

September 3, 2011  
Batajnica

PE Roads of Serbia  
Department for property-legal relations

Owners of houses with plots included in the  
Expropriation Plan at Corridor X, Highway E-75,  
location "Batajnicka petlja"

*Subject: Suggestion of owners of houses with plots about the way of their expropriation*

Dear Sirs,

We, owners of houses with plots included in the Expropriation Plan at Corridor X, Highway E-75, location "Batajnicka petlja", submit PE Roads of Serbia a note on the state of expropriation on September 3, 2011.

1. Our houses with plots were built in Batajnica, alongside the old highway Belgrade-Novı Sad, in the street \_\_\_\_\_ in the period from 1954 to 1960. We disposed of our property in the same manner as other residents of Batajnica, until the construction of the flyover (1975-1980), as a part of the E-75 highway.
2. From the moment the flyover was finished, until this very day we have been limited in the disposal of our property by planning documents which anticipated another bridge, a green belt etc.
3. In 1999, PE Roads of Serbia built an illegal temporary access road from the street M.Z. Radosavljevica to highway E-75 (overfly), thus forming a complex intersection disabling us to get from our houses into the street in the proper manner. Some of us addressed PE Roads of Serbia in writing, requesting that conditions of getting out into the street be provided. There was no reply.
4. General interest for Expropriation was established by the decree of the Government of the Republic of Serbia 05 No 465-5057/2009 on **August 17, 2009**.
5. Today, on **September 3, 2011**, most of us are at the beginning of the Expropriation Process. Therefore, it is not our fault that it took Expropriation Beneficiary and Zemun municipality almost two years to initiate Expropriation procedure, although it is defined by law that it has to be done within one year since the Decree on public interest was passed.
6. Expropriation Beneficiary (PE Roads of Serbia) and Expropriation Executor (Zemun municipality – Department for property-legal and residential affairs) neither informed us nor organized a meeting with us in order to define possible form and size of compensation. During individual conversations, they never attempted to offer us property in exchange (although this is mandatory according to Article 16 of the Law on Expropriation), which most of us insisted on.
7. The state and market value of our property is defined by laws (on planning and construction, expropriation etc), decisions of the Assembly of the City of Belgrade on determining the zones on the territory of the city of Belgrade by the plan of detailed regulation of the commercial Gornji Zemun (zones 3 and 4).

8. We demand that in the case of the expropriation of houses and plots in the Street Radosavljevic a joint commission is formed, including representatives of Expropriation Beneficiary, Zemun municipality and property owners with the aim of defining the form and kind of compensation for house and plot owners.

9. The market value of our property was established based on incomplete and obsolete data of Zemun municipality. According to the Law on planning and construction and decisions of the Assembly of the City of Belgrade, we own construction (zone 3) land, not agricultural land, as it is stated in the decisions that are handed down.

10. More than a year ago (**May 9, 2010**), this petition was sent to the Expropriation Beneficiary, with the following text: *„Since the ongoing Expropriation is not carried out in accordance with the Law and Action Plan on Expropriation, i.e. financial compensation for our property is unrealistic and disdaining, we demand that the Law is obeyed and require fair financial compensation which cannot be lower than market price, whose value is estimated based on sales transactions of equivalent values in the same location.“*

*We expect fair and just solution to this problem.*

*Best regards,*

*Property owners:*

*Contact person:*