

1994

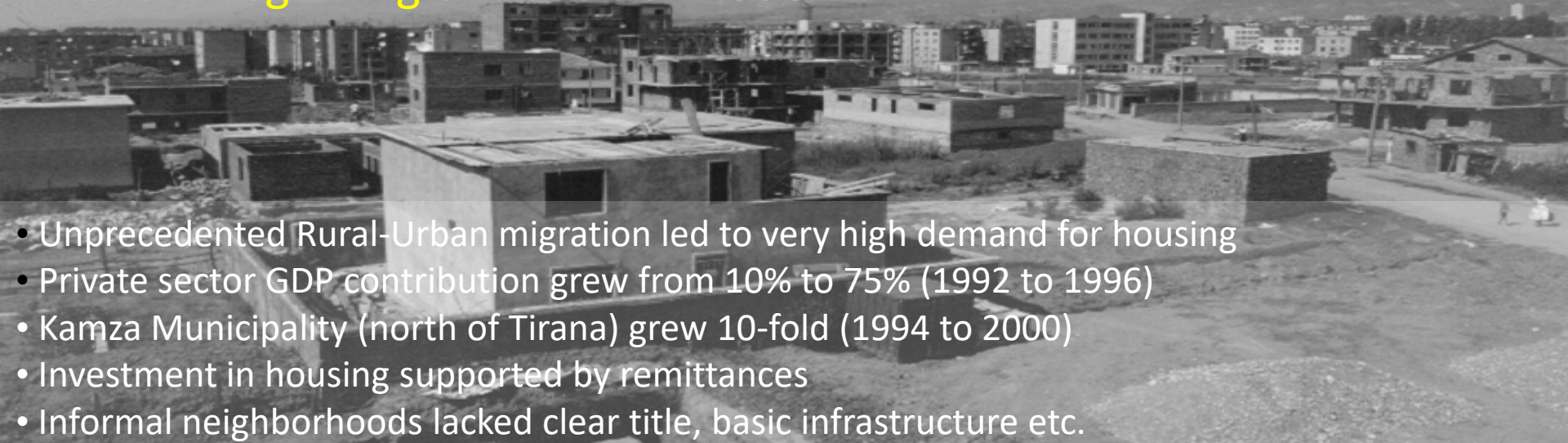


Bathore, 8 km from Tirana center



2007

## Tirana – Beginning of transition 1990



- Unprecedented Rural-Urban migration led to very high demand for housing
- Private sector GDP contribution grew from 10% to 75% (1992 to 1996)
- Kamza Municipality (north of Tirana) grew 10-fold (1994 to 2000)
- Investment in housing supported by remittances
- Informal neighborhoods lacked clear title, basic infrastructure etc.

## Tirana - Since the 1990s



# Informal Settlements in Albania - Typology

- Informal development are of different typology, based on the level of the violation:
  - a) Illegal occupation of land public or private. Usually are found in areas without a study, not urbanized, rural areas (case of Bathore, Kamza etc.);
  - b) Illegal / irregular transaction of land from persons that does not hold a title and construction without permission;
  - c) Construction without permit on its own land;
  - d) Construction with permit with regular land transaction, but infringement of the permit - mostly in urban areas;
  - e) Extension of existing buildings without permit;
  - f) Changes in the facades of the existing buildings (closure of balconies, windows, etc..)
  - g) DENSIFICATION WITHOUT PLAN (case of Tirana)

# Informal Settlements in Albania - Approaches

- Approaches in Albania:
  - a) 1990 – 1993 demolition
  - b) 1993 - 1995 ignoring
  - c) 1995 – 2000 upgrading (WB pilot project)
  - d) After 2004 - **LEGALIZATION**;
- Other approaches:
  - a) Security of tenure:
  - b) Development of alternative solution for affordable housing;
  - c) Addressing the deteriorated housing in the inner cities

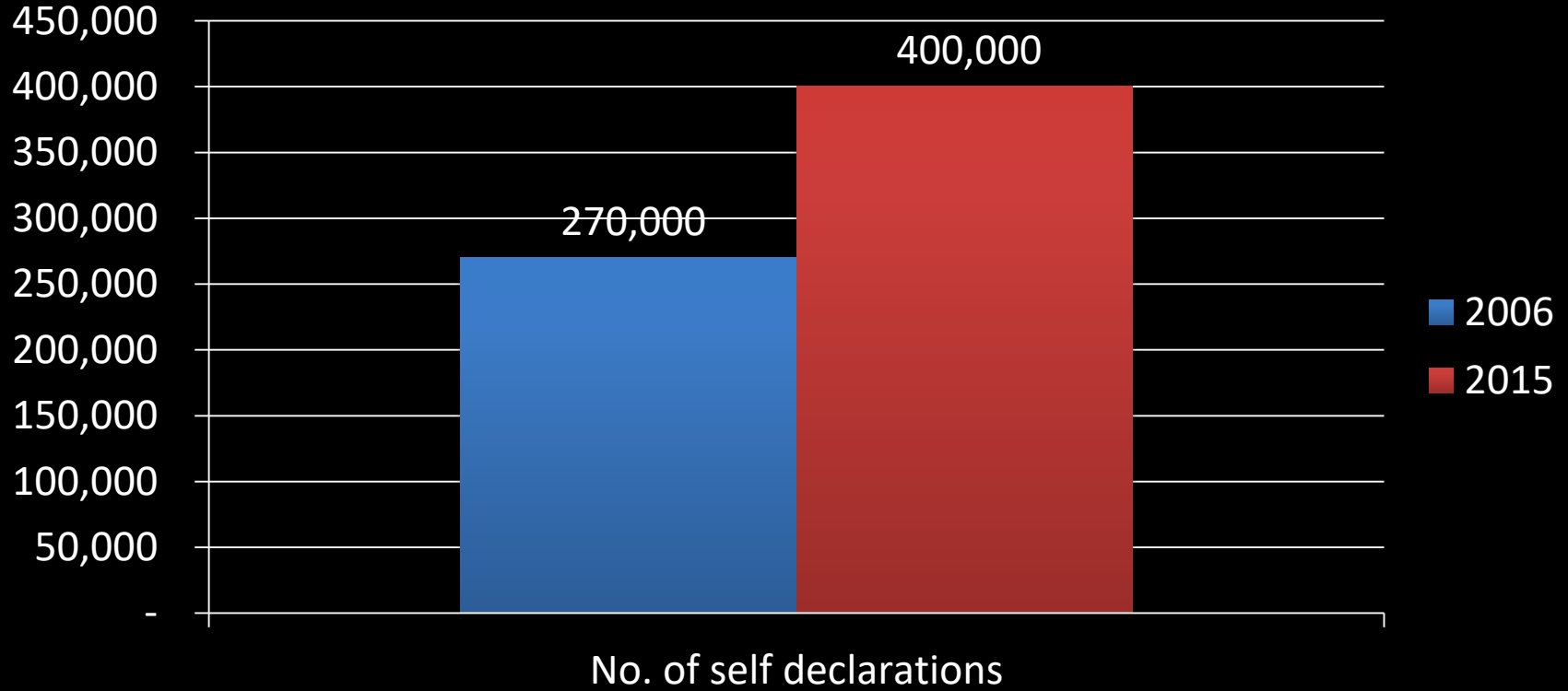
# Rationale for legalization

- vitalizing the 'dead capital' – enabling transactions, mortgaging as a pledge
- social aspect – security of tenure,
- economic aspect – taxes and fees
- health and environmental aspects – water and sanitation
- political gain

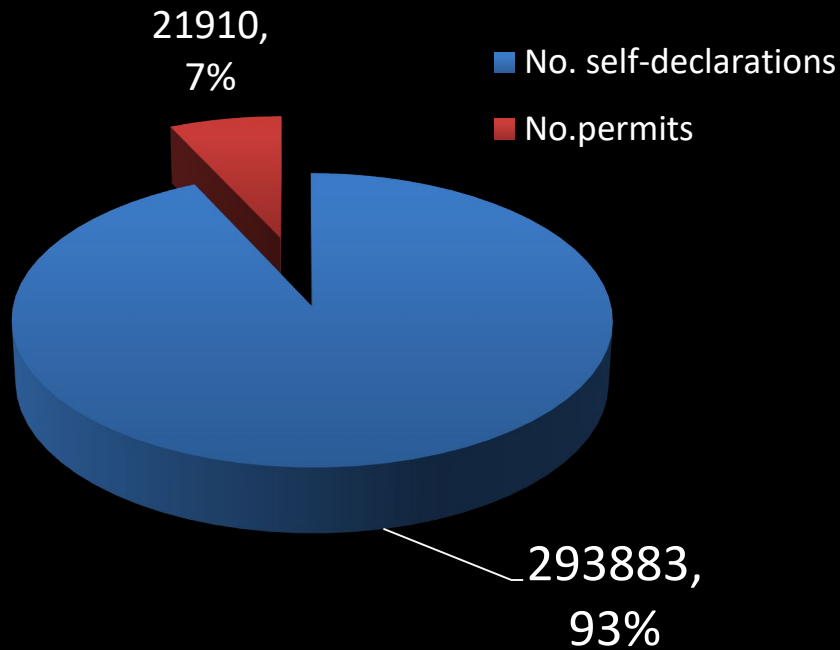
# Effects of legalization

- Positive effects on multistory buildings and touristic areas
- no effects on revitalizing 'the dead capital in informal settlements'
- improvements in infrastructure

# 'Inspiring' new informal development



# Slow process of legalization

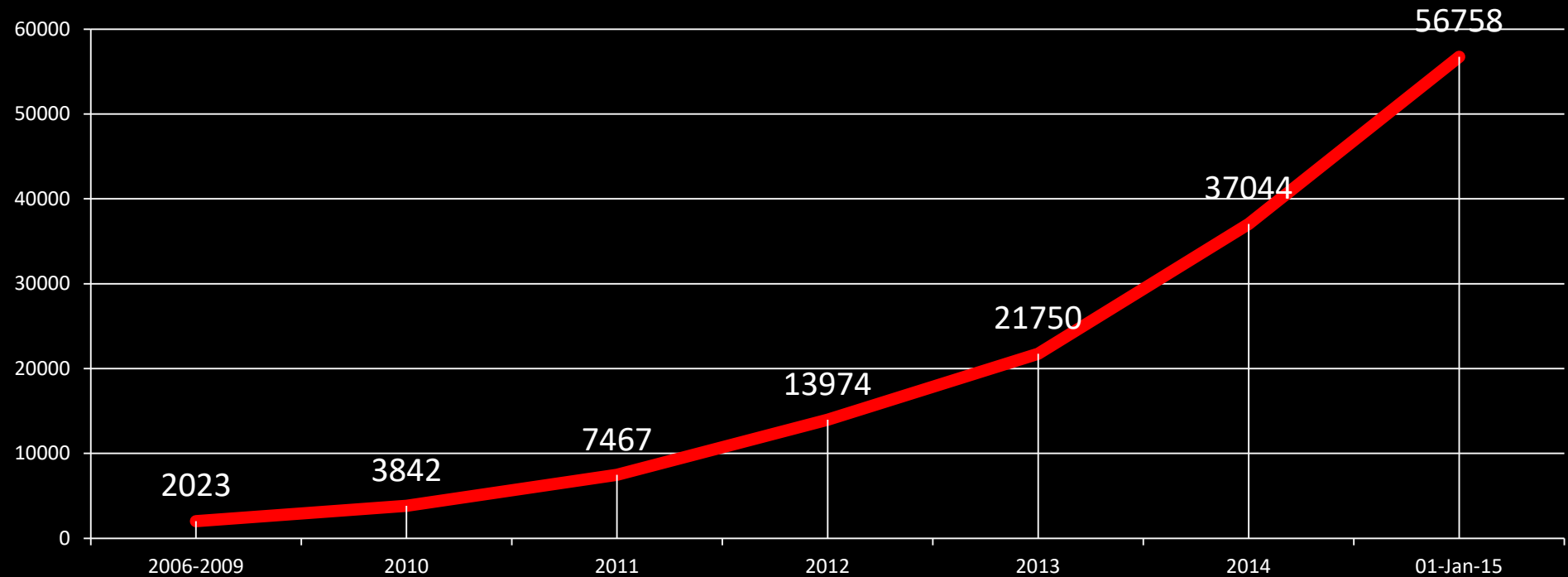


- Verification
- Documentation
- Processing
- Decision
- Compensation for landowner
- Registration of legalization



# Number of legalization permits

Progressive graph of legalization permits





## Shades of informality

