

Country

Official name: Republic of Albania,
Republika E Shqiperise

People

Pop. 3.3 million

Growth rate: 2.0% per year.

Life Expectancy: 72 female, 68 male

Age structure:

0-14 years: 34%, 15-64 years: 61%

Population density: 102/km²

Distribution: 66% rural, 34% urban

Ethnic groups: Albanian, Greek

Religions: Muslim 70%, Albanian
Orthodox 20%, Roman Catholic 10%

Languages: Albanian, Greek

Literacy rate: 75%

Education: Primary: 99%; Secondary:
80%; Tertiary 9%



LTC Project

Official name:

Land Market Project Cooperative Agreement

Term

1994-1998

Funding:

United States Agency for International Development

Amount:

\$6.9 million

Participating institutions:

Project Management Unit, Ministries of: Agriculture; Justice, Public Works, Defense and Finance; GeoAnalytics, Inc., University of Florida Civil Engineering Dept.; Measurement Science International; International Computer Company.

Summary:

The project is a cooperative agreement with USAID/Tirana to implement a Land Market Action Plan, whose objective is the establishment of a universal, parcel-based immovable property registration system in all 36 districts of the country within 5 years and the development of policies and legislation to facilitate the sustainable development of a land market.

Objective:

To assist the Albanian government in creating the informational, legal, and administrative basis for socially and environmentally sustainable land markets.

Project components:

- **Technical assistance:** A Resident Advisor and a Tenure Advisor are posted in Tirana. A network of experts in land and natural resources law, cadastral mapping, geographic information systems and land economics are participating in specific consulting and training activities.
- **U.S. Training:** A limited number of Albanian students are receiving graduate training in Law, Business Administration, and Geomatics. Short term training in Land Information Systems is also being provided for select Albanian professionals.
- **Equipment:** The project finances the purchase of surveying equipment, computers, and office equipment for the Albanian government's Immoveable Property Registration System Project Management Unit.
- **Local Project Management:** The project finances the staffing of the Project Management Unit, which coordinates the legal, informational and administrative components of the Land Market Action Plan and the Immoveable Property Registration System.

Research:

The Albania Land Market Synthesis Series of research papers deals with multiple social, economic and technical issues in land market institutional development encountered by the project. The 1995 Immoveable Property Registration Baseline Survey is the first land market survey ever carried out in Albania. A book length analysis of the survey covers topics from land price determinants to gender issues in the establishment of a property registration system.

Geography

Area: 28,748 km². About the size of Belgium.

Location: 41°20'N, 19°50'E (Tirana)

Cities: Capital: Tirana, Main Port: Durres,

Terrain: A flat coastal plain is the main area for field crops. The rest of the country is mountainous and rocky and dominated by livestock and forestry activities.

Climate: Mild

Government type: Parliamentary democracy

Independence: 1912

Agencies concerned with land and agriculture: Ministries of Agriculture, Public Works, Justice, Finance, and Defense; Local governments

Economy

Gross domestic product: \$2.27 billion

Per capita annual income: \$690 (1996)

Chief industries: Agriculture, construction, textiles

Cash crops: Livestock, dairy, olives, fruit, vegetables

Food crops: Livestock, dairy, wheat, vegetables

Agriculture

Land area: 7,000 km²

Employment: 57.5% of workforce in agriculture, 7.2% in industry, 35.3% in services

Background:

Since 1991 Albania has embarked on an ambitious program of creating a market oriented economy resulting in the almost total privatization of agricultural land as well as most housing units. This privatization program has already resulted in the creation of approximately 3 million immovable properties (land and buildings attached to the land) through 9 different privatization programs.

Faced with the challenge of making land markets work following privatization, the government developed a strategy for land market institutional development.

The basic goal of this strategy is to create the institutions and policies which underpin socially and environmentally sustainable real estate markets.

In November, 1992, the Albanian government, in coordination with international donor agencies, asked USAID to take the lead on the land question. USAID requested the LTC to help the government prepare the Land Market Action Plan of 1993, and then to manage the assistance provided for it.

Highlights: Legislation in 1995 makes the buying, selling, renting, and mortgaging of real property legal. The Immoveable Property Registration System, the foundation for establishing and guaranteeing the rights in land for these transactions, is nearing full operation.

The Immoveable Property Registration Act of July, 1994 provides the blueprint for the informational and administrative operation of the system. Cadastral mapping of each individual property and the first registration of these properties is ongoing in 22 of Albania's 36 districts. So far 256,000 *kartelas* (registration inscriptions) have been completed. Fifteen district registration offices are being opened.

Recommendations for basic legislation in environmental protection and restrictions of land use and transactions are being developed by the government with project assistance, as is legislation on the management and distribution of land information.

Project contacts: Bill Thiesenhusen, LTC Director, David Stanfield, Project Director, Mark Marquardt, LTC Resident Advisor, Tirana; Malcolm Childress, Program Manager, Madison.