

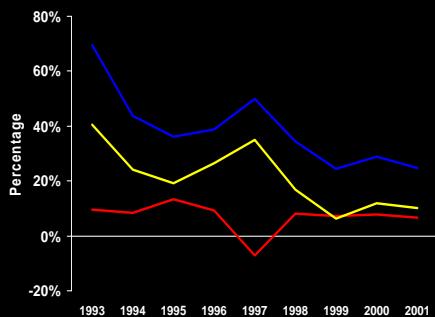


INSTITUTE FOR HABITAT DEVELOPMENT  
INSTITUTI PER ZHIVILLIMIN E HABITATIT

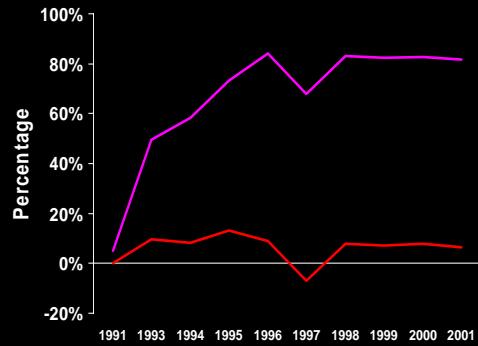
BETWEEN  
VACUUM & ENERGY

A new role for Architects & Planning Institutions  
(Co-PLAN Experience)

**An effort to build models of hope and orientation in a given political and social situation ...**



**Evolution of the main macro-economic indicators**



**Contribution of the private sector to GDP and overall growth**

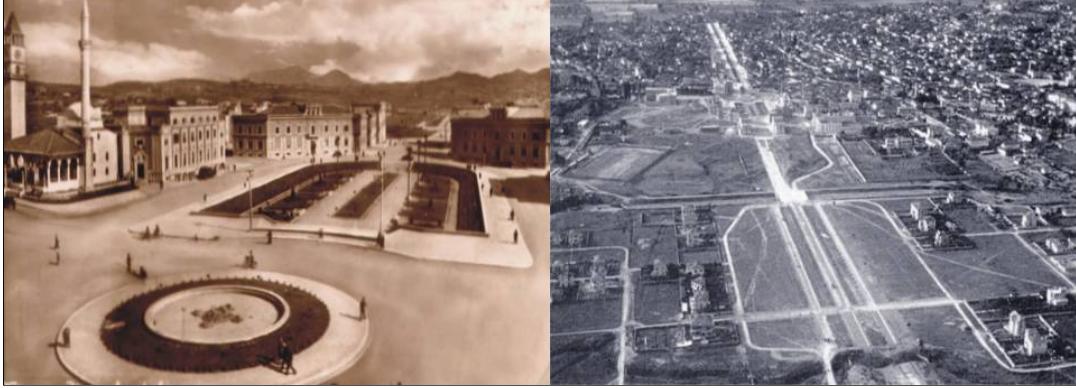
Source: UNDP, Human Development Report – Albania 2002

**Planning between the emptiness of the institutional “vacuum” and the never-ending “energy” of people ...**



**1922-1944: The 1<sup>st</sup> “Re-foundation” - the Monarchy**

- Urban design - **Symbolic Transplants** - in the city...
- The Architect as the **Superman/Superhero** of the city...
- Organic Mediterranean-Ottoman settlements transformed into ‘New Cities’...

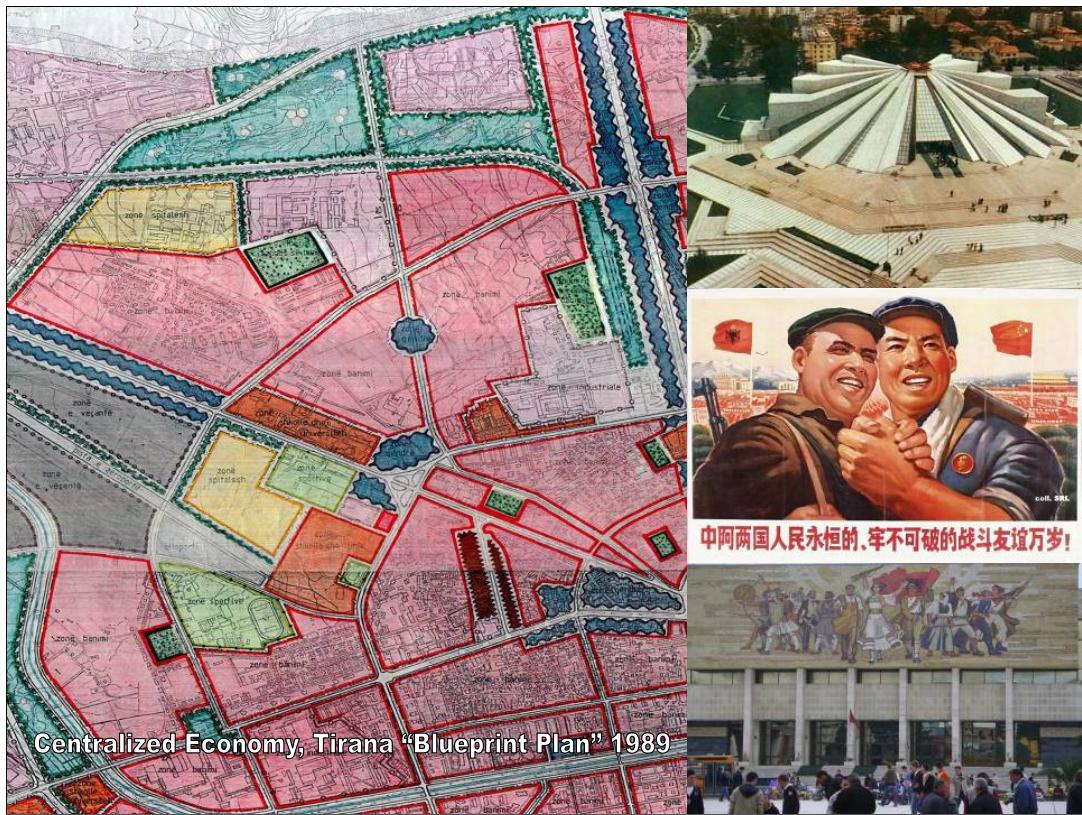




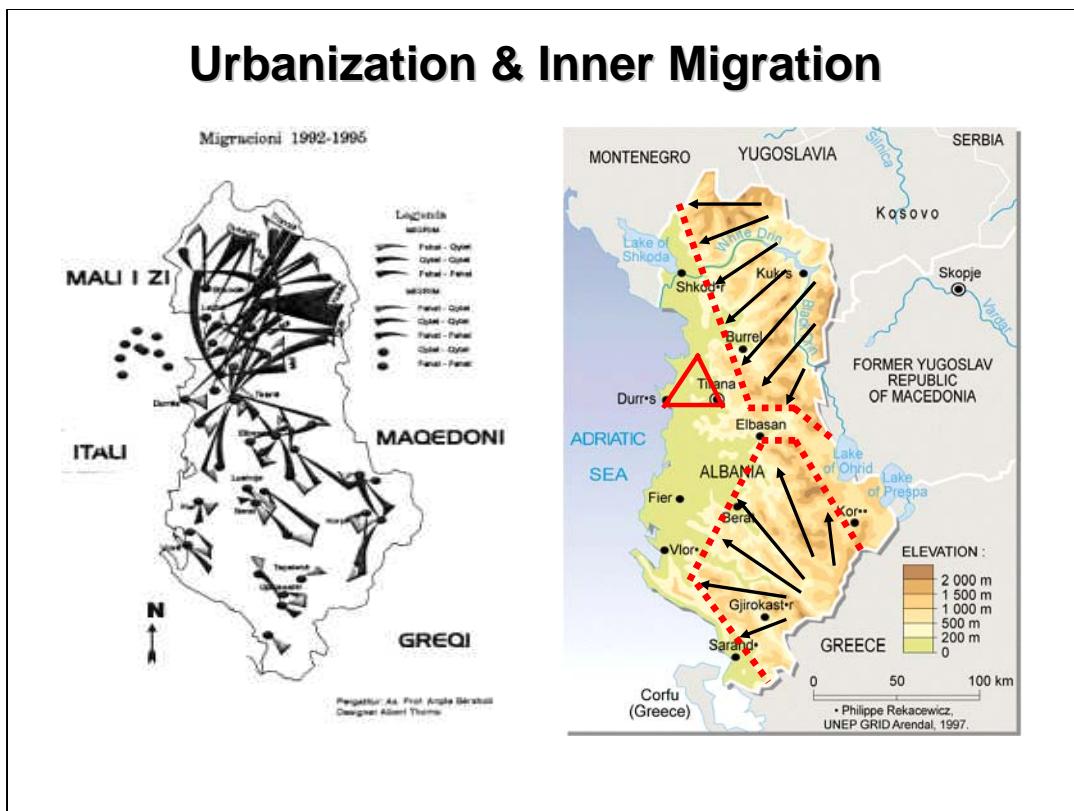


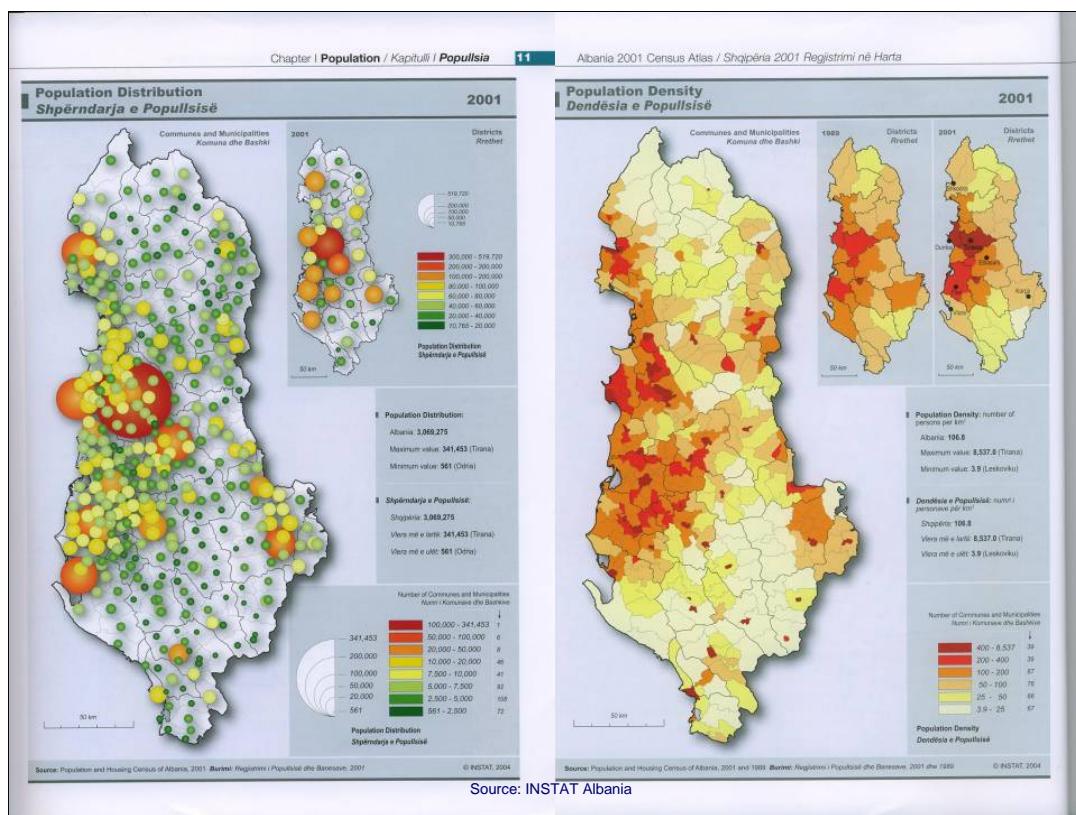
**1945-1990: The 2<sup>nd</sup> “Re-foundation” – the Socialist State**

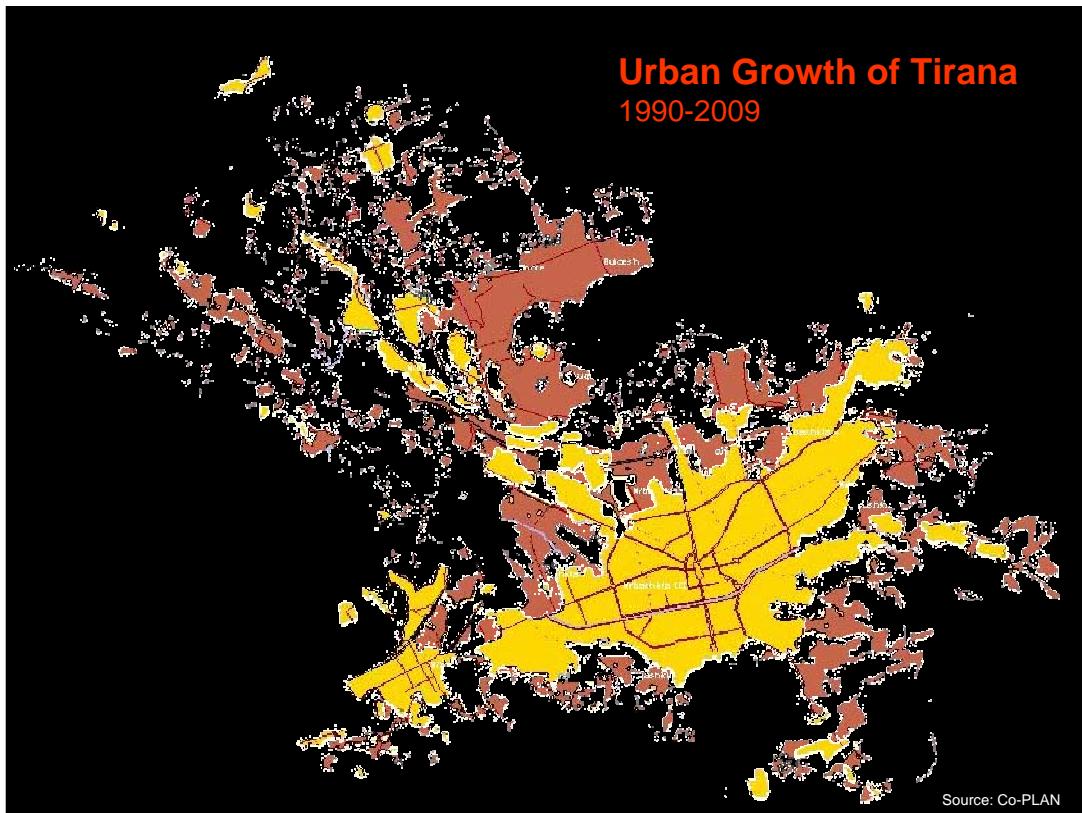
- Rebuilding, Industrialization, Self-isolation...
- Central & Physical urban design for Major Cities “**Surgeries**” and Expansion...
- Urban-Rural = 35%-55% and 17m<sup>2</sup>/person...
- “**Loosing the Place**” - Loosing features = Rational & Functionalist Planning...



# Urbanization & Inner Migration









**1990-2000: 3<sup>rd</sup> Re-foundation – “Bathorization” & “New Metropolitan Brand”**

- Shift towards pluralism, democracy and market economy...
- The “lost place” and “swirling crisis”: **Shock therapy**, Ponzi schemes, Kosovo war...
- No role of state on territorial planning – from central to concentration, **sprawl & informal...**
- “Wild and Spontaneous” construction market, Urbanization 55-60%

Source: INSTAT Albania

Shume te rinje nuk jane ne gjendje ta kuptojne ndryshmin qe ka ndodhur si rrjedhoje e te kaluares sone. Ajo qe ndodhi ne 92-93 nje lloj cunami per nga madhesia por jo nga negativiteti





DURRES: Explosion of Informality

TIRANA - Early Transition in the 1990s

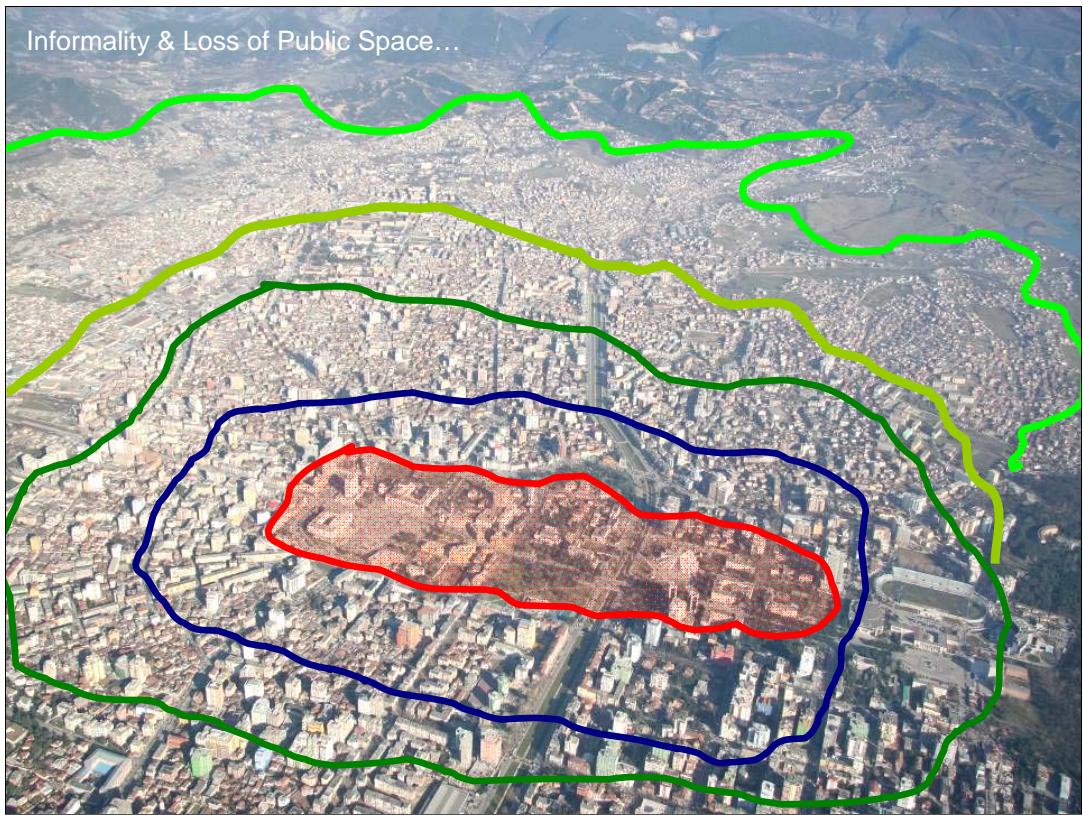


TIRANA – During years 2000s





Informality & Loss of Public Space...



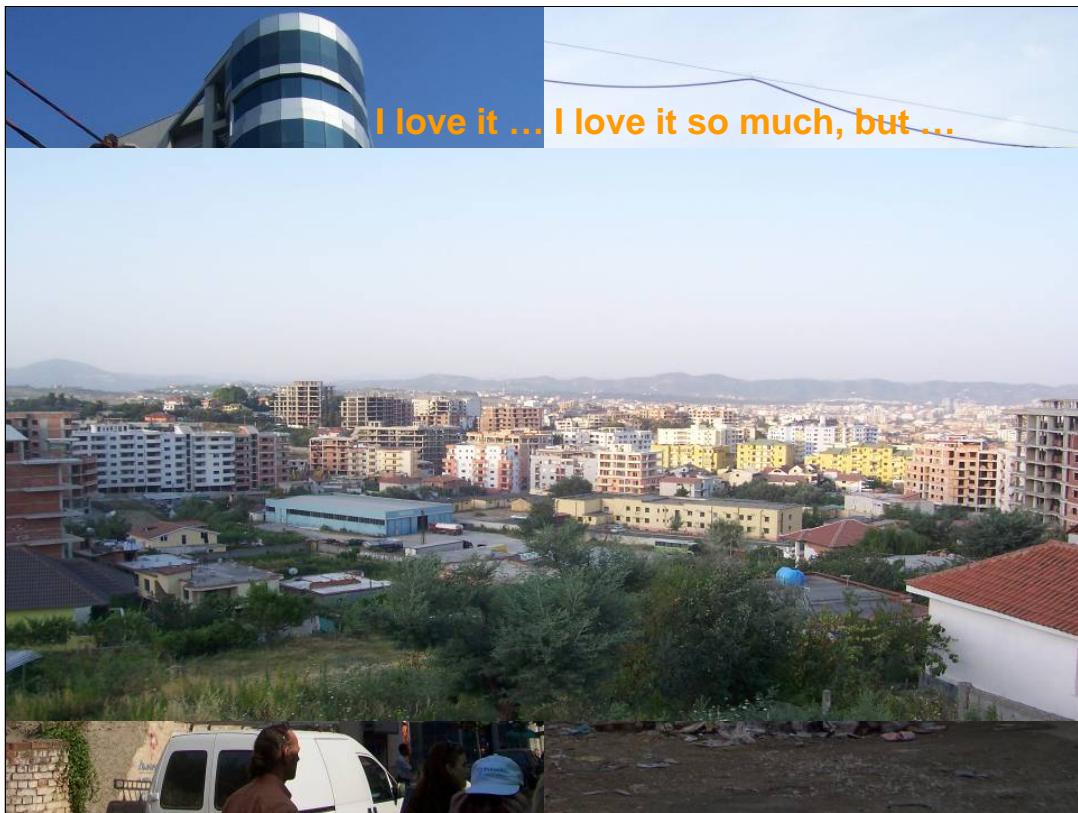


Traffic congestion



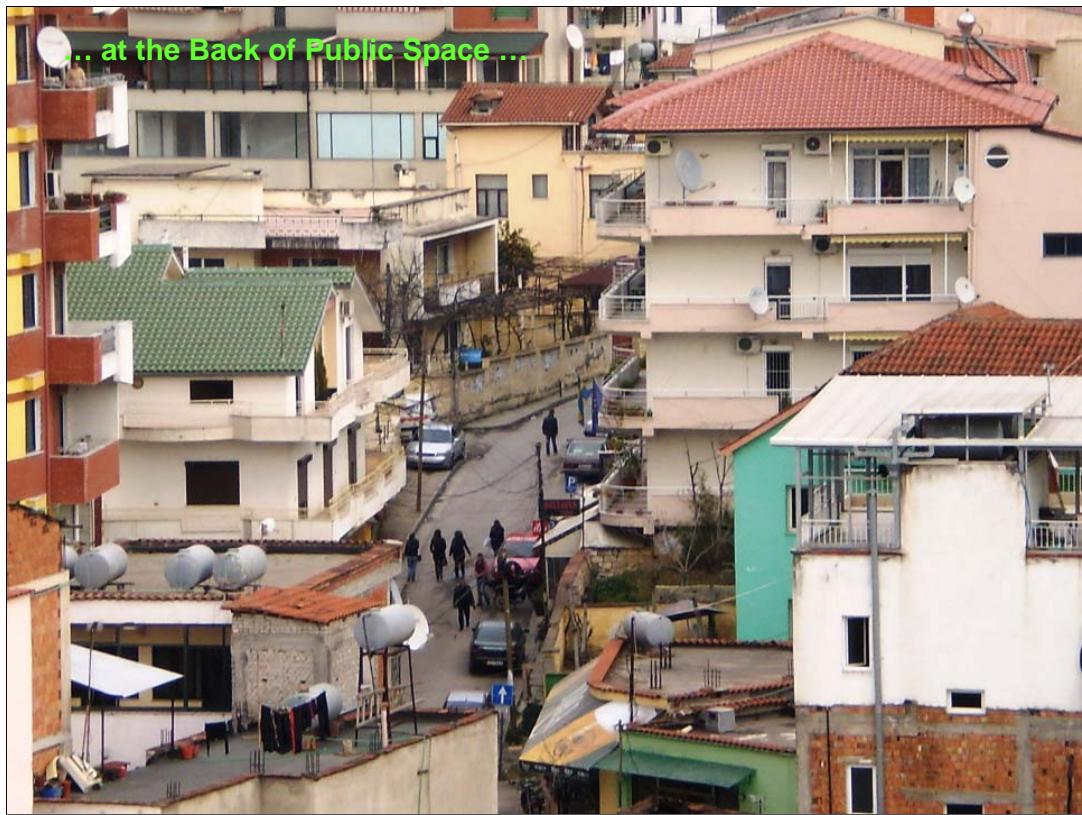
Ne gjithe kete procese te levizjes impakti I pare eshte ne territor dhe ne ekonomi. – Qyjeti shikohet si vendi I plotesimit te nevojave

Kemi rritje te qytetit pertej kufijve te tij – elemente natyraore qe kufizonin qytetin – tani lumi mund shikohet si barrjer per te ndare dy realitet e ose si ure integrimi.



Mbivendosje te elementeve te qytetit pa respektuar njeri tejterin – akoma qytet plotesim nevojash.

Po shkojme ne kodra qe te shikojme qytetin nderkohe ikim te gjith dhe shohim njeri tjeterin – ate qo donim te kinim





**... at the Costs of Public Interest ...**



**2000-on going:** The Re-foundation continues: from **Urban Design** to **Urban Planning**

- Continuing governance reforms, **Decentralization**, Global crisis...
- Chaos and Energies, Depression and expansion...
- Persisting **legacy of the past** in planning...
- Increasing need for quality of life and a new role of urban planning/planner...





# **Co-PLAN**

## **The Urban Transformation Processes**

1990 - 2000	<ul style="list-style-type: none"><li>• City made by people</li><li>• Enemies or Partners</li></ul>
1998 - 2006	<ul style="list-style-type: none"><li>• Energy and Chaos</li><li>• Making Cities Work</li></ul>
2000 - 2009	<ul style="list-style-type: none"><li>• Between Vacuum &amp; Energy</li><li>• Making Policies Work via Knowledge for Change!</li></ul>

The Trilogy : Society, City, Co-PLAN

Zgjidhja ke problemi – njerizt thelbi I punes  
Re-enuginier the social fabric to make the city work  
Nevoja per udheheqesi nga institucionet qeveritare- ndryshim sitemi, mekanizmash, edukimi



Analysis of satellite imagery conducted during 2001 by the team, Strategic Planning for Greater Tirana (SPGT), showed massive population expansion in Greater Tirana area in a dramatic situation: from 12 km<sup>2</sup> in area before 1991 to 32 km<sup>2</sup> in 1994 and 56 km<sup>2</sup> till 2001, or almost a five-fold increase. Tirana, the biggest city in the country, experienced an annual increase of the population of almost 7% percent during the first teen years after the political change. Similar figures can be given for other cities such as Durres, Fier, Vlore, Elbasan, etc. While the main developing areas such as Tirana Durres corridor and the costal strip are "booming", some of the marginalized small size cities and especially rural areas are in a state of deprivation and are loosing population.



(imazhi interier urban nga breglumas/bathore per transformimin e lagjes sketch up) trazirave social-politike për shkak të dështimit të skemave të financimit piramidal ... Komuniteti mbrojti investimet e projektit sepse ndjeu bashkëpronësinë, ndryshe nga shumë projekte qeveritare dhe të finançuara nga donatorë të tjera..., të cilat u vodhën apo dëmtuan seriozisht.

#### **Thyerja e mentalitetit ... provat e para.**

... Një përfaqësi komunitare e mbi 500 familjeve të zonës me mbi 3,000 banorë u identifikuva dhe konsolidua përmes një proçesi zgjedhjesh demokratike. Përfaqësisa u regjistrua ne gjykatë si OJF dhe u vendosën kontaktet e para me autoritet lokale. Zona u planifikua me konsensusin e të paktën 75-80% të banorëve. U ngrit një qendër sociale komunitare, me ambulancë, kopësht dhe terrene sportive, ku komuniteti mbuloi të paktën 20% të kostove.

Tre kilometra rrugë dhe hapësirë publikë u rihapën dhe përmirësuan përmes proçeseve me pjesmarrjeje. Hapja e cdo gardhi konsiderohet si ndryshim mentaliteti 1997: krijimi i coplan, disa foto stafi..



1



2



3



4

Co-PLAN method

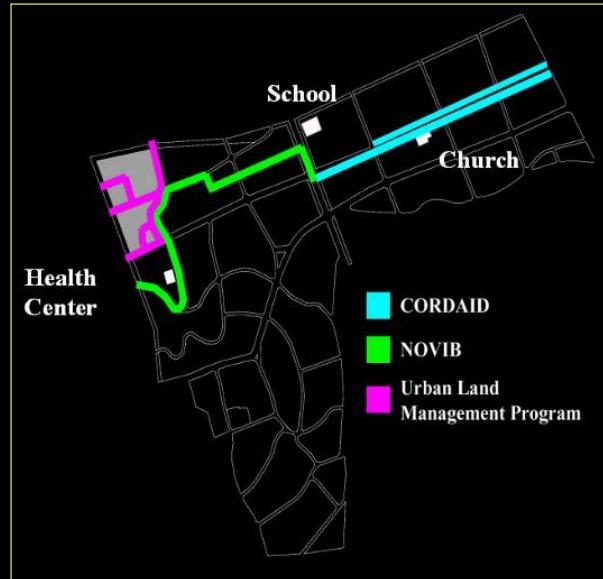


Participatory planning





## Bathore Circulation Network Joint Financing Program with Community





Co-PLAN method

Community based actions,  
Cost sharing improvements



## Social-Economic Development

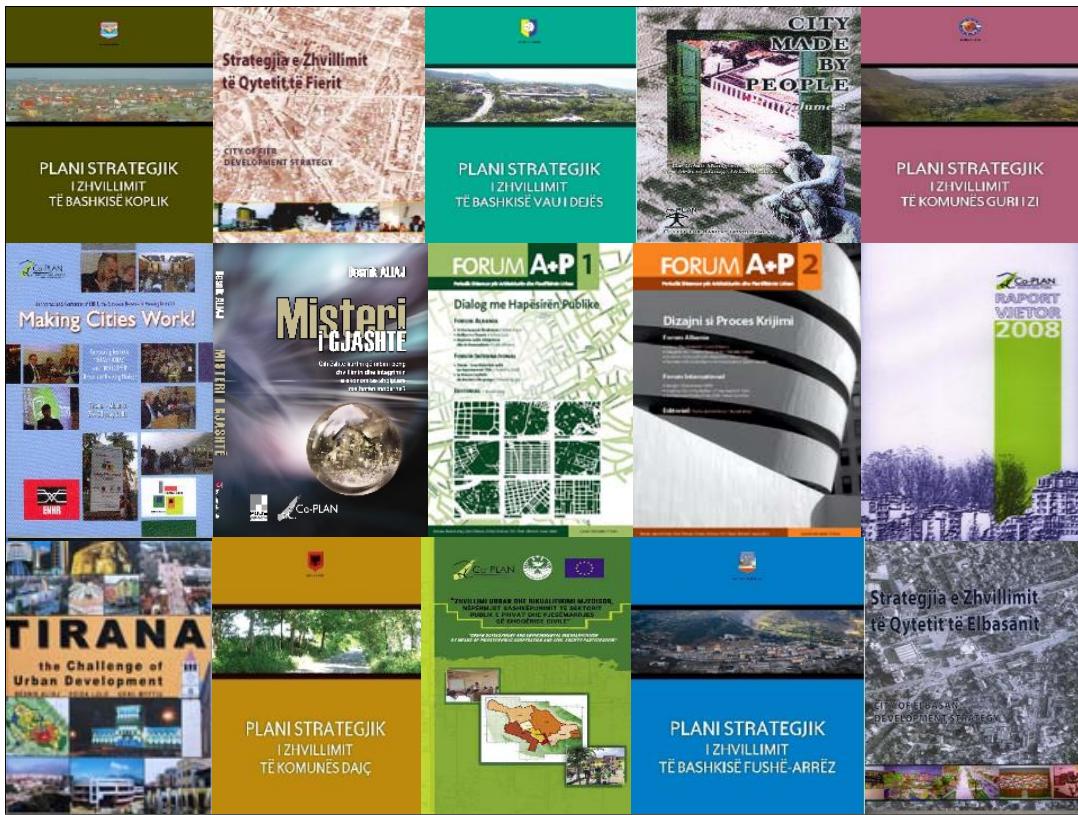




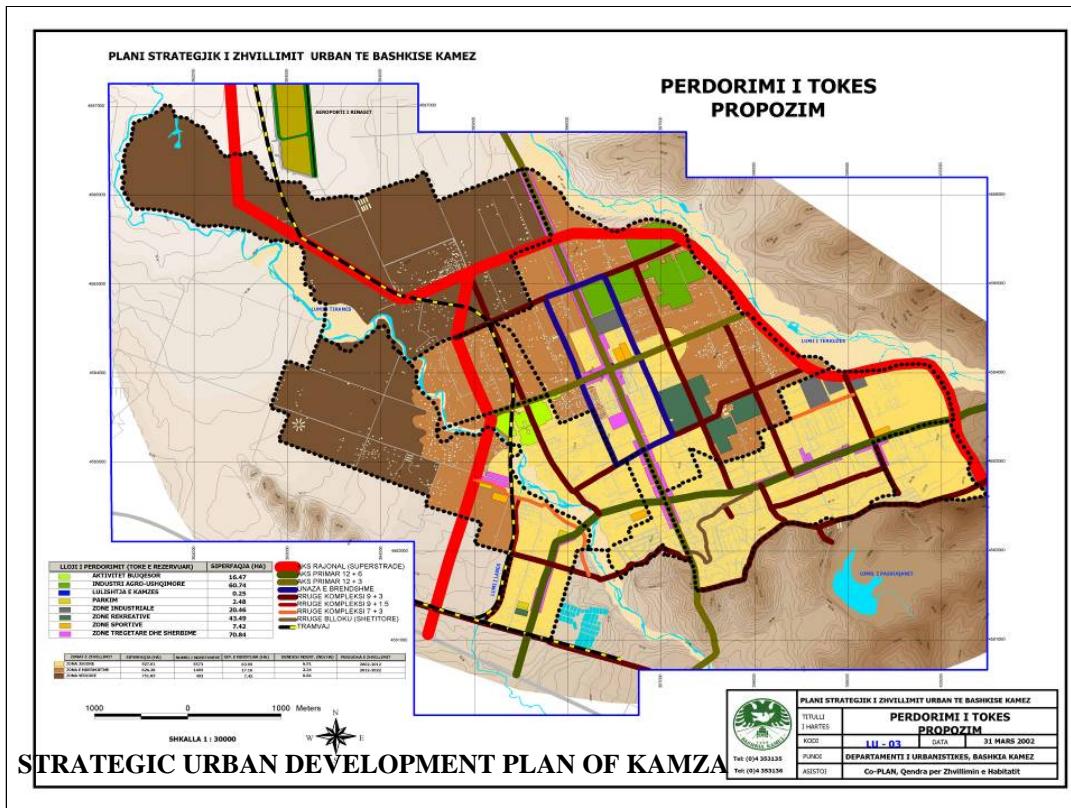
Children Youth Women

## Sensibilization & Public Debates









Nga breglumasi ne bathore dhe pastaj ne urban core neighborhoods: foto te zonave dhe proceseve me pjesemarrje

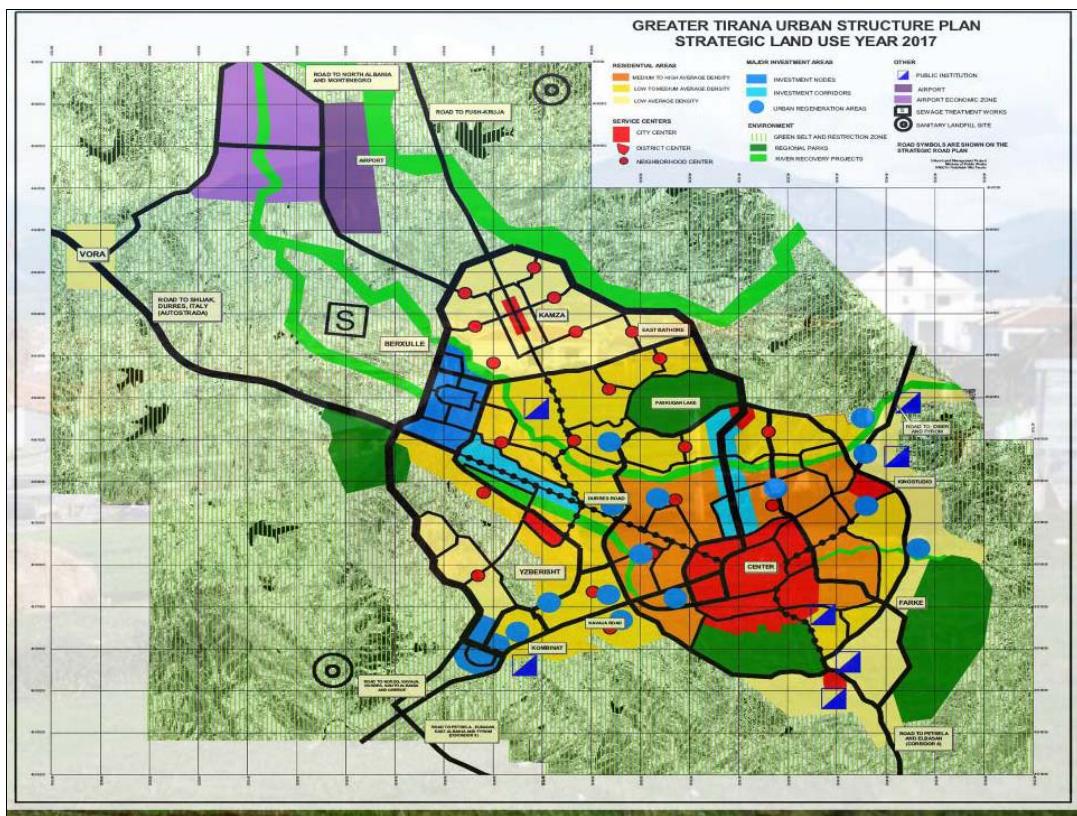
ULMP: qeveria dhe donatoret

Neighborhood development agenda: consolidation of participatory neighborhood planning

Urban forums

Recognition of the role of the authorities in the city made by people: Kamza

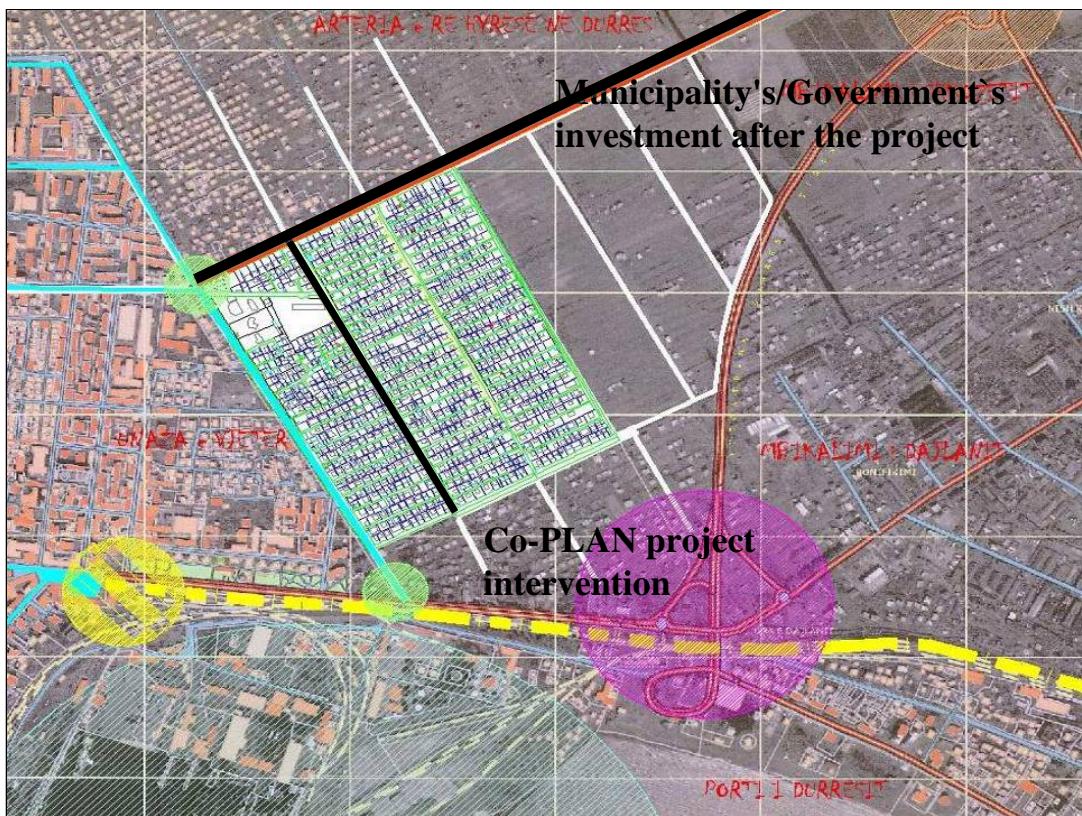
Participatory planning for cities in decline: Kruja, Peshkopi, etj....





Rruget e hapura nga bashkia sipas planit strategjik dhe me te njejten filozofi pune dhe procesi si dikur nga co-plan. Pra njerezit dhe institucioni jo vetem e njohn kontributin e coplan, por cka eshte me rendesishmja e kane pranuar procesin dhe po e replikojne ate. Per me teper, eshte vete bashkia, pra institacioni, qe e ka pervetesuar kete mendesi te re dhe e aplikon ne manaxhimin e territorit ne Kamez.





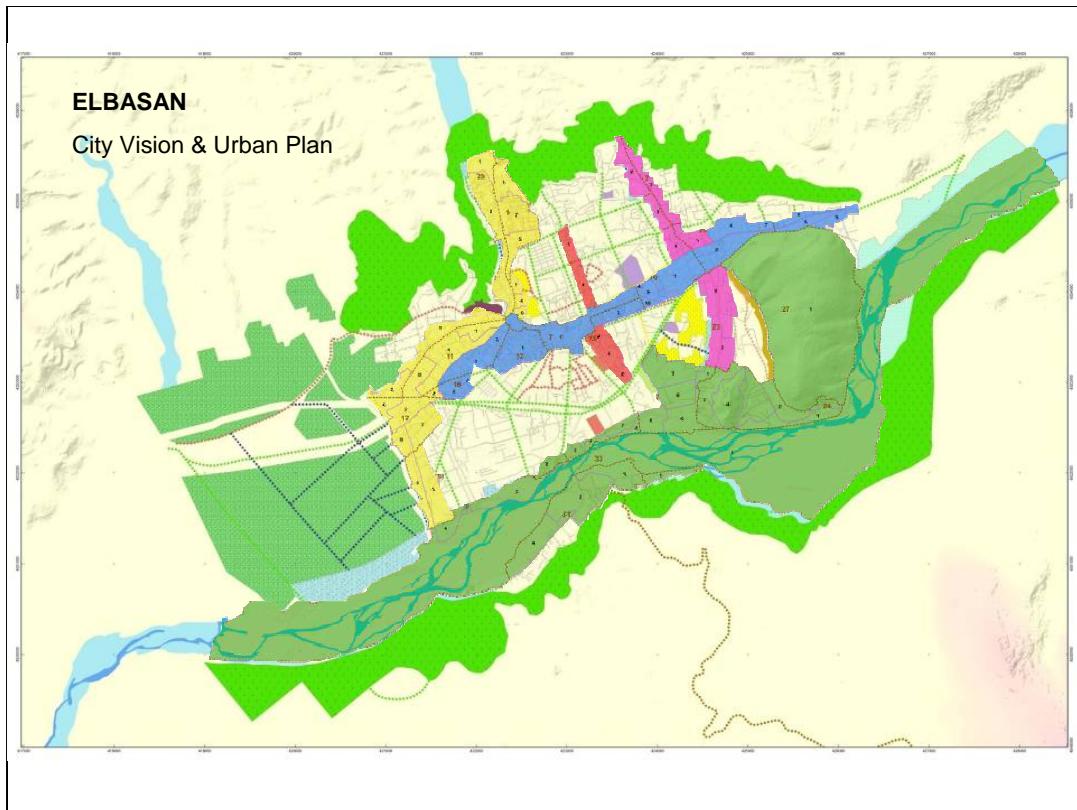
Catalyzes of change

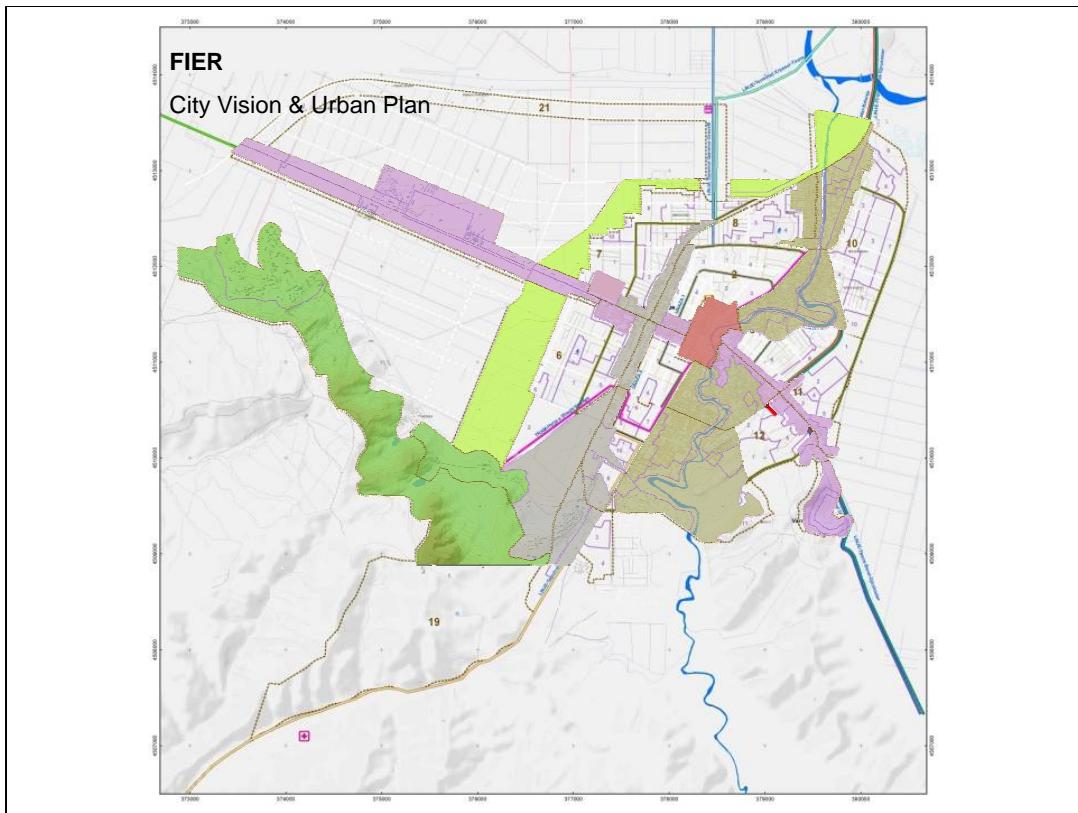


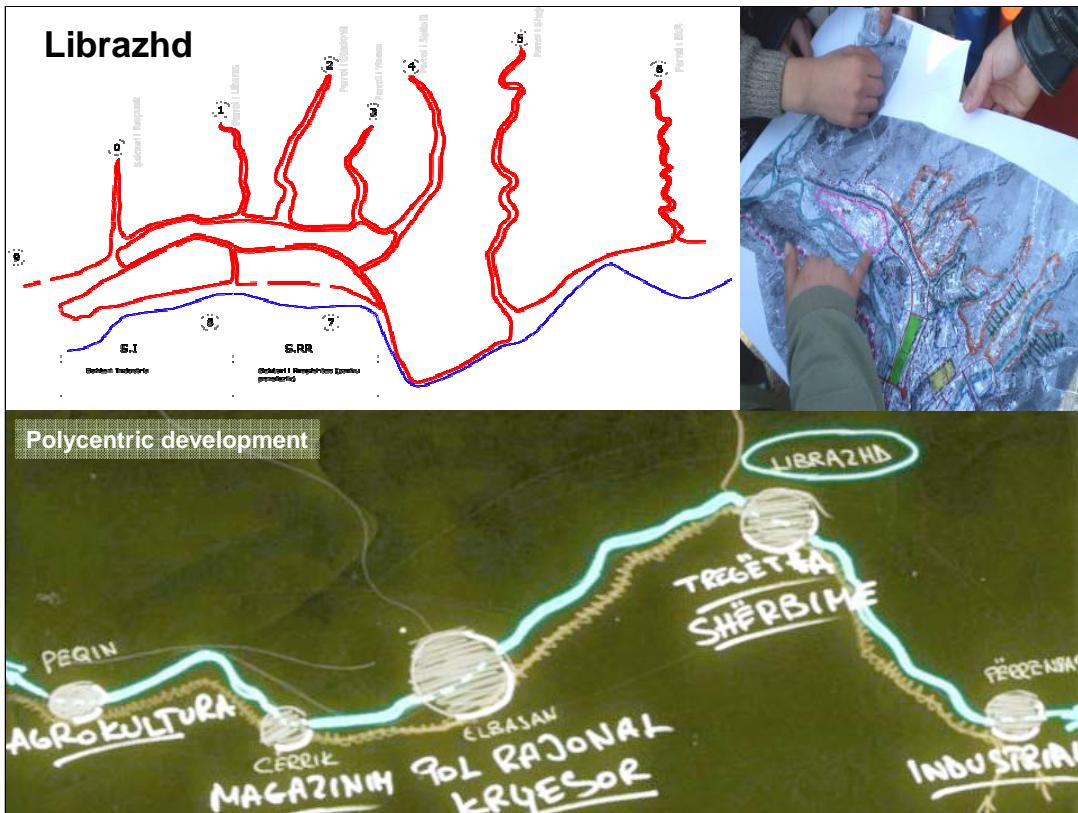


Keneta Neighborhood - Durres





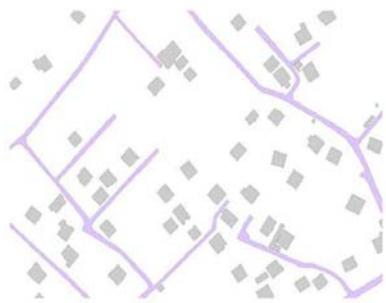




Zberthimi ne sektore, elementet e identitetit. Skema rajonale, qytete ne depresion, te cilat mund te funksionojne vetem duke qene pjesa e nje rrjeti policentrik qytetesh.



**Reading the city, disclosing the genetic code of urban space**



The Municipality takes a leading role in the implementation of the Regulatory Plan

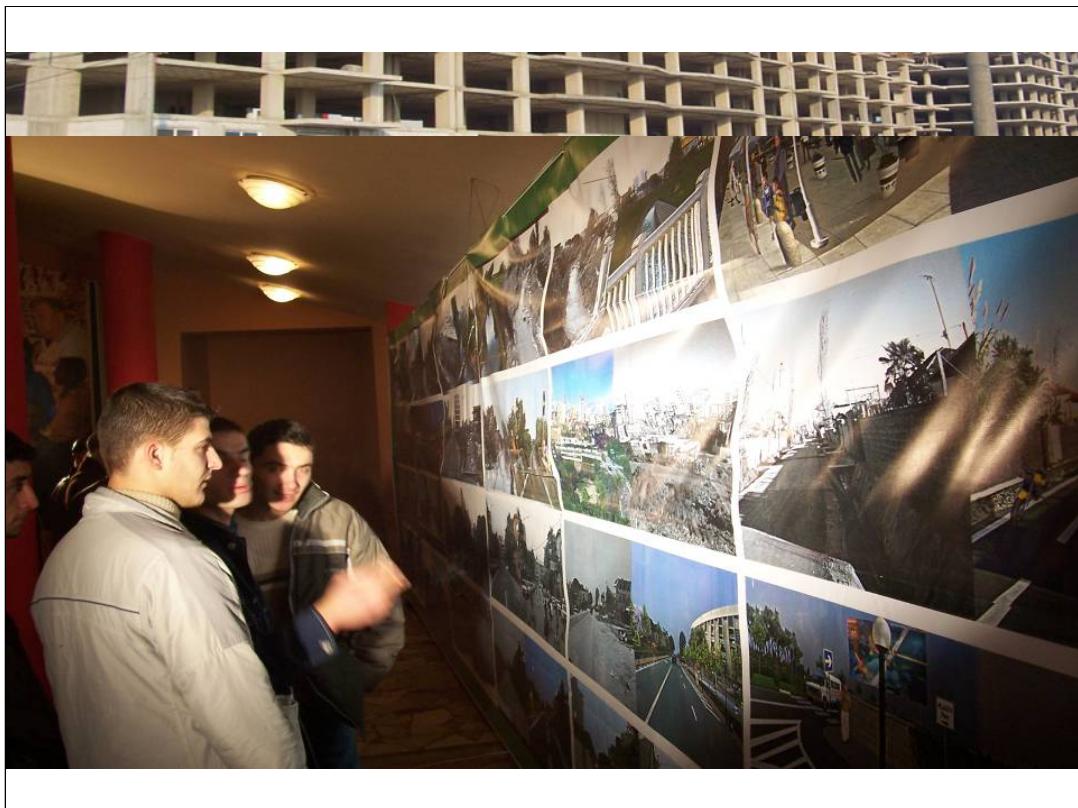


Feasibility Analysis, Design Brief and Project, PPP scheme proposed, Marketing

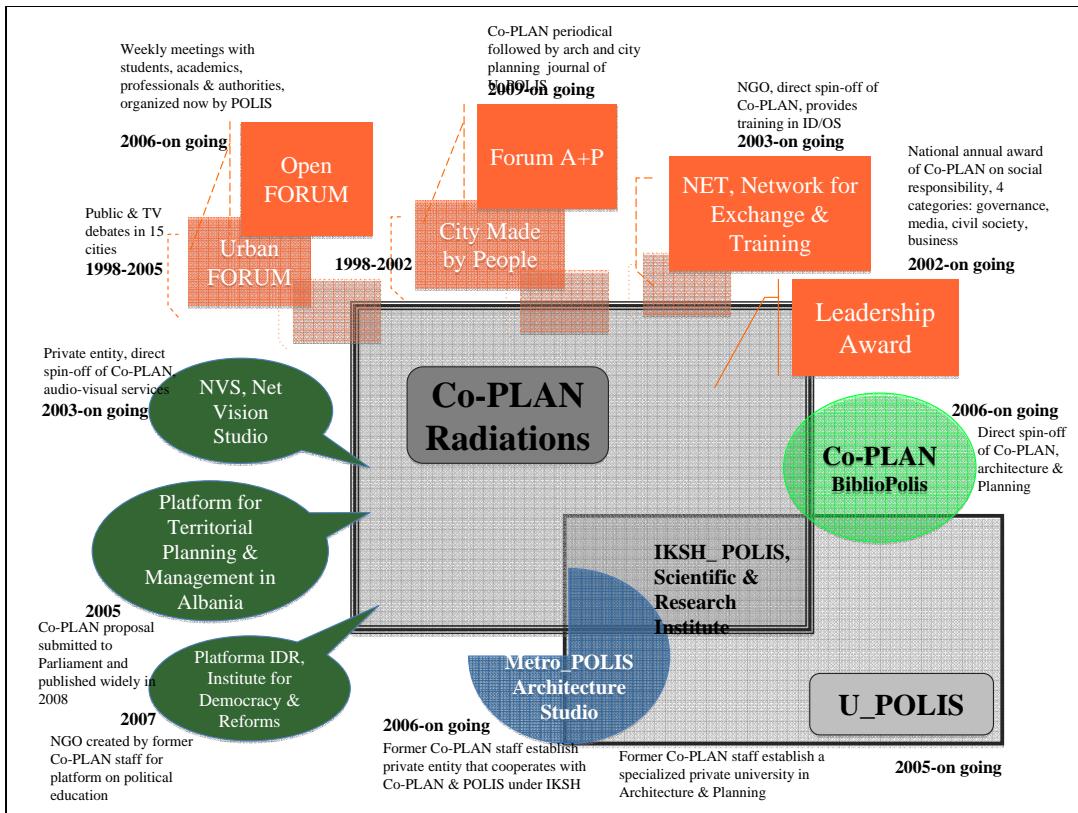


Ky eshte rasti I trete (kamza e para, keneta e dyta), ne te cilin bashkia realisht I referohet nje plani per te manaxhuar territorin urban ne qytet.

Privates capitalizing on the plan...  
More than just apartments ....need for attractions

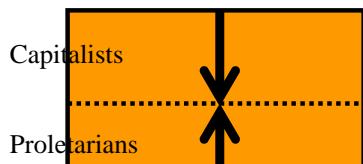


The change was not in the product per se, rather than in the process

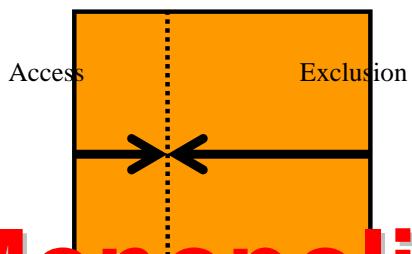


## THE SOCIAL DIMENSIONS OF THE PROBLEM

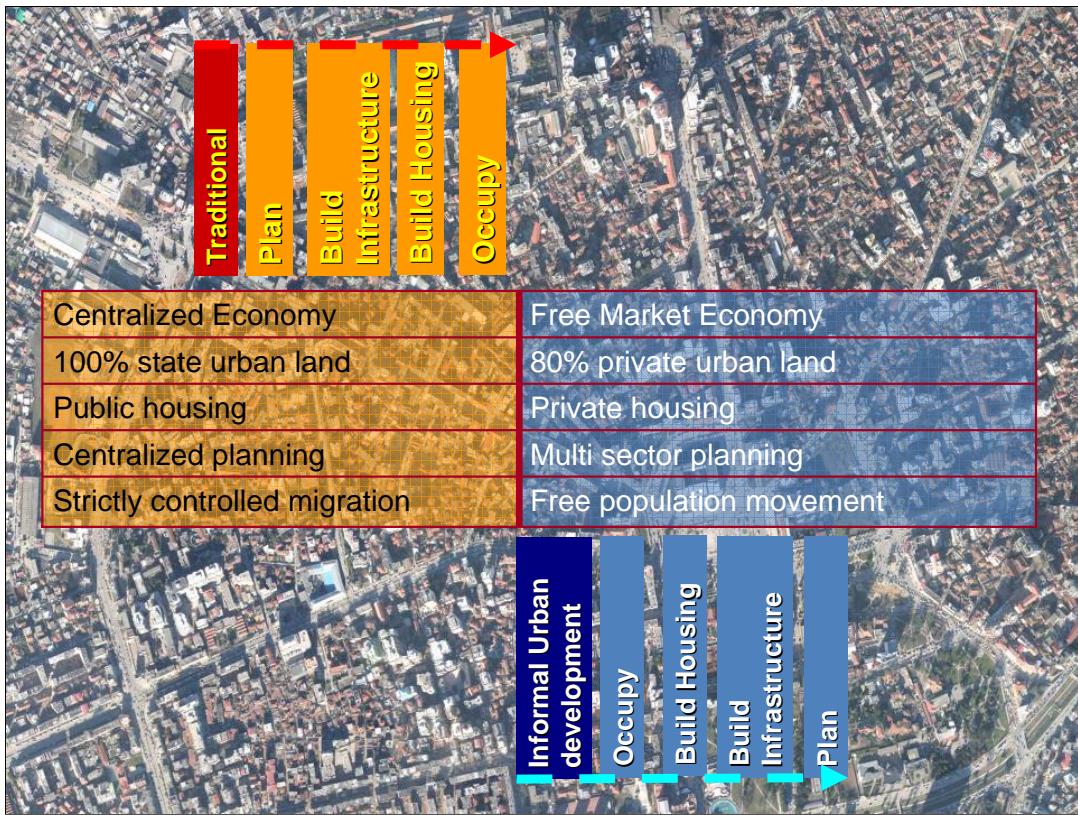
- Marxist Capitalism



- Mercantilist Capitalism



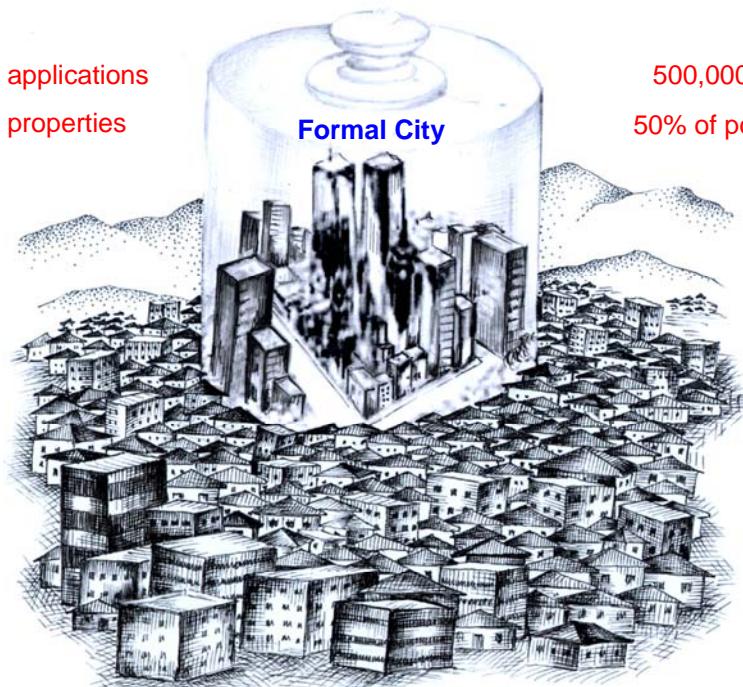
~~Situate Monopoli~~  
**REFORMS**



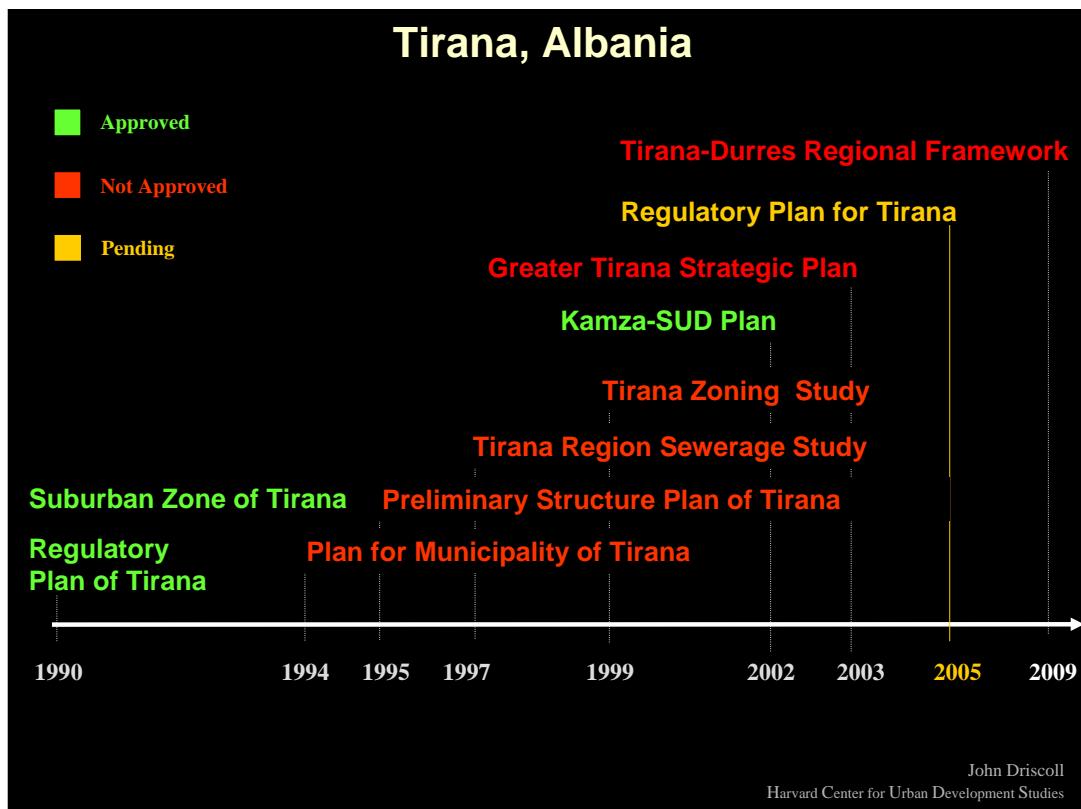
270,000 applications  
350,000 properties

Formal City

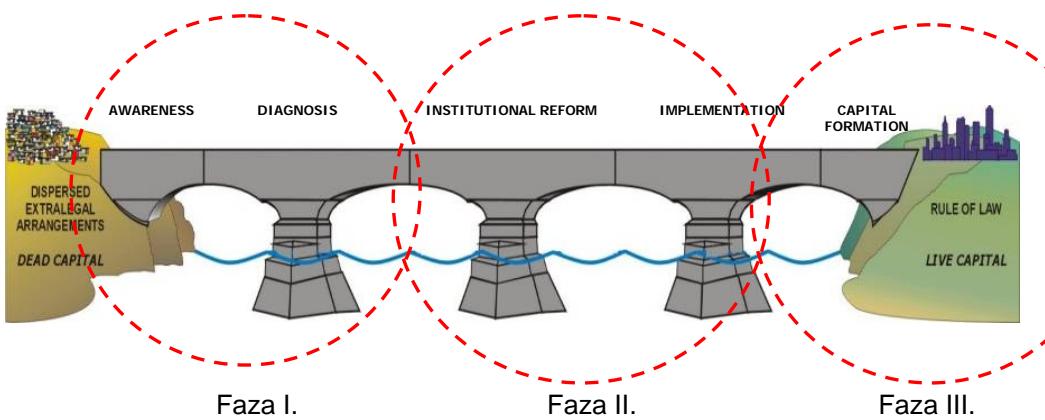
500,000 families  
50% of population



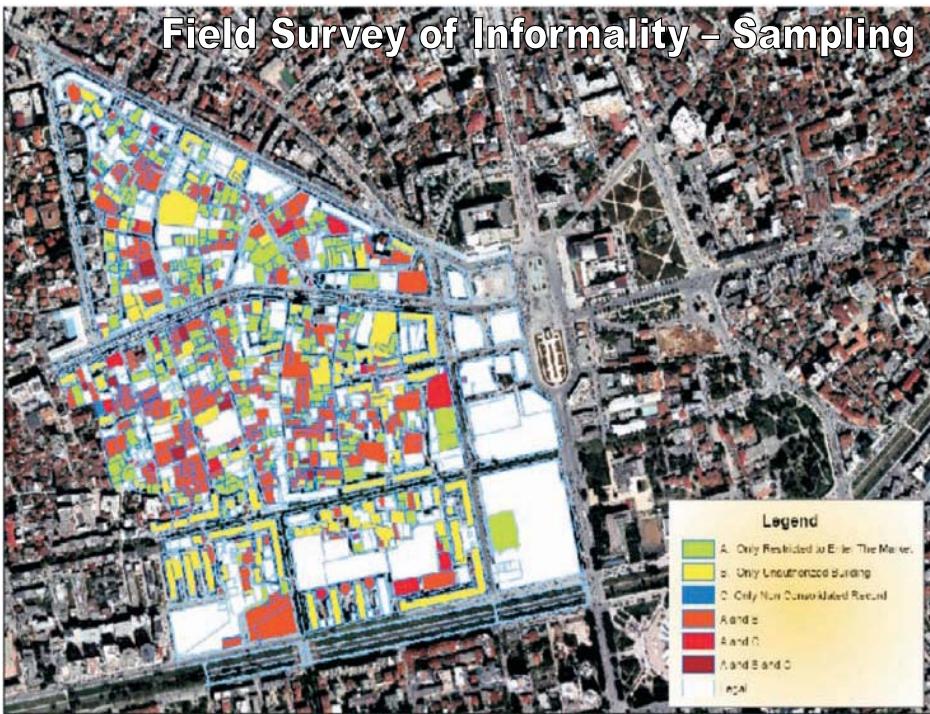
**Informal City**



# TRANSITION TO THE RULE OF LAW AND AN INCLUSIVE MARKET ECONOMY



## Field Survey of Informality – Sampling





Building extensions that invades public space



Extensions of buildings without license



Illegal building extension, Tirana.



Buildings that violate zoning regulation regarding maximum high levels

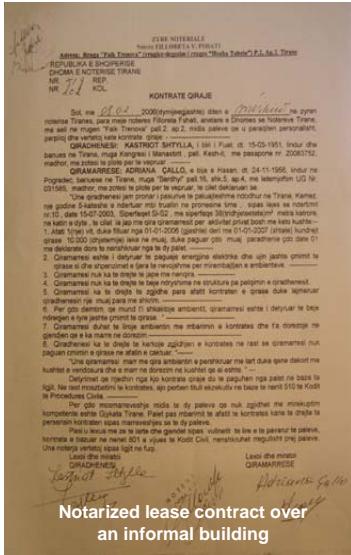
Extralegal construction firm with more than 10 employees in Tirana



Informal area in Keneta: State-owned land, sub-divided and sold by the first settlers



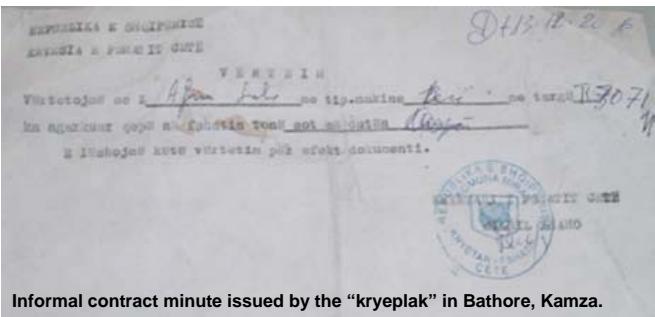
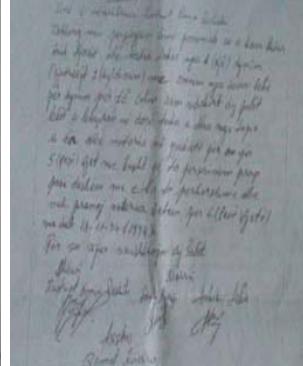
## Extralegal Contracts



### Extralegal housing finance



### Informal sale contract. Tirana.

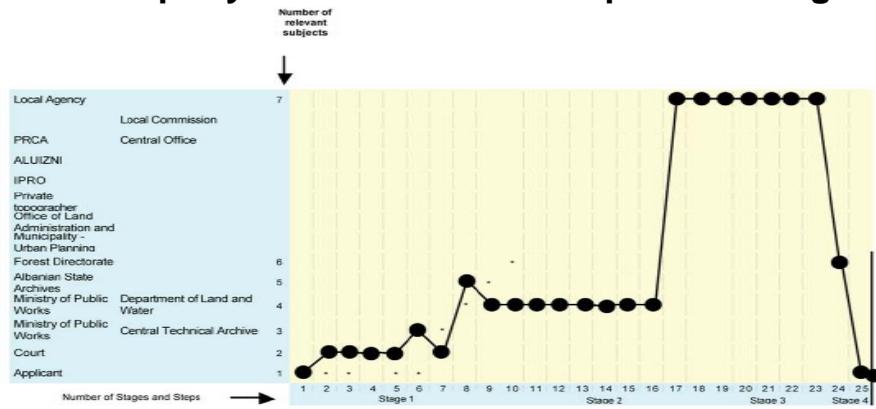


# IDENTITY DOCUMENTS OF INDIVIDUALS



11 Documents !!!

## Procedure to claim compensation at the Property Restitution and Compensation Agency

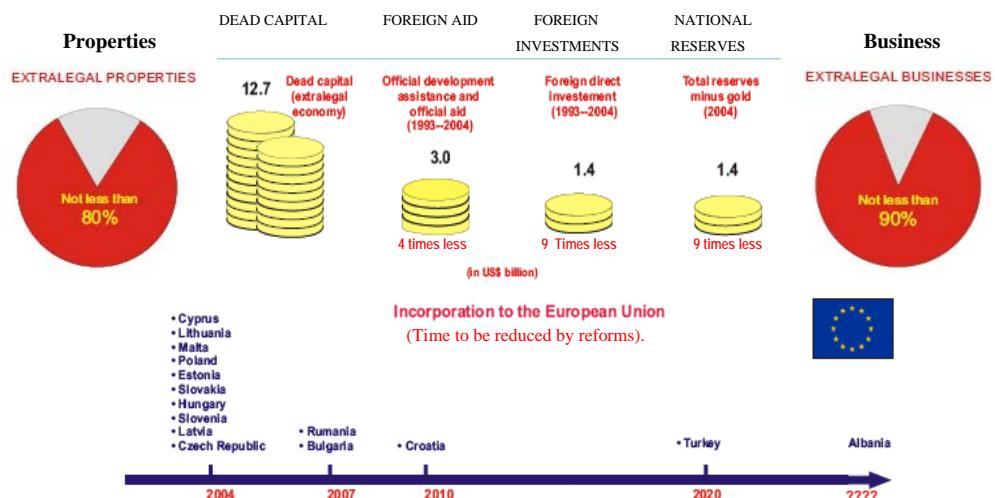


### SUMMARY

Steps : 25  
 Stages : 5  
 Time (days) : 4 868  
 Cost : 859 936 (All)

Stages	Days
Stage 1 Application	168
Stage 2 Map on previous coordinates	10
Stage 3 Current Map Coordinates	342
Stage 4 Request for compensation to the Central PRCA	7
Stage 5 Submission of documents for compensation/legal purposes at the Central PRCA	1 800
Total :	4 868

# EXTRALEGAL ECONOMY



Source: UNDP/ILD & Government of Albania, 2007

# Who Pays for the Reforms?

## Illegal Economy

15-20%

Organized crime

Corruption

No consensus

**EXTERMINATE**

Alternatives:  
Integrate?

## Informal Economy

30-35%

No legal alternative

Not affordable solution

**FORMALIZE**

## Extralegal Economy

20-25%

State inefficiency

Bureaucracy

Reforms

Corrections

**INTEGRATE**

## Formal Economy

20-25%

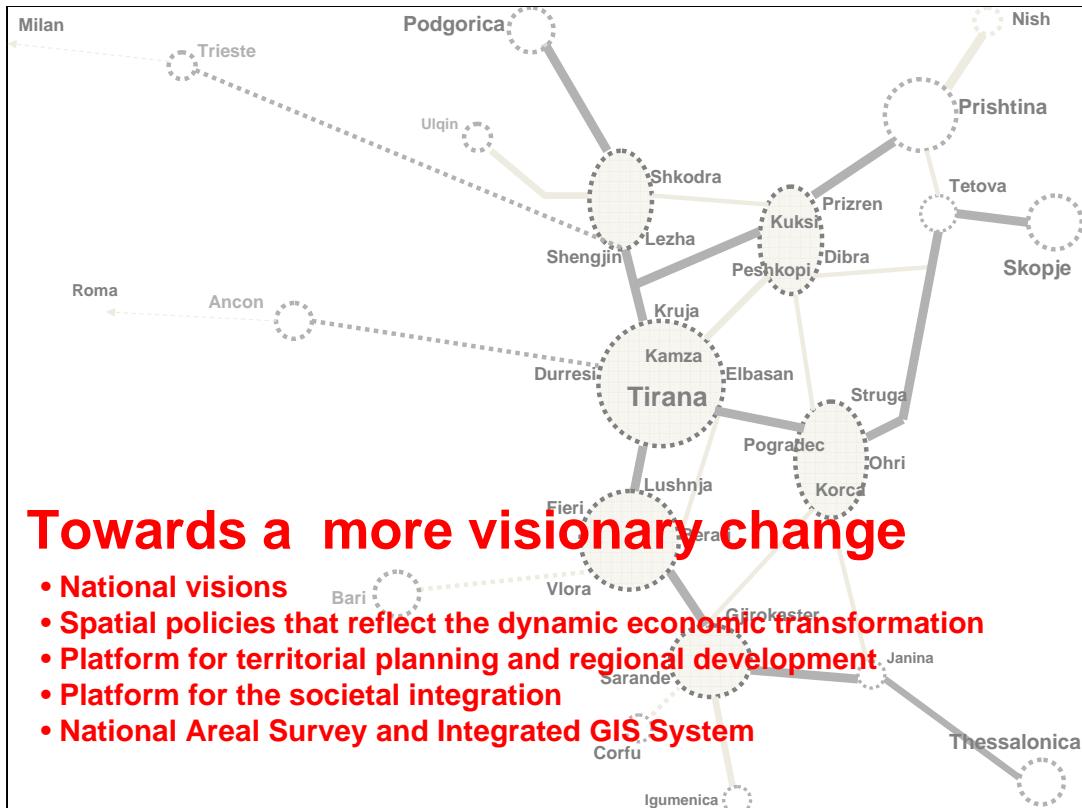
Those bearing the burden of reforms

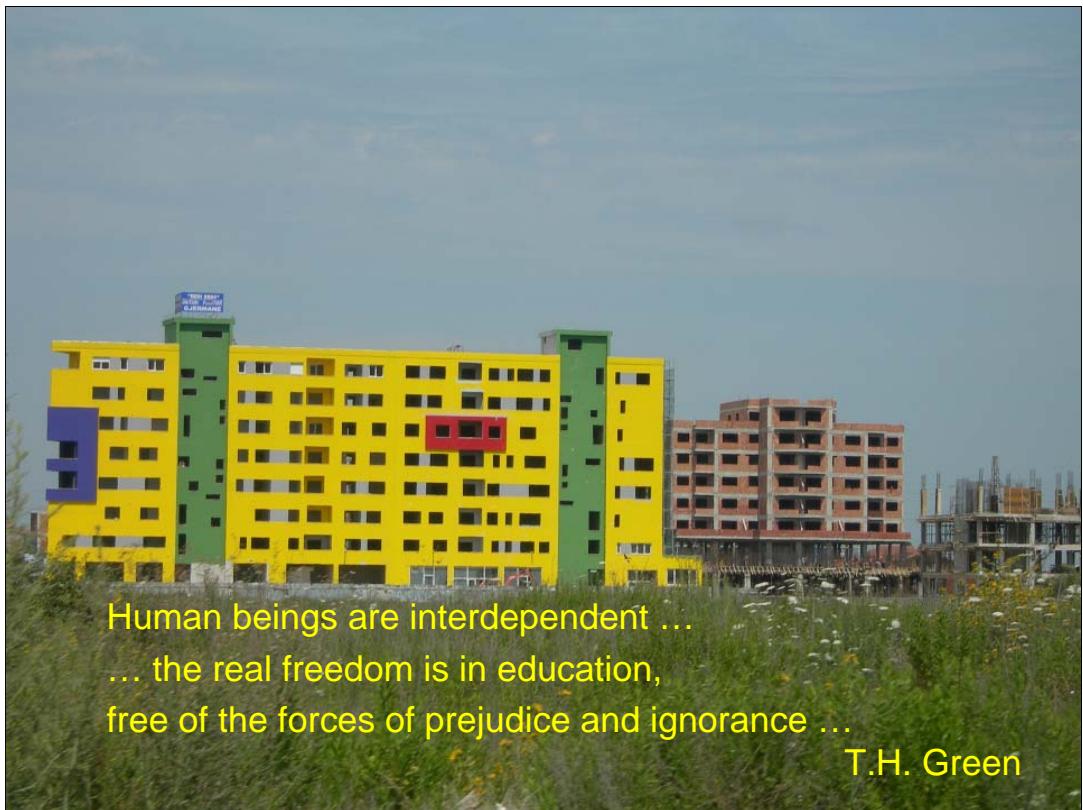
Baseline taxpayers

**ENCOURAGE ENLARGEMENT**

3.

1. Ignore?    2. War/Demolish?





Human beings are interdependent ...  
... the real freedom is in education,  
free of the forces of prejudice and ignorance ...

T.H. Green

