

11 January, 2002

## **SUMMARY OF STUDIES COMPLETED BY THE NATIONAL LAND FORUM OF ALBANIA IN 2001**

The National Land Forum completed the following projects during 2001. Copies can be obtained from the NLF as required.

### **Project No. 1**

Project No.1, titled “**Land Use and Property Rights Policy Analysis**” included two activities:

**There are three categories of reports in the Land Use project; Apartments, Foreign Ownership and Restitution. Land Use documents can be found in the "*AlbaniaReports.zip*" file and the corresponding "*AlbaniaBibliography.xls*" document.**

#### **1.1 Real Estate Markets in Tirana (Apartment Buildings)**

Based on a questionnaire specifically designed to collect data on the new apartment buildings in Tirana built since 1991, the work was completed in December, 2001.

The selection of the buildings was done to ensure a reasonable proportionality based on the criteria, such as density of construction, the quality of different areas in Tirana according to price levels, quality of construction, different vertical structure configurations, etc. Based on this selection, the sample is believed to be representative of construction activity and real estate markets in Tirana.

The questionnaire has about 50 variables used for collecting data about the vertical structure configuration of the new buildings, date of starting and ending the construction, classification of the area (based on real estate market prices) where the building is located, geographical position of the building, access to the building, parking facilities, etc. Then, a series of variables were used to get market data about those buildings, such as sale prices and rent levels.

The field work for filling 100 questionnaires has been fully performed.

The data collected was then digitally entered in computer using statistical package SPSS, data cleaning was conducted, followed by a detailed data processing and analysis.

A final report on the study has been produced showing the interaction of various characteristics of newly constructed multi-unit buildings, and their influence on the value of the apartments, retail stores, offices and storage units within these buildings.

#### **1.2 Dimensions of Public Opinion on Foreign Ownership on Land**

Following the results from sampling a small numbers of interviewees, a final questionnaire was designed to collect data on the public opinion about the foreign ownership on land.

There was a random sample of 280 interviewees, from which 140 were selected in the city of Tirana, and the other 140 from the villages of Tirana district. Following are some of the issues addressed in this questionnaire: the public opinion about Law 7980 on “Buying and selling of construction sites in the cities”, including the sale to foreigners; opinion on the sale of agricultural land to foreigners; strengthen or loosen the restrictions and the reasons for each alternative; opinion about the long-term leases of agricultural land to foreigners; what kind of restrictions should the Government apply; and relationship of foreign ownership on land with EU accession. Other questions looked at the characteristics of interviewees in terms of owning land. Finally, some questions collected data about the demographics of the sample.

The field work for filling 280 questionnaires has been fully performed.

The data collected was then digitally entered in computer using statistical package SPSS, data cleaning was conducted, followed by a detailed data processing and analysis.

A final report on the study has been produced. Opinions on the desirability of foreign ownership of urban and agricultural land and on the limitations which may be placed on such ownership tend to not approving of foreign ownership, although these opinions are not strongly held.

3. A paper was completed, authored by Haxhi Aliko, “THE IMPACT ON THE DEVELOPMENT OF A LAND MARKET IN ALBANIA CAUSED BY THE RESTITUTION AND COMPENSATION OF AGRICULTURAL LAND”, and presented to a conference held in The Hague, 10-11 December 2001, and organized by the Centre for the Study of Transition and Development (CESTRAD), Institute of Social Studies, Kortenaerkade 12, The Hague, The Netherlands.

## **Project No. 2**

**There are three categories of reports in the Public Awareness project; Laws on Property, Real Estate Finance and Real Estate Processes. Public Awareness documents can be found in the "Albania Reports.zip" file and the corresponding AlbaniaBibliography.xls" documents, with the exception of the Real Estate Finance documents which are included in the NLF folder in the Public Awareness sub-folder on the ALBANIA PAPERS\_02 zip disk. The Real Estate**

**Processes documents, which includes the professional training courses that were designed under this project, can be found in the NLF Folder in the Public Awareness sub-folder which is included on the ALBANIA PAPERS\_02 zip disk AND in the "*Albania Reports.zip*" and the corresponding "*AlbaniaBibliography.xls*" file.**

Project No.2, titled “**Public Awareness of Property Rights and Procedures for their Exercise**” included two activities:

### **2.1 Public Education Programs**

The National Land Forum had planned to work in three directions: publications concerning the immovable property registration system (IPRS); organize training for professionals related to the IPRS, such as real estate agents, notaries, and real estate evaluators); and development of a WEB site for the IPRS.

Publications: The NLF worked for the preparation of two brochures. While the first brochure focused on a general description of the IPRS, on related legislation and registration procedures, the second was designed to address the first registration procedures of immovable property rights. In addition, two posters were prepared which were planned to be published in thousands of copies and distributed to offices, private and public, which are related to the IPRS. A publishing company was contacted, and the brochures were made ready for publishing. However, the National Land Forum and the University of Wisconsin had asked the Chief Registrar for his support and authorization for publishing these materials. This approval is still pending.

### **2.2 Lectures on Real Estate and Reference Materials**

Under this activity, the National Land Forum contracted different professionals to develop lecture series for the students and other interested parties, and to prepare reference materials concerning key legislation regulating rights to immovable property.

- Marjana Semini and Sokol Lekaj were contracted to develop a series of lectures for immovable property law. The team has prepared the program for the course and also all the lectures.
- Artan Dervishi was contracted to develop a series of lectures for real estate issues. Mr. Dervishi has prepared the program for the course and all the lectures as well.
- Keler Gjika was contracted to develop a series of lectures on real estate finance. Mr. Gjika has prepared the program for the course and the lectures as well.

### **2.3 Compilation of Legislation Concerning Land since 1996**

The National Land Forum has prepared a compilation of Albanian legislation related to land issues since 1996 (to complement the compilation published in that year). We have collected all the materials to be included in the publication: Laws, Government decisions, and Decrees. Then, a data entry process was conducted to convert the paper material into digital form, which could be then published.

### **Project No. 3**

**LIS documents can be found in the NLF folder in the LIS sub-folder which is included on the ALBANIA REPORTS\_02 zip disk. These files ARE NOT listed individually in the "Albania Reports.zip" file nor are they included in the "AlbaniaBibliography.xls" file.**

Project No.3, titled "Land Information Systems" included three activities:

#### **3.1 GIS Model for Municipality of Tirana**

The project relates to previous initiatives to increase the level of spatial digital information at the Municipality, in order to increase the quality and the speed of decision-making process, to ensure efficient and effective implementation of infrastructure, improve the control of Municipality over various developments, and to standardize the geographical digital information that Municipality will collect.

The basic idea of the project was to build a system that will be used by the Municipality to automatically update the information related to the different infrastructure projects happening in Tirana. From an existing geographical information system, a piece where the development project is cut, given to the project developer, and he is instructed based on easy standards how to update the information. When the developer brings the information back (either paper or digital), by using the application GIS-Tirana very easily the information is included in the whole database.

The work included a series of meetings with specialists from Municipality, who cover different infrastructure departments, in order to determine the types of information that are or should be held for each infrastructure layer. An essential part of the work relates to the application development, which has resulted to be a very user-friendly environment. Users will not need to have any strong knowledge of the geographical information systems. Testing of the application was done using the data for telecommunication for a pilot area in the city of Tirana.

#### **3.2 Spatial Metadata Development**

This activity was in continuation of the work that the University of Wisconsin had already started for the design of a spatial metadata system.. The NLF worked for the finalization of the data structures for a metadata record. During the work a series of programming changes were made in order to make the system simpler to the user, but

also to fix some of the programming problems from the past system. The testing of the metadata system was done using the data from the immovable property registration system. One cadastral zone was considered the basic unit of information for each record in the metadata system.

### **3.3 Multiple Listing Services for Real Estate**

Provided that there are many real estate broker agencies in Tirana, this project intended to build a Web-based system to support these agencies for sharing of the information between them, and for providing their information to the interested clients via Internet. The first step involved the finalization of the data structure to be used for the system. Then, the programming work for an Internet-based environment was performed. Testing of the system was done using real data from the agency Real Estate No. 1.

#### **Project No. 4**

**Land Administration documents can be found in "*Albania Reports.zip*" file and the corresponding "*AlbaniaBibliography.xls*" document.**

Project No.4, titled "**Land Administration Action Plan**" included one activity:

#### **Drafting of the Action Plan for Land Administration**

The National Land Forum has worked for the preparation of a draft action plan for land administration in Albania. The action plan makes a brief analysis of where we are right now in terms of land issues and problems, and draws a road map for where we want to go in the coming years. It addresses many issues related to land and calls for a consideration of those issues in strong relation to each other, otherwise success of resolving the emerging land challenges in Albania would be significantly damaged. The plan was also to organize a seminar with the participation of private and public sector representatives. Due to the hot debates within the Government and the resignation of four Ministers, we could not perform this activity before 31 December, 2001.

National Land Forum

Forumi Kombetar i Tokes

Bul. Zogu I, Tirana Biznes Center, No. 29, Tirana, ALBANIA

**Email: [fbego@albmail.com](mailto:fbego@albmail.com)**

Tel: (+355 4) 256296-129, 0372052400 Fax: (+355 4) 258007