



PROPERTY RIGHTS PROGRAM (PRP)

FY2015

QUARTERLY REPORT NO. 6

(JULY 1 – SEPTEMBER 30, 2015)



OCTOBER 2015

This publication was produced for review by the United States Agency for International Development. It was prepared by Tetra Tech.

The Property Rights Program (PRP) Task Order is being implemented under USAID Contract No. AID-OAA-I-12-00032/AID-167-TO-14-00006, Strengthening Tenure and Resource Rights (STARR) IQC.

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Cover Photo: PRP staff pose with staff from the Agency on Gender Equality (AGE) and its network of Municipal Gender Officers after a workshop to assess their needs and identify joint activities to further their goals to enhance women's rights to use property in practice.

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LIST OF ACRONYMS

ACDC	Advocacy Center for Democratic Culture
ASJK	Association of Serb Jurists of Kosovo
ATRC	Advocacy Training & Resource Center
BIRN	Balkan Investigative Reporting Network
CCPR	European Commission Liaison Office Support to Civil Code and Property Rights Project
CDCS	Country Development Cooperation Strategy
CLE	Contract Law Enforcement Project
CoM	Courts of Merit
COP	Chief of Party
CRP/K	Civil Rights Program in Kosovo
CSO	Civil Society Organization
CTG	Core Technical Group
DCM	Differentiated Case Management
DO	Development Objective
E4E	Engagement for Equity
ECMI	European Center for Minority Issues
EROL	Effective Rule of Law Project
EU	European Union
G2G	Government to Government
GCG	Gender Coordination Group
GIS	Geographic Information System
GIZ	<i>Gesellschaft für Internationale Zusammenarbeit</i>
GMM	Grants Management Manual
GoK	Government of Kosovo
IQC	Indefinite Quantity Contract
IR	Intermediate Result
KBA	Kosovo Banking Association
KCA	Kosovo Cadastral Agency
KJC	Kosovo Judicial Council

KJI	Kosovo Judicial Institute
MCO	Municipal Cadastral Office
MGOs	Municipal Gender Officers
MoJ	Ministry of Justice
PFD	Partnerships for Development Project
PRP	Property Rights Program
PSA	Public Service Announcement
SBCC	Social Behavior Change Communications
SDC	Strategy & Development Consulting
SOE	Socially Owned Enterprise
STTA	Short-Term Technical Assistance
STARR	Strengthening Tenure and Resource Rights
TAG	Technical Advisory Group
TWG	Thematic Working Group
USAID	United States Agency for International Development

INTRODUCTION AND BACKGROUND

The absence of an effective property rights framework in Kosovo weakens democratic governance, impacts human rights, disempowers women and impedes sustainable economic growth. The USAID/Kosovo Property Rights Program promotes effective donor and government stakeholder coordination to develop a National Strategy for Property Rights and strengthen property rights legislation, supports development of improved court procedures to efficiently adjudicate property claims and disputes, works closely with Civil Society Organizations to enhance opportunities for women to exercise their property rights and improves awareness and access to property rights information to improve service delivery in municipalities.

More specifically, PRP supports the Ministry of Justice (MoJ) to own and direct the property reform process. PRP coordinates technical inputs from the European Union-funded Civil Code and Property Rights (CCPR) project to assist the MoJ to develop property reform legislation, as well as inputs from other donor funded projects and government line ministries and agencies to assist the MoJ to rationalize reform efforts and maximize development impacts. PRP works closely with the Kosovo Judicial Council and four Courts of Merit to develop and pilot improved court procedures related to property claims, with emphasis on improving court practices to remove constraints to women inheriting property in practice. PRP assistance to improve court performance also informs development of implementation oriented property legislation. Results produced by PRP in these areas contributes to achieving USAID/Kosovo's Country Development Cooperation Strategy Development (CDCS) Objective 1 "Improved Rule of Law and Governance that Meets Citizens' Needs." Improved legislation and court procedures also support creation of an Improved Economic Governance and Business Environment under the CDCS Development Objective 2 "Increased Investment and Private Sector Employment."

PRP supports USAID Forward implementation and Local Solutions by building sustainable organizational and technical capacity of Kosovo Civil Society Organizations (CSOs) and municipal governments to manage and administer USAID direct awards through grants and Government to Government (G2G) agreements. PRP provides technical assistance to CSOs to develop and implement public information and advocacy campaigns to inform women and men about women's rights to property and change attitudes and behaviors about women's rights to inherit property. Capacity building assistance delivered to municipalities helps improve delivery of property-related services to citizens to enable them to more efficiently transact their rights to property.

EXECUTIVE SUMMARY

SUMMARY OF RESULTS FOR THE REPORTING PERIOD AND KEY ACHIEVEMENTS

This quarter saw the significant advancement of project initiatives under all four PRP objectives. In addition, the new COP assumed his duties on July 16.

OBJECTIVE 1: BETTER COORDINATION AND POLICY PRIORITIES

To assist the MoJ's efforts to produce a National Strategy on Property Rights, PRP provided the MoJ, with technical support to finalize the Issues Document that served to identify and frame for analysis clusters of legal and technical issues to be addressed by the National Strategy. PRP also assisted the MoJ to establish the government structures that will take ownership and responsibility to develop the National Strategy – the Core Technical Group (CTG) and Thematic Working Groups (TWGs). In addition, the CTG adopted the approach and timeframe proposed by the Project for developing the Concept Documents for the National Strategy.

PRP also conducted a tender and selected a subcontractor, Strategy & Development Consulting (SDC) to field a team of experts to assist the CTG and TWGs to conduct research and analysis and draft the Concept Documents that will then serve to inform drafting of the final National Strategy document. PRP facilitated meetings between SDC and the Chair of the CTG to agree modalities for coordination to ensure SDC is fully integrated into the MoJ's strategy development process.

In addition, Minister of Justice Kuci met with PRP and reiterated his support for the initiative to create the National Strategy.

PRP also developed extensive comments on the draft Law on Notary; compiled other USAID projects' comments on the draft law; and presented USAID with a unified document with all comments, which USAID then presented to the MoJ. Among many issues implicated by the Law on Notary is the need to clarify the respective jurisdictions of the courts and the notaries over non-contested cases. This has a direct bearing on efforts to reform the procedures governing inheritance proceedings. PRP has been actively urging the MOJ to approach this issue circumspectly and with deliberation and to resolve it with due consideration for the implications this law will have for inheritance reforms.

OBJECTIVE 2: IMPROVED COURT PROCEDURES RELATED TO PROPERTY CLAIMS

PRP completed a Differentiated Caseflow Management (DCM) assessment of caseflow practices in the four Courts of Merit, analyzing over 1,200 property cases, and developed detailed findings and recommendations for immediate action the KJC could take to improve caseflow management and court performance. The principal finding was that the adjudication of all property cases, regardless of the specific subject matter, are accompanied by very significant delays that far exceed international best practice related to case disposition times.

During the first weeks of the next quarter (October 22, 2015) PRP will facilitate a workshop with the KJC, courts presidents and heads of Civil Divisions of all Basic Courts and the PRP supported Advisory Council comprising Court of Merit judges. The DCM expert who conducted the assessment will present its findings and suggest options for reform initiatives. The workshop is intended to produce consensus on reform and development of an action plan to be ratified that will define activities to be piloted and tested in the Courts of Merit to improve caseflow management. .

PRP also facilitated the recently arrived US Ambassador's visit to the Ferizaj Basic Court; received the first draft of its report on inter-generational inheritance matters; and conducted the first phase of its needs assessment for judicial training with the Kosovo Judicial Institute.

OBJECTIVE 3: ENHANCE WOMEN'S RIGHTS TO USE PROPERTY IN PRACTICE

PRP began development of a Public Service Announcement on women and property rights that will feature prominent Kosovar, including the President, a noted singer and artist and a young judo champion. PRP also developed a strategy for its Social Behavior Change Communications campaign; identified the target audiences and refined its messaging for the campaign; and secured the approval of the Office of the President to conduct the campaign under the established rubric, "For the Common Good."

PRP also conducted a tender and selected a production company for the media campaign.

In addition, PRP undertook a number of activities to support USAID E4E partner, ATRC, and its sub-grantees. PRP supported USAID-mandated improvements in ATRC's operations and grant management procedures, and assisted ATRC to conduct capacity assessments of its sub-grantees. PRP also assisted ATRC in conducting a training needs assessment for its sub-grantees.

Two grants were given for activities to support the ability of women to exercise property rights in Kosovo: to the organizations BIRN (Balkan Investigative Reporting Network) and ACDC (Advocacy Center for Democratic Culture), ACDC to conduct its activities in northern Kosovo.

OBJECTIVE 4: IMPROVED COMMUNICATION, ACCESS TO INFORMATION AND UNDERSTANDING OF PROPERTY RIGHTS

PRP developed and presented to USAID a proposal for an initiative for G2G funding for municipalities. The initiative is designed, among other things, to help fill gaps in land records by engaging municipal efforts to scan and index the archived hard copy documents of the Municipal Cadastral Offices (MCOs) in two municipalities. In addition to making more information available on the ownership history of land parcels in the municipality, the initiative is designed to improve information-sharing among Kosovo institutions; facilitate the adoption of streamlined registration procedures at the MCOs; and support more effective municipal planning and use of municipal land.

PRP also completed its selection process for municipal candidates for G2G support and presented its findings and recommendations to USAID.

PROJECT ACTIVITIES

OBJECTIVE 1: BETTER COORDINATION AND POLICY PRIORITIES

ACTIVITY 1.2: SUPPORT DEVELOPMENT OF THE NATIONAL STRATEGY FOR PROPERTY RIGHTS

Task 1.2.1: Assist GoK to Analyze and Draft Legislation and Develop a National Strategy on Property Rights

National Strategy on Property Rights

As reported previously, in June 2105 the MoJ held a successful two-day multi-stakeholder workshop with PRP support that presented for discussion a draft “Issues Document” that grouped and presented five core clusters of technical and legal issues to be addressed in the MoJ’s National Strategy on Property Rights (National Strategy). PRP implemented the following activities to assist the MoJ to advance development of its National Strategy:

Issues Document Finalized for National Strategy

Following the workshop the MoJ prepared with PRP support a revised and expanded draft Issues Document, which the General Secretary of the MoJ, Mr. Eset Rama, distributed to Kosovo and international stakeholders and partners for review and comment to then produce a final draft of the document. In addition, PRP prepared a document, “National Property Rights Strategy: The Way Forward” that outlines the work accomplished to date and the next steps to be undertaken to develop and implement the National Strategy, along with a projected timetable.

MoJ Minister Expresses Strong Support for the National Strategy

The importance of the National Strategy, and PRP’s support for its development were verified by statements made by the Minister of Justice, Mr. Hajredin Kuci during his meeting with the recently arrived US Ambassador Gregory T. Delawie and Embassy Deputy Political/Economic Chief. (The MoJ’s press release on the meeting can be found at <http://www.md-ks.net/?page=1.8.1626>). In addition, Minister Kuci’s efforts to lobby on behalf of the National Strategy resulted in its being addressed as a “priority among priorities” within the GoK’s National Development Strategy.

Structures for National Strategy Created and Activated as Proposed by PRP

PRP worked closely with the MoJ to actualize and activate the structures needed for the development of the National Strategy. These are the Core Technical Group (CTG) which will oversee the development of the National Strategy and the Thematic Working Groups (TWGs), which are to be organized around the five technical cluster areas presented and discussed in the Issues Document and will provide technical inputs and analysis on specific reform issues. PRP developed a proposal describing the modalities for developing the National Strategy, along with timetable and action plan that were formally presented to the CTG at its initial working session and ratified by the CTG.

Subcontractor Selected to Support Work on the National Strategy

PRP conducted a tender and awarded a sub-contract to Strategy & Development Consulting (SDC) to develop five analytical Concept Notes, aligned with the five technical clusters presented in the Issues Document, to inform drafting of the final National Strategy document. The Concept Notes will present research and analysis and provide detailed recommendations on the specific actions that need to be taken to change property rights policy, law and practice to achieve the National Strategy's reform objectives. PRP facilitated SDC's participation in the first CTG working session described above and subsequent meetings with the Chair of the CTG to agree modalities for coordination to ensure SDC is fully integrated into the MoJ's strategy development process.

PRP Fosters and Maintains Close Coordination with Stakeholders in Property Rights Reform.

PRP has actively led coordination of property rights reform initiatives among both Kosovo and international stakeholders to avoid duplication, ensure consistency in action and maximize results. PRP has met with Minister Kuci, where he reiterated his strong commitment to reforming the civil law sector in general and Kosovo's property rights regime in particular. (The MoJ's press release on the meeting can be found at <http://md-ks.net/?page=1,8,1660>)

PRP has maintained close contact with the various departments and officials within the MOJ, including the newly appointed Head of the Legal Office, Mr. Mentor Borovci, to engage him smoothly in the National Strategy process; other experts within the MOJ Legal Office; and the Director of the Department for Policy Coordination and EU Integration, Mr. Lulzim Beqiri, who is chairing the CTG. As noted above, PRP actively supported the MOJ in selecting appropriate experts for the TWGs, and integrated SDC into the process by arranging meetings between SDC and Mr. Beqiri. Mr. Beqiri welcomed SDC and stressed the need for close coordination with the Thematic Working Groups (TWGs). All agreed with PRP's recommendation to have SDC experts meet with each TWG as it is formed. It is planned that those first meetings will take place in mid-October,

In addition, PRP has coordinated closely and reached a constructive agreement with the EU-funded Civil Code and Property Rights Support Project (CCPR) on mutual support and a clear allocation of work between the two projects. Under this agreement CCPR will take the lead on work on the Law on Inheritance and Law on Family, while PRP will take the lead on amendments to the Law on Non-Contested Procedure and the Law on Contested Procedure, with the two projects coordinating closely on all those initiatives. PRP has had a series of informal meetings with CCPR experts, and PRP took part in the meeting of the Steering Committee of CCPR where the CCPR Project Director, Mr. Victor Chimienti, praised the close cooperation with PRP. (It came to light that CCPR cannot be funded beyond its original end date in July 2016, with a follow-up project to be fielded towards the end of 2016. The MoJ expressed concern about the gap in donor support that could arise. PRP will follow this situation as it develops.)

Other Legislative Initiatives

Analysis and Comments on Draft Law on Notary

PRP provided analysis and comments on the Draft Law on Notary and gathered and presented to USAID further inputs from the USAID EROL, CLE, and PFD programs, as well as the EU Civil Code and Property Rights Project. USAID provided the combined comments to the MoJ.

PRP also took part in a roundtable on the draft Law on Notary, at which 25-30 representatives of local and international organizations were present. PRP stressed the importance that the Law on Notary be in harmony with other laws, such as the Law on Inheritance and the procedural laws, and that there be a clear demarcation of judicial and notarial authority with respect to inheritance matters.

PRP has further committed to the Head of the MoJ Legal Office that PRP will support additional working sessions on the draft Law on Notary, but emphasized that strategic policy decisions

surrounding the authority of notaries and related issues should be decided before proceeding further with drafting the law.

Comments on Draft Concept Document for Law on Public Property

PRP provided its comments to the MoJ within its deadline, as requested. The proposed law is intended to clarify the legal designation of public property. To date, the MoJ has taken no further action. PRP is urging the MoJ to ensure that the development of the draft law is coordinated with the development of the National Strategy.

Constructive Working Relationship Formed with the New Head of MoJ Legal Department

PRP met with Mr. Mentor Borovci shortly after his appointment. Mr. Borovci expressed a great readiness to cooperate with PRP and requested further assistance on the Law on Notary. PRP stressed the need to develop inter-related legislation in a coordinated manner, to create a unified and harmonious legal framework, and cited the draft Law on Notary as a current example.

Initiative to Address “Construction Land”

The MoJ has requested PRP to assist in developing a Concept Note for the legislative action required to re-designate land currently designated as “construction land,” which is an outdated legacy from Yugoslavia that impedes the exercise of private property rights. USAID and PRP have agreed to support this initiative, and the MoJ is forming a working group.

OBJECTIVE 2: IMPROVED COURT PROCESSES RELATED TO PROPERTY CLAIMS

ACTIVITY 2.1: ASSIST KJC AND STAKEHOLDERS TO IDENTIFY GAPS TO RESOLVE PROPERTY CLAIMS

PRP Completes First Phase of its Research and Analysis of Caseflow Management and Submits its Report to USAID

PRP designed and implemented Differentiated Case Management (DCM) an assessment to identify and capture substantive and procedural data elements with which to disaggregate and analyze court procedures to process and resolve property cases in order to formulate recommendations to improve efficiency and court performance. The assessment is intended to identify case flow and case management bottlenecks arising in the adjudication of property cases, with the ultimate aim of designing and introducing improvements to courts’ processes and to procedural law in order to enable courts to adjudicate property claims more efficiently.

PRP’s DCM expert consultant assessed a total of 1, 276 property rights cases that were filed and disposed within a 30-month period (2013-2015) in the four Courts of Merit. The DCM expert also conducted on-site visits at the Courts of Merit and interviews with judges on their caseflow management practice. At the conclusion of these visits, PRP and the expert consultant made an oral presentation of findings and recommendations to USAID. Subsequent to the presentation, PRP delivered to USAID its report *Caseflow Management for Property Rights Cases in the Basic Courts*.

Principal Findings and Next Steps

PRP’s principal findings are that (1) the courts are not employing basic caseflow management techniques to manage their case flow; (2) average case disposition times far exceed international standards; (3) there are no apparent differences between different types of property cases, or among civil cases generally; (4) although few cases were referred to mediation, those that went to mediation were resolved successfully; and (5) the current framework of rules and regulations governing judicial performance and case management do not support effective case management. Based on these

findings, PRP has developed detailed recommendations of immediate actions the KJC could consider to improve case management and facilitate the efficient adjudication of property cases.

PRP will facilitate a workshop with the KJC, judges from the Civil Divisions of all Basic Courts and the PRP supported Advisory Council comprising Court of Merit judges. The DCM expert who conducted the assessment will present its findings and suggest options for reform initiatives. The workshop is intended to produce consensus on reform and the development of an action plan to be ratified that will define activities to be piloted and tested in the Courts of Merit to improve caseload management.

Coordination with USAID CLE on Mediation Referrals

PRP provided the USAID Contract Law Enforcement Project with the DCM data related to property cases referred for mediation. PRP will work closely with CLE to develop a coordinated, strategic approach to increase substantially the number of cases referred to mediation.

Inter-Generational Inheritance Report

PRP received from its STTA expert the final draft report on issues surrounding inter-generational inheritance. This report analyzes the challenges presented by inheritance cases where the land records are out of date. This is a prevalent problem in Kosovo, where a large number of the land records are registered to persons long deceased. PRP is finalizing the Report, which will serve as a guide for the interventions that are required to make facilitate property transfers in such situations.

Support to Visit of Court of Merit by US Ambassador

At USAID's request, PRP worked closely with the USAID CLE and EROL projects and led the joint effort to facilitate the US Ambassador's visit to the Ferizaj Basic Court, which took place on August 27 and was regarded a success. The visit featured a tour of the court led by the Court President and Court administrator, followed by a discussion.

Judicial Training Needs Assessment

PRP engaged STTA Judicial Training Expert, Mr. Chuck Erickson, to conduct an assessment of the Kosovo Judicial Institute's (KJI) judicial training curricula on property rights PRP. The assessment was conducted in close cooperation with Mr. Besim Morina, KJI Acting Director.

PRP and the KJI held a working session with a focus group of 8 judges to identify and discuss judges' and lawyers' professional needs with respect to substantive knowledge of property law and practical skills. The discussion also covered possible ways to meet those needs, e.g., through training, a bench guide and other strategies. It is envisioned that this inaugural meeting will form the basis of an ongoing working group that will be tasked over the next 9 months with designing a curriculum, and overseeing the design and implementation of a judicial bench guide. Judges attending the focus group session participated very actively in the discussions and provided thoughtful insights into the most pressing problems arising from property rights cases, structural and legal challenges, and weaknesses in the current delivery of education on property rights through KJI. The judges also expressed enthusiastic support for USAID/PRP efforts in this area.

The assessment confirmed that the legal framework governing property rights is contradictory and confusing for judges; and that the judges lack guidance on adjudicating property cases owing to a lack of a bench guide on best practices, a lack of published case law, and a lack of continuing professional training. The assessment also noted the need to change judges' attitudes and behaviors with respect to gender-related matters.

PRP is working closely with the KJI in the next quarter to agree and begin implementing the assessment's recommendations. Priority training recommendations for PRP support include the development of training modules on property rights; improving judges' understanding of gender

issues and constraints women face to implement their rights in practice, training on improved case management practices when developed and development of a benchbook to provide guidance to judges on property rights cases.

OBJECTIVE 3: ENHANCED WOMEN'S RIGHTS TO USE PROPERTY IN PRACTICE

ACTIVITY 3.1: PROVIDE ASSISTANCE TO USAID-ENGAGED CSOS TO DEVELOP CULTURALLY SENSITIVE FILM/TV CONTENT TO INCREASE PUBLIC AWARENESS ABOUT WOMEN'S PROPERTY RIGHTS AND ADMINISTER USAID AWARDS

Support to Engagement for Equity Implementing Partner

Sub-grants Awarded for Activities in Support of Women's Property Rights. In July and August 2015, PRP staff participated as a member of the Engagement for Equity (E4E) Technical Advisory Group (TAG), an evaluation panel to perform the formal review of application responses submitted by CSOs to the Round 1 RFA launched by E4E implementing partner ATRC. Over 60 applications were reviewed for all 5 objectives of the E4E program, of which the second objective "Empowering Women through Enhanced Awareness of Women's Property Rights" is aligned to support select PRP-led activities. Through a participatory training regimen and development of a grants management manual (GMM) (which included the design of the TAG) developed with PRP capacity building support, ATRC successfully executed the full RFA grant making lifecycle. This included advertisement of the RFA, conducting informational briefings for interested applicants, launching the RFA, forming the TAG, selecting grantees, conducting pre-award surveys, developing negotiation memos, and, under USAID direction, making the final award. PRP engaged Ms. Indeok Oak, Organizational Capacity Building expert consultant, to provide advice and guidance to ATRC throughout the process. Actionable next steps to improve execution of Round 2 are underway, including adjustments to the GMM and an overhaul of ATRC's current organizational policy manual to incorporate USAID-specific requirements in managing a Cooperative Agreement.

Support to E4E Sub-Grantees

Grants to two sub grantees were awarded under E4E Objective 2. The Balkan Investigative and Reporting Network (BIRN) will increase awareness among society in Kosovo regarding women's property rights, notably as it pertains to inheritance. BIRN, an experienced and credible journalism organization, will be performing court monitoring of inheritance and produce promotional material. Through court monitoring, policy briefs, articles on online media, televised film and analysis, the project will support the implementation of current law; provide concrete recommendations the law related to inheritance cases; and raise awareness of the legal right to inheritance, the nature of judicial proceedings and successful cases of litigation.

Advocacy Center for Democratic Culture (ACDC) is a Mitrovica based organization focused on improving the engagement of a multiethnic population in the Mitrovica region and raising awareness of citizens there about democratic culture. This compliments PRP's efforts to assist members of non-majority community members to better understand and exercise their rights to property. ACDC will also conduct court monitoring and deliver gender awareness trainings. Notably absent in the northern region are gender officers as are required by the Law on Gender Equality.

These two projects will advance PRP's objective to enhance women's property rights and will cover all of the main municipalities in Kosovo.

Since PRP and the sub grantees will engage often on awareness campaigns in Kosovo on women and property rights, PRP has briefed ATRC, BIRN and ACDC to ensure that there is substantive coordination in grant activity. PRP discussed its planned activities with representatives of ATRC and the two sub grantees to ensure that there will be no duplication of efforts between PRP's own work and BIRN's activities under its proposed grant from ATRC, particularly in the areas of policy analysis

and video production. BIRN agreed to maintain close contact with PRP and PRP is satisfied that BIRN's activities as conceived will complement PRP's work.

Training Assessments of Sub-grantees. PRP conducted training assessments of ACDC and BIRN. A third sub grantee, the CREATE Foundation (representing a desire for more equitable participation of Roma, Ashkali, and Egyptian women in political and economic spheres of society) was identified as having complimentary activities to E4E Objective 2, and thus included in all PRP led briefings and trainings as they pertain to implementation of PRP Objective 3, particularly an introduction to current social norms and institutional barriers which currently challenge women to exercise their property rights in practice. This orientation informed a wider training on social behavior change communication (SBCC) which was conducted by PRP and its international communications expert immediately after the end of this reporting period.

Capacity Assessments. PRP has configured well-proven capacity assessment tools for use by ATRC in order to effectively assess current capacities of the sub-grantees, while also improving ATRC's own capacity in the process. Through this assistance, PRP has helped ATRC improve its own capacity-building plan and identified areas within ATRC's current management practices and policies that require immediate attention as identified by USAID. These early PRP interventions have been instrumental to furthering a legacy of an active and robust civil society.

Report on Non-Majorities

PRP met with the Office for Communities within the Prime Minister's Office, the Association of Serb Jurists of Kosovo (ASJK) and the European Center for Minority Issues (ECMI) to discuss potential cooperation on property rights for minorities and to identify the key property rights issues facing minorities in Kosovo. All three institutions indicated a readiness to support PRP initiatives regarding the ability of members of minority communities to exercise property rights.

PRP received from CRP/K a final draft of its Report on Non-Majorities and Property Rights. The Report provides findings from CRP/K's research on the judicial and institutional procedures and practices that prevent members of non-majority communities from fully exercising their property rights. The Report is based on legal research and information gathered from focus groups. PRP is engaging two experts from the ASJK to review the Report and provide their own perspective on its findings.

Work with Agency for Gender Equality to co-chair the GCG

PRP in close coordination with Agency for Gender Equality has organized regular meetings of the Gender Coordination Group on Women's Property Rights. Recent meetings focused on the SBCC Campaign. PRP provided information on the design stages of the SBCC and consulted the members on identification of potential outreach activities to disseminate campaign messages at grass root level. The members of GCG acknowledged the importance of SBCC, shared information on their current activities related to awareness and advocacy seeking for joint collaborative efforts in this regards. Further, members of the Gender Coordination Group completed questionnaires determining their current knowledge and familiarity with SBCC methodologies, which PRP has now analyzed. Trainings on SBCC concepts and methodologies, tailored specifically to the "For our Common Good" campaign, by PRP's international communications specialist were conducted shortly after the end of this reporting period.

Working Session Held with Municipal Gender Officers (MGOs) on Gender and Property Issues

PRP convened its first session with MGOs to acquaint them with PRP's mandate; discuss the issues surrounding women's ability to exercise property rights in Kosovo; and assess their expertise in the area and readiness to work further with the project within their municipalities on these issues. Following introductory presentations, discussions were held in break-out groups. A total of sixteen MGOs attended, along with representatives of the Agency for Gender Equality. PRP is planning a training workshop with MCOs on women's property rights and identify means to work with MCOs to

reach out to women in across their various municipalities. Now that the E4E Round 1 sub grantees have been selected, it is expected that those sub grantees supporting PRP’s Objective 3 will be coordinating closely with the AGE and MCOs.

ACTIVITY 3.3: IMPROVE LAWS RELATED TO WOMEN’S OWNERSHIP AND INHERITANCE RIGHTS

Task 3.3.1: Examine Social Norms and Power Dynamics between Men and Women That Prevent Women from Exercising Their Property Rights

PRP Finalizes and Distributes the “National Baseline Survey on Property Rights in Kosovo”

During this quarter PRP finalized and disseminated its report on the Knowledge, Attitudes and Practices related to property rights in Kosovo, as revealed by the social survey that PRP commissioned UBO Consulting to carry out. The findings from this survey are informing other PRP activities, including the Social Behavior Change Communication Campaign.

Renunciation Analysis

PRP continued to conduct and refine its analysis of international practice related to the renunciation of inheritance and to use those findings to develop recommendations for policy and legal reforms in Kosovo, where it is common and accepted practice for women to renounce their inheritance rights. PRP will present its analysis and recommendations to USAID and the Ministry of Justice in the early part of the next quarter.

Social Behavior Change Communication (SBCC) Campaign on Women’s Property Rights

During this quarter PRP significantly advanced its development of its SBCC campaign to promote women’s right to exercise their property rights on an equal basis with PRP secured the approved of GiZ and the Office of the President to run its campaign under existing rubric, “For Our Common Good.” Work continued on the first media initiative, a Public Service

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PROPERTY RIGHTS PROGRAM

The Property Rights Program is designed to improve the property rights regime, strengthen rule of law and increase economic growth and investment in Kosovo.

73%*
Percentage of people in Kosovo who do not have basic knowledge of their property rights.

2%*
Percentage of women in Kosovo who have a collateral bank loan where the collateral is immovable property.

3.8%*
Percentage of women in Kosovo who inherit immovable property from their parents.

* Source: USAID 700 National Baseline Survey for Property Rights in Kosovo, June 2015

U.S. Agency for International Development
www.usaid.gov

USAID's Property Rights Program (PRP) is supporting the Government of Kosovo to make it easier for citizens to register, buy, sell and use their land, to give Kosovo citizens

- More clarity and security in property rights
- More economic stability
- More opportunity to put land to productive use
- Increased ability to borrow financing for business ventures

PRP is supporting the Ministry of Justice in developing a *National Strategy on Property Rights* to

- Streamline administrative procedures for land transactions
- Expedite the effective resolution of inheritance matters involving outdated land records
- Encourage women to accept their inheritance
- Encourage women to own land
- Afford more protection to women's property rights in the death of a spouse, a divorce or in an unregistered marriage
- Privatize arable agricultural land and prevent fragmentation and illegal construction on arable land
- Abolish outmoded land use designations
- Improve land use planning

These reforms will strengthen democratic governance in Kosovo, reinforce human rights, increase social justice, and promote sustainable economic growth!

Support the efforts to develop and implement the National Strategy on Property Rights!

For more information: USAID Property Rights Program
info@prpkos.com | Bedri Pejani Street, Building 3, Floor 3
+381 (0)38 220 719 | 10000 Pristina, Kosovo

PRP advertisement featured in the Kosovo Banking Association Finance Fair.

Announcement (PSA) on women's equal rights that will include public personalities. As conceived to date, the PSA will feature President Jahjaga, who has already been filmed; and a joint session with nationally known artist Nexhmije Pagarusha and Minister of Justice Kuci. In addition, during this quarter PRP engaged Ms. Virginia Williams, Communications Consultant, to conduct numerous focus groups to determine the messaging and target groups for a national media campaign. PRP also completed a tender for a production company to produce the media products for the campaign.

ACTIVITY 3.5: PROVIDE ASSISTANCE TO CSOS THAT ASSIST WOMEN TO DEVELOP STRONGER BUSINESSES USING PROPERTY AS COLLATERAL

Finance Fair and Finance Conference

PRP participated in the Finance Fair organized by the Kosovo Banking Association (KBA), which took place in Pristina from 29-30 September 2015. PRP staff members provided information to visitors on property rights; on the importance of improving citizen access to finance, with emphasis on the importance of enhancing women's ability to own land and use it as collateral. PRP was part in the closing conference on "Financing Progress in Kosovo" where many local and international stakeholders further emphasized the importance to improve the property rights system in Kosovo as means to strengthen the agribusiness and economy in general. PRP also placed an informational ad in the Fair Catalog.

OBJECTIVE 4: IMPROVED COMMUNICATION, ACCESS TO INFORMATION AND UNDERSTANDING OF PROPERTY RIGHTS

ACTIVITY 4.1: COORDINATE STAKEHOLDER PROPERTY INFORMATION TO FACILITATE SELECTION OF MUNICIPALITIES TO RECEIVE USAID FORWARD G2G FUNDING AND HELP ENSURE SUSTAINABILITY OF THE FUNDING SUPPORT

PRP has completed this activity, as reported in the previous Quarterly Report.

ACTIVITY 4.2: DEVELOP CRITERIA AND PROCESSES FOR SELECTION OF MUNICIPALITIES

Municipal Selection Process Completed

As reported in the previous Quarterly Report, PRP completed the first two steps of a three-step process that PRP developed to identify municipalities for potential participation in a USAID Forward G2G funding initiative. In this quarter PRP carried out step three and developed recommendations for USAID on the municipalities to be selected, as described below.

To implement Step 3, PRP developed a Business Area Analysis Questionnaire, a Letter of Commitment, and an Application with 5 questions that the 14 remaining municipalities were required to answer. These questions were designed to assess the municipality's vision for using the assistance to improve service delivery; its vision of the benefits it will provide to the municipality and its citizens; its commitment to ensure that women, men and members of minority communities share the benefits of the assistance equally; and the municipality's commitment to dedicate resources to ensure the sustainability of USAID's investment.

On July 2, PRP invited the 14 eligible candidate municipalities to a workshop to provide more information about the assistance to be provided by USAID and to answer any questions about the selection process and its requirements. Three municipalities (Dragash / Dragaš, Glllogovc / Glogovac, Mamushë / Mamuše) failed to attend the workshop without reason and were therefore disqualified from the process.

For this final step of the selection process PRP formed an evaluation committee to independently review and grade the Application answers submitted by the 11 municipalities.

An additional factor that was given weight in the final stage of the selection process was the presence of a PRP Court of Merit in the municipality. The presence of a Court of Merit would help PRP achieve greater program results under both Objectives 2 (Improved Court Procedures Related to Property Claims) and 4 (Improved Communication, Access to Information and Understanding of Property Rights) by providing the opportunity to support closer coordination and the development of streamlined procedures between the Court of Merit and Municipal Offices to improve information sharing and increase citizens' ability to transact their property rights.

Based on the scoring above, PRP determined that the highest-scoring municipalities were Viti / Vitina, Shtërpçë / Strpce, Deçan / Dečan, Kllokot / Klokot, Malishevë / Mališevo and Fushë Kosovë / Kosovo Polje.

On the basis of the findings and considerations noted above and the information provided, PRP proposed that Viti / Vitina and Deçan / Decane be considered for approval for the first two G2G awards.

PRP was tasked to identify one non-majority community for selection and recommended that Strpce / Shtërpçë be selected. However, PRP does not recommend to proceed with a G2G with Strpce at this point, owing to recent allegations of misconduct within the Strpce / Shtërpçë administration. USAID has further requested PRP to identify any political issues surrounding Deçan and the other highest-scoring municipalities that should be considered when making the G2G awards.

ACTIVITY 4.3: ASSESS POSSIBLE ACTIVITIES FOR THE MUNICIPALITIES SELECTED FOR G2G FUNDING

Proposal for G2G Activity Provided to USAID

In this quarter PRP developed and presented to USAID a detailed proposal for the G2G initiative. A summary of the initiative is presented here:

The initiative is designed to address the problem that land records in Kosovo are often incomplete and outdated. As a result, many citizens lack clear title to their land. This situation often impedes the smooth handling of inheritance matters and makes it difficult for courts to adjudicate land rights claims. These factors in turn seriously impair the development of a healthy private land market and the effective use of public land.

PRP has learned that municipalities have archives of documents that contain additional information on land parcels that could fill gaps in existing land records and be useful in many ways, e.g., to provide more clarity of title; serve as evidence in adjudication; make it easier to settle inheritance matters and engage in property transactions; and help facilitate the resolution of boundary disputes between municipalities and socially owned enterprises (SOEs). PRP assessments with municipalities revealed that these archived documents are in hard copy only and are stored in facilities that are in poor condition. The documents can only be searched manually and are not easily accessible. They are also at risk from fire and water damage, and the information they contain may be lost over time.

Under this initiative, the archived documents would be digitized and linked to a Geographic Information System application using orthophotos of the land areas. This application would allow municipal authorities and other relevant institutions, including the courts to access easily all available documents related to a specific parcel with the ultimate goal of making it easier for citizens to register, protect and transact their property rights.

In order to achieve this, PRP will support USAID to select up to four small to medium sized municipalities for G2G Awards to support the digitization process.

Each selected municipality will oversee the procurement of services to scan and digitize the hard-copy documents in the archive and prepare them for uploading into GIS database that PRP will develop in parallel. These awards will support the following activities by municipalities: (1) to procure, and manage the contract for, services to scan, digitize and code the archived documents and include them

in a searchable Geographic Information System (GIS) database that links each document to the relevant parcel in an orthophoto map contained in the database; (2) to conduct an assessment of the procedures and processes governing the access, flow and exchange of information between the MCO, the local Civil Registry office, the local court and other relevant municipal government bodies, and develop and implement a plan of actions to eliminate impediments to their effective and efficient access to and exchange of information; (3) to analyze MCO processes and procedures and develop and implement recommendations to ease administrative requirements and make it easier for citizens to register their documents in the MCO; (4) to review their municipal property regulations and municipal practices to ensure compliance with Kosovo law and to recommend additional or amended regulations for assembly adoption; and ensure that municipal staff are trained on current legislation; (5) develop manuals (through participatory workshops with municipal staff) detailing MCO processes and procedures; (6) to develop and publish for citizens in printed and electronic form information on the relevant requirements and procedures related to registering and transferring property, along with the necessary forms, with explanations; (7) implement a plan for public outreach to local citizens to inform them of the accomplished reforms and improvements; and (8) to contract licensed survey firms to work with the municipality and SOEs to identify, demarcate and survey municipal property according to KCA specifications and then register the municipal land holdings in the MCO, which would facilitate the effective planning and use of municipal land.

ACTIVITY 4.4: ASSESS MUNICIPAL BUSINESS PROCESSES FOR SHARING PROPERTY RELATED INFORMATION AND PROPOSE TECHNICAL SOLUTIONS

As noted under Activity 4.3 above, PRP's proposal for G2G assistance is designed, among other things, to increase the accessibility and sharing of property-related information and to develop recommendations to make it easier to citizens to register their documents in the MCOs.

PROJECT SPECIFIC PERFORMANCE INDICATORS

Performance Indicator	DO & IR that the project supports	Baseline Value	Target Yr. 1 2014/15	Actual Yr. 1 2014/15	LOP Target	LOP Actual	Quarter 6 Reported Results
OBJECTIVE 1: IMPROVE COORDINATION AND POLICY PRIORITIES							
1.1} Number of policies drafted and approved	<p><i>DO: Improved Rule of Law and Governance that meet Citizen's Needs</i></p> <p><i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector; Civil Society Strengthened to Increasingly Engage Constructively with Government</i></p>	0	1	0	2	0	N/A
1.2} Number of laws drafted and approved	<p><i>DO: Improved Rule of Law and Governance that meet Citizen's Needs</i></p> <p><i>IR: More Efficient, Transparent, Independent & Accountable</i></p>	0	0	0	6	0	N/A

Performance Indicator	DO & IR that the project supports	Baseline Value	Target Yr. 1 2014/15	Actual Yr. 1 2014/15	LOP Target	LOP Actual	Quarter 6 Reported Results
	<i>Justice Sector; Civil Society Strengthened to Increasingly Engage Constructively with Government</i>						
1.3} Number of secondary legislation drafted and approved	<i>DO: Improved Rule of Law and Governance that meet Citizen's Needs</i> <i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector; Civil Society Strengthened to Increasingly Engage Constructively with Government</i>	0	1	6 (Drafted)	19	6 (Drafted)	N/A
OBJECTIVE 2: IMPROVED COURT PROCESSES RELATED TO PROPERTY CLAIMS							
2.1} Number of court procedures and secondary legislation related to court function and/ or improved court performance adopted and approved	<i>DO: Improved Rule of Law and Governance that meet Citizen's Needs</i> <i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector</i>	0	1	0	12	0	N/A

Performance Indicator	DO & IR that the project supports	Baseline Value	Target Yr. 1 2014/15	Actual Yr. 1 2014/15	LOP Target	LOP Actual	Quarter 6 Reported Results
2.2) Number of days it takes for courts to resolve a property case reduced	DO: Improved Rule of Law and Governance that meet Citizen's Needs IR: More Efficient, Transparent, Independent & Accountable Justice Sector	1249 (days Average)	0	0	>25%	0	N/A
2.3) Percent of property disputes cases resolved in courts	DO: Improved Rule of Law and Governance that meet Citizen's Needs IR: More Efficient, Transparent, Independent & Accountable Justice Sector	32% (Percent)	0	0	>40%	0	N/A
2.4) Percent of court users satisfied with court services on resolving property disputes	DO: Improved Rule of Law and Governance that meet Citizen's Needs IR: More Efficient, Transparent, Independent & Accountable Justice Sector	22% (Percent)	0	0	>40%	0	N/A
2.5) Number of judges, lawyers and court staff trained with USG assistance	DO: Improved Rule of Law and Governance that meet Citizen's Needs IR: More Efficient, Transparent, Independent & Accountable Justice Sector	0	0	0	450	0	N/A
2.6) Number of USG-assisted courts with improved case management related to	DO: Improved Rule of Law and Governance that meet Citizen's Needs	0	4	0	9	0	N/A

Performance Indicator	DO & IR that the project supports	Baseline Value	Target Yr. 1 2014/15	Actual Yr. 1 2014/15	LOP Target	LOP Actual	Quarter 6 Reported Results
resolution of property claims and disputes	<i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector</i>						
2.7) Number of legal courses or curricula developed/upgraded with USG assistance	<i>DO: Improved Rule of Law and Governance that meet Citizen's Needs</i> <i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector</i>	0	1	0	12	0	N/A
OBJECTIVE 3: ENHANCED ABILITY FOR WOMEN TO ACCESS THEIR PROPERTY RIGHTS IN PRACTICE							
3.1 } Number of "E4E CSO-s" staff trained to implement program activities in support of USAID/ Kosovo program objectives	<i>DO: Improved Rule of Law and Governance that meet Citizen's Needs</i> <i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector; Civil Society Strengthened to Increasingly Engage Constructively with Government</i>	0	0	4	80	4	N/A
3.2) Number of communication outreach products, developed and disseminated by PRP and "E4E CSO-s"	<i>DO: Improved Rule of Law and Governance that meet Citizen's Needs</i> <i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector; Civil Society Strengthened to Increasingly Engage Constructively with Government</i>	0	10	6	70	6	PRP Add- Used at Finance Fair Kosovo

Performance Indicator	DO & IR that the project supports	Baseline Value	Target Yr. 1 2014/15	Actual Yr. 1 2014/15	LOP Target	LOP Actual	Quarter 6 Reported Results
3.3) Number of communication outreach campaigns, activities and events developed and implemented by PRP and “E4E CSO-s to change cultural attitudes and behaviors about women’s property rights	<p><i>DO: Improved Rule of Law and Governance that meet Citizen’s Needs</i></p> <p><i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector; Civil Society Strengthened to Increasingly Engage Constructively with Government</i></p>	0	7	9	114	9	<p>Presentation (workshop) on Women’s Property Rights with Municipal Gender Officers</p> <p><i>Finance Fair Kosovo, 2015</i></p>
3.4) Number of citizens reached by communication outreach campaigns, activities and events implemented by PRP and “E4E CSO-s	<p><i>DO: Improved Rule of Law and Governance that meet Citizen’s Needs</i></p> <p><i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector; Civil Society Strengthened to Increasingly Engage Constructively with Government</i></p>	0	200	9284	100,500	9284	<p><u>19 Participants in Presentation</u> (Workshop) on Women’s Property Rights with Municipal Gender Officers</p>
3.5) Percentage of citizens who recognize the PRP and E4E CSO campaign/ brand/ identity/logo/messages/content	<p><i>DO: Improved Rule of Law and Governance that meet Citizen’s Needs</i></p> <p><i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector; Civil Society Strengthened to Increasingly Engage Constructively with Government</i></p>	0	0	0	<40%	0	N/A

Performance Indicator	DO & IR that the project supports	Baseline Value	Target Yr. 1 2014/15	Actual Yr. 1 2014/15	LOP Target	LOP Actual	Quarter 6 Reported Results
3.6) Percentage of citizens who report changing their attitude/behavior about women's rights to inherit property and engage in economic activities after exposure to PRP and/or E4E CSO communication and outreach products, activities and events	<p><i>DO: Improved Rule of Law and Governance that meet Citizen's Needs</i></p> <p><i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector; Civil Society Strengthened to Increasingly Engage Constructively with Government</i></p>	36% (Percent)	0	0	<20%	0	N/A
3.7) Number of women who file inheritance claims in the court	<p><i>DO: Improved Rule of Law and Governance that meet Citizen's Needs</i></p> <p><i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector; Civil Society Strengthened to Increasingly Engage Constructively with Government</i></p>	0.3% (Percent)	0	0	<30%	0	N/A
3.8) Number of women inheriting property	<p><i>DO: Improved Rule of Law and Governance that meet Citizen's Needs</i></p> <p><i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector; Civil Society Strengthened to Increasingly Engage Constructively with Government</i></p>	3.8% (Percent)	0	0	<30%	0	N/A

Performance Indicator	DO & IR that the project supports	Baseline Value	Target Yr. 1 2014/15	Actual Yr. 1 2014/15	LOP Target	LOP Actual	Quarter 6 Reported Results
3.9) Percentage of commercial bank loan collateral-based portfolio comprised of women	<p><i>DO: Improved Rule of Law and Governance that meet Citizen's Needs</i></p> <p><i>IR: More Efficient, Transparent, Independent & Accountable Justice Sector; Civil Society Strengthened to Increasingly Engage Constructively with Government</i></p>	2% (Percent)	0	0	<15%	0	N/A
OBJECTIVE 4: IMPROVED ACCESS TO INFORMATION AND UNDERSTANDING OF PROPERTY RIGHTS							
4.1) Number of days to conduct property transactions reduced due to improved information systems	<p><i>DO: Increase Investment and Private Sector Employment</i></p> <p><i>IR: Improved Economic Governance & Business Environment</i></p>	28 (Days)	0	0	24	0	N/A
4.2) Percent of citizens with increased knowledge of their property rights	<p><i>DO: Increase Investment and Private Sector Employment</i></p> <p><i>IR: Improved Economic Governance & Business Environment</i></p>	27% (Percent)	0	0	<25%	0	N/A
4.3) Number of parcels corrected or incorporated into land system	<p><i>DO: Increase Investment and Private Sector Employment</i></p> <p><i>IR: Improved Economic Governance & Business Environment</i></p>	0	0	0	440	0	N/A

Performance Indicator	DO & IR that the project supports	Baseline Value	Target Yr. 1 2014/15	Actual Yr. 1 2014/15	LOP Target	LOP Actual	Quarter 6 Reported Results
4.4) Land rights formalized	<i>DO: Increase Investment and Private Sector Employment</i> <i>IR: Improved Economic Governance & Business Environment</i>	0	0	0	440	0	N/A
4.5) Land administration offices established or upgraded: The number of land administration and service offices or other related facilities that the project physically establishes or upgrades	<i>DO: Increase Investment and Private Sector Employment</i> <i>IR: Improved Economic Governance & Business Environment</i>	0	0	0	4	0	N/A

SUCCESS STORY

The PRP project success story is provided on the next page.



SNAPSHOT

Kosovars for equal property rights



It is important to convey believable role models and behaviors, and focus group discussions with audiences revealed their need to hear messages and stories from real, respected, and reliable sources.



Interventions that encourage societal changes in knowledge, attitudes, and behaviors, combined with strong policies and legal enforcement, will support the achievement of a key USAID objective – improved access to and ownership of land and property in practice especially for women.

The USAID Property Rights Program (PRP) is implementing an innovative communications strategy that employs participatory approaches and best practices for social and behavior change.

Using survey data from the National Baseline Survey for Property Rights, a report commissioned by PRP to provide a better understanding of the knowledge, attitudes, and practices of Kosovo citizens on property rights issues, PRP organized nine Focus Group Discussions (FGDs) in collaboration with CSO partners in three major regions of Kosovo to develop in a participatory manner messaging designed to reach to the following targeted audiences: (A) married or widowed women ages 18-45 with brothers; (B) married men ages 18-45 with sisters and/or daughters; and (C) parents ages 45-65 with grown children.

The focus groups discussed their individual media viewing habits, famous persons whom they consider to be respected and trustworthy, and other issues. Participants were quite candid regarding the impact of tradition on attitudes about inheriting and transferring property. Through the course of this lively discussion, the groups voted on their preferred tagline for the general campaign, and identified the messages that best represented them.

The preferred tagline for the Campaign is:

'For Our Common Good: Kosovars for equal property rights'

The messages receiving the most votes from each target group are:

Women's Message: *Keep your and your family's inheritance – it's your right!*

Men's Message: *We support women's property rights because it's right for our families.*

Parents' Message: *We support our daughter's right to inherit just as our son's. Do you?*

This valuable information will be used to shape PRP's upcoming media campaign, which will be developed and carried in close cooperation with the Office of the President, the Government of Kosovo as well as donors and CSO partner organizations under the rubric, 'Për të mirën Tonë' ('For Our Common Good'). The campaign will inform citizens of their rights, court and procedures related to property rights, the importance of joint titling of land and property assets, and the importance of keeping one's inheritance.

PROJECT BRIEF UPDATE

The PRP project brief update is provided on the next page.



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PROJECT BRIEF

KOSOVO PROPERTY RIGHTS PROGRAM

The rule of law in Kosovo is constrained by poorly defined and enforced property rights, especially the property rights of women and members of minority communities. The absence of an effective property rights regime weakens democratic governance, impacts human rights, disempowers women and impedes sustainable economic growth.

The overall goal of the program is to improve the property rights regime in Kosovo, strengthen the rule of law, and increase economic growth and investment. The Property Rights Program (PRP) is implemented under four objectives:

Objective 1: Better Coordination and Policy Priorities

Objective 2: Improved Court Procedures Related to Property Claims

Objective 3: Enhance Women's Rights to Use Property in Practice

Objective 4: Improved Communication, Access to Information and Understanding of Property Rights

PRP made significant progress to assist the Ministry of Justice (MoJ) to develop the National Strategy on Property Rights under Objective 1. Following the Government of Kosovo (GOK) decision authorizing the Ministry of Justice (MoJ) to lead development of the strategy; and the two-day stakeholder workshop to identify the main thematic topics and property rights issues to be addressed in the Strategy. PRP supported the MoJ in holding sessions of the Core Technical Group (CTG) and in forming the five Thematic Working Groups (TWGs) to provide expert guidance in specific technical areas for the development of the Strategy. The CTG approved PRP's proposal for the organization and schedule for the work, and PRP has fielded technical experts to work closely with the TWGs and the CTG in drafting the Strategy.

PRP also completed its comprehensive analysis of caseload management for property cases in four Courts of Merit, and presented its findings to USAID in its Report, *Caseload Management for Property Rights Cases in the Basic Courts*. PRP designed and applied a methodology of Differentiated Case Management (DCM) to develop substantive and procedural data elements with which to disaggregate and analyze court procedures to process and resolve property cases in order to formulate recommendations to improve efficiency and court performance. PRP applied this analysis to a total of 1,276 property rights cases that were filed and disposed within a 30-month period (2013-2015). PRP combines desk analysis with site visits to the courts.

PRP's principal findings are that (1) the courts are not employing basic caseload management techniques to manage their case flow; (2) and that on average cases are disposed over a considerable length of time that far exceeds international standards; (3) there are no apparent differences between different types of property cases, or among civil cases generally; (4) although few cases were referred to mediation, those that went to mediation were resolved successfully; and (5) the current framework of rules and regulations

governing judicial performance and case management do not support effective case management.

PRP has developed detailed recommendations on the steps to be taken to improve case management and facilitate the efficient adjudication of property cases, and will make a formal presentation to judicial institutions, with a proposed action plan of next steps.

To foster constructive policymaking to address problems surrounding women's ability to inherit property and exercise their property rights in Kosovo, PRP conducted research on international practice related to the renunciation of inheritance



PRP tested various messages about equal property rights with a focus group of parents in Gillogovc / Glogovac Municipality.



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and provided its findings and policy recommendations to the MoJ. PRP also undertook a very comprehensive study of ‘inter-generational’ issues affecting the ability of persons to inherit, acquire and transact land in Kosovo – i.e., the fact that a significant percentage of land records in Kosovo are still recorded in the names of persons long-deceased. PRP will finalize this report in the next quarter and will use its findings to develop a range of recommendations for next steps.

PRP also developed its Communication Strategy for a Social Behavior Change Communication (SBCC) campaign; is finalizing a Public Service Announcement featuring prominent Kosovo public figures to raise awareness on women’s unequal ability to exercise their property rights; and has selected a production company to produce video and other materials for a protracted SBCC media campaign throughout Kosovo.

PRP has also provided extensive technical assistance to USAID’s Engagement for Equity (E4E) partner Advocacy Training & Resource Center (ATRC) to increase that organization’s capacity to manage grants and operate efficiently. In addition, PRP helped ATRC to conduct capacity assessment of sub-grantees and provide them with training on SBCC. Two grants were awarded to local CSOs to gather information and raise awareness related to women’s ability to exercise their property rights.

In addition, PRP developed for USAID consideration a proposal for government to government (G2G) assistance to municipalities that is designed to help them eliminate gaps in land records. PRP also carried out a multi-stage process to identify for USAID the municipalities that are best qualified for participation in the G2G initiative.

Key priorities for the next quarter are to advance development of the National Strategy for Property Rights; develop and implement reform activities through the Courts of Merit; assist ATRC and its sub-grantees to implement E4E activities in support of PRP efforts to change attitudes and behaviors about women’s rights to property; assist the MoJ to develop legislation to strengthen the property rights of women; and work with USAID to issue direct funding to municipalities to improve the sharing of land-related information to assist courts to more efficiently resolve property claims and to facilitate market transactions.



Kosovo Municipal Gender Officers discuss issues with PRP and the Agency for Gender Equality at a workshop held in September.

MEDIA

During this quarter, use of social media was emphasized to share regular updates about PRP, particularly activities under Objective 3. The table below presents PRP activities and social media trigger messages published by USAID/Kosovo's Facebook page. These messages were designed to reach target audiences discussed above in order to further raise awareness about the property rights regime in Kosovo.

SOCIAL MEDIA TRIGGER MESSAGES



Want to know more about gender property and economic opportunities in Kosovo? Then, check our recent report on the subject.

<http://www.usaid.gov/documents/1863/gender-property-and-economic-opportunity-kosovo>

<https://www.facebook.com/usaidkosovo>
Published on July 14, 2015



Did you know that 86.7% of Kosovars believe that women renounce or withdraw their inheritance rights, and 83.8% agree that women do not demand their rights to inherit?

USAID #PropertyRightsProgram is contributing to raised awareness of women on property rights and the economic benefits related to property ownership. Property inheritance is your right, so use it in practice. Për Të Mirën Tonë

<https://www.facebook.com/usaidkosovo>
Published on August 4, 2015



Did you know 61.6% of Kosovars cannot recall a time when a daughter inherited property in their circle of acquaintances?

USAID #PropertyRightsProgram is working to enhance women's rights to use property in practice. The change starts from your families, so join our efforts by ensuring that your daughters and wives will be able to inherit! Për Të Mirën Tonë

<https://www.facebook.com/usaidkosovo>
Published on July 20, 2015



#PropertyRights and women claiming inheritance has been identified as a challenge in Kosovo. If you want to learn more about the issue check the recent report conducted by Polis, a local NGO with support through our partner [Advocacy Training and Resource Center - ATRC](#). The report brings the findings on the implementation of the Law on Inheritance and women claiming their right to inheritance in one of Kosovo courts.

Click here for the full report (in Albanian) <http://goo.gl/oYCXfP>

<https://www.facebook.com/usaidkosovo>
Published on August 4, 2015



“We support our daughter’s right to inherit just like our son. How about you?”

Is the top message voted by parents from three different regions of Kosovo as part of focus group discussions with parents from three regions of Kosovo. The discussions are part of Social Behavior Change Campaign led by our #PropertyRightsProgram that supports the establishment of property rights system in Kosovo. Për Të Mirën Tonë!

<https://www.facebook.com/usaidkosovo>
Published on August 13, 2015



Interested in #PropertyRights issues in Kosovo. Want to learn more about the issues and challenges. Check out the recent National Baseline Survey on property right in Kosovo carried out by our #PropertyRightsProgram, team.

<https://www.usaid.gov/documents/1863/national-baseline-survey-property-rights-kosovo>

<https://www.facebook.com/usaidkosovo>
Published on August 13, 2015



Do you know what is the percentage of women in Kosovo that have inherited property registered in their names?

<https://www.facebook.com/usaidkosovo>
Published on August 20, 2015



Only 3.8% of women say they have inherited property that is registered in their names. This comes from a recent survey carried out by our #PropertyRightsProgram, which supports the enhancement of women’s rights to property in Kosovo. Let’s make women’s inheritance rights a reality! Për Të Mirën Tonë!

Click here for the report
<https://goo.gl/0Glx9m>

<https://www.facebook.com/usaidkosovo>
Published on August 20, 2015



Men in Kosovo agree: “We support women’s property rights because it’s right for our families!” When we spoke to men in three regions in Kosovo, this was the top message they wanted to communicate to the public. However, only 22% of Kosovars say a female member in their household is registered as a property owner.

Our #PropertyRightsProgram is working with communities to increase women's registered property ownership in order to help families prosper. Për Të Mirën Tonë!

<https://www.facebook.com/usaidkosovo>
Published on August 25, 2015



Are women able to exercise their property rights?

Our #PropertyRightsProgram in collaboration with the Agency for Gender Equality mobilized the municipal Gender Officers to discuss issues surrounding women's ability to exercise property rights in Kosovo. Gender Officers shared their experiences and discussed challenges and opportunities on reaching out to women, especially those living in rural areas. Potential activities and support areas were proposed in order to join efforts in advocacy and raising awareness on women's property rights. Për Të Mirën Tonë!

<https://www.facebook.com/usaidkosovo>
Published on September 9, 2015



Did you know that the percentage of women in #Kosovo who inherit immovable property from their parents is 3.8%?

Through our #PropertyRightsProgram USAID Kosovo is working to encourage women to accept their inheritance, expedite the effective resolution of inheritance matters related to outdated land records, and afford more protection to women's property rights in case of divorce, death of spouse, or in an unregistered marriage. Për Të Mirën Tonë!

<https://www.facebook.com/usaidkosovo>
Published on September 28, 2015



Did you know that the percentage of women in #Kosovo who have a collateral bank loan where the collateral is immovable property is only 2%?

Through our #PropertyRightsProgram USAID Kosovo is working to encourage women to own land, streamline administrative procedures for land transactions, abolish outmoded land use designations, improve land use planning, privatize arable agricultural land, and prevent fragmentation and illegal construction on arable land. Për Të Mirën Tonë!

<https://www.facebook.com/usaidkosovo>
Published on September 28, 2015



The Finance Fair 2015 started yesterday. Our #PropertyRights team is using this opportunity to promote property-related equal rights. Për Të Mirën Tonë!

<https://www.facebook.com/usaidkosovo>
Published on September 30, 2015

PARTNER PUBLICATIONS

Additionally, the events hosted and facilitated by PRP have been published on the websites of partner organizations:

Agency for Gender Equality

‘AGE in collaborating with PRP organized a workshop with the Municipal Gender Officers’

Available at: <http://abgj.rks.gov.net/LajmetAdmin/tabid/81/articleType/ArticleView/articleId/251/language/sq-AL/U-organizua-punetoria-per-ZBGJ-ne-Komuna-nga-bashkepunim-i-ABGJse-dhe-USAIDt.aspx>

Kosovo Women’s Network

‘Support Women’s Rights: Gender Coordination Group Discusses Women’s Property Rights’

Available at: <http://www.womensnetwork.org/?FaqeID=1&n=350>

Ministry of Justice

‘Strengthening property rights a priority of the Ministry of Justice’

Available at: <http://md-ks.net/?page=1.8.1660>

PRP made a return visit this year to the Kosovo Banking Association Finance Fair. PRP secured ad space in the fair’s program, where a fast fact sheet was developed and distributed at this event. This fact sheet can be seen above as part of Activity 3.5.

PROJECT STAFF

CATEGORY	NO	NAME AND SURNAME	POSITION/ EXPERTISE	E-MAIL ADDRESS	ORGANIZATION	INPUT
Home Office	1.	Mr. Brian Kemple	Chief of Party	brian.kemple@prpkos.com	Tetra Tech ARD	Joined on July 15, 2015
	2.	Mr. Don Cuizon	Deputy Chief of Party	don.cuizon@tetrattech.com	Tetra Tech ARD	Transitioned from HO PM to DCOP on July 1, 2015
	3.	Mr. John (Jack) Keefe	Senior Technical Advisor/Manager	jack.keefe@tetrattech.com	Tetra Tech ARD	Ongoing
	4.	Mr. David Felson	Project Manager	david.felson@tetrattech.com	Tetra Tech ARD	Joined on July 1, 2015
Kosovo Local Staff	1.	Mr. Xhevat Azemi	Policy Development Specialist	xhevat.azemi@prpkos.com	Tetra Tech ARD	Ongoing
	2.	Mr. Enver Fejzullahi	Judicial Reform Specialist	enver.fejzullahi@prpkos.com	Tetra Tech DPK	Ongoing
	3.	Ms. Merita Limani	Gender and Property Rights Specialist	merita.limani@prpkos.com	Tetra Tech ARD	Joined the Program on April 13, 2015
	4.	Mr. Nehat Ramadani	Municipal Service Delivery Specialist	nehat.ramadani@prpkos.com	Tetra Tech ARD	Ongoing
	5.	Mr. Gent Salihu	Rule of Law and Governance Advisor	gent.salihu@prpkos.com	Tetra Tech ARD	Joined on May 5, 2015
	6.	Mr. Jeton A. Rexha	Communications and Public Outreach Manager	jeton.rexha@prpkos.com	Tetra Tech ARD	Ongoing
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	11.	Mr. Mentor Shkodra	Driver & Administrative Assistant	mentor.shkodra@prpkos.com	Tetra Tech ARD	Ongoing
Departures	1.	Mr. Justin T. Holl, Jr.	Chief of Party			Left the Program on April 9, 2015
	2.	Ms. Odeta Hyseni	Gender and Property Rights Specialist			Left the Program on Dec. 31, 2014

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