

**SUPREME COURT OF KOSOVO  
GJYKATA SUPREME E KOSOVËS  
VRHOVNI SUD KOSOVA**

**KOSOVO PROPERTY AGENCY (KPA) APPEALS PANEL  
KOLEGJI I APELIT TË AKP-së  
ŽALBENO VEĆE KAI**

**GSK-KPA-A-52/11**

**Prishtinë/Priština  
26 August 2011**

In the proceedings of

**Ž.B.**

*Claimant/Appellant*

The KPA Appeals Panel of the Supreme Court of Kosovo composed of Antoinette Lepeltier-Durel, Presiding Judge, Anne Kerber and Sylejman Nuredini, Judges, on the appeal against the decision of the Kosovo Property Claims Commission KPCC/D/A/93/2010 (case files registered at the KPA under the numbers KPA27996, KPA27999, KPA28001, KPA28009, KPA28010, KPA28012, KPA28013 and KPA28014), dated 28 October 2010, after deliberation held on 26 August 2011, issues the following

**JUDGMENT**

- 1- The appeal of Ž.B. is rejected as ungrounded.
  
- 2- The decision of the Kosovo Property Claims Commission KPCC/D/A/93/2010, dated 28 October 2010, as far as it regards the cases registered under No. KPA27996, KPA27999, KPA28001, KPA28009, KPA28010,

**KPA28012, KPA28013 and KPA28014, is confirmed.**

- 3- Costs of the proceedings determined in the amount of € 180 (€ one hundred eighty) are to be borne by the appellant and have to be paid to the Kosovo Budget within 90 (ninety) days from the day the judgment is delivered or otherwise through compulsory execution.**

**Procedural and factual background:**

On 23 February 2007, Ž.B., acting as a family household member on behalf of her deceased father-in-law, filed eight claims with the Kosovo Property Agency (KPA) seeking to be recognized herself as the owner of different parcels of land acquired by inheritance and claiming repossession. She explained that these parcels had belonged to her deceased father-in-law S.B.. She stated that the property had been usurped after the family's expulsion in mid-June 1999.

To support her claim, she provided the KPA with the following documents:

- her Marriage Certificate
- Possession List No. 20 issued by the Municipality of Istog/Istok, Cadastral Municipality Belicë/Belica, on 8 August 1975.

Possession List No. 20 showed that amongst other parcels S.B. was the owner of the claimed parcels as follows:

Number of appeal and KPA case file	Data concerning the claimed parcel
GSK-KPA-A-52/11 (KPA27996)	Parcel no. 940, at the place called "Glavica", Belicë/Belica, Istog/Istok, commercial without building, a 4 <sup>th</sup> class orchard with an area of 18 ar and 12 m <sup>2</sup>
GSK-KPA-A-53/11 (KPA27999)	Parcel no. 941, at the place called "Glavica", Belicë/Belica, Istog/Istok, commercial without building, a 7 <sup>th</sup> class field with an area of 10 ar and 78 m <sup>2</sup>
GSK-KPA-A-54/11 (KPA28001)	Parcel no. 955, at the place called "Glavica", Belicë/Belica, Istog/Istok, commercial without building, a 6 <sup>th</sup> class field with an area of 69 ar and 73 m <sup>2</sup>
GSK-KPA-A-55/11 (KPA28009)	Parcel no. 981, at the place called "Smonica-Lojze", Belicë/Belica, Istog/Istok, commercial without building, a 5 <sup>th</sup> class forest with an area of 6 ar and 20 m <sup>2</sup>
GSK-KPA-A-56/11 (KPA28010)	Parcel no. 982, at the place called "Smonica-Lojze", Belicë/Belica, Istog/Istok, commercial without building, a 7 <sup>th</sup>

	class field with an area of 13 ar and 74 m <sup>2</sup>
GSK-KPA-A-57/11 (KPA28012)	Parcel no. 1000, at the place called “Smonica-Ledina”, Belicë/Belica, Istog/Istok, commercial without building, a 7 <sup>th</sup> class field with an area of 6 ar and 52 m <sup>2</sup>
GSK-KPA-A-58/11 (KPA28013)	Parcel no. 1225, at the place called “Smonica-Kod”, Belicë/Belica, Istog/Istok, commercial without building, a 3 <sup>rd</sup> class garden with an area of 72 m <sup>2</sup>
GSK-KPA-A-59/11 (KPA28014)	Parcel no. 1354/2, at the place called “Duboki Potoka”, Belicë/Belica, Istog/Istok, commercial without building, a 3 <sup>rd</sup> class forest with an area of 48 ar and 74 m <sup>2</sup>

Later on in the proceedings the claimant also submitted a death certificate issued by the Socialist Republic of Serbia for the Municipality of Istog/Istok on 23 November 2007, showing that N.B., wife of S.B., had died on 2 January 1998.

In July (KPA27996, KPA27999) and October (all the other cases) 2007, the KPA notification team went to the places where the claimed parcels allegedly were located and put up signs indicating that the property was subject to a claim and that interested parties should have filed their response within 30 days. Almost all of the property was found not occupied, only parcel 941 (KPA27999), a meadow, was found occupied. When the notification was repeated on 6 October 2009 (KPA27996, KPA27999), 16 October 2007 (KPA28009, KPA28010, KPA28012, KPA28013, KPA28014) and 13 May 2010 (KPA28001), all parcels were found not occupied. In cases KPA27996, KPA27999 and KPA28001 the notification was checked by means of cadastral map, orthophoto and GPS-coordinates and was found to be correct.

While verifying the submitted Possession List No. 20, the KPA officers found the Possession List No. 80, issued by the Municipality of Istog/Istok for the Cadastral Zone of Belicë/Belica on 18 October 2007. This Possession List showed that all of the claimed parcels were owned by M.(S.)B., the brother-in-law of the claimant, and N.(S.)B., the mother-in-law of the claimant, as co-owners each to an ideal part of ½.

The KPA asked the claimant whether she could provide a death certificate of her mother-in-law, whether she had initiated an inheritance procedure and whether she could provide a power of attorney from possible inheritors together with documents proving the family connection. The claimant answered that her mother-in-law had died in 1999, that no inheritance procedure had been initiated and that her brother-in-law refused to provide her with a power of attorney.

On 28 October 2010, the Kosovo Property Claims Commission (KPCC) with its decision KPCC/A/93/2010 dismissed the claims. Under No. 21 of its decision the Commission stated that as the claimant had not submitted a death certificate of her father-in-law, his death was not proven. As the property had been found to be now registered under the names of the claimant's mother-in-law and brother-in-law, the KPCC found that the claimant did not stand in a family household member relationship with either property right holder. As the claimant had not been able to submit a power of attorney from any of the property right holders, but only the death certificate of her mother-in-law and had stated that her brother-in-law did refuse to provide her with a power of attorney, the KPCC declared that the claimant had failed to establish her capacity to lodge a claim on behalf of the property right holders (section 5.2 of UNMIK AD 2007/5 as amended by Law No. 03/L-079).

The decision was served on the claimant on 13 April 2011. On 11 May 2011, the claimant (henceforth: the appellant) filed eight identical appeals with the Supreme Court, each of them concerning one separate claim.

The appellant now requested that the Supreme Court should provide her daughter, L.J., with the right of repossession of the property registered as the property of N.B. and located in the cadastral municipality Belicë/Belica.

The appellant explained that her father-in-law, S.B., had died on 30 May 1964. The appellant explained furthermore that her husband, R.B., had died on 17 January 1996 in Veliko Gradiste and that her mother-in-law had died on 2 January 1998 in Istog/Istok.

She submitted a Death Certificate issued on 4 May 2011 by the Republic of Serbia, Municipality of Istog/Istok, confirming that S.B. had died on 30 May 1964, at 12.00 hrs, in Belicë/Belica, a Death Certificate issued on 24 January 1996 by the Federal Republic of Yugoslavia, Municipality of Veliko Gradiste, confirming that R.B. had died on 17 January 1996 and a Death Certificate issued on 23 November 2007 by the Republic of Serbia, Municipality of Istog/Istok, confirming that N.B. had died on 2 January 1998.

In her appeal the appellant furthermore declared that she would now submit the request not on her own behalf or that of her father-in-law, but on behalf of her daughter, L.J., born B., who allegedly was a legal successor to her grandmother N.B.. The appellant stated without further explanation that her daughter had not been able to submit the request on her own at the time when the request had to be submitted. The appellant provided the Court with a Marriage Certificate of her daughter as well as

a power of attorney by which L.J. authorized her to submit requests on her behalf regarding the eight claims which are the subject of this decision.

The Supreme Court has joined the claims.

**Legal reasoning:**

The appeal is admissible. It has been filed within the period of 30 days prescribed in Section 12.1 of UNMIK Regulation 2006/50 as amended by Law No. 03/L-079.

However, the appeal is ungrounded. The case is not within the jurisdiction of the KPCC.

According to Section 3.1 of UNMIK Regulation 2006/50 as amended by Law No. 03/L-079, a claimant is entitled to an order from the Commission for repossession of the property if the claimant not only proves ownership of private immovable property, but also that he or she is not now able to exercise such property rights by reason of circumstances directly related to or resulting from the armed conflict that occurred in Kosovo between 27 February 1998 and 20 June 1999.

In this case, however, the appellant has not proven that she or her daughter is restrained from exercising the claimed ownership right because of the armed conflict of 1998/1999. The reported facts rather indicate that the reason for the appellant's alleged loss is a dispute related to the inheritance of the appellant's father-in-law, S.B.. S.B. had died in 1964. The claimed parcels, however, have been found not to be registered under the name of his wife, the appellant's mother-in-law, as well as under the names of both of his children, including the late husband of the appellant, but only under the names of the appellant's mother-in-law and her brother-in-law. Consequently, the loss of the parcels to the appellant's husband as well as to herself does not result from the armed conflict in Kosovo, but from the fact that the appellant's husband was not considered during the distribution of the claimed parcels after the death of the appellant's father-in-law. This conclusion is supported by the fact that the appellant's brother-in-law did refuse to provide her with a power of attorney. This shows that the family does not agree on the course of action regarding the claimed parcels and suggests an underlying inheritance dispute. At last, the fact that the claimed parcels were found to be not occupied does also indicate that the alleged loss of the property is not a result of the armed conflict of 1998/1999.

The same reasoning applies as far as the appellant's daughter and her alleged inheritance of the property of N.B. (her grandmother and mother-in-law of the claimant) is involved. From the presented facts it has to be concluded that the reason for her allegedly not being able to exercise the claimed ownership right is not the armed conflict in Kosovo, but an inheritance dispute within the family.

The KPCC, however, has not to decide on such inheritance disputes.

As the claim does not lie within the jurisdiction of the KPCC, the Court needs not to decide whether a fundamental change in the claim (here: the exchange of the alleged property right as well as the exchange of the alleged property rights holder) can be validly effected in cases in which this change is made (a) after the deadline for the submission of claims prescribed in Section 8 of UNMIK Administrative Direction (AD) 2007/5 as amended by Law No. 03/L-079 and (b) only in the second instance of the proceedings.

#### **Costs of the proceedings:**

Pursuant to Annex III, Section 8.4 of AD 2007/5 as amended by Law No. 03/L-079, the parties are exempt from costs of proceedings before the Executive Secretariat and the Commission.

However such exemption is not foreseen for the proceedings before the Appeals Panel. As a consequence, the normal regime of court fees as foreseen by the Law on Court Fees (Official Gazette of the SAPK-3 October 1987) and by AD No. 2008/02 of the Kosovo Judicial Council on Unification of Court fees are applicable to the proceedings brought before the Appeals Panel.

Thus, the following court fees apply to the present appeal proceedings:

- court fee tariff for the filing of the appeal (Section 10.11 of AD 2008/2): € 30
- court fee tariff for the issuance of the judgment (10.21 and 10.1 of AD 2008/2), considering that the value of the property at hand could be reasonably estimated as being comprised at € 20.000: € 150 (€ 50 + 0,5% of € 20.000).

These court fees are to be borne by the appellant who loses the case. According to Article 46 of the Law on Court Fees, the deadline for fees' payment by a person with residence or domicile abroad

may not be less than 30 days and no longer than 90 days. The Supreme Court decides that, in the current case, the court fees shall be paid by the appellant within 90 days from the day the judgment is delivered to him. Article 47.3 provides that in case the party fails to pay the fee within the deadline, the party will have to pay a fine. Should the party fail to pay the fee in the given deadline, enforcement of payment shall be carried out.

**Legal Advice**

Pursuant to Section 13.6 of UNMIK Regulation 2006/50 as amended by Law 03/L-079, this judgment is final and enforceable and cannot be challenged through ordinary or extraordinary remedies.

**Signed by: Antoinette Lepeltier-Durel, EULEX Presiding Judge**

**Signed by: Anne Kerber, EULEX Judge**

**Signed by: Sylejman Nuredini, Judge**

**Signed by: Urs Nufer, EULEX Registrar**