

# Country Profile on Housing, Urban Development and Land Management of Albania



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Director of Housing, Ministry of Finance and Economy of Albania

# Country Profile on Housing, Urban Development and Land Management - Albania

- The Country Profile is being carried out upon the request of the Government of Albania (the request was received by the UNECE Committee on Urban Development, Housing and Land Management in October 2019 and reiterated in 2020).
- The Country Profile for Albania will draw on experiences gained from previous country profile on housing and land management (**the first Country Profile for Albania was published in 2002**).
- The Country Profile will provide analysis and action-oriented recommendations for addressing the identified immediate and long- term needs in legislative and policy reforms as well as capacity building needs.

# Country Profile Albania structure

1. General overview of the country
2. Housing sector and housing construction
3. Land administration and management
4. Urban development, including two cities' subchapters for Tirana and Elbosan
5. Financial framework for urban development, housing and land management
6. Conclusion and recommendations

# Country Profile Albania timeline (1)

- **October 2019** - the request by the Government of Albania to conduct the Country Profile
- **June 2020** - National Housing Policy in Albania: Financing for affordable housing and the role of housing agencies. The online workshop was organized by Albanian Ministry of Economy and Finance and UNECE and in cooperation with Housing Europe, UN-Habitat and the Union of Mediterranean.
- **November 2022** – A preliminary mission by Gulnara Roll, the Project Manager; and Oleg Golubchikov, Lead Writer of the Country Profile, to Albania.
- **December 2022** – a list of international experts established; cooperation with Polis University in Albania also established to provide local expert support.
- **20 February 2023** – Experts send their questions to send to Artan
- **15 March 2023** – Experts share their draft chapters with draft recommendations to the national stakeholders

## Country Profile Albania timeline (2)

- **6 April 2023** - Online stakeholder meeting with Polis to get feedback to drafts
- **30 April 2023** - The revised draft chapters with stakeholders' comments prepared
- **May 2023** – a peer-review session with Committee Bureau to receive feedback
- **31 May 2023** - Final draft to the secretariat to review.
- **May/June** – possible in-person travel to Albania to present findings (dates tbc depending on funding)
- **June 2023** – Editing, formatting, review by the secretariat
- **October 2023** - Presentation at the Committee session
- **November 2023** – Final review by UNECE and submission as UN official publication.

# Country Profile on Housing, Urban Development and Land Management Albania - coordination

## Coordination in Albania

- National Focal Point – Doris Andoni, Director, Housing Policy, Ministry of Economy and Finance
- Local experts' engagement – Artan Kacani, Polis University, Albania

## Coordination at UNECE secretariat

- Gulnara Roll, Secretary to CUDHLM
- Cecilia Batac, Statistics Assistant, HLMU
- Felix Schoeneich, Contractor, HLMU (also contribution to informal settlements subchapter)

# Country Profile on Housing, Urban Development and Land Management Albania international experts

- Oleg Golubchikov, Cardiff University, UK; lead writer and urban chapter
- C. Kat Grimsley, George Mason School of Business, USA – land chapter
- Alice Pittini, Housing Europe; Felix.Schoeneich and Elena Szolgayova – chapters on housing construction and housing affordability
- Edit Lakatos, Housing Europe – chapter on housing finance
- Vahid Khatami, UNECE secretariat – support with the chapter on housing finance; and production of GIS/maps

# Country Profile on Housing, Urban Development and Land Management Albania – land: preliminary update

## Legal framework

- Robust legal structure
- Private property rights provided for by law

## Institutional framework

- Agjencia Shtetërore e Kadastrës (ASHK): national agency responsible for the registration and record keeping of immovable property
- 24 regional Registrars for different administrative zones
- Registry information is not available to the public

# Country Profile on Housing, Urban Development and Land Management Albania – land: preliminary update

## Technical framework

- Property is registered in the cadaster on both property cards and on the cadastral map
- Some, but not all, data is digitized, depending on property location

## Land administration framework

- 7 steps in the registration process
- Time to rights registration is not guaranteed
- Current efforts being undertaken to address unregistered properties

# Thank you!



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