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LAND FOR PRIVATE DEVELOPMENT IN BULGARIA

REPORT ON INITIAL FIELD WORK IN HASKOVO, STARA ZAGORA, ROUSSE AND BLAGOEVGRAD

Bulgaria

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Prepared for the Office of Housing and Urban Programs
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ABSTRACT

This report describes the work that the International City/County Management Association (ICMA) carried out in the Bulgarian cities of Haskovo, Stara Zagora, Rousse and Blagoevgrad, in March and April, 1993. The technical assistance program focussed on identifying ways to assist these cities in making land available to private developers and encouraging investment. The ICMA team spent two full days in each city, meeting with local public officials, regional public officials, and representatives of private firms involved in the development process. Based on the field work, ICMA developed specific recommendations for assistance to each municipality.

EXECUTIVE SUMMARY

As the transition from a centrally operated economy continues in Bulgaria, awareness of the importance of improving the collection and management of land information data grows. The need to stimulate economic development, revise plans, and improve permitting functions has greatly increased interest in land information issues at the municipal level. However, Bulgarian municipalities are hampered in their efforts by an inadequate legal environment, lack of knowledge about various modern systems, an organizational structure that fragments responsibility for land information, and to varying degrees, a lack of financial resources.

Restitution of land nationalized by the Communist Party would be greatly facilitated by improved land information systems. Municipal cadastral offices are overloaded by the restitution process. Information regarding transfers of land is incomplete and it is often difficult to determine ownership of real estate. Also, as restitution involves a number of different municipal offices and communication between these offices is frequently slow or nonexistent, delays are not uncommon. Although municipalities have initiated attempts to improve their land information systems and are attempting to fulfill the requirements of the various restitution and private property laws, they are hampered by lack of funds, clear direction, and authority over all of the components of land regulation within their jurisdictions.

In support of Bulgarian efforts, the International City/County Management Association (ICMA) initiated a program of technical assistance for land information and private development in four Bulgarian municipalities: Haskovo, Stara Zagora, Rousse and Blagoevgrad. This work was funded under ICMA's Local Government and Housing Privatization contract with the U.S. Agency for International Development (USAID).

A team of ICMA consultants was sent to Bulgaria during March and April 1993 and undertook two main tasks in the four municipalities: 1) Initiate discussion of current municipal and regional land data and the design of improved and integrated land information systems - this was to provide a means for improving access to data about the location, ownership, and status of both municipal and private land, and thereby increasing efficiency in the land market and facilitating private investment generally; and 2) Review current municipal approaches to encouraging employment creation and the expansion of economic activity, and explore financial and fiscal mechanisms and procedures for facilitating both public and private development.

Based on its work in the cities, ICMA proposes that each municipality develop a technical interagency committee that can address land information issues in a local context. The basic strategy for each committee should be to establish more formalized lines of communication, improve the collection and maintenance of land information, and ensure the use of a common real estate numbering system. This report also suggests certain activities that migh be undertaken in each city over the next year.

An annex to this report discusses the legal issues concerning municipal real estate.

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INTRODUCTION

The U.S. Agency for International Development Office of Housing and Urban Programs issued a Request for Services (RFS) entitled Access to Land for Private Development under the Local Government and Housing Privatization contract with the International City/County Management Association (ICMA).

Under the terms of the RFS, ICMA was to provide technical assistance to four municipalities in Bulgaria. The assistance focussed on helping cities to make land available to private developers. The municipalities and the Ministry of Territorial Administration and Construction specifically requested the assistance. Several complex issues and impediments remain surrounding the transfer and leasing of land, and better information about land generally could encourage private development and increase local government efficiency.

The technical assistance team consisted of Michael Conlon, Senior Urban Development Specialist; Lawrence Stipek, Urban Development Specialist; Maya Koleva, Urban Economist; and Mityo Videlov, Urban Planner. The team visited Haskovo, Stara Zagora, Rousse and Blagoevgrad. Peter Feiden, Urban Development Advisor, joined the team for the meetings in Blagoevgrad. Michael Hoffman, USAID resident advisor for Housing and Urban Development, accompanied the ICMA team and contributed to the work.

The team visited the four Bulgarian municipalities during the period March 22, 1993 to April 2, 1993; from April 2, 1993 through April 7, 1993 the team undertook the balance of its work in Sofia. Typically, the team spent two full working days of meetings in each city, and met with local public officials, regional public officials, and representatives of private firms involved in the development process. Each visit was begun with the mayor or appropriate deputy mayor. The visit also generally included meetings with the chief architect, the supervisor of the municipal cadastre, the notary office, the state property office, the municipal privatization office, tax officials, the regional cadastre office, officials of local and regional economic development entities, and private sector development interests.

The team's first work task was to discuss current municipal and regional land data and the design of improved and integrated land information systems. It was explained that the purpose of focusing on this area was to improve access to data about location, ownership, and status (use, infrastructure, and services) of both municipal and private land, and thereby increase efficiency in the land market and facilitate private investment generally. The second work task was to review current municipal approaches to encouraging employment creation and the expansion of economic activity, and to explore financial and fiscal mechanisms and procedures for facilitating both private and public development.

Since this was the first ICMA field trip to Bulgaria, the team structured its meetings and research to gain a broad, detailed overview of current land information systems. This will aid in the provision of further technical assistance in these areas.

BACKGROUND

Land Information

Nearly every conversation with local government officials began with a review of the complex and often conflicting laws governing land ownership and regulation. The status of the current legal environment was described in detail by Videlov (1992). According to Videlov, the general legal framework has been established by: the Constitution of the Republic of Bulgaria (1991); Ownership Act (Am. 1991); Citizens' Ownership Act (Am. 1990); Ownership and Use of Farm Land Act (1991, Am. 1992); Regional and Planning Act (Am. 1990); and the Economic Activities of Foreign Persons and Protection of Foreign Investments Act (1992).

The Constitution explicitly establishes rights to private ownership. The Citizens Ownership Act, among many other provisions, eliminates the previous requirement that real estate be sold only through a municipality, which was also responsible for setting the price. The new Ownership and Use of Farm Land Act established national policy on farm land and began the process of restitution of these lands. Restitution, or the return of nationalized lands to private ownership, is having a major impact on local governments and is an impetus for land records modernization and reform. There are six laws which govern restitution and privatization of land, each of which regulates the process for a different type of property.

Restitution of agricultural land is carried out at the territorial level by land commissions. The commissions attempt to return the land to the original owners or their heirs in the same configuration in which it was appropriated. If the agricultural land was subsequently enveloped by a municipality and was built upon, the previous owner is compensated with equal land from the state or municipal land fund.

The Restitution of Nationalized Real Property Act (1992) restitutes, under certain conditions, urban land currently owned by the state, municipalities, and public organizations and companies. The configuration of land on the edges of cities is seldom as it was in 1945 because of the rapid urbanization that has occurred in Bulgaria since World War II. The process is further complicated by the poor condition of the records of the state notaries. The state notaries were charged with the maintenance of records of appropriated urban land. The team observed that the initial appropriation act (the legal document that confiscated land) was usually preserved, but that the many subsequent transfers of land were not recorded. The exact configuration and ownership of the land can, therefore, be very difficult to determine.

The Ownership Act provides for real estate and building leases. Municipalities and the state are also permitted to lease both real estate and buildings they own according to a law which establishes limitations on use and lease price.

Municipalities are attempting to fulfill the requirements of the various restitution and private property laws, but are hampered by lack of funds, clear direction, and authority over all of the components of land regulation within their jurisdictions. Taxation remains the responsibility of the state. All taxes are collected regionally with some funds being returned to the municipalities.

Responsibility for land and ownership information is equally fragmented. The public notary (responsible for a variety of records including land ownership an transfers) reports to the regional court. Agricultural land commissions develop cadastral maps and ownership records at the regional level, but cadastral maps and ownership records in the municipality are the responsibility of the municipal cadastral office. The latter office reports to the chief architect and may also maintain other records such as utility maps. Utility records, however, remain the responsibility of the state utility companies in three of the municipalities visited.

Status of the National Cadastre

The team met with the Acting Director and senior cadastral staff at the Ministry of Construction in Sofia. The country's cadastral system was disrupted in 1945 and was restarted ten years ago. The system devised and still in use was aimed at maintaining records of state and cooperative ownership. There is a working group composed of representatives of the Ministry of Construction, Ministry of Agriculture, Ministry of Justice, and other agencies that have been charged with developing a new national cadastral law to address private ownership and local government concerns. There are several draft proposals, none of which is apparently moving forward as the debate continues.

The current system of 28 regional cadastres was established ten years ago but never completely implemented. The regional land commissions charged with the restitution of agricultural land contract with companies (usually state but sometimes private) to develop property maps and surveys that are used to determine ownership. The Ministry of Construction sets standards for the basic mapping that has ensured consistently good planimetric maps throughout the country. The mapping of property is apparently less consistent and is not in place in all regions.

There is discussion at the national level about merging the regional and municipal cadastral systems and unifying the system vertically. Unfortunately, the new administrative and territorial law that would establish the framework for the cadastre has not yet passed. The nature and extent of vertical integration is also the subject of considerable debate. There are also discussions about privatizing some of the functions of the public notaries.

The different cadastres and mapping companies are using several different computer-aided drafting software packages. The most commonly used is reportedly a package called AXTER that was developed by students at the technical university. Other systems in use are ALCOT, APIS, and AUTOCAD.

Financial and Fiscal Mechanisms

The financial and fiscal mechanisms currently available to municipalities in Bulgaria are best delineated in the context of the existing budgetary system and national regulations on taxation and revenue sharing between the central government and local governmental authorities. The disfunctionality of the existing revenue system has caused most local governments to operate under massive deficits, and has made even near term financial management difficult at the local level. As a result, municipalities have become opportunistic and oriented to the short term, in the expectation that national policies will be changed.

Under the provisions of the existing taxation code, tax revenues are collected primarily by regional tax offices and are remitted to the central government. The principal taxes collected fall into two categories: direct taxes (these include income taxes, property taxes, and inheritance taxes), and imputed taxes (these include turnover taxes and excise taxes on certain import and luxury items). The largest sources of tax revenues for municipalities are income taxes and turnover taxes. By contrast, property tax receipts constitute only a minor part of the local revenue base, due to the history of public property ownership, national policies toward property values, and the lack of technical capacity to perform valuations based on market prices for property. The central government is apparently moving toward a tax system based more on property values, business activity and value added.

The current tax system does not provide municipalities with any specific incentives to encourage economic activity. As a result, municipalities are currently creating a variety of innovative financial and fiscal mechanisms either as opportunistic responses to rapidly changing conditions, or in anticipation of modifications to the national taxation and revenue sharing system.

OBSERVATIONS AND RECOMMENDATIONS BY MUNICIPALITY

Haskovo

Land Information

Current Situation

The City has taken positive steps to begin reorganizing its land information. the municipality has purchased computers for the municipal cadastral office and the regional tax department.

The public notary office in Haskovo is well organized but has experienced a dramatic rise in activity since the passing of the restitution laws. Sales increased from 256 in 1988 to 751 in 1992, while witness interrogations increased from 384 to 610 in the same period. The notary officers would like to computerize the office, and have had discussions with the 8-10 local banks about automating the notary records. The staff did not seem to think, however, that there was likely to be very rapid progress in this area.

The public notary land records are manually kept in a series of cross-referenced books that are identical to those observed in the other municipalities. These books are described in detail in the section on Blagoevgrad. The public notary land records are cross-referenced by notary act number and the names of the persons involved in the transaction. Without this information, however, it can be very time consuming to locate sales or mortgage information for a particular piece of real estate.

Certificates of sale are kept by the notary and are distributed to the client and the municipal cadastral office but not to the regional tax office. The latter office is certain that not all properties are now being taxed since the system relies on the property owner to register the sale with the tax office. The fine for failing to report is small and interest is normally not charged.

There is little incentive, therefore, to comply with the law. While property taxes currently account for a relatively small portion of municipal revenues, this tax will increase in importance as more land is privatized and land increases in value.

Other important land information is not exchanged among the various agencies. Mortgage and land partition information maintained by the public notary is not forwarded to the municipality. Conversely, the municipality does not report leases of municipal land to the notary. The public notary, however, has begun to require proof of payment of property taxes when documents are filed.

The regional tax office collects all taxes for the nine municipalities in the Haskovo region. The municipality is concerned that taxes be collected efficiently, and has purchased eight PS1 486 computers with 4 MB of RAM and 170 MB hard drives for the regional tax office. These computers will soon be installed on a local area network and should greatly improve tax collection.

The municipal cadastral maps appeared to be well maintained manually in pencil on two mill mylar. Like other municipal cadastral maps in Bulgaria, they are drawn at a scale of 1:500 with two-meter topography. They were developed by photogrammetric means in 1972 (for the city center), and show buildings, pavement, fences, parcels, and real estate. The team did not discuss the maintenance of the building and other physical information on the map with the staff, but it is likely that the planimetric detail is not being maintained.

The municipality has taken positive steps to computerize the cadastre. It has purchased one 486 PC with a math coprocessor, 200 MB hard disk, and 8 MB of RAM. This equipment, together with a small HP SCANJET II, a small digitizer, and a pen plotter, are currently housed at the computer center. The equipment was not fully operational at the time of the visit. The municipal cadastral office plans to develop databases containing ownership, utility, and building information. They are uncertain how to proceed, and plan to visit the Ministry of Construction in Sofia for advice. They have purchased AUTOCAD, a computer-aided drafting package, to manage the graphics for the new system.

Most of the Haskovo region is reported to have new cadastral maps, although the plans (permitted use maps similar to zoning compiled on the cadastral maps) are generally obsolete. Some of them date from 1928. The plan for Haskovo was last done in 1982 and does not take into account the environment and ownership. This is a serious problem since a piece of real estate (property under one ownership) may have several permitted uses but, because of its configuration, not meet the size, road frontage, or other criteria of any of the plan districts. Haskovo is planning to phase the updating of its plan geographically, but does not currently have the resources to proceed.

The municipality of Haskovo and the local and regional agencies with land information responsibilities have begun to cooperate in several areas. The public notary, for instance, requires proof of tax payment from the regional tax office and the notary forwards certificates of sale to the municipal cadastral office. The municipality is in the early stages of computerizing its cadastral maps and has plans to develop related data bases. Haskovo has also purchased computers for the tax office in order to improve tax collection.

Despite these initial steps, several important pieces of information are not routinely exchanged among the various agencies. For example, the regional tax office does not receive notice of the sale of property form the public notary, and the municipality does not report leases of municipal land to the notary. Staff are generally aware of the need to develop these relationships, but lack the institutional framework in which to work.

Haskovo is clearly moving aggressively to solve its land information problems. Future progress will be hampered, however, by the lack of formal data exchange relationships among the various agencies, input from the private sector in information needs, and the lack of a common real estate numbering system. The importance of the latter concern cannot be understated. Until the public notary and the regional tax office adopt the municipal numbering system or another system is agreed to, finding and exchanging land information will remain extremely difficult. The national authorities are aware of the problem, but there is no indication that a solution will be dictated in the immediate future.

Recommendations

The basic strategy for each municipality should be to establish more formalized lines of communication by organizing a technical committee charged with improving the collection and flow of land information and ensuring the use of a common real estate numbering system. In Haskovo, this committee should be coordinated by the Chief Architect and report to the appropriate policy makers. It should include representatives of both the public and private sectors including the public and state notaries, the regional tax office, local banks, and others.

The committee should have a very rigid, focused agenda. In the first six months it should recommend the basic goals of the land information system and the contents of the cadastral data base. The latter should be the first priority. The automated drafting system purchased by the municipality is a logical choice given the systems in place elsewhere at the regional level. The municipality will probably outgrow both the hardware and software in two to four years, however. The design of the data bases for this system should be flexible enough to ensure compatibility with the data bases of the other agencies as they develop and with more versatile mapping systems generally.

The committee should also review the information needs of all parties, recommend improved information flows, recommend or assist in the development of coordinated information systems in each of the agencies, and should consider making recommendations to the national agencies with land information responsibilities. The committee should document all of its research and findings and make regular reports. The committee's ultimate goal, however, should be to make real and rapid improvements to land information availability and management.

Fiscal and Financial Mechanisms

Current Situation

There has been a substantial increase in new private retail activity in the center of Haskovo. The municipality has played a key role in this process by facilitating the privatization (or lease) of many smaller retail spaces (such as barber shops) and privatizing seven shop spaces on the

street level of the municipally-owned major department store through an auction. The municipal staff consider the auction of the spaces in the major department store to be a significant success due to the high prices obtained for the spaces.

There are three major properties in the center whose ownership is not yet clear: the former communist party building, the former communist youth building, and the former trade association building. The municipality has asserted its ownership of these properties, and is prosecuting its position through legal channels, since the three buildings represent key assets in the continued improvement of the center. In other cities the team visited, these types of buildings had often been converted to municipal use, as major public buildings (the city hall in Rousse, for example).

There are two principal industrial zones in Haskovo: (1) the older area containing the city's traditional heavy industries, focusing on export-oriented machinery and metal fabrication activities, is located in the southeast area of the city; (2) a newer light industrial district has been developed to the north of the city near the main highway, which contains several food processing facilities and other similar plants. In the newer industrial zone, the municipality has identified several parcels that it proposes to privatize for light industrial use. The municipal staff indicated that there is active interest in these parcels from private entities.

According to municipal staff, there is little other municipally owned land available for industrial or commercial development outside of the northern industrial zone, except for infill parcels in or adjacent to large scale residential blocks. In spite of this lack of available land, the municipality has begun to auction municipal parcels for which the ownership is clear. As the ownership of other industrial and commercial parcels is delineated, the municipality plans to continue auctions of parcels following a strategy of encouraging light industrial and service firms.

The municipal companies present selected opportunities for the municipality to promote investment. First, the municipality is in the process of privatizing two municipal companies through the privatization commission. The net proceeds of these privatizations (after payment of debts and taxes to the central government) will be available to the municipality. The mayor has indicated that the municipality may consider the establishment of a local development fund capitalized by these proceeds in order to support local economic activity. Second, the municipality indicated that it plans to utilize the financial strength and dominance of the municipal market company to remove the central market in the downtown via private investment, and to increase the overall return to the municipality of the leases and management activities in the other markets that the municipality owns and operates.

It is important to note that Haskovo's economic base is dependent to a significant degree on the large state companies that provide the majority of its industrial employment. The municipality has no control over the state companies, many of which are in difficult financial positions due to restricted access to markets and related factors.

The municipality has not begun to test the existing legal and regulatory environment in a systematic manner. This would include examining possible ways to generate revenues through the use of new financial and fiscal mechanisms such as assessment districts, special local fees, and similar initiatives.

Recommendations

The specific strategy recommended for Haskovo is to strengthen its existing financial and fiscal programs focused on creating private economic activity. In this regard, the municipality should encourage continued private investment in the center of the city through lease or privatization of additional space in the large department store and expansion of the types of merchandise available at the central market through privatization.

In addition, the municipality could prepare an inventory of all available commercial and industrial land and create nonfinancial incentives to facilitate the development of such land, either through its planning or permit processes. For example, the municipal plan could provide flexibility of use to accommodate changing market conditions for commercial parcels.

Stara Zagora

Land Information

Current Information

The municipal cadastral maps appeared to be well maintained in a manual mode on vellum. Like the other municipal cadastral maps observed, they are drawn at a 1:500 scale with two-meter topography. They were developed by photogrammetric means in 1973 (for the city center), and show buildings, pavement, fences, parcels (planned or permitted use), and real estate (ownership). Both parcels and real estate are numbered following the national system (Roman numerals indicate parcels and Arabic numerals indicate real estate). A large number in the center of a block identifies the block for real estate numbering purposes. Each real estate polygon is identified by a three digit number. Since this number is unique within a block, each real estate is uniquely identifies by using the combination of block and real estate number. The number is changed when there is a change in the configuration of the real estate.

Real estate information is maintained in a register using the real estate number as an index. When a new plan is created, a new register is also created, though the numbering system remains constant. Building footprints on the cadastral maps are also numbered. The municipality records information about each structure such as the number of stories and the physical condition. The original building designs are kept in the archive office.

The municipal cadastral office is well organized with a competent staff. It is, nevertheless, overloaded by the restitution process. It was suggested last year that the office be computerized, but there are insufficient funds for the project. The Chief Surveyor appears to be very knowledgeable about computers and expressed a desire to begin automating the cadastral records.

The cadastral staff maintains the register and the maps, stakes out real estate boundaries for the public, and produces the site plans used by the notary. Each site plan costs the office 12 Leva in material to produce, but they are permitted by law to charge only 3 Leva for the service.

The public notary receives site plans from the cadastral office but, like the other notaries visited, is not currently using the municipal property numbering system. The public notary makes three copies of certificates of sale, one of which is forwarded to the municipality. Public notary records are kept manually in the usual way. There is a series of books cross-referenced by notary act number and the names of the persons involved in the transaction. The Chairman of the Regional Court is concerned that the public notary will be overwhelmed with transactions as privatization continues and has taken steps to computerize the notary records. They are attempting to barter office space in their building in exchange for the hardware and software.

The state property office is a municipal function coordinated with the Ministry of Finance, and is responsible for keeping records of municipal and state land within the urban area. The office in Stara Zagora has kept a registry indexed by address, name of owner, and confiscation act number since 1947. The information is incomplete (as it is in the other municipalities) since subsequent transfers of land among the various state entities were not always recorded.

The state property office must receive notice from the ministry of Finance before it can restitute urban property. When a property is restituted, it is canceled in the books, and a new document is issued, which the new owner must take to the public notary. The cadastral office frequently assists in the restitution process by researching ownership or appraising property.

No more than 20 percent of the state companies in Stara Zagora have a notary act for the land they use. These companies have either fee simple ownership, building rights, or use rights. The other 80 percent of the companies obtained permission from the Party to use the land. The disposition of these properties, like most other land, is the subject of debate.

The cadastral office is assisting the land commission with the restitution of agricultural land in the region. They have assigned numbers to all real estate, and are currently locating property corners. The maps (photorevised in 1971, 1:500 scale) are being digitized in-house and stored on six 486 computers with 4 MB RAM and 120 MB hard drives. Each portion of the data base is stored on a different computer. The regional cadastre is using AXTER CAD software developed at the technical university in Sofia, an approximately 36" x 50" digitizer, and a Bulgarian-made pen plotter.

The same institutional problems with information exchange found in Haskovo exist in Stara Zagora. Land information is fragmented in various offices and the agencies do not all use a common numbering system for real estate. While the territorial cadastre is currently being computerized using a CAD package and the public notary is attempting to secure financing for computers, modernization of land records processes is apparently not proceeding as rapidly a in Stara Zagora.

Recommendations

As was previously stated in the section on Haskovo, the basic strategy for each municipality should be to establish more formalized lines of communication by organizing a technical committee charged with improving the collection and flow of land information and ensuring the use of a common real estate numbering system. In Stara Zagora, this committee should also be coordinated by the Chief Architect and should report to the appropriate policy makers. It should include representatives of both the public and private sectors, including the public and state notaries, the regional tax office, local banks, and others.

Since the municipal cadastral office has not yet begun to computerize, the committee may wish to first focus on the data base needs of the public notary within the overall context of the future cadastral system. The exact contents of the cadastral data base could be specified later. The committee should also review the information needs of all parties, recommend improved information flows, recommend or assist in the development of coordinated information systems in each of the agencies, and consider making recommendations to the national agencies with land information responsibilities.

Fiscal and Financial Mechanisms

Current Situation

Stara Zagora is a regional administrative center. The center of Stara Zagora reflects this role: it is very attractive and well maintained, due to the grid pattern of the street system, the presence of regional administrative functions, and the large stock of well designed buildings. In the areas near the central market there has been substantial new private investment in recently restituted properties and a significant increase in retail activity. The market area itself has a wide variety of merchandise in a large number of covered stalls and adjacent buildings. The municipality has assisted with the privatization of many smaller retail buildings and has leased shop space in the major department store.

The municipality has identified a smaller number of public/private developments that it proposes to undertake in the center of the city. These may include joint developments to provide public space, institutional buildings, and similar social facilities. The chief architect proposes that these public/private projects be structured to leverage public investment through exactions or public participation in exchange for issuance of building rights on well located parcels in the city center.

There are still some major public properties in the center whose ownership is not yet clear, for example the former communist party building. The municipality has asserted its ownership of these properties. Municipal ownership of these buildings may permit the municipality to create, at a minimal cost, a coordinated administrative area for public activities, and facilities for the area's emerging business community.

Stara Zagora is also a major industrial center, with much of the area's traditional heavy industrial base focusing on export-oriented machinery and metal fabrication activities. This sector has had serious difficulty recently due to declining markets. By contrast, the newer light

industrial activity and emergent high tech-sector, which contain several food processing facilities and other similar plants, and a large chip manufacturing complex which employed 14,000 persons at its height, reportedly are performing somewhat better. A brief field survey of the industrial zones of the city revealed that there are several potentially developable industrial parcels suitable for modern light industry.

There is currently little improved municipally owned land available for industrial or commercial development outside of the industrial zones, except for infill parcels in or adjacent to large scale residential blocks. In spite of this lack of available land, the municipality plans to auction property for private development. The plans include not only industrial and commercial uses, but construction of market-rate detached housing for those who can afford good quality units.

Stara Zagora has established a local development fund financed by proceeds of the privatization of municipal companies. The fund is currently preparing to privatize seven of the fifteen municipal companies, and deposit the 50 percent of that the municipality receives (net of debt) into the fund. This would provide the municipality with a means of supporting local economic activity.

In summary, the municipality of Stara Zagora has begun to create a series of innovative local financial and fiscal mechanisms. Among the most promising are the emphasis in the new municipal plans upon private ownership of housing and smaller commercial space, the publicly stated willingness of the municipality to consider complex public/private partnerships for provision of community-serving facilities in the city center, exploration of incentives to induce development of market-rate detached single family residential development, the imposition of fees on taxis and trucks for road improvement programs, the constitution of financially self-sustaining and municipally-controlled legal entities to assist in the construction of new housing and related activity, and the local development fund.

Recommendations

Because Stara Zagora has established the local development fund, it has a vehicle through which ICMA can provide focused technical assistance. The management of the fund should now be preparing to receive applications, undertake credit analyses, draw contracts, approve and originate loans, and structure compliance with contract provisions in case of delinquency or default. ICMA can become involved in these fund activities by working with the fund management to delineate a process to analyze, originate, service and monitor loan activity.

Additionally, the municipality has indicated that it would be interested in pursuing the conversion of certain municipal companies into separate, autonomous legal entities that could be utilized by the municipality to provide services through their own revenue sources. Among these could be special assessment districts, street and lighting maintenance districts, special taxing districts, and public authorities for such services as parking or street improvements. As the municipality studies the creation of new revenue sources these types of legal entities may offer possibilities to create local fees and exactions while encouraging economic activity.

Rousse

Land Information

Current Information

The cadastral office in Rousse reports to the Chief Architect and the Deputy Mayor for Construction. The Chief Architect is concerned that the original cadastre for the municipality was not well done or organized. The City has received options for improving the mapping from a cadastral company, but the municipal information or data is not currently organized sufficiently to move forward with any of these proposals. The municipality cannot currently ascertain the extent of its land holdings.

The municipal cadastral office has developed working relationships with the utility companies, and maintains electricity, water, sewer, heat, and telephone information on the cadastral base. The utilities were built by the municipality with state funds and there is, as a result, an ongoing debate over who should maintain these facilities. Each utility keeps its own construction drawings. The cadastral utility records are maintained from drawings developed as part of the construction permitting and inspection process. The utility maps are maintained on a copy of the cadastral base in colored pencil. The maps show the general location of each utility without measurements. This information is reported to be incomplete, however.

The original cadastral maps are drawn on linen at the standard 1:500 scale and are dated 1987. The cadastral office does not receive all of the information it needs to maintain its maps and records. Information such as divisions of buildings and aerial photographs of new construction are not forwarded to the cadastre. The latter are maintained separately by another municipal department.

Rousse appears to be the only municipality among the four visited that is maintaining building information on the cadastral maps using construction drawings. A record of these drawings is kept in a separate book, and the information is regularly transferred to the standard 1:500 scale cadastral maps. The Director of the cadastral office would like to computerize, but does not currently have the resources. The restitution process has increased the number of site plans the office must process by a factor of ten and regular maintenance of maps and records is suffering.

Rousse has clearly taken some positive steps toward organizing the various components of its land information. It is attempting to maintain building, real estate, and utility information in the cadastral office in a way that suggests greater sophistication than was observed elsewhere. This effort is clearly suffering, however, from a lack of formal interagency ties, clear direction, and a lack of resources. Information exchanges are reported to be irregular and the office appears to be disorganized. The old system appears to have been overwhelmed by the demands of restitution and privatization.

There is an urgent need to organize the information in the cadastral office to support the planning process for the development of commercial and industrial parcels. Once these parcels are located and their uses defined, the municipality may wish to create special taxing districts

or create other incentives. It is, therefore, very important that the land information be systematically organized to support these efforts.

Recommendations

It is important that Rousse exert greater control over its land information. The Chief Architect supervises several departments. In discussions with him, it was agreed that a technical working group charged with the initial task should be organized. He felt that someone from the planning group could best address the issues as they relate to economic development. This person could coordinate a group to investigate and make recommendations on formalizing data exchange with the utility companies, systematizing the maintenance of the base maps, coordinating the use of unique parcel identifier with the notaries, and organizing and computerizing the records of the state notary as quickly as possible.

This working group should consider the longer term needs of land records management as it conducts its business, and could evolve into a group charged with broader information management responsibilities. Initially, however, it should remain narrowly focused on systematically identifying, mapping, and developing an ownership database of parcels with commercial or industrial potential.

Fiscal and Financial Mechanisms

Current Situation

The historic center of Rousse is an attractive area due to the broad streets, the city's long-standing role as a major center for trade and cultural contact along the Danube, and the large stock of well designed older buildings. In the areas near the central retail core there has been substantial new private investment in recently restituted properties and a significant increase in retail activity. The municipality has leased many of the smaller retail spaces that were formerly municipal shops (e.g., barbers, restaurants) to private businesses.

Rousse has historically been a major center for heavy industry, trade, transport and communications because of its strategic location. In spite of these locational advantages, many of the approximately 140 state companies in the area (especially those in textiles, machinery and metals fabrication) are currently reported to be failing. The most successful elements of the local economy are retail trade in the central core (where there is substantial new private investment following restitution of properties), the port and free trade zone (including the shipyard), and firms engaged in transport and communications. Based on these trends, the chief architect felt that the municipality should focus on encouraging transport and communications. He perceived that Rousse has a competitive advantage in these areas due to its location and infrastructure.

The municipality hired a private consulting firm to conduct an initial study of the area's economy. The report includes discussions of the local labor force, employment patterns, unemployment, labor mobility, and entrepreneurship. The chief architect indicated that the municipality hoped to prepare a more focused economic base analysis to define a strategy for the municipality to follow to support a post-communist local economy.

Some members of the team had the opportunity to tour the major industrial zones, the port areas, the free trade zone and the shipyard with the director of the free trade zone. The potential of these areas makes them an obvious initial focus of municipal efforts. In spite of the fact that the port and the free trade zone are administered by regional entities and the shipyard is a state company, there are many initiatives that the municipality can take to coordinate investment with these activities.

Staff at the privatization office indicated that the municipality is currently considering the privatization of some of the 23 municipal companies. In addition, the municipality is analyzing the potential of selected municipal companies that face substantially increased competition as private entities evolve. An example is the municipal bakery, which now has 321 employees.

Rousse has the economic potential to create a number of new financial and fiscal mechanisms to promote development due to its size, location, and diversity of its economic base. The most obvious source of revenue for directed programs to support growth is the orderly privatization of the extensive assets of the 23 municipal companies.

Recommendations

The municipality, through its privatization commission and staff, plans to facilitate continued private investment in the central retail area through continued leasing and phased privatization of municipally owned retail space. In a meeting with the privatization office, the staff provided a detailed description of the current status of the major municipal companies and possibilities for their privatization (using the bakery as an example). The privatization staff indicated that they had prepared a draft plan for privatizing retail space in the central core, leasing programs, and related activities. The expressed a need for sample contracts, management forms and similar materials, and for information on auction procedures. These types of assistance can be provided by ICMA.

The chief architect indicated that the municipality is interested in the preparation of an analysis of the local economic base to aid the City in developing a general plan for promoting economic growth. Among the more obvious items that should be covered in further analysis of the local economic base are:

- Identification of ways to prepare municipally owned industrial land for development:

  A brief field survey of the industrial zones of the city revealed that there are several potentially developable industrial parcels suitable for modern light industry. Large areas near the port and the free trade zone, in particular, appear to be under-utilized. As the ownership of these parcels is delineated, the municipality should assert ownership on parcels improved with infrastructure, and propose to privatize certain of them for light industrial use through auctions, in concert with the port and free trade zone. There will probably be active interest in these parcels.

- Inventory all available developable industrial and commercial land:

  There is certainly little municipally-owned land available in Rousse for industrial or commercial development, except for infill parcels in or adjacent to large scale residential blocks. As a result, the municipality should prepare an inventory of all available commercial and industrial land, regardless of ownership, as the ownership of potentially developable parcels is adjudicated. This could be accomplished through the creation of a land information system, as discussed above. In addition, the municipality should create incentives to facilitate the development of such land, either through its planning or permit processes. For example, the municipal plan could provide flexibility of use to accommodate changing market conditions for commercial parcels.

- Coordinate with selected state companies:

  The economic base of the Rousse area depends to a significant degree on the approximately 140 state companies, which provide the majority of its industrial employment. The municipality has no control over the state companies and many are in difficult financial positions due to restricted access to markets and related factors. In contrast, there are some state companies (such as the shipyard) which have remained profitable. In addition, there are state entities - the free trade and the port ate the two key examples - that could provide the municipality with the means to gain control of new revenue sources to encourage development. Despite the fact that the municipality currently has no voice and therefore little direct influence in the management of these companies, it should search for an improved mechanism to coordinate with these companies since they would be expected to play pivotal roles in a broad municipal development strategy.

Blagoevgrad

Land Information

Current Situation

The municipality has developed several computerized data bases in the last year to support a variety of city programs. These include data bases of municipal property renters, citizens with housing needs, and civic status. The municipality would also like to develop a data base for real estate ownership, and has, in fact, started to organize and research the records of the state property department. Blagoevgrad is the most advanced among the municipalities visited in improving and computerizing municipal information generally.

The lack of complete, researched real estate ownership information in the state property office is a major concern to the municipality because of the restitution process and the need for economic development. Ownership records in this office are not very good since transfers were not always recorded after 1970. As a result, nearly all ownership is subject to question and the

municipality is not able to sell land. The municipality is preparing to sign a contract with a company to update the municipal cadastre, and is beginning to consider the contents of a cadastral data base to be developed by the municipality.

The territorial cadastre and land commission are developing the regional cadastre to support the process for restituting agricultural land. There is some confusion in areas where agricultural land was transferred to forest land (forest land records are kept by a separate cadastre). The head of the land commission hopes that the regional cadastre can be presented to the municipality.

There is a land commission in each region in Bulgaria. The commission members in Blagoevgrad, who were appointed in 1991, are cadastral experts, lawyers, and agronomists. The land commission is using every available document, including statements of owners and irrigation maps from 1934, to determine original land divisions. They are in the process of developing a data base with the real estate numbers, names of the owners, and other information.

The regional cadastres are surveying and mapping organizations whose responsibility is to provide the basic technical map and ownership information for the land commissions. In Blagoevgrad, the cadastral map is being compiled on a photogrammetrically developed 1:500 scale base map dated 1990. Each sheet shows soils and lines of use or occupation. The new map is made by assembling the statements of the previous owners and information from the tax registers. The staff then establishes survey control in the field and surveys each existing field using total stations. APIS CAD software is then used to produce a drawing of each parcel. The cadastre is using three Datecs 386 computers with 1 MB of RAM. They also have a pen plotter, a scanner, and a large digitizer. The three staff use roads and other features on the map for control and adjust the real estate boundaries as needed. They prepare a discrepancy report for the land commission upon completion of this stage of work.

The land commission takes this information into the field with the various owners and attempts to arbitrate conflicting claims. Decisions are passed back to the cadastre, which sets the corners of the new real estate and produces a site plan showing the parcel and the surrounding owners. The new owner can then use this document to apply for a notary act. A new cadastral map is then produced using the state numbering system.

The public notary keeps the same well maintained set of cross-referenced records found elsewhere in Bulgaria. Private sector lawyers prepare initial documents, which are then checked, signed, and recorded by the notaries. The first of the notary books is the book of descriptions. Documents are numbered and entered consecutively. Each of the up to 200 entries in each book has the entry date, the names of the participants, the type of the transaction, and the notary act number.

The second volume, the Alphabetical Book, contains the transaction type, notary act number, and the year and consecutive act number for all transaction indexed alphabetically for each year. The third volume, the Double Entry Register Book, has the consecutive entry number and date, the notary act number and date, the names of the parties, and the type of the transaction. The fourth volume, Real Estate History, has the consecutive number, the notary act number, date,

type of transaction, and the description of the real estate (number of stories, etc.). The fifth volume is an alphabetical book for all transactions that is generally used to check mortgages. It has the names of the parties and the transaction number from book four. All the information from the last four volumes is derived from the first book.

The notary office has been discussing computerization of its records. The Bankers Association is interested in assisting, and one bank has reportedly offered to provide training.

According to the Secretary of the City Council, the development of a complete and integrated cadastre is one of the most important goals of the municipality. Several steps have been taken in that direction including conferring with the public notary and the tax office and preparing a contract with a cadastral company. They are uncertain of the structure and content of the data base, the data base software to be used, and the mapping software to be purchased.

The Blagoevgrad city staff have demonstrated an understanding of the basic land information needs and have taken some concrete steps to address them. A principal impediment in Blagoevgrad, as in the other municipalities, is consistent, well organized land information systems and processes.

Recommendations

The Staff in Blagoevgrad have developed several data bases and have organized information in several key areas. They have taken the initial steps to organize the land information by preparing a contract to update the cadastral maps. They understand that they need to coordinate this effort with the development of a land ownership data base but are not certain how to approach this problem. Technical assistance should focus on developing this data base under the general direction of the Secretary of the Council. As in the other municipalities, it would enhance the design, increase the versatility of the eventual products, and improve the information flow to both the public and private sectors, if the Secretary could rely on advice from technical staff from the many agencies with land information needs and responsibilities. The working group should be organized around the short-term goal of recommending a cadastral data base to accompany the new map that would structure ownership information for economic development purposes.

Fiscal and Financial Mechanisms

Current Situation

The center of Blagoevgrad is modern, attractive, and well maintained, and has benefitted from large-scale urban renewal over the past ten years. The central business area of Blagoevgrad consists overwhelmingly of municipally-owned buildings, which is, to a degree, atypical. There has not been any substantial new private investment in recently restituted properties in the city center. There has, however, been a significant increase in retail activity as shops have been leased to private businesses and street vendors have established themselves in the area.

Blagoevgrad is a major industrial center. Part of the team met with the deputy mayor responsible for development, who provided an assessment of the six large state companies that

form a major element of the local economic base. The city was created as an export-oriented heavy industrial center in an agricultural area. However, much of the traditional heavy industries, focusing on export-oriented machinery and metal fabrication activities, have had difficulty due to declining markets.

There is currently little municipally-owned land available for industrial or commercial development, except for infill parcels in or adjacent to large scale residential blocks. The municipality has begun to attempt to gain clear title to municipally-owned land in preparation for auctions and other activity, but has experienced difficulty with legal issues related to ownership on some of the key parcels, such as the library site. Nevertheless, the municipality plans to continue to try to auction land as ownership is resolved.

In summary, the municipality of Blagoevgrad is in the process of analyzing its options for playing a stronger role in supporting local economic development. First, it should continue to facilitate private investment in the central retail area through phased leasing and privatization. Blagoevgrad has the potential to play a major role in this regard, due to its ownership of a reported 90 percent of the commercial space in the center of the city.

Next, as the ownership of available industrial and commercial parcels is delineated, the municipality should assert ownership on parcels improved with infrastructure, and propose to privatize certain of them for light industrial use. A brief field survey of the industrial zones of the city revealed that there are some potentially developable industrial parcels suitable for modern light industry. There will most probably be active interest in these parcels.

The municipality should prepare an inventory of all available commercial and industrial land, regardless of ownership, and create incentives to facilitate the development of private land in particular, either through its planning or permit processes. For example, the municipal plan could provide flexibility of use to accommodate changing market conditions for commercial parcels.

Blagoevgrad recognizes that municipal companies could play an important role in providing fiscal and financial mechanisms to assist in encouraging economic activity. However, the municipality has not taken steps to establish a local development fund with privatization proceeds. This would provide the municipality with a means of supporting local economic activity.

CONCLUSIONS

Management and staff in all of the municipalities visited were well aware of the need to improve the collection and management of land information. The first impetus came from the restitution laws passed in Sofia. Since then, the need to stimulate economic development, revise plans, and improve permitting functions has greatly increased interest in land information issues at the municipal level. The need, in fact, has become critical. All of the municipalities visited were taking some steps to solve their land information problems. All were anxious to complete some part of the process as quickly as possible in order to meet legal deadlines established by the restitution laws or to avert economic problems. All of the municipalities are hampered in their efforts by a confused legal environment, lack of knowledge about various modern systems, an

organizational structure that fragments responsibility for land information, and, to varying degrees, a lack of financial resources.

The staff and elected officials responsible for the creation and management of financial and fiscal mechanisms related to private economic activity in the municipalities recognize the importance of facilitation private development. However, the current national taxation system and revenue sharing regulations do not provide a well defined system of incentives for local government to encourage private development, since the largest sources of local tax revenues are income taxes and turnover taxes paid primarily by state-owned companies.

As a result, the municipalities visited have taken various initiatives based most often on more effectively exploiting the assets of municipal companies, privatizing (or more often leasing) municipally-owned retail space in the center of the city through some type of auction process, and asserting ownership on former state-owned buildings and parcels for subsequent reuse or resale. These mechanisms have tended to date to be opportunistic.

RECOMMENDED WORK PLAN

Assistance in the area of land information must be provided relatively soon and be highly focused in order to be most effective. Several major decisions about changes to organizational structures and implementation of new technology will be made in the next few months. Also, the difficult legal and economic environments make it likely that current municipal staff will become discouraged and leave without some rapid, visible progress.

The general recommended approach is to develop a technical, interagency committee in each municipality that can address land information issues in a local context. The basic strategy for each committee should be to establish more formalized lines of information, and to ensure the use of a common real estate numbering system. Each committee should be rigidly coordinated to ensure rapid progress and should report to the appropriate policy makers at the local level. Each should include representatives of both the public and private sectors including the public and state notaries, the regional tax office, local banks, and others.

Each committee should have a very focused agenda that produces clear results in the first six months. Each should have as its long-term agenda the recommendation of basic goals of a land information system and the process for creating one. The committees should, in the long term, review the information needs of all parties, recommend improved information flows, recommend or assist in the development of coordinated information systems in each of the agencies, and consider making recommendations to the national agencies with land information responsibilities.

The short-term goals would vary depending on the sophistication and the immediate needs of each municipality. Since Haskovo and Blagoevgrad are furthest along in the process, assistance should be initiated in these municipalities first and then extended to the other two. The planning and data base development processes and products in these first municipalities could serve as a model for other cities in the country.

Assistance in the area of financial and fiscal mechanisms should be clearly focused on short-term assignments that will result in well defined deliverables that can be used as models for other

municipalities in Bulgaria. The technical assistance should provide measures that are usable in the current legal environment, and not be dependent upon the enactment of changes to existing national taxation system, revenue sharing provisions, or legislation affecting property ownership.

In this context, it is recommended that the technical assistance on financial and fiscal mechanisms be provided initially to the municipalities of Stara Zagora and Rousse, which have made well-defined requests for assistance. The municipality of Stara Zagora has established a local development fund and now needs assistance on the loan process, while the municipality of Rousse requested assistance with several technical aspects of privatization and an economic base analysis. Assistance to these two cities would result in specific and transferrable approaches that could serve as models initially to the other two municipalities, and subsequently to other municipalities in Bulgaria. Further, the success of these assistance programs could serve nationally as examples, and might thereby support any appropriate legal and regulatory change at the national level.

Specific recommendations for assistance to each municipality follows:

Haskovo

The municipality of Haskovo and the local and regional agencies with land information responsibilities have begun to cooperate in several areas. The public notary, for instance, requires proof of tax payment form the regional tax office and the notary forwards certificates of sale to the municipal cadastral office. The municipality is in the early stages of computerizing its cadastral maps and has plans to develop related data bases. Haskovo has also purchased computers for the tax office in order to improve tax collection.

Despite these initial steps, several important pieces of information are not routinely exchanged among the various agencies. The regional tax office, for example, does not receive notice of the sale of property from the public notary, and the municipality does not report leases of municipal land to the notary. Staff are generally aware of the need to develop these relationships, but lack the institutional framework in which to work.

Haskovo is clearly moving to solve its land information problems. Future progress will be hampered, however, by the lack of formal data exchange relationships among the various agencies, input from the private sector in information needs, and the lack of a common real estate numbering system. The importance of the latter concern cannot be understated. Until the public notary and the regional tax office adopt the municipal numbering system or another system is agreed to, finding and exchanging land information will remain extremely difficult. The national authorities are aware of the problem, but there is no indication that a solution will be dictated in the immediate future.

Proposed Workplan

First Six Months

The mayor should appoint a technical land information committee reporting to the chief architect. USAID assistance would be provided under the auspices of this committee and work collaboratively with it to achieve the following:

- Recommend the contents of the cadastral office data base from alternatives presented by staff. The data base should be compatible with other systems in the region including the municipality's AUTOCAD system, and be expandable.

- Develop agreements that ensure that the cadastral office data base routinely receives the required information. These agreements could be forwarded to the necessary bodies for ratification.

- Develop a statement of need and recommend the basic goals of a coordinated land information system for the municipality and the region (users, access, information exchange, etc.).

- Issue a report that evaluates alternatives for real estate numbering systems and recommends a preferred system for the Haskovo region.

- Monitor the progress of the cadastral office data base.

Second Six Months

- Using the basic goals previously identified, the committee will review and report on the information needs of all participating bodies. It will issue a brief report on each agency and a final report that will recommend improved information flows among all agencies, recommend the development of coordinated information systems in each of the agencies (if appropriate), and will recommend appropriate legislative or policy changes to the national agencies with land information responsibilities.

- If the situation warrants, the committee may decide to recommend specific data bases for other participating agencies, and begin to provide assistance in their development.

Stara Zagora

The municipality of Stara Zagora has established a local development fund, as per national enabling legislation, to support business creation and expansion. The fund is capitalized from proceeds of privatization of municipal assets. Stara Zagora appears to be ahead of other municipalities in establishing this fund and beginning to develop an approach to its administration.

Stara Zagora has requested assistance with the fund. An immediate need is for assistance to make the fund operational by establishing fund objectives and policies, putting in place the

procedures and regulations for accepting and reviewing loan applications. Subject to this, the city will need to develop a longer-term approach to generating resources for the fund through a phased program of privatization, and might also want to examine other ways to use the resources of the fund in pursuit of the fund's objectives.

Proposed Work Plan

First Six Months

The fund manager should create a working committee composed of a small number of the members of the fund's staff and board of directors. USAID technical assistance would assist the committee with the creation of a simple loan process, and the preparation of legal and financial documents needed to support the process. In the first six months it should complete the loan process, design and approve an initial set of loan documents, hire any local professional services (i.e., legal, accounting, loan review, escrow, trust and other banking, loan monitoring, loan servicing), start one loan into the process, and set goals for the loan production for the second six months.

Second Six Months

During this period the loan process should become more routinized and the documentation regularized into a simple, standard package that fits the process. At this point, assistance could be provided to monitor fund operation, examine other uses for the fund (e.g. infrastructure to support investment, public/private partnerships), and work with the city to develop a longer term phased program of privatization to generate additional capital for the fund.

Rousse

The chief architect requested technical assistance in the preparation of an economic base analysis to guide the economic element of a new municipal master plan. This is a standard economic technique that can be undertaken primarily through local Bulgarian staff, using U.S. and other models as guides. The economic base analysis, when completed, could serve as a model for other municipalities in Bulgaria.

Proposed Work Plan

First Six Months

The chief architect should create a working group of municipal staff, elected officials, representatives of the free trade zone, the port, the shipyard, and other appropriate persons to provide general oversight on the economic base analysis. With USAID assistance the group would develop a scope of the analysis, identify data needs, and establish a schedule for undertaking the work. The analysis and report preparation would be completed during this period.

Second Six Months

Depending on the findings of the economic base analysis work, several follow-on activities are possible. One would be more critical analysis of the city's land assets. A second area would be acceleration of the process of privatizing municipal properties. A third, based on experience in Stara Zagora, would be development and operation of a local development fund. Finally, Rousse might be a good city with which to work on infrastructure financing issues, particularly as they relate to a business retention and attraction program.

Blagoevgrad

The staff in Blagoevgrad have developed several data bases and have organized information in several key areas. They have taken the initial steps to organize the land information by preparing a contract to update the cadastral maps. They understand that they need to coordinate this effort with the development of a land ownership data base but are not certain how to approach this problem. Technical assistance should focus on developing this data base under the general direction of the Secretary of the Council.

As in Haskovo, it would enhance the design, increase the versatility of the eventual products, and improve the flow of information to both the public and private sectors if the Secretary could rely on advice from technical staff from the many agencies with land information needs and responsibilities. A working group should be organized around the short-term goal of recommending a cadastral data base to accompany the new map in order to structure ownership information for economic development.

Proposed Workplan

First Six Months

Working with a technical committee provided by the Mayor, USAID technical assistance would support the city in the development of an integrated data base on pertinent land information. The specific products that this assistance might deliver are noted below:

- Report on the recommended contents of the cadastral office data base from various alternatives presented by staff. The data base should be compatible with other systems in the region and be expandable.

- Develop agreements that ensure that the cadastral office data base routinely receives the required information.

- Develop a statement of need and recommend the basic goals of a coordinated land information system for the municipality and the region (users, information exchange, etc.).

- Issue a report that evaluates alternatives for real estate numbering systems and recommends a preferred system for the Blagoevgrad region.

- Investigate the need for computerizing the cadastral map and report on the technical requirements.

- Receive reports on the progress of the cadastral office data base from the Chief Architect.

Second Six Months

- Using the basic goals previously identified, USAID would assist the committee to review and report on the information needs of all participating bodies. It will issue a brief report on each agency and a final report that will recommend improved information flows, recommend the development of coordinated information systems in each of the agencies (if appropriate), and recommend appropriate legislative or policy changes to the national agencies with land information responsibilities.

- If the committee has previously identified computer mapping requirements, it would evaluate alternative systems and provide a recommendation to the mayor and the council.

- If the situation warrants, the committee may decide to recommend specific data bases for other participating agencies, and begin to provide assistance in their development.

ANNEX I: LEGAL ISSUES CONCERNING MUNICIPAL REAL ESTATE

Background and Legal Framework

Prior to the socialist period, real property law in Bulgaria was similar to that found in most continental European nations; perhaps the Austrian or German systems were the closest. When the socialist regime took power, the approach was not to repeal the existing framework, but rather to create supplementary regulations which left existing property rights in place, but either weakened them or rendered them meaningless.

Recently, many major distortions introduced into the system, for example the distinctions between property owned by citizens and that owned by the state, have been removed and the Constitution of July 12, 1991 guarantees the right of private property (Article 17). Further, a series of laws have been passes which have strengthened property rights and begun the process of restituting nationalized property. Here we review the current status of basic property rights in Bulgaria and then discuss the expropriation and restitution of urban property in order to set the framework for our review of problems currently affecting municipalities' rights to develop their land.

Basic Property Rights

The Law of Property adopted in 1951 added a substantial socialist overlay to the basic pre-War version. However, amendments to this law in 1990 removed much of this overlay and returned the law, in most respects, to the basic civil law framework. In particular, the law sets out three basic property rights:

- The Right of Ownership which is complete and absolute but does not include the right to subsurface resources;

- The Right of Building which is a secondary right, i.e., granted on top of another parties right of ownership, and which gives the right to construct, own and use a building;

- The Right of Use which is a secondary right giving someone the right to use land or structures belonging to another through a Right of Ownership.

These rights are perpetual unless otherwise stated in the agreement between the parties.

As an example of the interaction of primary and secondary rights, when the state or a municipality constructed and sold dwellings in multi-unit building (the most common case of post-war housing development) the situation was that the buyer obtained a Right of Ownership for the apartment and a joint Right of Building for the common spaces and land. Each owner's share of the Right of Building was based on the individual apartment price as a percentage of the price of all the units in the building at the time of construction. The state or municipality retained the underlying Right of Ownership for the land and common spaces.

Real Property Transactions and Contracts

Previously there were limits on the rights of private parties to freely exchange or sell property. For example, residential units had to be sold at a price fixed by a national tariff, and the buyer was designated by the municipality based on waiting lists. Such limitations have now been removed, and private property can be sold at freely negotiated prices.

Similarly, rent levels for private and public rental contracts were controlled although private landlords frequently asked for and received illegal supplemental payments. Controls on private rentals have now been removed, while municipal and other public rentals are still subject to a tariff fixed by the national government.

Rental contracts are enforceable and both public and private renters can be evicted for non-payment of rent and without being provided with an alternative housing unit. The provision of an alternative unit is still required in many other ex-socialist countries.

Security Interests in Real Property

The major security interest which can be established on real property in Bulgaria is the *hypoteca*; the common form of security interest for real property in most European countries following the civil law system.[1] The first of hypoteca was promulgated in Bulgaria in 1908, and the current provision were established in the post-World War II period.[2] There have been no few changes since that time. Overall, while this has resulted in a legal framework similar to that of many continental countries, most of the utility of the system has been negated by provisions (found in most ex-socialist countries) which prevent debtors who are in default from being removed from their property until they have been provided with alternative housing.

In Bulgaria, foreclosure is occurring and defaulting debtors can be removed from their property. However, the process is lengthy and cumbersome. In addition, while non-owner occupants are being dispossessed, the judicial and administrative (the bailiff's office) authorities are reluctant to evict owner-occupants. The law and procedure appears to need streamlining as opposed to complete revision.

Expropriation and Nationalization

During the period after World War II real private property was nationalized expropriated under a long series of laws which had both ideological and property development purposes. While it would be simpler to put aside the past intricacies of expropriation this has become impossible as the legal framework of expropriation and nationalization — perhaps inevitably — has become the framework of restitution and privatization. Thus, we discuss the major legislation below.

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[1]While in many respects the hypoteca is similar to a mortgage under the common law (Anglo-American) system, there are differences and for clarity we deliberately avoid calling this security interest a mortgage.

[2]The basic provisions are to be found in the Law of Obligations & Contracts, Articles 149-155 and 166-179.

The Law for Expropriation of Large Urban Built Property

Passed in 1948, this was the law under which most residential real estate was expropriated. It stipulated only symbolic, and in some politically defined cases, no compensation for the expropriated property. According to its provisions, a family was only entitled to one residential property, and if this was not enough for the family's housing needs (based upon family size), to two. In this way the law was meant to expropriate all residential real estate built for rental investment. The law also provided for the expropriation of non-residential real estate such as shops and offices.

Shortly after the expropriation the residential units were usually rented by the municipality to persons and families in need of shelter. As the residential units were comparatively big according to the then existing standards, often one unit was rented to more than one family. Subsequently, many of these residential properties were sold to private citizens (most often the tenant), but with reference to the land, the municipality sold only the right to build while retaining the underlying right of ownership. For the flats, a right of ownership was transferred.

The Law for Nationalization of the Private Industrial Property

Passed in 1948 provided the expropriation of industrial property including, under certain conditions, residential real estate owned by the owners of the industrial property. In most respects the results and impact of this law were similar to those discusses above.

The Law for Territorial and Urban Development (1973); previously, The Law of Planned Construction of Urban Territories

These laws regulated the expropriation of real estate needed for the development of large public projects.

According to the provisions of these laws the expropriated owners of real estate were entitled to compensation as follows:

- up to two apartments and the right of building on state-owned land for the owner and his married children if the owner and his family did not own other residential real estate.

- if they did own other residential real estate in the city they lived in they were entitled to compensation in money, but the sum was often inadequate to obtain a comparable dwelling.

In most cases of expropriation under these laws, the state or municipality built new residential multi-family units on the expropriated land and rented or sold them to private persons, while retaining the right of ownership on the land.

Restitution of Urban Property

While there is a number of laws affecting the restitution of expropriated and nationalized property, our main interest — as they currently impact most on urban areas — is in three laws

passed in December of 1991 and February 1992. These laws restore ownership to properties which were expropriated under the acts discussed above as well as under a large number of other acts which affected specific uses and industries.

In general, the effects of the restitution laws can be grouped into cases where the property had retained its physical aspects as of the time of expropriation, and those where it had been redeveloped. Where the property is unchanged the restitution usually occurred with the passage of the law an no further administrative procedure was needed. In other cases, there were intervening administrative procedures to follow and the process became more cumbersome. Nonetheless, substantial numbers of residential and commercial properties have been returned to their former owners or their heirs. This has had an enormous impact on the business districts of most medium and larger cities as it has provided the basis for the start of a new private retail sector, and the development of considerable office space in centrally located, formerly residential, units.[3]

Rights of Purchasers of State-Owned Property

The rights of citizens who purchased expropriated or nationalized real estate do not differ from those of any other good faith purchaser according to Bulgarian law. This owner has full rights to use and dispose of his property. It was intended that alternative compensation be provided to the prior owners of such properties, but legislative provisions have not been passed.

Municipal Issues

While the overall property rights framework is in place and there is legal protection of private property, along with restitution of much expropriated property, a number of problems remain before municipalities can enjoy full economic use of their real property assets.

Defining Municipal Ownership

Before any municipal property can be sold, the municipality's right to the property must be clear. Under the socialist system, once the property became "social property" distinctions between the national government, the Communist Party, local governments, socialist organizations, and state enterprises often became blurred, particularly when subsequent transfers within socialist sector occurred. State property records were not kept in the regular notary office, but rather in a separate state property office in each municipality where transfers from one public owner to another often went unrecorded.

[3]According to the National Statistics Institute 41,535 claims were filed for the restitution of urban property by the end of 1992 (less than a year after the last of the claims of the restitution acts were passed). Of these claims, 19,383 properties (47 percent) had been returned. It is not known how many of the balance were pending as opposed to denied. Nor is it clear that these figures are comprehensive.

Obviously, clarification of ownership will be needed before property development can occur.[4] Further, and perhaps more importantly, many municipalities do not have a good inventory of the real property they own.[5] Establishing such an inventory, i.e., identifying those parcels for which the municipality may wish to exert claims, is critical.[6]

Clarification of Municipal Rights to Sell and Rent Real Property

A second area of concern involves the municipalities' right to dispose of the real property they do own. The basic question involves a national tariff which sets prices for the sale of municipal real property for housing development (Council of Ministers Regulation No. 151, June 30, 1991 as amended). While the tariff appears not to apply to the sale of property for commercial or other non-housing purposes there is some uncertainty among municipalities as to whether it applies to their sale of land for housing development and the sale of housing units. If the regulation does apply both the sale of land and dwellings would be regulated according to a fixed schedule which in most cases is seriously at variance with market prices.

Further complicating the situation is the recently passes "Law for Settling the Housing Problems of Long-Term Contract Savers" (1991) which attempts to provide units for households who had contract savings accounts intended to lead to the purchase of dwellings at heavily subsidized prices, but who never exercised their right to purchase a dwelling. The law requires municipalities to provide units for all qualifying savers before they can offer units to others. However, at present this act is not being implemented and the municipalities are uncertain how to proceed.

Similarly, the existing Tariff for Housing, Commercial, and Administrative Rents (Regulation No. 63 of the Central Committee of the Bulgarian Communist Party; Council of Ministers Regulation of December 28, 1967) needs reconsideration. In the case of municipal housing the regulation forces municipalities to accept a rent level 10 to 20 times below the market level while the subsidy goes to families regardless of need. At present there is serious consideration being given to revising this tariff, but mostly in the direction of a higher centrally set tariff rather than removing the tariff and allowing municipalities to set the rents for the housing on themselves. An alternative proposed by USAID consultants would give municipalities the right to raise rents to market levels as long as the municipality simultaneously adopts a program for giving means tested benefits to low income families.[7]

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[4]Draft legislation to revise municipal property rights has been before the Parliament for an extended period of time but little action has been taken.

[5]This particularly true concerning land on the urban fringe where the on-going restitution of agricultural land enters the process. This process has been complex and lengthy and many agricultural claims remain unresolved.

[6]The ICMA effort to assist municipalities in establishing urban land information systems as described later in this report is an effort in this direction.

[7]See Koleva, Hoffman & Daniell. *Feasibility Study: A Housing Allowance Program for the City of Blagoevgrad*, Bulgaria. The Urban Institute: Sofia, 1992. Document prepared for the USAID East Europe Housing Project.

As to commercial and other non-residential uses, section 12(1) of the Tariff allows them to by freely negotiated, but sets a minimum of two times the residential rent for the same space. Vacant land (section 12(3)) must be rented 0.10 levs per square meter. While the intention of this later provision is apparently to allow for gardens, the whole concept is erroneous and in need of change.

Conclusions and Proposed Technical Assistance Areas

Overall, the conclusion is that while much of the basic real property law framework is in place, there are nonetheless several additional legislative and administrative steps which are needed in order to allow municipalities to effectively use their land resources and develop their economies.

Future technical assistance — from a legal perspective — should be addressed to four areas:

- clarification of municipal ownership rights;
- establishment of inventories of municipally-owned land;
- removal of national price controls (tariff) for rental and sale of municipally-owned dwelling units and land; and
- clarification of municipal responsibilities for housing provision under the Law for Settling the Housing Problems of Long-Term Contract Savers.

ANNEX II: LIST OF MEETINGS

Haskovo

- Stoyan Iliev
  Mayor of Haskovo Municipality
  March 22, 1993
  4 PM

- Hristina Koleva & Tatiana Kamenova
  Notary Officers
  March 23, 1993
  9:30 AM

- Velin Balkanski
  Head of Municipal Tax Department
  March 23, 1993
  11 AM

- Petia Stanilova
  Lawyer for Haskovo Municipality
  March 23, 1993
  12 AM

- Yancho Apostolov
  Chief Architect of Haskovo Municipality
  March 23, 1993
  1:30 PM

- Steven Butts
  Peace Corp Volunteer
  March 23, 1993
  7 PM

- Mr. Vulchanov & Mr. Balkanski
  Head of Regional Tax Department and Staff
  March 24, 1993
  9:30 AM

- Ivan Dimitrov
  Private Businessman
  March 24, 1993
  2 PM

- Stoyan Iliev
  Mayor
  March 24, 1993
  4:30 PM

Stara Zagora

- Anton Andronov
  Mayor
  March 25, 1993
  9 AM

- Vesselin Berov
  Head of Urban Development, Housing Policy and Construction Department
  March 25, 1993
  11 AM

- Mr. Berov and Staff
  State Property Office
  March 25, 1993
  1:30 PM

- Staff of Notary Office
  March 25, 1993
  4 PM

- Dean Kavrakov, Frank Yanicheck & Stephen King
  Peace Corp Volunteers
  March 25, 1993
  4 PM

- Vesselin Berov with Staff from Cadastre Department
  Chief Architect
  March 26, 1993
  9 AM

- Staff from Regional Cadastre Department
  March 26, 1993
  10:30 AM

- Petko Zhelev, Petko Vlaev, Dean Kavrakov, Frank Yanicheck & Stephen King
  Chairman, Executive Director, & others of Development Fund
  March 26, 1993
  3 PM

- Anton Andronov
  Mayor
  March 26, 1993
  6 PM

Rousse

- Mr. Botchukovska
  President of Private Design Firm
  March 28, 1993
  7 PM

- Mr. Pavlov, Julia Angelova & Tsveti Rousinov
  Deputy Mayor, Secretary of Rousse Municipality, & Chief Architect
  March 29, 1993
  9 AM

- Mr. Pavlov & Tsveti Rousinov
  Deputy Mayor and Chief Architect
  March 29, 1993
  12 AM

- Tsveti Rousinov
  Chief Architect
  March 29, 1993
  2 PM

- Jordan Kazakov
  General Manager of Rousse International Free Zone
  March 29, 1993
  4 PM

- Staff from Municipal Cadastre Office
  March 30, 1993
  10 AM

- Svilen Michailov & Jac Asher
  Manager of Real Estate Firm, Ikar Ltd.
  March 30, 1993
  11 AM

- Dr. Ivan Baichev
  Deputy Mayor
  March 30, 1993
  2 PM

- Privatization Staff
  March 30, 1993
  2 PM

- Mr. Pavlov & Tsveti Rousinov
  Deputy Mayor and Chief Architect
  March 30, 1993
  4 PM

Blagoevgrad

- Eliana Masseva & Ilian Popov
  Mayor of Blagoevgrad Municipality & Secretary
  April 1, 1993
  10 AM

- Mr. Yanev
  Deputy Mayor
  April 1, 1993
  11 AM

- Staff from Urban Cadastre Office
  April 1, 1993
  3 PM

- Michail Monev & Rumiana Arabadjieva
  Deputy Mayor & Staff
  April 1, 1993
  4 PM

- Staff from Territorial Cadastre & Land Commission
  April 1, 1993
  4 PM

- Milana Krivatchka
  Lawyer for Blagoevgrad Municipality
  April 1, 1993
  7 PM

- Staff from Notary Office
  April 2, 1993
  10 AM

- Metody Pazvantov
  Chairman of Economic Commission of the City Council
  April 2, 1993
  11 AM

- Staff from State Property Office
  April 2, 1993
  2 PM

- Ilian Popov
  Secretary of the Municipality
  April 2, 1993
  3 PM

- Eliana Masseva
  Mayor
  April 2, 1993
  4 PM

National Government

- Vasil Chaushev, Konstantin Gegov & Ivan Eftimov
  Head of Department "Cadastre and Geodesy", Cadastre Expert & Geodesy Expert, Ministry of Territorial Development and Construction
  April 6, 1993
  11 AM

- Ilia Dimitrov & Hristo Naidenov
  Director General & Head of Cadastre Office, National Cadastre
  April 6, 1993
  4 PM

Other

- Dr. Kamen Ivanov
  Resident Representative, European Bank for Reconstruction and Development
  April 6, 1993
  9:30 AM

- Henri Dekker, Keith Maddox, John Price, Simon Shreeve & Tim Davey
  EC PHARE Land Reform Project
  April 6, 1993
  2 PM

ATTACHMENTS

1. Public Notary, Haskovo - Site Plan
2. Public Notary, Haskovo - Certificate of Sale Price
3. Public Notary, Haskovo - Declaration (of Ownership)
4. Public Notary, Haskovo - Notary Act, Real Estate Sale/Trade
5. Public Notary, Haskovo - Real Estate Ownership/Inference Notary Act
6. Public Notary, Haskovo - Information of the Type of Transactions
7. State Property Department, Haskovo - Act for Nationalizing of Property
8. Office of the Chief Architect, Stara Zagora - Registry Book of Names Attached to the Regulation Plan
9. Municipal Land Commission, Blagoevgrad - Regional Land Commission, Agricultural Land Restitution Data Base

Attachment 1

Общински Municipality

Станболово Stambolovo

232/16.11.1992год. date

1000

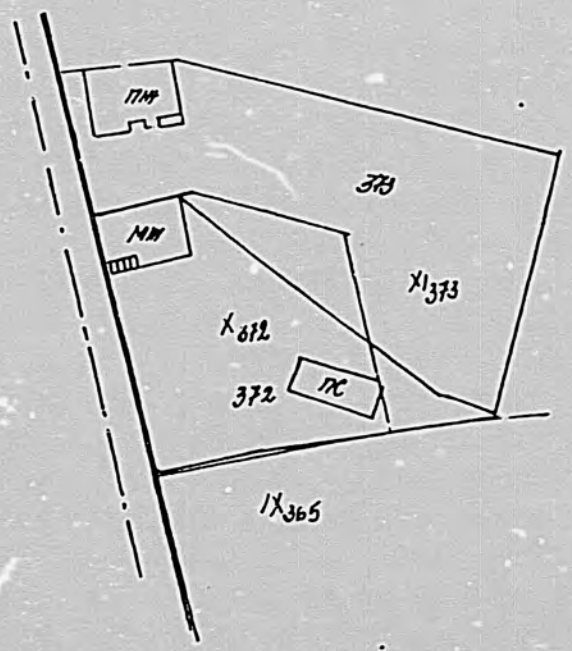
Земеделска X 372 37

Пенково обл. Х-ска Тишково Haskovo

115/1992

Георги Лавков Лавков George Lavkov

по н.а. № 98/1984



Секретар

Зам. Кмет

парцел X-372 сградна - 1035 м²
имот с пл. № 372 не е изключван
от плана на селото, а също така
и от предшестващия план от
1932 год.

Land lot X-372 consists of 1035
Region land № 372 was not [illegible] ex

Attachment 2

183/16.11.1992

Stamp

CERTIFICATE

The Cadastre and Regulation Office at the Stambolievo village Municipality, Haskovo Region, certifies that the price of parcel X-372 in neighborhood 37, according to the Tunkovo village plan, consisting of 1035 square meters of land, together with the housing unit and the additional building, according to the Regulation for Basic Market Prices of Property, is: 55 525.00 levs.

This certificate is issued in order to be of service to the court.

Specialist:

183/16.11.1992

1лв НР БЪЛГАРИЯ

ТАКСОВА МАРКА НАРОДНИ СЪВЕТИ

У Д О С Т О В Е Р Е Н И Е

Отдел „Кадастър и регулации" при Общински съвет с.Стамболово общ.Хасковска удостоверява, че цената на парцел Х-372 в кв.37 по плана на с.Тънково с площно място от 1035 кв.м ,ведно с построените в него тухлена сграда и стопанска постройка ,съгласно наредбата за реда за оценки цени на недвижими имоти е: 55 525.00лв

Настоящото се издава за пред съда.

Специалист:

DECLARATION

for citizenship, residence, civil, marital and property status

The undersigned GERGANA TENEVA TODOROVA, passport series D No. 5356923, 03.12. 1992, issued by the Regional Office of the Ministry of Interior/ROMI/, Haskovo, passport identification number /PIN/ 7610158657

DECLARE

I. I am a citizen of Republic Bulgaria, I live permanently in Bulgaria, I am a resident of the
(specify the country)
town of Haskovo, 78-B G. Kirkov Str. ap. 27.

II. 1. Marital status: single.

(married, single, divorced, widow/er)

since .....
(date)

2. ....husband/wife

PIN ....., resident of ....., ...Str.

WE DECLARE:

III. I/we own the following real estates:

1.....in the name of .....

2.....in the name of .....

3.....in the name of .....

IV. According to Art. 5 of the Hard Currency and Control Law and § 3, para. 4, items 2 and 3 of the Foreign Investment Law, I AM / WE ARE or I AM NOT / WE ARE NOT foreign

citizen/s.

(cross out the unnecessary)

V. According to Art. 36 of the State Takings Law, I / we do not owe taxes, charges, fines and other state takings as of to date.

VI. The real estate selling price quoted in the Notary Act,..... levs, which is the subject of the present transaction, is the actual contracted price concluded by the parties.

(cross out the unnecessary)

I am / we are aware that for misreported data in the present declaration, I am / we are liable to penalty according to Art. 313 of the Criminal Code.

Haskovo

Date: 22.03.93

Declarer: 1 .....

2 .....

ДЕКЛАРАЦИЯ

за гражданство, жителство, гражданско, семейно и имотно състояние

Подписаният/ата ЕЛЕНА ТЕНЕВА ТОДОРОВА
Елена Тодорова Делчева
притежаващ л.п. серия "Д" № 5356923 / 03.12.1992 г. издаден от РДВР
р-но у-ние на Хасково ЕГН 7610158657

ДЕКЛАРИРАМ:

I. Гражданин/ка съм на Р. България (РБ или чужда държава, коя?), постоянно живея в България
жител на гр./с/ Хасково, живущ в гр./с/ Хасково
ул. "Г. Кирков" N 78 "Б" ет. II ап. 27

II. 1. Гражданско състояние неомъжена (женен, омъжена, неженен, неомъжена, разведен/а, вдовец/ица) откога дата

2. ..... съпруг/а, ЕГН .....

жител на ..... ул. .....

ДЕКЛАРИРАМЕ:

III. Притежавам/ме/ следния/те/ недвижим/и/ имот/и/

1. ..... на името на .....

2. ..... на името на .....

3. ..... на името на .....

IV. По смисъла на чл.5 от Закона за сделките с валутни ценности и за валутния контрол и на § 3, ал. 4, т. 2 и 3 от Закона за чуждестранните инвестиции СЪМ/ме/ или НЕ СЪМ/ме/ чуждестранно лице/а/. (Ненужното се зачертава)

V. По смисъла на чл. 36 от Закона за събиране на държавни вземания НЕ ДЪЛЖА/им/ данъци, такси, глоби и др. държавни вземания, включително суми по изпълнителни дела към днешна дата.

VI. Продажната цена, посочена в нотариалния акт в размер на ..... лв. за имота, предмет на сделката, е действителната договорна цена между страните в сделката.
(Ненужните пунктове в декларацията се зачертават)

Известно ми/ни/ е, че при вписване в настоящата декларация неистински данни, нося/име/ НАКАЗАТЕЛНА ОТГОВОРНОСТ по чл.313 от Наказателния закон, ако извършеното престъпление не представлява по-тежко престъпление.

Гр./с/ Хасково
Дата 22.03.93 г.

ДЕКЛАРАТОР/И/: 1. Тодорова
2. .....
родител

Attachment 4

Entry No. 574

1-30

Registry Book | Volume 144
Page 440

Stamps

..... levs
"....."

TOTAL ...levs
Acc. to No.....19

NOTARY ACT

Real Estate Sale-Trade
No. 171, Volume II, Case 604/1993

On the twenty-second of March, 1993 (nineteen ninety three) the strangers: MARIANA DELCHEVA LAVKOVA from the Tunkovo village, Haskovo Region, passport series D No. 5142464/1983, issued by ROMI, Haskovo, PIN 2901288454, GEORGE MARKOV LAVKOV from Tunkovo village, Haskovo Region, passport series D No. 5147698/1983, issued by ROMI, Haskovo, PIN - 2803078685 and GERGANA TENEVA TODOROVA from the town of Haskovo, passport series D No. 5356923/3.12.1992, issued by ROMI Haskovo, PIN - 7610158657, acting under agreement of her legal representative Tenyo Todorov Delchev, appereared in person before me Chr. Koleva, notary at the Haskovo Regional Court at my office in Haskovo and after I made sure of their identity and ability, the above-mentioned persons declared that they are signing the following contract:

I. MARIANA DELCHEVA LAVKOVA and GEORGE LAVKOV LAVKOV sell to GERGANA TENEVA TODOROVA, acting under agreement of her father Tenyu Todorov Delchev, the following real estate: PARCEL X /ten/ in neighborhood 37 /thirty-seven/ according to the Tunkovo village plan, Haskovo Region, approved with order No. 115/1972, designated as parcel with aerial number 372 /three hundred seventy-two/ of 1035 sq.m /one

thousand and thirty-five/, regulated by the following boundaries: street and parcels IX and XI, together with the housing unit and the additional building built upon the parcel, for the sum of 55 525 levs /fifty-five thousand five hundred and twenty-five/ and the seller received the total amount in cash when the present contract was signed.

II. GERGANA TENEVA TODOROVA, acting under agreement with her father Tenyu Todorov Delchev, declared that she agrees to and that she buys the real estate described in detail in item one, for the sum of 55 525 levs /fifty-five thousand five hundred and twenty-five/ and she paid the total amount in cash to the sellers when the present contract was signed.

After I made sure that the sellers are the owners of the real estate for sale and that they have acted in accordance with the special requirements of the law, I compiled the present Notary Act. This Act was read to the parties and after its approval by them, the Notary Act was signed by them and me - the notary.

The following documents: 1. Notary Act No. 38, item II, d. 531/1984, 2. Site Plan No. 232/ Feb.16, 1992, 3. Entry Note, 4. Certificate No. 183/ Feb. 16, 1992, 5. Declarations - 3 pieces, were presented for the formulation of the present Notary Act.

SELLER:

BUYER: 1.

2.

NOTARY:

Вх. рег. № 540

[1-30]

На парт.книга

том 140

стр. 100

Върху _____ лв.

Такса по Зак. д.т.

Място за лепене на марка

" _____ "

" _____ "

Всичко _____ лв.

Пс кв.№ _____ 19___ г.

НОТАРИАЛЕН АКТ

ПРИПОКУПКО-ПРОДАЖБА НА НЕДВИЖИМИ ИМОТИ

№ 171 том II дело 604 / 1993 год.

На двадесет и четвърти декември 1993 г. /хиляда девет стотин деветдесет и третата година/ пред мене Х.Х. - Ласкар нотариус при Ласковския районен съд, в кабинета ми в гр.Ласково се явиха лично непознатите ми: АРИЛА ДЕЛЧЕВА ЛАЕКОВА от с.Тънково, Ласковска област с л.п.серия Д №5142464/1983г. издаден от РДВР гр.Ласково, ЕГН-2901288454, ПЕТКО ЛАЕКОВ ЛАЕКОВ от с.Тънково, Ласковска област с л.п.серия Д №5147698/1983г издаден от РДВР гр.Ласково, ЕГН-2805078685 и ТЕРЕЗА ТЕНЮ ТОДОРОВА от гр.Ласково с л.п.серия Д №5556923/5.12.1992г. издаден от РДВР гр.Ласково, ЕГН-7610156657, действуваща със съгласието на законният си представител Теню Тодоров Делчев и след като се уверих в тяхната самоличност и дееспособност, същите ми заявиха, че сключват следният договор:

I. АРИЛА ДЕЛЧЕВА ЛАЕКОВА и ПЕТКО ЛАЕКОВ ЛАЕКОВ продават на ТЕРЕЗА ТЕНЮ ТОДОРОВА, действуваща със съгласието на баща им Теню Тодоров Делчев следният недвижим имот: ПАРЦЕЛ X /десети/ в квартал 37/тридесет и седми/ по плана на с.Тънково Ласковска област, одобрен със заповед №115/1976 г., отреден за дворище представляващ ен номер 372/триста седемдесет и две/ от 1035 кв.м./хиляда тридесет и пет квадратни метра/, при уредени регулационни сметки, при граници: улица и парцели IX и XI, едно

IV тр. 180 000 бр. ц. 0.08 лв. гр. 9

BEST AVAILABLE COPY

с построените в парцела [illegible] и СТЕФ[illegible]ОВА за сумата от 55525 лв./петдесет и пет хиляди петстотин двадесет и пет лева/,която сума продавачите получиха напълно в[illegible] при подписването на настоящия договор.

II.ГЕОРГАНА [illegible]ОДОРОВА ,действуваща със съгласие то на баща си Тенко Тодоров Делчев заяви,че е съгласна и купува имота подробно описан в пункт първи за сумата от 55525 лв /петдесет и пет хиляди петстотин двадесет и пет лева/,която сума изплати напълно в бр и на продавачите при подписването на настоящия договор.

Като се уверих,че продавачите са собственици на продаваемия имот и че са изпълнени особените изисквания на закона,съставих този нотариален акт.Актът се прочете на страните и след одобрението му се подписа от тях и от мен нотариуса.

За съставянето на акта се представиха следните документи:1.НА №38 т.II д.№531/1984г,2.Скица №232/16.11.1992г,3. Вносна бележка,4.Удостоверение №193/16.11.1992 г,5.декларации 3 бр

ПРОДАВАЧ: 1. [illegible]

2. [illegible]

КУПУВАЧ: 1. [illegible]

2. [illegible]

/родител/

НОТАРИУС: [illegible]

BEST AVAILABLE COPY

STAMPS

NOTARY ACT

Real Estate Ownership / Inference Notary Act?

No. 38, Volume II, Case No. 531/1984

Today, May 11th, 1984 /May eleventh, nineteen eighty-four/, I - Yassen Atanassov, Notary at the Haskovo Regional Court on the grounds of the written proofs enclosed to George Lavkov Lavkov's request from Tunkovo village, Haskovo Region, formulated in my office in Haskovo the following Notary Act, with which I recognize George Lavkov Lavkov as the owner of the following real estate: parcel of 875 - eight hundred seventy-five square meters with aerial number 372 /three hundred seventy-two/ in neighborhood 37 /thirty-seven/, for which parcel X-ten of 1035 - one thousand and thirty-five square meters is being allotted according to the Tunkovo village Regulation Plan, Haskovo Region, approved with Order No. 115/1972 together with the housing unit, built upon that parcel, the boundaries of the parcel being: street, Lavko Georgiev Lavkov and Todor Russev Tyankov, and the price of that real estate was determined by the Tunkovo village Municiplity, Haskovo Region, at 3 464 levs.

The following documents were presented for the formulation of the present Notary Act:

1. Notary Act No. 177, volume I of 1969, Haskovo Regional Court.
2. Site Plan No. 759/1984 Haskovo Municipality.
3. Certificate No.8 of 1984 of the Tunkovo village Municipality.
4. Certificate No. 112/83 of the same Municipality.
5. Declarations.

NOTARY:

Seal

НОТАРИАЛЕН АКТ

Собственост на недвижим имот/констативен нотариален акт/

№ 38 том II дело № 531 / 1984 година

Днес 11 V 1984 г - Единадесети май Хиляда деветстотин осемдесет и четвърта година в гр.Хасково Асенов Нотариус при Хасковски районен съд на основание приложените към молбата на Георги Лавков Лавков от с.Тънково Хасковски окръг писмени доказателства съставих в канцеларията си в гр.Хасково този нотариален акт с който признавам Георги Лавков Лавков за собственик на следния недвижим имот: дворно място от 875-осемстотин седемдесет и пет кв.метра с планоснимачен № 372-триста седемдесет и две в квартал 37-тридесет и седми за което се отрежда парцел X-десети от 1035-хиляда и тридесет и пет кв.м.при уредени регулационни сметки за предаваемите се места по регулация по плана на с.Тънково-Хасковски окръг,утвърден със заповед № 115/1972 годи на заедно със застроената в същия двор жилищна сграда при граници: улица,Лавко Георгиев Лавков и Тодор Русев Тянков,цената на който имот е определена от кметството на с.Тънково-Хасковски окръг в размер на 3,464 лева.

При съставянето на акта се представиха следните документи: 1/Нотариален акт № 177 том I от 1969 година на Хасковски районен съд 2/ Скица № 759/1984 година на ОНС-Хасково 3/Удостоверение №3 от 1984 г на Кметство с.Тънково 4/У-дие № 112/83 г на същото кметство 5/Декларации.

Нотариус:

PUBLIC NOTARY - HASKOVA

NOTARY OFFICE

Information of the type of transactions which took place at the Haskova Notary Office during the last 5 years.

TYPE	No. of Transactions				
	1988	1989	1990	1991	1992
I. Transfer Transactions					
1. Sales	256	199	391	436	751
2. When someone transfers to you & you are obliged to take care of them	196	274	177	276	291
3. Gifts	456	290	374	587	610
4. Exchanges	18	87	42	29	12
5. Building Rights	30	39	36	15	21
II. Witness Act					
1. Interrogation of witnesses	384	398	365	457	610
2. Regulation	74	154	71	61	50
3. Other witness acts	194	194	310	501	344
III. Notary act amendments	7	7	10	11	8
IV. Wills					
1. Notary wills	11	7	4	5	6
2. Amateur wills					
- created	157	134	114	162	182
- announced	54	61	69	87	110
- mailed	27	31	26	37	40
- returned	11	11	7	22	10
TOTALS	1789	1783	1893	2540	2885

Above mentioned figures show totals are increasing.

NOTARY CERTIFICATES

TYPE	No. of Transactions				
	1988	1989	1990	1991	1992
I. Mortgages					
1. Legal Mortgage	602	437	2427	373	146
2. Contract mortgage	-	1	63	172	413
II. Ban	4	2	3	1	8
III. Certifying Signatures					
1. Contract Nature Documents					
- Partial Contracts	192	94	247	282	212
- Car Sale Contracts (when selling an auto)	713	1004	1278	1028	1992
2. Contracts that do not have contract nature - giving up inheritance	217	202	212	197	183
IV. Other types of signature certificates	4286	7500	11258	14288	18863
V. Notary Invitations	45	76	70	116	269
VI. Certificates	46	38	60	22	131
VII. Cancellation of Mortgages	-	430	-	520	983
VIII. Registration	1729	1571	1074	3226	2492

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НОТАРИАЛНА СЪДЕБА

Обемът, видът и интензивността на работата в нотариалната служба при Районния съд през последните пет години се видят от по-долу посочените данни:

ВИДОВЕ ДЕЛА	ДЕЛА ПО ГОДИНИ				
	1988г.	1989г.	1990г.	1991г.	1992г.
I.Прехвърлителни сделки					
1.Продажби	256	199	391	436	731
2.Прехвърляне срещу задълж.за гледане и издръжка	196	274	177	276	291
3.Дарения	456	290	374	587	610
4.Замяна	18	37	42	29	12
5.Суперфиция	30	39	36	15	21
II-Констативни актове					
1.Обстоятелствени проверки	384	398	365	457	610
2.Регулация	74	154	71	61	50
3.Други конст.актове	194	194	310	591	344
III.Поправка на нот.акт	7	7	10	11	8
IV.Завещания					
1.Нотариални	11	7	4	5	6
2.Саморъчни					
-образувани	137	164	114	182	182
-обявени	54	31	69	87	110
-получен препис	27	31	26	37	40
-върнати	11	11	7	22	10
ОБЩ БРОЙ НОТ.ДЕЛА:	1789	1783	1893	2540	2885

Цифрите от горната таблица сочат, че общият брой на нотариални дела през последните години прогресивно нараства, като този през 1992 година се е увеличил с над 345 дела в сравнение с предходната

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НОТАРИАЛНИ ЗАДЪЛЖ. И ТЕКУЩ ДЕЙН

[illegible]	ПРЕЗ ПРЕДХОДНИТЕ ГОДИНИ				
	1986г.	1989г.	1990г.	1991г.	1992г.
I.Ипотеки					
1.Законни ипотеки	802	441	2437	970	140
2.Договорни ипотеки	-	1	68	172	413
II.Гъвбрани	4	2	3	1	6
III.Удостоверяване на подпис					
1.Върху документи с договорен характер					
- договор за доброволна делба	192	94	247	282	212
- договор за продажба на МТС	713	1004	1278	1028	1992
2.Върху документи с недоговорен характер					
- отказ от наследство	217	202	212	197	183
IV.Други видове удостоверяване на подпис	4286	7500	11258	14288	18863
V.Нотариални покани	45	76	70	116	269
VI.Удостоверения	46	38	60	22	131
VII.Заличаване ипотеки	-	430	-	520	983
VIII.Описва ня	1729	1571	1074	3226	3492

Посочените по-горе данни говорят, че освен нотариалните дела през годината се е увеличила изцяло работата в нотариална служба. Особено силно впечатление прави броя на договорите за покупко-продажба на МТС. Същият в сравнение с изминалата година се е увеличил близо два пъти. Като основна причина за това считаме, че се явява разрешения свободен внос на леки автомобили от чужбина и въобще свободната продажба на същите. На второ място особен растеж бележат заверките на подпис, които от 14288 през 1991 год. са нарастнали на 18863 през тази година.

Attachment 7

Act for Nationalizing of Property
State Property Department
Haskova

General Contents

Page One
1. Owners
2. Date
3. Previous Acts
4. Location: Aerial Number, Map Number, Address, Floor, Apartment Number
5. Neighbors
6. Description of Real Estate
7. Size in Meters Squared
8. Number of Floors
9. Type and Year of Construction
10. Price of Property
11. Order Number
12. Name of Person Compiling Act

Page Two
1. Additional Data and Changes if Any, Signature
2. (32) Cancellation of Real Estate
3. (33) Order Number
4. (34) Additional Pages

НАРОДНА РЕПУБЛИКА БЪЛГАРИЯ

..... **народен съвет — гр. (с.)** .....

ОДОБРЯВАМ

(име и презиме)

квартал:

парцел:

преписка: №

Председател на Изпълнителния комитет на общинския (районния) народен съвет (гр. с.) .....

1 **А К Т №** за държавна собственост на недвижим имот

2 Дата и място на съставяне на акта: 198 г. гр. (с.)

3 На какво основание и от коя дата имотът е станал държавна собственост:

4 Бивш собственик на имота:

5 Целият имот или каква идеална част от него е държавна собственост

6 Собственици на имота:

7 Име и дата на съставени по-рано актове за имота: №

8 Местонахождение на имота:
9 Гр. (с.)
10 Район
11 Квартал № парцел №
12 Планоснимачен №
13 Местност
14 ж. к.
15 ул. №
16 Блок
17 Вход Етаж ап №

18 Съседи:

19 Вид и описание на имота	лощ м²	Етажност	Конструкция	Година на построяване

20 Цена на имота

21 Имотът е предоставен за оперативно управление на държавната организация

22 Шифър по ЕКПОУ

23 Заповед №

24 Върху имота е отстъпено право на ползване на кооперативна или обществена организация:

25 Шифър по ЕКПОУ

26 Заповед № на

27 Отстъпено право на строеж на

28 за

29 със

30 Съставител:

(име и презиме)

№	31 Допълнителни данни и промени	Подпис

32 Отписване на имота или част от него от актовите книги за държавните имоти

33 Заповед №

34 Допълнителни листове

Registery Book of Names
Attached to the Regulation Plan
Office of the Chief Architect, Stara Zagora

1. Consecutive Number
2. Name of Owner: First Name, Second, Family

Reentry of the Real Estate
    3. Entry Number
    4. Date
    5. Year

Ownership Document
    6. Certificate or Act
    7. Number
    8. Date
    9. Year
10. Neighborhood Number
11. Parcel Number

Space or Area of the Parcel
Space or Area of Former Yared
    13. For a Yard
    14. Square Meters
    15. For a Street
    16. Square Meters

Is Given For
    17. From a Yard
    18. Meters Squared
    19. From a Street
    20. Meters Squared
21. Space in Meters Squared of the Regulated Parcel Which Remains

Issue of a Site Plan
    22. Site Plan Number
    23. Date
    24. Issued By

BLAGOEVGRAD
Reg. Land Commission
Ag Land Restitution Database

MUNICIPAL LAND COMMISSION

Entry #	Three Names	Use/Type of Land	Size in decarces	Comments

БЩИНСКА ПОЗЕМЛЕНА КОМИСИЯ

ри ОБЩИНА БЛАГОЕВГРАД ЕКНМ 04279 ОБЛАСТ СОФИЙСКА

01.04.93

ПРАВКА ЗА ЗАЯВЕНИ ИМОТИ ПО МЕСТНОСТИ

о Землища

емлище на град БЛАГОЕВГРАД - Местност ПОД СТАРА ГАРА-Ш.14

х.№	Собственик - име презиме фамилия	Културен вид	дка	кат.	Разпоред.
Г30	АСЕН СТОИЛОВ НЕДОКЛАНОВ	ливади	1.25		
Г34	КОСТАДИН ХРИСТОВ ШАРЕНСКИ	ов.градини	1.00		
Г73	ВОЙН ДИМИТРОВ ВЪЧАРСКИ	ниви	2.00		
Г74	ДИМИТЪР ДИНОВ КОКУ	ливади	2.00		
Г80	СТОЯН НИКОЛОВ ПОКРОВНИШКИ	ниви	1.00		
Г93	ИВАН НИКОЛОВ СТЕФАНОВ	ов.градини	5.00		
Г116	ИВАН НИКОЛОВ ДУПАРЛНОВ	ов.градини	2.00		
Г122	БОРИС ИВАНОВ ДОМОЗЕТСКИ	ливади	2.00		
Г151	ВЕРА НИКОЛОВА ГРЪНЧАРОВА	ов.градини	1.00		
Г239	ЕЛЕНА АНГЕЛОВА ТОПУРСКА	ниви	2.00		
Г239	ЕЛЕНА АНГЕЛОВА ТОПУРСКА	ниви	0.50		
Г278	ЙОРДАН КОЛЕВ МИТЕВ	ниви	1.00		
Г283	КОЧО ДИМИТРОВ ТАШКОВ	ниви	3.00		
Г289	АЛЕКСАНДЪР ПАНАЙОТОВ КАТРАНДЖИЕВ	ов.градини	0.50		
Г308	ГЕОРГИ КОСТАДИНОВ ГЕОРГИЕВ	ливади	2.00		
Г315	МЕТОДИ ГЕОРГИЕВ ШЛЮКАРСКИ	ов.градини	2.40		
Г315	МЕТОДИ ГЕОРГИЕВ ШЛЮКАРСКИ	ниви-з.гр.	2.20		
Г361	ГЮРГЕНА ИВАНОВА ЗРЪНЧЕВА	ниви	1.00		
Г423	ХРИСТО МИТОВ УЗУНОВ	ливади	2.00		
Г425	ФРОСКА ИВАНОВА ТОТЕВА	ниви	1.00		
Г453	КОСТАДИН СТОИЛОВ НЕДОКЛАНОВ	ниви	1.25		
Г459	СТОЙЧО ВЕЛИЧКОВ МАРКОВСКИ	ниви	2.50		
Г459	СТОЙЧО ВЕЛИЧКОВ МАРКОВСКИ	ливади	1.00		
Г497	ХРИСТО ЦОНЕВ ХРИСТОВ	ов.градини	2.00		
Г510	НИКОЛА СТОЯНОВ ДРЕНОВСКИ	ливади	1.50		
Г521	МЛАДЕН ВЛАДИМИРОВ АТАНАСОВ	ливади	1.80		
Г522	СИМЕОН ВЛАДИМИРОВ ПАЛАХАНСКИ	ливади	2.00		
Г543	ЖИВКА АНГЕЛОВА ВЕЛКОВА	ниви	1.00		
Г556	СТОЯН ПЕТРОВ ХРИСТОВ	ливади	2.50		
Г591	ЕВТИМ СОТИРОВ МАНОВ	ов.градини	1.50		
Г637	СТАНКЕ НИКОЛОВ ПИЯНЦАЛИЙСКИ	ниви	1.50		
Г638	ГЕРАСИМ ДИМИТРОВ ГЕОРГИЕВ	ниви	1.67		
Г652	ВЕЛИЧКО ДИМИТРОВ КОЕВ	ов.градини	5.00		
Г683	СЛАВКА ДИМИТРОВА БЪЧВАРОВА	ов.градини	2.00		
Г744	ЯНИНКА МИТЕВА ДОНЧЕВА	ливади	1.00		
Г744	ЯНИНКА МИТЕВА ДОНЧЕВА	ливади	0.50		
Г802	СТОЙЧО КОСТАДИНОВ МИДЖОВ	ов.градини	2.25		
Г802	СТОЙЧО КОСТАДИНОВ МИДЖОВ	ниви	0.50		
Г803	ЙОСИФ АНАКИЕВ КОВАЧКИ	ов.градини	2.25		
Г803	ЙОСИФ АНАКИЕВ КОВАЧКИ	ниви	0.50		
Г817	ВАСИЛ СТОИМЕНОВ ГЕОРГИЕВ	ниви	2.00		
Г861	ХАРИКЛИЯ ДИМИТРОВА ТУРСУНОВА	ниви	3.00		

.No	Собственик - име презиме фамилия	Културен вид	дка	кат.	Разпоред.
927	ИВАН КОСТАДИНОВ ПОКРОВНИШКИ	ов.градини	6.00		
030	МИРКО ИЛИЕВ ДИМИТРОВ	ов.градини	2.00		
040	КРУМ НИКОЛОВ МИЛЧОВ	ниви	0.80		
040	КРУМ НИКОЛОВ МИЛЧОВ	ниви-з.гр.	0.20		
057	АЛЕКСАНДЪР ГЕОРГИЕВ ДАСКАЛОВ	ниви	4.00		
173	ЙОРДАН СПАСОВ ЧОЛАКОВ	ов.градини	3.20		
174	СОТИР СПАСОВ ЧОЛАКОВ	ов.градини	3.20		
276	КОСТАДИН МИХАЙЛОВ МАЗНЕВ	ливади	1.50		
316	ВАСИЛ ИВАНОВ АТАНАСОВ	ливади	5.00		
52	НИКОЛА СТОЯНОВ ПАНЧЕВ	ниви	1.20		
52	НИКОЛА СТОЯНОВ ПАНЧЕВ	ливади	2.00		
72	МИЛКО ДИМОВ ВЕЛИНОВ	ов.градини	1.80		
72	МИЛКО ДИМОВ ВЕЛИНОВ	ов.градини	0.10		
94	ЙОРДАН МИТЕВ ТОДОРОВ	ниви	1.50		
575	СТОЙНА ВАСИЛЕВА МУТАВЧИЙСКА	ов.градини	2.50		
641	ХРИСТО СТОЙЧЕВ ЛАЗОВ	ливади	2.00		
650	МЕТОДИ ИВАНОВ ПОКРОВНИШКИ	ливади	1.10		
650	МЕТОДИ ИВАНОВ ПОКРОВНИШКИ	ливади	2.75		
656	СТАНОЙЧО ИВАНОВ ПОКРОВНИШКИ	ливади	1.00		
656	СТАНОЙЧО ИВАНОВ ПОКРОВНИШКИ	ливади	2.50		
670	СТАНКЕ АНДОНОВ ОЛЕВ	ниви	4.00		
670	СТАНКЕ АНДОНОВ ОЛЕВ	ов.градини	0.79		
687	ГЕОРГИ ДИМИТРОВ АМОВ	ов.градини	1.80		
740	ХРИСТО ДИМИТРОВ ИФАНДИЕВ	ниви	3.00		
767	МИЛАН ХРИСТОВ ЯНЕВ	ниви	3.00		
775	КОСТАДИН ГЕОРГИЕВ ЗДРАВКИН	ливади	3.21		
781	ВАСИЛ МАНОВ ОВНАРСКИ	ниви	2.00		
914	СПАСУНА КОСТАДИНОВА КОЦЕЛИЕВА	ниви	1.00		

x.No	Собственик - име презиме фамилия	Културен вид	дка	кат.	Разпоред.
Г927	ИВАН КОСТАДИНОВ ПОКРОВНИШКИ	ов.градини	6.00		
1030	МИРКО ИЛИЕВ ДИМИТРОВ	ов.градини	2.00		
1040	КРУМ НИКОЛОВ МИЛЧОВ	ниви	0.80		
1040	КРУМ НИКОЛОВ МИЛЧОВ	ниви-з.гр.	0.20		
1057	АЛЕКСАНДЪР ГЕОРГИЕВ ДАСКАЛОВ	ниви	4.00		
1173	ЙОРДАН СПАСОВ ЧОЛАКОВ	ов.градини	3.20		
1174	СОТИР СПАСОВ ЧОЛАКОВ	ов.градини	3.20		
1276	КОСТАДИН МИХАЙЛОВ МАЗНЕВ	ливади	1.50		
1316	ВАСИЛ ИВАНОВ АТАНАСОВ	ливади	5.00		
1452	НИКОЛА СТОЯНОВ ПАНЧЕВ	ниви	1.20		
1452	НИКОЛА СТОЯНОВ ПАНЧЕВ	ливади	2.00		
1472	МИЛКО ДИМОВ ВЕЛИНОВ	ов.градини	1.80		
1472	МИЛКО ДИМОВ ВЕЛИНОВ	ов.градини	0.10		
1494	ЙОРДАН МИТЕВ ТОДОРОВ	ниви	1.50		
1575	СТОЙНА ВАСИЛЕВА МУТАВЧИЙСКА	ов.градини	2.50		
1641	ХРИСТО СТОЙЧЕВ ЛАЗОВ	ливади	2.00		
1650	МЕТОДИ ИВАНОВ ПОКРОВНИШКИ	ливади	1.10		
1650	МЕТОДИ ИВАНОВ ПОКРОВНИШКИ	ливади	2.75		
1656	СТАНОЙЧО ИВАНОВ ПОКРОВНИШКИ	ливади	1.00		
1656	СТАНОЙЧО ИВАНОВ ПОКРОВНИШКИ	ливади	2.50		
1670	СТАНКЕ АНДОНОВ ОЛЕВ	ниви	4.00		
1670	СТАНКЕ АНДОНОВ ОЛЕВ	ов.градини	0.79		
1687	ГЕОРГИ ДИМИТРОВ АМОВ	ов.градини	1.80		
1740	ХРИСТО ДИМИТРОВ ИФАНДИЕВ	ниви	3.00		
1767	МИЛАН ХРИСТОВ ЯНЕВ	ниви	3.00		
1775	КОСТАДИН ГЕОРГИЕВ ЗДРАВКИН	ливади	3.21		
1781	ВАСИЛ МАНОВ ОВНАРСКИ	ниви	2.00		
1914	СПАСУНА КОСТАДИНОВА КОЦЕЛИЕВА	ниви	1.00		