



Registration of immovable property in Albania. Cadaastre 2D, 3D, 4D, utility cadaastre

Naim Domi

Altin Spaho



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

Historically, immovable properties registration in the Republic of Albania is done by two systems.

The first system is the system where the property is registered only in the register, not in the map.

This system has been used to register immovable properties mainly in urban area



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

The second sistem is dhe **cadastral system**, where the property is registered in a public register and, also this property evidenced in a cadastral map.

This registration system has been used to register the immovable properties, mainly the agricultural land, in rural areas.

As a base map, for this system, has been used the cadastral map with a scale of 1: 5000.



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

* **The new immovable property registration system in the Republic of Albania.**

From 1976 till 1991 the private property was prohibited by law; all the land was a state property.

In 1991, the Government of Albania drafted the Action Plan for "Registration of immovable properties in Albania

In 1994, Parliament of Albania approved the law for "Registration of immovable properties ".



Registration of immovable property in Albania.

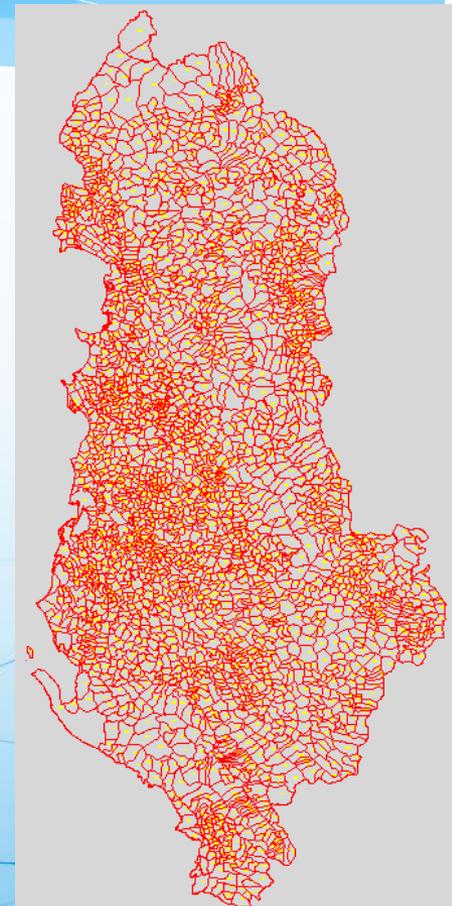
Cadastral 2D, 3D, 4D, utility cadastral

By the law, all the territory of our country, is divided into several cadastral zones

Each cadastral zone has a public register

Public register has two components:

1. Cadastral map
2. File (kartel) of the immovable property



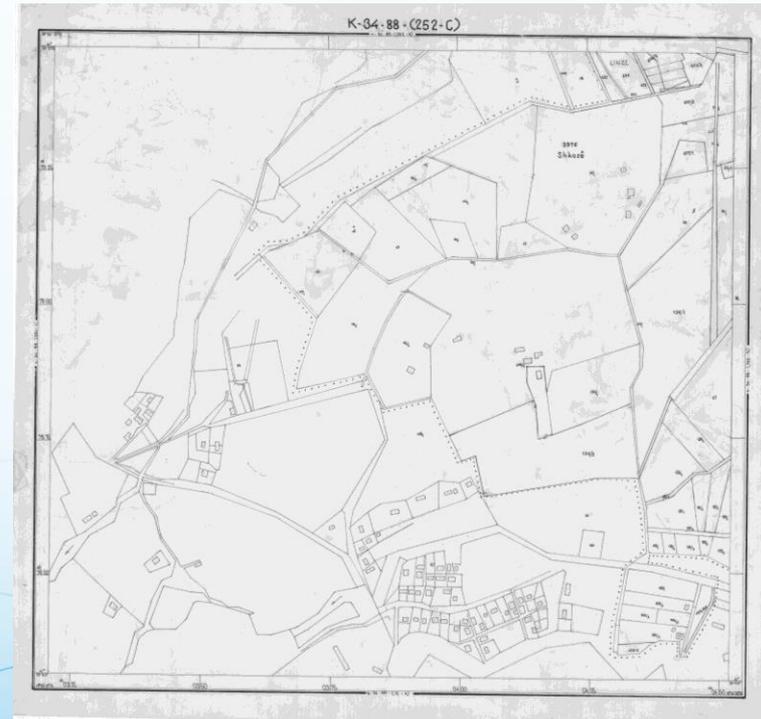


Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

According to this law, to register a immovable property we must:

- 1. Evident the property physical boundaries in the cadastral map.**





Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

2. Preparing a file for this property.

The file and cadastral map are connected by the property number

aktuar nga V. K. M. Nr. 518 Dm 7.11.1994 **KARTELA E PASURISË SË PALUJTSHME** Viti ____ Fq ____

A - SEKSIONI I IDENTIFIKIMIT TË PASURISË --> Vije nga: Viti ____ Fq ____

Zona Kadastrale: _____ NR. I PASURISË: _____ Vije në: Viti ____ Fq ____ deri në: Viti ____ Fq ____

Indeksi i Hartës: _____ **PERFUNDIMTARE (detyrues)**

Adresa e pasurisë: Rrethi _____ QF _____

Rr.Nr. _____ Pr.Gj. _____ Sh. _____ K. _____ Ap. _____ Përshkrim i Veçantë _____

B - SEKSIONI I PËRSHKRIMIT TË PASURISË

Lloji i Pasurisë: _____ Brenda VK.N. / Jo --> Pn, Ref _____

| Sip. Totale e Pasurisë | Nga Sip. Totale: Sa Trailli | Nga Sip. Trailli: sa Ndëresë | Det. sipërfaqe e gërbashkët. |
|-------------------------|-----------------------------|------------------------------|--|
| 1. _____ m ² | 1. _____ m ² | 1. _____ m ² | PALLAT Kuceri e Pjeshmarçiqes No. i Pasurisë (Pallat) _____ Viti ____ Fq ____ |
| Ref. _____ | Ref. _____ | Ref. _____ | |
| 2. _____ m ² | 2. _____ m ² | 2. _____ m ² | |
| Ref. _____ | Ref. _____ | Ref. _____ | |
| 3. _____ m ² | 3. _____ m ² | 3. _____ m ² | |
| Ref. _____ | Ref. _____ | Ref. _____ | |
| 4. _____ m ² | 4. _____ m ² | 4. _____ m ² | |
| Ref. _____ | Ref. _____ | Ref. _____ | |

C - SEKSIONI I PRONËSISË

| Nr. Dok. Regjistrimit | Data e Regjistrimit | Emri i Aktit | Mbështetja | Nr. Pasap. | IPB | Adresa e Prokurit | Shtesa e Paguar | Data e Lehtë Certifikimit | Shtesa | Firma |
|-----------------------|---------------------|--------------|------------|------------|-----|-------------------|-----------------|---------------------------|--------|-------|
| | | | | | | | | | | |

Shtesa: Kolona IPB rregullon: 1 - individ, person fizik, ose juridik; 2 - përfaqësim i familjes; 3 - bashkëpunues(?)

D - SEKSIONI I QIRAVE, NË PËRDORIM, MARRËVESHJEVE KUFIZUESE, SERVITUTEVE DHË INTERESAVE TË TJERA

| Nr. Dok. Regjistrimit | Data e Regjistrimit | Tipi | Përshkrimi | Data e Lehtë Certifikimit | Shtesa | Firma |
|-----------------------|---------------------|------|------------|---------------------------|--------|-------|
| | | | | | | |

E - SEKSIONI I HIPOTEKAVE, VENDIMEVE TË GJYKATËS, KUFIZIMEVE, etj

| Nr. Dok. Regjistrimit | Data e Regjistrimit | Tipi | Përshkrimi | Data e Lehtë Certifikimit | Shtesa | Firma |
|-----------------------|---------------------|------|------------|---------------------------|--------|-------|
| | | | | | | |


REPUBLIKA E SHQIPËRISË
MINISTRIA E DREJTËSISË
ZYRA QËNDRORE E REGJISTRIMIT TË PASURIVE TË PALUJTSHME
ZYRA VENDORE E REGJISTRIMIT TË PASURIVE TË PALUJTSHME TRIANE
Adresa: RR. "Jordan Misja"

Tirantë, më ____ / ____ / ____

SHËNIM: Kjo kopje kartele në A4, ka fuqi të njëjtë me origjinalin e ndodhur në zyrën tonë.
Në Regjistrim Viti ____ Faqe ____ Zona Kadastrale ____ Qyteti Tirantë



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

This new system cannot be applied immediately in all the country, because there was no cadastral maps for all the country.

Until now, from 3058 CZ in total, 85% of them are in the new registration system.



Registration of immovable property in Albania.

Cadastral 2D, 3D, 4D, utility cadastral

* **Cartographic basis, of the Immovable Property Registration Office**

The cadastral map that are used to evident the immovable properties are in e scale of:

1. Cadastral map of scale 1:500 (used for city area)
2. Cadastral map of scale 1:1000 (used for village area)
3. Cadastral map of scale 1:2500 (used for agriculture land)
4. Topogr. map scale 1: 10,000 and 1: 25,000 (forest parcels)



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

Cadastre 2D, 3D, 4D, utility cadastre.

All our registration system based on 2D Cadastre.

Albania has a lot mineral gallery; no one of these gallery are in cadastral maps, because these maps represent the only plan borders of parcels located on the surface of the earth.

As a result these galleries or tunnels cannot be registered.



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

For each immovable property, which is registered, is recorded and the time when it was registered.

In the section “particular description” the number of floors is written.

If the number of floors changes in a second time, this information will be recorded on the file, but these changes, in the file will have the date of registration, not the date when the number of floors has changed.



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

The cadastral map save changes in time, because when we draw a new parcels on it, boundaries and the number of the old property not deleted; the new parcel is drawn in red color over the previously one. This is for the manual maps.

Today when too many cadastral zones are digitalized, each change is stored.

So, although we have data for the fourth dimension, time, but again, we do not have a proper 4D cadastre, because we can get general information how was previously a property, but not exactly when.



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

In terms of the utility cadastre, we can say that until 4-5 years before, we did not have any information related to the utility cadastre. During these years the Albanian government has given a lot of concession licenses for hydropower.

Most of these hydropower stations, have a under ground channel.

Investors, the owners of these licenses, asked to make possible the registration of these objects; so, for this reason, our office began registration these underground channels. By doing so, our office at the same time started the utility cadastre.



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

Enterprises of water supply and sanitation are still with the state capital, they possess information such as geographical location and necessary documents for registration, but there was no interest for the registration of pipe lines of water supply, and wastewater sewer or underground channels in general.



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

Enterprise of electricity distribution was private until a year ago. They had the information and necessary documents for registration, but there was no effort to register the transmission lines of electricity.

The same has happened with the Albanian telecom, which is also private.

This happened probably due to the fact of their registration costs, because they have to pay to do the registration and the fact that they are not obligated by law to register these assets.



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

In file of immovable properties there is no information if an electric line, telephone line, water pipe, gas pipe, oil pipe, sewage channels, etc., go or not go through a parce

Statut nr. 519, Dato 7.11.1994 **KARTELA E PASURISË SË PALUAJTSHME** Vol. _____, Fq. _____

A - SEKSIONI I IDENTIFIKIMIT TË PASURISË --> Vizon nga: Vol. _____, Fq. _____

Zona Kadastrale: _____ NR. i PASURISË: _____ Vizion në: Vol. _____, Fq. _____ deri në: Vol. _____, Fq. _____ -->

Indeksi i Hartës: _____

Adresa e pasurisë: Rrethi _____ Q/Ë _____ **PËRFUNDITARE** (datë) _____/_____/_____
Rr/L _____ P/G _____ Sh _____ K _____ Ap _____ Përshkrim i Veçantë _____

B - SEKSIONI I PËRSHKRIMIT TË PASURISË

Lloji i Pasurisë: _____ Brenda V.K.N. : Jo --> Po, Ref: _____

| Sip. Totale e Pasurisë | Nga Sip. Totale: Sa Tërthi | Nga Sip. Tërthi: sa Ndëresë | Per pjesën e përbashkët: |
|-------------------------|----------------------------|-----------------------------|--------------------------|
| 1. _____ m ² | 1. _____ m ² | 1. _____ m ² | PALLAT |
| Ref. _____ | Ref. _____ | Ref. _____ | Kuotat e Pjesëmarrjes: |
| 2. _____ m ² | 2. _____ m ² | 2. _____ m ² | _____ % |
| Ref. _____ | Ref. _____ | Ref. _____ | Nr. i Pasurisë (Pallat): |
| 3. _____ m ² | 3. _____ m ² | 3. _____ m ² | Vol. _____ Fq. _____ |
| Ref. _____ | Ref. _____ | Ref. _____ | |
| 4. _____ m ² | 4. _____ m ² | 4. _____ m ² | |
| Ref. _____ | Ref. _____ | Ref. _____ | |

C - SEKSIONI I PRONËSISË

| Nr. Dok | Data Registrim | Emri | Aktia | Mbitemri | Nr. Pasap | I/F/B | Adresa e Pronarit | Shuma e Pagaruar | Data e Lësh. Certifikates | Shënimet | Firma |
|---------|----------------|------|-------|----------|-----------|-------|-------------------|------------------|---------------------------|----------|-------|
| | | | | | | | | | | | |

Shënime: Kollona I/F/B tregon: I - individ, person fizik ose juridik; F - përfaqësues i familjes; B - bashkëpronar(%)



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

Investments in infrastructure and in general in the field of construction, has made necessary the requirement for legal changes in the field of the utility cadastre, because obtaining necessary permits and information from Enterprises of water supply, Enterprise of electricity distribution, and Albanian telecom, are associated with significant losses in time and therefore the increasment of costs.



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

* The trend of development in the future is.

1. Passing all cadastral zones in the new system of registration.
2. Improved data, which is primarily concerned with the improvement of cadastral maps in terms of the accuracy.

Albania, last year, had finished the construction of a permanent GPS stations network, covering with signal the entire surface of Albania, during 24 hours. This has made possible to establish a precise cartographic basis for immovable property registration.



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

3. Completion of the digitalization of all registration offices, which means scan of all archived documents, digitalization of files, and vectorisation of cadastral maps.
4. Preparation of laws in accordance with Directive INSPIRE, in cooperation with other institutions.
5. Preparation of legal framework needed for passage in the cadastre 3D, 4D and the utility cadaster.

LiDAR photography is being performed this year, on the entire territory of the Republic of Albania. This will create real opportunities for the transition to the 3D cadastre.



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

3. Completion of the digitalization of all registration offices, which means scan of all archive documents, digitization of cartels, and vectorization of cadastral maps.
4. Preparation of legal framework needed for passage in the cadastre 3D, 4D and utility cadaster.

This year, is being performed LiDAR photography, on the entire territory of the Republic of Albania. This will create real opportunities for the transition to 3D cadastre



Thank You !



Registration of immovable property in Albania.

Cadastre 2D, 3D, 4D, utility cadastre

- * Territori i Republikës së Shqipërisë është i ndarë në 3058 ZK, nga të cilat 138 janë ZK urbane dhe 2920 janë ZK rurale
- * Nga 3058 ZK gjithsej, është kryer regjistrimi fillestar në 2607 ZK ose 85%, për 101 ZK procesi është duke u kryer, dhe për 350 ZK nuk është kryer procesi i regjistrimit fillestar.
- * E shprehur në numra pasurie, ka përfunduar regjistrimi fillestar për rreth 3.100.000 pasuri, dhe kanë ngelur pa u kryer regjistrimi fillestar për rreth 700.000 pasuri.