PROGRESS AND PROBLEMS OF LAND ADMINISTRATION IN ALBANIA

by

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Administartion

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Status of Registration
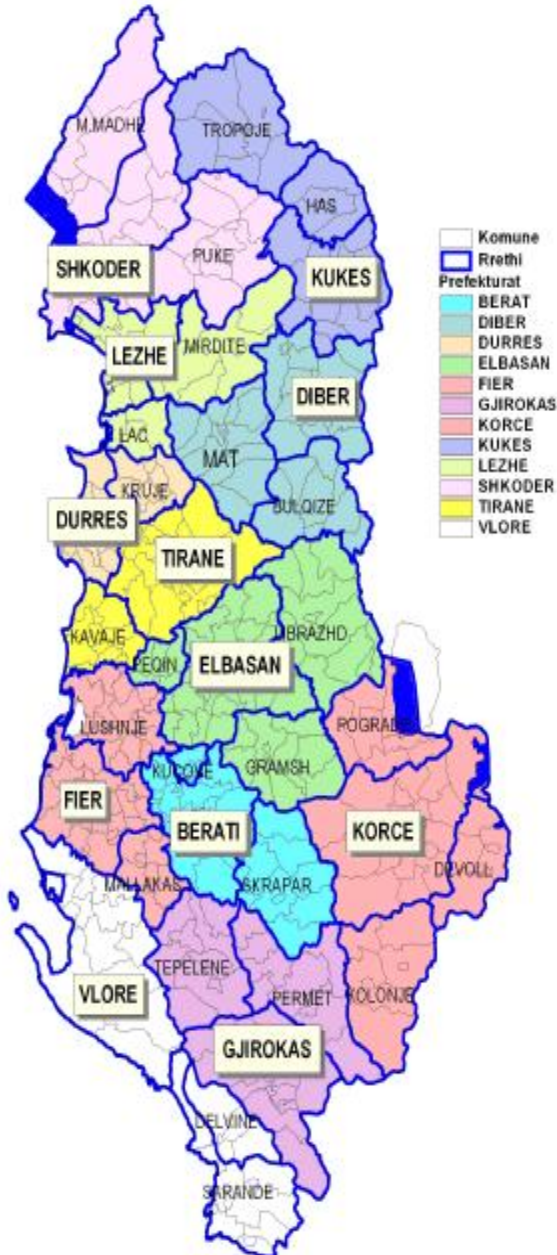
CADASTRAL ZONES

¢3064 Cadastral Zones

¢2525 CZ - Delivered

      2.461.000 properties

¢500 CZ uncompleted

¢are distinguished from a high land market development

PRIORITY ZONES

- 104 Priority Zones for first registration
- Priority in tourist zones

DONERS

¢ USAID – Systematic first registration

3 Urban Zones in Tirana

2 Urban Zones in Durres, Elbasan, Pogradec, Shkoder,Fier and Vlore

¢ EU – Systematic first registration

4 Urban Zones in Korca – 2 zones in public display period.

2 zones in proccess

DONERS

- **OSCE –**

  First registration Album for all the District Registration Offices

- **CARDS 2005 –**

  Systematic first registration in Vlore, Durres, Tirane, Shkoder

  Automation of the Durres, Korce and Shkoder District Offices

- **World Bank –**

  Rehabilitation of the IPRS Building and the Tirana Registration Office

  Automation of the Tirana Office

Index Map
in Urban Zone 1:500(Durresi)
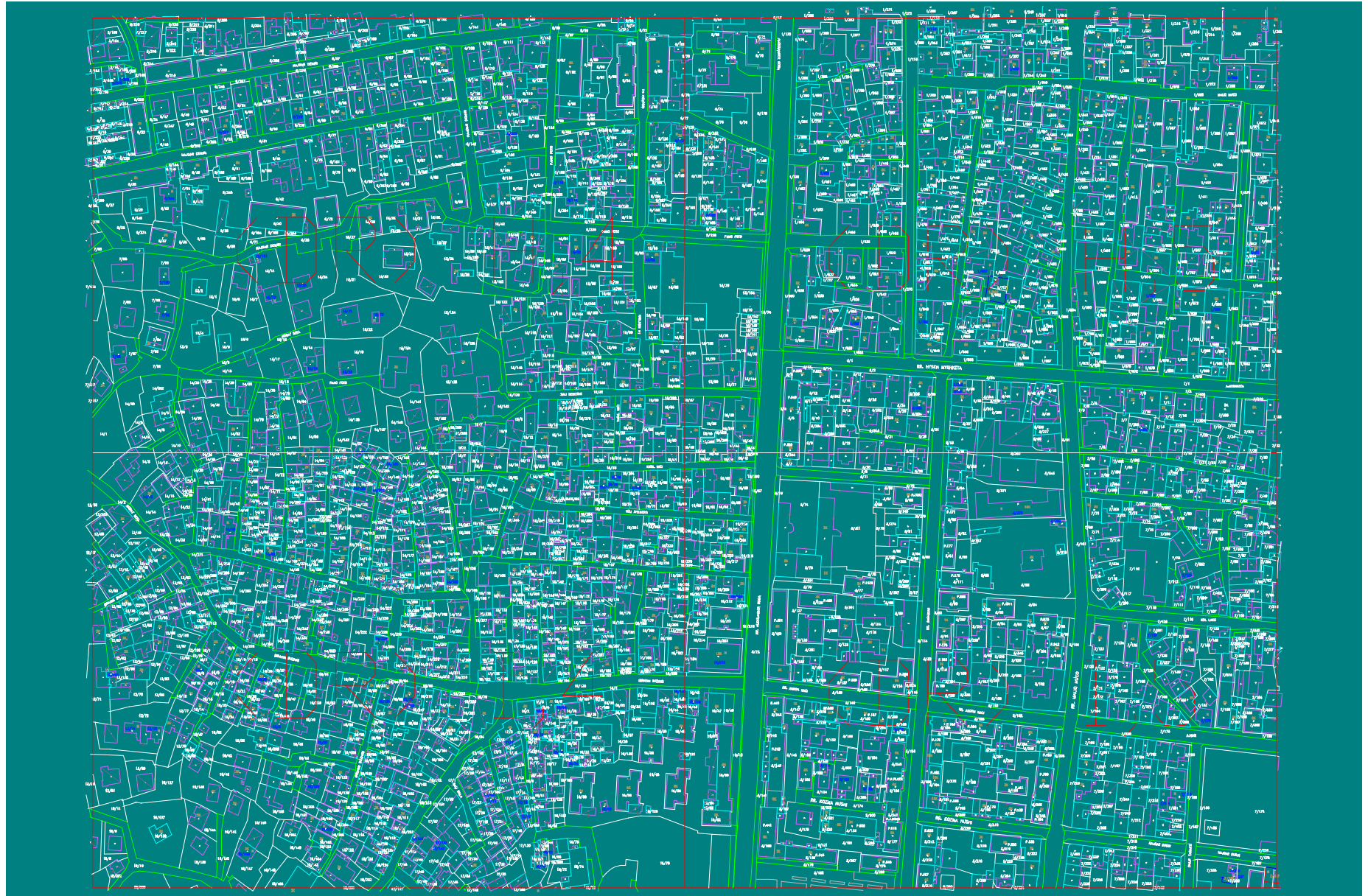
Data

920 000 ha = in total are agriculture land (Republic)

3700 000 ha = new base map 1:2500 from photogrammetry line
        (are ~new aereophoto for 6800 km2 , 1994, 1999)

All index maps are create on based maps from direct measurement in fields

We use in Albania different scale for index map
        1:2500 in Rural area
        1:1000 in Urban area in country
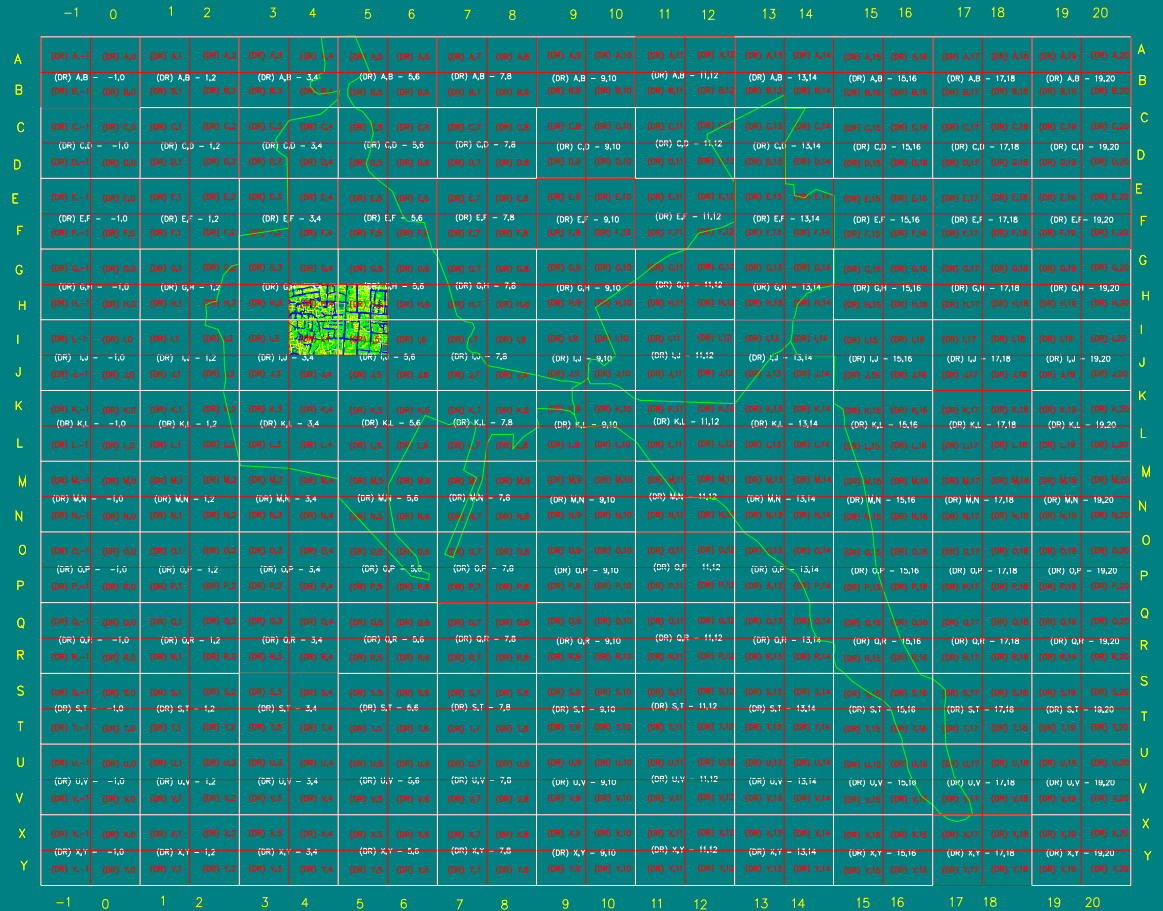   1:500 in Urban area in the city
        1:10000 for forest and pastries arae

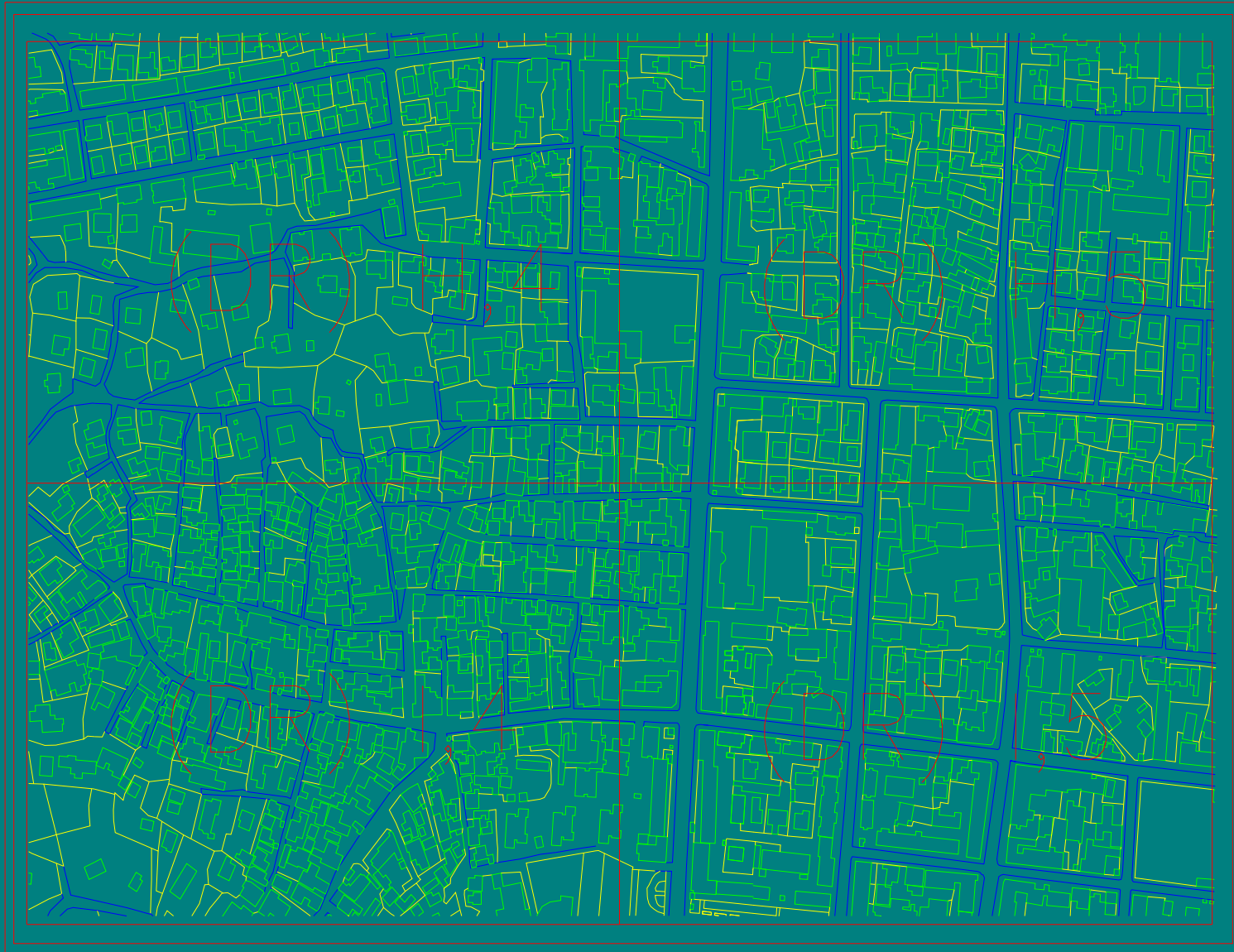   Base map are in scale 1:5000, or 1:2500

        In Urban area base map are 1:500, or 1:1000

Quader Union Maps
in URBAN AREA

Baze Map in URBAN AREA

BAZE   MAP   sh 1:2500

K-34-100-(215-C)
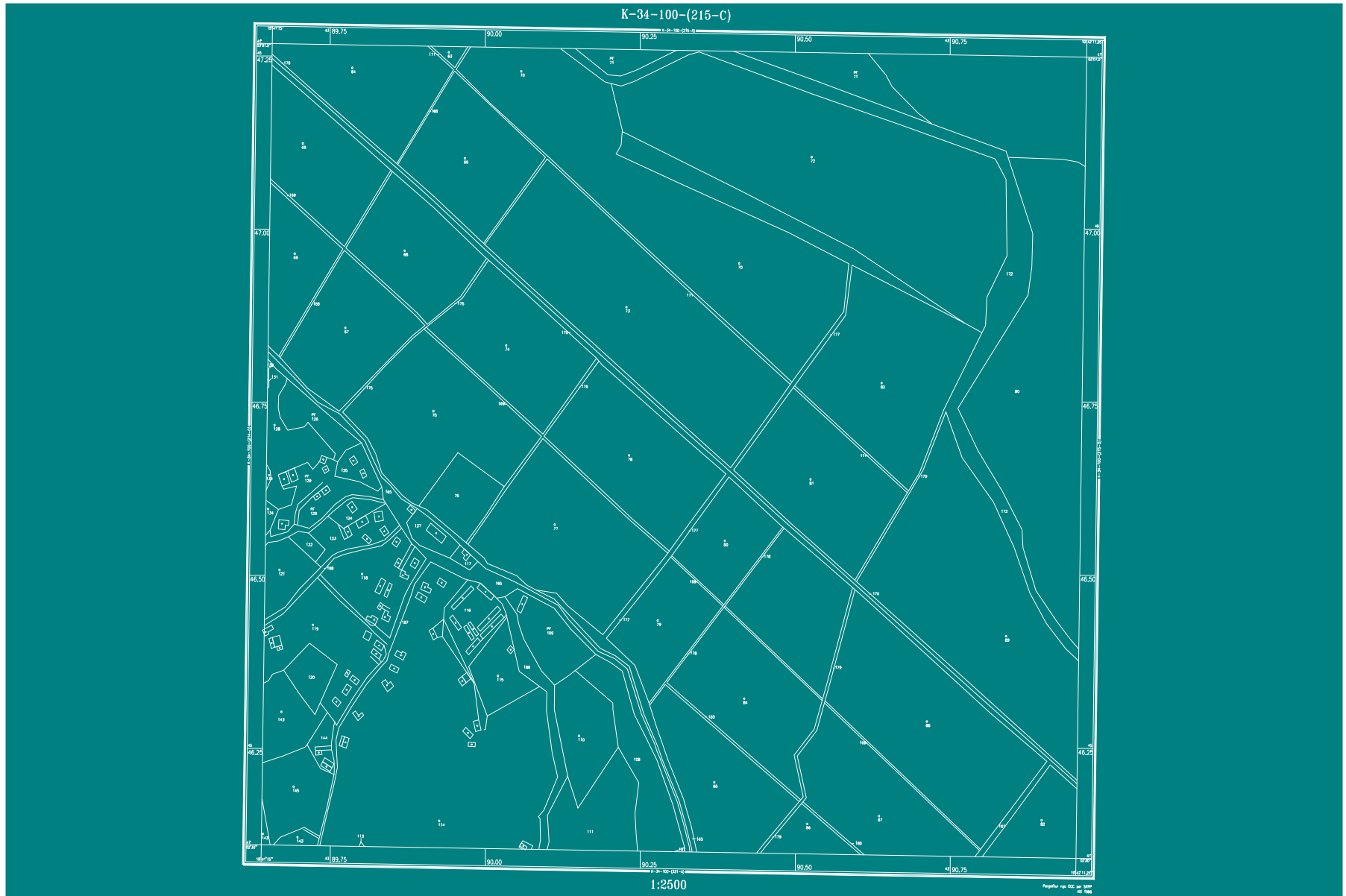
1:2500

BAZE MAP shk 1:2500   photogrammetry line
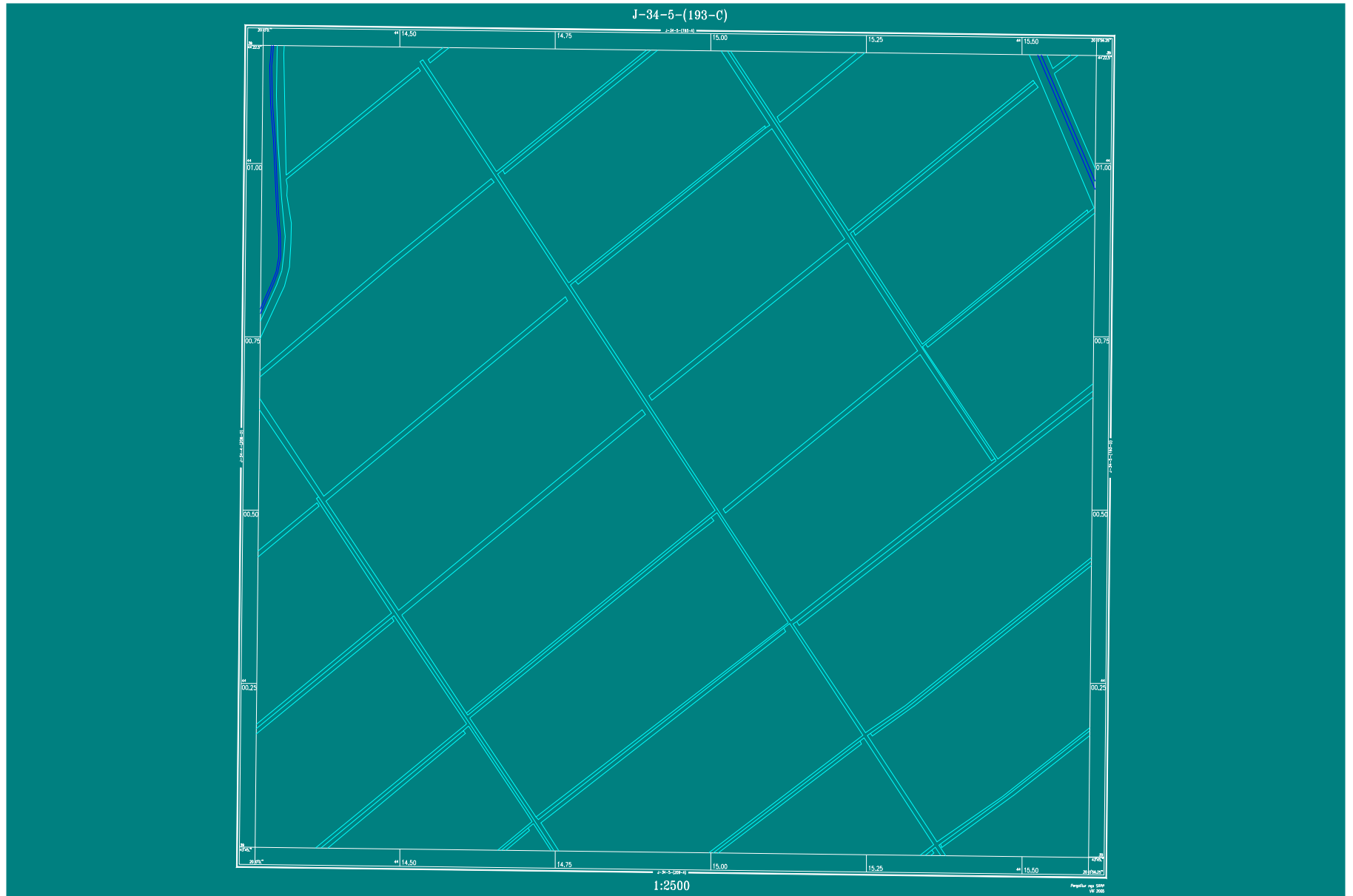
INDEX MAP in Rural area
 shk 1:2500
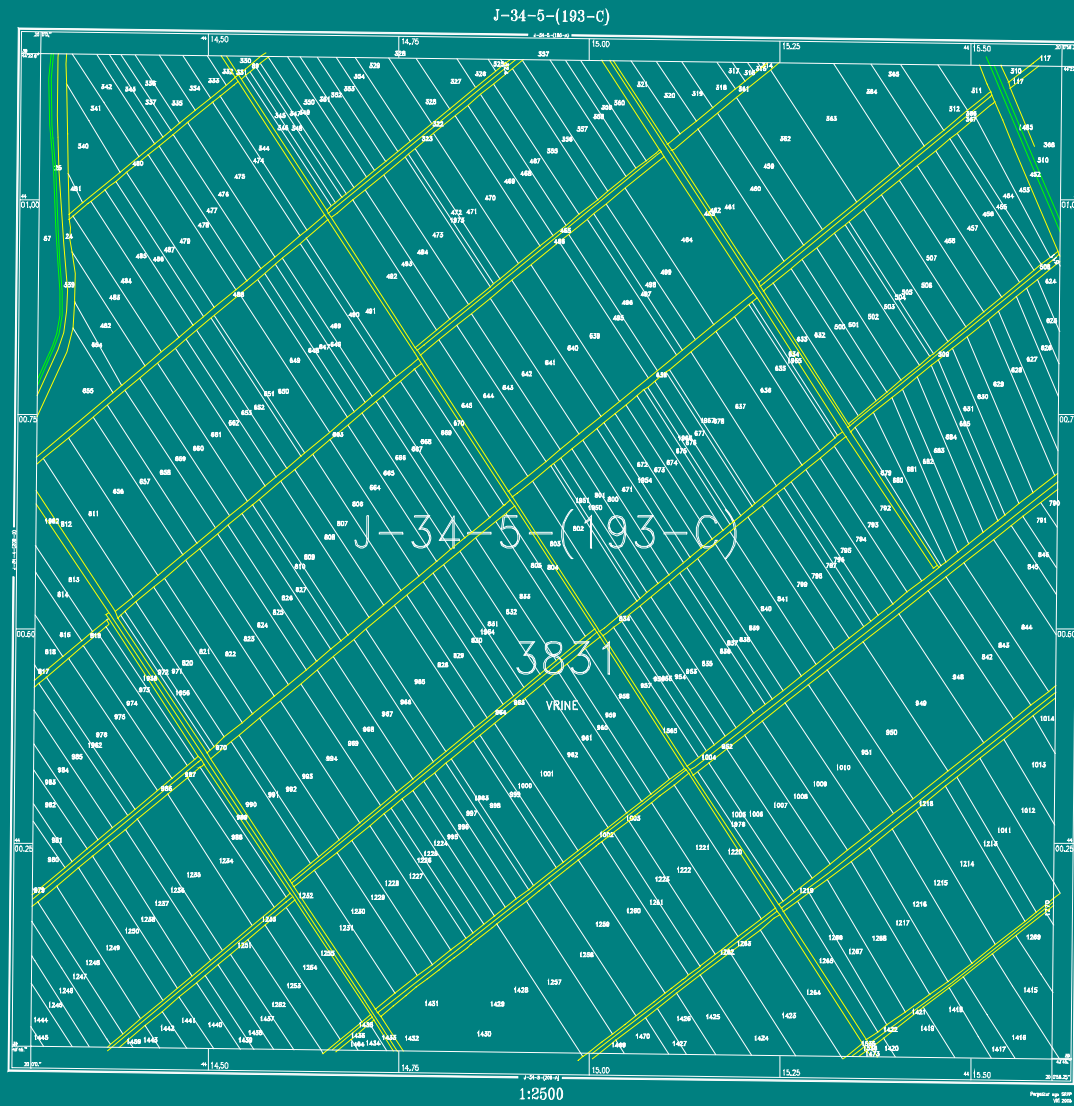
IPRS Central Office Administrative Structure

Chief Registrar

- **V/ Chief Registrar**
- **Secretary**

Directorate of Legal Affairs and Property Registration

- Sector of Registration of Titles and Development Policies
- Sector of Public Relations
- Sector of Technical and Legal Revision

Directorate of Mapping and Technology

- Sector of Maps Generation and Management
- Sector of Information Technology

Directorate of Finance and Administration

- Sector of Finance and Budget
- Sector of Human Resources and Services
- Sector of Internal Audit
- Sector of Information and Publication
- Sector of First Registration

- **Automation of Administrative Structure in IPRS Central Office**

Software application for the main administrative activities performed in the IPRS Central Office

- Software application for the management of Administrative documents (Protocol, document flow, Archive)

This software should fulfill these basic requirements:
- Administration of Protocol documents
- Administration of Archive documents
- Administration and tracking of document movement
- Enable the establishment of hierarchy for user roles and rights

- Software Application for the Albanian Legislation

This software should fulfill these basic requirements:
- Search the legal acts according to one or more criteria defined by the user as date, number, type of act, field of activity etc.
- Free search in act title or text.
- Possibility for the update of the database with new legal acts
- Enable the establishment of hierarchy for user roles and rights

- Software Application for management of Financial Activity

This software should fulfill these basic requirements:
- Expenses Administration
- Incomes Administration
- Bank Transactions Administration
- Cash Transaction Administration

- Software Application for the management of Human Resources

This software should fulfill these basic requirements:
- Creation of the administrative structure for the employees
- Entry of employee identification information
- Entry of employee education and qualification information

First Registration in Tirana

- **URBAN ZONES** -

55 000	Old Flats
10 100	Properties elaborated by USAID
3 100	New Flats
21 690	Properties elaborated by ZRPP
89 890	**Properties** where first registration has been completed
45 000	**Properties** where first registration has not begin yet

- **RURAL ZONES** –

  149 714 Properties where first registration has been completed - 139 Villages

•Administrative Structure of Tirana Office

Tirana being the capital of Albania and a district where the number of properties and their dynamics of change is very high
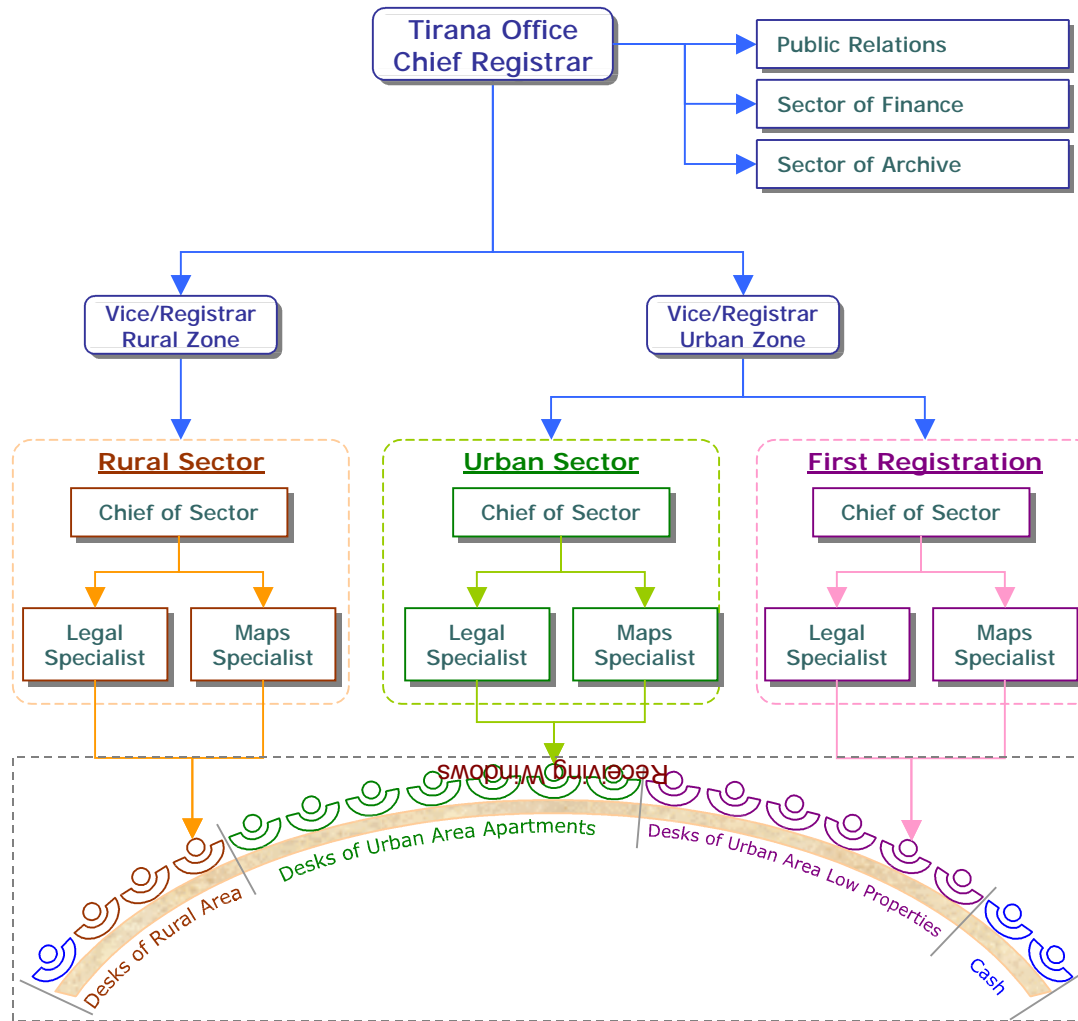
- ## 1.Improvement and consolidation of Database for Old Registers

- **What is required**
  - a. Data Entry for the Registers of the Old System
  - b. Data Control
  - c. Data Standardization, e.g, owner names, addresses, property categories etc, to optimize their usage
  - d. Data entry operations for Inscription and Notation Registers

- **What should be done**
  - a. It should be computerized all information stored in the Old Registration System
  - b. There should be performed operations for Data Standardization
  - c. There should be performed the operations for the Data Entry of Inscription and Notation Registers
  - d. IPRS should procure high quality hardware and software products in order to use efficiently the Old Registers Computerized Information.
  - a. IPRS should procure the appropriate Software Applications to use the Old Registers Computerized Information System

- **Restructure of the Computerized Archive and restructuring of the Hardware and Software**
- **What is required**
  - a. Organization of Computerized Data possessed by the IPRS
- a. Old Registers computerized data are stored in Oracle database
- b. Cartels Computerized data are stored partly in DBF format and partly in Access database.
  - a. Definition of the Standard Software Package
  - b. An increase in the number of users
  - c. Enabling performing of various transactions by different users at the same time
  - d. Preliminary restructure the Hardware and Software System

- **What should be done**
  - a. Hardware System parameters should improve allowing a better use of the existing computerized information
  - b. Improving Software System parameters for the update, usage and management of the existing computerized information

The basic elements of the Software Structure are:
Operating System
-        Unix Operating System is very professional and protected in terms of performance and possibilities for non-authenticated lo
-        Unix Ware System is highly compatible with Oracle database
-        There are 2 years that Unix Ware Operating System is used in the server located of the Central Office of IPRS, creating possibilities for IT specialists of this office to get familiar with.

Database
-        Oracle is the best existing RDBMS, in terms of technical performance, security and capacity for data storage.
-        Oracle database enables to execute and control different transactions by different users at the same time. This is a basic requirement of IPRS activity.
-        Oracle database enables simultaneous transactions for a large number of users, as well as creates possibilities to set priorit and controls over the connected users to the computerized archive.
-        Oracle guarantees large capacities for data storage as well as possibilities to classify and manage large data groups. This is a basic requirement of IPRS activity.

Application Programs

§   Application Programs are the most important component of the Software System in terms of user interaction with the computerized information.
§   Application Programs should be developed in accordance with the procedures that are performed by Office employees.

•   **What are the benefits**
        a.   Preliminary restructuring of the Computerized Information and Hardware-Software system would make up the first step for the initial phase of automation of IPRS.
        a.   The restructuring of the hardware and software system would make possible the launch of other operations,
        like the update of cartels information, the process of scanning and archiving of property deeds, and for sporadic registration.

•   2.Restructuring and Consolidation of Cartels Database

•   **What is required**
        a.   It should be developed an analysis and restructure of this database in accordance with the requirements for use of the computerized information by the IPRS Office.
        a.   It should be performed the data transfer from the old structure (DBF format) in the new structure (Oracle database)

- **What should be done**
  - a.Restructuring of this database in accordance with the requirements for use of the computerized information by the IPRS Office
  - a.Data transfer from the old format (DBF) to the new Oracle database is a very complex technical process.
  - b.After completing data transfer in the new Oracle structure, it is necessary to perform the operations for the verification, control and update of this information in the following steps:
  - a.Technical requirements for this application program are presented in this strategy of IPRS
- **Completion and Consolidation of Cartels Database for Apartments Entity**
- **What is required**
  - a.Transfer of the computerized data of the existing structure stored in DBF format in the new structure in Oracle database.
  - a.Correction and update of the existing computerized archive with all up-to-date information
  - b.Development of the application programs for processing and updating on-line the computerized information according to the employee function and its hierarchical position.
  - a.Closing of the unclosed Old Register Records and automatic generation of their "Property Certificates"
- **What should be done**
  - a.Data transfer from the old structure stored in DBF format in Oracle database is a complex and sophisticated

    activity. In order to guarantee a full and exact transfer, a specialized private company should perform this activity.
  - a.After the process of data transfer will be over, some procedures for the verification, control and completion of the database should take place in the following steps:

- **3.Scanning and creation of a Documents**
- **Electronic Archive**
- **What is required**
  - a.It is necessary to perform the scanning of support documents of "Properties" Entity and set up a system for the management of their digital images. This will make possible their protection and a fast processing during transactions.
  - a.There should be performed the operations for the correction and update of existing computerized information.
- **What should be done**

§Scanning of supporting documents for this Entity is a complex and very difficult activity.
  - a.It should be performed the full computerization of the Cartels information that have already pass through the process of First Registration.
  - a.The IPRS should set up a System that is able to integrate the computerized information of the Old System

and the scanned images of corresponding documents. This system will increase the efficiency in the process of First Registration.

    a.   The Registration Office should take advantage from the Information Technology to accelerate the process of First Registration

- # 4.Creation of electronic Index Mapping System
- **Current Situation**
§   Enlargement in scale of existing cadastral maps from 1:5000 to 1:2500
§   Air photography in years 1994, 1998, 2001
§   Total Station measurements or GPS
§   Existing maps of other institutions produced for city planning purposes.

During the process of First Registration, there have been performed the updates resulting from field measurements, defined property boundaries and produced the Registration Indicative Maps.

- **What is required**

    a.   Office has an immediate necessity to create the possibility for the fast and qualitative reproduction of Indicative Maps. For this purpose, it should be taken advantage from computer technology.

    a.   Is indispensable a restructuring and improvement in work procedures with Property Maps, aiming to achieve in a computerized state of the art Cadastral Mapping System of digital information and separation from the manual system.

- **What should be done**
- **Creation of Electronic Archive of Index Map Images**

    a.   Office has an immediate necessity to create the possibility for the fast and qualitative reproduction of Indicative Maps. For this purpose, it should be taken advantage from computer technology.

- **Automated System of Index Maps**

    a.   The computerization of the mapping system consists of two main components:

§   Digital Archive of Property Maps
§   Technology for updating and processing Maps Digital Archive

    a.   Software package should contain basic CAD and GIS functionalities. Considering that, currently, IPRS is operating with ORACLE database, our recommendation in this strategy for storing other text information has been ORACLE. It is also logical to recommend ORACLE database for graphical information in order to have a unified database with high performance.

These figures are taken from the tables provided by the financial department. Column numbers in those tables correspond to the top figure for each block.

2004

Hippoteka	1	2	3	4	5	6	7	8	9	10
Tirana 1	13167	888	353				40		4114	1131
Tirana 2										
Durres	8209	355	95		853	3	12		2372	283
Lushnje	1888	130	167				9	89	641	71

2003

Hippoteka	1	2	3	4	5	6	7	8	9	10
Tirana 1	7887	451	362				10		4064	1788
Tirana 2										
Durres	4677	490	65		850	0	0		1747	394
Lushnje	1271	207	132				0	4	654	126

2002

Hippoteka	1	2	3	4	5	6	7	8	9	10
Tirana 1	9633	795	851	3			4		4844	1327
Tirana 2										
Durres	5214	256	146		830	0	0	8	1665	284
Lushnje	1364	215	113				0	20	964	84

2004

Kartela	1	2	3	4	5	6	7	8	9	10
Tirana 1	12337	1145	1196		137		45		4122	691
Tirana 2	2381	767	704	1		21	39	10	618	43
Durres	5260	121	538		12	60	18		1313	43
Lushnje	4404	795	646				40	68	1050	38

2003

Kartela	1	2	3	4	5	6	7	8	9	10
Tirana 1	13080	1412	1137	49		13	61		4474	1108
Tirana 2	2357	899	748	45		6	83	5	606	90
Durres	5439	106	591	2	66	19	20		1171	88
Lushnje	2392	447	498			1	43	90	1005	109

2002

Kartela	1	2	3	4	5	6	7	8	9	10
Tirana 1	11480	1342	1078	1		1	38		3953	576
Tirana 2	1809	635	518	4		6	21	7	402	44
Durres	4084	180	339		107	7	13	3	958	73
Lushnje	2773	181	194	1			23	52	547	56

Total Activity. Hippoteka plus Kartela.

2004						**% change 2003 to 2004**			
	Transactions	First Reg	Information	Other		Transactions	First Reg	Information	Other
Tirana 1	15123	5518	55495	605		4	136	70	162
Tirana 2	1458	768	4128	223		-1	-15	2	51
Durres	5553	2368	27319	211		28	218	33	-15
Lushnje	3324	1289	14802	423		21	85	54	91
2003						**% change 2002 to 2003**			
Tirana 1	14595	2335	32668	231		8	-12	-21	-66
Tirana 2	1468	899	4045	148		50	42	36	74
Durres	4340	744	20521	247		12	21	-18	-15
Lushnje	2742	695	9613	222		33	59	11	20
2002									
Tirana 1	13454	2641	41252	681					
Tirana 2	979	635	2978	85					
Durres	3891	614	25018	289					
Lushnje	2056	436	8694	185					

ZONA INFORMALE TE TIRANES

LAPRAKA

ALLIAS

ZONE INFORMALE
(Njesia 9)

KODRA E PRIFTIT
DHE SHKOZA

FUSHA E AVIACIONIT

KOMBINATI

ZONE INFORMALE (Njesia 6)

QYTETI STUDENTI
DHE SAUKU

Tirana, informal zones

ABOUT LEGALIZATION OF THE INFORMAL AREAS

STATISTICS OF THE INFORMAL AREAS

THE INFORMAL AREAS OF TIRANA CITY CONSISTS OF 1500 HA AND HAVE A NUMBER OF 69 330 INHABITANTS.THESE AREAS ARE CARACHTARISED OF A HIGH LEVEL OF ILLEGAL CONSTRUCTIONS AND AN INCONTROLLED MIGRATION OF THE POPULATION ALSO.

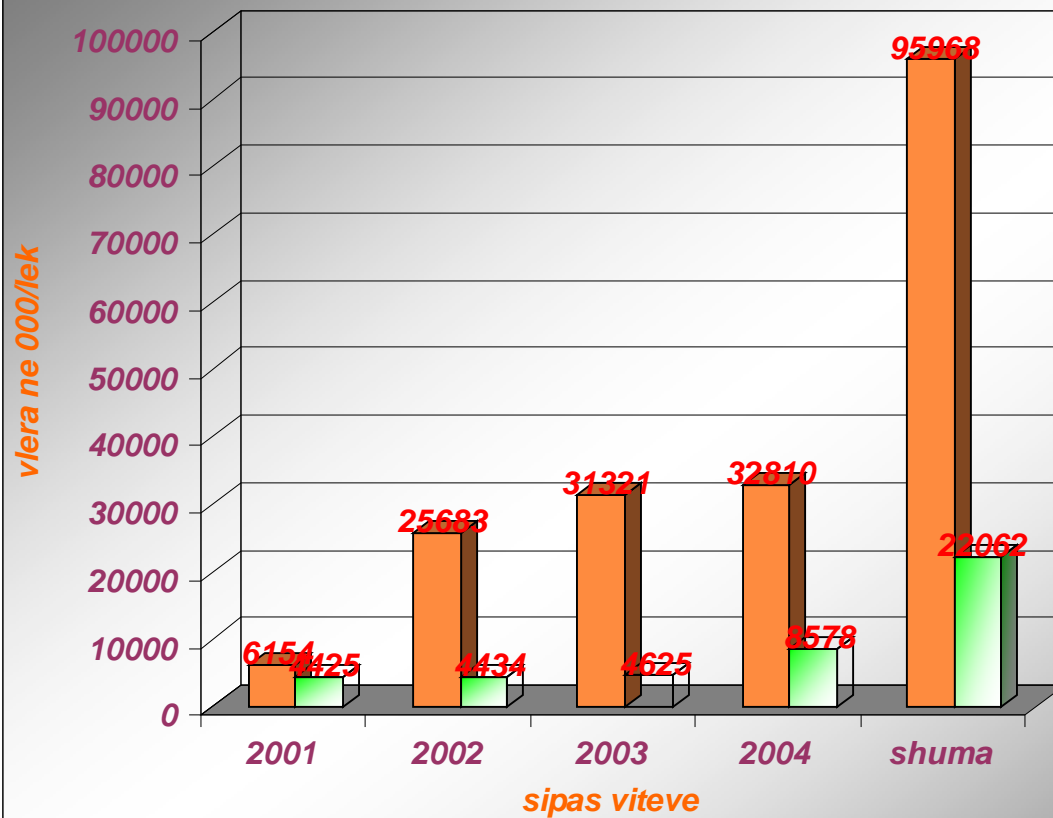ABOUT 80% OF THE CONSTRUCTIONS ARE 1-2 FLOOR BUILDINGS AND ONLY 20% OF THEM ARE 3-4-5 FLOOR HIGHRISE.

THE TOTAL NUMBER OF THE ILLEGAL BUILDINGS REACHES TO 25 000.

THESE AREAS ARE QUITE TOTALLY LACKING OF THE ROAD AND INFRASTRUCTURE SYSTEM, WICH IS ALMOST ORGANISED IN A VERY SPONTANEOUS WAY, DICTATED ONLY BY THE IMMEDIATE NEEDS OF THE COMMUNITY, WITH NARROW AND UNPAVED STREETS, WICH ARE LIMITATED BY HIGH CONCRETE WALLS. THE SEWAGE AND ENGENIRING SYSTEM IS OUT OF THE COMMON STANDART.THE AREAS ARE TOTALLY LACKING THE GREEN SPACES, THE SOCIAL AND CULTURAL BUILDINGS, AND THE SANITARY AND INSTRUCTION ONES.

• THE PROCESS OF AUTODECLARING OF THE INFORMAL CONSTRUCTIONS.

THE PROCESS WAS HELD FROM 24 DECEMBER 2004 TO 24 MRCH 2005. IT RESULTED THAT THE INHABITANTS DEMOSTRATED A HIGH INTEREST ON THE ISSUE. IN FACT THERE WERE 17 521 AUTODECLARATION OF INFORMAL BUILDINGS.

Fondi i merementimit dhe mirembajtjes 2001-2004

- 2001: Fondi meremetimit 6154, Fondi i mirembajtjes 6425
- 2002: Fondi meremetimit 25683, Fondi i mirembajtjes 4434
- 2003: Fondi meremetimit 31321, Fondi i mirembajtjes 4625
- 2004: Fondi meremetimit 32810, Fondi i mirembajtjes 8578
- shuma: Fondi meremetimit 95968, Fondi i mirembajtjes 22062

vlera ne 000/lek

sipas viteve

■ Fondi meremetimit □ Fondi i mirembajtjes

Fondi per merementim dhe mirembajtje 2001-2004

Tirana - Ministeri
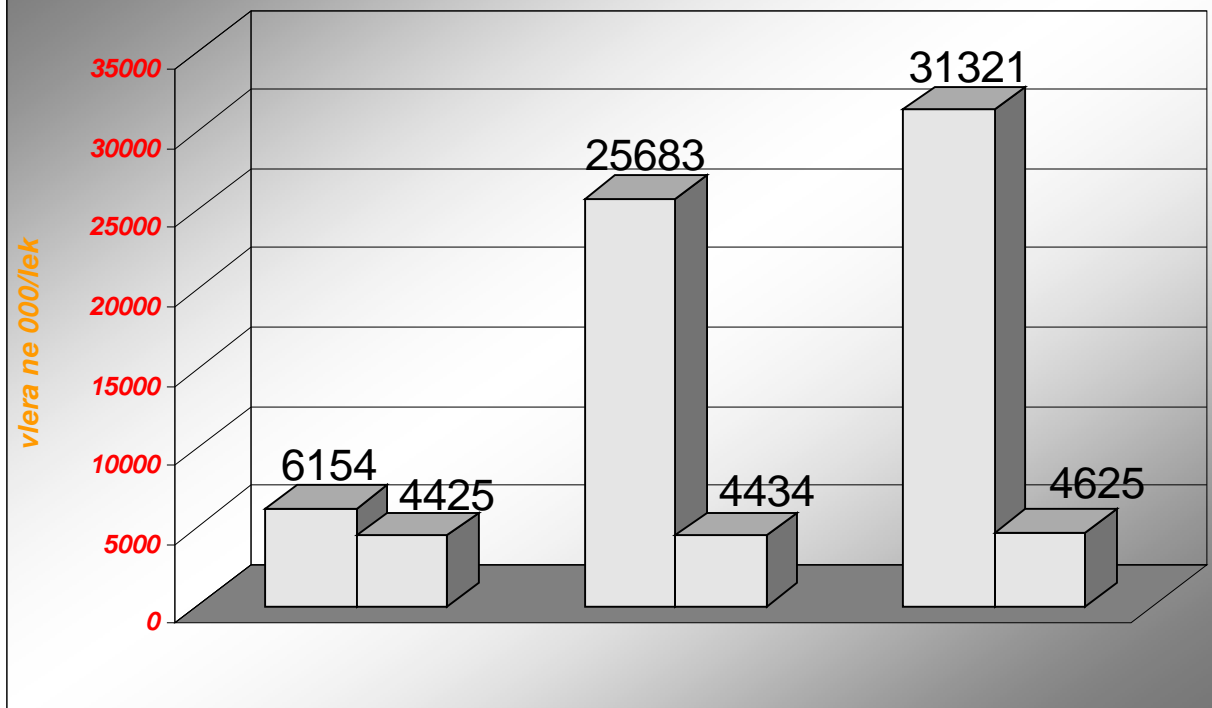
BEFORE 2000
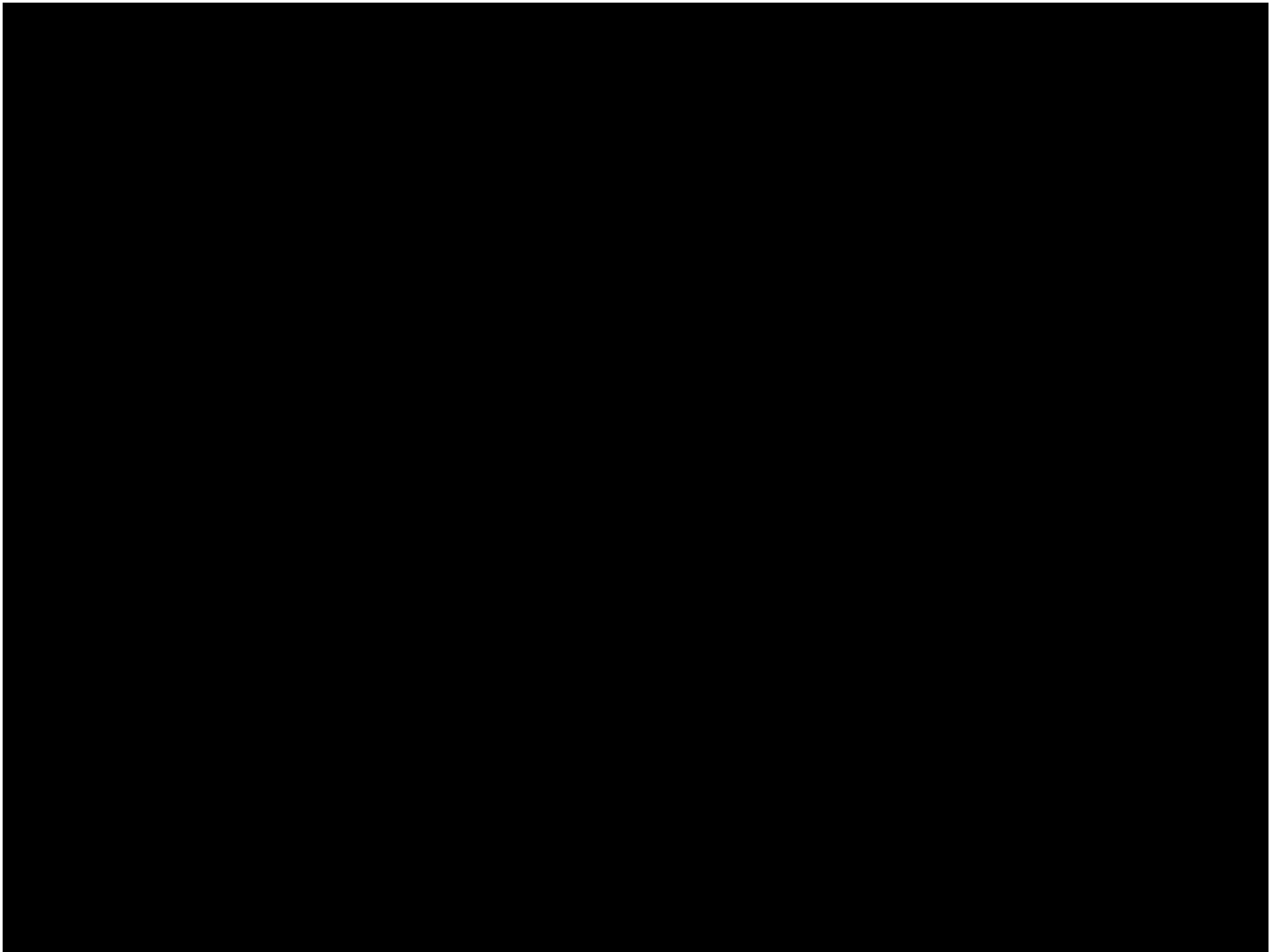
AFTER 2000

BEFORE 2000

2002 · 7 · 22

Lightning Before 2000

Lightning
After 2000

BEFORE 2000

TIRANA AFTER US