



Republika e Kosovës
Republika Kosova- Kosova Cumhuriyeti



Komuna e Prizrenit
Opština Prizren – Prizren Belediyesi

MUNICIPALITY OF PRIZREN

Mayor of the Municipality

No. 01-464-146183

Date: 12.11.2024

Pursuant to Article 10, paragraph 1, in conjunction with Article 4 of Law No. 03/L-139 on Expropriation of Immovable Property, as amended and supplemented by Law No. 03/L-205 dated 28.10.2010, and Article 44 of Law No. 05/L-031 on General Administrative Procedure, the Expropriation Authority issues the following:

PRELIMINARY DECISION

I. The expropriation of the following immovable properties belonging to the owners and interest holders affected by the public purpose of the execution of the Project for the Construction and Expansion of the Road from "T&A" to the "Arbëria" petrol station is hereby **APPROVED**, with the data described in the Request submitted by the Directorate of Public Services with Reference No. 05/1-2024 dated 15.08.2024:

- Cadastral plot No. 00091-18, owned by S.T.B. "TEA", with an expropriation area of 36 m² out of the total area of 2,825 m², class 3 arable land, as per the possession list 07-942-05-84498-24-DSHP, KZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00091-17, owned by S.T.B. "TEA", with an expropriation area of 3 m² out of the total area of 1,500 m², class 3 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00091-26, Bajrami Umisha, tenant-lease holder for 99 years, leased by Sead Bajrami, with an expropriation area of 12 m² out of the total area of 850 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00091-25, Bajrami Umisha, lease holder for 99 years, leased by Zeqo Bajrami, with an expropriation area of 73 m² out of the total area of 10,400 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00091-27, Socially-owned Property KIB PROGRES, lease holder Bekim Milaim Hyseni, with an expropriation area of 29 m² out of the total area of 3437 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00103-12, owned by Dulaj Besim (Hasan), with an expropriation area of 18 m² out of the total area of 3,000 m², class 3 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.



- Cadastral plot No. 00103-16, with owners Agim Guri, Milaim Guri, Sylejman Guri, Liman Guri, with an expropriation area of 246 m² out of the total area of 4,856 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00103-17, owned by Bytyçi Hanife (Syla), with an expropriation area of 182 m² out of the total area of 4,856 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00103-15, with the owners Blaca Skënder, Blaca Zimer (Bajram), Blaca Imer (Bajram), with an expropriation area of 67 m² out of the total area of 8139 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00103-10, owned by Skender Bllaca, with an expropriation area of 46 m² out of the total area of 500 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00103-7, with the owners Bllaca Ryzhdi (Avdyl), Bllaca Sali (Avdyl), Bllaca Sadri (Avdyl), Bllaca Ylmi (Avdyl), Bllaca Haki (Avdyl), with an expropriation area of 97 m² out of the total area of 9,049 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00103-1, with owners Bllaca Ryzhdi (Avdyl), Bllaca Sali (Avdyl), Bllaca Sadri (Avdyl), Bllaca Ylmi (Avdyl), Bllaca Haki (Avdyl), Bllaca Skender (Bajram), Bllaca Imer (Bajram), Bllaca Zymer (Bajram), with an expropriation area of 194 m² out of the total area of 22,250 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00386-2, with owners Pervizaj Shkurte, Pervizaj Mirnije, Giqaj Lumturije, Pervizaj Muhamed, Pervizaj Bajram, Pervizaj Samir, with an expropriation area of 103 m² out of a total area of 2,000 m², class 4 arable land, as per the possession list 07-029-DSHP-24-Ç, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00385-5, owned by Shaip Himaj, with an expropriation area of 87 m², out of the total area of 1947 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00385-6, owned by Shaip Himaj, with an expropriation area of 47 m², out of the total area of 984 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00385-3, owned by Hoti Femi, with an expropriation area of 71 m², out of the total area of 2,000 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00385-4, owned by Himaj Shaip, with an expropriation area of 50 m², out of the total area of 931 m², class 4 arable land, as per the possession list 07-942-05-84498-24-DSHP, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00146-0, with owners Berisha Agim, Berisha Suzana, Llausha Bukurije, Berisha Fatima, Moskov Lumturije, Sulejmani Fetije, Berisha Gëzim, Berisha Afrim, Berisha Ramiz, Berisha Lulzim, with an expropriation area of 201m², out of the total area of 6,533 m², class 4 arable land, river, as per the possession list 07-942-05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.

- Cadastral plot No. 00145-0, with owners Miftari Qemaledin, Miftari Xhemali, with an expropriation area of 16 m², out of the total area of 8 827 m², class 5 land, infertile, as per the possession list 07-942-05 /84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00859-1, with owners Miftari Qemaledin, Miftari Xhemali, with an expropriation area of 285 m², out of the total area of 13 014 m², class 3 land, infertile, as per the possession list 07-942- 05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00859-2, with owners Miftari Qemaledin, Miftari Xhemali, with an expropriation area of 167 m², out of the total area of 11,000 m², class 3 land, infertile, as per the possession list 07-942- 05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00107-1, owned by Kqira Arben (Pren), with an expropriation area of 392 m², out of a total area of 19,210 m², class 3 arable land, as per the possession list 07-942-05/84498/ DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00107-4, owned by Curraj Bardhyl – Mortgage, with an expropriation area of 137 m², out of the total area of 5,000 m², class 3 arable land, as per the possession list 07-942-05/84498/DSHP /24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00107-3, owned by Gashi Nexhdet (Faket), with an expropriation area of 264 m², out of the total area of 5000 m², class 3 arable land, as per the possession list 07942-05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00119-1, owned by Maloku Halit (Faik), with an expropriation area of 96 m², out of a total area of 8,672 m², class 3 arable land, as per the possession list 07-942-05/84498/ DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00123-2, owned by Çela Ruzhdi, with an expropriation area of 269 m², out of a total area of 1,651 m², class 4 arable land, as per the possession list 07-02942-05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00123-1, owned by Gashi Përparim, with an expropriation area of 124 m², out of the total area of 1,651 m², class 4 arable land, as per the possession list 07-942-05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00802-0, owned by Mazreku Afrim, with an expropriation area of 25 m², out of the total area of 14,866 m², class 4 arable land, class 5 land, river water area, as per the possession list 07-942 -05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00071-1, owned by Gashi Përparim, with an expropriation area of 56 m², out of a total area of 9,259 m², class 4 arable land/class 3 pasture, as per the possession list 07-942-05/84498 /DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00077-1, owned by Miftari Zahadin, with an expropriation area of 188 m², out of a total area of 10,211 m², class 4 arable crop/class 3 pasture, as per the possession list 07-942-05/84498 /DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00077-2, owned by Muhamet Kasami, with an expropriation area of 3 m², out of the total area of 8000 m², class 4 arable land, as per the possession list 07-942-05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00084-0, the New Company Lavëtaria-Blegtoria-Baruthane L.L.C., lease holder for 99 years, with an expropriation area of 17 m², out of the total area of 10,000 m², class 4 arable land and meadow, as per the possession list 07-942-05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.



- Cadastral plot No. 00085-1, Gashi Esat from Prishtina, lease holder for 99 years, with an expropriation area of 48 m², out of a total area of 5,000 m², class 4 arable land, as per the possession list 07-942-05/84498/ DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral parcel No. 00085-2, the New Company Lavëtaria-Baruthane L.L.C., lease holder for 99 years, with an expropriation area of 52 m², out of the total area of 5,000 m², class 4 arable land, as per the possession list 07-942-05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00086-1, the New Company Lavërtaria-Blegtoria-Baruthane L.L.C., user - lease holder for 99 years - Potera Isuf, with an expropriation area of 81 m², out of the total area of 4 832 m², class 3 orchard land, as per the possession list 07-942-05/84498/DSHP/24. CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00087-1, Socially-owned Property KIB Progres - 99-YEAR LEASE - Teuta Hyseni - lease holder for 99 years, under a temporary security measure, with an expropriation area of 48 m², out of the total area of 5000 m², class 4 arable land, as per the possession list 07-942-05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00087-2, Socially-owned Property KIB Progres - lease holder for 99 years - Teuta Hyseni - lease holder for 99 years, under a temporary security measure, with an expropriation area of 54 m², out of the total area of 5000 m², class 4 arable land, as per the possession list 07-942-05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00088-0, Hoxha Destan, lease holder for 99 years, with an expropriation area of 184 m², out of the total area of 15,000 m², class 3 orchard land and house/building construction land, as per the possession list 07-942-05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00090-2, Gashi Sami Faket, lease holder for 99 years, with an expropriation area of 51 m², out of the total area of 5,000 m², class 4 arable land, as per the possession list 07-942-05/84498/DSHP /24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00090-3, RIZAM HOLDING LLC, lease holder for 99 years with main office in Mamusha - Mortgage, with an expropriation area of 3 m², out of the total area of 5,500 m², class 4 arable land, as per the possession list 07-942 -05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00090-4, RIZAM HOLDING LLC, lease holder for 99 years with main office in Mamusha - Mortgage, with an expropriation area of 34 m², out of the total area of 5,000 m², class 4 arable land, as per the possession list 07-942 -05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 00090-5, RIZAM HOLDING LLC, lease holder for 99 years with main office in Mamusha - Mortgage, with an expropriation area of 155 m², out of the total area of 5138 m², class 4 arable land, as per the possession list 07-942- 05/84498/DSHP/24, CZ Dushanova, Municipality of Prizren.
- Cadastral plot No. 11084-48, the New Company Lavertaria-Blegtoria-Baruthane L.L.C., user - lease holder for 99 years, S.T.B. TEA - lease holder for 99 years, with an expropriation area of 3m², out of the total area of 3179m², class 3 arable land, as per the possession list 07-029-DSHP-24-Ç, CZ Dushanova, Municipality of Prizren.

II. Within 5 (five) working days after approval, the Expropriation Authority shall notify the owners, interest holders of the properties, and any other individual claiming a right to the expropriated property about the Preliminary Decision.

III. Within ten (10) days of the approval of the Preliminary Decision, the Expropriation Authority shall publish the Decision in the Official Gazette of the Republic of Kosovo.

IV. This Decision shall enter into force on the date of its publication in the Official Gazette of Kosovo.

R e a s o n i n g

Based on the request with Reference No. 05/1-2024 dated 15.08.2024, the Requesting Entity, the Directorate of Public Services has requested the initiation of the expropriation procedure for the expropriation of portions of immovable property in cadastral plots, in order to achieve/implement the legal public goal - Construction and Expansion of the Road from "T&A" to the "Arbëria" petrol station.

The Directorate of Public Services has attached all necessary documents to this Request, as required with the provisions of Article 8 in connection with Article 4 of Law No. 03/L – 139 on Expropriation of Immovable Property of the Republic of Kosovo, as amended and supplemented by Law No. 03/L-205, considering that in this case, the expropriation serves legitimate public purposes and is directly linked to achieving those purpose, it does impact the private rights, but the selection of the property to be expropriated has not been made for, or in the furtherance of, any discriminatory purpose or objective, and that the Expropriation Authority has followed all applicable provisions of this Law.

With Decision No. **01-030/01-0122066/24** dated **09.09.2024**, the Expropriation Authority, the Mayor of the Municipality, has approved the request from the Requesting Entity, the Directorate of Public Services dated **15.08.2024** for the expropriation of portions of immovable properties to serve a legitimate public purpose.

During the public debate on 02.10.2024, the owners, the interest holders of the properties whose property portions will be expropriated, have declared that they do not oppose the accomplishment of the legitimate public purpose - construction and expansion of the road from "T&A" to the "Arbëria" petrol station.

After this decision becomes final and after the assessment of expropriated properties by the Office of Immovable Property Valuation - Property Tax Department - Ministry of Finance, Labour and Transfers, the Expropriation Authority shall make the Final Decision on compensation for the expropriated properties.

Therefore, since that all the legal conditions for initiating the expropriation procedure have been fulfilled and the request for expropriation from the Requesting Entity complies with the applicable law, it has been decided as stated in the enacting clause of the Decision and in accordance with Article 10, in conjunction with Article 4 of Law No. 03/L-139 on Expropriation of Immovable Property, as amended and supplemented by Law No. 03/L-205.

Instructions for legal remedy: The dissatisfied party can file a claim against this Decision before the Basic Court in Prizren, within the period of 30 days from the date of entry into force of this Decision.

The notified parties on this Decision:
Requesting Entity
Archive
The parties

Expropriating Authority:
Mayor of the Municipality

Shaqir Totaj

Shaqir Totaj

