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A LAND USE SURVEY OF ELBASAN

ABSTRACT AND MAIN FINDINGS

The Land Use Survey of Elbasan, Albania, continue an initiative of the Land Policy Department of the Project Management Unit for the Immovable Property Registration System. Its primary objectives included a systematic overview of the evolving urban landscape in Elbasan during Albania's transition to a market economy, and to create an information base to inform the PMU in the process of first registration in urban areas. The study involved conducting a census of all properties within 10 one hectare blocks in the city, geographically distributed and randomly selected. In total, 708 properties were enumerated and classified into eight structural and eight use categories. Basic information on occupancy relationships, age of capital stock, length of tenure, square meterage, and documentation of ownership were collected. Principal findings of the survey include:

- a physical landscape dominated by residential use properties (81% of total), primarily in the form of apartment units and other units held in multi-unit buildings (59% of all structures)
- a capital stock of buildings which has been mostly developed during the years of centrally planned urban development, but with a less number of post-transition constructions
- 3the development over the past five years of a private rental market, not including a significant residential rental market (4% of residences are rented).
- a majority of property holders with documentation of ownership: 35% from State Agency (242 of 247 apartment s) ,13% are from Private Agency (60 of 247 are apartments and 31 to 195 are single-multiple-structure properties) dating from the period of transition .
- a high degree of private ownership of property; 64% of all properties are privately owned, 32% are state/ public primarily institutions and roadways, and other public goods and 3% are private / state . The state appears to have minimal holdings in the residential and economic use property markets in Elbasan.
- The surface of Elbasan is presently dominated by single and multiple structure properties. Apartments and units, which account for nearly 59 % of all properties by physical type accounted for only 47 % of the total surface area surveyed. Single and multiple structure properties accounted for a combined 21 %, vacant land (4 % of all properties) accounted for 17%, and the remaining 25 % distributed among other types of properties.

INTRODUCTION

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

BRIEF HISTORIC VIEW OF ELBASAN

The efficacy of the land market in promoting the socio-economic development of Elbasan is to a large extent dependent on the spatial and structural characteristics of the city. The legacy of previous urban development has implications for both the establishment of new property rights and for the nature of transactions which can occur. Effective first registration must be prepared to implement adequate procedures which capture the variety of property rights held by owners and users of different types of physical structures and with varying tenure arrangements. Trends in immovable property transactions will be shaped primarily by the opportunities and constraints afforded by the existing stock of urban infrastructure.

For these reasons, a brief historical overview of urban infrastructure development in Elbasan provides a useful interpretative context for understanding observed frequencies of structural type and use type, and for thinking about further issues which will need to be resolved for effective land market development and urban planning.

Elbasan the city of Albania, and its oldest city, (population 120,000) and one of more important industrial-agricultural city during the centralisation government, is organised with a central square from which radial roads hosting compact house blocks. The radial roads connect the city centre with the other main business centres and institutional centres of the city (map 1). Except the centre area that has in its radial structures hip with itself all possibility architectonic shop and utilitare with slow constructions and with disorder rood systems.

During its history the city centre has experienced various urban developments whose legacy has shaped the physical appearance and ownership structure of the area. Three main periods of political/economic/social phenomena have created the urban landscape and ownership pattern.

The first period includes all contraction historically developed before 1944. **The second period** corresponds to the communist regime of 1944-1990, and **the third period** is that of post-communist or transitional phenomena after 1990. These three periods are each characterised by the establishment of specific forms of ownership of urban properties and their legal documentation.

Elbasan was create like on old provincial centre before the period of Skanderbeg. Through this centres passed one of the oldest road that connect the west with Constantinople. This road was called "Egnatia". It was the most important tower during the era Skanderbeg. In this area mad very investments for powering them. The walls of this tower are even today and together with another old construction give the city on architecture view very old. It is since in 1454 the period when Sulltan Mehmeti occupied this city have called Elbasan. Elbasan in Albanian language means "put the hand" . Since in its beginning till in 1920 is a provincial centre. where the city combined Turkish influence with an oriental-Mediterranean urban form. The first studies for a plan for regulation of building in Elbasan were started by Austrians. During the 1930's the major west- east akss of road (today Boulevard Qemal Stafat) was laid out and construction of the centre was begun by Italian specialists. The construction of this period are very amortizationed and most of them are construct with stone of river like the tower.
In 1938 in Elbasan has come a lot of people from Kosova and they were putting in the place that today called " Fushe Mbrete" (21 map of study). The goverment give them in ownership considerate surface of land.

During the communist period or during the years 1944-1990, after war, a new period of the development of Elbasan as an important industrial-agricultural important center. so this

brought in this city two type of people. The first were villager from rural zone and the second were workers, qualify specialists. In the first group were the villagers from Golloborda highland which were systematizationed in the houses of oldest citizens of Elbasan that were expropriation for politic reason. The second and that was the biggest has happened in 1970, when was decide that this city will be one the most important industrial city of Albania,or like it colled in that time " the second Liberation of Albania". These people had need for hoses so in this period we have planing for massive construction of multi-unit, block constructions of apartments. The construction of 4-5 story buildings was concentrated in the enter of the city in the direction of the Metallurgic Combine and along the main road. The buildings of this period were unusually high, and their construction was carried based on a master plan of "rational town-planning", which emphasised large public spaces in the central square and along the main roads and other open areas being maintained as green zones. During this period a great deal of institutional construction also took place, as a university, schools,hospitals, sports centres, cultural centres, state enterprises and Metallurgic Combine were developed.

The third or transition period (after 1990) has been characterised by rapid change within and around Elbasan city. This period has witnessed an often chaotic process which is accompanied by many problems of tenure and property rights in private initiatives for vertical and horizontal constructions, usage of vacant grounds, and property transactions, without any plan or clearly oriented policy direction.

Only the city, inside itself, after the collapse of Metallurgic Combine it is seen very silences and withought vitality. This are made in improvement of houses in building of some shopping's or kiosks. The entering of country in Market economy being even the cases withought prediction from order plan 1989 like urban growing, the suburban creation, the growing of urban density in city, riestimate of land etc. So politic media following in this period create the immovable properties market (from the buying of apartments ,state privatisation, returning of urban properties to ex-owners etc.,)

Each of these periods has contributed cumulatively to the urban landscape, and the economic and ideological basis of each of these periods has found its expression architecturally in terms of physical type and purpose of construction, legally in terms of tenure documentation and policy and socially in terms of changing land use patterns and their impact on the organisation human activity within and around the city.

The Land Use Survey for Elbasan attempts to describe the current patterns of development in the city using a comprehensive survey of 10 blocks within the city. Within these 10 blocks, the land use of Elbasan is characterised through categorising all properties encountered according to their physical type, their current actual use, and the basic structure of ownership. In this way, the Land Use Survey seeks to describe the distributions of properties by their type, to develop an overall picture of the present situation in Elbasan resulting from the three major development eras.

THE RESEARCH AGENDA

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

Phase 1: The Land Use Surveys, with principal lines of investigation including basic information on property types, uses, occupancy types (owner-occupied or leased), land and building ownership patterns, age of structures (year in which they were built), surface areas by type, etc.

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

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

RESEARCH DESIGN

The Land Use Survey piloted in Elbasan is designed as a census of all properties within preselected areas in support of two objectives:

a *descriptive assessment* of the current land use and occupancy structures in major urban areas currently in initial stages of first registration

generation of *a property list* which can be stratified by property uses and physical types, from which a sample can be selected for phase 2 of the research agenda; The Urban Baseline Study (the *interpretive assessment*); and generation of other lists and information which can be used to inform the process of first registration in urban areas of Albania.

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

Due to security and other constraints on work in other cities, the Land Use Survey was piloted in Elbasan in Juni 1998. It is anticipated that as the general situation improves in Albania work will extend to the remaining six cities during 1998. The following report presents results from the piloting of Phase 1 of the research agenda in the City of Elbasan.

BASIC CATEGORIES OF PROPERTIES

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

1. Single Unit within a larger structure (ie. apartment unit)

Units and apartments under separate ownership from the larger structure in which they are located is the technical way of distinguishing this physical type of property from other physical types of properties. From a development perspective, for Elbasan, apartments were a preferred physical type of state housing provision for the population located to Tirana after 1944. This is not dissimilar with policies elsewhere in Europe during the period between the two World Wars and the periods of Reconstruction. In Albania, state provided apartment units were standardized in form and construction, providing a low unit production cost. Their surface areas are relatively limited (normally in the range of 40 to 60 $m^{2)}$The construction techniques do allow for the joining of two apartments into one larger unit, and

this is potentially going to be a frequent source of transactions in the future, as families seek to buy adjoining units to consolidate into one property.

2. A structure with multiple property/ownership units (ie. an apartment building)

Multi-unit properties (pallats) are the most land efficient physical type, including many properties (and families) on one intensively used surface, thereby maximizing the density and use of the land surface. In recent years, a trend has developed to use the first floor of the pallat for economic uses, for which it is valued (instead of for residential uses, for which it was not valued). As with physical type 1 (apartments), the multi-unit buildings in Elbasan are mostly of standard production to minimize costs, and there has traditionally been little differentiation between properties.

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

This category of property is characterized by a land parcel with one structure, together under one ownership. This was a dominant form by type prior to 1944, reflecting a strong tradition and preference for citizens to live in a detached one or two storey building with a surrounding garden, and perform all activity within this property. Their distribution is concentrated in Tirana in nodes, since during 1945-1990 they survived as low-density residential areas in areas with low construction activity, thus escaping the regulatory planning studies for increasing densities and standardizing housing. They have reappeared as a preferred form of housing after 1990, primarily in peripheral zones where the value (or protection) of land is low. In future town-planning this can be as a solution for housing, especially out of the dense city centers.

4. A property with more than one structure but under one ownership

Multi-structure property are distinguished as a separate category from the single structure properties because of their readiness and potential for informal and formal subdivisions, both within families and on the open market. As with single structure properties, they have been predominately used as residences for extended families, mostly originating from before 1944 but resurgent in the post 1990 transition period. In many cases, the addition of structures after 1990 has been for temporary or economic uses.

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

Kiosk and temporary structures have appeared following the fall of central-planned economy. The collapse of the economy before and during transition led to private, temporary solutions for the provision of space for economic activities. The preponderance of kiosks and other semi-permanent structures is a product of private attempts to find employment and has housed a revitalization in retailing and service markets. With a small average surface area and portability, they have been located everywhere, preferring the main accessways and open spaces. While the appearance of kiosks has steadily increased during transition, many have been converted to more permanent investments, and the future of this physical type is uncertain in Elbasan’s longer-term development.

6. Property - Vacant land

This category of properties is characterised by parcels vacant land, which serve as free space betwwen the multy unit buidings or yards in front of multy unit buildings. Before 1994 the citizens of Tirana possesed in their ownership large surfaces of land, not occupied by structures. After 1994, during communist regim, land was of the state and the state was its owner. State has planned to use them for future development of the city, according to the

plans that it compiled. So in state land blocs of multy unit buildings , factories, institutions, schools ect were constructed. During transition time a part of them are restituted to the ex-owners through Restitution and Compensation Commision. The rest is vacant. It is this vacant land that is wanted to be taken, and slowly is it occupied gradually with ilegal buildings, mainly kioska and garages and few cafe -restorants and shops.

7. Property - Roads, sidewalks and paths

All these properties are under state ownership. The majority of them are constructed during kommunist regime, according to the plans for the development of the city. Today these properties are on crise with the actual development that Elbasan is undergoing and also with its prespective. The improvement or widening of the streets will stimulate on the future the changing of the Elbasan urban structure, in the way that different quarters of the city to be as functional as possible.

8. Property - in construction

9. Property - other types not above

Here are included other urban properties like as : railway, river, bridge. These properties are also under the ownership of the state. In the future they need to be protected.

THE SURVEY METHODOLOGY

The Land Use Survey was designed to collect basic information on structures and their uses in 25 randomly selected blocks in Elbasan. From the original 25 blocks, 10 blocks were subsequently selected based on the availability of updated urban cadastral (parcel) maps and ownership information. But , while updata maps was made only for 75% the city, for one zone we used map without updata.Using those cadastral maps along with provisional ownership information, a database was created for each of the 10 study areas (approximately 1 hectare in size each) to create property lists for field updating and correction. Using the field maps and their associated lists, questionnaires were preprinted, and blank questionnaires were provided to supplement or change information not included in the cadastral maps and provisional lists.

In total, 267 properties (parcels) were expected to be included in the survey and visited by field interviewers to collect Land Use information. But in fact inside this properties had new subdivisions of horizontal properties (study map: 10,17) and some owner (study map: 1,8,9,18). All this bring number smaller of properties for interviewing. So preliminary was count 782 properties for interviewing only 708.

Four teams of two interviewers each were trained and assigned study maps to conduct interviews and field updating. The interviewing period extended from 1 -14 Juny 1998 to the . In total, 708 interviews were conducted , from which ----- were valid cases and ----were missing obeservation. Regarding their physical type 418 apartaments or vertical properties were interviewed. Actually 418 apartaments are known by PMU field groups and now they are under the process of registration.There were also interviewed 290 parcels / properties or horizontal properties from which 267 are parcels / properties known and registered by PMU field groups and 23 are new horzintal properties, which are constructed after zone updating by PMU field groups is done: 14 kiosk and garage, 5 shops ,4 others. Defined from their physical type, 6 properties are new multy - unit buildings that are constructed during the years 1991 - 1997,which were finish. Two of them were completely privatized from NHA, two were under process privatization and 2 withought privatization. So by this study was make further update of new properties where are 418 vertical properties and 290 horizont properties, During interviews it was available to define urban markets through first transactions. This was available by pre prented questionars in which there was the name of the owner of the property, registered in the parcel book from the field teams of PMU. As a rule during interviews the name of the owner was not suggested but it was written the name of declared owner, so during interviews we met 27 new owners, 29 renters were performed through transactions between private to private, In the type -other we faced 20 users in apartaments, that didn't posses documents of any kind.

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The survey instrument (appendix A) was one page in length with a separate questionnaire administered to multi-unit (pallat) properties. The questionnaires were based on a three-way matrix organized first by the physical type of the property or structure, second by the current actual use of the property, and third by the occupancy and ownership of the property. The surveying in the field was conducted with direct reference to updated parcel maps, so that each property encountered and 'interviewed' was associated with a property of 'origin', numbered in respect of the assigned parcel number drawn from the updated parcel maps. This meant that, should two or more properties be associated with the same parcel on the parcel map, they could be linked directly according the original single parcel number being registered by the PMU field groups.

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RESULTS OF THE TIRANA LAND USE SURVEY

The following sections summarize the results of the Elbasan Pilot Land Use Survey, and in doing so, characterize the physical, use, occupancy and other tenure characteristics of Tirana six years into its market-oriented transition.

Distribution of Properties by Type

The survey teams encountered properties varying from single-family freestanding houses to bridges and bomb shelters. Each of these physical types were classified into eight precoded discrete categories for the purposes of summarization.

1. Single Unit within a larger structure (ie. apartment unit)
2. A structure with multiple property/ownership units (ie. an apartment building)
3. A property (ie. parcel) with a single structure under one ownership
4. A property with more than one structure but under one ownership
5. A property which is a kiosk, garage or other semi-permanent construction
6. A vacant parcel without structures/construction land
7. Road, path, 'right-of-way', sidewalk, etc. (post-coded as subset of '6.')
8. in construction
9. All other types not described above (ie, rivers, bridges, railways, etc.)

Table 1 below outlines the distribution among the 10 blocks of properties by their physical type. The majority of properties by physical category are apartments and other separately held units of larger buildings, at approximately 59% of the total. Kiosks and other temporary structures account for 2 % while single and multiple structure properties combined accounted for 28% of the total. The apartments and units which dominate the physical distribution are located within 21 structures or 3 % of the total number of properties. Vacant land, roads and other types account for the remaining 8 % of properties. This distribution provides some early indications of the level of construction density in the city, which will be elaborated upon later in the report in terms of lot coverages and densities by physical and use type of property.

table 1:

FREQUENCY OF PHYSICAL TYPES

		NUMBER	% OF TOTAL
TYPE 1	apts, units	1193	55.6%
TYPE 2	multi-unit buildings	54	2.5%
TYPE 3	single-structure properties	351	16.4%
TYPE 4	multiple-structure properties	199	9.3%
TYPE 5	kiosks, garages, temporary structures	136	6.3%
TYPE 6	vacant land or construction site	95	4.4%
TYPE 7	roads, sidewalks, paths	91	4.2%
TYPE 9	other types not above	27	1.3%
	TOTAL	**2146**	**100.0%**

no missing cases

Distribution of Properties by Use

For the purposes of the survey, eight precoded discrete categories of property uses were developed to comprehensively classify all possibilities.

1. Residential
2. Commercial, Industrial or other trade enterprise, for profit
3. Mixed Use (ie. Residential and Commercial)
4. State, public, Institutional, Foundations, Not-for-Profit
5. Religious
6. Vacant (Not in Use)
7. Roadway, access, etc. (post-coded as subset of '6')
8. in construction

9. Other

Table 2 below outlines the distribution of properties by their main use or uses. The distribution is not surprisingly dominated by the residential category: 81 % of all properties are used primarily as residences. A further 9 % of properties are used either entirely or partly for economic reasons (5 % exclusively and 4% mixed use). The remaining 10% of properties are distributed between religious, institutional, vacant and other uses. These statistics can be interpreted positively for the purposes of first registration; it can be assumed holders of properties used for residential, economic and religious purposes (approximately 90% of the total) will have a strong incentive to protect their property interests and participate in the process of first registration of their properties.

table 2:
FREQUENCY OF USE TYPES

			NUMBER	% OF TOTAL
TYPE 1	Residential		1466	70.0%
TYPE 2	commercial/economic (for profit)		216	10.3%
TYPE 3	mixed use (commercial/residential)		80	3.8%
TYPE 4	state, institutional, foundational, etc.		23	1.1%
TYPE 5	Religious		5	0.2%
TYPE 6	vacant or without current use		84	4.0%
TYPE 7	thoroughfare, roadway, etc		85	4.1%
TYPE 9	other uses not above		136	6.5%
		TOTALS	**2095**	**100.0%**

missing observations: 51 of 2146

Age of Capital Stock and Length of Tenure

The following table 3 describes the average age of the stock of structures in Elbasan and provides some statistics for patterns in years of acquisition.

The age of capital stock based on year of construction reflects upon the overall development history of Elbasan and the physical impact on the Elbasan landscape of its various 20th century economic regimes.

table 3:
YEAR OF CONSTRUCTION AND ACQUISITION STATISTICS

	Construction	%	Acquisition	%
OLDEST	1650		1910	
NEWEST	1997		1997	
RANGE	347 years		87 years	
AVERAGE	1965		1977	
Before 1944	400	21.7%	142	8.1%
1944 to 1990	1186	64.4%	1001	56.8%
1991 to 1997	257	13.9%	619	35.1%
TOTALS	1843	100.0%	1762	100.0%
1991	33	12.8%	67	10.8%
1992	30	11.7%	82	13.2%
1993	18	7.0%	52	8.4%
1994	67	26.1%	96	15.5%
1995	28	10.9%	85	13.7%
1996	58	22.6%	99	16.0%
1997	23	8.9%	138	22.3%
TOTALS	257	100.0%	619	100.0%

Acquisition statistics exclude Type 2 (Pallat) and Type 7 (Roadway) properties
Construction; 1843 valid observations / Acquisition; 1762 valid observations
Period of Construction: valid observations 2029, missing observations 117

Period of Acquisition: valid observations 1907, missing observations 239

Approximately 12 % of properties surveyed were constructed in the precommunist era, with the majority of properties being constructed during the years of centrally planned urban development (1945 to 1990). The approximately 59% of properties constructed in that period can be assumed to roughly coincide with the strategy of provision of state-built standardized apartment housing during the communist time.

As witness to the visible levels of construction in Elbasan since transition to a market economy and private property regime, almost 18 % of the properties in the study blocks have been constructed since 1990 -- a period of eight years, compared to 59% over a period of 45 years. The average age of the capital stock is approximately 30 years, again probably dominated by the large number of state-built apartment units originating from the planned development period.

Table 17(Appendix B) confirms this conclusion. Of properties constructed between 1945 and 1990, 76% are apartment units (322 of 420 constructions). Within the surveyed blocks, 420 properties were found to have been built in this time,322 of which were apartment , with the remaining 24% distributed among the other types of properties. This reflects on the housing and development priorities of the planned economy and contrasts with the post-transition pattern of construction. While apartment construction and other constructions destined for residential uses remain at high levels, the majority of constructions in the transitional era were found to be kiosks, garages and other semi-permanent structures. This probably reflects not only on the lack of planning control and regulation in the development process but also on the high demand for space for basic economic activities.

Acquisition statistics reveal a high proportion of acquisitions (and therefore probably transactions) after 1990. A small number of properties have been held by their current occupants since before the communist era, while the majority have been acquired between 1945 and 1990 (56%). It is nonetheless interesting to note that post-transition acquisitions have outpaced construction during the period, indicating the presence of a market for conveying and transferring property. Acquisition statistics relate to physical acquisition of the property and do not reflect on formal acquisition (ie. formal privatization is not considered as acquisition). The level of acquisitions post-transition is of interest in the process of first registration, as it has implications for non-privatization based sources of evidence of ownership.

Of interest is the jump in acquisitions from in the range of 4 %to 31 % from 1991 to 1998 to a level of 36 % in 1997. This may reflect on distortions in the market due to the rise and economic policy in our country.

Not surprisingly, --% of economic use properties were acquired after 1990 during the transition to market economy. The acquisition of the remaining --% during the planned economy period may reflect on the privatization of small economic objects and stores to employees; the current owners (former employees) may have been in ‘possession’ of or located in the economic unit prior to transition.

The number of apartments (table 18, Appendix B) acquired since 1993/94 provides a rough estimate of the percent of total which have transacted since privatisation. Controlling for NHA apartments (ie. those built during the period 1944 and 1990), there are a total of 377 such units in the survey blocks. Of these 322 (--- percent) have been acquired from 1991 on. However, this includes rentals which for the residential apartment sector appears to have reached a level approximating --%. Controlling for acquisitions in ownership (where

the user is also the owner and has acquired the apartment built during the regime since 1993 (on the assumption that acquisitions prior to that for NHA apartments would have been recorded at the NHA and privatised accordingly).

table 4:
Transactions in NHA Apartment Units since transition

Year of Acquisition	Number of Acquisitions	Percent of All NHA Units	Cumulative Percent
1993	12	1.3%	1.2%
1994	16	1.7%	3.0%
1995	21	2.2%	5.2%
1996	33	3.5%	8.7%
1997	18	1.9%	10.6%

Clearly a steady increase in acquisitions post-1993 and with a logical decline in 1997 given the larger macroeconomic context. Overall, as many as --% of apartments built during the regime (and therefore probably administered and privatised by the NHA) have changed hands making the NHA privatisation documents alone insufficient to capture current ownership for one in ten apartment units. Even assuming the privatisation captured the acquisitions of 1993/94, a cumulative--% of such units have been subsequently acquired in ownership. From this we could draw the conclusion that about -- percent and possibly more of the auto-registrations provisionally based on NHA documents reflect ownership which no longer is factually current.

From a perspective of first registration, a decision will have to be made whether such a quantity (---% of ---% of all properties) justifies a radically new way of collecting ownership evidence or whether we to rely on hipotek data to adjust provisional registrations. In addition to the transactions, a possibly large number of within-household 'donations' (whether legal or not based on co-ownership is not easy to determine) have been made in the last five years, which may make identification of the correct person to register on the kartela difficult. These donations will probably not be reflected in the 'acquisition' statistics since respondents may feel there is familial continuity in the acquisition of the property, even if the legally registerable owner has changed. In other words, the ---% of NHA apartments with changes in ownership is likely to be an underestimate of the phenomenon, rather than an overestimate.

Distribution of Occupancy by Type

The following statistics reflect rates of ownership occupancy for Tirana at this stage in the property market's development. Early in the transition, and immediately following the privatization programs of 1993 and 1994, it can be assumed that (at least for the residential sector) rates of owner-occupancy would be approaching 100% and therefore the highest in Europe. According to the results of the study, a rental market has clearly emerged in the ensuing four years. Of all properties surveyed (all types and uses), 4% were determined to be occupied by renters. A small percentage (3 %) of properties are occupied by some other arrangement, either by permission or by force, but not by stated rental arrangement with the owner.

table 5:
FREQUENCY OF OCCUPANCY TYPES

	PROPERTIES -	NUMBER	% OF TOTAL
TYPE 1	owner occupied	1712	86.6
TYPE 2	Rented	207	10.5
TYPE 3	Other	59	3.0
	TOTAL UNITS	**1978**	**100.0**

missing observations; 168 out of 2146

Table 22 (Appendix B) reveals that the highest rate of rental occupancy by use type is in the economic use sector (76% of economic use properties are leased or rented). Nonetheless 4% of residences are held in rental arrangements supporting the observation that a sizable residential rental market has developed in Elbasanin the last four years.

Documentation of Ownership

The origin and age of documentation of ownership reflects not only on the degree of formal tenure security in the property market, but also on the ability of the process of first registration to identify legal title and register properties. Across all property types and uses encountered in the study areas (table 6), result that 36% of owners has privatisation documents, 19% has inheritance documents, 14% has private contrite, 9% hasn't documents hear including state property,8% has documents from municipal, 1% has documents with court decision and 2% has document with construct permission. According to types and users of properties that we had meet in study area (table 6) in a lot of cases ,documents for ownership of property is from State Agency (39 %) and 13% from Private Agency.
table 6,7

table 6:
DOCUMENTATION OF OWNERSHIP

			NUMBER	% OF TOTAL
TYPE 1	documents from before 1991 only		259	14.8%
TYPE 2	documents from 1991 on, only		1110	63.5%
TYPE 3	documents from the court, only		71	4.1%
TYPE 4	no documents of ownership		58	3.3%
TYPE 5	documents from before and after 1991		30	1.7%
TYPE 6	documents after 1991 and from the court		33	1.9%
TYPE 7	documents from before 1991 and from court		3	0.2%
TYPE 8	All Types		16	0.9%
TYPE 9	don't know		167	9.6%
		TOTALS	1747	100.0%

valid cases: 1909
missing observations: 162

Further examination reveals (table 7) that the owners that living in apartments in 247 cases has documents from privatisation, 57 cases has document from municiple, 93 cases has private contrite and 61 cases withought documents and 2 cases from court decisions. The owner that living in physic types 3, in 30 cases has inheritance documents, and for properties of 4 physical types in 77 cases has inheritance documents and 24 cases has documents with private contrite Other properties are withought documents.
In analyses that was make the documentation that possesses the users result : 242 cases or 44% for residential users has privatisation documents, 43 cases has documents from municipal, 83 cases with private contrite, 93 cases with inheritance documents. Users for economic activity in 24 cases has privatisation documents and 36 cases with construct permission. About the period of construction has 81% of construction before 1944 with inheritance documents, for construction of period 1944 - 1990 has 80% with privatisation documents and 20 % has inheritance documents and for period after 1990 has 45 % of cases documents from municipal, 12% with construction permission, 13% withought documents.

table 7:
DOCUMENTATION ACCORDING TO SECTOR OF OWNERSHIP

	TYPE 1	TYPE 2	TYPE 3

	Private ownership	%	state ownership	%	state/private joint ownership	%	TOTALS
documents from before 1991 only	252	16.6%	7	3.5%	0	0.0%	259
documents from 1991 on, only	1070	70.5%	17	8.5%	0	0.0%	1087
documents from the court, only	68	4.5%	0	0.0%	1	25.0%	69
no documents of ownership	38	2.5%	20	10.1%	0	0.0%	58
documents from before and after 1991	28	1.8%	0	0.0%	2	50.0%	30
documents after 1991 and from the court	33	2.2%	0	0.0%	0	0.0%	33
documents from before 1991 and from court	2	0.1%	1	0.5%	0	0.0%	3
All Types	16	1.1%	0	0.0%	0	0.0%	16
don't know	11	0.7%	154	77.4%	1	25.0%	166
TOTALS	1518	100.0%	199	100.0%	4	100.0%	1721

From the perspective of registration, it would appear that concerns for registration in the private sector would be the number of property holders with only documentation from before 1991 (14.8%), as well as the quality and quantity of documentation originating from a variety of sources. The 119 (almost 8%) of private properties with court documentation could signal some potential need for adjudication and clarification in the process of first registration.

Sector of Ownership

Within the study blocks surveyed (table 8), approximately 81% of properties were held in private ownership. This reflects the level of commitment to creating a private property market in Albania. The remaining 7% of properties are still held by the state and 6% of properties are still held by the private/state.

table 8:
SECTOR OF OWNERSHIP

	PROPERTIES UNDER		NUMBER	% OF TOTAL
TYPE 1	private ownership		1722	86.8%
TYPE 2	state ownership		259	13.0%
TYPE 3	state/private joint ownership		4	0.2%
		TOTAL	1985	100.0%

valid cases (1988) missing observations (161)

When the distribution of properties is analyzed by use of property, it can be seen that only--of -- residences remain under state ownership (---%). These are probably dominated by the category of residences- apartment. The vast majority of residential and commercial properties are privately held, signaling that the state has successfully removed itself over the period of transition from ownership in these areas. Table 9 clearly reveals that the --% of properties remaining in state possession are primarily institutional use and public access ways, and will likely remain in state ownership.

table 9:
SECTOR OF OWNERSHIP BY USE OF PROPERTY

		Private ownership		state ownership		state/private joint ownership		TOTALS
TYPE 1	residential	1338	95.3%	65	4.6%	1	0.1%	1404
TYPE 2	commercial/economic (for profit)	200	97.1%	4	1.9%	2	1.0%	206
TYPE 3	mixed use (commercial/residential)	61	95.3%	3	4.7%	0	0.0%	64
TYPE 4	state, institutional, foundation, etc.	2	8.7%	21	91.3%	0	0.0%	23
TYPE 5	religious	5	100.0%	0	0.0%	0	0.0%	5
TYPE 6	vacant or without current use	37	50.0%	36	48.6%	1	1.4%	74
TYPE 7	thoroughfare, roadway, etc	2	2.4%	82	97.6%	0	0.0%	84
TYPE 9	other uses	76	61.3%	48	38.7%	0	0.0%	124

	TOTALS	1721	86.7%	259	13.1%	4	0.2%	1984

Separated Structure/Parcel Ownership

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

Within the study blocks, the majority of properties encountered did not fall into the above category (97% declared the parcel was under the same ownership as the structure). This figure is inflated however by the declarations of apartment owners that they own their proportion of the land on which their apartment building is located (according to the legal distribution in privatization). Nonetheless, including all property types and uses, 3% of properties appear to have separated parcel/structure ownership. Of the 21 cases encountered, only 4 cases appear to represent structural occupation of private land (either by permission or otherwise). In the majority of cases where the respondent declared they did not own the land under the structure, the state was named as owner of the parcel (13 cases of valid cases). In this case it is about the construction kiosk, garage and restaurant / coffee or shop.

table 10:

Separated Structure/Parcel Ownership Statistics

PARCELS UNDER	NUMBER		% OF TOTAL
1 same ownership as structure	1462		94.1%
2 different ownership than structure	91		5.9%
- state ownership		*73*	*88.0%*
- private ownership		*10*	*12.0%*
TOTAL	1553		100.0%

parcel ownership: valid cases (1709) missing observations (138)

sector of ownership: valid cases (91) missing observations (8)

Surface Areas by Type

The survey methodology involved an enumeration of all properties within 32 randomly selected blocks of approximately one hectare in size. Due primarily to the inclusion of vertical properties (ie. apartments), the total surface area described in the study exceeded that area by ----%, since in total, properties representing 83945 square meters of Elbasan (-8 hectares) were surveyed.

The table below summarizes the distribution by physical type of the area included in the survey. Apartments and units, which account for nearly 59% of all properties by physical type accounted for only 47% of the total surface area surveyed. Single and multiple structure properties accounted for a combined 21%, vacant land (4% of all properties) accounted for 15%, and the remaining 2.6 % distributed among other types of properties.

table 11:

SURFACE AREA BY PHYSICAL TYPE

		valid #	AREA (m2)	% OF TOTAL
TYPE 1	apts, units	1112	75136	16.1%
TYPE 2	multi-unit buildings	54	25754	5.5%
TYPE 3	single-structure properties	340	77033	16.5%
TYPE 4	multiple-structure properties	198	144514	31.0%

TYPE 5	kiosks, garages, temporary structures		127	3777	0.8%
TYPE 6	vacant land or construction site		93	70223	15.1%
TYPE 7	roads, sidewalks, paths		89	57030	12.3%
TYPE 9	other types not above		24	12041	2.6%
		TOTALS	2037	465508	100.0%

missing observations by type: 81,0,11,1,9,2,2,3

The areal distribution of properties by their use category reveals some interesting patterns (table 12). Residential use properties, which account for 81% of all properties by use, occupy --% of the total surface area surveyed. Apartments and units (----units or---% of all properties by physical type) account for----% of this surface area, while other residential properties (137 units or 25 % of all properties by physical type), account for---% of all residential land. The average size of a residential apartment unit is 68 m^2, while the average size of a residential property of any other type is 248 m^2.

Commercial use properties account for almost 1% of the land area surveyed. Mixed use properties account for a further 7%, so that combined, properties with some economic use occupy 8% of Elbasan's surveyed land area. Non-institutional and roadway vacant land represents 17 % of the land surface.

table 12:
SURFACE AREA BY USE TYPE

		valid #	MEAN AREA (m2)	AREA (m2)	% OF TOTAL
TYPE 1	residential (total)	1425	121	173359	37.3%
	- residential (apartments and units)	*1003*	*68*	*68773*	*14.8%*
	- residential (all other types)	*422*	*248*	*104586*	*22.5%*
TYPE 2	commercial/economic (for profit)	205	224	45868	9.9%
TYPE 3	mixed use (commercial/residential)	79	322	25417	5.5%
TYPE 4	state, institutional, foundational, etc.	23	3454	79432	17.1%
TYPE 5	Religious	5	373	1864	0.4%
TYPE 6	vacant or without current use	78	594	46361	10.0%
TYPE 7	thoroughfare, roadway, etc	83	673	55877	12.0%
TYPE 9	other uses not above	129	283	36552	7.9%
	TOTALS	**3452**	**n/a**	**464730**	**100%**

missing observations: 11 (820 m2)
missing observations by use type:
41,11,1,0,0,6,2,7

Referring to Table 13 below, 37% of the surface of Elbasan appears to be owner-occupied, with 4% and 2% respectively distributed among renters and other tenure forms. This figure is considerably higher than the overall proportion of properties owner-occupied (86%), and is probably a result of the fact that the greatest incidence of vacant aprtments and hauses..

table 13:
SURFACE AREA BY OCCUPANCY TYPE

	PROPERTIES -	AREA (m2)	% OF TOTAL
TYPE 1	owner occupied	416061	94%
TYPE 2	Rented	18599	4%
TYPE 3	Other	7053	2%
	TOTAL SURFACE AREA	441713	100%

missing observations: 92 (23,287 m2)

By surface area, the distribution between property under private ownership : under state ownership : under private/state ownership is approximately 64 : 32 : 3. Despite the fact that 81% of properties by number are privately owned, they account for only 64% of the surface area surveyed. This reflects the greater average size of institutional and state sector properties (table 14).

table 14:

SURFACE AREA BY SECTOR OF OWNERSHIP

	PROPERTIES UNDER	AREA (m2)	% OF TOTAL
TYPE 1	private ownership	223026	51%
TYPE 2	state ownership	208430	47%
TYPE 3	state/private joint ownership	7868	2%
	TOTAL SURFACE AREA	439324	100%

missing observations: 87 (26,226 m2)

Lot Coverages and Density Statistics

Statistics resulting from the survey on lot coverages and densities reveal the pattern of intense or distributed use of available land by type. Table 15 below reveals that, not surprisingly,residential use properties are the most intensively utilized. Residential and commercial lots are both in the range of 86.4% covered, while the institutional sector has a low intensity of land use at 47%.

table 15:

Lot Coverages (Densities) by Use Type

		VALID #	PARCEL AREA (m2)	COVERED (m2)	VACANT (m2)	RATE OF COVERAGE %
TYPE 1	residential lots	422	104586	173359	46435	55.6%
TYPE 2	commercial/economic (for profit)	143	42622	20275	22347	47.6%
TYPE 3	mixed use (commercial/residential)	69	24885	17475	7410	70.2%
TYPE 4	state, institutional, foundational, etc.	23	79432	30201	49231	38.0%
TYPE 5	Religious	5	1864	869	995	46.6%
TYPE 6	vacant or without current use	61	44754	743	44011	1.7%
TYPE 7	thoroughfare, roadway, etc	83	55877	135	55742	0.2%
TYPE 9	other uses not above	114	36102	5170	30932	14.3%
	ALL USE TOTALS	**920**	**390122**	**133019**	**257103**	**34.1%**

valid number and total parcel areas do not add up to use-type totals because units/apts/vertical properties are excluded

The table 16 below indicates the number of parcels, their total area, total covered area and rate of coverage according to the distance the center of town. There appears to be low significance in the relationship between proximity to the center of town and intensive use of land area. This is not surprising in the post-communist transition phase, where the landscape is dominated by development decisions which did not take into account efficient land-rent relationships. In an efficient market, one would expect significantly higher densities and intensities of land use in the central city. Instead, there is a only weak negative relationship between distance from the center and the lot coverage for the parcels (-0.379 with a probability of 0.124).

table 16:

Densities according to the distance from the city center

Ring	Distance from Center	# valid cases	PARCEL AREA (m2)	COVERED (m2)	VACANT (m2)	COVERAGE %
1	1 to 500 m	194	64431	23341	41090	36%
2	501 to 1000 m	334	104002	36860	67142	35%
3	1001 to 2000 m	238	118073	42387	75686	36%
4	2001 to 3000 m	107	71383	21338	50045	30%
5	more than 3000 m	53	32525	9372	23153	29%
		926	390414	133298	257116	34%

THE REQUIREMENTS FOR ACTUAL AND PROSPECTIVE DEVELOPMENT OF TIRANA

The general result of the study is its evidence that properties in Tirana are distributed across various types and uses, and concentrated in different areas. The city has a distinct urban structure arising from its three main development regimes, which will have future effects on the pattern of transactions and future developments and conversions.

The result of the study is show a more varied type of use, particularly near the access of the main roads and central places, than peripherial quarters, where there are few economical activities and residential use predominates. As a conclusion are could conclude that the redesign and study of the zones of the town from an urban point of view has an important role in property use structure.

The land use survey reveals some interesting issues in relation to capital development plans. The evolving landscape of Tirana is proceeding despite the fact that the last regulatory of 1989 has not in fact been applied. It was developed and compiled under

different socio-political circumstances, to support the planned development of a city with a planned demographic and economic system.

Compounding the lack of an appropriate (market-oriented) regulatory plan is the fact that Tirana is without land use zoning requirements. The use of zoning, by which the city would be described in sectors with different urban restrictions should be (but currently is not) the first point of approval for future development. With those restrictions in place, Tirana's development could proceed less painfully controlling for density requirements, construction standards, floor and height restrictions, boundary delimitations, site plan improvements, sideyards and greenspaces, etc. The use of such approval requirements for private development would alleviate conflicts between property owners and control for nonconformities which detract from property values and the character of neighbourhoods. It is will ultimately be necessary for planners and land protection specialists to compile regulatory and zoning plans which can be implemented in a private development context.

Such plans would have to represent a fundamental shift in approach to land use planning in Albania. Previous rational town-planning structures have categorized properties and their uses according to four planned possibilities:

- residential zones
- industrial/production zones
- transport/access zones
- recreation zones.

The tendency of town-planning today is towards mixed zones, as evidenced in neighbouring countries such as Italy and Greece. All capital and development planning must be redirected towards utility zones, which will be flexible enough to allow for efficient use of private property (ie. flexible enough to all the market to find optimal locations for various activities) but where traditional limitations on property uses and conversions will exist to protect the character and value of property. Ultimately this may involve a change in Tirana from a monocentric urban structure to polycentric or nodal structure, reviving zones which currently have low development rhythms. Town-planning will have to draw on the observed experience that in Tirana, not only the existing urban stock will be revived but new additions and directions will shape the city's dynamic market.

The provision of infrastructure and road improvement is another factor which will stimulate change in the urban structure of Tirana. From previous studies, it is apparent that infrastructural improvement will increase the efficiency as well as the pattern of development in Tirana. Those and other factors indicate property development will continue in the interior parts of Tirana city, while suburban zones will experience dynamic development

In conclusion, it is important to reiterate that, based on the evidence presented in the study on the emergence of a dynamic private market in Tirana, the legal and regulatory planning mechanisms must arrive at a final system of regulation which technically guides the development of the city, minimizing possible conflicts between residents's interests, stabilizing the legal structure to avoid chaotic phenomena, and directing the rapid development currently taking place in Tirana in such a way as to increase rather than compromise property values and the characters of neighbourhoods.

RECOMMENDATIONS FOR FURTHER WORK

The Land Use Survey of Elbasan collected basic land use and occupancy statistics for approximately 10 hectares in Elbasan. It was an important pilot study for further work in urban areas of Albania. Although it was never intended to be the sole effort in describing the nature of the urban property market, it has had tremendous informative value beyond

original expectations. As a first phase, it has successfully described patterns and even hinted at trends in the transitional period which will impact land administration and regulation in urban areas over the next twenty years. It systematically has provided evidence of evolving rental and sale markets, and has described the very structure (defined by uses, sectors and forms of ownership) of the market which the Immovable Property Registration System is designed to serve.

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

Recommendations for future work would therefore be:

- On a priority basis, to conduct a similar survey in at five other jurisdictions in Albania (for instance, Durres ,Lushnje,Korce,Gjirokaster,Kukes) in order to compare the development of Tirana and Elbasan pre and post transition with the development of other major cities.

- To develop from the experience of the Tirana and Elbasan survey a program for continuing Phase 1 of the research agenda, extending it into remaining cities of Albania (Durres,Kukes, Lushnje, Korce, Gjirokaster)

- To begin, possibly simultaneously, Phase 2 of the research agenda, implementing the Urban Baseline Study to collect through interviews in-depth information relating to tenures status and market behaviour, etc. More in-depth analysis will reveal relationships between formal and subjective tenure security, types and qualities of documentation, intra-household and demographic issues which affect market potentials, as well as describe wider market potentials through analysis of finance, investment and market behaviour.

POLICY RECOMMENDATIONS

The Policy for First Registration of Urban Properties

The study, while not specifically designed as a sole basis for policy development, provides some indications of trends and issues which affect first registration in urban areas These indications require more in-depth analysis, but raise some important questions about the efficacy of the process of first registration in Elbasan.

Most properties in Elbasan are privately owned (64% according to the survey). Only 9% of private property owners admitted they were without any form of documentation. Of concern is the fact that 16% of private property owners had documents only from inheritance , and the 1% of private properties with court decisions could, 8% from Municiple, reveal some potential confusion or conflict over property.

> *Recommendation*: More work it's necessary (perhaps through a subsample) to determine the types and qualities of documents property owners possess. They do not seem to lack evidence of ownership. The issue for first registration is the quality and form of that documentation, and whether it is acceptable as a basis for kartela completation.

To the most of state properties is appeared the lack documentation. Also the documentation of the privatized apartments taken from the Municipal aren't in good conditions. They have influenced for not starting the first registration.

Recommendation: Preliminary efforts to encourage the state and local governments to provide title and administrative guidelines for state property should be reinforced as and registration offices for apartments registration.

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The field maps used in the survey, 9 of which were up-dated from the PMU field teams, in some cases having invalidate parts (study maps: 10,17) or in different cases parcel-property was created seperated for the land and the building for the same owner (private or state, study maps: 1,8,9,18). The Privatization Process in Elbasan has make possible that the parcels up-dated 12 months before, to be changed before being entered at the first registration and display process. In some cases, two or three parcels with old vilas in seperated ownerships had a new subdivision configuration.

Recommendation: There are considerable cases where what was expected based on updated index maps was no longer the actual situation on the ground. The period between updating and publication must be shortened in markets as Elbassan.

The parcel-based field updating method a process which excludes field visits to vertical properties. In the study, 267 parcels were visited, but 708 structurally distinct 'properties' were discovered. Referring to the number of transactions in apartments encountered in the study, it is clear that the use of privatisation documents alone to first register apartments after their building has been parcel mapped may be insufficient to capture the current ownership of the units according the 'mirror' principle of the IPRS. The apartments which aren't privatized can be registered as state properties.

Recommendation: Some method of providing notice to apartment owners of the auto-provisional registration made upon their apartment is needed. This may involve posting the provisional list for the pallat on display in the building or conducting door to door verifications (or some other option), but something is needed to ensure that kartela's aren't being finalised which are wrong in a minimum of 7.5% of the cases.

The phenomenon of separated parcel and structure ownership is clearly emerging in Elbasan.

Recommendation: The process of first registration should have some systematic way of determining that the kartela reflects what is and isn't owned in these cases. This issue appears to affect state property more than private property, but some form of restriction or notification is needed to denote that the parcel has a structure on it which does not convey with the parcel, and vice versa.

Most properties are privately owned, owner-occupied, used for residential and/or commercial uses, and have some inheritance documents.

Recommendation: While the process of first registration in Elbasan will indeed reveal complexities and non-conformities relating to the law and correct procedure, most (for instance 62%) of the properties will probably go pass first registration without any difficulty. The process of first registration in Elbasan should not be held up indefinitely because of the number of irregularities, but should instead proceed based on the number of regular cases which during publication and display will not be contested.

The Policy for State and Local Government

The Land Use Survey for Elbasan provides an inventory of property types, uses and occupancy relationships for 10 hectares in Elbasan. This inventory should be used by the municipality to develop policies and projections for the development of the city at this stage in its transition. Critical policy issues will include:

- Development of Regulatory and Zoning Plans. It is very important for the city to have an official plan of development based on existing and potential urban structure and change. Plans should reflect the existing zones in Elbasan (residential, commercial, institutional, public, recreational, mixed use, etc.) and the official plans should account for future conversions to mixed use zones. These plans should be developed in respect of the dynamic market which should dominate In the future in Elbasan, and be sufficiently flexible to allow for the private market to continue dynamically but with basic regulation.

- Housing policy for the municipality. The allocation of land for low or high density housing by zoning regulation should take into account historical developments and consumer preferences to the futures periods as well as market forces.

- The administration of state properties. The category of properties under state administration should be given special attention, both from an administrative perspective and in order that these lands can be preserved for needed public uses. In surface area, the state sector is smaller, approximately 32% of Elbasan and a plan is needed so that the state participates fully in protecting and maintaining its own property to improve the character of the urban area.

THE POLICY FOR URBAN LAND USE

The study , though isn't specified as the only base of policy development, provides some indications for trends and issues which affect in the first registration of urban areas . These

indications require more analysis, for some important questions about the efficacy of the procces of first registration in Elbasan.

Most of the properties in Elbasan are privately owned (64% according the study). About 9% of private property owners admitted they don't possess any form of documentation. About 16% of private property owners had inheritance documents, 1% with court decision, and about 8% from the Municipal, which can create some potential confusion or conflicts over the property.

Recommendation: It's nessecary a lot work (perhaps through a subsample) to define the types and qualities of property documents which property owners possess. They belive that have the ownership documents. The issue of first registration is the quality and documentation legality, and whether it is acceptable as a basis for kartela completation.

For the most of state properties is appeard the lack of the documentation.The lack or unavailability of ownership title for state institutions may hold up first registration consolidation for -- of the properties in Tirana or --% of its land area.

Recommendation: Previous efforts to encurage the state and local governments to provide the rights and administrative guidelines which help for having a solide state property.

Maps which were used during the survey in the field, 9 of which were up-dated from the field teams of PMU, in different cases had invalidate parts (study maps: 10,17) or in other cases parcel/property was created seperated for the land and building for the same owner (private or state: 1,8,9, 18). The privatization process in Elbasan make possible, that the up-date of the parcels 12 months before, to change before being entered at display process of the first registration. In this case, two or thre parcels with old vilas, under seperated ownerships had a new subdivision configuration.

Recommendation: Thera are a lot of cases, when the situate on the ground is't the same with up-dated maps. The period betwen the up-date and publication must be short for the markets during the privatization process in Elbasan.

The sistem of field up-date is the process, were are excluded the visits for vertical properties. During the study are visited 267 parcels, where are defined 708 'properties' very clear structurally. Being refered to the transaction number of the apartments included on the study it's clear that privatization documents use for the first registration of the apartments after their construction that is made in the parcel map, unsufficient to provide the units ownership based on the principe 'report' of IPRS. The privatized apartments can be regjistered as state properties.

The majority of the families live in apatraments in small average area 68 m2 and in other residences with average area 248 m2. To improve the living conditions in enlarging the residense areas they have constructed new buildings within the constrected area or have added the existing buildings in verticallity and horisontally. All these are performed on private iniciative, without knowing urban coeficents.

Recommendation: It's necessary the recognition of the apartmets owners with the provisory registration being applied for their apartments. This might include the

provisory lists display to the building, or the verification door to door (or another option), but is necessary to be known that cartels aren't completed and there can exist the mistake for 75% of the cases.

The phenomenon of parcel ownership division form the stucture ownership is clear and in Elbasan city.

Recommendation: During process of first registration in Elbasan , must be created some systematical manners of the

Recommendation: The preporation of new housing policies by the municipality of the town.

The use of urban properties is very significant in Tirana, but the type of recidental use predominates in the rate 70% and the economic activity 10,3%. The economic type of use is located mainly in the axes of main roads and central squares campared with the periferic quartiers in which predominates the the use type for housing.

Recommendation: Reprojecting and survey of city,s areas from the urban view point which will play an important role in the structure of using the properties, creating zones with mixtured functions.

The actual development of Tirana is caotic. There are intensive constructiona of different kinds from in form ,height or location, oftenly without archictectoral linking and all these are constructed based on private iniciatives. It is arrarent the fact that it is constructed without regarding land zoning use.

Recommendation: It is a neccesity to draft a new Regulation Plan for Tirana city in which it is to be included the zoning use of the urban land. In this way the city is to be devided into sectors with urban boundaries based on urban coeficent, which will servef or future development. This plan is to be accompanied by a new urban regulation which will contain appropriate regulationa and laws for the development of the cities.

The actual development that is taking place in Tirana are performed on private iniciative and without institutional guidance that will respond recent requests.