

Immovable Property Registration

A discussion of systems of immovable property registration and their application.

1. Property Rights and the Economy

The term "Immovable Property" includes parcels of land, and all things connected permanently to the land, such as houses, apartment buildings, factories, stores, etc., and which can be "owned" by the state or by private individuals or companies. An immovable property is defined as any bounded area of land or building or piece of a building with a single type of ownership. "Movable Property", "Personal Property" and such terms refer to objects which can be owned, but which move or can be carried from one place to another, such as livestock, automobiles, factory machinery, clothes, furniture, etc.

Rights which people hold to immovable property include:

- (1) use of the immovable property;
- (2) the right to get economic benefits from it;
- (3) the subdivision into smaller parcels or units;
- (4) the right to transfer any of the above rights to another person.

Private ownership means that a person holds or "owns" rights which are protected by the State's laws and police powers or by the customs and norms of the people. The State may retain certain rights to private property, such as:

- (1) the right to acquire private immovable property for public purposes;
- (2) the right to acquire ownership when the private owner dies and has no heirs;
- (3) the taxation of the owners of private property;
- (4) the right to forbid private owners to build on certain immovable property;
- (5) the right to deprive private owners of certain uses of the immovable property, such as the application of toxic pesticides or the creation of a rubbish dump.
- (6) the expropriation of private owners who do not use the property to satisfy legally defined social functions.

2. Immovable Property Markets and Registration

In a market economy, owners of rights to immovable property exchange them through a property market. Immovable property cannot be physically handed over to new owner. Thus, when it is bought and sold, leased, mortgaged, or inherited, information about the property and about the old and new owners is exchanged, not the property itself. Recording, displaying and updating information about ownership and other rights to immovable properties are the core activities of an Immovable Property Registration System (IPRS).

For market exchanges of immovable property to take place, the right of the sellers to sell has to be proven, i.e., there must be strong evidence (legally valid information) that they own that exchange right. This proof of ownership is one major function of an IPRS. When "buyers"

can easily identify "owners", exchanges occur relatively easily. Through such exchanges owners can transform their immovable property assets into money or some other asset. Similarly, buyers can acquire immovable property for investment purposes, thereby stimulating economic growth.

A second function is the system's ability to provide security of ownership, through laws, courts, police power which together protect the rights of owners. This security of ownership provides incentives to owners to make long term investments, such as improving their housing, conserving the soil, planting of trees, construction of buildings, and other such activities, contributing to sustainable development throughout the economy.

There are other benefits from IPRS, such as the provision of information in order to facilitate environmental protection as well as investments in water, telephone and electrical networks, sewage systems and roads.

3. Options for Immovable Property Registration Systems in Market Economies

There are four main systems for registration of rights to immovable property to capture the changes that occur from transactions:

1) Private but oral agreements to transfer, with evidence concerning ownership provided by witnesses; such systems are used in traditional societies with few linkages to capital markets;

2) Private but written agreements, with evidence concerning ownership provided by written deeds, plus witnesses, typically seen in countries which use notaries, as in the colonial period in Chile and other Latin American countries;

3) Recording of transaction documents in a publicly accessible office. In this "deed" based system, people deposit written documentation of transactions (deeds) in a single office chartered by the State. These documents are organized in temporal order, and often indexed by the names of the participants, usually recorded and bound for future reference for the public. This is the system used in most localities in the U.S. True ownership is established through the tracing of a chain of transactions, summarized in a title abstract showing the basis of the present claim of ownership. In the U.S., private title insurance companies take the information from the Deeds' Registries and construct their own information systems to issue their guarantees (for a fee) to the buyers' of rights that the seller is the owner of the property.

4) Publicly maintained, immovable property based registration system, with a registry containing records of rights to each parcel of land, with the register being the equivalent to the title abstract in the sense of providing a summary of the rights held to the immovable property. Such a system is common in Europe (U.K., Nordic countries, Austria, etc.).

As societies grow larger and more complex, these latter two systems tend to replace the less formal systems. Moreover, in more complex societies, it is normal to use comprehensive maps of parcels and properties, which provide legal descriptions of the location and shape of parcels of immovable property.

These two main formal property registration systems have their advantages and disadvantages:

1) Deed system.

Advantages:

Initially easy to set up, with the registry of deeds only recording and binding deeds presented to it, leaving to the legal profession the drafting of the documents of transfer of rights. This system is a natural progression from previously private documents and oral agreements as well as a notarial registration system.

Disadvantages:

With the passage of time, the costs of title searches and binding and maintaining of records greatly increase. Administration of the property information becomes increasingly difficult when the number of property owners and the number of transactions greatly increases.

2) Immovable property based registration system (IPRS), also known as title registration systems

Advantages:

The costs and delays in transferring property rights can be substantially reduced. Duplication of effort in the repeated investigation of old titles is avoided. Where the State guarantees the registered titles, certainty of ownership for potential buyers and security of ownership for the holders of these rights is increased. Land management is more easily done where rights to land are easily identified in a public registry, and where both private and public lands are recorded on the same property maps.

Disadvantages:

The cost of creating the IPRS, especially the comprehensive parcel maps, can be high. The staff require training, support and careful supervision, due to the State guarantee of the information recorded in the Registry, whereas in the deeds registration system, the registrar only records what is presented, and does not investigate the validity of the information in the deeds.

4. Evaluations of the immovable property based system of registration

There have been various evaluations of the two systems in different contexts during the recent past. In the case of new African countries, the United Nations Center for Human Settlements (Habitat) in 1990 provides the following comments:

"Land is finite in extent and permanent by nature, qualities that make the land parcel an ideal basis for recording information since the rights, owners and usage may change but the land remains for ever."

In the countries of Europe, the trend in this century has been to link land parcels and registered rights to land. In Germany, Switzerland and the Netherlands, there is a very close link between

graphical, map based descriptions of parcels (cadasters) and registers of rights to these parcels. In the transition countries of the ex-Austro-Hungarian empire which are moving toward market based economies (Hungary, Austria, Slovenia, Slovakia, Czech Republic), parcel based registration systems are being re-created to provide the underpinnings for the market oriented economies. In Denmark, Sweden and Finland there are registration systems based on comprehensive parcel maps. Since the end of the last century the United Kingdom has been transforming a deeds system or a system based on private documents, into a parcel based property registration system.

In Canada, several provinces have parcel based property registration systems. Other provinces are in the process of transforming their deeds based systems into parcel based ones. A law reform commission in Ontario in 1971 recommended the introduction of parcel based title registration:

"Registration of titles is superior to registration of deeds in almost every material respect in which comparisons can be made at present. A land titles system is also the system that can be best adapted to fit the needs of the future, particularly when seen as a major component of an integrated land information system."

5. The Recent Albanian Experience

The immovable property registration system in Albania has been designed because of its applicability to a defined parcel of immovable property and the flexibility of its use for a multitude of immovable property and mapping related purposes. The Immoveable Property Registration Act is procedural, but it sets the stage for a dynamic use of technical concepts that will lead to an enhanced and better understood management of property. The Registration system opens the door for the creation of a Geographical Information System that will be instrumental in transforming Albania.

5.1 Albania's Privatization Program

The privatization of immovable property is being carried out through a variety of programs: (1) the distribution of the ex-cooperative agricultural land to rural households according to the Law on Land (Law 7501, July 19, 1991 plus amendment 7715 of June 2, 1993); (2) the distribution of ex-state farm land also to households, approved in November, 1992, with some of these lands being transferred in ownership and some "in use"; (3) the sale of business sites in 1991-92 to individual owners; (4) the sale of housing units in state constructed apartment buildings to adult residents, in a program launched in 1992 (Law 7652, December 23, 1992); (5) the restitution of property by the state to the owners prior to state acquisition, or to their heirs (Law 7698, April 15, 1993); (6) the privatization of enterprises (through a series of Decisions of the Council of Ministers, particularly No. 248 of May 27, 1993 for the acceleration of privatization of small and medium enterprises, and No. 510 of October 26, 1993 on the privatization of agricultural enterprises); (7) the leasing of land in tourism development zones and (8) the leasing of forest lands. Pastures are also undergoing a transformation in management structures, although the law has not yet been approved for guiding this transformation.

The complex and ambitious privatization effort in Albania has moved forward rapidly since its inception in 1991, with the approximate results being shown in the following table (accurate statistics are not yet available). Clearly the ownership of immovable property has been distributed throughout the population, although there is a high fragmentation of agricultural land

(about 5 parcels per family).

Table 1: Estimated Number of Family and Individual Owners of Real Property, and the Number of Properties Created as of June, 1994.

	Number of new owners*		Number of new properties	
		(%)		(%)
1. Ex-cooperative land	383,000	(43.1%)	1,900,000	(63.3%)
2. Ex-state farm land	106,000	(11.9%)	300,000	(10.0%)
3. Urban dwelling units and other urban properties including enterprises	400,000	(45.0%)	800,000	(26.7%)
Total	889,000	(100%)	3,000,000	(100%)

*Families as well as individuals and companies.

5.2 After Privatization: Registration

To create the institutional basis for a market in these properties, Albania's Parliament approved in July, 1994 a law establishing the immovable property registration system.

This system has been adopted in Albania for the following reasons:

1) Lower costs of maintenance

The cost of maintaining the system for the owners of the immovable property should be substantially less in the parcel based than in the deeds system, leaving more resources for productive investments and for satisfying consumption needs. In the deeds system, the cost of trading rights can be high, especially if substantial time has elapsed since the initial privatization and if the number of properties is large. A title search is required for each transaction, title insurance is often required, document storage covering long periods of time is required, all meaning substantial costs of dealing in immovable property. In the parcel based system, accompanied by a state guarantee of what information is contained on each register or registry page, there is no need for title searches. The records about each property are organized according to property number, with all documents pertaining to each parcel in accessible files, so that should a potential buyer or mortgagor wish to deal in any particular property, the cost of research is relatively low. The incorporation of parcel maps into the registration system, greatly facilitates the location of properties and greater certainty about the boundaries of those properties, than would be the case in the present system of describing boundaries by referring only to the names of neighbors.

2) Higher security of tenure

The guarantee provided by the State for the information contained in the parcel registers can provide greater security for those who hold rights to immovable property and for those who acquire those rights. This greater security can stimulate investments in the immovable property as well can reduce disputes over the immovable property due to

vague, outdated or lost deeds of past transactions.

3) The use of the immovable property information system for development purposes.

The immediate need for developing immovable property information systems in the country, for the management of urban development, for conserving agricultural land, for speeding the investments in public infrastructure, will be much easier with an immovable property based registration system. The linking of information about property rights to other geographic information facilitates the planning of development projects and the acquisition of property rights by those desiring to make the infrastructure investments. For programs working with local property owners to conserve agricultural land knowing who has what rights to the land in any particular area greatly facilitates the administration of such programs.

4) Land taxation facilitation

Albania governmental policy indicates that in the near future, a land tax will be made effective. Such a tax requires a comprehensive list of land owners, the amount of the land they own, and the physical location of that land. The parcel based registration system and its accompanying comprehensive map of all land parcels makes the achievement of a fair and efficient land taxation system more likely than would be the case if these records were not easily available or had to be created for this special purpose.

5) Low initial registration system creation costs.

The distribution of rights to immovable property is just now occurring, with the various privatization programs. In the case of ex-cooperative and ex-state farm land, the comprehensive parcel maps can be relatively easily created from the information generated in this distribution. The information concerning rights to land can be easily transferred to the Registry from the documents issued in the distribution program. Similarly, in the privatization of state owned apartments to their occupants, maps are prepared of the apartment and of the building in which the building is located. These investments in graphically locating properties signify great savings over what is usually encountered when countries attempt to convert from a deeds to a parcel based registration system.

6) Albanian special conditions

The high degree of literacy and technical training of people in Albania in recent years makes the maintenance of the system easier than in countries without this training and literacy. There will, however, be substantial need for management training for the staff of the District Property Registration Offices, and assurance of adequate remuneration.

5.2 Logic of the Registration System

In the creation of the Immoveable Property Registration System, five basic principles are being followed:

- 1) the “mirror” principle, that is, the information about immovable property

which is contained in the Registration Offices should be a reflection of what really exists. To achieve this goal, information about interests in the properties is being collected by field teams from existing and recently produced decisions about the privatization of these rights. Field teams are also verifying the boundaries of the properties. All such information is put on display in the local villages and neighborhoods for 90 days, during which time any errors are corrected.

2) the “curtain” principle, that is, the property registers (kartelas) should show information about ownership and other interests that does not require further verification. The field work and documentation produced is checked for accuracy, and the essential information is recorded on the kartelas.

3) the “certainty” principle, that is, there is a guarantee that the information in the kartelas is correct in that if someone is damaged by incorrect information in the Immovable Property registration System, he/she can be compensated by the State.

4) the “accessibility” principle, that is, the costs of access to the Registration Offices should be minimized so that any person regardless of their wealth or location, can have easy access to the registration system. The Registration Offices are being located in each District so that geographically they are accessible to the people. Costs of transactions are being minimized by allowing any transaction to be carried out at the Registration Office, thereby minimizing legal, notarial and surveying fees.

5) the "comprehensive" principle, that is, all immovable property, privately and publicly owned, urban and rural is contained in the IPRS. The privatization documents which are being produced by the 8 different privatization programs are being collected and used to register rights to all types of immovable property. Governmental agencies which are responsible for publicly owned immovable properties are being identified on the relevant kartelas.

5.3 The Immovable Property Registration Act: How the System Works

The Immovable Property Registration Act, approved July 13, 1994, describes how the IPRS system works, including how the first registration of different types of immovable properties is done. The Act has eleven Parts, presented in fifty nine (59) Sections. The eleven Parts are the following:

1. Preliminary.
2. Organization of the Immovable Property Registration System.
3. Maps, Parcels and Boundaries.
4. First Registration of an Immovable Property.
5. Certificates and Searches.
6. Registration of Contracts of Lease, Mortgages, "in Use" Titles and Other Interests in Immovable Property.
7. Servitudes, Restrictive Agreements and Restrictions.
8. Rectification and Compensation
9. Decisions of Registrar and Appeals.

10. Fees and Offenses.

11. Miscellaneous.

As noted above, the Act is designed to capture the basic concepts of a parcel based registration system, but at the same time fulfill the needs of an administrative system that can work in Albania.

Part I the Preliminary Part contains only one section. It provides a series of working definitions essential to an understanding of the Act. Each of the included definitions are carefully chosen. An attempt was made not to include a long list of technical words. Anything that is clear from the text of the Act is provided for only in the relevant section. Basic concepts are included in the definitions section. Any concept which is also included in the Civil Code is defined in accordance with the Civil Code definition. Central concepts are the following:

Kartela: A page of information prepared for each immovable property, including information about its: a) geographical location; b) general description, such as area, type of property, whether within urban boundaries or not, and whether a part of a building; c) who holds different ownership rights over the property; d) who rents, leases, uses, has a servitude, or holds a restrictive agreement over the property; and e) what mortgages, court decisions, or other restrictions on changing ownership exist.

Registry Index Map: A comprehensive map of all parcels of land with kartelas. Scales of maps include 1:2500 for most agricultural parcels and 1:1000 for most urban parcels.

Registration Zone: A geographically defined area, usually a District, which is the administrative responsibility of a Immoveable Property Registration Office. A zone may be smaller than a District such as in the case of Tirana, or may include two Districts if the Chief Registrar determines that there are not enough properties or transactions in a District to justify a Registration Office.

Cadastral Zone: A geographically defined area, usually a village in rural areas, or a neighborhood in cities, which is small enough to be able to locate parcels relatively easily, usually containing no more than 1500 immovable properties. There are no more than 200 Cadastral Zones in any Registration Zone, and usually fewer.

Immoveable Property

Number: Each immovable property has a unique number, composed of the Cadastral Zone number and within that zone, a unique number. For agricultural parcels this number is usually composed of the old field number followed by a "slash" and a subdivision number, e.g., 1289 11/32 which is subdivision 32 of old field 11 in Cadastral Zone 1289. For apartments, the number is composed of the Cadastral Zone number and within that zone a unique number, which is usually the old building number, stairway number and apartment number.

Part II provides the organization of the Immoveable Property Registration System. The system is

administered through Albania by a Chief Registrar who has the rank of a Minister and is appointed by the Council of Ministers without a defined term of office. The Chief Registrar is supported by a Deputy, who may act in place of the Chief when necessary. The Chief Registrar appoints as many Registrars and Assistant Registrars as are necessary to carry out the mandate of the Act. Albania is divided into a number of Immovable Property Registration Zones by the Council of Ministers which are further divided into administrative centers. Each administrative center has a registry which is headed by a Registrar. The Registrar is responsible to the Chief Registrar for the maintenance of records and all other aspects of the administration of the registry system.

Section 5 sets out the powers of the Registrar which include:

1. issue certificates of ownership or lease or of any other interest recorded on a kartela to a person who makes such a request and is entitled to such a certificate;
2. require any person to produce any ownership, lease, in use, or mortgage document and any other document and survey plan relating to the immovable property;
3. summon any person to appear before him/her or a person so delegated and give information or explanation respecting immovable property, a contract of lease or a mortgage or to present ownership documents, certificate or other document or survey plan relating to the immovable property, contract of lease or mortgage in question;
4. suspend registration if not having complete or delivered any instrument, certificate or other document, survey plan, information or explanation required to be produced or given is withheld or any act which is required to be performed under the Act is not performed;
5. administer and verify anything mentioned above; and
6. charge a person, with the authorization of the Chief Registrar, who presents incorrect information to pay to the Registry the expenses which the Registry incurs in the process of verification of the incorrect information.

Each Registration Office volume includes kartelas for each publicly and privately owned parcel of immovable property (Sec. 8). Once there is a valid initial registration which creates a kartela and an index map showing the boundaries of the property, every subsequent transaction involving rights to it must be registered in accordance with the provisions of the Act. When a valid registration exists, there is deemed to be notice that what is contained on that kartela is a complete description of the rights which pertain to the property (Sec. 9). Priority of registration is defined according to the order in which the instruments which lead to registration are presented to the Registrar, irrespective of the dates of execution of the instrument and notwithstanding that the actual entry into the kartela may be delayed (Sec. 10). An instrument must be presented for registration within thirty days from the time the instrument is executed. A delay will lead to a penalty amounting to a percentage of the registration fee that is required to be paid (Sec. 12), but it will also jeopardize the priority of registration. The Registrar may compel a person to submit for registration any instrument which it is felt was intentionally not submitted for registration (Sec.13). Where an interest exists in more than one person, the Kartela should identify each person and the ownership share of each co-proprietor (Sec. 15).

Part III, Maps, Parcels and Boundaries, makes the Registrar responsible for keeping what is called the Registry Index Map for the immovable property registration area over which he/she is responsible. The Registry Index Map must show the boundaries and geographical location of the immovable property and any other features. The property must have a unique identification number. The unique identifier shall be the same on the Kartela and the Registry Index Map. A survey plan may be filed of a particular immovable property to augment the information available from the Registry Index Map. If a survey plan is filed, it shall be noted in the register. (Sec. 16). If it is felt necessary the Registrar may order that a survey of the immovable property take place. After informing every person affected by such action, the Registrar may correct the Registry Index Map. The Registrar may also correct any error in the Registry Index Map that does not affect the interest of any person (Sec. 17).

The boundaries which are shown on the Registry Index Map are approximate boundaries which are described graphically on the map at a particular scale. If there is a dispute concerning boundaries and the parties are able to resolve the dispute, the Registrar shall record the agreement on the Registry Index Map and the Kartela and shall file the agreement signed by the disputants. If the parties to a dispute cannot agree to a settlement, the Registrar shall instruct them to present the dispute to the court of competent jurisdiction. A notation about the dispute is entered on the Kartela.

Every proprietor of immovable property must maintain in good order any features which demarcate the proprietor's boundary. The Registrar decides which of the adjoining proprietors is responsible for maintaining the feature which demarcates a common boundary. The Registrar may also, in writing, order the demarcation within a specified time, of any boundary in the manner in which he/she may direct (Sec 19). Any proprietor has the right to appeal from an order of the Registrar. If the proprietor takes no action within 30 days, the order is considered to have been accepted. The Registrar may combine or sub-divide parcels, on the application of the proprietor, once it is determined that the application is accurate. The Registrar must not allow any changes that would require an instrument of transfer.

Part IV of the Act contains provisions relating to a first registration of immovable property. It should be noted that there is no separate immovable property adjudication act in Albania. The provisions relating to such an action are included in Section 23 - 27 of the Registration Act. Registration may be affected by the presentation of any instrument which confer private ownership on an individual. However individuals, families, and any legal person, private or state, who possess the property in accordance with the law and do not possess ownership documentation are obliged to present to the Registrar an application for registration of ownership. The application must contain (a) a notarized personal declaration of ownership, (b) a survey plan of the immovable property, (c) notarized declaration from neighbors and other persons indicating the correctness of the boundaries and the claim, and (d) certified copies of any additional documents that support the application for registration. Provisional registration shall be prepared from the information presented to justify first registration.

Public display of the provisional registration shall take place for 90 days in a prominent and relevant place for public examination within the geographic zone where the property is located. Notice shall also be provided, in an appropriate journal, newspaper or other socially acceptable source, for 90 days in a manner designed to notify persons who might make a claim to the immovable property in question. Following the 90 day period, all immovable properties for which there is no outstanding claim shall be given valid registration and all certificates which may be requested regarding the content of the registers and the index map may be issued by the

Registrar. If there is an outstanding claim, the Registrar shall consult with the parties involved and with their agreement correct any errors and resolve and pending disputes. Anything that cannot be resolved shall be referred to the court of proper jurisdiction. A notation is made on the provisional kartela of such information.

Part V covers Certificates and Searches. Section 28 provides for the issuance of Certificates of Ownership and Lease. Where no certificate has been issued, the proprietor of the immovable property or lease may request a certificate which shall be issued. The certificate shall show all the information in the kartela affecting that immovable property as of the date of issuance. Only one certificate of ownership or lease shall be issued in respect of each immovable property. The certificate is only prima facie evidence of what is shown on the certificate. The certificate is subject to the entries on the kartela whether they are shown on the certificate or not. The date of issue of a certificate shall be noted on the Kartela (Sec 28). If a certificate is lost or destroyed, the Registrar may issue a new certificate if he/she is satisfied with the evidence that the certificate has been lost or destroyed. Section 30 allows for the public to consult and examine any kartela of immovable property and to request a certified copy of any register, part of register, registry index map or filed instrument or survey plan, by presenting a proper written request and paying the appropriate fees. The certified copy has the same force as an original unless the contrary is proved.

Part VI deals with the registration of various interests in immovable property. Ownership interests, of course, are required to be registered immediately. A contract of lease of less than one year need not be registered. If the contract of lease is for part of a state owned immovable property and has a duration of more than one year a separate kartela must be created for each part of the immovable property that is subject to such a lease. A corresponding notation must be made on the Registry Index Map.

All mortgages must be appropriately registered and upon satisfaction cancelled from the register. Any in use title pertaining to state owned immovable property shall be registered in a separate kartela and a notation made on the Registry Index Map. The holder of an in use interest shall be noted in the parent kartela wherein the state is registered as owner. Any property acquired by prescription can be registered in the name of the new owner when a copy of the court decision has been presented to the Registrar. Finally the registration of a partition of co-owned immovable property can be made by the Registrar when application in the prescribed form is received by the Registrar from one or more of the proprietors or from a person in whose favor an order has been made for the sale of an undivided share in immovable property. Part VII includes the registration requirements of encumbrances such as servitudes, restrictive agreements and restrictions.

Part VIII allows the Registrar to rectify the Register. It can be done when appropriate documentation or evidence is presented to show that what is included in the kartela is incorrect. A request to the Chief Registrar to review the decision of the Registrar to rectify the kartela may be made (Sec 48). The Registrar shall make a decision whether the error on the kartela has resulted in a right to compensation because of the incorrect information. A decision as to compensation by the Registrar, must be approved by the Chief Registrar.

Parts IX, X and XI deal with general matters involving fees, appeals, offenses and some miscellaneous matters such as when the act goes into effect and the repeal of all conflicting provisions in any other pre-existing law. Two points should be noted: (1) when the Act was

being drafted an attempt was made to put the Registries on a self-sustaining basis. A formula was designed which would allow each Registry to retain the funds it generated from its own activities to allow it to purchase equipment, etc. Guidelines were developed to ensure that parity would exist between the different Registries. Parliament rejected the self-financing idea, but in Section 54 only required income in excess of the budget of the Registration Office be paid over to the central state treasury; (2) This Act does not assign the administrative authority of the Registration system to a specific Ministry or other Government office. It calls for the appointment of the Chief Registrar by the Council of Ministers and the appointment of the Registrars by the Chief Registrar. The Act does not say that the system of immovable property registration shall operate directly under the authority of the Council of Ministers. This decision, it is felt, has not yet been made notwithstanding the fact that the Civil Code specifically calls for the registration system to be administered through the Ministry of Justice.

5.4 Concluding remarks about the Albanian IPRS

The immovable property registration system in Albania has been designed because of its applicability to a defined parcel of immovable property and the flexibility it has in being able to be utilized for a multitude of immovable property and mapping related purposes. The Immovable Property Registration Act is procedural, but it sets the stage for a dynamic use of technical concepts that will lead to a enhanced and better understood management of property. The Registration system establishes the technical basis for the future development of computer based information systems which unify geographic (map) and attribute (katela) information, and linking this registration information system with opens the door for the creation of a Geographical Information System that will be instrumental in transforming Albania.