenues, 011 for revenues coming from leasing of real property, 012 for revenues coming from rents of public spaces, advertising panels, municipal vacant land, etc.

There are also sub-codes for further classification of revenues and expenses of MRP. Further information on the classification systems used by the partners of the project can be found in the *Promise Report on Activity 4.2*.

For extra details and discussions on all the

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