

A LAND USE SURVEY IN PERI-URBAN AREA OF TIRANA

ABSTRACT AND MAIN FINDINGS

The Land Use Survey on 6 districts and two peri-urban areas of Albania was a initiative of the Land Policy Department of the Project Management Unit for the Immovable Property Registration System. Its primary objectives included a systematic overview of the peri-urban landscape in Tirana during Albanian's transition to a market economy, and to create an information base to inform the PMU in the process of first registration in urban areas. The study involved the registration of all properties within 16 one hectare blocks of the peri-urban area (outside the yellow line) geographically distributed and randomly selected. In total, 240 properties were classified into 7 structural and 10 use categories. Basic information on occupancy relationships, age, length of tenure, square meterage and documentation of ownership were collected. Principle findings of the survey include:

- A physical landscape dominated by residential use properties (63.3% of total), primarily in the form of villas- single or multiple structure properties (61% of all the structures).
- The buildings have been built illegally during the transition period, without a urban plan urbanizing and creating the peri-urban area in a chaotic way.
- Although the development over the last years the private rental market, in the peri-urban area it is lower than 0.4% .
- A majority of property holders without documentation of ownership dating before and after the period of transition (74%)
- A high degree of private ownership of property; 94 % of all the properties are privately owned and the remaining 4% of state-owned are primarily institutions and roadways. The state appears to have a minimum of institutions and roadways use property in the peri-urban area.
- The physical surface of the peri-urban area of Tirana is dominated by single and multiple structure properties which occupy a surface of 69%, agriculture land occupies 14%, in building 8%, roads 5%, temporarily structures 0.2%.

INTRODUCTION

The Project Management Unit of the Immovable Property Registration System (PMU/IPRS) is a coordinative agency created to implement the "Land Market Action Plan" (LMAP), adapted by decision of government in 1993. It has two primary organizational objectives: to develop the new "Immovable Property Registration System", and to investigate legal and policy options based on systematic research into the evolving the land markets. The PMU/IPRS is jointly funded by USAID, EC-PHARE, the World Bank and Albanian Government. The Land Tenure Center of University of Wisconsin-Madison is providing technical assistance to the PMU under the direction of Dr. Mark Marquardt (Head of Party) with research assistance provided by LTC consultants and staff.

BRIEF HISTORIC VIEW OF PERI-URBAN AREA OF TIRANA

The peri-urban study of Tirana includes about 3600 hectares area which surrounds Tirana where are included the villages: Breg Lumi, Paskuqan, Babrru Qender, Selite e Vogel, Kamez-Bathore, Zall Herr, Yrshek, Sauk and the area between Misto Mame- Alimentary Industrial

Complex, from which 1012 hectares are included from the urban process. The efficacy of the land market in promoting the social-economic development of the peri-urban area of Tirana is to a large extent, close to Tirana Metropolis, interurban and highways main road existence.

Before the approval of Law No. 7501 "On Land" in July of 1991 the peri-urban area where the study was focused has been state farm land which surrounded Tirana and less of that were other institutions land. The population migration began in 1990-91 which was stopped by being provocative from the political changes and from the fact that many families have profited land according to this law and they preferred first taking the land given by law or tradition and then moving toward the cities. For a period of 10 year, the resident population of the area was grown 9 times in an illegal way. The most intensive period was from 1994-1998 and about 63% of the incomes were from north-east areas of the country.

There are included about 28% of surface of peri-urban land in the study from the urban process. The process rhythm in 1999 has been lower because there is no free land to occupy near Tirana and main roads. Now the urban rhythms of this area will depend from the speed, number, value and quality of the investments that will improve the infrastructure and life conditions. This will effecting land transaction growth even in the conditions of lack of security on land. The investments in infrastructure will rise the land value and will improve residents financial sources or will grow the possibilities to take loans from bank directly or indirectly. But, the last one is not achieved without first the regular property registration.

Every one remembers the first temporary constructions done and then placed by the permanent structures. That kind of employment and the emigration have contributed to improve the quality of the buildings but there is a lack of physical and social infrastructure. Through roads is done their connection to the old urban centers and Tirana. The peri-urban area consist of villa type lower structure, with all the architectonic possible forms and different qualities that have chaotically occupied ex-agriculture land. The transition from state planning to a market economy has brought a series of unexpected consequences near the city in transferring the agriculture land into a chaotic urbanization. The pace and dynamism of new construction and urban change during this period, coupled with state budget weakness, has overwhelmed planners, urban specialists as and the existing legal structures to coordinate and manage the urban land.

The Peri-urban Land Use Survey attempts to describe the current patterns of the development of the peri-urban area using a comprehensive survey of 16 one hectare blocks, on which were made interviews of the short questionnaire. Within these 16 blocks, the land use in the peri-urban area of Tirana is characterized through categorizing all properties encountered according to their different types, their current actual use, and basic structure of ownership. In this way, the land use survey seek to describe the distributions of the properties their type, to develop as overall view of the present situation in urban area of Tirana.

RESEARCH AGENDA

The propose of research agenda is to investigate the market situation and activity in urban areas prior to full implementation of the IPRS. It is expected that the transparent and physical system provides a secure and legal protection of private properties which should positively impacts the market for immovable property in Albania. As part of a larger research agenda for understanding the context and impact of title registration in urban areas in Albania, the Land Policy Department of PMU/IPRS is conducting research in two phases:

Phase 1: The Land Use Study, with principal lines of investigation including basic information of property types, uses, occupancy types (owner-occupied or leased), land and

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building ownership patterns, age of structures (year in which they were built), surfaces areas by type, etc.

Phase 2 : Urban Baseline Study, collecting through interviews in-depth information relating to tenures status and market behavior in order to examine the effect of tenure status which show the real market behaviors (such as transactions and investments).

The Information resulting from the study is intended for use practically, to assist in the development of policies and procedures for land market administration, and theoretically, to determine the special aspects of Albania's evolving private property market in the urban areas.

RESEARCH DESIGN

The Land Use Survey piloted in Tirana is designed as a registration of all the properties within the pre-selected areas in support of two objectives:

- a *descriptive assessment* of the current land use and occupancy structures in major urban areas continuing the first registration
- generation of a *property list* which can be stratified by property uses and physical types, from which a sample can be selected for phase two of the research agenda; The Urban Baseline Study (*the interpretive assessment*); and the generation of their lists and information which can be used to inform the process of first registration in urban areas of Albania.

For this first phase study, a random sample of geographic units each measuring approximately 1 hectare in size was selected from within the legal jurisdictions of seven cities of Albania: Tirana, Durres, Gjirokaster, Lushnje, Korce, Elbasan, Kukes and two peri-urban areas of Tirana and Durres. The main advantage of this approach to randomizing the sample selection is that the area can easily be re-examined in future years. This will allow for comparison of changes (geographically referenced) to determine trends in land use, tenure forms, construction activity, occupancy and vacancy rates, and concentration of activities in term of units and surface areas.

The land use survey was piloted in the six cities and two peri-urban areas from November 1997 from May 1999.

The following report presents results from the piloting of Phase 1 of the research agenda in the peri-urban area of Tirana.

BASIC CATEGORIES OF PROPERTY

As an introduction to this issue, the following categories of properties apply for the propose of this survey and analysis of its results:

1. A property (parcel) with a single structure under one ownership

This category of property is characterized by a land parcels with one structure under one ownership. There were constructed villa of 1 floor or 2-3 floor surrounded by free land parcels. This was a dominant form prior to 1944 reflecting a strong tradition and preference for citizens to live in a detached one or two storey building and perform all activity within this property. After 1990 this architecture is met widely in the peri-urban areas. In future town-planning this can be as a solution for housing, especially out of the dense of the cities.

2. Multi-structure property under one ownership

Multi-structure property are distinguished as a separate category from the single structure properties because they are of traditional type that have to do with a life style of rural character where functions are carried out by different elements within the parcel. As with single structures properties, they have been predominately used as residencies for extended families to which have been added elements for the economical activity.

3. A property which is a kiosk, garage or other semi-permanent construction

Kiosk and temporary structures have appeared following the fall of central-planned economy even in the peri-urban area. The collapse of economy before and during transition led to private, temporary solutions fro provision of possibilities for economic activities. The semi-permanent structures is a product of private attempts to find employment and has housed the revitalization in retailing as service markets, with a small average of them in these areas. The future of this physical type is uncertain considering that in retailing and services needs solid structures for their activities.

THE SURVEY METHODOLOGY

The land use survey was designed to collect basic information or structures and their uses in 16 randomly selected blocks in peri-urban area of Tirana. There were used the updated maps for agriculture land during the interview were done and the urban design of the areas excluding Koder-Bathore one which has urban maps. Using those cadastral maps along with provisional ownership information, a database was created for which of the 16 areas (approximately 1 hectare) to create property lists for field updating and correction. The questionnaires were provided on the properties and blank questionnaires were provided to supplement information met during the survey.

In total, 791 properties (parcels) were expected to be concluded in the survey and visited by field interviews to collect Land Use information. Four teams of two interviewers each were trained and assigned study maps to conduct interviews and field updated. The interviewing period extended from the second week (17-22) in May. In total 240 interviews were conducted¹.

RESULTS OF TIRANA LAND USE SURVEY

The following sections summarize the results of the Tirana Land Use Survey in the peri-urban area of Tirana characterize the physical, use, occupancy and other tenure characteristics of the peri-urban area of Tirana 10 years into its market-oriented transition.

Distribution of Properties by Type

The survey teams encountered properties varying from single-family freestanding houses to bridges to bomb shelter. Each of these properties were classified into seven discrete categories for the propose of summarization.

1. A property (i.e. parcel) with a single structure under one ownership
2. A property with more than one structure but under one owner
3. Temporarily structures
4. Road, path
5. Agriculture land
6. In construction

¹ The property is an immovable object of any kind (land, buildings or both) for which one entity (physical or legal person) claims rights of ownership, disposition and use. There are no internal subdivisions based on claims to ownership, but there can be multiple uses.
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7. Others

Table 1 below outlines the distribution among 16 block of properties by their physical type. The majority of properties by physical category are single-structure property at approximately 61% of the total. Kiosks and other temporary structures account for 0.4% while the multi-structure property combined accounted for 11% of the total. The single-structure properties which dominate the physical distribution are located in 146 structures. The agriculture land, roads and other types accounted 27.6% of properties. This distribution provides some early indications of the level of construction density in the peri-urban area; they will elaborated upon later related to physical and use type of property.

**Table 1:
FREQUENCY OF PHYSICAL TYPES**

		NUMBER	% OF TOTAL
TYPE 1	single-structure properties	146	60.8%
TYPE 2	multiple-structure properties	26	10.8%
TYPE 3	temporary structure	1	0.4%
TYPE 4	roads, side-walks	19	7.9%
TYPE 5	agriculture land	20	8.3%
TYPE 6	in construction	27	11.3%
TYPE 7	other	1	0.4%
	TOTAL	240	100.0%

No missing cases

Distribution of property by use

For the purpose of the survey, these discrete categories of property uses were developed to comprehensively classify all possibilities.

1. Residential
2. Commercial, Industrial, or other trade enterprises, for profit
3. Mixed use (i.e. Residential and Commercial)
4. State, public and religious, not for profit
5. Institution
6. Vacant (not in use)
7. Garage
8. Roadway, access, etc. (post coded as subset of '6').
9. not known
10. Others

Table 2 outlines the distribution of properties by their main use or uses. The distribution is not suprisingly dominated by the residential category: 63.3% are used primarily as residencies. 11.3% of properties are used either entirely or partly for economic reasons (4.6% exclusively and 3.8% mixed use). The remaining 26.4% of properties are distributed between roads, vacant, garage or other.

**Table 2:
FREQUENCY OF USE TYPES**

		NUMBER	% OF TOTAL
TYPE 1	residential	152	63.3 %
TYPE 2	business)	11	4.6%
TYPE 3	mixed use (commercial/residential)	16	6.7%
TYPE 4	public and religious, institutions.	1	0.4%
TYPE 5	vacant or without current use	3	1.3%

TYPE 6	garage		1	0.4%
TYPE 7	roadway, etc. thoroughfare,		19	7.9%
TYPE 9	not known		36	15.0%
		other uses	1	
		TOTALS	240	100.0%

Missing observations:

Age of Capital Stock and Length of Tenure

Table describes the average age of the stock of structures in the peri-urban area of Tirana and provides some statistics for patterns in acquisition.

The age of the capital stock based on year of construction reflects upon the overall development history of the peri-urban area of Tirana and the physical impact on the Tirana landscape of its various 20th century economic regimes. There are no constructions before the communism regime. There are some structures (7.2%) constructed during the years of the development of the town planning and centralized.

As witness to the visible levels of construction of the peri-urban area of Tirana since transition to a market economy and private property regime, almost 74 % of the properties in the study blocks have been constructed since 1990 - a period of ten years. The average age of the capital stock is approximately 49 years, dominated by the large number of villas constructed by the private initiative, without planning.

Table 3:
YEAR OF CONSTRUCTION AND ACQUISITION STATISTICS

	Construction	%	Acquisition	%
OLDEST	1950		1959	
NEWEST	1999		1999	
RANGE	49 years		40 years	
1950-1959	2	0.8%	2	1.1%
1960 - 1969	3	1.3%	3	1.2%
1970- 1979	2	0.8%	2	0.8%
1980- 1989	10	4.2%	10	4%
1990-1999	177	73.8%	173	72.2%
not known	26	10.8%		
n.a.	20	8.3%	50	20.8%
TOTALS	240	100.0%	240	100.0%
1990	7	2.9%	2	0.8%
1991	2	0.8%	5	2.1%
1992	14	5.8%	12	5.0%
1993	26	10.8%	21	8.8%
1994	39	16.3%	19	7.9%
1995	20	8.3%	21	8.8%
1996	22	9.2%	22	9.2%
1997	21	8.8%	30	12.5%
1998	29	12.1%	16	6.7%
1999	10	4.2%	25	10.4%
Total	190	79.1%	173	72%
missing	50	20.9%	67	28%
Total	240	100.0	240	100.0

Table 17 (Appendix B) confirms this conclusion. Of properties constructed between 1992 and 1999, 48.7% are single-structure property. Within the surveyed blocks, 117 properties were found to have been built in this time, 27.4% of which were distributed among the other types of properties. This reflects on the housing and development priorities of the unplanned economy. This probably reflects not only on the lack of planning and regulation in the development process but also on the high demand for space for basic economies activities. Since 1994-1999, 11% of the stocks are in construction.

Acquisition statistics reveal a high proportion of acquisitions (and therefore probably transactions) after 1990. A small number of properties have been held by their current occupants since before the communist area while the majority have been acquired between 1990 and 1999 (72.2%). It is nonetheless interesting to note that post-transition acquisitions have out paced construction during this period. Acquisition statistics relate to the physical acquisition of the property and do not reflect on formal acquisition (i.e. formal privatization is not considered as acquisition). The level of acquisitions post-transitions is of interest in the process of first registration as it has implications for non-privatization based sources of evidence of ownership.

Of interest is the jump in acquisitions of 30% in 1997 and of 25% in 1999. This may reflect on distortions in the market due to the political changes

Distribution of Occupancy by Type

The following statistics reflect rates of ownership occupancy in the peri-urban area of Tirana at this stage in the property market's development. Early in the transition, and immediately following the privatization programs of 1991, it can be assumed a massive movement of the rural population around in Tirana. Suprisingly, 232 interviewers declare to be the owners due to the fact that they have built by themselves or bought by someone else the building without the ownership documents. According to the survey results in the peri-urban area 96.7 % of the resident declare to owners without documents 2.9% do not know and 0.4% are lessee.

table 5:
FREQUENCY OF OCCUPANCY TYPES

	PROPERTIES -	NUMBER	% OF TOTAL
TYPE 1	owner occupied	232	96.7
TYPE 2	rented	1	0.4
TYPE 3	not known	7	2.9
TOTAL UNITS		240	100.0

missing observations;

Table 22 (Appendix B) reveals that the highest rate of rental occupancy by use type is of residential use (0.4) residential although a rental market has developed in the peri-urban areas in Tirana.

Documentation on Ownership

The origin and age of documentation reflects not only on the degree of formal tenure security in the property market, but also on the ability of the process of first registration to identify legal title and registration properties. For this part of population in the peri-urban areas of Tirana property security matter is automatically solved since in the buying process where enter in power the illegal norms but not the historical customs of property treatment. Suprisingly, 240 of he interviewers declare that 41.3% (99 cases) are without documents, 32.5% (78 cases) do not know if they owe documents, 15.8 % (38 cases) declare that they owe documents from municipal, 5.4% (13 cases) inheritance documents, others 1.7% (4 cases) have private contracts or building permission. Practically, 74% of the buyers do not have any document for their property, it has been ensured that the state will not misuse the financial sources.

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table 6:

DOCUMENTATION OF OWNERSHIP

		NUMBER	% OF TOTAL
TYPE 1	documents from municipality	38	15.8%
TYPE 2	construction permit	3	1.3%
TYPE 3	private contrate	1	0.4%
TYPE 4	inheritance	13	5.4%
TYPE 5	without dokument	99	41.3%
TYPE 6	not known	78	32.5%
	TOTALS	240	100.0%

valid cases: 240

missing observations:

The documentation presentation according to the physical type is clearly presented for the single-structure properties. There are 58 cases without documents and 59 cases do not know (table 23).

According to the use type documents met in the surveyed areas in 61 cases of residential property ownership do not have property documents, 59 cases of residential use do not know, 23 cases of residential use have documents delivered from the municipality and other 5 cases from which 3 cases are inheritance, 1 private contract, 1 building permission. In cases of business use: 6 cases have documents delivered from the municipality, 2 cases have inheritance documents, 2 cases without documents (table 7).

table 7:

DOCUMENTATION OF OWNERSHIP *MODE OF PROPERTY UTILIZATION

	TYPE 1 residential	TYPE 2 busines	TYPE 3 mixed	TYPE 4 institutions	TYPE 5 vacant	TYPE 6 garage	TYPE 7 TOTALS
documents from municipality	23	6	1	1			31
construction permit	1		2				3
private contract	1						1
inheritance	3	2	1			1	7
without document	61	2	5		1		69
not known	59	1	7		2		69

From the survey of the peri-urban area it is showed clear the need of legal determination in clarifying the first registration development process.

Sector of ownership

Within the study blocks surveyed, approximately 92% of the properties were held in private ownership. This reflects the level of commitments to creating a private property market in Albania. The remaining 5.8% of properties are still held by the state, 2.5% do not know the property.

table 8:

SECTOR OF OWNERSHIP

	PROPERTIES UNDER	NUMBER	% OF TOTAL
TYPE 1	private ownership	220	91.7%
TYPE 2	state ownership	14	5.8%
TYPE 3	not known	6	2.5%
	TOTAL	240	100.0%

When the distribution of properties is analyzed by use of property, it can be seen that only 149 of 152 buildings remain under private ownership, but there is no legal agreement. The residents were called "owners" because of the expenses done against the buildings. The

business and mix buildings are privately held. Table 8 clearly reveals that the 5.8% of the properties remaining is state possession are primarily institutional use and public accessway , and will likely remain is state ownership.

Table 9:
SECTOR OF OWNERSHIP BY USE OF PROPERTY

		private ownership		state ownership		not known		TOTALS
TYPE 1	residential	149	67.7%	0	0.0%	3	50%	152
TYPE 2	commercial/economic (for profit)	11	5%	0	0.0%	0	0.0%	11
TYPE 3	mixed use (commercial/residential)	16	7.2%	0	0.0%	0	0.0%	16
TYPE 4	public and religious institutin.	1	0.4%	0	0.0%	0	0.0%	1
TYPE 5	vacant	3	1.3%	0	0.0%	0	0.0%	3
TYPE 6	garage	1	0.4%	0	0.0%	0	0.0%	1
TYPE 7	physical infrastructure	6	2.7%	13	100%	0	0.0%	19
TYPE 8	not known	33	15%	0	0.0%	3	50 %	36
	TOTALS	220	100%	13	100%	6	100%	239

SEPARATED STRUCTURE/Parcel Ownership

As in the other European countries, Albania's private property market appears to be evolving to allow for the situation where structures and the land parcels on which they are situated are under different ownership. This issues has significance both for the nature of the market and its tenure forms, as well as for the registration of property using the parcel-based title system.

Within the study blocks, the majority of properties encountered did not fall into the above category (50% declared that the parcel was under the same ownership as the structure) according to their point of view they own their proportion of land on which their apartment building is located. Nonetheless, including all property types and uses, 0.4% of the properties appear to have different parcel structure ownership and 33.3% do not know.

table 10:
Separated Structure/Parcel Ownership Statistics

PARCELS UNDER	NUMBER	% OF TOTAL
1 same ownership as structure	120	50%
2 different ownership than structure	1	0.4%
3 no structurei	39	16.3%
4 not known	80	33.3%%
TOTAL	240	100.0%

parcel ownership: valid cases 240

Surface Areas by Type

The survey methodology involved an enumeration of all properties within 16 randomly selected blocks of approximately one hectare in size, so there were surveyed 16 hectares. The total area was also inflated by some of the horizontal properties such as road, agriculture land.

The table below summarizes the distribution by physical type of the area included in the survey. The single-structure properties which account for nearly 61% of the total surface area are surveyed. Multiple structure properties occupy 12.2% of the surveyed surface, agriculture land (8.3% of all the properties) occupy 14.2% of the surface and the remaining 16.4 % distributed among the other types of properties.

table 11:
SURFACE AREA BY PHYSICAL TYPE

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		valid #	TOTAL AREA (m2)	% OF TOTAL
TYPE 1	single-structure properties	146	91630	57.2%
TYPE 2	multiple - structure properties	26	19610	12.2%
TYPE 3	temporary structure	1	300	0.2%
TYPE 4	roads,side-walks	19	8660	5.4%
TYPE 5	agricultural land	20	22825	14.2%
TYPE 6	in construction	27	12750	7.9%
TYPE 7	other	1	200	0.1%
TOTALS		240	159 975	100.0%

missing :25 m

The aerial distribution of properties by their use category reveals some interesting patterns. Residential use properties, which account for 63.3 % of all properties, occupy 57 % of the total surface area surveyed, (single-structure properties are 146 of 152 occupy 57.2% of the surfaces and multi-structure properties 26 of 152 occupy 12.2% of this surface area).

Commercial use properties account 10.2% of the land area surveyed. Mixed use properties account for further 6.7.3 %, so that combined, properties with some economic use occupy 10.3% of Tirana's surveyed land area. The vacant land represents 1.4 % of the land surface.

table 12:

SURFACE AREA BY USE TYPE

		valid #	AREA (m2)	% OF TOTAL
TYPE 1	residential)	152	82232	56.8%
TYPE 2	commercial/economic (for profit)	11	14885	10.2%
TYPE 3	mixed use (commercial/residential)	16	15010	10.3%
TYPE 4	public,institutional,religious etc.	1	600	0.4%
TYPE 5	vacant	3	2100	1.4%
TYPE 6	garage	1	100	0.1%
TYPE 7	thoroughfare, roadway, etc	19	8660	6%
TYPE 8	not known	36	20960	14.5%
TYPE 9	other uses not above	1	200	0.1%
TOTALS		240	144747	100%

Referring to table 13 below, 71% of the peri-urban area of Tirana appears to be owner-occupied, with 0.2% and 26% respectively distributed among renters and other tenure forms 2.6% do not know. The figure is considerably lower that the overall proportion of properties owner-occupied (97%), and is probably a result of the fact that the single-structure property areas are with smaller average surface areas.

table 13:

SURFACE AREA BY OCCUPANCY TYPE

	PROPERTIES -	AREA (m2)	% OF TOTAL
TYPE 1	owner occupied	102994	70.8%
TYPE 2	rented	400	0.2%
TYPE 3	other	38175	26.2
TYPE 4	not known	3800	2.6
	Total	145370	100%

missing 14633 m2)

By surface area, the proportion between the properties under state ownership and private ownership is 94 / 4.3, in favor of the private tenure properties where 94 % of the properties are private ownership.

table 14:

SURFACE AREA BY SECTOR OR OWNERSHIP

PROPERTIES UNDER	AREA (m2)	% OF TOTAL
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TYPE 1	private ownership	135850	93.8%
TYPE 2	state ownership	6300	4.3%
TYPE 3	not know	2600	1.8%
TOTAL SURFACE AREA		144750	100%

missing observations: 15250m

Lot Coverages and Density Statistics

Statistics resulting for the survey on lot coverages and densities reveal the pattern of intense or distributed use of available land by type. Table 15 below reveals that, residential use properties cover 21% of the land and the remaining vacant land. Mixed and commercial properties are both in the range of 15.2% covered, while the institutional sector has a low intensity of land use at 66%.

Table 15:
Lot Coverages (Densities) by Use Type

	VALID #	PARCEL AREA (m2)	COVERED (m2)	VACANT (m2)	RATE OF COVERAGE %
TYPE 1 residential	152	81765	17065	64700	21%
TYPE 2 commercial/economic (for profit)	11	14880	135	14745	0.9%
TYPE 3 mixed use (commercial/residential)	16	15010	2147	12863	14.3%
TYPE 4 public institution,religious , etc.	1	600	400	200	66%
TYPE 5 rvacant	3	2100	0	2100	0.0%
TYPE 6 garage	1	900	180	720	20%
TYPE 7 thoroughfare, roadway, etc	19	10860	0	10860	0.0%
TYPE 8 not known	36	17960	2913	15047	16.2%
TYPE 9 other uses not above	1	200	0	200	0.0%
ALL USE TOTALS	240	144275	22840	121435	146.5%

The table below indicates the number of parcels, their total area, total covered area and rate of coverage according to the distance the center of town. There appears to be low significance in the relationship between proximity to the center of town and intensive use of land area. This is not surprising in the post-Communist transition phase, where the landscape is dominated by the development decisions. In an efficient market, one would expect significantly higher densities and intensives of land use in the peri-urban area. There are different relationships between the distance from the center and the urbanized areas.

table 16:
Densities according to the distance from the city center

Ring	Distance from Center	# valid cases	PARCEL AREA (m2)	COVERED (m2)	VACANT (m2)	COVERAGE %
1	2000 to 3000 m	41	21210	4055	17155	19.1%
2	3001 to 4000 m	97	49655	8542	41113	17.2%
3	4001 to 5000 m	10	14480	904	13576	6.2%
4	5001 to 6000 m	31	21460	2430	19030	11.3%
5	6001 to 7000 m	48	32615	4179	28436	12.8%
6	more than 7000	13	6400	1093	5407	17.0%
TOTALS		240	145820	21203	124617	83.6%

THE YEAR OF FAMILIES SETTLEMENT IN THE PERI-URBAN AREA

Before the approval of law 7501 "For Land" in July of 1999, the survey has been focused on state farm land around Tirana. Between the years 1990-1991 began the migration of the population. The 10 year period were an intensive movement of people who urbanized the agriculture land illegally or buying the land from the law acquiritors.

There are two periods of settlement of population in the peri-urban area. The first period from 1930 - 1989 when were settled 9.1% of the families in this area and the second period includes the transition period 82.1% (table 18) of people, where are included 8.8% of the population who do not declare the day of settlement, to hide the truth.

table No.16; The period when the family settled down in Tirana area

Years	Frequency	Percent
Valid 1930 -1939	1	0.4
1950 - 1959	5	2.1
1960 - 1969	5	2.1
1970 -1979	2	0.8
1980 - 1989	9	3.8
1990- 1999	176	73.3
not known	21	8.8
Total	219	91.3
Missing System	21	8.8
Total	240	100.0

The districts they come from

People first began to move from north-east area (Dibra, Kuksi, Tropoja, Mati, Puka, etc.) which were the poorest areas of Albania. The existence of a state “vacant” area, law abolition of all ex-ownership on agriculture land and the state impossibility to make plan moves has been accompanied by political speculations of special people and further initiative of people efforts to move close to Tirana and other low areas. But above all it was the freedom, good willing and better life conditions that forced these people to place in Tirana. From the survey of 16 blocks of the peri-urban area (table 19) 25.4% (61 cases) of population come from Dibra, 11.3% (27 cases) from Kukes, 18.8% (45 of cases) from Tirana, 7.5% (18 of cases) from Korca, 5% (12 of cases) from Mati. The others which consist of 23.2% come from Berat, Bulqize, Devoll, Fier, Has, Kavaj, Kolonje, Librazhd, Lushnje, Mirdite, Peqin, Permet, Pogradec, Puke, Skrapar, Shkoder, Tropoje.

table No.19 : District the settler came frome

Districts	Frequency	Percent
Berat	1	0.4
Bulqize	6	2.5
Devoll	5	2.1
Diber	61	25.4
Fier	1	0.4
Has	2	0.8
Kavaje	4	1.7
Kolonje	1	0.4
Korce	18	7.5
Kukes	27	11.3
Librazhd	2	0.8
Lushnje	1	0.4
Mat	12	5.0
Mirdite	1	0.4
Peqin	1	0.4
permet	3	1.3
Pogradec	1	0.4
Puke	3	1.3
Skrapar	11	4.6
Shkoder	1	0.4
Tirane	45	18.8
Tropoj	1	0.4
State	21	8.8
Not known	11	4.6
Total:	240	100.0

The most intensive movement of people was during 1993- 1999 of 22-24% of families of the peak of 25% of families in 1994.

Land profits

In fact there is no information on the old land owners map for this area. But the people moved and were placed here using different ways with their initiative or in agreement with the land owner. 30.4% (73 cases) were with their initiative, 28.8% (69 cases) acquired from the previous owner, 6.7 (16 cases) acquired by a permission of Commune, 5.0% (12 cases) acquired from state, 5.8% (14 of cases) do not know and 2.1% (5 of cases) inherited it (table 20)

table No.20: haow the land was acquired

	Frequency	Percent
purchased from ex-owner	24	10.0
purchased from a previous settler	69	28.0
settle with my initiative	73	30.4
permission from the commune	16	6.7
donated	2	0.8
state	12	5.0
inheritance	5	2.1
I am the historical owner	4	1.7
not known	14	5.8
total	219	91.3
missing sistem	21	8.8
total	240	100.0

PREVIOUS LAND USE

The survey included the city of Tirana, where before were the biggest farms of corns, vegetables, fruits, etc. Most of the territory is soft field-hilly. From the interviews results that 52.1% were settled on agriculture land, 27.1% pasture land, &.55 forestry land, 2.9% sites and 10.4% others (table 21).

table No.21:

Land use	Frequency	Percent
arable land	125	52.1
truall	7	2.9
forest	18	7.5
pasture	65	27.1
other	25	10.4
Total	240	100.0

DOCUMENTATION MORTGAGE

In the analyze done for the documents mortgage results that 7.1% (17 cases) of the properties have been mortgages and 11.7% (28 cases) do not know while 81.3 (195 cases) have not been mortgages (table 24). Based on this information we are aware that when the answer is “do not know” the property has not been mortgages because they do not posses property documents.

table No. 25: Hipoteka

	Frequency	Percent
yes	17	7.1
no	195	81.3
not known	28	11.7
Total	240	100.0

THE PRICE PAID

The peri-urban analyze of Tirana is a surprise met in the transition countries as our country. From the interviews results that 90 of the interviewers have not paid (19 cases of roads) (table 27) where are included all the physical types beside the temporary structures.

table No. 27: physical type of property and price

		PRICE								Total
		1	2	3	4	5	6	7	8	
Type1	35	17	15	4	12	22	32	8	1	146
Type2	7		1	3	4	4	3	3	1	26
Type 3		1								1
Type4	19									19
Type 5	17				1		2			20
Type 6	11	9	1	1	2		3			27
Type 7	1									1
Total	90	27	17	8	19	26	40	11	2	240

SURVEY DIFFICULTIES OF FUTURE DEVELOPMENT

The Land Use Survey ensures restrictive data on which are based the conclusions for possible future development, but it is necessary to mention some of the survey results for the prospective future development.

The Survey reveals that the new constructions were done during the transition period after 1990 in contrast with the previous period (72 % of the constructions in the blocks included in the survey after 1990). There are different property owners on the land and the structure on it of 0.4 % of the surveyed properties (this figure is the highest when 37% of the interviewers have not paid for the land where they are settled) that is a figure of illegal constructions. It does not exist a master plan and an intensified regulatory plan. The urban landscape evolution of peri-urban area of Tirana has been developed in a spontaneous way. The rapid development of new constructions without a regulatory plan creates serious problems, according to the nature of the desirable development in peri-urban area of Tirana. Hoping that detailed studies on land market will be implemented soon ensuring more information data.

RECOMMENDATIONS FOR FURTHER WORK

The Land Use Survey for Peri-urban area of Tirana collected basic land use and occupancy statistics for approximately 16 hectare. Although it was never intended to the sole effort in describing the nature of the urban property market, it has had tremendous informative value beyond original expectations. As a first phase, it has successfully described patterns and even hinted at trends in the transitional period which will impact land administration and regulation in urban areas in the future. It systematically has provided evidence of evolving rental and sales markets, and has described the very structure (defined by uses, sectors and forms of ownership) of the market.

Based on the value of this preliminary information and analyses, and with the reference to the value of the inventory of properties created through the survey, it can certainly recommended that more and deeper research is needed to support policy efforts within the registration system.

Recommendations for future work would be:

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- Priority to Phase 2 of the survey for the other 5 sites, improving the Urban Study from the experience with Tirana collecting interviews in-depth information relating to tenures status and market behavior. More in-depth analyses will reveal relationships between legal and illegal tenure forms, types and quality of documentation, intra-household and demographic issues which effect market potentials, as well as describe wider market potentials through analysis of finance, investment and market behavior. That a clear example of **Trade Market in Albania**.

POLICY RECOMMENDATIONS

The Policy for First Registration Urban Properties

The study, while not specifically designed as a sole basis for policy development, provides some indications of trend and issues which effect first registration in peri-urban areas (particularly the dynamic market of Tirana).

Most properties in peri-urban areas of Tirana are privately owned (97% according to the survey). Only 74 % of the private property owners admitted they were without any form of documentation. Of concern is the fact that 5.4% of the private property owners had inheritance documents, 0.4% with private contract and 17.1% with document from the Municipality and constructive permission.

Recommendation: There is lack of evidence of ownership. It is necessary to make a new legislation to undertake the property registration of peri-urban areas, to house the persons who have infringed the law.

The peri-urban area of Tirana which was urbanized during the transition period does not have updated maps beside Koder - Bathorja .

Recommendation: As the time passes the presentation of the dynamic market of peri-urban area of Tirana becomes more complicated through purchases, new constructions and family subdivisions. Only the Koder-Bathore had updated urban maps.

The phenomenon of separated parcel and structure ownership is clearly emerging in peri-urban area of Tirana.

Recommendation: About 0.4 % of the interviewers declare that they do not have parcel/structure ownership, 35% do not know that makes this issue more difficult and 37% have not paid on land. This conflicts make difficult the possibility to register the properties in peri-urban areas.

The properties are privately owned ownership in peri-urban areas which act in the market without documents.

Recommendation: Most houses properties are without documents and constructed illegally on state or private land, which brings irregularities when the legal status of the property increasing number is obscured, the documentation will get disorder further with the continuous selling and inheritance divisions.

The Policy for State and Local Government

The Land Use Survey for the peri-urban area of Tirana provides an inventory of property types, uses and occupancy relationships for 16 hectare in the peri-urban area of Tirana. This inventory should be used by the Local Government to develop the policies and projections for

the development of the peri-urban area of Tirana at this stage in its transition. Critical policy issues will include:

- *Development of Regulatory and Zoning Plan* for the peri-urban areas of the cities. It is very important that the peri-urban area to have an official plan of development based on existing and potential urban structure and change. These plans should be developed in respect of the dynamic market which is clearly evolving in Tirana, and be sufficiently flexible to allow for the private market to continue dynamically but with the basic regulation.

* *Planning of the useful area for the physical and social infrastructure*, which will change the landscape of the peri-urban area of Tirana, making it functional and nice to rise the market efforts.

Table No.17: Year of construction* Physical type of property crosstabulation

year of construction	Physical type of property					
	one structure property	multi-structure property	temporary structure	roads side-walks	agricultural land	in construction
1958	2					
1960	1					
1963	1	1				
1973	1					
1978	1					
1981	2					
1982						
1983	1					
1984	1					
1985	1					
1986	2					
1987	2					
1990	7					
1991	1			1		
1992	9	4		1		
1993	19	4		2		1
1994	35	1	1			2
1995	11	3		1		5
1996	15	5		1		1
1997	10	1			6	4
1998	17	5			1	6
1999	1	1				8
Total	140	25	1	6	7	27

Table No.22: Tenure of the property* Mode of property utilization crosstabulation

Tenure of the property	Mode of Property Utilization									total
	residen	busine	mixed	public	vacant	garage	physic	not	othe	

	total	ss		and religious institutions			al infractructure	known r		l
owner	148	11	16	1	3	1	19	32	1	232
renter	1									1
not known	3							4		7
Total	152	11	16	1	3	1	19	36	1	240

LAND USE SURVEY IN THE PERI-URBAN AREA OF TIRANA

STUDY RESULTS OF 16 BLOCKS IN THE PERI-URBAN AREA OF TIRANA

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