The Land Administration and Management Project (LAMP II) includes the preparation of urban plans and the development of control regulations and of infrastructure capital investment programs for four cities in southern Albania: Gjirokastra, Korça, Lushnja and Berat.

### Identification

**Size of the City:**
- Population: 65,000 inhabitants
- Area: 2,270 ha

**Size of the Project:**
- Population: 65,000 inhabitants
- Area: 2,270 ha

**Principal Functions of the City:**
Berat: regional capital, administrative, historical and cultural centre

**Principal Functions of the Project Area:**
4 regional capitals: Gjirokastra, Korça, Lushnja and Berat

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**Historic Centres of Berat and Gjirokastra**

<table>
<thead>
<tr>
<th>Inscription</th>
<th>2005</th>
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<tr>
<td>Criteria</td>
<td>(iii) (iv)</td>
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<td>Area</td>
<td>59 ha</td>
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Berat and Gjirokastra are inscribed as rare examples of an architectural character typical of the Ottoman period. Located in central Albania, Berat bears witness to the coexistence of various religious and cultural communities down the centuries. It features a castle, locally known as the Kala, most of which was built in the 13th century, although its origins date back to the 4th century BC. The citadel area numbers many byzantine churches, mainly from the 13th century, as well as several mosques built under the Ottoman era which began in 1417.

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*The historic centre of Berat*
In the global context of a general national decentralization process and municipal capacity building policy, has to be improved urban planning and land management and development control countrywide. Berat is planned to almost double its current population by 2030 and is needs basic foundations for urban development and maintain the city’s heritage and cultural values.

**Objectives**

- Develop urban vision and development strategy
- Enhance capacity in planning, development control and land use management. Training of municipal staff
- Develop infrastructure plan and urban master plan and regulatory framework
- Improve municipal revenue
- Develop partnerships between national and local authorities and with different other sectors and stakeholders
- Setting up a consultation and participatory process, community commitment
- Integrate the enhancement of heritage values while land administration and management

**THE INITIATIVE**

<table>
<thead>
<tr>
<th>World Bank</th>
<th>Municipality of Berat</th>
<th>Government of Albania</th>
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**THE PROJECT DRIVERS**

- Government of Albania
- Ministry of Works and Transports

**THE PROJECT IMPLEMENTATION**

- Municipality of Berat
- Ministry of Works and Transports

**LAMP PROJECT ACTION PLAN**

**Urban Vision and Development Strategy**

- Participatory process
- Stakeholders’ meeting
- City’s economic development strategy
- SWOT study

**Tool Development and Capacity Building**

- Integrated master plan
- Regulatory framework
- Training
- Urban administrative capacity

**STAKEHOLDERS / ACTORS:**

- Public local
- Public regional
- Public national
- Institutions / NGOs
- Public international
- Private
- Mixed
- Civil Society
**SPECIFIC PROJECT MANAGEMENT TOOLS**

- Municipal Urban Plan: spatial structure plan, infrastructure investment plan and regulatory plan
- City Master Plan
- City Development Vision and Strategy
- Spatial Planning Support System
- Regulatory Plan
- Inception report
- SWOT Analysis
- Local Stakeholders Committee

**FUNDING**

The whole LAMP project has several components. 25% of the overall project is related to the preparation of the urban plans in four cities in Albania (including the city of Berat). The Government of Albania has received a loan from the World Bank to fund the project.

**DETAILS ON PUBLIC FUNDING**

Government of Albania, Municipality of Berat

**INTERNATIONAL FUNDING SOURCES**

World Bank loan to Albanian government

**TOTAL PROJECT AMOUNT**

N/C

**STATE OF PROGRESS**

Start
September 2009

End of project
September 2010

**RELATION BETWEEN THE PROJECT AND THE VALUE OF THE PROPERTY**

The Land Administration and Management Project is a national incentive to improve municipal capacity and provide new tools and regulatory frameworks. It impacts on the World Heritage property by addressing core urban planning and land use issues within the listed area but also the buffer zone and surrounding area. In the long run, it will provide city managers and decision makers, citizens and investors with a clear framework and planning tools (development plan, revenue and land use plan).

This project addresses also core infrastructure issues (electricity, water, transport, lighting etc.), access to services (waste management etc.) and raising awareness of the different stakeholders.
Fully completed results of the project are:

1. Preparation of feasible strategies, plans, regulations and capital investment programs that are consistent with newly adopted national laws and standards and supported by local municipal governments.

2. Implement an ongoing public consultation process that informs and educates local stakeholders and builds support and ownership:
   - Advocate the importance of market-based urban planning and land management,
   - Information on proposed strategies, planning tools, regulations and capital investment programs.

3. Achieve professional training of municipal planning staff/officers in spatial and socioeconomic analysis, planning methodologies, capital investment programming, development and management of GIS-based planning databases and preparation, administration and enforcement of development control regulation.

The City developed a “City’s Local Economy Strategy” to answer the following issues:

- future levels of population and housing stock;
- development of economic activities;
- development of environmental quality levels;
- levels of public services;
- to develop programs to overcome weaknesses and threats.

The issues are how to develop core national and municipal capacity building strategies and policies, which integrate cultural and heritage focused issues.

How to link conservation and heritage enhancement in the following areas:
- access to public services;
- resource pooling;
- inclusion of public services development into urban development;
- community development.

Another issue is ensuring sustainable human and financial resources beyond the framework of a project funded by exterior resources (World Bank loan).

**.contacts**

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<thead>
<tr>
<th><strong>Mayor</strong></th>
<th>Fadil Nasufi</th>
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<td><strong>Mandate</strong></td>
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<tr>
<th><strong>Responsible Officer</strong></th>
<th>Eteeva Dhima</th>
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<tbody>
<tr>
<td><strong>address</strong></td>
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<td><a href="mailto:bashkiaberat@yahoo.com">bashkiaberat@yahoo.com</a></td>
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