

PROSPECTS FOR LOCAL LAND USE PLANNING IN ALBANIA

I. INTRODUCTION

This report assess planning and local level competencies in order to explore the possibility of devolving some land use planning authority to lower levels of government, especially with respect to the preservation of agricultural land and other natural resources which are being sacrificed to the unplanned but rapidly changing urban form.

II. CONCEPT

Albania's change to a market economy has manifested itself in major land use changes; one of the most notable is uncontrolled, chaotic construction on high quality agricultural land at the edge of many cities. This phenomenon has become a primary concern to both the Ministry of Construction and Tourism and the Ministry of Agriculture and Food for a number of reasons including: the uncontrolled loss of high quality agricultural land during economic uncertainty, land degradation by water contamination, household and construction waste, soil erosion etc., the costs cities will ultimately be forced to bear to provide civic services to these informal settlements, and the complications imposed on the registration of land which legally belongs to the state but is being claimed by those constructing homes on it. This situation sheds light on the fact that the planning and control mechanisms presently in place to promote rational city growth and monitor and control construction are not working despite their being addressed in current laws (Law on Land, Urban Planning Law, Law on Construction Police etc.). In an effort to bring the various public agencies together to attack the problem, PMU/IPRS has held two seminars on preservation of agricultural land and planning issues¹.

One of the clear themes which emerged from the second seminar on protection of agricultural land from urbanization, was the role of local government in planning and management of land. All four of the seminar presentations concluded that the existing processes, under Albanian law, need to be (a) simplified, (b) decentralized, (c) coordinated, and (d) structured so as to facilitate broader institutional collaboration. Most countries which have been more successful planning for urban growth and protecting agricultural land and the environment, have devolved power and land control to the local governments.

Numerous consultants studying Albanian land use policy in general and urban land tenure in particular, have concluded that stronger planning at the local level is essential for appropriate land use.² "Despite the critical importance of land as an

¹The first seminar was held in March, 1995 and the second in May, 1995. Both were attended by public officials from the Ministry of Construction and Tourism, the Ministry of Agriculture and Food, the National Urban Planning Institute, the National Soils Institute, municipal and district urban planning offices, and a number of officials from natural resources agencies. Discussion included methods other countries have used to deal with preserving farmland, policy options appropriate for Albania, and at what level of government control of land and planning should reside.

² Some documents citing the need for planning at the local level include: Sally W. Iadarola, *Report on Land Planning in Albania, A Working Paper*. Prepared for The National Planning Institute, Tirana, Albania, November, 1993; Mona Serageldin, *Municipal Management/Local Government Program, Albania, Framework for Land Management and Urban Development in a Market Economy*.

instrument of urban management, municipalities in Albania, as in many other countries, do not have the powers they need to adequately deal with land issues."³ However, some specialists, both foreign and Albanian, seem to be skeptical of the capacity of local-level planning related agencies to develop, implement and enforce such plans and "deal with land issues."

The present structure and functions of the local planning agencies does offer many competencies essential for local planning and policy for preserving agricultural land and other natural resources. But there are many competencies and facilities lacking at the local level for land planning to be truly effective. Even if institutional policies devolving power to the local governments were in place and physical competencies adequate, there are external (of the planning system) problems tying the hands of the planning departments such as developable land being locked up in restitution cases.

III. METHODOLOGY

In order to take the pulse of planning in Albania, interviews and casual discussion were done in a number of major Albanian cities: focussed interviews about local level planning potential were held in Tirana, Durrësi, Kavaja, Lushnja, and Vlora while discussion style interviews were held with cadastral officers and other city and district officials (not strictly planning) in Shkoder, Lezha, Gjirokaster and Korça.

These cities were chosen for interviews with urban officials because population and urban growth pressure as well as high quality agricultural land is concentrated in these areas.⁴ There is tremendous out-migration from mountainous areas and consequently they are not experiencing the rapid land use changes of the cities in the coastal plain.

The topics discussed in the interviews included the structure and function of planning offices, day to day work, main land use changes in the area, and major land problems faced in each city such as assimilation of newcomers, land and property restitution, informal construction, housing availability etc. These interviews revealed the picture of local land uses and planning capacity, the major land-related issues, and interests and ideas of local officials.

The findings from the interviews are quite consistent in indicating that for various reasons it is impossible for the local level planners to carry out the laws under which they work.

IV. PLANNING LAW-Brief functional Analysis

The Urban Planning Law was passed in October 1993, as an effort to respond to the planning needs of the new administration. However, it is to a large extent, caught

Prepared for USAID/RHUDO Warsaw, May 1994; Dean Massey, (in collaboration with Albert Dubali and Jim Bockheim). *Legal and Institutional Framework for Land Protection in Albania*. Prepared for the Project Management Unit of the Immoveable Property Registration System, February, 1995; Harvey M. Jacobs, *Agricultural Land Protection Policy for Albania: Lessons from Western Europe, North America and Japan*. Prepared for the Land Market Action Plan in Albania, a collaborative venture of the Land Tenure Center, University of Wisconsin-Madison, USA, Terra Institute, Ltd., USA, and the Project Management Unit for the Immoveable Property Registration System of Albania, under funding from the U.S. Agency for International Development and the World Bank, March 1995; Maura Swartz, Country Representative VOCA, interview May 16, 1995.

³Seragelden, 1994.

⁴Most of these cities are in the so-called southern coastal plain region in which the vast majority of high quality agricultural land is located. This is common knowledge and also documented in numerous reports by both local and foreign researchers.

between the former regime's top-down planning structure and the new demands the land market is placing on the land planning system. Most of the basic premises and the institutional structure reflect a very centralized power structure.

"Planning" until 1993, in Albania was done only by urbanists (analogous to western urban planners) within the "yellow line" (the urban boundary) where construction was permitted. This planning was very technical and not really analogous to western notions of land use planning. Land was designated by the central government as forest, agricultural, pasture and non-agricultural: urban, water, road, sand etc.⁵⁶ Plans for industries, dams, agricultural infrastructure etc. was by done specialists in those fields and land was centrally allocated for the purposes. The concept of regional planning, as it is known in the west, did not, (and does not) exist. Since city growth (population movement) was controlled, there was no need for the land use trade offs which exist in a market economy.

Planning was done by a completely top down approach. The Ministry of Construction, through its technical arm the National Urban Planning Institute, initiated the preparation of the General Regulatory Plans for all cities. These plans were done for the long range by a series of five-year master plans and were prepared by the Institute in collaboration with the local urban planners if the competency existed. They contained technical studies as well as site and design-specific development plans which, in principal, equipped the central city to develop in a comprehensive, logical way.⁷

The Municipal and District Urban Planning Offices had the primary duties of implementing the General Regulation Plans, preparing and enforcing the technical Partial Plans.⁸

The new planning law leaves much of the former structure in place. It follows the overall Albanian administrative structure with offices in the ministerial, municipal, district and communa level governments. The offices and specialists below the ministerial level are largely without power (although the newly created Councils of Territorial Adjustment may ultimately be more influential) and with no link to budget.

In each district there is a District Planning Office, which is responsible for dealing with planning issues outside of the municipality, within the district. In the main city in each district there is a Municipal Planning Office which is responsible for the area within the yellow line. The planning law also establishes the Council of Territorial Adjustment which exists at the national level, at the municipal level in Tirana, and in every district. This council is essentially a planning commission, and seems to be the most important decision making body in terms of land uses at the local level. The council is made up of urban architects, construction and urban planning engineers, environmental specialists, and agriculturalists. Local government officials participate in the Council meetings but have no voting rights.

⁵forest (10.5 thousand km²), agricultural (7 thousand km²), pasture (4.2 thousand km²) and non-agricultural: urban, water, road, sand etc. (7 thousand km²)

⁶J. David Stanfield and Ahmet Jazoj, *Markets of Immovable Property in Albania, After Privatization What?* Draft prepared for Project Management Unit of the Immovable Property Registration System, May, 1995.

⁷Sally W. Iadarola, November, 1993.

⁸General Regulatory Plans are large scale plans of the whole city most closely analogous to U.S. Land Use Plans. They designate the growth areas, zones requiring upgrading, and new residential apartment areas etc.

General Regulation Plans are still part of the planning system as well as are Partial Plans. Partial Plans are prepared for a specific zone of the city for a certain activity such as a site plan for construction of new apartment buildings in a defined (by the Regulatory Plan) residential zone, a road reconstruction in an older zone, or the creation of a commercial district requiring demolition of existing buildings. Usually these Partial Plans are based on the General Regulatory Plan. Partial Plans are generally prepared by the National Planning Institute. Partial Plans are also done by the National Urban Planning Institute for areas outside of the yellow line, such as site plans for commercial centers, tourism development zones etc.

V. URBAN LAND USE PLANNING IN DISTRICTS AND MUNICIPALITIES

The reality of urban land use in Albania at present can be quickly summed up to equate some challenging problems. Planners and land specialists repeatedly discussed the same issues. In general cities are experiencing severe housing shortages, and major construction activity (much of which is taking place randomly and often outside of the yellow line). There is very little urban land in Albania which is not somehow tied up in restitution to ex-owners. The planning system is undernourished in financial support for offices, personnel, plan preparation, and lacking in training as to the role of planning in a market economy. These problems are all, in some way, obstacles to rational land use planning. Discussions with local officials revealed these problems but also highlighted strengths and assets and potential for land use planning.

The following section briefly summarizes the main issues which planners and other land specialists brought up as their chief concerns. In some cases solutions seem evasive, and in other instances they have offered solutions. The strengths of these planning agencies and land specialists were not discussed by themselves, but are outlined in the following section.

Plans

Effectively no General Regulation Plans are being prepared. Even if they were, these plans are not legally linked to supporting infrastructure nor to budget. Despite their force of law (in contrast to their American counterpart), they have had poor results due to "rigid central control, poor implementation and insufficient investment."⁹ The system has also been greatly weakened by the poor economy and thus does not allow for rational growth. Additionally the plans are driven by demographic projections which are no longer reliable. In many cities there has not been either a new Regulatory Plan nor any of the supporting 5 year plans prepared for years. The planners see the futility in following plans that are outdated and no longer applicable. There is thus no document upon which to base any planning decisions.

At present no Partial Plans are being undertaken at all. Individuals who want to build on a larger scale (beyond enlarging existing structures) must contract with private firms to do the Partial Plans which include the relevant specifications to submit to the Planning Section for construction permit application. Thus, although mandated by law to perform this duty, for which most of the staff in the planning offices are specialists, they are not able to because of the building permit activity.

There is the understanding that through the Planning Law, local governments will

⁹Iadarola, 1993

ultimately be given capital improvement budgets to carry on with plans for infrastructure etc. This is essential such that priorities in cities can be acted upon. But to date there has been no evidence of such devolution of financial control of expenditure. Therefore, in the rare case that there is an up-to-date plan to be implemented, there is no ability to finance it.

Population Influx and Construction

Large numbers of people are moving to cities to seek better income-earning potential and a better quality of life. Newcomers to cities as well as longtime residents are expanding existing buildings and constructing new ones like gangbusters. People, unable or unwilling to find housing inside of the yellow line, are building illegally on the urban fringe; especially in peri-urban areas on ex-state farm land.¹⁰

Planning offices are charged with processing building permit applications and are so inundated with legal building requests and are unable to deal with informal housing issues including policing for illegal constructions.

The process for citing illegal buildings is also a bit unclear. The construction police law is relatively new and the institutional linkages seem to be weak. The present time being the 'transition period' (between economic systems) seems to be the reasoning behind the lack of systematized enforcement.

Property Restitution

At present, major problems of land use within yellow line stem from the Law on Restitution. Numerous land holders are seeking the restitution of their former property. They are only permitted restitution within the urban areas and the processing of the documents takes 6 months to a year. This is causing a chain reaction of events including making unavailable land for development by private funders (even when they actually do exist). It limits the land the National Housing Agency can build upon to accommodate those they are obliged to house. And it limits land availability for people who are moving in from the villages and mountain areas offering no alternative to their illegally building outside of the yellow line where restitution of land to former owners is, in principle, not permitted.

Although the restitution of urban property to ex-owners is tying up most developable urban land. The illegal/informal sector is capitalizing on this land of questionable ownership by simply constructing and not waiting for the ironing out of the various claims and laws. This is obviously not a policy option for the public sector.

In Kavaja, a newly formed "development firm" is extremely frustrated by the restitution process because it had found investors to finance an apartment building furnishing badly needed living space on land that had been designated in a former partial plan for residential use. There were preparing site plans which were thwarted when the land was restituted to a former owner. Similar stories are numerous. In Lushnja, the planner and cadastral representative claim that there is plenty of unoccupied land in the city for construction of housing, yet the restitution situation halts any activity toward developing the land.

¹⁰ Research suggests that where the land was given in-use rather than in-ownership, people are building in order to secure ownership rights to the land. The land around the cities where interviews took place, is where the vast majority of prime agricultural land in Albania is located.

Planning Offices

All planning departments at both the Municipal and District levels are operating with extremely reduced staffs with few supplies. There is an extreme lack of basic office materials, supplies, furniture, etc.

The huge number of legal constructions taking place has paralyzed the staff of all of the urban planning offices interviewed. The process for applying for building permits is quite cumbersome and requires a large amount of staff time at many levels. There is no budget to increase the staff to accommodate this influx of permit applications. The staffs are simply too small to expedite the process. Additionally, like other State employees the salary levels are so low that there is a certain incentive to accept unauthorized payment to expedite processes (this also relieves an overworked staff of dealing with the case).

The planners have few tools with which to guide appropriate land uses. Since the local government has no financing or ability to control free or state land, planners have no ability to manage public land (except in Tirana) where they might have more influence in how the land is used for the benefit of the community.

Illegal constructions, in some cases are built on land that was previously destined to be residential making it arguably appropriate use of the land but without necessary infrastructure and service provision. There is indeed no mechanism to encourage the construction on these more appropriate pieces of land when they exist within the yellow line.

Communa Level Participation

The planning law provides for a planner at the communa level although in an advisory capacity and mostly to deal with the first phase of approving building permit applications. There is strong evidence that despite the historical retention of real authority at the central level, the comunas could play an important role in land use planning. Outside of the construction permit application role, the communa planners only role in the planning process is without vote or authority.

There does seem to be some positive relationship between communa planners and district and municipal planning departments. For example, the District Planning Office in Durrësi noted that the authorities at the communa level (comunans near the city) were doing their part in the process to control illegal construction. They fill out the proper documents and return them to the proper offices. But the real role of comunans in local level planning, and the respect that local people give them must be more fully explored.

Lack of Enforcement

Within the structure to monitor the land uses deemed illegal, there is a lack of political will to carry out any type of control. The policing mechanism is legally in place but there is an extreme lack of implementation. The so-called Construction Police have no equipment with which to demolish illegal constructions, and the system of monitoring and citing infringers on the law, is so slow, that in most cases the house is completely built before anything is done about it.

This lack of enforcement makes it difficult to believe that if plans were prepared, that they would actually be followed and/or enforced. Unplanned construction is also changing the urban form such that if plans are begun, the informal and illegal

construction prohibits the planned uses of land.

VI. STRENGTHS AND WEAKNESSES OF THE PLANNING SYSTEM

The following summary statements are not conclusive, rather they are indicative. That is, they give a preliminary sense of the status of local planning, and issues raised for it.

This investigation can give direction to future research into the status of local level planning capacity. It is informative to look at the results of this research in terms of strengths and weaknesses of local planning competency and ability to manage land use planning responsibility.

STRENGTHS

- * *An institutional structure already exists and is appropriate for planning at the local level.* There are offices in each district staffed with individuals accustomed to working on planning for land-related issues. These offices and individuals:
 - > gather data
 - > analyze statistics
 - > develop 'partial plans' for the cities in the district
 - > report to the central planning agency
 - > act as the implementation arm for central plans
 - > inspect and permit new construction

- * *An institutional structure exists in the District Councils of Territorial Adjustment, analogous to planning commissions, which have increased power over land issues and alter plans to accommodate local needs.* This council is linked to the Ministry of Construction and also is mandated to have representatives from the agricultural and natural resources fields. This linkage could be the lens through which concepts of regional planning or more comprehensive style planning might be seen.

- * *Many local level officials have a solid understanding of the land use/tenure problems within their jurisdictions, and the link of land issues to other sectors such as employment, agriculture and related economic concerns.*

- * *There is a strong knowledge and interest about land use planning at the local level.* Farmer's organizations, and women's organizations are being established from the grass roots level. They are interested in land use and are becoming more and more knowledgeable about land and how it affects them.

- * *Communa level specialists are proving that they are aware of the land use in their areas and they are potentially strong participants in the planning process.* When local land commissions were created for distributing land, they were able to expedite the process. Communa Chief's are interested in controlling land use and in some cases have been successful. A Tirana registration specialist feels that when the communa elders were involved, the distribution and registration process functioned more efficiently. In general she has a very positive opinion about Communa governments and feels that they should be given more power than the purely advisory and unpaid positions they hold.

WEAKNESSES

- * *Lack of understanding of the Land Market and how a public planning agency*

contributes to such a private land development structure. The land market gives rise to many new needs for regulation and control of land that did not exist in a centralized economy. Specialists are not fully cognizant of these new roles, nor the position the public sector takes in a market economy.

- * *Lack of mechanism for public participation.* There is little understanding of the importance of public participation within a land planning structure although there is the potential for increasing public participation through existing laws.
- * *There appears to be confusion at the local level about the status of authority for enforcing land-related laws and policies.* This period of transition is throwing normal procedures flux or lack of action.
- * *Current levels of funding are not sufficient to finance the work of the various agencies* (for example the Municipal Urban Planning Office, District Urban Planning Office, local offices of the National Housing Authority).

When asked, one specialist in Gjirokaster responded that to accomplish the current mandate of his office he would require several sections (legal, cadastral, statistics, and urban projection) staffed with specialists.

At present there are only he and his secretary attempting to do all of the work; thus he is not even able to update existing urban data, and urban maps are very old. Office equipment (including maps) at the disposal of these officials are likewise insufficient.

- * *There appears to be very poor institutional coordination both across agencies (horizontally) as well as to the higher levels of government (vertically).* One official noted that the connection to the Urban Planning Institute in Tirana was stronger before 1990.
- * *There is strong evidence that local officials are not certain of their own power, the line of authority for local planning and planning enforcement nor any timeline for the resolution of issues they view as critical.* When asked about who was to actually enforce the law prohibiting construction on farmland, an official in Shkodra responded that during this governmental transition period it is difficult to police illegal housing and that "they" are dealing with this issue in Tirana.
- * *The institutional structure presently in place is functioning very slowly and is extremely bureaucratic, time-consuming and inefficient.* Building permit applications take 2-4 months to process in Tirana due to the infrequent approval meetings and a cumbersome multistep process.
- * *There is no local control of public land either at the municipal nor the district level.*

VII. CONCLUSION

This paper is intended to be an overview of the structure and functions of local planning agencies especially as it pertains to land use planning and specifically to the preservation of high quality agricultural land. It outlines the existing structure and functions of local planning officials in order to generate understanding of how land use

planning is being done. Discussions with local officials revealed the major land problems they are facing, the institutional structure within which they work and the obstacles they see, to effective planning.

It has been shown that despite some critical institutional problems stemming from the centralized power structure, there are numerous planning competencies at the local level. But in order to make use of them some significant changes will have to be made. These changes would ideally include training local officials about the basics of the land market and the public sector's role in planning; the preparation of current plans in a more comprehensive way such that the land uses outside of the urban area are strongly considered in the plans; an increase in the role of the communa, perhaps expanding their planning competencies to include some land designation; the streamlining of the construction permit application process; devolution of some local land management to the local authorities; and finally outlining a public participation process in which citizens have some say about the land planning in their area.

APPENDIX

LIST OF CONTACTS AND INTERVIEWEES

Durrësi:

Doriana Trimi - District Urban Planning Office
Besnik Domi - Chief of Municipal Urban Planning Office

Kavaja:

Ibrahim Bardh - District Chief
Pascal Proko - Chief of District Urban Planning Office, Tel: Kavaja - 28-55
Mimoza Shero - Chief of Municipal Urban Planning Office
Artur Stavre - Private Architect, Tel: Kavaja - 27-27

Gjirokaster:

Ilir Qumaku - Building Construction Inspector
Aslan Karagjozi - Chief of the Commission of Restitution and Compensation
Allfred Mamami - Chief of the District Urban Planning Office

Korça:

Todi Spaho - District Coordinator for Land Registration, Tel: Korça - 08 24/26 12

Lezhë:

Arben Kamberi - Urban Planning Office
Ded Deda - Cadastral Office
Gjon Luca - Urban Planning Office, Tel: Lezhë - 464

Lushnja:

Skander Sheme - Chief of Cadastral Office
Benjamin - Chief of District Urban Planning Office, Tel: Lushnja - 0 81

Shkodra

Maliq Sula - Chief of Municipal Urban Planning Office

Tirana

Eglantina Rizvanolli - Land Registration Office
Mira Lufi - Municipal Planner, Tel: c/o PADCO 27945
Koço Kaskaviqi - Director of the Municipal Department of Planning
Luli Hoxhi - Infrastructure Engineer, Tirana, Tel: c/o PADCO 27945
Commissions on Restitution and Compensation
 Ferit Llogami -Deputy Chair
 Lulzim Collaku - Chair
 Gani Karapici - Deputy Chair
 Farmir Maçi - Chair
PADCO - Tel: 27945
Kevin Gates - Planner Advisor
Martin Stent - PADCO
Everett Post - Resident Director

Vlorë

Luan Duka - Chief of the District Urban Planning Office
Zaho Degotaraj - Municipal Urban Planning Office

APPENDIX

LAWS RELEVANT TO LOCAL GOVERNMENT STRUCTURE, ORGANIZATION AND PLANNING

Law No. 7693, 06.04.93 "**On Urban Planning**"

The law outlines the institutional structure and responsibilities for urban planning. It includes general rules for the location and architecture of buildings in Albania. It outlines the types of plans prepared, in some cases the preparers, the competencies of the various national and local agencies and provides for the establishment of the Council of Territorial Adjustment. It systematizes administration of construction permit applications and special provisions for construction in tourist or other areas of special value.

Law No. 7572, "**On the Organization and Functioning of Local**" Government (modified by Law 7608 of 1992) outlines the organization and functions of the communa, municipality and district administrations. The administrative organs of the comunas and municipalities are the council of the communa or municipality (council members who are elected in local elections), and the secretary of the communa or municipal council, who is selected or dismissed by the Council of Ministers. In the districts the administrative organs include a district council (council members elected in local elections) and a secretary (selected by the Council of Ministers). Law No. 7573, on the Elections of the Local Power Organs, June 16, 1992, establishes the procedure for local elections. [Law No. 7491, 29.04.91 may also be relevant]

Law No. 7570, 6.3.92 "**On the Organization and Functioning of Local Administration**" defines the division of local administration. The smallest divisions are comunas and municipalities. A communa includes some villages or a small town with some villages. A municipality is a city or town that is not included in the comunas. The next larger territorial division is the district which is made up of some comunas and municipalities which have some connection to each other. The administrative organ of the district coordinates the activity of the comunas and the municipalities.

Law No. 7776, 22.12.93 "**For Local Government Budgets**"

Defines the revenues contained in the local budget and provides for local budgets in every communa, municipality and district separately. It allows for independent revenues dispersed to the communa, municipalities and districts for socio-economic and administrative expenses "under their competencies." The conditional local budget is disbursed by the central government and used for the defined purpose administered by the local government. Finally the law specifies the details about the administration, application and amendment of the budgets at the different levels including the approval by the Ministry of Finance.

Law No. 7698, 1993 "**On the Restitution and Compensation of the Properties of Some Ex-Proprietors**"

The law is to recognize the ownership rights and return properties which were nationalized, expropriated and confiscated after November 29, 1944 or taken legally by the state and to determine procedures and standards for returning or compensating them. It outlines specifics of types and amounts of land and money restituted and compensated to these ex-proprietors. [Changes to this law include Law Nos. 7736, 7765, 7808, 7832 and Court Decision 4, 4.94]

Law No. 7980, 07.27.95 "On Buying and Selling of Construction Sites"

Defines building sites within the yellow line as including any type of use and even outside of the yellow line if the proper documentation exists transferring its status from agricultural, meadow or pasture. It also defines land as occupied when legal investments are more than the building site value. It allows for the buying and selling of such land by Albanians as well as foreign investors who have invested according to the proper law. Finally the law outlines transferring state owned building site to private ownership.

Law No. 7752, 28.03.93, "On the Construction Police"

In brief the law defines the Construction Police as the executive organ, armed to control implementation of the laws on construction and urban planning. It specifies the duties in the area of urban planning/construction and makes the organ dependent upon the Minister of Construction, Housing, and Territorial Adjustment. The law outlines the law infringements the Construction Police are responsible for controlling, the appropriate fines, institutional cooperation, and the appeal process.

Pending Law: "On Converting land distributed In-Use to Ownership."

This law is presently in Parliament and is expected to be released in fall, 1995.