

Request for Expression of Interest

Country: Kosovo

Project ID: P164555

World Bank Credit Name: Real Estate Cadaster & Geospatial Infrastructure Project

Ref. No.: XK-KCA-543473-CS-CQS

Kosovo Property Comparison and Verification Agency (KPCVA)

Engagement of Consultant to Draft the Strategy and Action Plan for the Kosovo Property Comparison and Verification Agency (KPCVA)

Background

The Kosovo Property Comparison and Verification Agency (KPCVA) is an independent institution established pursuant to Article 142 of the Constitution of the Republic of Kosovo. The Agency operates on the basis of Law No. 05/L-010 on the Kosovo Property Comparison and Verification Agency, as amended and supplemented by Law No. 08/L-052. In addition to its primary mandate defined by the above-mentioned legislation, the KPCVA has inherited certain responsibilities from its predecessor institutions, including the former Housing and Property Directorate (HPD) and the Kosovo Property Agency (KPA). The aim of this KPCVA Law is the comparison, verification, and resolution of discrepancies between the original pre June 1999 cadastral records removed from Kosovo by Serbian authorities and the present day cadastral records in the Republic of Kosovo with respect to private property, private commercial property and property of religious communities; resolution of remaining claims with respect to private immovable property, including agricultural and private commercial property; as well as recognition and formalization of uncontested and legitimate property rights conveyed informally between parties prior to 24 March 1999 and currently exercised under Kosovo laws. The mandate of the KPCVA, as defined in its basic law No. 05/L-010, also derives from the Brussels Agreement between the Republic of Kosovo and the Republic of Serbia concerning cadastral records, which established mechanisms for addressing discrepancies between cadastral documentation and ensuring legal certainty regarding property rights in Kosovo.

Through the implementation of its mandate, the KPCVA contributes to strengthening legal certainty, protecting property rights, resolving legacy property claims, and supporting the rule of law and institutional stability in the Republic of Kosovo.

To address these challenges and ensure that KPCVA becomes a more efficient and sustainable institution, the decision has been made to develop a comprehensive Strategy and Action Plan for the next five years. This strategy will include clear goals, measurable objectives, and a detailed implementation plan.

Purpose of Engagement

The primary purpose of this engagement is to develop a comprehensive Strategy and Action Plan for KPCVA, which will include:

- Detailed Situation Analysis
- Strategic Plan
- Action Plan

Scope of Work

The consultant will be responsible for performing the following tasks:

1. Situation Analysis
2. Consultations with Stakeholders
3. Strategy Development
4. Validation and Finalization

Duration of Engagement

The assignment shall be implemented from the date of contract signature and shall be completed no later than 30 November 2026.

Qualifications and Experience Required

The Consultant shall demonstrate the following:

- A minimum of five (5) years of professional experience in geomatics, cadastre, and the registration of immovable property rights;
- A minimum of five (5) years of professional experience in the drafting, implementation, and monitoring of legal and regulatory frameworks related to cadastre and immovable property rights; and
- Experience in similar assignments would be preferable.

Availability of the Key Personnel

The consultants shall propose:

- Team Leader / Strategy / Cadastre specialist
- Legal specialist

Other specific tasks, scope of services, expected outputs/deliverables, time frames, availability of qualified personnel etc. are indicated under TOR for this assignment.

Selection Method

Consultants will be selected in accordance with the World Bank's Procurement Regulations for Investment Project Financing (IPF) Borrowers (July 2016, revised November 2017, August 2018, and November 2020), using Consultant Qualification Selection (CQS) method.

The Expression of Interest (EOI) shall be evaluated using a weighted scoring system based on the following criteria:

- General Qualifications (20%)
- Relevant work experience in the domains of Strategy development (35%)
- Methodology and initial work plan (35%)
- Training experience in the domain of property rights (10%)

Expression of Interest (EOI) Submission

Expressions of Interest shall be submitted in electronic form to the email address provided below or in physical form to the address indicated below, **not later than 14 April 2026.**

Kosovo Cadastral Agency

Attn.: Procurement Specialist, REGIP

Address: Str. "Arbënor e Astrit Dehari" No. 25, Archive Building 2nd floor

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