

REPUBLIC OF ALBANIA
NATIONAL COMMITTEE FOR HABITAT II



NATIONAL REPORT

FOR

UNITED NATIONS CONFERENCE ON
HUMAN SETTLEMENTS - HABITAT II
ISTANBUL, 3 - 14 JUNE 1996



TIRANA - 1996

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Special thanks are due to Mr. Peter Schumann - UNDP Resident Representative for his wonderful encouragement and inspiration in our work.

National Committee would like to express its attitude to all staff of UNDP Office for their active participation in the preparatory process hoping in further collaboration with UNDP in the process of implementation of the decisions of HABITAT II Conference.

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ALBANIAN NATIONAL REPORT FOR HABITAT II CONFERENCE

CHAPTER A: INTRODUCTION

A.1. Preface

Year 1996 is the fourth year Albania has been irreversibly involved in the way to extirpate communism. It has carried out radical reforms in the sectors of construction, development and consolidation of a new state that will be guided by laws of free market economy.

In the context of changes that took place after 1989 in ex-"Socialist Camp", important and essential changes were evident in all the spheres of social and economic life influencing to establish a new model of human development completely different from the centralized human model of 50 previous years.

The stereotype socialist model considered the economic growth and its quantity parameters as the only way to express the development of the society.

The human development as well as human settlements were guided and administrated through bureaucratic-administrative decisions.

The system Party-Government, considered as "soul and brain" of the people, had monopolized all the development of the country from macro-economy .

This false policy caused the gradual and continuous reduction of the country resources and continuous aggravation of the quality and well-being level of the people and their settlements.

Just like all the other ex-socialist countries, Albania is experiencing the difficult transition period from centralized into free market oriented economy.

The start of this process was accompanied by the establishment of a framework necessary for the creation of new decentralized, autonomous and social structures.

These structures created the possibilities for the real and massive participation in decision-making processes, for new roles and responsibilities in governmental and non-governmental levels and what it is more important the possibilities of free choice and freedom of thought and ideas.

Under the impact of the above mentioned great changes, the principal concepts of development of human settlements changed totally.

The stable development of human settlements was impacted by temporary and all-around factors.

Human settlements are centers where are introduced all types of politics having to do with human development and complexity and diversity of all the individuals as members of the society. The economic, technical, social and political development of the society directly influences the quality of life in human settlements.

At the same time human settlements are considered to be the centers where are estab-

lished the traditional and cultural values of the individuals and communities in particular and of the nation in general.

Housing will **always** remain an important element requesting attention and comprehensive solution.

Albanian National Report, as a component part of the National Reports of the member countries in United Nations, under the framework of preparation for the World Human Settlements Conference (HABITAT II), presents a general view of all the problems, priorities and strategies in the sector of housing and urban development of human settlements in our country.

Albanian National Report has been compiled based into two global human settlements' problems .

1. Adequate shelter for all
2. Sustainable development of human settlements in an urbanizing world

Albanian National Report treats the difficulties faced during the transition period in Albania as well as the policies and strategies that will be followed in the coming years.

Albanian National Report would pay special attention on decision making process as well as on foreign states and institutions that will offer their technical and economic assistance to our country.

Albanian National Report presents an effort to further consider, evaluate and treat all the problems existing in the sector of housing, city-planning environment, etc. *

A.2. Preparatory Process of Albania Participation in HABITAT II Conference

It is the first time Albania participates in a World Conference of Human Settlements.

During the preparatory work for participating in Instambul Conference, we have found out problems concerning Human Settlements - the same global problems existing in countries under development and countries experiencing transition period in economy.

In Albania, as compared to other countries, there does not exist the Center of Human Settlements (UNCHS).

Housing and city-planning problems are treated by the Ministry of Tourism and Construction (Ministry of Human Settlements) via the respective housing, infrastructure and territory planning Departments.

Ministry of Tourism and Construction also supervises the problems having to do with the development of infrastructure.

In the framework of regional preparation for participating in the HABITAT II Conference in Instambul (June 3-14 1996), it was organized in Budapest by UNCHS and CEE the meeting of the Ministers responsible for Human Settlements in ex-socialist European countries (Countries experiencing a transition period in economy).

In the common declaration of the Conference was stated that the countries recently integrated into this preparation had firstly to establish a National Committee in their respective countries and prepare the National Report based on the instruction defined

in the Conference.

The meeting held in Budapest in 1995 presents the first introduction of Albania to HABITAT II.

The Albanian National Committee was established in September 1995 aiming to supervise the participation of our country in the World Conference of Human Settlements HABITAT II.

The National Committee has 10 members presenting different sectors within the context defined in Habitat II.

The Committee is headed by Vice/Prime Minister and Minister of Tourism and Construction.

The other members are representatives of governmental and non-governmental levels, decision - making levels, persons who are skilled and have enough experience to give their contribution in preparing politics and strategies for development and management of human settlements.

The members of National Committee are as follows :

- Representatives from housing sector concerning the investment policy supervised by the Ministry of Tourism and Construction.
- Representatives from city-planning sector concerning the policy on territory development and arrangement, supervised by the Ministry of Construction and Institute of *urban planning*.
- Representatives from the Committee of Environmental Protection.
- Representative from Polytechnic University, Faculty of Construction Engineering.
- Representatives of Local Government and respective Ministries.
- Representatives from the sector of statistics and indexes sectors from Institute of Statistics, etc.

Albanian National Committee has collaborated with the most important Ministries and Governmental institutions as well as with non-Governmental institutions and private sector.

Several sectors were contacted by the working group during the work done to collect Urban and Housing indicators based on the standard application recommended by preparatory Committee of the United Nations Conference HABITAT II.

The main task of National Committee was to prepare the National Report respecting the principles defined in the Conference.

The agreement signed with UNDP and the financial support UNDP gave to the Albanian National Committee further promoted the efforts of the Committee to participate and continue its work after Habit II Conference.

As a result of the financial support and technical assistance given to National Committee, it was evidently accelerated the preparatory process of the Report and was considerably increased the information received by other countries of the region.

The two principal problems of HABITAT II concerning housing and urban development were treated in conformity with the instructions and all the recommendations defined in the Conference.

The Committee paid special attention to indicators considered as standard and international elements that express the development of a country in the sectors of housing, urban development and macro-economy.

The above mentioned indicators will also serve to continuously monitor the development of Human Settlements in Albania in the same level as in other countries.

The conclusion and declaration worked out in other world Conference organized by United Nations in the last decade are evidently reflected in the Report.

In Vienna Conference for Human rights, it was declared that the democracy and human rights are the principal concepts for a stable and long term development. Fighting against any kind of violence (economic, political and social) and defending human rights serves as the principal aim for a stable development of human settlements.

Rio Conference attracted public attention on the risks of environmental pollution stressing that these risks can be eliminated through global politics where environment is considered as an important element of development. *

Kairo Conference underlined the indexes of population growth in the middle of 21-st century, the conception of population in urban zones especially in developing countries.

The needs for improvement of infrastructure and maintenance of Human Settlements will require new and comprehensive strategies as well as a good organized international collaboration.

Copenhagen Conference on social problems underlined the extreme inequality existing in mega-cities of the world, in developed countries as well as in the developing countries. It was stressed that the impact of inequality on development of violence, crime and social disorder.

Being Conference on women's problems underlined the growth of women's role in society in order to achieve equality and further strengthen her role in the development of the society. This phenomena is accompanied by changes in attitude and changes in social values by creating a favorable environment for women to be totally and equally integrated in processes of development. *

The seminar organized by National Committee in collaboration with UNDP for the presentation and discussion of National Report presents an important step in the process of preparation for participating in Habitat II Conference.

A.3. Participation of Albania in the World Process of Preparation for Habitat II Conference.

Albania has a very modest participation in the process of preparation for Habitat II Conference.

What is considered important for us is that the participation in this Conference makes possible for Albania to totally escape from the long Communist isolation.

The establishment of Albanian National Committee and especially the cooperation with UNDP gave to us the possibility to follow some of the most important events of the preparatory phase for the Conference.

As such we can mention Dubai Conference on "the Best Practices", the third session of the Preparatory Committee (preparatory Committee III) in New York, the meetings in ECE in Geneva, seminars on different problems concerning Habitat., etc.

Up to now in Albania it has not been organized any regional meeting on problems concerning Human Settlements, but since Istanbul Conference we have participated in different meetings treating the existing and urgent problems of human settlements in global and characteristics of Albania in particular, aiming at attracting the attention of developed countries to support with technical assistance.

Albania participates in Habitat II Conference as an European country present in all the main structures of the United Nations. Albania is a member of UNESCO, UNDP, UNEP, KSBE and other International Institutions. It has also participated in several International Conventions, etc.

Last year Albania was accepted in the Council of Europe and has its permanent member in all its sections.

The economic policy of Albania is the policy of deep economic reforms applied by the first post communist Democratic Government. This policy is considerably supported by the World Bank, International Monetary Fund, European Bank for Reconstruction and Development, etc.

A considerable great number of European states such as Italy, Germany, England, France, Turkey, Greece, USA and other states and International Institutions have supported Albania with credits and technical and financial assistance.

Albania has participated in all important International activities organized under the supervision of United Nations, Council of Europe, Initiative of Adriatic and Black Sea such as in Rio De Janeiro International Conference on Environment, International Conference on Women organized in China, Kairo Conference, etc. Unfortunately it has not participated in the first International Conference of Human Settlements known as HABITAT I organized in Vancouver in 1976.

A.4. Albania in World and Europe

Albania lies in the the South Eastern part of Europe, in Balkan Peninsula, bordered by Adriatic and Jonian Sea, Ex-Yugoslavian Republic of Macedonia - Federative Republic

of Yugoslavia (Serbia and Monte Negro) and Greece.

*

By hypothesis, Albanians are the successors of Pellazg - the oldest people in Balkan settled here 1500 years before new era. History of Albania is closely related to the history of old Roman-Greek, Byzantine, Turkish, Austro-Hungarian Empires. As a small country Albania has been under the invasion of Greek-Roman, Sllavo-Byzantine Empires and from XV century till beginning of XX century Albania was under Turkish occupation. In November 28, 1912 Albania proclaimed its political independence. The first Albanian Independent State was established.

In 1924 the first Democratic-Bourgeois Revolution took place and in 1928 it was established the first Albanian Empire with its King Zog the First.

In establishing its administrative units, the first Albanian Empire followed the structure of the European Constitutional Empires..

After the Second World War, Albania was included in the Socialist Camp of Eastern Europe and in the system of proletariat dictatorship following a strict class struggle, principles of centralized economy and being completely isolated from the developed Western countries.

Today Albania is Republic and aims the full membership in European Community.

The state borders are defined in the Conference of Great Powers in London in 1913. Territories inhabited by Albanian were unjustly left out of Albanian borders. Albanian settlements are very ancient and belong to Ilir tribes before our era. Monuments of culture speak of high cultural development of Ilirs. Construction and cultural values are destroyed from the constant wars, earthquakes and foreign influx.

Albanian settlements developed as cities in XX century when the development of handicraft economy and small production industries was gradually replacing agricultural economy,

Albanian cities such as Gjirokastra, Berati, Durres, Shkodra, Elbasan, Korca, Lezha, Kruja still keep the physiognomy of middle age cities in the structure of houses, streets, etc.

The climate of Albania is typical Mediterranean, characterized by a dry and hot summer and rainy winter.

Albania is rich in water resources, having several rivers and lakes..

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Albania is rich in minerals that are used as raw materials especially in the Construction Industry.

Tirana is the capital of Albania with a population of 400 000 inhabitants. Tirana population keeps increasing as a result of the massive emigration of the north rural zones toward Tirana.

The spoken language is Albanian included in the family of Indo-European languages.

EUROPE

ALBANIA

Area: 28748 km

Population: 3202231 (v.1994)

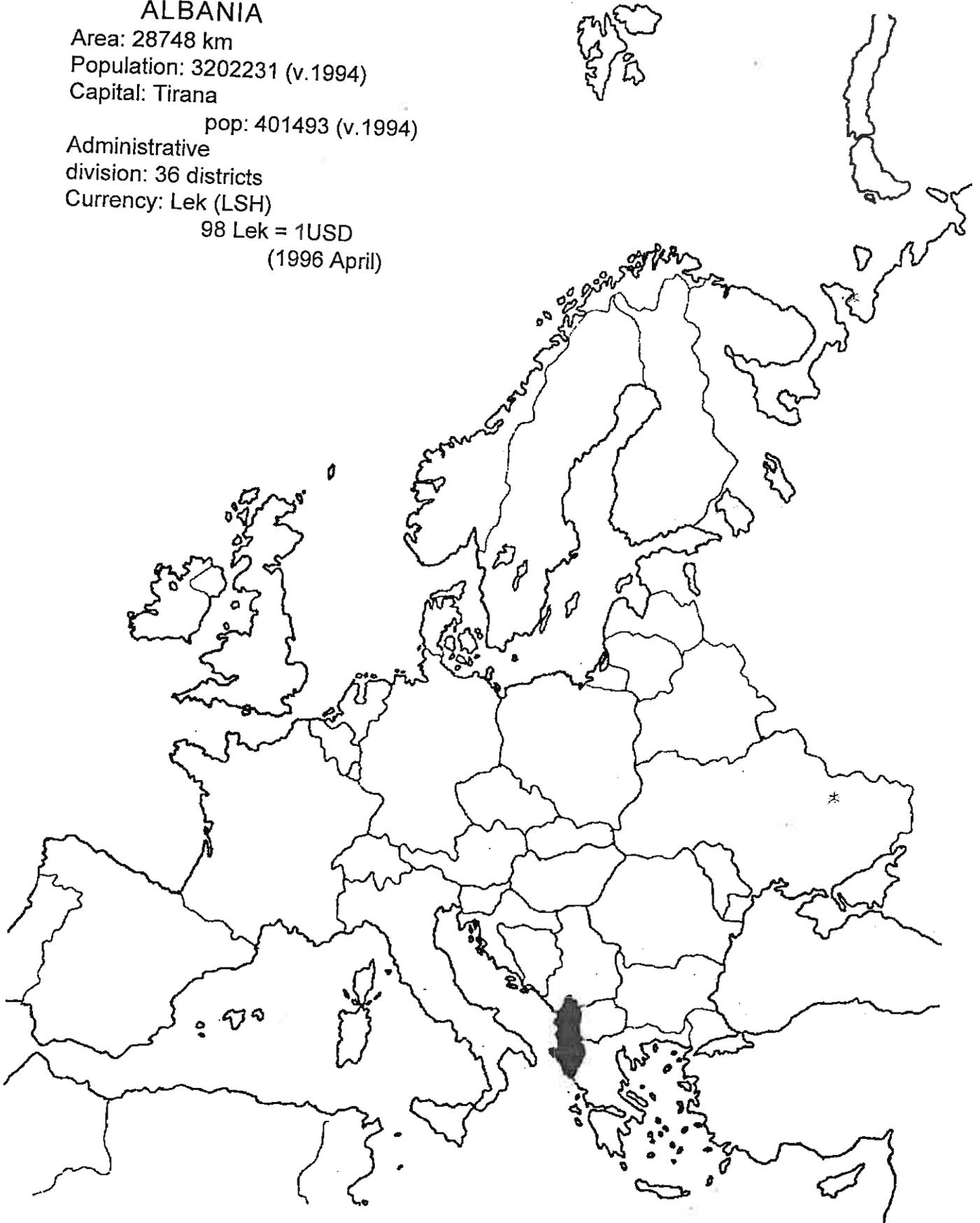
Capital: Tirana

pop: 401493 (v.1994)

Administrative
division: 36 districts

Currency: Lek (LSH)

98 Lek = 1USD
(1996 April)



A.5. Demographic Situation

Albanian population is registered for the first time in 1923 of this century. Up to now there are organized 8 general censuses of population.

Albania falls under the second place in Europe and Balkan where the biggest part of population consists of males.

Table A.5.a. Number of the Albanian population registered in the General Census.

Year	Total (ooo)	Male(ooo)	Female(ooo)
September 1923	803.9	-	-
September 1945	1122.0	570.3	551.7
September 1950	1218.9	625.9	593.0
October 1955	1391.5	713.3	678.2
October 1960	1626.3	835.3	791.0
April 1969	2068.2	1062.5	1005.6
January 1979	2590.6	1337.4	1253.2
April 1989	3182.4(1)	1638.9	1543.5

In the fifth registration of the population in October 1960, for the first time the number of population was doubled.

One year after the last census, the number of Albanian population was doubled for the second time.

During a period of 15 years 1923-1938, the average growth of population was 1,7 % per year, while during 45 last years it increased 2,4 % per year. 2% of the population.

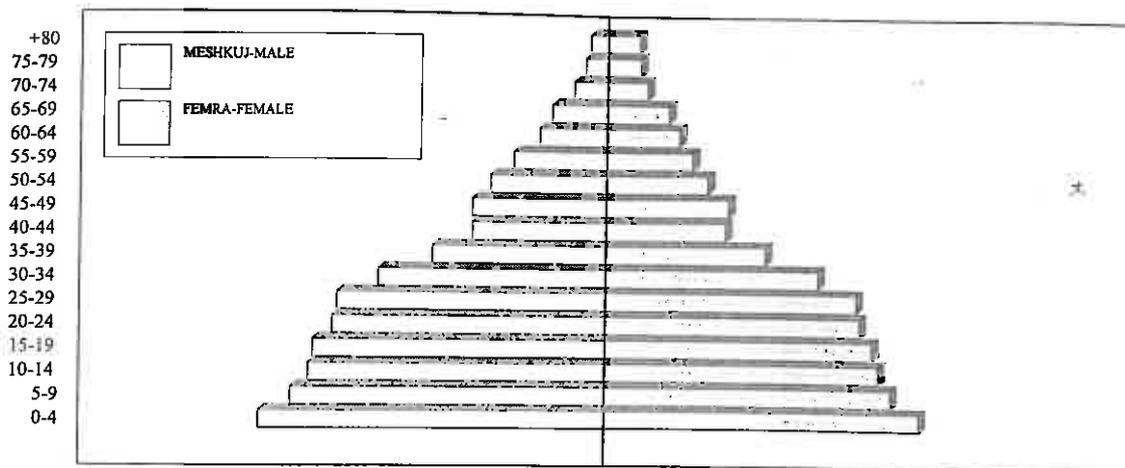
Till 1950 the numeric growth of the population can even be compared with that of the period 1923-1938. During the period 1954-1964 the growth of Albanian population has been 3%.

1) In Albania 64.8 thousand persons or 2% of population is composed of minorities (Greek, Macedonias, Serbian). The average annual growth of the population during the 30 last years was 1.3% per year.

2) For the years 1945-1989 we consider closed the population of Albania.

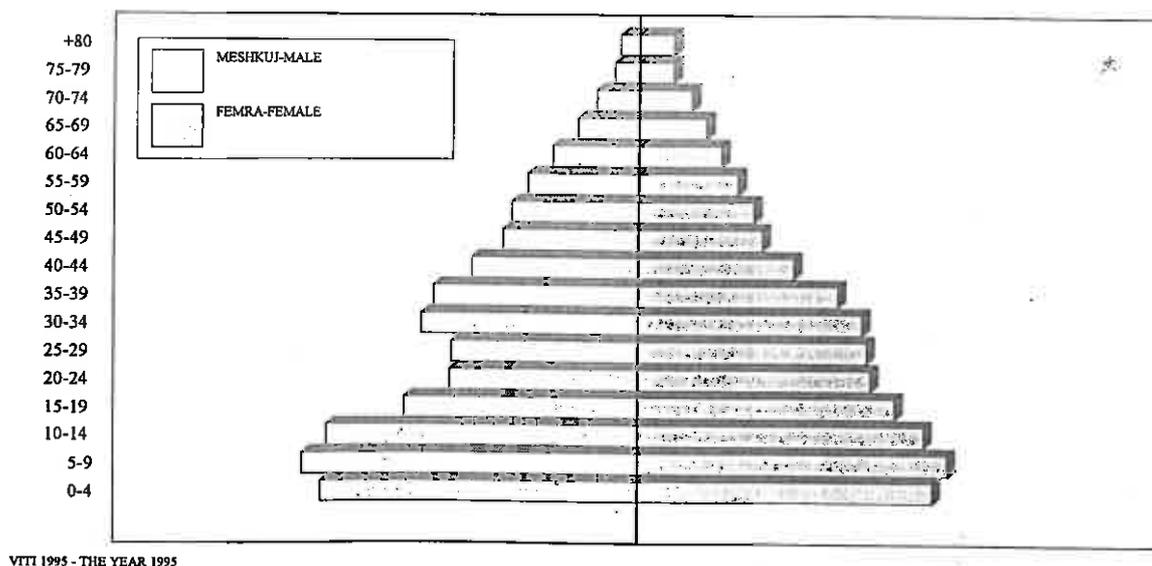
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PIRAMIDA E POPULLSISE
 POPULATION PYRAMID
 VITI 1989 - THE YEAR 1989



In 1989 Albanian population, was a very young one, with a high level of fertility and being a "closed population" the emigration was an unknown phenomenon

PIRAMIDA E POPULLSISE
 POPULATION PYRAMID



VITI 1995 - THE YEAR 1995

Also in 1995 the Albanian population was relatively young. The narrowing of ghraph in 15-34 group-age for male; is an indicator of emigration during 1991-1995, for this part of population.

Development of the Albanian Urban Population
The growth of urban population 1923-1990

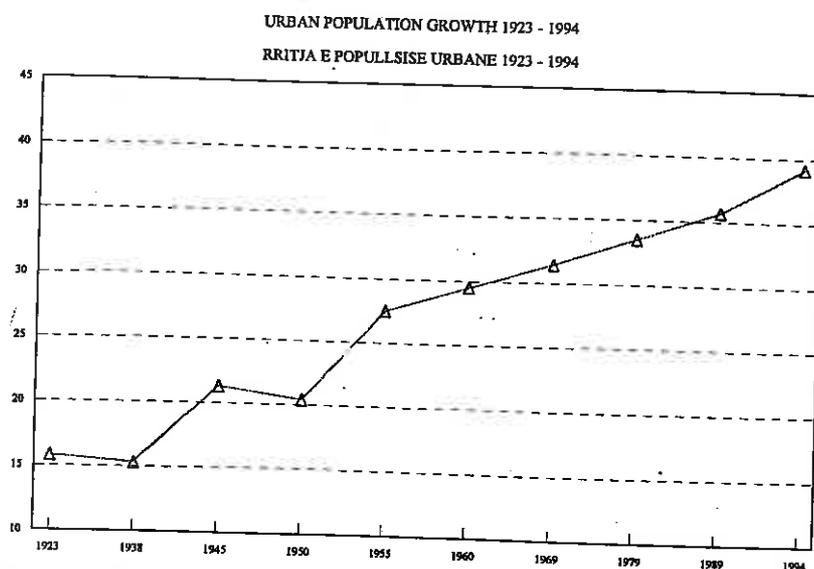
The biggest number of the Albanian population lives in villages.
 In 1923 the growth of urban population was 15.8 % per year and in 1945 21.3 % per year.

In 1979, 1/3 of the population lived in cities, while in 1990, 36.1% of the total population.

Table A.5.b : Development of Albanian urban population in the period 1923-1994.

Year	Urban Population in /000	Urban Population in %
1923	127.5	15.8
1938	160.0	15.3
1945	238.8	21.3
1950	249.7	20.4
1955	383.1	27.5
1960	474.3	29.5
1969	650.7	31.4
1979	866.6	33.5
1989	1137.5	35.7
1994	1435.5	39.2

The growth coefficient of urban population for the period 1979-1990 was 2,66% and for the rural one 1,67%.



The distribution of population according to rural and urban zones did not have considerable changes in the period 1960-1989.

After the Second World War migration was strictly controlled by the State.

The urban network was defined in an administrative way having its legally approved status.

During the period 1960 -1990, 26 settlements were decreed as cities while during the period 1990-1995 this number was 3.

Actually the number of cities in Albania is 70.

Table A.5.c. Number of cities in the period 1923-1995

Year	1923	1938	1945	1955	1960	1969	1979	1990	1995
Number of cities	21	24	26	37	41	60	63	67	70

As a result of the strict control on the movement of the population, the greatest part of population still lives in rural zones.

In 1989 (the last census of population) 64,3% of the population lived in rural zones. The ratio of urban population has changed slowly after Second World War.

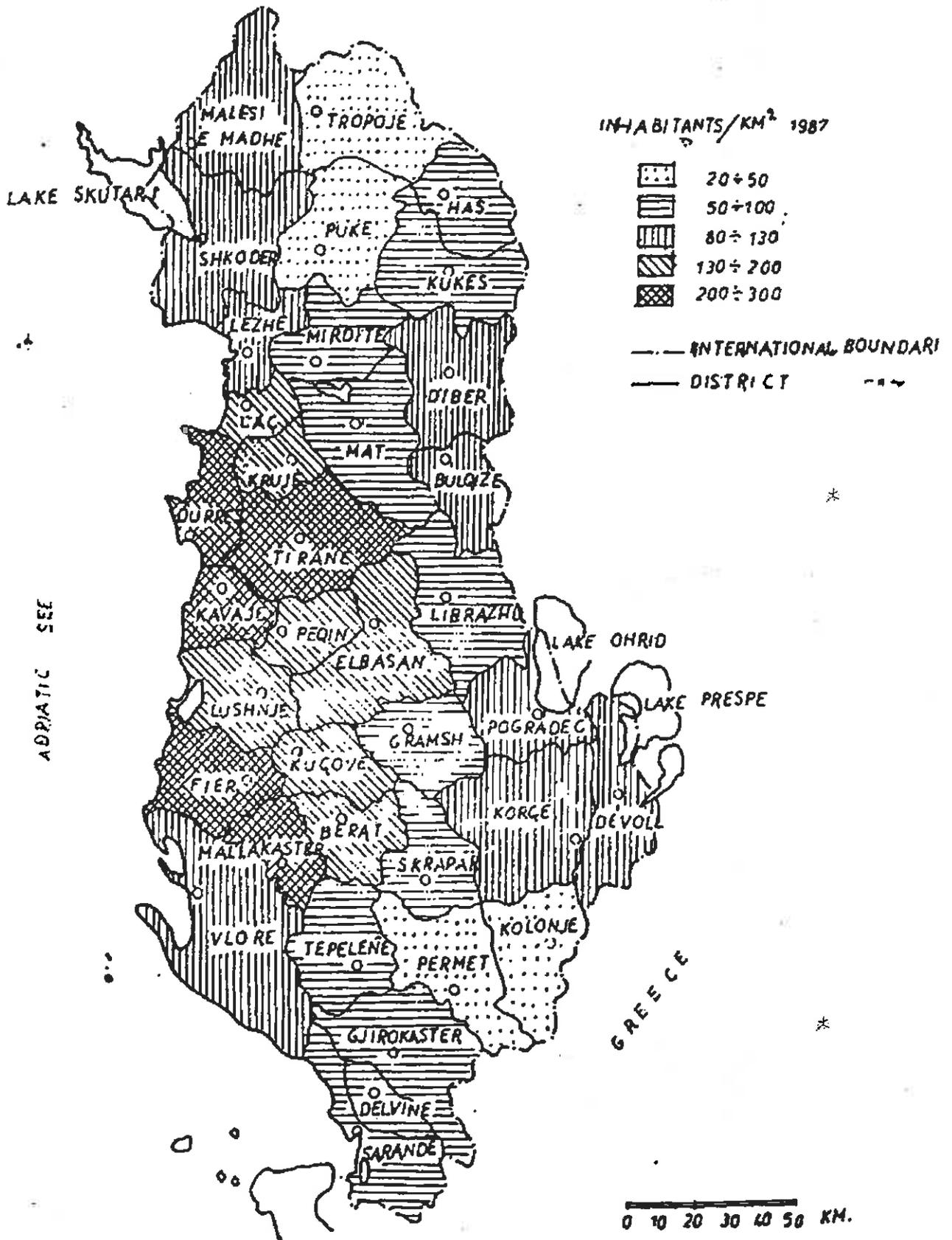
Table A.5.d. Ratio between urban and rural population in the period 1945-1994.

Year	Urban Population	Rural Population
1945	21.3 %	78.7 %
1955	27.5 %	72.5 %
1960	29.5 %	70.5 %
1970	31.8 %	68.2 %
1980	33.6 %	66.4 %
1990	36.1 %	63.9 %
1994	39.2 %	60.8 %

Table A.5.e. Distribution of urban population according to city categories (1994)

Categories acc.to number of inhabitants	Number of cities	Population	%
up to 1999 inhabitants	4	4.1	0.2
2000 - 4999 inhabitants	15	45.8	3.1
5000 - 9999 inhabitants	24	176.1	12.2
10000 - 19999 inhabitants	12	171.3	11.9
20000 - 49999 inhabitants	8	223.0	15.5
50000 - 99999 inhabitants	4	302.2	21.0
more than 100000	3	512.6	35.7
Total	70	1435.1	

Administrativ District And Population Density



Since 1990, after the great economic, social and political changes, the movement of population was not controlled.

International migration as a new phenomenon was introduced and developed quickly especially in Italy and Greece (the number is estimated 400.000 persons).

Characteristic of this time was the migration of population from rural zones to low-land cities and big cities especially in Tirana, Durres, Elbasan, Fier, Saranda, Vlora.

Actually there is no reliable information on the rural migration phenomenon.

It was supposed that in the period 1990-1995, 400.000 people would leave the rural zones, 190.000 would migrate abroad and 210.000 would move to cities. *

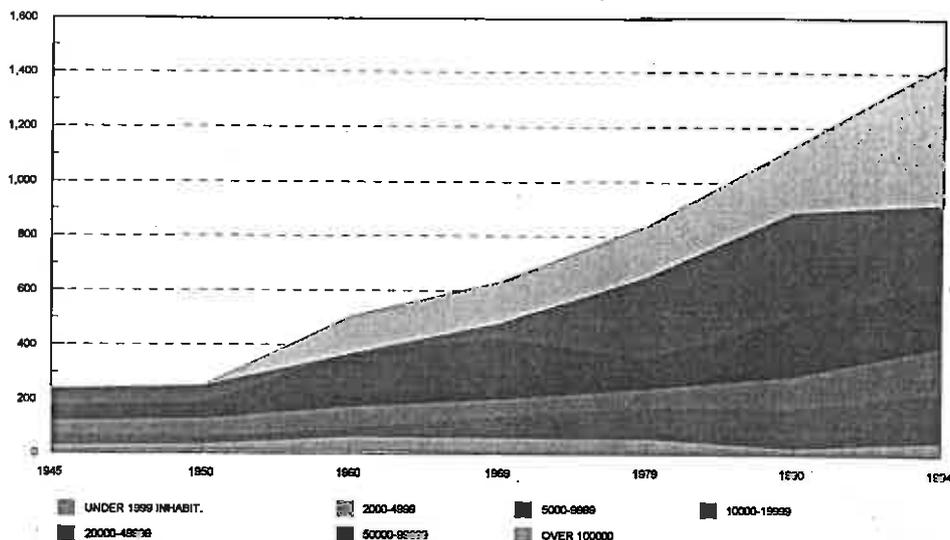
In these projections the population of Albania in 1995 is estimated 3.248.836 inhabitants; the urban population in 1989 would increase 35,75 % while in 1995 42%.

The actual tendency is the demographic and superficial growth of all the cities.

In 1990 the surface of Tirana was 3.100 Ha. During 1994, the Council of Territory Planning has extended the surface with 300 ha.

In this period the migration village-cities and small cities-big cities is predominant.

POPULATION INCREASE IN CITIES BY SIZE-CATEGORIES
RRITJA E POPULLSISE SIPAS MADHESISE SE QYTETEVE



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**Tab. A.5.f CHANGES OF POPULATION NUMBER AND THEIR FACTORS
(1980 - 1990 - 1992)**

Settlements	Settlements		Population (1000)			Natural increase 1000 Inhab	Distribution %		
	90	92	1980	1990	1992	1990	1980	1990	1992
Tirana District	1	1	192.8	243	250.2	12.4	7.2	7.4	7.9
Centers	26	36	713	734.3	1081.9		27.6	28.3	34.2
Other towns	41	-	144.2	241.7	73.2		6	7.4	2.3
Towns									
Total	67	-	897.3	1176	1155.1	16.5	33.6	35.7	36.5
Villages	2848	-	1733.2	2079.9	2010.9	21.4	66.4	64.3	63.5
Country									
Total	2915	-	2670.5	3255.9	3166	20.1	100	100	100

*

**Tab. A.5.g DISTRIBUTION OF SETTLEMENTS BY
POPULATION CATEGORIES
ON 01.01.1993**

Population	Comuna Nr.	Municipality Nr.	Population %
Deri 5000	116	6	13.4
5000 -10000	157	15	33.3
10000 -20000	38	8	17.7
20000 -50000		9	20
50000 -100000		6	13.4
Mbi 100000		1	2.2

In 1994 the rural population presented 60,8% of the total population. *

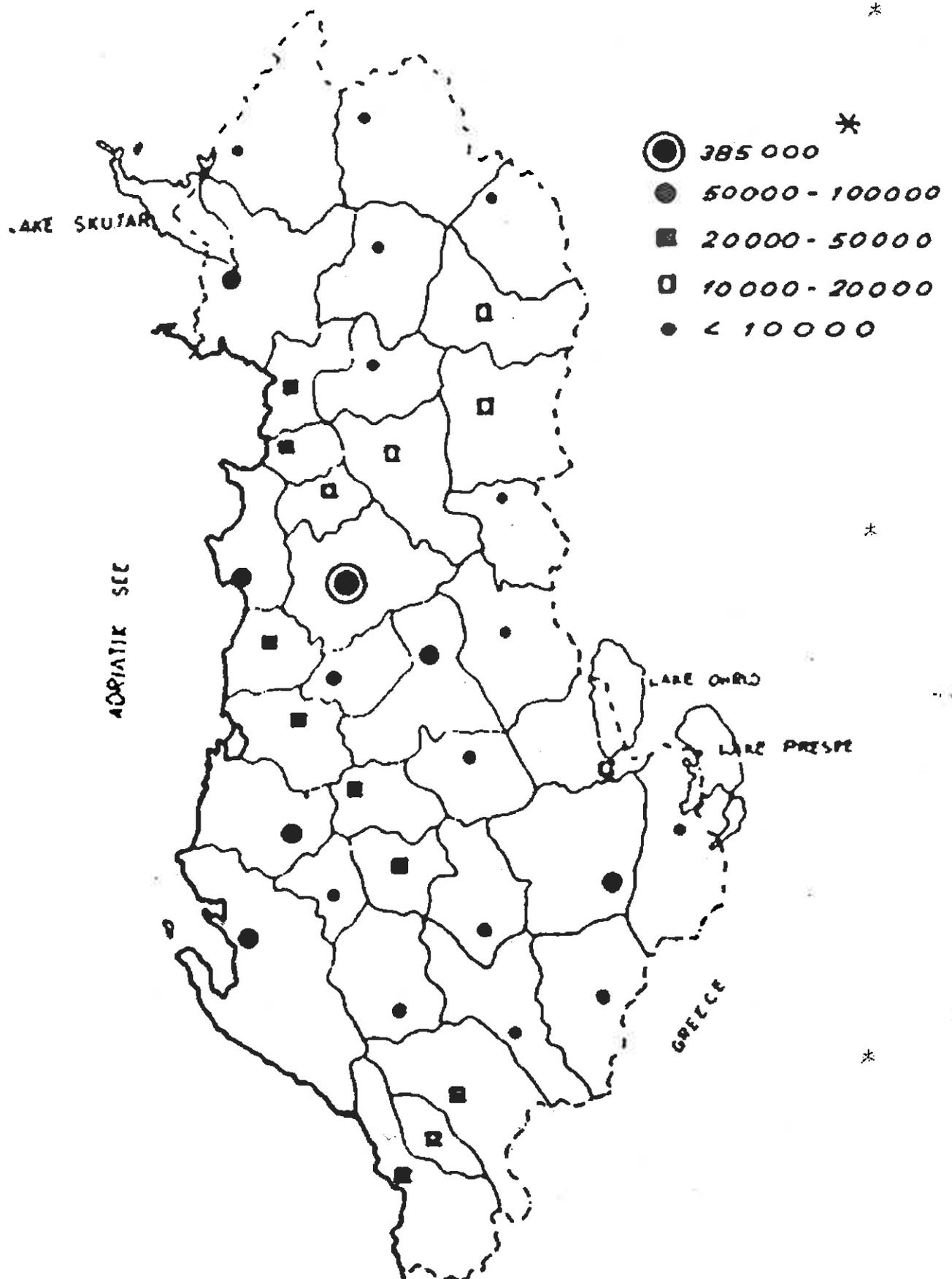
In 1994 the network of rural settlements included 2.923 villages and 314 communes.

Till 1990 the rural zones were characterized by a considerably high natural growth of population and a negative migration.

After 1990 several factors increased village-city migration. The most important factors are as follows :

- Liberalization of the movement of individuals and groups of people.
- Differentiation between the traditional agricultural sector and the new private sector such as small business, construction, services, etc.
- Private property.
- Priority was given to consumption goods.

DISTRICTS AND THEIR CITY CENTRES (01.01.1993)



* POPULATION OF TIRANA MUNICIPALITY IS 250 220 INHABITANTS (1993)
 TOTAL POPULATION (WITH PERIPHERY) IS 385 000 INHABITANTS (1993)

Development of Population, Families and different Social Groups during the Transition Period.

During the last five years Albania has experienced big structural, economic and social changes.

In the Projections of the population of Albania it is foreseen that in 2000 the number of population will be 3.419.918 inhabitants and 3.824.930 inhabitants in 2010. According to these Projections, for the period 1995-2000 the general birth coefficient is foreseen to be 2,43 and the average life expectancy about 72,6 years.

In the Census of 1989, the total number of registered families was 675.456. The average number of family members was 4,7 members , 3,9 in urban zones and 5,3 in the rural zones.

Table.A.5.h. *Grouping of families according to the number of their members.*

Number of members	No. of families in total (%)	No. of families in cities (%)	No. of families in villages (%)
1	4.2	5.9	2.9
2	8.2	11.5	5.8
3	15.0	19.9	11.3
4	23.7	31.0	18.2
5	19.0	18.3	19.5
6	12.4	7.8	15.9
7	7.5	3.0	10.9
8	4.5	1.3	6.9
more than 9	5.0	0.9	8.1

Table A.5.j. *Grouping of families according to generations (Census 1989)*

Families	Total Number	City	Village
Families with one generation	11 %	15 %	8 %
Families with three generations	72 %	74 %	70 %
Families with more than three generations	16 %	9 %	20 %

Table A.5.k. *Grouping of families based on the age of the head of the family (1989)*

Age of the head of the family	15- 24	25-39	40-59	over 60
Family	32 %	35 %	19 %	14 %

It is visible that families grouped in 25-39 years age-group, present 35% of the total number of families.

In 1993 it was organized a questionnaire on the well-being level in Tirana. The questionnaire was given to 3.179 families. The results were as following :

- 84,1% of the apartments are used by one family
- 10,2% of the apartments are used by two families
- 4% of the apartments are used by more than 3 families

Families consisting of the couple and children present 63,8% of the total number of families.

One in ten families has no children.

One parent families constitute 7,1% of the total number of families.

The presence of other members except parents and children is evident in one in each five families.

The emigration process is evident 78,7% in males, 71,1% in young-age group.

72% of the expenses for consumption, of families living in Tirana, is for food, drinks and cigarettes (drinks compose 2,6% while cigarettes 1,8% of the expenses).

Expenses of consumption for non-grocery goods include purchase of equipment with long-term use (7,6% of the total expenses) and expenses for building (6% of the total expenses).

Infrastructure of education

The infrastructure of education for the academic years 1994-1995 is as following

Table A.5.I. *Infrastructure of education for the academic years 1994-1995.*

I. 8-years education	Total number	Cities	Villages *
No.schools with 8 classes	1782	265	1517
No.schools with 4 classes	1526	14	1512
Total number of classes	28797	6275	22522
No.of pupils/class	19	30	16
II. Middle School	Total number	Cities	Villages
No.middle schools	472	184	288
part time middle school	419	145	274
full time middle school	53	39	14
No.of classes in	2924	1957	967
No.pupils in the schools	26	23	31
III. University	Total number	Cities	Villages
No.Universities/Institutes	10	10	0

In national level during the academic year 1994-1995 the density was 19,1 pupils per class for the elementary schools and 29,6 pupils per class for the middle schools

In Tirana for the same period this index was 19,1 for the elementary school and 30,6 pupils per class for the middle school.

Infrastructure of medical care and services.

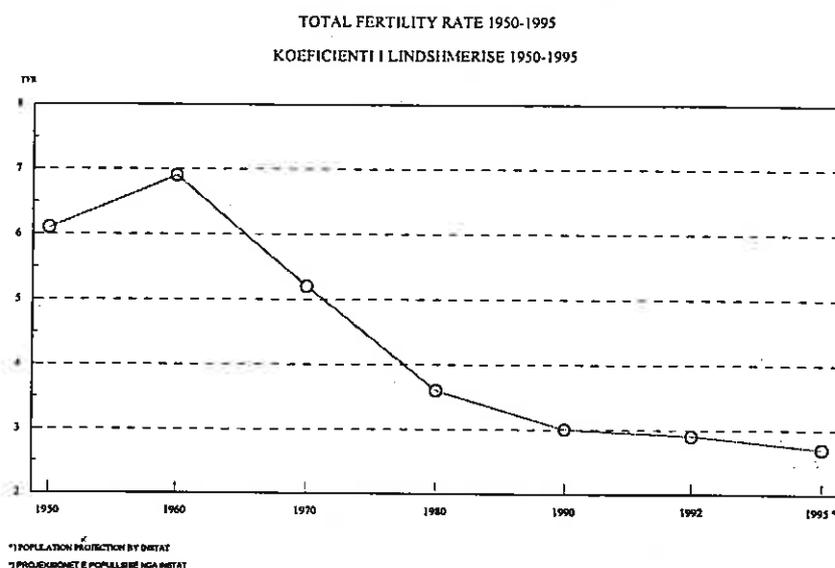
Medical service in Albania is mainly state service and partly private. It falls under three levels :

1. **Primary medical service** includes 2.675 medical centers and ambulances, 2.091 child consultation centers and 2.268 maternity consultations, 36 centers of medical education, 36 centers of hygiene and epidemiology, 3 rural hospitals with 35 beds, 268 maternities with 971 beds. This service covers all Albania.
2. **Hospital medical service** includes 45 hospitals with 7.274 beds, 58 central dispensaries.
3. **Research and Scientific medical service** includes 4 national University Clinics with 2.387 beds.

The medical personnel in Albania in 1994 included 5.794 doctors, 1.290 dentists, 936 pharmacists.

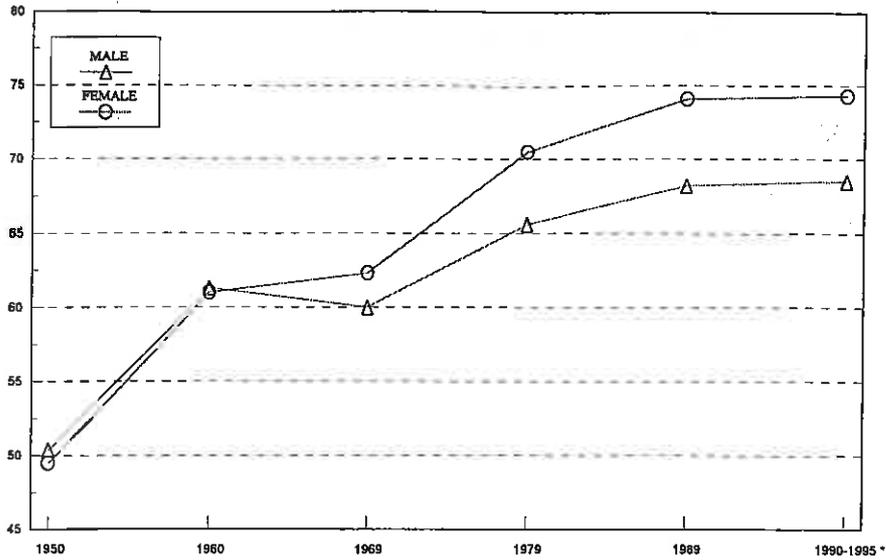
Actually medical service is supervised by the Ministry of Health and Environmental Protection.

Private medical service is in the first steps. Dentist and pharmaceutical services are totally privatized.



Fertility has decreased dramatically during the last 30 years. In 1960 it had his boom; but after that year Albania experienced a sharp decrease in fertility, especially during and after 70's.

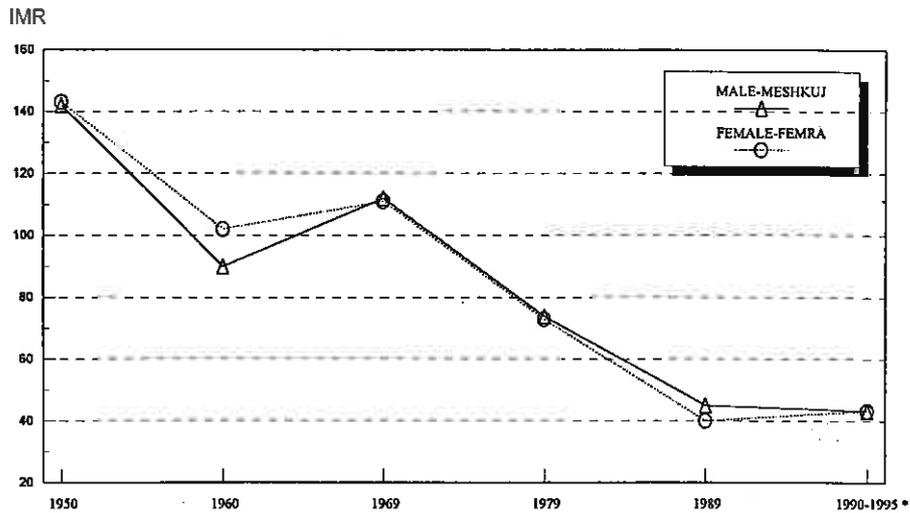
LIFE EXPENTANCY AT BIRTH 1950-1995



*1) POPULATION PROJECTIONS BY INSTAT

Life expectancy increased from around 50 years of age in 1950 to 70 years for the men in 1992. Women, who had a slightly lower life expectancy than men in 1950, made steady advanced reaching a life expectancy of more than 76 years of age by 1992.

INFANFT MORTALITY RATE 1950-1995
KOEFIGIENTI I VDEKSHMERISE FOSHNJORE 1950-1995



*1) POPULATION PROJECTIONS BY INSTAT
*2) PROJEKSIONET E POPULLISE NGA INSTAT

Infant mortality declined dramatically from 1950-1960, but rose during the 60's before dropping steadily.

*

The infrastructure of human settlements includes even Road Network and urban public transport. *

Road Network Road network in Albania (1994) was 18.000 km. 7450 km are national roads out of which 2850 km were asphalted and 4.600 km are not asphalted.

Urban Public Transport

Table A.5.m. *Table of the urban public transport in Albania.*

No.of passangers	1993	1994
Thousand road	38900	31792
Thousand road km	306658	197241

The number of passengers in 1994 is smaller as compared to the number of passengers in 1993.

The number of private cars increased from 15,5 cars/1000 inhabitants in 1993 to 21,2 cars/1000 inhabitants in 1994.

The number of state buses and mini-buses in 1989 was 1798 as compared to 2690 in 1994, while the number of private buses was 5343.

*

CHAPTER B : ASSESSMENTS AND PRIORITIES

B.1. General view on Social Situation and ratio with

Before the downfall of communism, the Albanian economy might be characterized as the most rigid orthodox Stalinist system, the most isolated, autarchic and backward in Europe. For a period of 50 years Albania remained totally loyal to the Stalinist principles of planning and centralization, to strict state control and centralized repression in all aspects of economic activity.

The extreme isolation of the country, especially in 70's and 80's led to an interruption of financing from foreign sources, preventing any accumulation of resources to finance capital investments.

Economic policy focused on subsidizing the losses in inefficient economic production, maintaining a constant level of employment, and keeping prices and exchange^{*} rates constant. These policies led to distortions in the economic mechanism and, as they were simply covered by the budget, especially in the second half of the 80's, resulted in the creation of uncontrolled monetary surplus and accelerated the total collapse of the system of production.

The collapse in the economy was reflected in 1991/1992 outburst of inflation, the great increase in unemployment and the total disintegration of the balance of foreign trade since 1990.

The poverty in Albania was not a result of the existing climatic conditions, crop failures or desert encroachment, but of the imposition of a social and economic system which in the end could distribute equitably only poverty and finally collapsed.

This situation was evident in countries and towns settlements. Since 1990, the public property on the land and the right of the Government to expropriate the owners without compensation or with a very symbolic one, served as the basis for conceiving Regulatory Plans.

The criteria for the territorial extension of the settlements, mainly in the big cities^{*}, was based on the increase of the living density through the destruction of the private housing sector.

The last Regulatory Plan for the city of Tirana of 1989 foresaw to cover 40% of the needs of population growth in a period of 15-20 years through the obligatory destruction of existing private houses. This is one of the reasons why housing problem keeps overcharging in continuity. Territories for tercial services included in the Regulatory Plans were never implemented because of false and inadequate norms and lack of funds that were centralized and did not respond to a real social policy.

Under the conditions of a total isolation from the external world, implementation of

technical and scientific information and knowledge in the urban planning sector was limited and inadequate.

Missing in organized Conferences, workshops, training courses apparently influenced on the technical level of the urban planners.

The non existing territory planning was evident in the sector of urban planning and at the same time greatly influenced on the social sector in the incapacity for job-creation possibilities, improvement of transport, etc.

As a result of the prohibition of the private transport, Regulatory Plans produced a road system hopeless for the future development and totally inappropriate to support the "boom" of the continuous increasing number of private transport means, especially in big cities..

Taking into consideration the existing physical conditions of the road system, the measurements taken to better organize traffic movement can only facilitate but do not give a final solution.

Only in Tirana today there function 40000 private transport means as compared to 300 ones in 1990.

As a result of the wrong social and economic policy applied during dictatorship period big differences are created in the incomes per capita of the population.

The North and North- East regions have remained undeveloped although they are rich in natural resources for the production of electric energy, mineral resources, development of tourism, etc.

The above mentioned economic phenomena have strongly influenced on the insufficient development of human settlements, lack of infrastructure and development of urban communication.

Urban studies had in general technical character avoiding problems of social-economic character.

The urban planning was controlled by the Central and Local Government.

Urban studies did not include regional studies for resolving the problems of regional infrastructure, energy and ecological systems. *

Albania is rich in water and energy resources but supply of human settlements with water is still a problem because it requires complete reconstruction of the existing network.

Projects have already started to be implemented for the supply with water and energy. Sewage system and cleaning impiants still remain a serious problem.

As this system is not yet constructed in Albania, sewage and industrial waters stream in rivers .

The national transport network has not changed since the Second World War. Only the rural road network has changed to resolve the needs of the remote rural regions (about 1000 km new roads have been constructed during the period 1970 -1990 out of which 57% are asphalt).

A new railway network was constructed (about 720 km) but it requires a complete reconstruction of the technical parameters.

Land, sea and air transports need complete reconstruction.

Special attention has to be focused on the reconstruction of the existing ports because from 1970 up to 1990 the loading and unloading volume has not increased.

The level of holiday centers do not meet the minimal requests of the country.

They are mainly constructed at the seaside and their quality is very low. Only 5% of the population can spend their holidays in such centers or one citizen can spend his holidays in such centers once in 20 years.

Albania possesses powerful potentials of natural resources but only a small part of them has been used and even that part is based on old technology.

*

*

B.2 Changes in the Albanian Economy.

The macroeconomic Stability.

The efforts for establishing a "Macroeconomic balance" have aimed at a decisive use of monetary and financial mechanisms in order to check the increase of money in circulation, to stabilize the currency, bring down the public deficit and restructure the budgetary system. It has aimed at creating free competition by removing subsidies and a system of welfare.

Liberalization of the prices, limitation of the credit, state budget and payments balance.

The liberalization of the prices began in a wide level in October 1991. It was further extended in July 1992 by allowing prices to fluctuate freely in the market in keeping with supply and demand.

The limitation of the credit was applied by increasing the interest rate and keeping inflation rate under control.

The macroeconomic instability during 1980 was a result of the subsidy of the wages, crediting of the cooperative system as well as of the subsidy of the production enterprises mainly destined for export.

The budget deficit, that kept increasing in continuity, was covered by the emission of new coins creating a considerable big amount of money in circulation. *

The drastic reduction of budgetary expenditures and especially the elimination of salary subsidies to the state enterprises and the reduction of basic investments made by the state, played a major role in laying the foundations for a market economy.

The economic crises of the years 1990-1992 was mainly reflected in the evident fall of the exporting capabilities of Albania. The removal of the subsidy on the agricultural and industrial production as well as on raw materials destined for export were the main reasons the export increase failed.

Imports had a quick growth more than that registered by administrative records.

In this context, the restructuring of a new economic pattern - the market economy - gave a special access to privatization process.

In 1991, the Parliament approved "The Law on Land", according to which the land, till that time property of the agricultural cooperatives and state farm, was distributed to the peasants. The land was given in use (a kind of ownership with no right of sale).

The process of agricultural land distribution was a long and difficult process having a direct impact on agricultural production.

In 1991 - 1992 several commercial units were privatized which brought about an immediate improvement in supply of goods and services for the population. *

In 1992 - 1993 many small and medium size enterprises were privatized. This process

proceeded relatively slow. Administrative measures were taken to accelerate the Privatization of Small and Medium Enterprises.

During 1993 - 1994, in accordance to "The Law for Privatization of State Houses", 98 % of state houses was privatized. This process made possible the implementation of the free market of selling and buying in housing sector.

In the context of privatization process, a matter of special importance and interest was the restitution of the ownership to the ex-proprietors.

In cases the legal framework was not complete, the compensation was done through Vouchers.

This kind of compensation was applied for privatization of different objects and was also given to ex-political prisoners as composition.

Improved Balance of Working Forces.

The difficulties faced in the economic system considerably influenced the job market. Employment level during 1992 was estimated 59% (in 1989 it was 80%) marking the lowest level of this estimation.

Employment level has increased considerably in the period between 1992 - 1993.

The employment framework based on administrative records is as follows :

1. ***Employment in public sector***
 - state enterprises
 - joint-venture enterprises
 - central and local budget institutions

2. ***Employment in private sector (non - agricultural)***
 - Physical persons \ employed or self-employed
 - Juridical persons /

3. ***Employment in private agricultural sector***
 - private farmers

*

Unemployment

Unemployment is one of the most delicate and serious problems of transition period. The coefficient of unemployment increased from 7% in 1989 into 27% in 1992 (this is considered the highest coefficient of unemployment).

The coefficient of unemployment decreased at the end of 1994, 80% of the total unemployment belonged to urban zones.

Tab. B.2.a The coefficient of unemployment for the period 1989-1994.

Year	1898	1990	1991	1992	1993	1994
Coefficient of unemployment (%)	7	10	9	27	22	18

Characteristic of the labor market in Albania during the recent years is the systematic long-term unemployment (unemployed are considered the jobless persons for a period longer than one year).

At the end of 1993 this category composed 64,5% of the total number of unemployed persons and 80% in 1994.

*

54% of the long-term unemployed persons are males.

52% of the long-term unemployed persons have attended middle school or are graduated at University and 64% of them are young age (34 years).

Another characteristic of labor market is the regional difference in the level of unemployment.

During the period of years 1993-1994, the highest coefficient of unemployment was registered in the North-Eastern regions of Albania.

Tab. B.2.b. TOTAL REGISTERED UNEMPLOYMENT

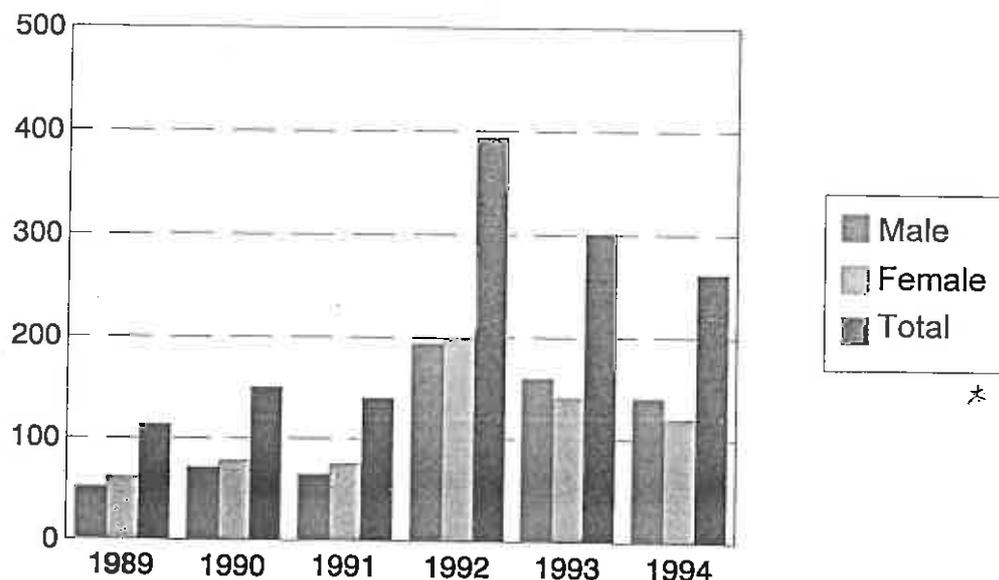
	YEAR					
	1989	1990	1991	1992	1993	1994
Total unemployment	113	151	140	394	301	262
- male	52	72	65	194	160	141
- female	62	78	75	200	141	121

(in thousands)

*

Institute of Statistics

TOTAL REGISTERED UNEMPLOYMENT BY GENDER
1989-1994



*

Tab. B.2.c. UNEMPLOYMENT RATE FOR 1989 - 1994

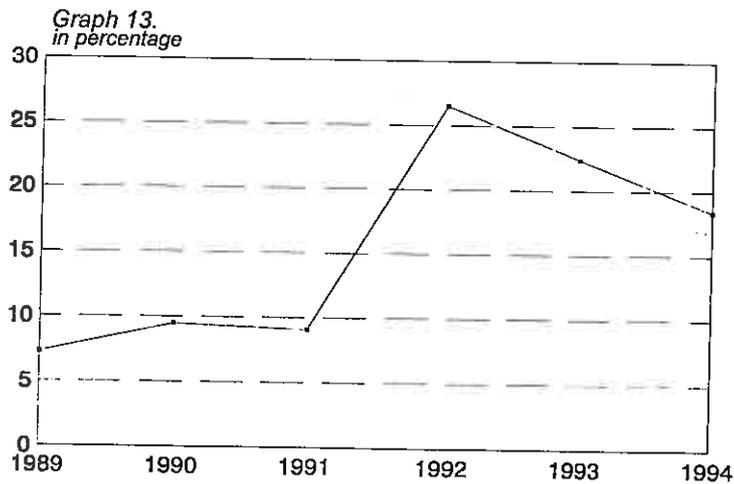
	YEAR					
	1989	1990	1991	1992	1993	1994
Unemployment rate	7	10	9	27	22	18

(In percent)

Institute of statistics

UNEMPLOYMENT RATE
FOR 1989-1994

*



Tab. B.2.d. TOTAL REGISTERED UNEMPLOYMENT
ACCORDING TO AGE GROUPS AND
GENDER

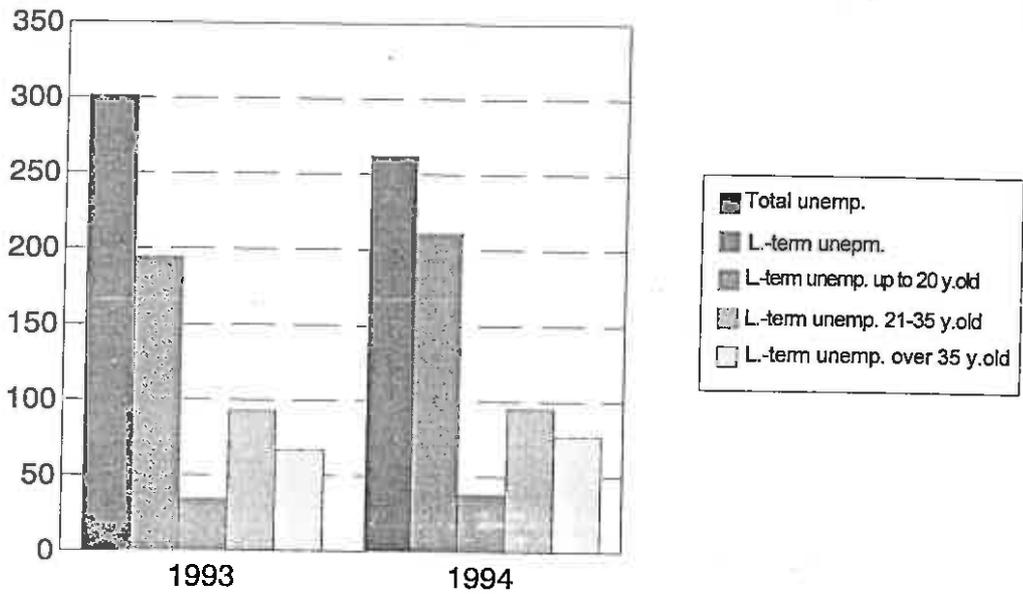
*

	YEAR	
	1993	1994
Total female	141001	120937
- up to 34 years old	89669	74813
- 35 years old and over	51332	46124
Total male	160288	140913
- up to 34 years old	102341	87120
- 35 years old and over	57947	53793

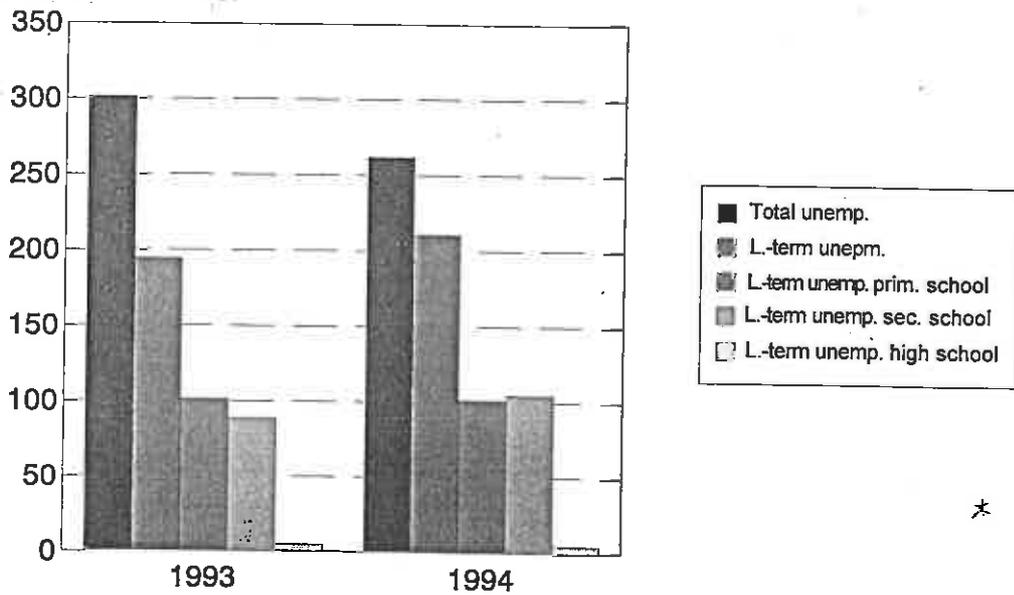
(In number)

Institute of Statistics

DISTRIBUTION OF LONG-TERM UNEMPLOYMENT BY AGE-GROUP 1993-1994



DISTRIBUTION OF LONG-TERM UNEMPLOYMENT BY LEVEL OF EDUCATION 1993-1994



Tab. B.2.e. DISTRIBUTION OF LONG-TERM UNEMPLOYMENT BY GENDER

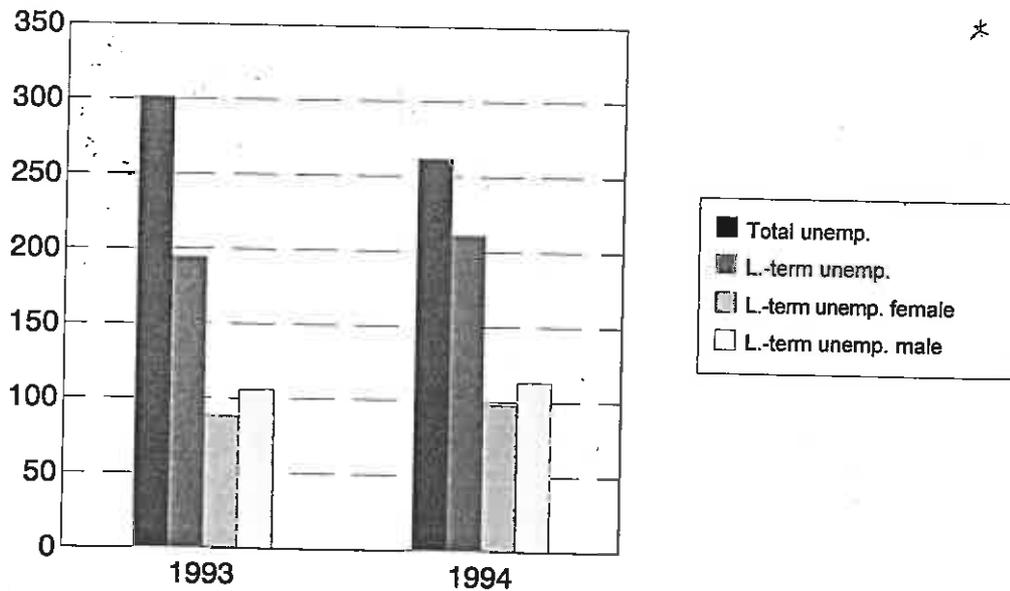
(In percent)

	YEAR	
	1993	1994
Long-term unemployment	100	100
- female	45	46
- male	55	54

*

Institute of Statistics

DISTRIBUTION OF LONG-TERM UNEMPLOYMENT BY GENDER 1993-1994



*

*

... of the ...

established by

... defined all the
... for its implementation

defined all the

The first changes in the system were introduced in September 1990 with the restriction
of ... and were followed by ... in January 1991.

... 1991 the wages of all the employees in the sector of national export got
...

The evaluation of prices was accompanied by the approval of the Government decree
on the increase of wages that was applied in two phases: July - September 1991.

... Law *

(Formal basis for defining wages).

... served to establish the system of wages.

... the scope of
... level.

... required several mea-

... and food compensa-
... tariffs and prices for

... of a well balanced
... some articles such as
... was an effort to further

... but it was in-

... and its re-

... a monthly profit

... 80% of the
... at of 1992.

... ones benefit

... more than two

Household Incomes

A * Study case in Tirana

In August - October 1993 it was organized in Tirana under the supervision of INSTAT a Census aiming at estimating the economic level of families in Tirana.

The economic level of these families was estimated based on the level of their total incomes.

The average number of per one family was estimated 3,7.

A family of 3 members expended 132.963 lek/year, or 1.140 USD/year equal to 11.080 lek/month or 117 USD/month.

A family of 4 members expended 136.004 lek/year or 1.432 USD/year equal to 11.337 lek/month or 119 USD.

20% of the richest population expended 768 USD/year per person meanwhile a poor family expended 174 USD/year per person.

In average, each person expended 31,60 USD/month or 371 USD/year.

The difference between population having low and high incomes is 1 :4,4.

B. Social - economic observation on agriculture.

Speaking on rural areas, it has to be said that family living in rural zones often experience economic difficulties as a result climatic conditions, especially in the periods January - April.

The statistics on agricultural incomes for 1993 show very modest monthly incomes of an average of 3.368 Leke or 34 USD.

The lowest incomes are registered in the North-Eastern regions.

The average incomes per year for a family of 6-7 members are 548 USD, considering here consumption and selling value.

In the future it is foreseen to follow a policy aiming the further extension of urban zones and the development of the rural industry.

Public Finance

A) State Revenues

The drastic decline in revenue from enterprises, forced the Government to develop revenues from taxes. In 1994 the public revenues fell under this structure: *

64%	taxes
9%	additional funds
2%	privatization

The rest was paid by the budgetary institutions and was covered by payments for social insurance, etc.

B) Foreign Aid and Remittances from the Emigrants.

During 1992 - 1994 Albania received considerable bilateral and multilateral Aid. The Food Aid is getting reduced as a result of internal efficiency. Actually, considerably more foreign assistance was allocated to Albania than was finally disbursed due to limited "absorption capacity" of state institutions.

Remittances from the emigrants are estimated approximately 350-450 million USD. It has mainly come from the people working in Italy and Greece, representing 28% of the working force.

C) Tax system and its structural changes.

After a 24 years long interruption period, taxes were introduced in Albania in 1991. Initially they were applied in the private sector, recently established. *

All kinds of taxes are defined by Law and approved by the Parliament. The first Legal Acts on taxes were decreed on January 1992 through the following Laws :

" Turn-Over Tax", "Tax on Profit", "Law on Excises", "Law on the tax for physical persons exercising their activity in the sector of commerce, artisan services, transport, etc.", "Law on Tax System", and " The Law on Customs".

The implementation of new Tax System faced a lot of difficulties, because of the existing psychology of a state without taxes and the new experience for paying taxes. Based on practice and experience, on changes in the relations between state and private institutions and the need to suit to laws and active policies defined by the Government in its medium-term program, the Tax System has been further improved and worked out reflecting all the changes and new strategies.

Within the Tax System framework the Law " Tax on property" was introduced in 1994, including taxes on agricultural land and buildings. This tax is applied in all ranks of population, especially in private farmers who are land owners.

B.3. Local Administration and Decentralization in the Government.

During 1992 - 1994, Albania had a centralized Government of Party - State type. The institutions of Local Government were only mechanic executors of orders.

The basis of decentralization in Government were established in 1992 by the approval of the Constitutional Law and several separate Laws that gave to the Local Government the right of decentralization especially in treating public matters.

Local Government Structure

There exist two levels of Local Government :

1. Communes and Municipalities

3. Districts

There are 36 Districts in total, 34 in total provincial zones, while Municipalities (40 in total) cover the

0 inhabitants, ex-
*
-habitants.

- A) The Council of Commune or Municipality
- B) The Chairman of Commune or Municipality

These institutions are defined by free and direct elections by the inhabitants of the respective regions.

The relation between Local and Central Government is defined by Law.

There are 36 Districts in Albania. Tirana Municipality has a special status and has all the functions of a District.

The first free democratic elections for the Local Government were organized in July 1991. The two levels of Local Government are represented by 40 Political Parties.

As for municipalities, the local elections were held in July 1996, new election

... as an object of
*

Agencies at the level of Local Government, the Central Government has its institutions ... division of the respective ... level.

... offices, customs ... labor, Police Sta-

The existence of the above mentioned Central institutions at Local level has created overlapping of competence and functions, especially in the sector of public character ...

In September 1993, the establishment of Prefectures was approved by law. They started ...

... Local Government and ...

The main competence of Local Government institutions

*

The first level of Local Government (Communes and Municipalities) mainly functions in the sector of public services.

The Districts exercise the ... and Municipalities.

In cases when public services are not covered by Communes or Municipalities, they are ... by the District.

In accordance with the Law, Local Government has the following competence:

- To make evident, register and resolve housing issues of the people in the houses constructed with state budget funds.
- To draft local urban development programs. This program is implemented by Local Government Institutions after it is approved by the respective authorized institutions.
- To manage and maintain roads and side - walks within urban centers, environmental protection, lighting, road traffic, etc. *
- To manage drinkable water system in inhabited centers. In case when water system serves to several Communes or Municipalities, it is managed by the District.
- To administrate civil state documentation, etc.

In accordance to the Law in power, Local Government enjoys extensive competence concerning public problems.

Local Institutions have faced several difficulties in fulfilling their complete functions because of the following reasons :

- a) They have functioned under difficult conditions inherited from ex-socialist economy, especially in North-Eastern regions.
- b) 70 % of the population living in rural zones has the tendency to move toward urban zones. *
- c) Lack of infrastructure all over the country.

Financial resources of Local Government

For a period of 50 years, the institutions of Local Government did not have their finance. The budget in Albania was centralized and very limited.

Local Government was authorized to get from the Center only expenses for wages and administration.

The Law on Local Government Budget, approved by the Parliament in 1993, for the first time gave to Local Government its independent budget, although small.

The budget consisted of :

- a) Local Taxes
- b) Finance from State Budget

Here are included even financial resources that according to the Law are paid to the state as taxes, national taxation or part of incomes from the privatization of the state property.

- c) Loan, grants, aid given directly to Local Governments.

The basis of local budget are the taxes. Except 12 taxes approved by the Parliament *

Local Government has the right to approve temporary taxes.

*

Tax on Real Estate (agricultural Land and Buildings) constitutes 8-10% of revenues of the fiscal system in Albania. 60% of such revenues are supposed to be received by the institutions of Local Government.

The fiscal system and financial independence of Local Government are further improved. Actually it is relatively not yet consolidated to apply all its competences. The incomes from Local resources present 10-20% of the total budget of the Local Government institutions.

The other part of the expenses is covered by the Central Government.

Each year the State Budget plans for each commune, municipality or district funds to cover the expenses that can not be covered by local resources.

These funds are managed independently by Local Government while for activities administrated by the state, funds are allocated on the condition that destination of their usage has not to be changed.

The further improve of the role of Local Governments will serve as a fundamental aspect of their real decentralization and their direct role especially in resolving public problems of Human Settlements.

For this purpose work will be done in the following directions :

- Increase of local budget from its own resources by effectively applying the existing system of taxes.
- Strengthening of the competence and independence for using state funds according to priorities defined by the State.
- Taking advantage of different international donors, foundations or other financial institutions.
- To improve the quality level of work in the respective Institutions of Local Government. Technical assistance will greatly influence on the better training of these Institutions.

*

B.4. The Main Elements of the New Juridical System in Albania. Further Promotion of Foreign Investments Through an Adequate Legislation

The new democratic State based on the principals of freedom and human rights, pluralism and private property was considered to be the greatest achievement in the period 1992-1995 after the collapse of proletariats dictatorship.

"The Main Constitutional Provisions" was approved in 1991. It abrogated the bad-famed, hypocrite "approved by people" existing Constitution.

It presents the start of new social relations in our country, such as the dignity protec-

tion, human rights, political pluralism, diversity of properties and their equal rights, the access to foreign investments, etc.

The old Constitution did not allowed private property, getting foreign loans and concession considering them as " acts of high betrayal to the country and the people".

After continuous improvements in the Constitutional legislation for the first time in Albania it was established the Constitutional Court.

Legal acts were worked out to regulate the activity and competence of the Parliament, President and Council of Ministers under the framework of a Parliamentary Republic (1992).

The Law " On organization and function of the Local Government" was approved in 1992 and was considered as one of the most important laws representing quality changes in the organization of the Local Government - total centralization was replaced by decentralization, independence, local autonomy, etc.

The Law "On the main Constitutional rights" and several other laws were approved in 1993, establishing the basis of the Albanian future Constitution.

Within a period of four years Albanian Government has approved about 300 laws. These Laws have regulated the social relations in different fields of the economy, foreign investments, Court system, banking system, etc.

Below are listed some of the most important main provisions dealing with private property, foreign investments, human rights, the role of the state. The above mentioned provisions are indicators of the modern structure of the Albanian State, a structure based on the legal framework of the most Western developed countries.

- The organization of the state is based on legislative, executive and judicial power. *
- The acknowledgment and respect of all the accepted principles of the International Rights.
- The economy is based on the diversity of properties and free initiative of all economic subjects.
- The subjects having rights on the property are : state, physical and juridical persons.
- Foreign physical and juridical person has the right to carry out his independent economic activity and invest in the country. He also has the right to repatriate his profit.
- The juridical authority is separate and independent from the other authorities.
The organization and competence of the Court is regulated by Law. *
The creation of extraordinary Courts is forbidden by law.
- The Constitutional Court is the highest authority that defends and

guarantees the respect towards the Constitution and legislation.
The Constitutional Court is independent and is submitted only to the Constitution.

- The territory of the Republic of Albania is divided in Communes, Municipalities and Districts. The Local Government functions in each of the Communes, Municipalities and Districts.
The respective institutions of the Local Government are directly elected by the people.
- Institutions of the Local Government are juridical persons. They have their own properties acknowledged by Law and exercise their economic activity within and out of their territory.
- Everyone has the right of house choice and move freely in each part of the Albanian territory.
Everyone has the right to travel abroad.
- Everyone has the right of having private property or sharing it with others.

The above mention provisions constitute the basis for establishing a juridical system that will be supported by a wide well organized legislation that will adequately reflect the development of the society.

In the context of the above mentioned legislation, it is worth mentioning the Law that protects foreign investments in Albania as important and necessary investments for the development of free market economy in our country.

The Law on sanctions and protection of the private property, free initiative, independent private activity and privatization" was approved in 1991 - 1993. In accordance to this Law, foreign subjects just like the natives, can exercise their activity as individuals or in share-holding companies, anonymous company or company with limited liabilities, etc.

The foreign subjects have the right of property on buildings of any kind, object of civil circulation, with the exemption of land that can be hired for 99 years, or can be bought only when it is approved by the Parliament.

"The Law on Land"(1991) presents the start of great changes in the property relations on the Land. Till that time, the land, even that of private buildings, was totally state property.

According to this Law, the agricultural Land is farmers' property, while the land in the inhabited centers is restituted to the ex-proprietors.

The agricultural was distributed to the farmers according to "per capita principle" but restricted to buy or sell it.

In 1993 according to the Law, the peasants were legally allowed to lease the agricultural land to other native or foreign persons.

In 1995 the restriction on land selling was abrogated by the "Law on buying-selling of the agricultural land and pastures". In accordance to this Law, Land became an object

of civil circulation.

Special priority was given to the Law on Foreign Investments. It was initially approved in 1992 and further improved in 1993.

Foreign investments in Albania are permitted and treated on a basis no less favorable than that accorded in like local investments.

In all cases and at all times, foreign investment in Albania shall receive fair and equitable treatment, shall enjoy full protection and security.

In any case foreign investments shall be treated on a basis no less favorable than the accorded by rules generally accepted by international Law.

Foreign investments shall not be expropriated or nationalized either directly or indirectly or be subject to any measure of tantamount effect, except for a public purpose ("expropriated")(determined by Law) in a non-discriminatory manner; upon payment or prompt, adequate and effective compensation and in accordance with due process of Law.

Compensation will be equivalent to the fair market value of the expropriated investment.

Foreign investors have the right to make transfers out of the territory of the Republic of Albania of the invested funds, profits or other incomes without any limitation.

As a result of the cooperation of the foreign investors with the state and Albanian investors via Joint Ventures, in 1993 it was approved "The Law on Commercial Code" and "Law on Commercial Companies".

In order to further promote the foreign and local investments in Albania there is established an adequate Legislation.

In 1993 it was approved the Law on the development of zones with tourist priority.

In 1995 it was approved "Law on concession and participation of the private sector in service and infrastructure sector."

This Law intends to create an appropriate legal structure for making possible the participation of private, foreign and Albanian investors in the projects of public service and infrastructure by getting concession.

This Law is applied in the sector of water supply, construction, transport, electric energy, telecommunication, radio-television transmission, etc.

By Law the Government is authorized to give support and guarantee in the sector of investments such as exemptions from Tax on Profit, Import Tax, Customs Tax, etc.

Government is also authorized to create and guarantee all necessary conditions for development of investments in Albania, to guarantee the exchange of the local lek into foreign currency, when necessary even to provide bank guarantee.

"The Law on buying-selling of the Land" and "The Law on buying-selling of agricultural Land and Pastures" are considered favorable for further promotion of foreign and local investments in Albania.

B.5 The Existing Conditions of Housing and Human Settlements.

B.5.1. Human settlements conditions.

Albania according to its geographic and historical tradition has a stable system of settlements. In general the number of population in big cities varies from 20.000 -100.000. According to the administrative division, before 1942 Albania was divided into 26 districts. Each of the district had its center.

A considerable number of districts was slowly developed because of the small surface and number of population as well as a result of the centralized socialist policy for distribution of funds.

Today Albania is divided into 36 districts. The centers previously developed as traditional settlements or as cities where mining and mineral industry was concentrated, such as Lac, Ballsh, Perrenjas, Patos, etc were developed in the period 1950-1980. They are included in the group of small and middle cities.

Urban population is considerably increased as compared to the rural one. In 1969 urban population represented 31.5% of the total population while rural population represented 68.5% of it. In 1992 this ratio changed 35.7% with 64.3%. Soon at the beginning of next century it is foreseen that the ratio between rural and urban population will be balanced.

It is foreseen that in the coming 20 years the number of population in big cities (6 cities), actually 100.000 inhabitants, will grow to 200.000-220.000 inhabitants. This demographic development will be a result of natural growth of population, economic development and mechanic movement.

Tirana - the capital of Albania - was known as settlement since XVII century having a center characteristic of middle age cities with a market, mosque, a clock of last century, etc.

Tirana was proclaimed Capital of Albania 75 years before.

It has a very favorable geographic position. It lies near the sea and biggest port in the country (Durrës), near the international Airport (Rinas), etc.

The urban framework of Tirana was completed in the Regulatory Plan of 1957. At that time Tirana had a population of 180.000 inhabitants and a surface of 900 ha.

The population registered in 1989 reckoned 243.000 inhabitants while today it is 385.000. The territories built in 1990 were estimated 1.600 ha while today it is 2.400 ha. 4.500 - 5.000 houses are built without permission of the respective authorities and without any ownership document.

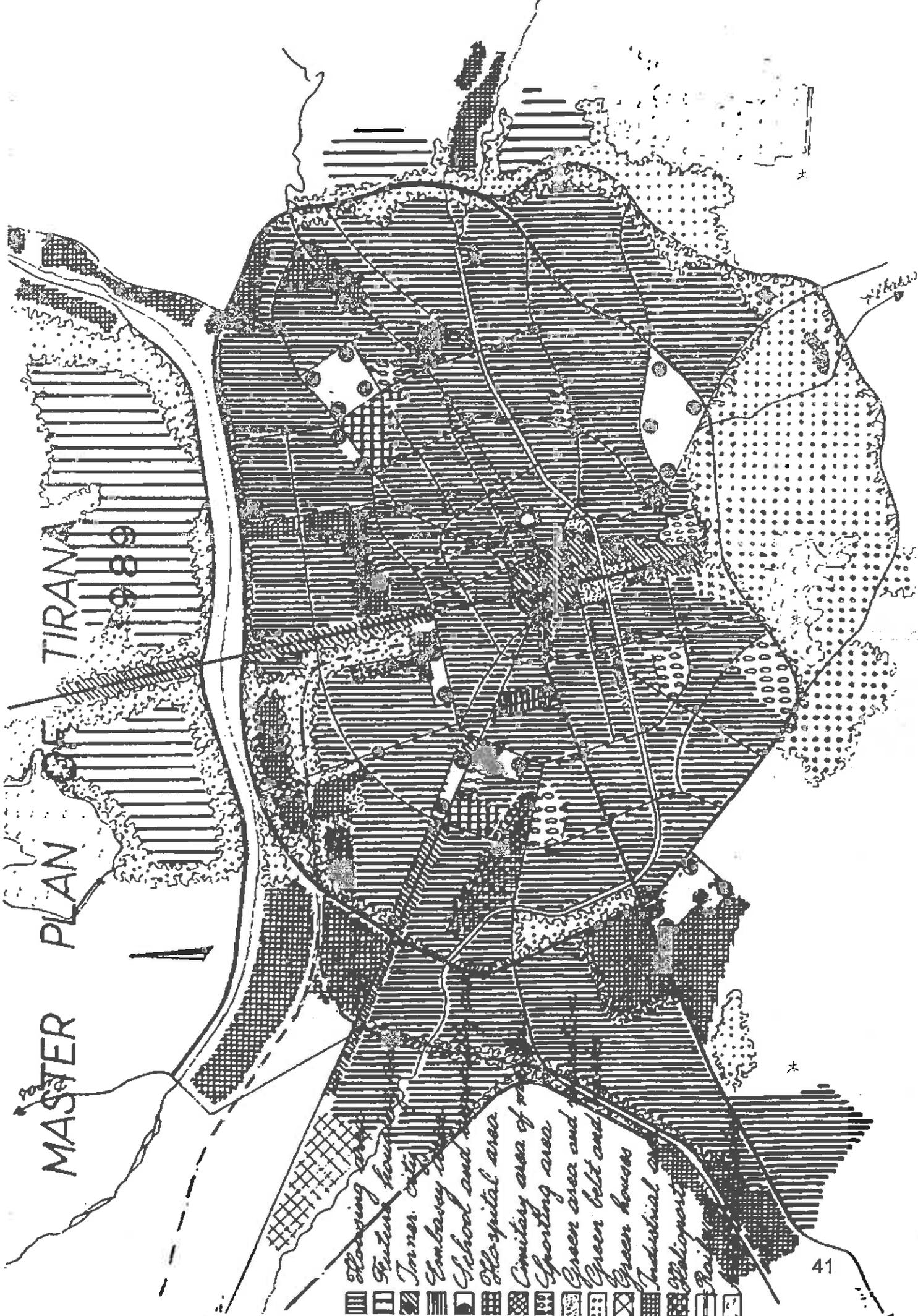
Territory planning will be organized through city-planning studies, master-plans, regional studies, regulatory plans. These studies and plans will be implemented after the approval by the institutions authorized by Law.

MASTER PLAN

TIRANA

1989

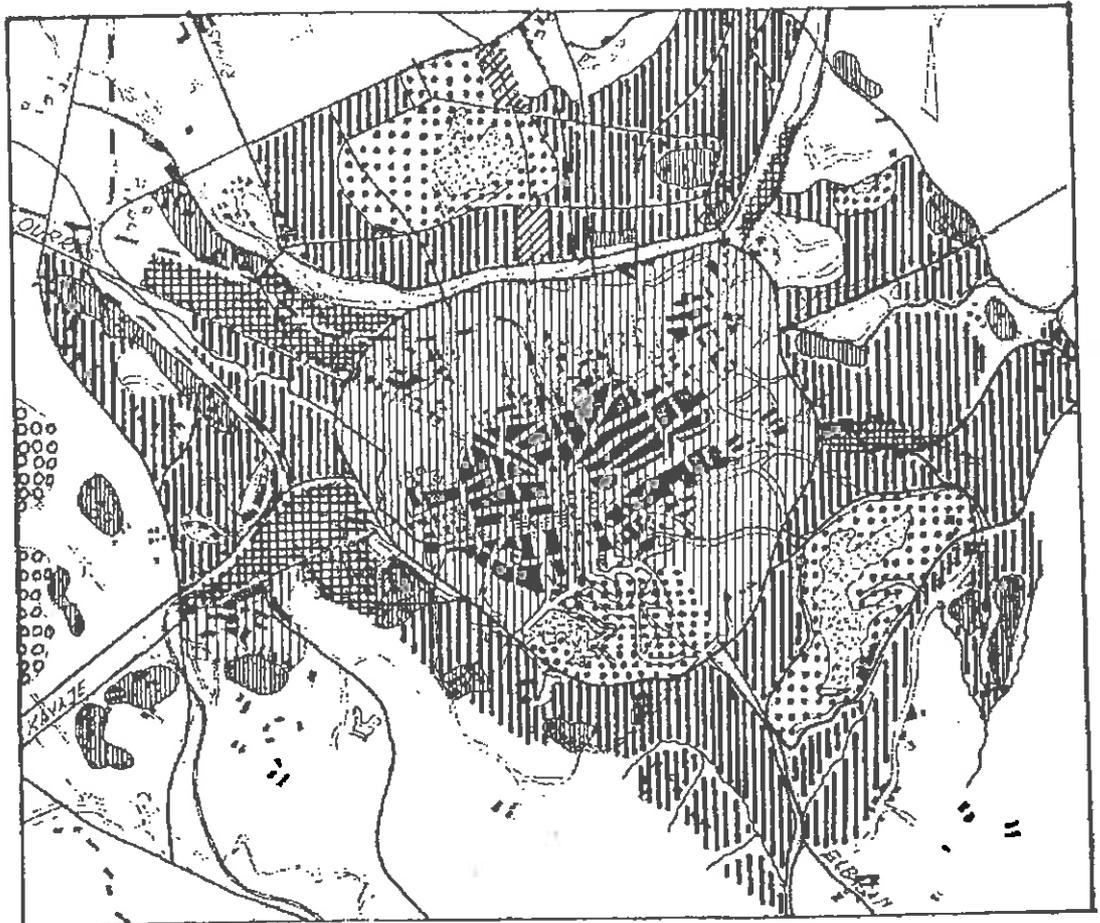
-  Housing area
-  Future housing
-  Inner city
-  Embassy area
-  School and university
-  Hospital area
-  Cemetery area of north
-  Sporting area
-  Green area and park
-  Green belt and park
-  Green houses
-  Industrial area
-  Helipoint
-  Railway
-  Airport



Wirana

SUBURB AREA PLAN

1993 *



-  Housing area
-  Rural area
-  Future housing area
-  Future service and socio-cultural area
-  Industrial area
-  Park
-  Protected forest

The urban study of the lands is managed from the Local Government levels supervised by the Councils of Territory Regulation.

The city-planning study can change the destination of the land from agricultural into land for construction. This study is approved by the respected Institutions authorized by Law.

Free movement of population and the private ownership on Land were two new and unknown phenomena for the Albanian realty.

Taking into consideration the existing situation, it is required :

1. To draft studies on the city planning of different zones
2. To improve the infrastructure in the zones where it is constructed without the permission of the respective authorized institutions.

Actually the Ministry of Tourism and Construction supported by USAID is managing a program.

The study is focused on Tirana as the zone experiencing the biggest changes.

In order to define the potential zones for construction, a study was conducted in the pilot zone about 70 ha in Tirana - Durres corridor, considered a zone with possibilities for a quicker development.

The study aims to define a strategy on the development of the land as well as the development of their infrastructure by using the funds accumulated from the sale of the state-owned land.

In cases of private-owned lands, it is decided that the proprietors will contribute in infrastructure development by giving a certain part of the land in their property.

City-planning studies have faced several difficulties as a result of the incomplete legislative framework on land and its ownership.

Another aspect is the improvement of infrastructure of the zones where is already been constructed.

Several zones in Tirana, where constructions are done with or without permission, are subject of studies. There are already created the respective institutions that will conduct this study.

The infrastructure out of construction territory will be financed by Central and Local Government.

The infrastructure within the construction territory will be financed partly by Local Government and partly by contribution of the individuals.

The secondary infrastructure within the apartments will be totally financed by the individuals.

The World Bank will finance the feasibility study on external infrastructure and will try to enable a long-term credit for implementation of the project.

Several efforts are done by the Government for conducting a study on water supply system network in Tirana. Recently an Agreement is signed with the Japanese Government for the study and its implementation. The study will resolve urban and environmental problems.

It is intensified the construction of new houses within and out of urban zones, using state and private funds.

During 1992-1995, 15.000 apartments are constructed using state funds and 35.000 houses using private funds.

30.000 of these houses are built in cities and 20.000 in villages.

Private ownership on Land has greatly influenced on improvement of the quality of construction, including here building surface, building materials and accessories, architectural structure, etc.

It has been increased the number of individual houses mainly built in the periphery of urban zones, where the price of land is relatively cheaper. *

There are considerably increased the funds used for constructions with commercial character although the proper infrastructure is missing.

As the proper premises for carrying out public service activities are missing, improvised buildings in the free micro-urban spaces are used for such a purpose.

Sometimes even the ground floor of buildings are used as premises for public service activity.

Road network, especially the interurban one, has been under continuous development.

The work has already started for construction of Tirana-Durres highway, South-North highway in Fushe-Kruje - Milot zone.

Feasibility studies are done for the reconstruction of Durres - Kapshtice road as a part of East- West highway.

Infrastructure is considered as one of the biggest problem.

The reconstruction of water pipe system has already started by using state funds, grants and credits by several Governments and different International Institutions. *

The paralyze of work in industry has greatly influenced on the migration of population, the social life and development of human settlements in these zones.

After the collapse and paralyze of the industrial zones in the post communist period, privatization processes have influenced on their re-activation.

Tourism is developed based on a well - worked national strategy. The first efforts are done to develop an up to date tourism.

Only in a two years period two big tourist hotels are inaugurated in Tirane, credited by the European Bank for Reconstruction and Development.

Feasibility studies are done for building of tourist zones and villages along the seaside.

Albanian investors are investing to built up tourist micro-structures.

The European Bank will organize a study to provide finance for the tourist zones along Jon seaside.

B.5.2. Urban Environmental Problems.

Environmental protection plays a very important role in the development of Human Settlements.

In case of an environmental analyses of the inhabited centers in general and cities in particular, the following will be the key environmental problems :

- sewage system
- solid waste system
- traffic air pollution
- reduction of green surfaces (parks) (because of buildings without permission of the respective authorities).
- lack of an effective network to monitor environment.

The above mentioned problems are consequence of the wrong policy followed in development of infrastructure and city planing as well as consequence of lack of legislation, respective authorities and institutions to manage, supervise and develop urban projects in conformity with environmental protection.

The transition period from centralized into free market economy has introduced new phenomena having positive economic and social effects but negative effects on the qualitative and esthetic environmental aspect.

Two are the most troublesome problems :

- increasing number of transport means *
- construction without permission especially in urban green zones.

Although the level of air pollution is not systematically controlled, the fact that within e period of five years 300.000 transport means have entered Albania, speaks of a considerably high level of air pollution.

The best part of the cars are second hand, amortized so they have immediately increased the level of polluted elements such as carbonate monoxide, sulfur dioxide, lead, etc.

Industrial activity, increasing number of construction objects by private investors, technical conditions of the existing roads, have considerably increased the level of environmental pollution.

Protection of urban environments.

The first step to solve old and recent environmental problems is the legal framework and institutional organization.

During the last four years the environment institutions were better organized and further strengthened while the legal framework was completed and improved. *

It was established the Ministry of Health and Environmental Protection.

The Committee of Environmental Protection, with three different Departments, functions within the structure of the Ministry of Health and Environmental Protection.

The Regional Environment Agencies function on Local level.

A new phenomenon introduced in the urban environmental structure is the traffic^{*} pollution.

This new phenomenon influences on the quality and air pollution in inhabited centers, especially in big cities.

The big number of transport means, low technical conditions of cars and roads, quality of oil and fuel increase the air pollution and destroy the health of people.

In order to face this new phenomenon introduced in the last five years, a good work is done to control the technical quality of cars coming in Albania. A new financial mechanism has been introduced to further promote the entrance of new cars or short-time used cars. As a result of this, the number of second-hand cars keeps decreasing each day.

Based on the experience of developed countries, the policy of transport development will properly evaluate all the offered alternatives closely related to protection of environment. These alternatives reflect the negative phenomena noticed in the most developed European countries and the work done to improve and eliminate them, e.g.

- * Promotion of the complex usage of the urban space instead of the unnecessary divisions of its functions.
- * Promotion of public transport instead of private one.
- * To encourage the use of cars that do not pollute the air, reducing in such a way the level of traffic noises .^{*}

Another factor closely related with environmental protection is the "green surface". Their existence, in defined proportions, in the center or outskirts of the inhabited centers make them more attractive esthetically. What is more important they serve as filters against dust and serve as climate regulators.

The new buildings, constructed recently with or without permission, have considerably reduced the amount of green surfaces in big cities, especially in Tirana.

The problems existing in the environmental sector have to be treated in the context of "The National Plan of Action for the Environment". This plan worked out in 1994 did not treat all the problems in width and details.

The plan of 1997 will pay special attention to integrate the policy of urban development with the environmental protection policy urban planning, policy on housing, traffic, energy, drinking water, sewage system, solid wastes, etc.).

B 5.3 Housing Conditions.

Housing in Albania presents of the most evident social-economic during the transition period 1992-1995.^{*}

The main reasons are as following :

- a) The difficult situation inherited from the system of the socialist centralized economy. The number of houses was very limited and the quality of the existing stock was relatively low.
- b) The aggravation of housing situation as a result of social, economic and political transformations during the transition period.

- Low quality in mounting of the panels
- Bad thermic and acoustic conditions.

This factory is already closed down.
Today the construction of high 8-10 floors buildings has become a general tendency.

Table.B.5.3.b. Housing stock (INSTAT 1989)

Index	Year 1989	Year 1994
Number of apartments /000	674.6	700.0
Public Sector /000	238.7 (35%)	686.0 (98%)
Private Sector /000	435.9 (65%)	14.0 (2%)
Number of Rooms /000	1.124,6	-
Total living surface milion m2	24.0	-
Number of rooms per apartment	1.66	-
Number of persons per apartment	4.75	-
Average surface per apartment	35.6	-
Average surface in m2 per person	7.5	-
Number of person per room	2.84	-

Another characteristic of the inherited house stock was the considerably low quality of primary and secondary infrastructure.

The main indexes are as following (according to INSTAT 1989) :

- About 30.1% of the apartments have water inside (in national level).
For Tirana this figure is 62.3%.
- About 43.1% of the apartments have WC inside (in national level).
For Tirana this figure is 64.3%.
- About 38% of the apartments are connected to the system of sewage channels (in national level)
For Tirana this figure is 71.2%.

The above mentioned indexes correspond to the apartments infrastructure, but referring to the situation of the buildings infrastructure it is the below table:

Table B.5.3.c. Buildings by water supply system and by wc situation

Type of infrastructure	Cities (%)	Village (%)
Water within the building	63.0	4.9
Water in the yard	29.7	27.8
Water well in the yard	1.6	13.5
WC within the building	65.6	21.2
WC out of the building	31.8	74.5
WC with channels within the building	53.0	6.3
WC with channel and out of the building	18.5	6.2

- d) The percentage of apartments having central heating is very low.
In Tirana, about 1.800 apartments have steam heating system (actually they do not function).
About 600 apartments had central gas heating system.
In general the heating has been individual using wood or coal.
- e) Since 1970, 100% of the buildings in Albania are supplied with electric energy.
Under the new market economy conditions, this system requires total reconstruction because it can not cover the actual electric consumption.

Although the house blocks were planned to be constructed in complex with primary and secondary infrastructure, the implementation was done contrary - first the construction and after that the necessary infrastructure. .
Although it already exists the tendency to correct the above mentioned defect, infrastructure still remains a problem that needs solution.

House public sector till 1990

Till 1990 public sector represented 35% of the house stock (about 238.700 houses).
Public sector is constructed during a period of 50 years, 1944 - 1989.
90% of this sector is established in urban zones and more than 60% in 7-8 biggest cities of Albania.
More than 50.000 apartments were constructed only in Tirana (21%).
The architecture of the buildings of public sector was very simple. They were leased to Albanian citizens.
The rent was relatively low, 2-3% of monthly family incomes, including even expenses for supply with electric energy and water.
Heating of the buildings was done on individual basis.

Rent expenses were not a problem for the inhabitants to pay but they were a burden to Central Government as a owner of public houses to subsidize their maintenance.
The rent was fix as all the other elements of the planned socialist life.
The consequences of the rent policy were evident in the low level of maintenance of construction in the period 1980-1990.
The house stock was considerably determineted.

House Private Sector till 1990

House Private Sector presented 65% of the house stock (about 435.933 apartments).
20% of the stock was inherited before Second World War.
90% of the stock was established in rural zones.

The architecture of the private houses inherited before 1944, especially in some of the

cities called "museum" such as Berat, Gjirokastra, Kruja , was very original and attractive.

The private sector was not allowed by law to be leased.

There did not exist houses of cooperative, bank or economic enterprise system*.

Financing system for housing

The inherited house stock in 1990 was very simple in its structure. It consisted of two factors :

1. Public sector
2. Individual private sector

Public sector was totally financed by the state budget in accordance to 5-years plans of economic development.

The individual private sector was financed into two ways :

- a) Individual savings
- b) Long-term loans allocated for the construction of individual houses.
The only state Bank used to give credits for this reason.

*

B.6. Existing and Future Priorities.

B.6.1. Territory Planning.

1. The existing situation of Human Settlements and the problems arising during their development under the conditions of free market economy requested the reviewing of the city planning studies.

The new legislation on land and the law on selling and buying of land presented new prospects for drafting new regulatory plans based on private ownership on land and free initiative. To enable the implementation of such studies, such studies has to be accompanied by pilot studies.

The regulatory plans of cities should treat the physical and methodical aspect of the sub-urban territories in order to foresee the migration influx of the population.

The above mentioned plans must be accompanied with detailed urban and infrastructure studies.

2. Regional studies has to be conducted along the national road axes where it evident an increasing tendency for new settlements.

3. New feasibility studies have to be conducted for the reconstruction of the new urban and interurban road system. The new studies must be supported by a national strategy aiming to increase the potential of public transport.

The main axes of North-South and East-West Highways connecting Albania with Balkan and Europe are considered to be of significant importance.

In addition to this, it will be studied the possibilities for an adequate network

for connecting different regions of the country, giving priority to remote regions.

4. Master- Plans for tourist coastal and continental regions will be drafted in order to further promote the development of tourism industry in Albania.

Master-Plans must respond to the development of ecological tourism in Albania, giving priority to the protection of natural ecosystems by avoiding environmental impact as well as the development of commercial tourism.

5. Studies on infrastructure has to be conducted for all the settlements and tourist zones.

These studies have to be conducted in conformity with international standards by utilizing all the local resources taking into consideration even future development.

6. It is requested to be drafted a national strategy on local energy resources.

The strategy has to adequate to the existing conditions without environmental impact.

This strategy intends to finally resolve the problem of deterioration of forests as well as protection of the land from erosion.

7. A complete registration of urban lands has to be conducted.

B.6.2 Housing situation during the transition period 1992 - 1995.

As a result of the wrong housing policy followed during the period 1944-1992, the qualitative and quantity situation of the houses was very difficult.

About 15% of the population (100.000 requests for houses) were in waiting list of local governments

During the period 1988-1989 the socialist state started the construction of about 14.000 apartments, but when 30-40% of the construction volume was finished, the work was interrupted because of lack of funds and changes in political, economic and social life in Albania.

This was the housing situation of Albania in 1990.

During the period of years 1990-1993, the situation was further aggravated because of the following reasons :

- It started the massive and free migration of rural population , especially of poor north zones towards low-land towns and big cities.
- The transferred families started to come back to their original cities.
- Investments in housing sector from state and private sector were considerably small.

Two categories, that needed urgent treatment, were created :

- a) Families of ex- political prisoners moved away from their settlements to rural zones, because of their political ideas. The Democratic Government gave priority to systemize their settlements.

*

- b) Restitution of the property to their ex-owners (including here 6000⁰ houses nationalized several years before) created another category - tenant families- that used to live in these houses since 20-30 years (the time they were nationalized).

Democratic State took over to reconstitute the houses to ex-owners and systemise the egustinfamilies in other houses.

The immediate liberalization of prices was another difficulty, housing sector faced during the transition period.

The cost of the house increased 40 times within a period of 2-3 years.

Reform in housing sector in 1993-1995

The reform in housing system was evident in the matter of house ownership. Within 1993 the house public sector was totally privatized.

The Law on privatization of house public sector consisted in :

- Privatization was voluntary.
- The existing Tenants became owners of the privatized buildings. *
- The privatization was done almost free, the average price for one apartment was 150 USD.
- Cash payment was stimulated.
- The old buildings with maintenance problems were given free of charge.
- The new owners bought even the land under the building, becoming in such a way owners with full rights.

The effect of privatization of state buildings was evident, so for the first time the free house market was established, playing an active role in solving housing problems.

The state collected about 17 million USD and used them to finish the constructions started in the period 1988-1989.

The incomes coming from the privatization consist only 1-2% of their value in the free market.

The privatization of buildings changed totally the ownership structure of the house stock.

98% of houses belong to private sector while 2% of the remained houses are under the privatization process.

Each family got a property having a market value 100 times bigger than that paid. This private property became a profitable business for a lot of families, who started to lease or sell it in new free house market.

The rent in private houses is not controlled by the State. In Albania each of the apartments has its owner.

35% of the private sector consists of buildings having several apartments. For this reason in 1993 it was approved the "Law on the common property of the building".

The maintenance of recently privatized buildings represent a very serious problem

that, according to the Law, has to be solved by the new owners. The new owners are not collaborated to invest and maintain the common property. On the other side it is noted the tendency of new owners to completely reconstruct their apartments, including here supply with water and electric energy and especially furniture. This is a tendency evident in all the families and apartments.

***The reform on the social housing policy.
Defining of priorities.***

*

In the new legal structure, State is involved to sytemise only for a part of the citizens classified in the following groups :

- a) Homeless ex-political prisoners.
- b) Families living in houses that have to be restituted to the original owners.
- c) Families living in overpopulated apartments.
- d) Families having very low monthly incomes and can not provide to buy a house.

The three first categories consist the object of the social policy that will be followed by the State through subsidizing schemes for a middle-term period.

Without resolving the first three categories, there is no solution for the last category. For the time being, it is very difficult to buy a house in Albania, because the bank systems for giving credits are still working slowly.

Reform on financial housing system

*

This system represents the most difficult part.

For all the citizens who take advantage of the state social housing policy, the state covers and gives free of charge a part of the apartment value.

The state covers a part of the bank interest of the credit allocated to the citizens by the Bank.

This kind of subsidy comes directly or indirectly out of the state budget.

The families that take advantage of this Law, are obliged to pay to the State only a part of the apartment value.

The ex-political prisoners take their houses free of charge.

Except the budgetary funds it is very important to find other ways for generating housing funds, to further promote private housing sector as well as the participation in these funds of the financial institutions.

During the period 1993-1995, there were constructed about 50.000 buildings, 70% of which belong to the private sector mainly in urban zones.

Although the private housing sector is still in its first steps of development.

During the period 1993-1995 the state expended about 70 million USD (about 15-20 million USD/year) to subsidize the social housing policy.

Housing subsidy takes a considerable part of the state budget for each separate year. It can be compared with infrastructure categories such as roads, water pipeline system

consisting about 15% of the total state budget.

Private sector has invested about 700 million USD in the housing sector. The best part of investments in the private sector is done by private individuals.

Till now the existing Banks have not played an active part in these investments.

The foreign private investors have started to invest in private housing sector.

The first 500 apartments have already started to be constructed and soon about 5000 apartments will be offered in the free market.

Construction cost

According to the evaluations done in 1995 it comes out that the construction cost for the buildings financed by the state funds, the construction cost is approx 150 USD/m². the cost of private sector construction varies from 220-259 USD/m².

When the building is constructed on state land, the price of the land consists 2% of the total cost.

When the land is private, the price of the land consists 15-20 % of its cost. *

In the capital and big cities the market value is higher than the construction cost creating very profitable business.

In the Northern zones where the movement of the population is typical, the market value is smaller than the construction cost.

CHAPTER C : NATIONAL PLAN OF ACTION

C.1 Strategies and Policies

Territorial Planning

a The territory plans will be reviewed proceeding on new social framework based on market economy and free initiative.

This project will be provided by the technical assistance offered by international institutions of the most developed countries in the field of Human Settlements. The new experience on territory planning has been implemented in the study of the regulatory plan of Tirana. This project has been funded by the technical assistance of the Austrian Government.

The review of the legal framework related to urban planning has taken into consideration all the existing changes as well as the experience of developed countries.

b Regional studies will include the segments of the main national road axes. The ax connecting Tirana - the capital of Albania- with Durrës - the most important port in Albania and the axes connecting the low-land cities are considered of significant importance.

These studies aim to facilitate life and work in cities having intensive productive and commercial activities.

It will also serve as a new job-creating source where it will be integrated the local

population involved in agricultural activities. The tendency of urban population will be focused on these axes, preceding the spontaneous migration.

c The problems of social-economic development require the construction of a very well developed road network in order to facilitate human and goods transport within and out of the country and create international corridors.

In this context, it will assume special importance all the other kinds of undeveloped road transport such as highways and speedy streets, etc.

The existing railway network will be upgraded and modernized, the sea transport will be further developed with the reconstruction of small and big ports (Durrës, Vlora, Shengjin, Saranda).

It will be reconstructed Rinas Airport and new international and national airports are planned to be constructed in the future.

d Master-Plans of tourist zones will be based on the most well-known worldwide practice by respecting natural and ecological values.

Master-Plans will define the development of different tourist categories.

As the first stage, priority will be given to familiar tourism - a category that can be easily realized- till the moment the problems related to infrastructure of tourist zones will be resolved.

Development of tourism will be based on local cultural development and economic development policies.

e A study on national level will be conducted on the supply of the inhabited center with water and electric energy, on sewage and drinking water systems, system for cleaning and recycling of solid wastes.

This will aim to improve urban standard and increase the well-being level.

The study will harmonize the local interests with national ones and will define the projects having economic profitability and do not impact environmental protection.

f A complete study on national energetic resources will define the supply with water according to the sectors of the economy.

The criteria of the study will be environmental impact and feasibility studies.

g Development of Human Settlements will be supported by the rational and scientific use of the land that is based on the economic and social needs of the country.

The studies will treat the ways of increasing the land stock along the coastline and the rehabilitation of lands damaged by the activity of human and natural agents.

The expected results.

*

a The city planning studies will give solution to the following issues :

- revitalization of the zones with existing constructions;
- intensification of the constructions;
- rational usage of territories in cities;
- further development of the infrastructure;

- setting the ration between different categories of traffic by giving priority to public traffic (40% public traffic, 25% private traffic, 35% bicycle and pedestrians is foreseen for Tirana city);

b Regional studies on the main national road axes will guarantee the development of new settlements and production centers that alleviate the overpopulation of cities with rural population.

c Reconstruction of road network will facilitate the connection between regions and will further promote the transport of people and goods.

d Development of qualitative tourism will extremely influence on the increase of revenues in the national and local budget as well as the incomes of the private* producers.

e Development of infrastructure in conformity with the European standards will ensure the constant and qualitative supply with water, electric energy, cleaning and recycling of solid wastes without impact on environment.

f Defining constant energy resources will put an end to forestry deterioration and will guarantee a stable and independent economic development.

The National Plan of Action will be implemented through detailed programs for each priority sector .

These programs will be subject to extensive analyses and discussions with representatives of all the levels of the Government and Local Government levels, scientific experts of different fields, representatives of non-governmental organizations, private sector, etc.

In order to fulfill the objectives defined by National Plan of Action it is necessary to monitor and evaluate the effectiveness of the programs by supervising all the respective indicators.

C.2. The objective of housing strategy

Each of the citizen has his right to have a decent house and financially affordable for him. This is an preemptory right for each of the citizens depending on his economic situation.

According to the economic and financial situation of the citizens, there can be three ways of providing a house :

- a) By the Government
- b) By the citizen himself
- c) By a common contribution

The options of objectives in housing sector

There exist several potential options :

Schedules

Problems inherited or recently created in housing sector, during the transition period, are foreseen to be solved by short-term strategies (2-3 years). Housing sector will present social and economic problems even in the near future. Only an effective quick involvement of Financial Institutions would improve the aggravated situation.

CHAPTER D : INTERNATIONAL COOPERATION AND TECHNICAL ASSISTANCE

*

The long communist isolation period, the problems existing in human settlements sector, the lack of experience in the new sectors of market economy, require technical assistance and international collaboration with developed countries.

The technical assistance and collaboration is required in :

- a) Consultancy and expertise in preparing an effective legislation to better control the usage of land, evaluation of the Land and other properties, planning of human settlements, housing sector, construction activities, housing financial systems etc.
- b) Cooperation and training of experts of different professional levels and activities, e.g. administration of cities, housing sector, territory planning, construction, statistics, etc.
- c) Cooperation and exchanging of information within the sector of social development and regional planning, management of human settlements, development of infrastructure, financial system in housing sector, the study of building materials, problems of heating system of buildings, et.
- d) To provide statistic data and monitor Human Settlements in accordance with European Community standards.
- e) Drafting and implementation of projects for improvement and reconstruction of infrastructure systems such as electric energy, roads, water pipeline systems, sewage systems.
- f) Cooperation and financial assistance to resolve housing of ex-political prisoners.
- g) Drafting of regulatory city plans, especially after the massive migration of the population.

*

I. LIST OF THE MEMBERS OF THE ALBANIAN NATIONAL COMMITTEE FOR HABITAT II

1. Dashamir Shehi - Vice/Prime Minister and Minister of Construction and Tourism, Chairman of the National Committee for Habitat. *
2. Adem Duka - Director of Housing Department in the Ministry of Construction and Tourism.
3. Agim Shehu - Director of the National Institute of Urban Planning.
4. Milva Konomi - Director of the Institute of Statistics.
5. Juli Shllaku - Director of Territory Planning in the Ministry of Construction and Tourism.
6. Lirim Selfo - Chairman of Environmental Protection Committee.
7. Agron Lufi - Dean of the Engineering Faculty in the Polytechnic University in Tirana.
8. Zyher Beci - Director in the Secretary of Local Government.
9. Xhavit Osmanagaj - Director of the Housing Agency.

II. THE LIST OF COORDINATING GROUP BETWEEN MINISTRY OF CONSTRUCTION AND TOURISM AND UNDP IN TIRANA *

1. Adem Duka - Director of the Project
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