



## Post-socialist, region urban conglomeration "Dures-Tirana"



The study area of the Regional Development for the Tirana-Durres Region covers a corridor of about 35 km in length along and mainly between the two major road connections between Tirana and Durres.

In this region, 35 % of Albanian enterprises are located and 66 % of foreign investments are made.

The population has increased by 87 % in urban areas and by 83 % in rural areas between 1992 and 1999. In the same period, the urban population of the study area within the Durres District has increased by 39 % and by 28 % respectively.

Within urban areas there is unique demand for urban land due to the junction of major factors:

- Quick urban evolution sustained by a "young" demographic profile, high birth rate, rural to urban migration, and the new freedom to relocate within the country;
- The rapid transition to an open market economy which is creating new capital including remittances from Albanians working abroad;
- New housing demands created by social and economic change (political prisoners and homelessness);

Also conferring to the "Regional development study for the Tirana – Durres region" regarding the land use:

- Most buildings are constructed between 1991 and 1999 (ca. 70 % of all buildings).
  - More than 80 % of the users declare themselves owner of the property, but only ca. 30 % dispose of ownership evidence.
- Urban problems emerged with the coming of such huge masses. Housing those people was a challenge and with the missing of any regulatory plan informal settlements arose.

The number of potential construction sites for big, space consuming facilities for public services and economic development (industrial estates, fair grounds, market centers) is rapidly decreasing.

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