

Request for Expression of Interest

Country: Kosovo

Project ID: P164555

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

Ref. No.: XK-KCA-544814-CS-CQS

Kosovo Property Comparison and Verification Agency (KPCVA)

Legal and Institutional Review of Property Administration and Physical Assessment of Properties under KPCVA Administration

Background

The Kosovo Property Comparison and Verification Agency (KPCVA) is the institutional successor to the Housing and Property Directorate (HPD) and the Kosovo Property Agency (KPA). KPCVA is responsible for resolving property-related claims arising from the post-conflict period and for administering certain categories of properties under its mandate.

KPCVA's responsibilities derive from, inter alia:

- UNMIK Regulation No. 1999/23 (abandoned property administration);
- UNMIK Regulation No. 2000/60;
- UNMIK Regulation No. 2006/50 on the Resolution of Claims Relating to Private Immovable Property, including Agricultural and Commercial Property;
- Law No. 03/L-079 on the Implementation of UNMIK Regulation 2006/50;
- Current KPCVA legislation and regulatory framework.

The assignment shall include a comprehensive legal and institutional analysis of the current mandate of the Kosovo Property Comparison and Verification Agency (KPCVA), with particular focus on property administration, implementation of the rental scheme, and the physical assessment of properties.

The assignment shall further examine available options for the management and treatment of properties currently under administration in cases where the rightful owners cannot be contacted, including the development of practical, legally sound, and operationally feasible approaches for addressing such cases.

In carrying out this assignment, close cooperation shall be maintained with relevant internal and external stakeholders in order to support the identification and development of feasible, sustainable, and mandate-consistent solutions aligned with the institutional responsibilities of the KPCVA.

Objective of the Assignment

The objective of this assignment is to:

1. **Assess the physical condition of properties under the administration of the KPCVA**, based on inspection reports prepared by the KPCVA regional offices and through direct inspection of a sample of administered properties, with the aim of identifying potential risks they may pose.
2. **Analyze the existing legislative and regulatory framework governing the functioning of the KPCVA**, with particular focus on the provisions related to the administration of properties, the implementation of the rental scheme, and the treatment of properties under the Agency's administration in cases where the rightful owners cannot be contacted. The analysis shall aim to identify areas requiring legal clarification, institutional strengthening, and procedural improvement, and shall include the development of practical, legally sound, and operationally feasible approaches for addressing such cases.

3. **Review and assess the mandates inherited from the former Housing and Property Directorate (HPD) and the Kosovo Property Agency (KPA)**, including the applicable legal instruments, notably UNMIK Regulation No. 1999/23 on the Establishment of the Housing and Property Directorate and the Housing and Property Claims Commission, with particular reference to Article 1.1 concerning abandoned properties placed under administration; UNMIK Regulation No. 2000/60 on Residential Property Claims and the Rules of Procedure and Evidence of the Housing and Property Directorate and the Housing and Property Claims Commission; UNMIK Regulation No. 2006/50 on the Resolution of Claims Relating to Private Immovable Property, including Agricultural and Commercial Property; and Law No. 03/L-079 on the Implementation of UNMIK Regulation No. 2006/50.

This assignment focuses on analysis and recommendations. It does not include legislative adoption or implementation of reforms.

Scope of Services

The Consultant/expert shall carry out the following tasks:

- Task 1 – Inception and Rapid Assessment
- Task 2 – Legal and Institutional Analysis
- Task 3 – Policy Options and Institutional Recommendations
- Task 4 – Stakeholder Consultation and Finalization

Duration and Level of Effort

Duration: From the date of contract signature until 30 November 2026.

Qualification Requirements

The Consultant shall demonstrate the following:

Minimum 10 years of experience in physical property evaluation.

Experience in legal policy analysis;

At least three similar assignments completed within the last 10 years.

Availability of the Key Personnel

The Consultant shall propose:

1. Senior Property Expert (minimum 10 years' experience);
2. Physical property condition evaluator expert (minimum 10 years' experience)

8. 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.

Expressions of Interest will be evaluated based on:

Criteria	Weight
The Consultant General Qualifications	20%
Relevant Experience in legal	30%
Physical property evaluation	30%
Organizational Capacity and Availability	20%

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

Expression of Interest (EOI) Submission

Interested and eligible consulting firms are invited to submit an Expression of Interest (EOI) demonstrating their qualifications to perform the services.

The EOI shall include the following documents:

- (i) Cover Letter
- (ii) The Consultant Profile
- (ii) Relevant Experience
- (iv) Availability of the Key Personnel (Short CVs)
- (v). Conflict of Interest Declaration

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

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