PROGRESS AND PROBLEMS OF LAND ADMINISTRATION IN ALBANIA
by
Besnik Como
Paper prepared for
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Federation of Surveyors FIG
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Central Office of the Immovable Property Registration
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20 June, 2005
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
IMMOVABLE PROPERTY REGISTRATION SYSTEM

PRIORITY ZONES

- 104 Priority Zones for first registration
- Priority in tourist zones
IMMOVABLE PROPERTY REGISTRATION SYSTEM

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 process
IMMOVABLE PROPERTY REGISTRATION SYSTEM

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
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
IMMOVABLE PROPERTY REGISTRATION SYSTEM

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
  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 login.
- 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 priorities 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.

2. Restructuring and Consolidation of Cartels Database

What is required

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.

Data transfer from the old format (DBF) to the new Oracle database is a very complex technical process. 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:

1. 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.

Correction and update of the existing computerized archive with all up-to-date information.

Development of the application programs for processing and updating on-line the computerized information according to the employee function and its hierarchical position.

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.

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.

What should be done
a. There should be performed the operations for the correction and update of existing computerized information.

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
- 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.

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.

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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 69330 inhabitants. These areas are characterized of a high level of illegal constructions and an uncontrolled 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, which is almost organized in a very spontaneous way, dictated only by the immediate needs of the community, with narrow and unpaved streets, which are limited by high concrete walls. The sewage and engineering system is out of the common standard. 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 March 2005. It resulted that the inhabitants demonstrated a high interest on the issue. In fact there were 17 521 autodeclaration of informal buildings.
Fondi i merementimit dhe mirembajtjes 2001-2004

Vlera në 000/lek

Fondi i merementimit
Fondi i mirembajtjes

Diagrami shemantezruar e fondëve për 2001-2004:
- 2001: 61541.25
- 2002: 25683
- 2003: 31321
- 2004: 32810
- Shuma: 95968

Viti
2001
2002
2003
2004
Shuma

Vlera në 000/lek
60000
50000
40000
30000
20000
10000
0

Fondi merementimit
Fondi i mirembajtjes
Fondi per merementim dhe mirembajtje 2001-2004
BEFORE 2000
Lightning Before 2000
TIRANA AFTER US