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ALBANIA COMMUNES AND MUNICIPALITIES TYPOLOGY

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Preface and Acknowledgment

The 2011 Population and Housing Census of Albania is the 11th census performed in the history of Albania. The preparation and implementation of this commitment required a significant amount of financial and human resources. For this INSTAT has benefitted by the support of the Albanian government, the European Union and international donors. The methodology was based on the EUROSTAT and UN recommendations for the 2010 Population and Housing Censuses, taking into consideration the specific needs of data users of Albania.

In close cooperation with international donors, INSTAT has initiated a deeper analysis process in the census data, comparing them with other administrative indicators or indicators from different surveys. The deepened analysis of Population and Housing Census 2011 will serve in the future to better understand and interpret correctly the Albanian society features. The information collected by census is multidimensional and the analyses express several novelties like: Albanian labour market and its structure, emigration dynamics, administrative division typology, population projections and the characteristics of housing and dwelling conditions.

The series of these publications presents a new reflection on the situation of the Albanian society, helping to understand the way to invest in the infrastructure, how to help local authorities through urbanization phenomena, taking in account the pace of population growth in the future, or how to address employment market policies etc.

The five editions of this series are in-depth analysis conducted by INSTAT in collaboration with the University of Geneva, University of Neuchâtel and Urban Research Institute, and supported financially by the SDC - Swiss Agency for Development and Cooperation.

INSTAT avails itself of this opportunity to express its gratitude and acknowledgement for the valuable contribution of the SDC - Swiss Agency for Development and Cooperation, INSTAT experts and other local and international experts for the publication of the series of analyzes of population and housing census 2011

Special appreciation also goes out to all institutions and donors, who have contributed to the conduction of the population and housing census 2011, the Albanian Government, European Union (IPA 2009 and CARDS 2006), SIDA – Swedish Agency for International Development, SDC - Swiss Agency for Development and Cooperation, UNFPA – UN Population Fund, and UNDP – United Nations Development Program.

Gjergji FILIPI, PhD

Director General of INSTAT



Lista e publikimeve tematike të Censurit 2011, Maj 2014

List of 2011 Census thematic publications, May 2014

- Censuri i Popullsisë dhe Banesave 2011: karakteristikat ekonomike
- 2011 Population and Housing Census: Economic Characteristics
- Dimensionet e cilësisë së Censurit 2011
- Quality Dimensions of the 2011 Population and Housing Census of Albania
- Kushtet e banimit dhe të jetesës
- Dwelling and living conditions
- Migracioni në Shqipëri
- Migration in Albania
- Një klasifikim i ri urban - rural i popullsisë shqiptare
- A new urban - rural classification of Albanian population
- Popullsia dhe dinamikat e saj - horizonte të reja demografike?
- Population and population dynamics in Albania - New demographic horizons?
- Projektionet e popullsisë, 2011-2031
- Population Projections, 2011-2031
- Shqipëria 2011 Censuri në harta
- Albania 2011 Census Atlas
- Tipologjia e komunave dhe bashkive
- Communes and Municipalities Typology
- Lëvizjet vajtje-ardhje për qëllime punësimi
- Commuting from home to work
- Dinamikat e tregut të punës, 2001-2011
- Labour market dynamics, 2001-2011
- Aplikimi INSTATGIS – hartat në web (www.instatgis.gov.al)
- INSTATGIS – Atlas web application (www.instatgis.gov.al)

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ACRONYMS

CEAT	Communaute d'Etudes pour l'aménagement du territoire, EPFL
EA	Enumeration Area
EPFL	Ecole Polytechnique Federale de Lausanne
ESPON	European Spatial Planning Observation Network
FSO	Swiss Federal Statistical Office
GIS	Geographic Information System
LU	Local Government Unit, first level (Municipalities and Communes)
NUREC	Network on Urban Research in The European Community
PHC	Population and Housing Census
TDMA	Tirana-Durrës Metropolitan Area
STC	Swiss Typology of Communes
UNESCO	United Nations Educational, Scientific and Cultural Organization

Note: The boundaries of communes and municipalities have been designed for statistical purposes and may not reflect exactly the territory of the local units.



INTRODUCTION

The aim of this study is to serve as a basis for future thinking on the development of Albanian cities, providing practical tools, knowledge, and an overview of the rich potential of the census for spatial analysis. The precise geo-localization of all the Census data collected offers for a first time a practical tool to analyse urbanization process and its spatiality.

The National Institute of Statistics of Albania (INSTAT) conducted the Population and Housing Census during October 2011. The Census results are the main source of data concerning the Albanian population, providing a count of all the resident population, and collecting data on some key socio - economic characteristics and information on housing conditions in order to provide an up-to-date picture of the entire population disaggregated by gender, by socio - economic characteristics and by geographical area.

The first part begins with a short analysis of methods, definitions, conceptual framework about typology that allows updating the typology - or classification - of municipalities and communes. Through this process of classification, a definition of urban agglomerations is suggested. In the second part, an in-depth analysis of socio-economic characteristics of these agglomerations is presented through micro-scale cartography. Main themes considered are: demography, migration, urbanization, housing, education, living conditions, economy, transport, etc.

The geographical component of a Census has always been a crucial dimension. Until 1989, data in the publications of the Population Census were given by districts and according to city-village distinction. Information about total number of the population already existed, but the historical comparison is difficult because of territorial changes.

During the last decade 2001 and 2011, geographical data have been substantially improved. Buildings have been geo-referenced by attributing them to the "enumeration areas" (EAs), as smallest area divisions delimited for statistical purposes. There were about 12,000 EAs in 2011.

Enumeration area maps were essential during the census process. Everything we see around us has a location and a dimension (latitude and longitude, height and depth), hence it can be represented by spatial information. The "spatial data" mean any data with a direct or indirect reference to a specific location or geographical area. A map is a visualization of spatial information and contains points, lines, and polygons that can represent cities, roads, and administrative boundaries such as prefectures, municipalities/communes, buildings and other phenomena. Maps display geographic relationships, differences, clusters and patterns.

The role of maps during the census process has been to support enumeration and to present aggregate census results in a cartographic form. Briefly explaining, the role of the maps is to:

- 1) Ensure coverage and facilitate census operations (pre-enumeration). The census office needs to ensure that every household and individual in the country is counted. Thus, it provides an essential control tool that guarantees coverage of the census;

- 2) Support data collection and help monitor census activities (during enumeration). During the census, maps ensure that enumerators can easily identify their assigned geographic areas, in which they will enumerate households and individuals. Maps are also used by the controllers and supervisors. Maps can also play an important role in monitoring the progress of the census operations. This allows supervisors to strategically plan, identify problematic areas and quickly implement remedial action;

- 3) Make easier the presentation, analysis and dissemination of the census results (post enumeration). The cartographic presentation of census results provides a powerful mean for visualizing the results of a census. It helps the identification of important demographic and social indicators at low scale level.

1. TYPOLOGY OF MUNICIPALITIES AND COMMUNES

In 2010, a group of researchers have developed a methodology for the delimitation of agglomerations for Albanian municipalities and communes. The article¹ presented a classification of municipalities and communes in to 14 types in which the centers and suburban local units together constitute the agglomerations. This classification was based on the results of the 2001 census; at that time, only structural criteria could be evaluated but not dynamic changes, since the former census data were not available at a sufficiently fine geographical level.

The typology was successfully tested as a tool that allows a better understanding of spatial dimension of the census results and territorial structure of Albania, for example in fields such as migration, suburbanization, spatial distribution of economic activity, etc. Thus it was decided to reproduce and adapt it to the present situation with data from the 2011 census as well as from economic enterprise census (non agriculture). Economic enterprise census was conducted on 2010. The census of all non-agricultural entities that operate in the whole territory of Albania, carried out to provide update demographic and economic information.

1.1 Methods

Various methods may be used to develop a classification, of municipalities and communes. The first type of approaches is based mainly on theoretical assumptions that are confronted with specific data, the observation of which confirms or rejects the validity of a model. This may be called a top-down or deductive approach. Another type, inductive approaches, moves from an observation to broader generalization and theory. One example of a deductive approach is the Swiss Typology of Communes (Schuler et al. 2005) developed by the Federal Statistical Office (FSO), while an example of an inductive approach is the British Census-based Area Classification². In the first case, the relevant variables for classification are chosen according to a pre-existing theory or model of spatial organization, a hierarchy is then established and thresholds are fixed. The second method reduces the wide data set by using statistical methods (elimination of highly correlated variables, etc.), and then clustering techniques are used. The FSO methodology provides a general framework to build the Albanian classification that is adapted as much as possible to the Albanian specific spatial, social and economic context, according to data availability.

1.2 Urban-rural definition in Albania

Twentieth century coincides with the end of the Ottoman conquest, Austro-Hungarian occupation and finally with the Italian occupation. Albanian main towns began to undergo urban studies carried out by Austro-Hungarian and Italian architects, who sought to give the appearance of European cities to Albanian cities.

In 1920 Tirana was designated as the capital of Albania, and the government of Fan Noli decided to give it the appearance of a dignified European capital and administrative center. For this reason, the project of the first square in the city center was designed and implemented (Scanderbeg Square). Here we find the first government buildings and the historic North-South axis of the great boulevard, which is part of the square (Italian architect Chiaravelli and Austrian architect Weiss).

King Zog gave great importance to the regulatory plans of the main cities of the country. Around 1930, the construction of a major boulevard called "King Zog" and of ministries started in Tirana. The widening of the main streets of the city and definition of the city boundaries started at this time. In 1931, the area of the capital was extended by 600 ha.

During the period of the fascist occupation, after 1939, Italian architects reviewed all major regulatory plans of the cities. Architecture and city planning in this period was typically fascist, incorporating its symbols in all the works. It included the design of the regulatory plans of Tirana, Durrës, Vlorë, Elbasan, Berat and Sarandë. These plans considered also the psychology and tradition of the Albanian typology of urban settlements.

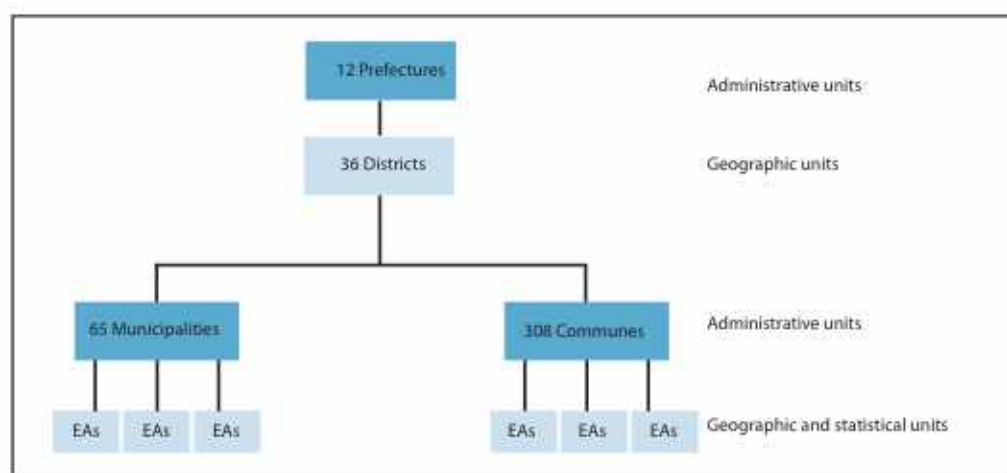
During 1945 and 1990, urbanization was entirely under rigorous state control, as its exclusive competence. During this period, priority was given to the organization and development of smaller towns, undertaken under a rural development policy. Large urban areas and the main cities were delimited within the so-called "yellow lines" (limits set by the master plans). Major industries limited employment in this sector within the cities, while the rural areas introduced a new urbanization process. The internal displacement, from cities to villages, was a common policy launched by the former soviet bloc countries.

¹ "Typology of Communes and definition of Agglomerations in Albania", in: "Socio-demographic statistics in Albania", 2010 based on 2001 PHC results
² Vickers, Daniel and Rees, Phil, 2006, op. cit.

After political changes, the social organization in urban and rural centers was spontaneously. Before 1990, the number of prefectures (10) and of districts (12) remained unchanged for a relatively long period, though the number of communes increased from 203 in 1958 to 539 in 1990. In 1997, a new institutional structure was set with 12 prefectures, 36 districts and 357 local units (of which 313 were communes and 44 municipalities). In 2001, the year of the previous census, the number of local units had increased to 374 (309 communes and 65 municipalities). The territorial structure remained unchanged during the last intercensal period, with only two communes which merged (Barbullush and Bushat) in Shkodër district.

Actually, Albania is administratively divided into 12 prefectures, 65 municipalities and 308 communes. Cities are generally located within municipalities, whereas villages are generally located within communes. However, there are a few exceptions. Tirana, the capital of the country, is subdivided into 11 municipality units. From a geographic perspective, municipalities and communes are grouped into 36 districts. Municipalities and communes are composed of 74 cities and 2,972 villages, but they are not administrative units and they do not have official boundaries.

Figure 1 - Administrative and geographic units used in 2011 Census of Albania



The Constitutional and legal basis for the two levels of local government are defined in Law no. 8652, dated 31.07.2000, on "Organization and functioning of local governance" (improved), and in Law no. 8653, dated 31.07.2000, on "Administrative-territorial division of local government units" (amended). Local governance in Albania is organized at two levels:

1) Communes and municipalities are the basic units of local government and represent the first level of government. They have similar public responsibilities and possess similar types of authority and competence. The difference between them comes from the fact that the communes govern mainly in rural areas, whereas the municipalities govern mainly in urban areas. Sub-divisions of a commune are called villages and, in some special cases, cities. The law determines the size, name and center of the commune. The council of the commune, with the consensus of the citizens, determines the boundaries and the territory of a sub-division. A municipality represents a territorial and administrative unit governing usually in an urban area, or in specific cases, includes rural areas as well within its territorial and administrative jurisdiction.

2) Prefectures constitute the second level of local government. The prefecture represents an administrative-territorial unit, composed of several municipalities and communes with common geographical, traditional, and economic, social and community interests. Territorial boundaries match the peripheral boundaries of its component municipalities and communes. The territorial area, the name and the center of the prefecture are determined by the law. Districts are subdivisions of the prefectures. The territorial area, name and the center of the districts are determined by the law.

1.3 Conceptual framework of the typology

The scientific interpretation of the institutional distinction between municipalities and communes and the socio-economic and morphological development of cities, led to the municipal and communal typology developed in 2010 which proposed to define urban areas in a different way, that of agglomerations and metropolitan areas. As such, the typological approach distinguishes - at the first level - between urban and rural communities, i.e. between municipalities and communes situated in agglomerations and other local units situated outside of it. The definition highlights that the structure of local units is highly differentiated within and outside the agglomerations.

This analysis based on the 2011 census results point out, the possibility to adapt the definition and classification of the municipalities and communes with minor modifications and some new methodological considerations. In the present chapter, we present the approach of the 2001 census and the main modifications due to the 2011 census results.

First, the typology makes a distinction among centers and local units in the fringe area (suburban local units), which can be distinguished according to morphological or functional criteria. This is an approach for defining centers by size, function or institutional role. To define the agglomerations, a minimum size of the unit is defined, as well as criteria that allows (or prevents) the attribution of a neighbouring local unit to an agglomeration. Within the agglomerations, the distinction of urban areas is made by applying various morphological and social criteria, such as density and type of settlements, or social groups. Outside the agglomerations, local units are defined essentially by their economic structure. Since commuting in rural areas in Albania is still not a dominant phenomenon, the structure of the active population corresponds quite well to employment patterns. The economic structure can be of a quite different nature: local units with predominantly agricultural activities, those with an important industrial component, or those with service activities. In addition, some local units outside the agglomerations show combinations between the three sectors. Empirical analysis shows that, for Albania, only some very specific types of service sub - sectors are located outside the agglomerations: tourism, energy supply and some activities of public administration, such as defence or health. Within the secondary sector, mining is very often located in rural areas and defines a specific economical pattern (some statistics attribute mining to the first sector).

Of course, many changes that affect the Albanian landscape are occurring very quickly. During the last decades, prevalent observed changes have concerned:

- Big disparities in population changes, and especially between the Tirana-Durrës metropolitan area (sometimes referred as TDMA further in the text), which is gaining population, and the other urban areas that are losing population;
- Clear and strong internal migration patterns that mainly explain the non uniformity in population changes;
- Construction dynamics are not following population change patterns, thus areas losing population show an increase of new buildings;
- Profound spatial changes in the industrial sector losing strongly the traditional sites of production in the metallurgy and machine sub-sectors, but showing a process of new metropolitan industrial activity.

These changes are described in the section 1.6 Territorial changes and affect some adaptations in the typology. In order to give an overview, table 1.1 provides a comparison of both typologies. The 2010 typology based on 2001 census data distinguished 14 types; the 2014 typology based on 2011 census data out 15 types.

Out of the 14 types, 9 are remaining identically, although their composition may have changed. This concerns the two types of centers, three out of four non-urban types of industrial and service sector local units, as well as all four agrarian types. The changes concern:

- 1) The differentiation of centers according to their economic activity is not taken anymore into consideration, but only the size and administrative status is counted;
- 2) A new differentiation is made among metropolitan and other suburban local units; which implies an increase from 2 to 4 suburban types;
- 3) The category describing non-urban industrial local units disappears, because of the observed decline, delocalization and dispersion of this type of activity.

Table 1.1 - 2010 and 2014 typology of municipalities and communes

2010 Typology (based on 2001 census)		2014 Typology (based on 2011 census)	
11	National Capital	11	National Capital
12	Centres of national importance	12	Centers of national importance
13	Centres of service economy	13	Centers of service economy
14	Centres of industrial economy	14	Centers of industrial economy
21	Lower status suburban	21	Lower status metropolitan suburban
22	Higher status suburban	22	Higher status metropolitan suburban
	-	23	Lower status suburban
	-	24	Higher status suburban
31	Non-urban industrial communes		-
32	Non-urban mining or energy oriented communes	32	Non-urban mining or energy oriented local units
33	Mixed industrial and services sector communes	33	Local units with mixed industrial and service sector
34	Non-urban tourism oriented communes	34	Non-urban tourism oriented local units
41	Mixed agrarian in plains	41	Mixed agrarian in plains
42	Mixed agrarian in mountains	42	Mixed agrarian in mountains
43	Agrarian in plains	43	Agrarian in plains
44	Agrarian in mountains	44	Agrarian in mountains

1.4 Agglomerations, metropolitan areas and the typology of urban area

These sections suggest developing the approach chosen for defining the urban centers (1.4.1) and agglomerations forming the urbanized areas around most of the important centers of Albania (1.4.2), the metropolitan area is described in (1.4.3)

1.4.1 Definition of urban centers

The first step of our suggestion for the classification of municipalities and communes concerns the definition of centers. To define urban centers, the typology refers to the administrative status of center of a prefecture or a district. As such, the 36 district centers are attributed to four types: the first type is reserved for the national capital Tirana and the second for seven centers of national importance (Durrës, Vlorë, Elbasan, Shkodër, Fier, Korçë, and Berat). On the third and fourth level, as a consequence of deindustrialization of centers, we identified two more types of centers. They are differentiated by whether they belong or not to an agglomeration. The centers of third type are called "Regional Centers", and those of fourth type "Local Centers". The smallest local centers have less than 4,000 inhabitants and would not have all the functions linked to this status.

Table 1.2 - Centers, their population size, institutional status, economic activity and type

Code	Name	Prefecture capital	District capital	Population 2001	Population 2011	Population mean yearly change 2001-2011	Active persons in industry	Active persons in services	% industry	Type
3414	Tirana	X	X	341,453	418,495	2.1	24,441	104,862	18.9	National Capital
601	Durrës	X	X	98,792	113,249	1.4	7,961	19,594	28.9	Capitals of National Importance
3611	Vlorë	X	X	77,652	79,513	0.2	5,011	13,652	26.8	Capitals of National Importance
704	Elbasan	X	X	86,148	78,703	-0.9	3,794	12,279	23.6	Capitals of National Importance
3212	Shkodër	X	X	83,274	77,075	-0.8	3,736	12,234	23.4	Capitals of National Importance
803	Fier	X	X	56,164	55,845	-0.1	3,150	9,792	24.3	Capitals of National Importance
1403	Korçë	X	X	55,017	51,152	-0.7	3,467	9,370	27.0	Capitals of National Importance
101	Berat	X	X	44,040	36,496	-1.9	2,197	5,821	27.4	Capitals of National Importance
1005	Gjirokastrër	X	X	20,601	19,836	-0.4	1,420	4,463	24.1	Regional Center
1705	Kukës	X	X	17,157	16,719	-0.3	252	2,591	8.9	Regional Center
1906	Lezhë	X	X	14,420	15,510	0.7	803	3,082	20.7	Regional Center
509	Peshkopi	X	X	14,017	13,251	-0.6	278	2,364	10.5	Regional Center
2114	Lushnjë		X	37,860	31,105	-2.0	1,201	5,350	18.3	Regional Center
2804	Pogradec		X	23,762	20,848	-1.3	737	3,983	15.6	Regional Center
1204	Kavajë		X	24,776	20,192	-2.0	708	2,921	19.5	Regional Center
3005	Sarandë		X	15,247	17,233	1.2	1,288	3,604	26.3	Regional Center
1802	Laç		X	19,424	17,086	-1.3	304	1,640	15.6	Regional Center
1602	Kuçovë		X	18,038	12,654	-3.5	569	1,691	25.2	Regional Center
1505	Kruje		X	13,075	11,721	-1.1	1,550	1,702	47.7	Local Center
2409	Burrel		X	12,123	10,862	-1.1	181	1,740	9.4	Local Center
2505	Rrëshen		X	11,447	8,803	-2.6	132	1,165	10.2	Local Center
901	Gramsh		X	10,533	8,440	-2.2	177	1,385	11.3	Local Center
201	Bulqizë		X	10,454	8,177	-2.4	62	763	7.5	Local Center
2302	Ballsh		X	9,154	7,657	-1.8	655	1,060	38.2	Local Center
2002	Librazhd		X	7,216	6,937	-0.4	210	1,688	11.1	Local Center
2604	Peqin		X	7,267	6,353	-1.3	121	915	11.7	Local Center
401	Bilisht		X	6,729	6,250	-0.7	485	995	32.8	Local Center
1104	Krumë		X	6,378	6,006	-0.6	45	543	7.7	Local Center
2705	Përmet		X	7,726	5,945	-2.6	310	1,146	21.3	Local Center
302	Delvinë		X	6,421	5,754	-1.1	326	744	30.5	Local Center
3501	Bajram Curri		X	6,546	5,340	-2.0	46	868	5.0	Local Center
3310	Tepelenë		X	6,539	4,342	-4.0	136	942	12.6	Local Center
3103	Çorovodë		X	6,755	4,051	-5.0	99	762	11.5	Local Center
1303	Ersekë		X	5,499	3,746	-3.8	84	778	9.7	Local Center
2204	Koplik		X	3,126	3,734	1.8	89	473	15.8	Local Center
2906	Pukë		X	4,579	3,607	-2.4	49	745	6.2	Local Center

1.4.2 Definition of urban areas

The formula, developed on the basis of the 2001 census results, requires that a local unit adjacent to an urban center be connected with it by a continuously built-up area as well as two other criteria taken out of a series of other indicators defining urbanity. In the previous analyses of 2010, based on 2001 census data, the authors made some proposals for the classification of agglomerations. We suggest keeping all local units attributed to an agglomeration according to the previous analyses, even after the 2011 census. The current extension of agglomerations will not be reduced if a local unit does not actually fulfill the criteria any more. Once defined as urban, an area should be kept as urban; the local units do not lose their urbanity by depopulation, since construction, infrastructure and services are still representing the actual or former role, and the population is not returning to agriculture or to a rural way of life.

1.4.2.1 Concepts and methodology

The process of urban expansion is inherent to urban growth. In the present definition of agglomerations, urban areas are composed by a single center or by two centers with the surrounding local units strongly connected to them. The intensity of the connection can be measured by different types of indicators. Definition of agglomerations usually uses more than one type of indicator, since the phenomenon of urbanization is complex. In fact, many different formulas have been developed in different countries, corresponding to national concepts of urbanization, availability of data and institutional organization. In two ESPON (European Spatial Planning Observation Network) projects, a definition for "Morphological Urban Area" and one for "Functional Urban Area" have been developed.

Definition of agglomerations usually refer to one or several of the following criteria:

- Morphology: several approaches are used for classifying settlement types, the three most important being: proportion of multi-storey dwellings compared to individual dwellings, various measures for density, or an indicator of continuity of built-up area.
- Function: interaction between the center and the surrounding local units; the indicator most frequently used is commuting from home to work; migration flows or social interactions can also be of some use.
- Structure: at least historically, urban and non-urban populations are involved in very different economic activities. In Albania, agriculture is the main economic activity in rural areas, but is less important in urban areas.
- Urban dynamics: criteria for dynamism, intensity, urban diversity or spatial differentiation, which reflect intensity and the combination of different functions in a given space; urbanity can be defined as characterizing places in which the degree of interaction is particularly high; usually, intensity is strongly linked to growth and change.
- Institution: political and administrative attribution of a central function to a settlement; in this case, municipalities dispose of specific and enlarged competences in comparison to communes;

In the following sections, the different concepts of urbanity are discussed and transformed into indicators. Later, they are suggested, in order to adopt a mixed method for the delimitation of agglomerations, i.e. a combination between a morphological criterion, a functional criterion and a structural one.

1.4.2.2 The continuity of the built up area

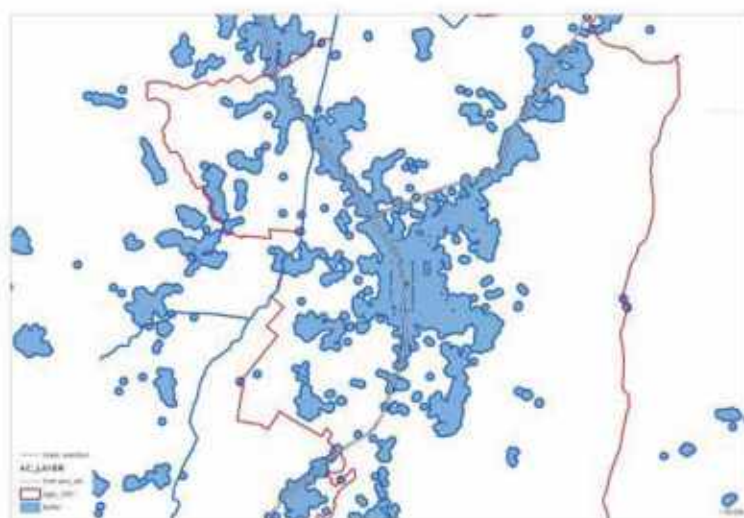
The continuity of built up area is the most widely used criterion for defining agglomerations. Developed also at the end of the 19th century, this criterion has been made operational with low-scale mapping. A second period of development of this indicator was made possible by aerial photographs taken from planes or balloons. Finally, a third period has been initiated with the availability of satellite photos. The European NUREC project 27 has applied this method since 1994 to most European countries.

A few years ago, Albania obtained orthophotos covering the whole country in a very detailed manner. INSTAT operated the digitalization of these photos and made the use of GIS data available at the building level. This allows the accurate calculation of the extension of the built-up areas (map 1.1) and permits defining exact thresholds that distinguish urbanized areas in neighboring local units. In accordance with international approaches (NUREC, UN recommendations, Urban Audit, Eurostat), a maximal threshold of 200 meters is fixed between two buildings in order to define the built up area as continuous (other urban types of land use than buildings are admitted, such as sports fields, transportation areas, warehouses, etc.).

In comparison to the definition of 2010, based on 2001 census data, 20 additional (potentially) suburban local units show

in 2011 a continuity in built up area with a center. This quite strong development is due to intense construction especially along the main road axes, but may also be a result of the fact that in 2011 census the data have been geo referenced for the first time. These 20 local units, as well as 4 other local units which already had a continuously built up connection with their center in 2010 (but did not fulfill any other criterion), are - potentially - additional local units to an agglomeration (table 1.4).

Map 1.1 - Continuity of built-up area



1.4.2.3 Additional criteria for local units with continuity in built-up area

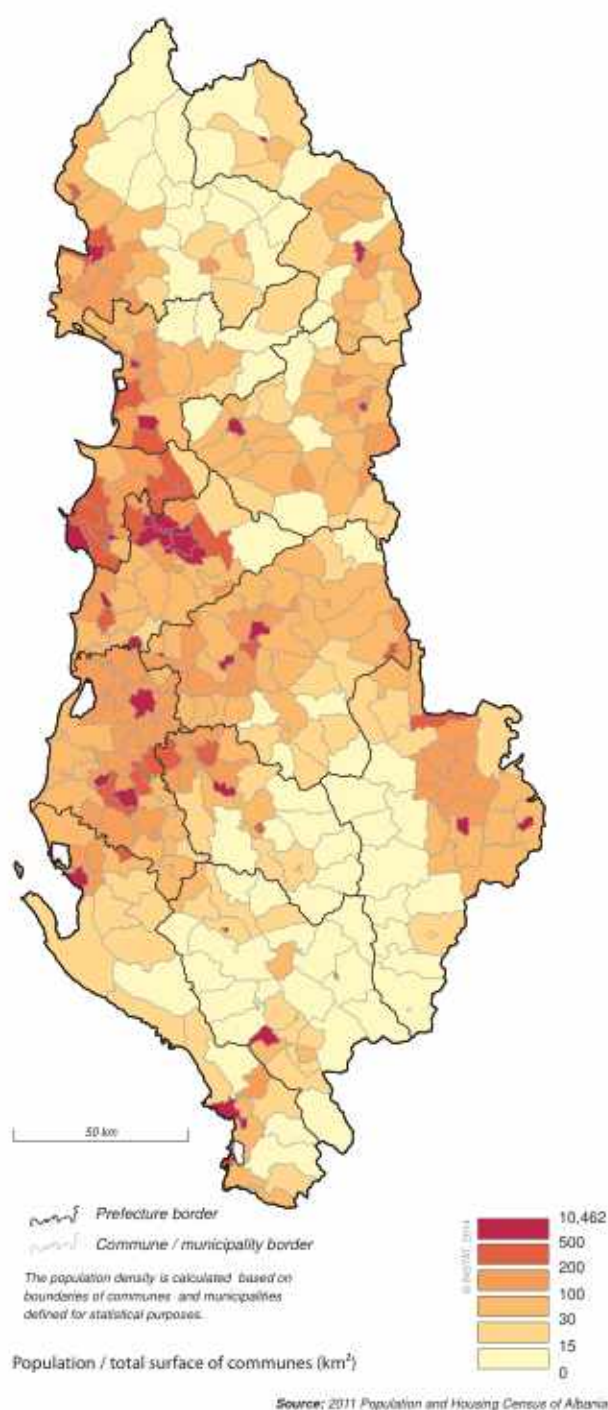
1.4.2.3.1 Population density

Population density is one of the most common criteria used in territorial analysis, used since the 19th century. The base indicator refers to the number of inhabitants on a total surface area, but population can also be measured against productive land, agricultural land or a built up area.

Map 1.2 shows the population density per km² of the Albanian municipalities and communes. The map indicates high values in most of the district centers, a phenomenon reinforced by the fact that municipalities in Albania only have small territories.

None of the 24 potentially new local units shows a density higher than 250 inhabitants per km² (table 1.4).

Map 1.2 - Population density 2011



1.4.2.3.2 Urban dynamics

Urbanization is a dynamic process. The intensity of changes can be used as a constitutive factor of urbanization. Two indicators are used to describe this dimension of urbanization: population change and proportion of newly built dwellings. (map 1.13 and 1.15).

Population increase. Population in Albania has decreased in 13 out of the 17 Albanian agglomerations between 2001 and 2011. Only in the agglomerations of Tirana, Durrës, Lezhë and Sarandë, the number of inhabitants increased (table 1.3). In general, urban growth is usually interpreted as urban extension and population growth. In the case of Albania

during the observed period, the built up area has grown, but the population has decreased in most places outside the metropolitan area of Tirana-Durrës.

Initially, it had been foreseen to use the “population increase” indicator for the formula for 2010, but the census data would not have been comparable. For the period 2001-2011, the results are available, and they show a strong depopulation in most of the urban agglomerations in Albania. Among the 24 local units considered, 21 are losing population. Only Aliko (Sarandë) shows a strong annual population increase (+3.7%), as well as Shënkoll (Lezhë, +3.9%) and Pezë (Tirana, +2.2%).

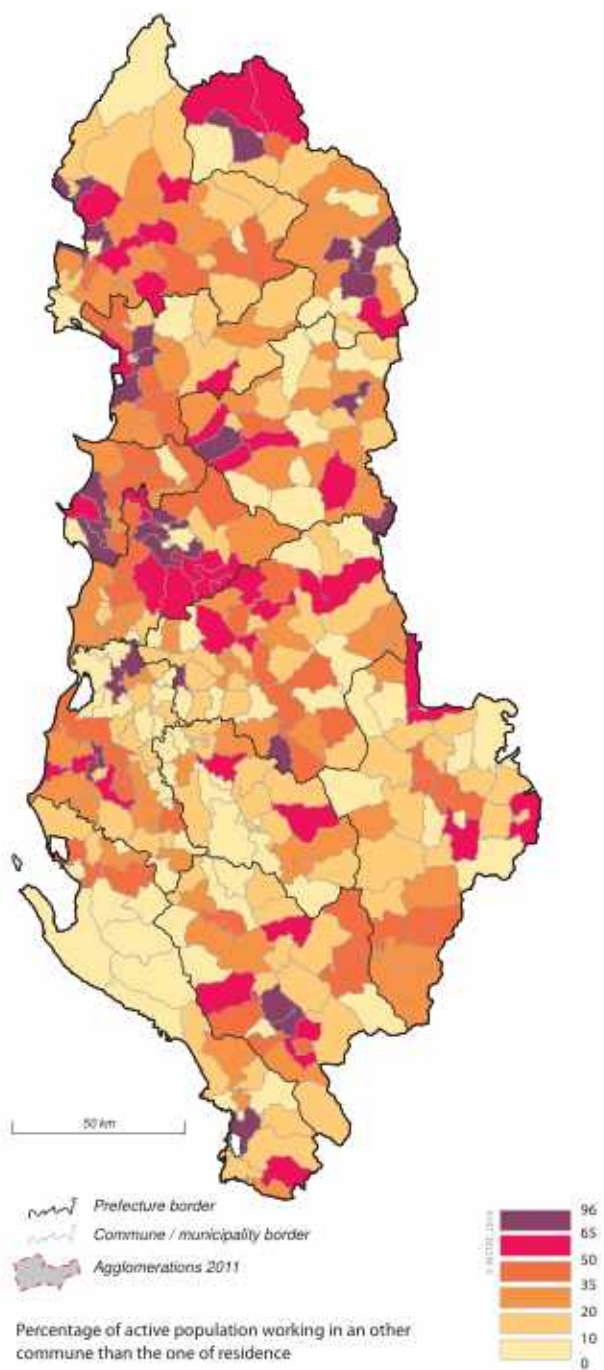
Proportion of newly built dwellings. This criterion was proposed for the 2010 definition based on 2001 census results as a substitute for the missing information on population increase. The hypothesis for the 1989-2001 period assumed a positive correlation between the proportion of new buildings and an increase in inhabitants. Actually, the figures of the two criteria “proportion of newly built dwellings 2001-2011” and “population growth 2001-2011” are dissociated. It is believed that construction is mainly in active touristic areas or in the construction of dwellings for secondary use. In 2014, the criterion “new dwellings” refers to the morphological aspect of urban growth. The following 6 out of the 24 local units have passed the threshold of 30% of new built dwellings (2001-2011): Gostime (Elbasan) 30.0%, Mbrostar (Fier) 30.1%, Luz i Vogël (Kavajë) 34.9%, Shënkoll (Lezhë) 46.1%, Gruemirë (Shkodër) 33.5%, as well as Aliko (Sarandë) 59.7%.

1.4.2.3.3 Functional criterion: commuting

Daily commuting is by far the most common indicator used to measure the intensity of interaction between inhabitants of different local units. Map 1.4 shows the commuting balance (size and colour of circles) and the size and orientation of inter-commune flows (orientation and thickness of black lines). The commuting balance can be calculated in two ways: 1) as the difference between the number of jobs in a local unit and the number of active persons. A positive balance means that there are more jobs than active persons, thus workers are coming from neighbouring local units; 2) the difference between inter-local units in and out flows as declared by the active population. For the map 1.4, this balance is calculated according to the second manner. Local units in blue have a surplus of jobs over active persons (or incoming over outgoing workers), while those in red have a deficit of jobs. At the national level, the balance is zero, if we set aside commuters crossing the national border. The area of Tirana shows a very clear commuting pattern with a high positive balance for the center and a negative balance for about 20 local units in its surroundings. According to the 2011 census figures, about 28,000 people come to work in Tirana, while 4,400 leave to work outside. With much lower absolute values, some other towns show certain attractiveness: commuters to Peshkopi, Sarandë, Kukës or Lezhë are three times more numerous than out-going commuters, and commuters to Durrës are almost twice as out Durrës commuters. In other agglomerations, balances of centers are lower but still positive. Elbasan has a negative balance, since commuters to former Kombinat – situated in Bradashesh – and to Tirana are numerous. On the other hand, Elbasan is the main destination for 13 local units. Even if values are very low, the fact that a city is the main working destination for surrounding local units reveals its central importance. Except in very small agglomerations, the majority of centers are the main destinations for 10 to 13 local units, and for the Tirana agglomeration for 28 surrounding local units. In 2001, 47,500 persons declared their workplace being outside their local units of residence; in 2011, the figures reached 83,000 persons.

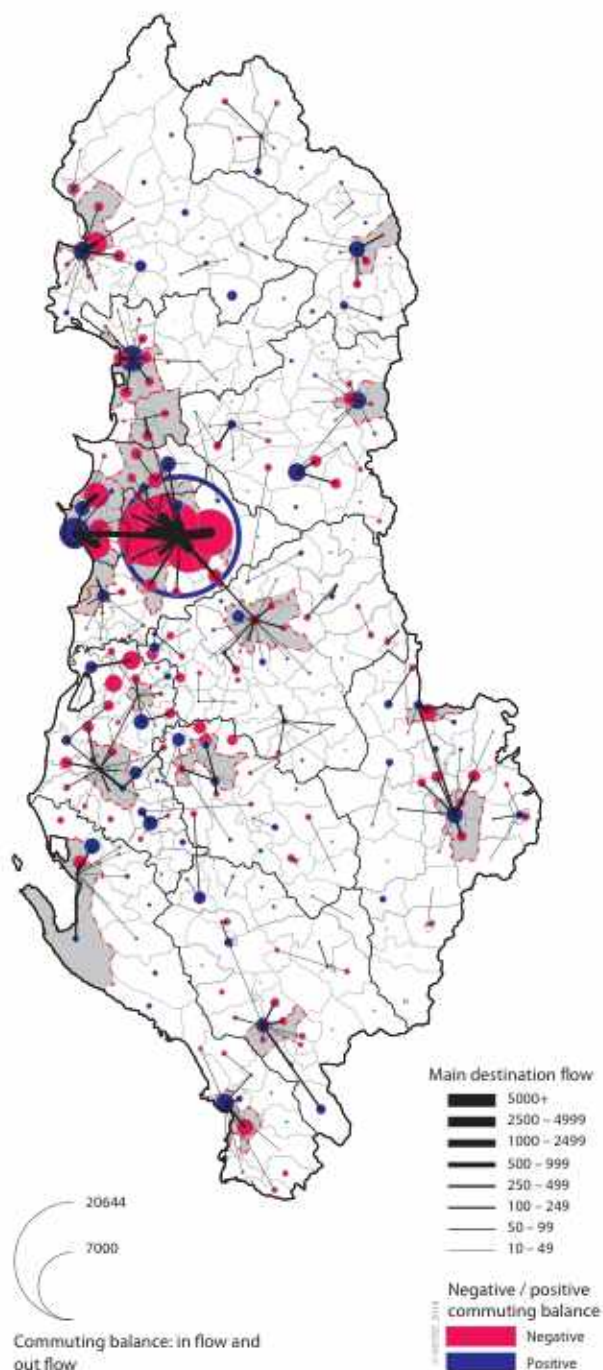
The indicator used for the typology is the percentage of persons, out of those having declared to be commuters, working out of their municipality or commune of residence (map 1.3). The threshold is fixed at 30%. Except for Orikum, all new local units integrated to agglomerations fulfil this criterion. We can mention that in some specific cases, these flows are not directed to agglomeration centers. Bubq and Kodër Thumanë are integrated to the Tirana agglomeration, but because of distance, their main flow is not directed to the center, but to Fushë Krujë, the main flow of which is to Tirana.

Map 1.3 - Commuting: percentage of population working outside the municipality/commune of residence



Source: 2011 Population and Housing Census of Albania

Map 1.4 - Commuting: main destination flow and commuting balance



Source: 2011 Population and Housing Census of Albania

1.4.2.3.4 Structural criterion: economic activity

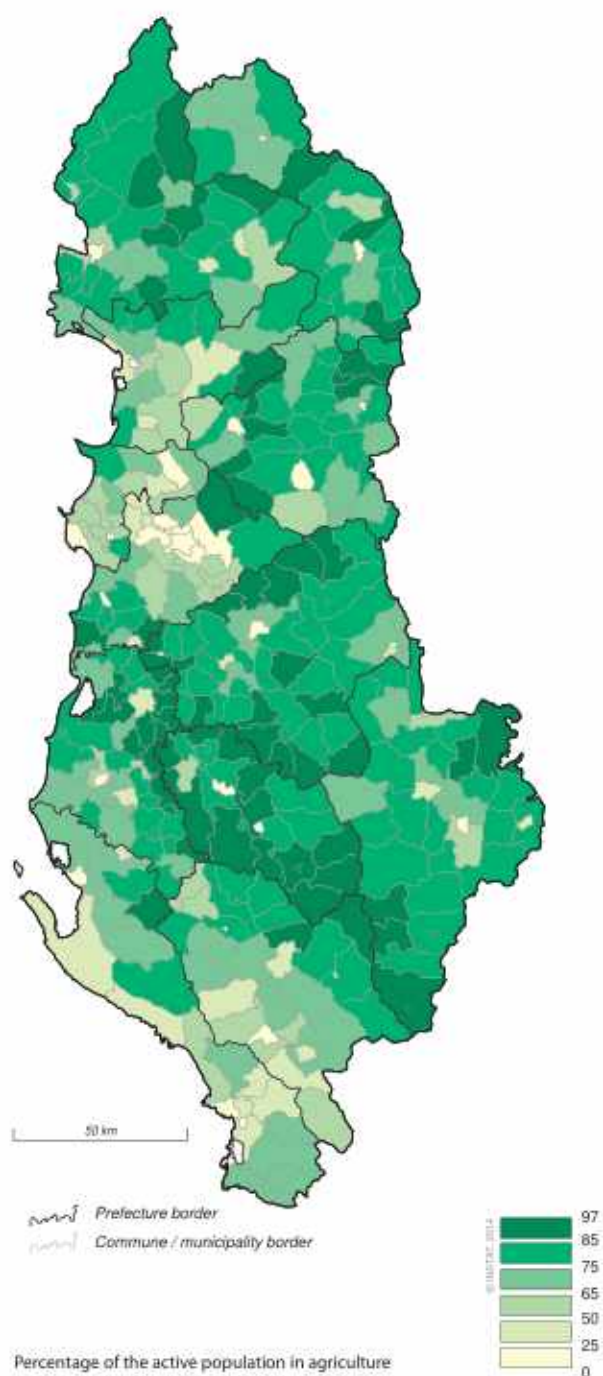
Maps 1.5 and 1.6, 1.17, showed the spatial distribution of employment in three economic sectors (agriculture, industry and services). The agriculture sector is dominant in a large majority of local units. In absolute figures, agriculture is dominant in the lowlands, both in the coastal plains of central and northern Albania, and in the plain of Korça. A low percentage of workers in agriculture is found in the Tirana-Durrës area, as well as in cities and in the southernmost part of the country.

The services sector has become very important in all local units, with the highest relative values being centers. Many suburban local units also have high percentages of the active population employed in services, most often commuters to a neighbouring center.

In the typology, the sector structure will be of importance to delimit local units into agglomerations. The economic activity criterion will also be used to differentiate non-urban local units (See map 1.17).

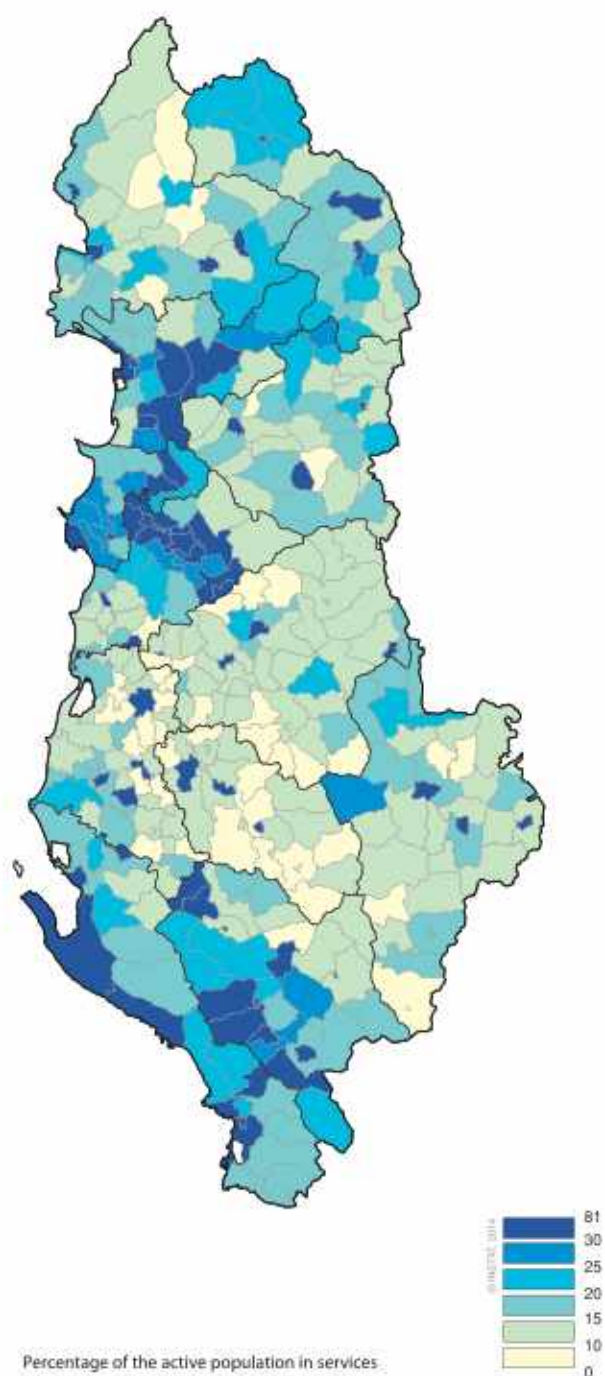
For the definition of suburban type, we considered that local units with less than 70% of the active population engaged in agriculture can be part of an agglomeration. This criterion is quite discriminatory: out of 20 potentially new local units, only 7 fulfill the criterion. (See table 1.4).

Map 1.5 - Percentage of the active population in agriculture



Source: 2011 Population and Housing Census of Albania

Map 1.6 - Percentage of the active population in services

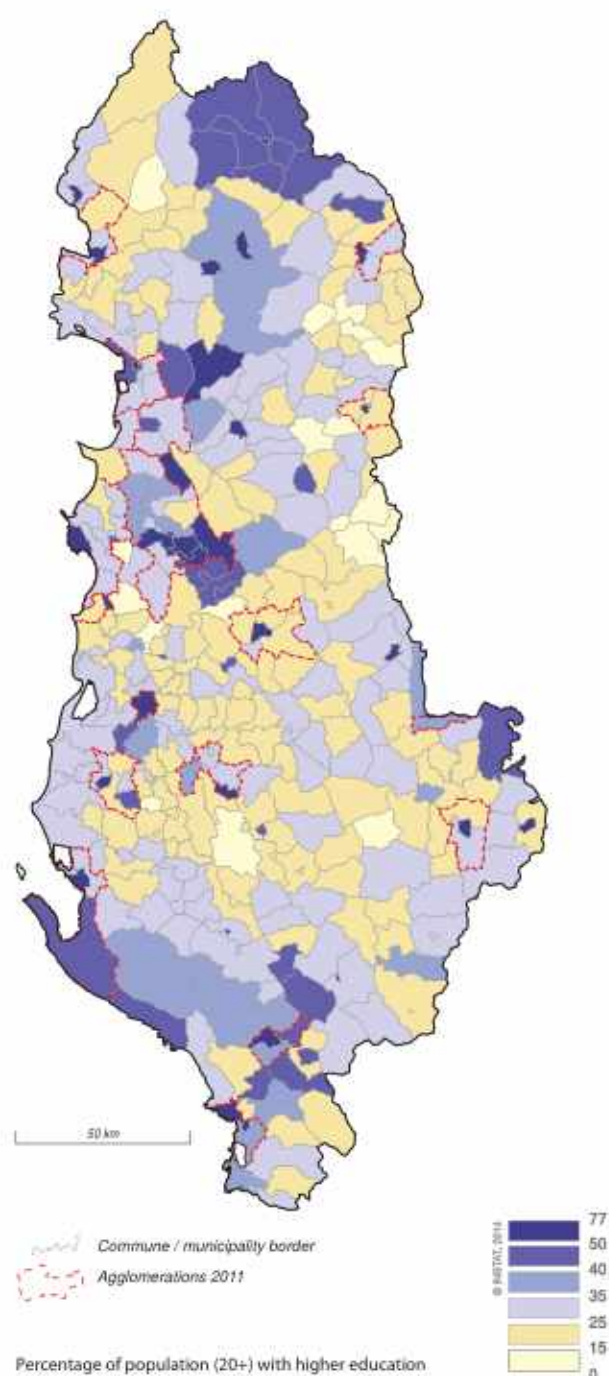


Source: 2011 Population and Housing Census of Albania

1.4.2.4 Distinction within the suburban type

A classic distinction is often made between suburban and peri-urban local units on the fringe of agglomerations. In most cases, suburban areas are primarily made up of large blocks of flats, while peri-urban areas consist of single-family houses and small buildings. But this distinction does not seem to be relevant in the context of Albania. In fact, prior to 1990, all urban development, including the majority of large apartment blocks, took place inside the “yellow line”, while local units immediately next to centers were rural. The development after 1990 was very rapid and often not controlled, and consisted mainly of one - or two - dwelling private houses.

Map 1.7 - Percentage of highly educated population



Source: 2011 Population and Housing Census of Albania

This is the reason why the typology proposed in 2010 grounded on the 2001 census results made a distinction based on social and economic conditions. The level of education was chosen as an indicator. Map 1.7 shows the distribution of the percentage of active persons with higher education (university and secondary level). The territorial pattern is markedly uneven across the country, though the highest levels are observed in most centers as well as in other areas with economic specialization. Within the area of Tirana, the local units situated in the southern and eastern fringe have a slightly higher percentage of people with secondary and tertiary education qualifications than the local units in the north and west of the Capital.

1.4.2.5 Albanian agglomerations according to the new definition

According to this suggestion, there are 17 agglomerations with more than 20,000 inhabitants in Albania, grouping 74 local units with 1.73 million inhabitants. In this context, one more agglomeration is considered (Sarandë) and 10 more local units are integrated in comparison to 2010 typology (see table 1.4). All the larger towns form an agglomeration consisting of at least two surrounding local units, 5 local units for Lezhë, Berat-Kuçovë and Elbasan, 6 for Fier-Patos, 9 for Durrës and 16 for Tirana. Only the town of Lushnjë does not form an agglomeration, since no neighbouring local unit fulfils the criteria (Commune of Golem has a built-up continuity, but no other criterion). The town itself has more than 20,000 inhabitants, so it seems logical to count it among the urban centers of Albania.

Two specific cases are noteworthy: Berat-Kuçovë and Fier-Patos agglomerations, each of which includes two important connected centres of nearly comparable size; such cases are called bipolar agglomerations.

Considering new agglomeration local units, out of 20 new potential local units, only 10 fulfil two or more criteria. Aliko, in the new agglomeration of Sarandë, fulfils all criteria, except that concerning density. These new local units are Orikum (Vlorë), Bubq, Kodër Thumanë and Pezë (Tirana), Gruemirë (Shkodër), Zejmen and Shënkoll (Lezhë), Mbrostar (Fier-Patos) and Aliko (Sarandë). It should be noted that the central agglomerations of Tirana, Durrës, Kavajë, Laç and Lezhë are contiguous.

Map 1.8 - Albanian agglomerations and centers

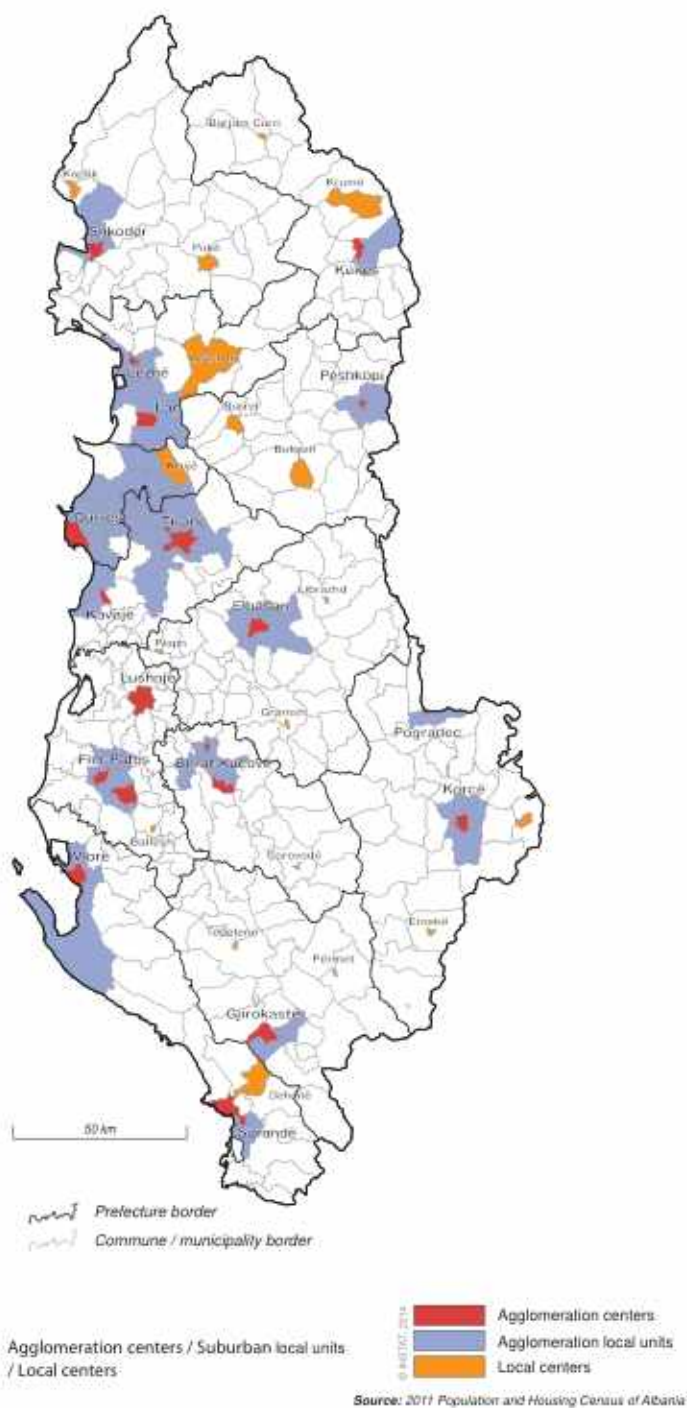


Table 1.3 - Agglomerations: population according to the new definition

2011 Agglomerations		Number of local units in agglomerations		Population (new definition of agglomerations)		Population change 2001- 2011
		2001	2011	2001	2011	
3414	Tiranë	13	16	530,528	705,369	2.9
601	Durrës	9	9	177,778	201,515	1.3
704	Elbasan	5	5	118,591	112,499	-0.5
3212	Shkodër	2	3	108,407	107,164	-0.1
803	Fier - Patos	5	6	110,621	96,404	-1.4
3611	Vlorë	2	3	94,524	92,637	-0.2
101	Berat - Kuçovë	5	5	94,238	74,605	-2.3
1403	Korçë	3	3	71,082	65,755	-0.8
1906	Lezhë	3	5	41,777	46,591	1.1
1802	Laç	3	3	48,263	40,831	-1.7
2804	Pogradec	2	2	37,084	36,535	-0.1
2114	Lushnjë	1	1	37,860	31,105	-1.9
1204	Kavajë	2	2	31,421	25,226	-2.2
509	Peshkopi	3	3	29,755	24,490	-1.9
1005	Gjirokastër	3	3	24,980	23,635	-0.6
1705	Kukës	3	3	24,990	23,116	-0.8
3005	Sarandë	0	2	17,915	21,082	1.6
Urban Albania		64	74	1,599,814	1,728,559	0.8

Table 1.4 – Local units by fulfilled criterias³

Code	Name	Agglomerations code 2001	Built-up continuity 2011	Population density > 250 inh/km ²	Agriculture employment < 70%	Population change > 0%	New built dwellings 2001-2011 > 30%	Commuting : intensity of out-flow > 30%	Number of criteria fulfilled	Agglomerations code 2011
101	Berat	101	101	x	x				2	101
1602	Kuçovë	101	101	x	x				2	101
105	Otlak	101	101					x	1	101
110	Urë Vajgurore	101	101		x			x	2	101
1603	Perondi	101	101	x					1	101
104	Velabisht		101							
106	Poshnje		101							
1601	Kozare		101							
509	Peshkopi	509	509	x	x				2	509
507	Melan	509	509					x	1	509
510	Tomin	509	509		x			x	2	509
601	Durrës	601	601	x	x	x	x		4	601
604	Katund I ri	601	601		x		x	x	3	601
605	Maminas	601	601		x		x	x	3	601
606	Manzë	601	601					x	1	601
607	Rashbull	601	601	x	x	x	x	x	5	601
608	Shijak	601	601	x	x			x	3	601
609	Sukth	601	601	x	x	x	x	x	5	601
610	Xhafzotaj	601	601	x	x	x	x	x	5	601
1201	Golem (Kavaje)	601	601				x	x	2	601
704	Elbasan	704	704	x	x				2	704
702	Bradashesh	704	704		x	x		x	3	704
714	Labinot fushë	704	704		x	x		x	3	704
720	Shirgjan	704	704	x			x	x	3	704
721	Shushice	704	704			x	x	x	3	704
707	Gjergjan		704							

3

Legend:

In yellow are the centers;

In grey the local units that fulfill at least 2 criteria or were part of a 2010 agglomerations based on 2001 census results;

In white the local units that are in continuity built up area, but that are not fulfilling 2 criteria.

With "x" are marked fulfilled criteria's

Code	Name	Agglomerations code 2001	Built-up continuity 2011	Population density > 250 inh/km ²	Agriculture employment < 70%	Population change > 0%	New built dwellings 2001-2011 > 30%	Commuting : intensity of out-flow > 30%	Number of criteria fulfilled	Agglomerations code 2011
709	Gostimë		704					x	1	
717	Papër		704					x	1	
803	Fier	803	803	x	x		x		3	803
811	Patos	803	803	x	x			x	3	803
810	Mbrostar		803				x	x	2	803
812	Portëz	803	803					x	1	803
813	Qendër Fier	803	803		x			x	2	803
817	Zharrëz	803	803					x	1	803
802	Dërmenas		803					x	1	
1005	Gjirokastrë	1005	1005	x	x				2	1005
1001	Antigone	1005	1005		x			x	2	1005
1006	Lazarat	1005	1005		x		x	x	3	1005
1204	Kavajë	1204	1204	x	x				2	1204
1210	Synej	1204	1204				x	x	2	1204
1203	Helmës		1204					x	1	
1207	Luz i vogël		1204				x		1	
1403	Korçë	1403	1403	x	x				2	1403
1401	Drenovë	1403	1403		x			x	2	1403
1412	Qendër	1403	1403					x	1	1403
1405	Libonik		1403					x	1	
1705	Kukës	1705	1705	x	x				2	1705
1709	Shtiqën	1705	1705		x			x	2	1705
1711	Tërthore	1705	1705					x	1	1705
1802	Laç	1802	1802	x	x			x	3	1802
1803	Mamurras	1802	1802	x	x		x	x	4	1802
1804	Milot	1802	1802		x			x	2	1802
1801	Fushë Kuqe		1802					x	1	
1906	Lezhë	1906	1906	x	x	x	x		4	1906
1905	Kolsh (Lezhë)	1906	1906		x		x	x	3	1906
1907	Shëngjin	1906	1906		x	x	x	x	4	1906
1908	Shënkoll	0	1906			x	x	x	3	1906

Code	Name	Agglomerations code 2001	Built-up continuity 2011	Population density > 250 inh/km ²	Agriculture employment < 70%	Population change > 0%	New built dwellings 2001-2011 > 30%	Commuting : intensity of out-flow > 30%	Number of criteria fulfilled	Agglomerations code 2011
1910	Zejmen	0	1906		x			x	2	1906
2114	Lushnjë	2114	2114	x	x				2	2114
2107	Golem (Lushnje)		2114					x	1	x
2804	Pogradec	2804	2804	x	x				2	2804
2801	Buçimas	2804	2804	x	x	x	x	x	5	2804
3005	Sarandë		3005	x	x	x	x		4	3005
3007	Aliko		3005		x	x	x	x	4	3005
3212	Shkodër	3212	3212	x	x				2	3212
2201	Gruemirë		3212				x	x	2	3212
3210	Rrethinat	3212	3212	x	x	x	x	x	5	3212
3202	Bërdicë		3212					x	1	x
3208	Postribë		3212					x	1	x
3414	Tiranë	3414	3414	x	x	x	x		4	3414
1501	Bubq		3414		x			x	2	3414
1503	Fushë Krujë	3414	3414	x	x	x	x	x	5	3414
1504	Kodër Thumanë		3414		1			x	2	3414
1506	Nikël	3414	3414	x	x	x	x	x	5	3414
3402	Bërxullë	3414	3414	x	x	x	x	x	5	3414
3404	Dajt	3414	3414	x	x	x	x		4	3414
3405	Kamëz	3414	3414	x	x	x	x	x	5	3414
3406	Kashar	3414	3414	x	x	x	x	x	5	3414
3408	Paskuqan	3414	3414	x	x	x	x	x	5	3414
3410	Pezë		3414		x	x		x	3	3414
3411	Prezë	3414	3414		x	x	x	x	4	3414
3412	Farkë	3414	3414	x	x	x	x	x	5	3414
3415	Vaqarr	3414	3414		x	x	x	x	4	3414
3416	Vorë	3414	3414	x	x		x	x	4	3414
3418	Zall Herr	3414	3414		x	x	x	x	4	3414
3611	Vlorë	3611	3611	x	x	x	x		4	3611
3605	Orikum		3611		x		x		2	3611
3606	Qendër	3611	3611		x			x	2	3611

1.4.3 Metropolitan area definition

Metropolitan areas are large urban areas composed of several interconnected agglomerations. They may be defined by size (typically with more than one million inhabitants), economic specialization and national and international significance. Currently, there is no official definition of a metropolis in Albania, but the Tirana-Durrës corridor is very often designated as a metropolis. The larger capital region of Albania is obviously the only urban area showing strong dynamics in the sense of the international concept of a metropolis.

The 16 surrounding local units of the Tirana agglomeration, the 9 of the Durrës agglomeration and the two of Kavaja composes what is called the Tirana-Durrës metropolitan area (TDMA). According to the suggested definition, contiguity of the three existing urban agglomerations is a criterion, the other being commuting: flows from Kavajë are oriented to Golem, Durrës and Tirana; Durrës and Tirana are each other's first destination, Kavajë is Durrës's fourth destination.

The metropolitan area of Tirana-Durrës comprised 932,110 inhabitants in the 2011 census, while other urban areas recorded 796,449 and rural areas about 1,071,579 inhabitants.

1.4.4 Non-urban local units

This category is defined by the economic structure. In fact, the classification defines the non-urban local unit types by either dominance of agriculture or of a mixed service and industrial structure. Two specific types complete the chosen approach: mining and energy oriented local units and tourism oriented local units. Because of the aforementioned re-localisation and dispersion of industrial activity, the category "Non-urban industrial local units" and the "Capitals of industrial economy" category was removed from 2010 definition and two others are added in 2014 based on 2011 census results.

1.4.5 Local units of specific type (tourism, energy, etc.)

Within the category of non-agricultural rural local unit, we distinguish between three types: the first being local unit in which mining and energy have a relatively dominant position, the second being characterized by a mixed economy and the third where tourism is important.

It would have been interesting to add other types of local unit defined by tertiary specialization such as those specialized in health or in education. But most schools, hospitals and other institutions of the social and administrative sector are situated within the centers and not in rural areas. We retain only the two types of economic specialization: tourism on the one hand, and energy and mining, taken together, on the other hand.

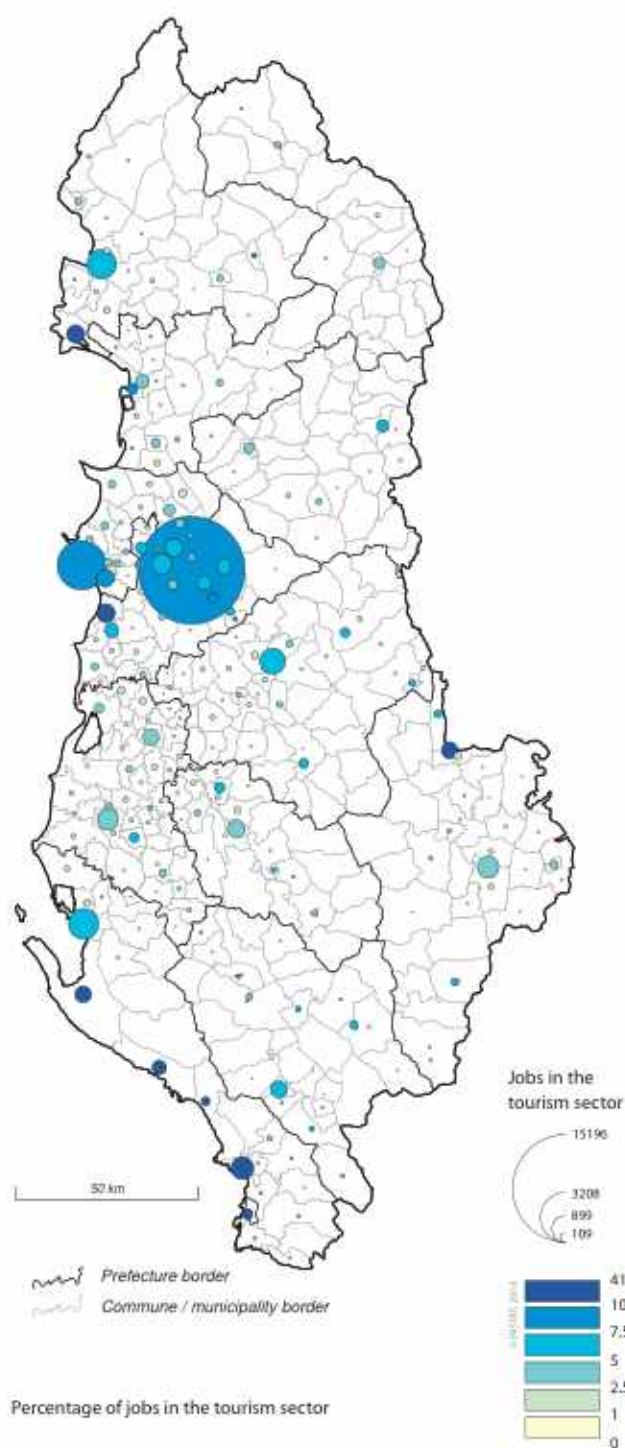
For tourism related activities, are used data from the "Economic enterprise census" (non agriculture) (map 1.9). The size of symbols represents the number of persons employed in tourism related activities, while the colour represents their relative importance among the total employed population. Apart from the concentration in the TDMA (Golem in particular), high values are found in coastal area such as Velipojë (22.5%), Orikum (19.7%), Himarë (34.7%), Lukovë (12.2%), Sarandë (12.8%) and Ksamil (40.9%). Pogradec also have tourism related employment accounting for about 10%.

Map 1.10 shows the working population employed in the mining and energy sector, according to the population census. It clearly shows the areas where resources are still exploited: Fier, Patos, Berat, Skrapar, Bulqizë, Pukë and Tropojë. Fourteen non-urban local units are included in this category.

1.4.6 Agricultural local unit and sub-types

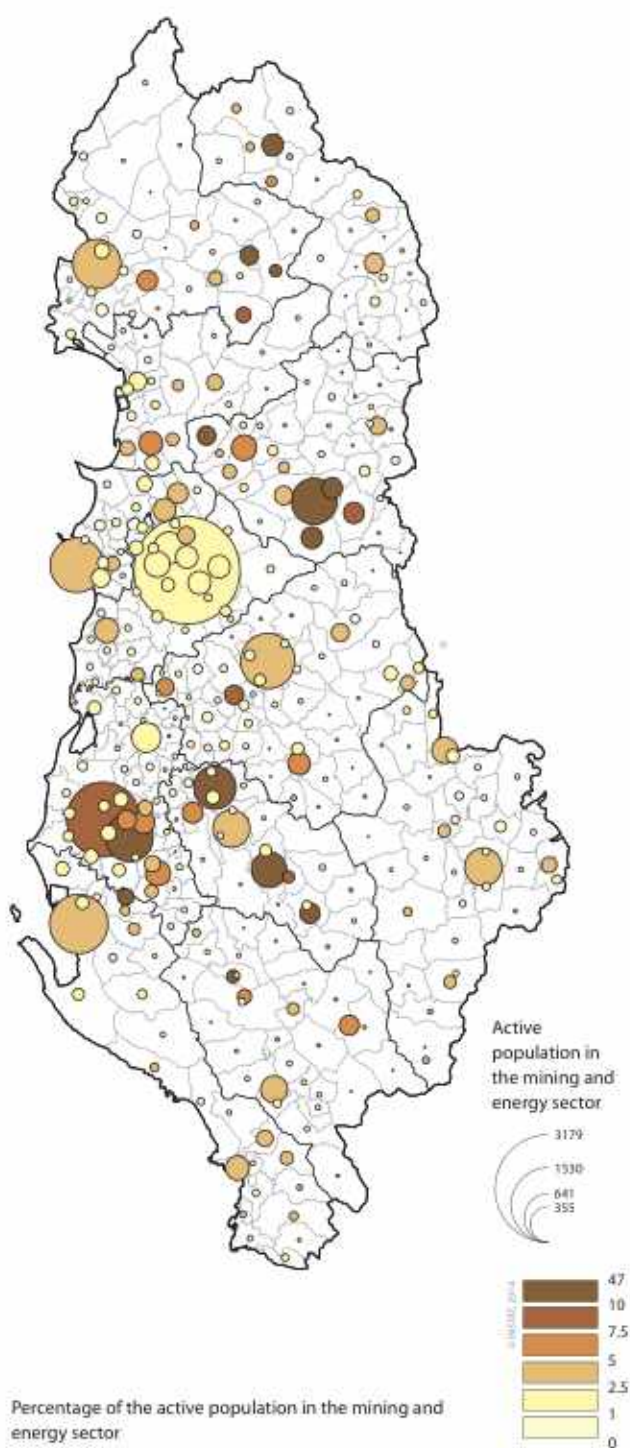
Agricultural local units are separated into two groups, distinguished first by a category with a more or less exclusive presence of this sector and another by different type of agriculture (plain vs. mountain). The criterion of altitude was not optimal: Korçë area, for example, is situated at a high altitude but the conditions for agricultural production are those of a plain. The indicator chosen in 2010 definition based 2001 census data, typology is re-used here: part of the local unit territory with steep ground was calculated on the basis of a digital elevation model.

Map 1.9 - Employment in the tourism sector



Source: Census of Economic Enterprises 2010

Map 1.10 - Employment in the mining and energy sector



Source: Census of Economic Enterprises 2010

1.4.7 Resulting definitions

Based on this classification, centers and surrounding local units in the urban fringe form the urban part of Albania, while industrial, service and agricultural types form the rural part of the country.

Group 1: Centers

A center is defined by its institutional function as center of a prefecture or of a district. Four types of centers have been developed; all of them have administrative designation. The distinction between the four types concerns their size. "Local centers" are small district centers with no agglomeration. The attribution of the "center" category prevails over all other attributions.

Type	Name	Definition
11	National Capital	National center
12	Capitals of national importance	Prefecture center, over 35,000 inhabitants
13	Regional center of agglomeration	Center of agglomeration > 20,000 inhabitants
14	Local center	District center, no agglomeration, < 20,000 inhabitants

Group 2: Local units on the fringe of agglomerations

A surrounding local unit on the fringe of an agglomeration is defined by its proximity and high level of interaction with an urban center. The definition is based on a combination of six indicators expressing different aspects of urbanity: a continuously built up area (with interruptions of less than 200 m), a population density higher than 250 inhabitants per km², a percentage of agricultural employment of less than 70%, a percentage of newly built dwellings (after 2001) higher than 30%, a positive population change and with more than 30% of its working population commuting out of the local unit. To be part of an agglomeration, a local unit has to fulfil the first criterion (built-up area) and at least two additional criteria. Within the category of urban local unit outside the centers we distinguish four sub-types, taking into account whether they are part of the metropolitan area, as well as the socio-economic differentiation. The chosen indicator (educational level) allows one to distinguish between the lower status and the higher status suburban of local units. The attribution of a local unit to an agglomeration dominates all other attributions (besides that of a center).

Type	Name	Definition
Suburban		Continuity of built-up area (breaks < 200m)
		At least 2 of following criteria:
		- Population density > 250 inh. per sq km.
		- Agricultural employment < 70%
		- Positive population evolution 2001-2011
		- Newly built dwellings (2001 to 2011) > 30%
21	Lower status metropolitan sub-urban	- Intensity of commuting out-flows > 30%
22	Higher status metropolitan sub-urban	Inside Tirana-Durrës metropolitan area
		Proportion with higher education < 40%
23	Lower status suburban	Inside Tirana-Durrës metropolitan area
		Proportion with higher education > 40%
24	Higher status suburban	Outside Tirana-Durrës metropolitan area
		Proportion with higher education < 35%
		Outside Tirana-Durrës metropolitan area
		Proportion with higher education > 35%

Group 3: Rural industrial and service local unit

Local units not belonging to the category of centers or to category of suburban types of an agglomeration are defined by their economic structure. Non-agricultural local unit have less than 65 % of the working population in agriculture or a high percentage of workers in selected service activities.

Types 1 and 2 dominate group 3, which dominates group 4. Within the types of group 3, the following hierarchy is observed: 32 > 34 > 33.

Type	Name	Definition
32	Non-urban mining or energy local units	Mining or energy > 5%
33	Mixed industrial and tertiary local units	Agriculture < 65%
34	Non-urban tourism oriented local units	Tourism > 6%

Group 4: Agricultural local units

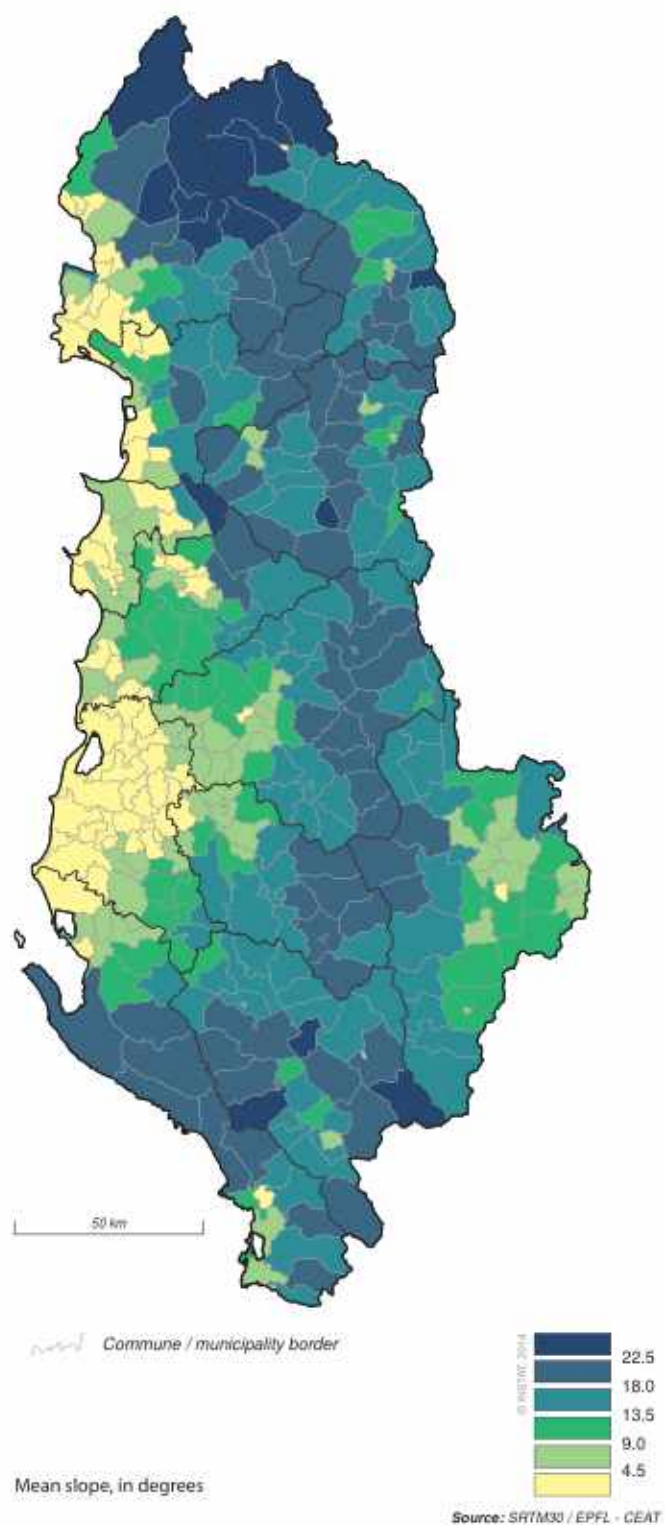
Agricultural or mostly agricultural local unit are divided into four types, distinguished by the percentage of agricultural activity and the steepness of communal territory. The threshold for a mainly agricultural local unit is when 84% of the working population is in agriculture; a (mixed) agricultural has between 65 and 84% of its working population in agriculture. The threshold between agricultural local unit in plains and agricultural local unit in mountainous area is given by a percentage (45%) of local unit territory with a slope greater than 13.5 degrees (map 1.11).

Type	Name	Definition
41	Mixed agricultural in plains	Agriculture between 65-84%; Steep area < 45%
42	Mixed agricultural in mountains	Agriculture between 65-84%; Steep area > 45%
43	Agricultural in plains	Agriculture > 84%; Steep area < 45%
44	Agricultural in mountains	Agriculture > 84%; Steep area > 45%

Table 1.5 - Typology of municipalities and communes

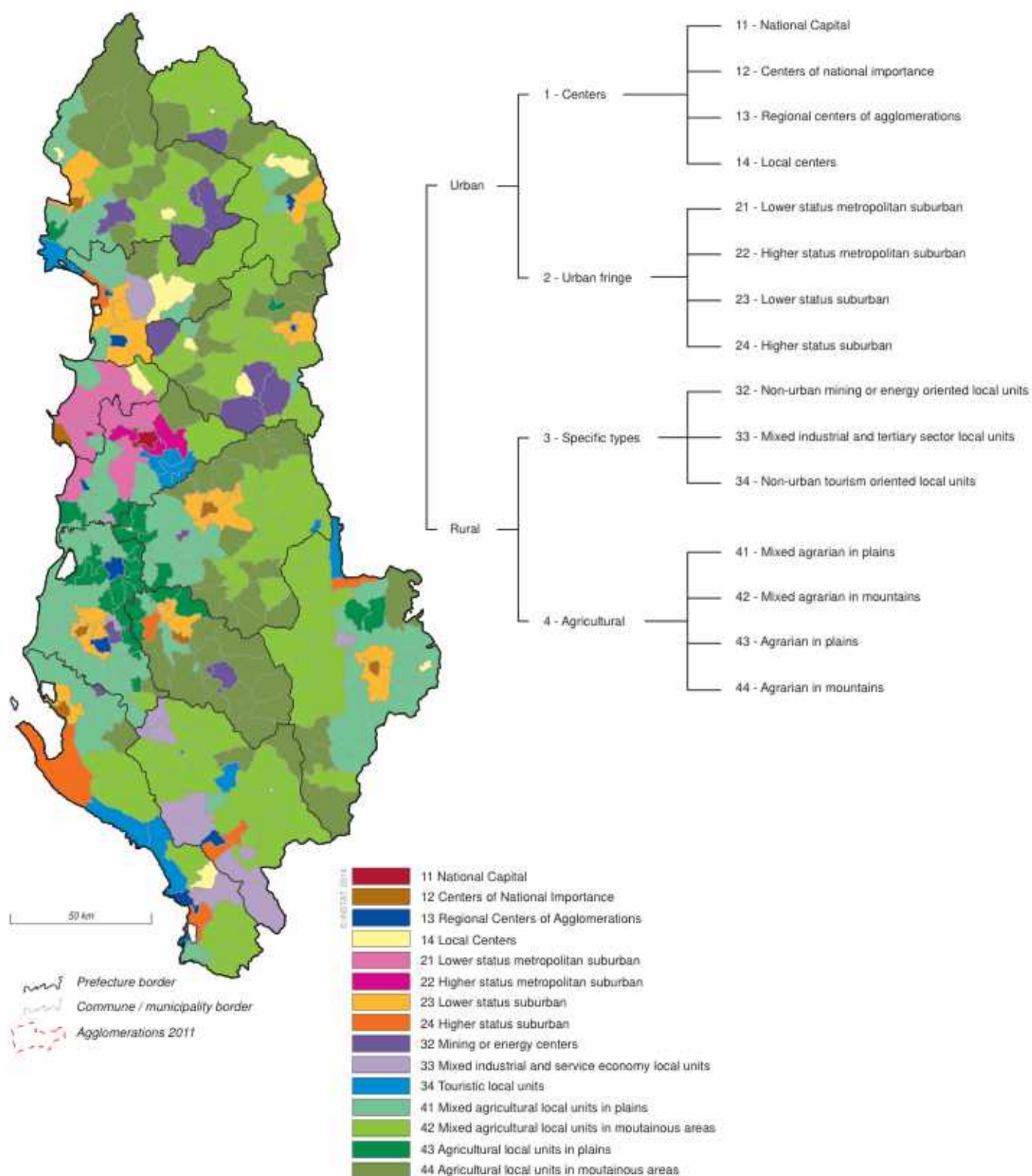
2014 Typology (based on 2011 Census data)		Num- ber of local units	Population		Popula- tion Change 2001-11	Percentage of working population in		
			2001	2011		Agri- culture	In- dus- try	Ser- vices
11	National capital	1	341,453	418,495	2.1	1.2	19.9	78.9
12	Centers of national importance	7	501,087	492,033	-0.2	9.7	26.1	64.3
13	Regional agglomeration centers	11	227,114	199,831	-1.3	18.2	19.4	62.4
14	Local centers	18	141,567	117,725	-1.8	22.1	20.6	57.2
21	Lower status metropolitan suburban	20	233,641	286,481	2.1	47.6	20.4	32
22	Higher status metropolitan suburban	4	41,065	93,693	8.6	15.3	24.2	60.6
23	Lower status suburban	24	212,721	193,865	-0.9	70.1	11.4	18.5
24	Higher status suburban	7	42,733	44,161	0.3	53.5	14.3	32.2
32	Non-urban mining or energy local units	15	75,305	49,753	-4.1	58.2	16.9	25
33	Mixed industrial and tertiary local units	14	58,716	38,072	-4.2	50.4	16.3	33.3
34	Non-urban tourism oriented local units	10	43,700	41,109	-0.6	55.2	12.0	32.7
41	Mixed agricultural in plains	73	490,314	376,445	-2.6	77.3	8.1	14.6
42	Mixed agricultural in mountains	83	314,086	209,441	-4.0	76.7	6.4	16.9
43	Agricultural in plains	29	164,472	129,400	-2.4	87.1	3.7	9.1
44	Agricultural in mountains	57	181,301	109,634	-4.9	87.3	2.5	10.2
Albania		373	3,069,275	2,800,138	-0.9	44.7	15.2	40.1

Map 1.11 - Percentage of steep ground by local unit



Map 1.12 - Typology 2011

Graph 1.1 – Hierarchy of types



Source: 2011 Population and Housing Census of Albania

Table 1.6 - Aggregated typology of municipalities and communes

2011 Typology	Code	Name	No. LU	Population			Popu- lation change 2001-2011
				2001	2011	Alb pop. (%)	
Centers	10	National centers (11, 12)	8	842,540	910,528	32.5	0.8
	15	Regional centers (13, 14)	29	368,681	317,556	11.3	-1.5
Fringe of agglomeration	20	Metropolitan suburban (21, 22)	24	274,706	380,174	13.6	3.3
	25	Non-metropolitan suburban (23, 24)	31	255,454	238,026	8.5	-0.7
Industrial and services economy	30	Industrial and service economy (31, 32, 33)	39	177,721	128,934	4.6	-3.2
Agricultural economy	40	Agricultural economy in plains (41, 43)	102	654,786	505,845	18.1	-2.5
	45	Agricultural economy in mountains (42, 44)	140	495,387	319,075	11.4	-4.3

1.5 Table by municipalities and communes: geographic levels

Code municipality/ commune	Name municipality/ commune	Code prefecture	Code district	Municipalities	Prefecture center	District center	Built-up continuity 2011	Urban agglomerations 2011	Typology 2011	Aggregated typology 2011	Population 2001	Population 2011
101	Berat	1	1	x	x	x	101	101	12	10	44,040	36,496
102	Kutalli	1	1						43	40	11,755	9,643
103	Lumas	1	1						43	40	6,196	3,981
104	Velabisht	1	1				101		41	40	10,981	8,453
105	Otlak	1	1				101	101	23	25	12,288	9,218
106	Poshnjë	1	1				101		41	40	8,649	7,375
107	Roshnik	1	1						44	45	4,599	2,513
108	Sinjë	1	1						44	45	5,021	3,351
109	Terpan	1	1						44	45	3,668	1,716
110	Ura Vajgurore	1	1	x			101	101	24	25	9,181	7,232
111	Vertop	1	1						44	45	7,402	4,919
112	Cukalat	1	1						43	40	4,057	3,045
201	Bulqizë	2	2	x		x			14	15	10,454	8,177
202	Fushë Bulqizë	2	2						32	30	4,156	3,342
203	Gjoricë	2	2						41	40	5,335	4,214
204	Trebisht	2	2						42	45	1,579	993
205	Ostren	2	2						42	45	4,855	3,034

Code municipality/ commune	Name municipality/ commune	Code prefecture	Code district	Municipalities	Prefecture center	District center	Built-up continuity 2011	Urban agglomerations 2011	Typology 2011	Aggregated typology 2011	Population 2001	Population 2011
206	Shupenzë	2	2						42	45	6,875	5,503
207	Zerqan	2	2						32	30	6,168	4,111
208	Martanesh	2	2						32	30	3,546	1,836
302	Delvinë	12	3	x		x			14	15	6,421	5,754
303	Finiq	12	3						33	30	735	1,333
304	Mesopotam	12	3						33	30	1,320	2,786
305	Vergo	12	3						42	45	2,289	1,844
401	Bilisht	7	4	x		x			14	15	6,729	6,250
402	Qendër Bilisht	7	4						41	40	7,448	5,440
403	Miras	7	4						41	40	9,367	6,577
404	Hoçisht	7	4						41	40	5,869	4,461
405	Progër	7	4						41	40	5,228	3,988
501	Arras	2	5						44	45	5,168	3,055
502	Fushë-Çidhën	2	5						43	40	4,203	2,909
503	Kala e Dodës	2	5						44	45	4,003	2,252
504	Kastriot	2	5						44	45	8,520	6,200
505	Lurë	2	5						42	45	2,043	1,096
506	Maqellarë	2	5						42	45	12,493	10,662
507	Melan	2	5				509	509	23	25	5,500	3,649
508	Fushë Muhur	2	5						42	45	4,051	2,780
509	Peshkopi	2	5	x	x	x	509	509	13	15	14,017	13,251
510	Qendër Tomin	2	5				509	509	23	25	10,238	7,590
511	Selishtë	2	5						42	45	3,116	1,605
512	Sillovë	2	5						44	45	4,448	2,405
513	Zall Dardhë	2	5						42	45	2,154	1,051
514	Zall Reç	2	5						42	45	1,944	681
515	Luzni	2	5						42	45	3,801	2,433
601	Durrës	3	6	x	x	x	601	601	12	10	98,792	113,249
602	Gjepalaj	3	6						41	40	5,041	3,449
603	Ishëm	3	6						41	40	6,755	5,001
604	Katund i Ri	3	6				601	601	21	20	10,942	10,161
605	Maminas	3	6				601	601	21	20	4,629	4,463

Code municipality/ commune	Name municipality/ commune	Code prefecture	Code district	Municipalities	Prefecture center	District center	Built-up continuity 2011	Urban agglomerations 2011	Typology 2011	Aggregated typology 2011	Population 2001	Population 2011
606	Manëz	3	6	x			601	601	21	20	7,587	6,652
607	Rrashbull	3	6				601	601	21	20	17,719	24,081
608	Shijak	3	6	x			601	601	22	20	8,097	7,568
609	Sukth	3	6	x			601	601	21	20	13,093	15,966
610	Xhafzotaj	3	6				601	601	21	20	9,007	12,381
701	Belsh	4	7						41	40	12,162	8,781
702	Bradashesh	4	7				704	704	23	25	10,332	10,700
703	Cërrik	4	7	x					32	30	9,406	6,695
704	Elbasan	4	7	x	x	x	704	704	12	10	86,148	78,703
705	Fierzë	4	7						41	40	3,157	2,065
706	Funarë	4	7						44	45	3,568	2,122
707	Gjergjan	4	7				704		41	40	6,386	5,126
708	Gjinar	4	7						44	45	4,658	3,478
709	Gostimë	4	7				704		41	40	10,604	8,116
710	Gracen	4	7						44	45	2,909	2,192
711	Grekan	4	7						41	40	4,363	3,138
712	Kajan	4	7						43	40	5,912	3,925
713	Klos	4	7						41	40	3,578	3,262
714	Labinot Fushë	4	7				704	704	23	25	5,573	7,058
715	Labinot Mal	4	7						44	45	6,829	5,291
716	Mollas	4	7						41	40	6,936	5,530
717	Papër	4	7				704		41	40	8,080	6,348
718	Rrasë	4	7						41	40	2,001	1,594
719	Shalës	4	7						41	40	6,123	3,842
720	Shirgjan	4	7				704	704	23	25	7,848	7,307
721	Shushicë	4	7				704	704	23	25	8,690	8,731
722	Tregan	4	7						41	40	4,152	3,036
723	Zavalinë	4	7						42	45	2,220	1,622
801	Cakran	5	8						41	40	14,799	11,722
802	Dërmenas	5	8				803		41	40	10,048	7,788
803	Fier	5	8	x	x	x	803	803	12	10	56,164	55,845
804	Frakull	5	8						41	40	8,679	6,820
805	Ruzhdie	5	8						41	40	3,177	2,326
806	Kuman	5	8						32	30	7,319	5,611

Code municipality/ commune	Name municipality/ commune	Code prefecture	Code district	Municipalities	Prefecture center	District center	Built-up continuity 2011	Urban agglomerations 2011	Typology 2011	Aggregated typology 2011	Population 2001	Population 2011
807	Kurjan	5	8						43	40	5,201	3,618
808	Levan	5	8						41	40	11,549	8,159
809	Libofshë	5	8						41	40	8,333	6,149
810	Mbrostar	5	8				803	803	23	25	8,521	7,460
811	Patos	5	8	x			803	803	13	15	21,812	15,397
812	Portëz	5	8				803	803	23	25	8,711	8,259
813	Qendër	5	8				803	803	23	25	8,659	4,207
814	Roskovec	5	8	x					33	30	5,939	4,975
815	Strum	5	8						43	40	7,923	7,538
816	Topojë	5	8						41	40	5,494	4,246
817	Zharrez	5	8				803	803	23	25	6,754	5,236
901	Gramsh	4	9	x		x			14	15	10,533	8,440
902	Kodovjat	4	9						44	45	3,580	2,355
903	Kushovë	4	9						44	45	1,352	659
904	Lenie	4	9						44	45	1,587	779
905	Pishaj	4	9						42	45	6,351	4,906
906	Poroçan	4	9						44	45	2,044	1,269
907	Skënderbegas	4	9						44	45	2,215	1,239
908	Kukur	4	9						42	45	4,034	2,560
909	Sult	4	9						44	45	1,397	631
910	Tunjë	4	9						44	45	2,657	1,393
1001	Antigonë	6	10				1005	1005	24	25	1,224	998
1002	Cepo	6	10						33	30	3,024	1,727
1003	Dropull i Poshtëm	6	10						33	30	7,558	2,100
1004	Dropull i Sipërm	6	10						33	30	8,525	971
1005	Gjirokastër	6	10	x	x	x	1005	1005	13	15	20,601	19,836
1006	Lazarat	6	10				1005	1005	24	25	3,155	2,801
1007	Libohovë	6	10	x					33	30	2,317	1,992
1008	Lunxhëri	6	10						42	45	2,820	1,941
1009	Odrie	6	10						41	40	561	433
1010	Picar	6	10						33	30	1,656	937
1011	Pogon	6	10						42	45	907	432

Code municipality/ commune	Name municipality/ commune	Code prefecture	Code district	Municipalities	Prefecture center	District center	Built-up continuity 2011	Urban agglomerations 2011	Typology 2011	Aggregated typology 2011	Population 2001	Population 2011
1012	Qendër Libohovë	6	10						42	45	1,583	1,264
1013	Zagori	6	10						42	45	716	411
1101	Fajzë	8	11						41	40	4,132	3,491
1102	Golaj	8	11						42	45	7,501	6,187
1103	Gjinaj	8	11						44	45	1,649	1,106
1104	Krumë	8	11	x		x			14	15	6,378	6,006
1201	Golem	11	12				601	601	21	20	7,912	6,994
1202	Gosë	11	12						41	40	5,258	4,120
1203	Helmës	11	12				1204		41	40	4,310	3,139
1204	Kavajë	11	12	x		x	1204	1204	13	15	24,776	20,192
1205	Kryevidh	11	12						43	40	6,413	4,662
1206	Lekaj	11	12						41	40	7,246	5,126
1207	Luz i Vogël	11	12				1204		41	40	6,603	4,735
1208	Rrogozhinë	11	12	x					33	30	7,071	7,049
1209	Sinballaj	11	12						43	40	1,945	1,191
1210	Synej	11	12				1204	1204	21	20	6,645	5,034
1301	Barmash	7	13						42	45	791	480
1302	Çlirim	7	13						44	45	766	355
1303	Ersekë	7	13	x		x			14	15	5,499	3,746
1304	Leskovik	7	13	x					33	30	1,991	1,525
1305	Leskovik	7	13						44	45	857	416
1306	Mollas	7	13						41	40	2,595	1,520
1307	Novoselë	7	13						44	45	666	355
1308	Qendër	7	13						41	40	3,996	2,673
1401	Drenovë	7	14				1403	1403	23	25	5,743	5,581
1402	Gorë	7	14						42	45	3,153	1,565
1403	Korçë	7	14	x	x	x	1403	1403	12	10	55,017	51,152
1404	Lekas	7	14						42	45	862	392
1405	Libonik	7	14				1403		41	40	11,212	8,922
1406	Liqenas	7	14						44	45	4,152	3,290
1407	Maliq	7	14	x					33	30	5,655	4,290
1408	Moglicë	7	14						42	45	2,210	951

Code municipality/ commune	Name municipality/ commune	Code prefecture	Code district	Municipalities	Prefecture center	District center	Built-up continuity 2011	Urban agglomerations 2011	Typology 2011	Aggregated typology 2011	Population 2001	Population 2011
1409	Mollaj	7	14						41	40	3,863	3,438
1410	Pirg	7	14						43	40	8,639	7,652
1411	Pojan	7	14						41	40	13,737	10,864
1412	Qendër	7	14				1403	1403	23	25	10,322	9,022
1413	Vithkuq	7	14						42	45	2,707	1,519
1414	Voskop	7	14						41	40	4,840	3,832
1415	Voskopojë	7	14						42	45	2,219	1,058
1416	Vreshtas	7	14						43	40	8,578	7,513
1501	Bubq	3	15				3414	3414	21	20	6,173	5,951
1502	Cudhi	3	15						42	45	3,848	1,812
1503	Fushë Krujë	3	15	x			3414	3414	21	20	18,441	18,477
1504	Kodër Thu-manë	3	15				3414	3414	21	20	13,051	12,335
1505	Krujë	3	15	x		x			14	15	13,075	11,721
1506	Nikël	3	15				3414	3414	21	20	8,929	9,518
1601	Kozare	1	16				101		43	40	6,609	5,622
1602	Kuçovë	1	16	x		x	101	101	13	15	18,038	12,654
1603	Perondi	1	16				101	101	23	25	10,691	9,005
1701	Arrën	8	17						42	45	981	462
1702	Bicaj	8	17						42	45	7,022	5,631
1703	Bushtricë	8	17						42	45	2,560	1,486
1704	Kolsh	8	17						41	40	1,591	1,250
1705	Kukës	8	17	x	x	x	1705	1705	13	15	17,157	16,719
1706	Malzi	8	17						42	45	5,017	3,072
1707	Zapod	8	17						42	45	2,957	2,217
1708	Shishtavec	8	17						42	45	5,871	3,835
1709	Shtiqën	8	17				1705	1705	23	25	3,777	3,438
1710	Surroj	8	17						42	45	1,950	1,099
1711	Tërthore	8	17				1705	1705	23	25	4,056	2,959
1712	Topojan	8	17						44	45	3,561	1,753
1713	Ujëmisht	8	17						42	45	2,913	1,797
1714	Grykë Çajë	8	17						44	45	2,492	1,440
1715	Kalis	8	17						42	45	1,881	827

Code municipality/ commune	Name municipality/ commune	Code prefecture	Code district	Municipalities	Prefecture center	District center	Built-up continuity 2011	Urban agglomerations 2011	Typology 2011	Aggregated typology 2011	Population 2001	Population 2011
1801	Fushë Kuqe	9	18				1802		41	40	6,129	5,460
1802	Laç	9	18	x		x	1802	1802	13	15	19,424	17,086
1803	Mamurras	9	18	x			1802	1802	23	25	17,676	15,284
1804	Milot	9	18	x			1802	1802	23	25	11,163	8,461
1901	Balldren i Ri	9	19						41	40	7,203	6,142
1902	Blinisht	9	19						41	40	4,238	3,361
1903	Dajç	9	19						41	40	5,183	3,834
1904	Kallmet	9	19						41	40	5,493	4,118
1905	Kolç	9	19				1906	1906	23	25	4,943	4,228
1906	Lezhë	9	19	x	x	x	1906	1906	13	15	14,420	15,510
1907	Shëngjin	9	19				1906	1906	24	25	6,807	8,091
1908	Shënkoll	9	19				1906	1906	23	25	8,894	13,102
1909	Ungrej	9	19						44	45	3,840	1,587
1910	Zejmen	9	19				1906	1906	23	25	6,713	5,660
2001	Hotolisht	4	20						42	45	6,341	5,706
2002	Librazhd	4	20	x		x			14	15	7,216	6,937
2003	Lunik	4	20						44	45	4,129	2,621
2004	Orenjë	4	20						44	45	6,373	3,883
2005	Përrenjas	4	20	x					34	30	6,643	5,847
2006	Polis	4	20						42	45	4,515	3,385
2007	Qendër	4	20						42	45	11,575	8,551
2008	Qukës	4	20						42	45	10,402	8,211
2009	Stëblevë	4	20						44	45	1,718	809
2010	Stravaj	4	20						42	45	3,359	2,427
2011	Rrajcë	4	20						42	45	10,116	8,421
2101	Allkaj	5	21						43	40	5,492	4,319
2102	Ballagat	5	21						43	40	3,431	2,461
2103	Bubullimë	5	21						43	40	6,515	5,548
2104	Divjakë	5	21	x					41	40	10,916	8,445
2105	Dushk	5	21						41	40	9,111	7,872
2106	Fiershegan	5	21						43	40	8,327	7,023
2107	Golem	5	21				2114		41	40	6,191	5,243
2108	Grabian	5	21						43	40	4,862	3,638

Code municipality/ commune	Name municipality/ commune	Code prefecture	Code district	Municipalities	Prefecture center	District center	Built-up continuity 2011	Urban agglomerations 2011	Typology 2011	Aggregated typology 2011	Population 2001	Population 2011
2109	Gradishtë	5	21						43	40	8,939	7,521
2110	Hysgjokaj	5	21						43	40	3,139	2,603
2111	Karbunarë	5	21						43	40	5,356	4,193
2112	Kolonjë	5	21						41	40	7,099	5,728
2113	Krutje	5	21						43	40	9,000	7,564
2114	Lushnjë	5	21	x		x	2114	2114	13	15	37,860	31,105
2115	Rremas	5	21						43	40	5,712	4,449
2116	Tërbuf	5	21						41	40	11,983	10,201
2201	Gruemirë	10	22				3212	3212	23	25	9,796	8,890
2202	Kastrat	10	22						41	40	8,460	6,883
2203	Kelmend	10	22						44	45	4,739	3,056
2204	Koplik	10	22	x		x			14	15	3,126	3,734
2205	Qendër	10	22						41	40	5,551	4,740
2206	Shkrel	10	22						44	45	5,020	3,520
2301	Aranitas	5	23						41	40	4,530	2,714
2302	Ballsh	5	23	x		x			14	15	9,154	7,657
2303	Fratat	5	23						42	45	4,593	3,221
2304	Greshicë	5	23						43	40	1,899	1,152
2305	Hekal	5	23						41	40	4,412	2,623
2306	Kutë	5	23						41	40	3,356	1,977
2307	Ngraçan	5	23						43	40	1,030	588
2308	Qendër	5	23						41	40	8,776	6,253
2309	Selitë	5	23						44	45	1,779	877
2401	Baz	2	24						42	45	3,367	2,228
2403	Derjan	2	24						44	45	2,612	1,102
2404	Gurrë	2	24						44	45	4,373	3,369
2405	Klos	2	24	x					42	45	10,489	7,873
2406	Komsi	2	24						42	45	6,093	4,283
2407	Lis	2	24						44	45	4,984	3,824
2408	Macukull	2	24						42	45	3,453	1,565
2409	Burrel	2	24	x		x			14	15	12,123	10,862
2410	Rukaj	2	24						41	40	4,293	2,507
2411	Suç	2	24						42	45	3,609	2,716

Code municipality/ commune	Name municipality/ commune	Code prefecture	Code district	Municipalities	Prefecture center	District center	Built-up continuity 2011	Urban agglomerations 2011	Typology 2011	Aggregated typology 2011	Population 2001	Population 2011
2412	Ulëz	2	24						32	30	2,064	1,229
2413	Xibër	2	24						44	45	3,727	2,660
2501	Fan	9	25						42	45	5,702	2,977
2502	Kaçinar	9	25						42	45	2,916	1,016
2503	Kthjellë	9	25						41	40	3,653	2,209
2504	Orosh	9	25						42	45	3,966	1,899
2505	Rrëshen	9	25	x		x			14	15	11,447	8,803
2506	Rubik	9	25	x					33	30	6,842	4,454
2507	Selitë	9	25						44	45	2,530	745
2601	Gjocaj	4	26						43	40	6,379	5,207
2602	Karinë	4	26						43	40	1,893	1,350
2603	Pajovë	4	26						41	40	7,961	6,626
2604	Peqin	4	26	x		x			14	15	7,267	6,353
2605	Përparim	4	26						43	40	5,076	3,423
2606	Shezë	4	26						43	40	4,388	3,177
2701	Ballaban	6	27						42	45	2,170	1,047
2702	Çarçovë	6	27						42	45	1,578	918
2703	Frashër	6	27						44	45	813	387
2704	Këlcyrë	6	27	x					34	30	3,419	2,651
2705	Përmet	6	27	x		x			14	15	7,726	5,945
2706	Qendër	6	27						42	45	2,751	1,742
2707	Sukë	6	27						42	45	2,808	1,256
2708	Dishnicë	6	27						44	45	2,289	1,159
2709	Petran	6	27						42	45	2,226	1,622
2801	Buçimas	7	28				2804	2804	24	25	13,322	15,687
2802	Çërravë	7	28						41	40	8,801	7,009
2803	Dardhas	7	28						42	45	3,120	2,182
2804	Pogradec	7	28	x		x	2804	2804	13	15	23,762	20,848
2805	Proptisht	7	28						42	45	6,874	4,785
2806	Trebinjë	7	28						42	45	4,541	2,481
2807	Hudenisht	7	28						34	30	6,062	5,990
2808	Velçan	7	28						42	45	3,989	2,548

Code municipality/ commune	Name municipality/ commune	Code prefecture	Code district	Municipalities	Prefecture center	District center	Built-up continuity 2011	Urban agglomerations 2011	Typology 2011	Aggregated typology 2011	Population 2001	Population 2011
2901	Blerim	10	29						42	45	1,866	913
2902	Fierzë	10	29						44	45	2,544	1,302
2903	Fushë Arrëz	10	29	x					32	30	4,090	2,513
2904	Gjegjan	10	29						32	30	5,814	2,846
2905	Iballë	10	29						42	45	2,689	1,129
2906	Pukë	10	29	x		x			14	15	4,579	3,607
2907	Qelëz	10	29						42	45	2,810	1,761
2908	Qerret	10	29						42	45	3,851	1,498
2909	Qafë Mali	10	29						32	30	3,762	1,548
2910	Rrapë	10	29						42	45	2,381	1,357
3001	Dhivër	12	30						42	45	1,595	1,396
3002	Konispol	12	30	x					42	45	2,230	2,123
3003	Livadhja	12	30						42	45	3,393	1,165
3004	Lukovë	12	30						34	30	3,149	2,916
3005	Sarandë	12	30	x		x	3005	3005	13	15	15,247	17,233
3006	Xarrë	12	30						41	40	2,254	4,263
3007	Aliko	12	30				3005	3005	24	25	2,668	3,849
3008	Markat	12	30						42	45	2,713	1,859
3009	Ksamil	12	30						34	30	1,840	2,994
3101	Bogovë	1	31						32	30	1,899	1,098
3102	Çepan	1	31						44	45	1,551	740
3103	Çorovodë	1	31	x		x			14	15	6,755	4,051
3104	Gjerbës	1	31						44	45	1,823	813
3105	Leshnjë	1	31						44	45	915	496
3106	Poliçan	1	31	x					32	30	6,623	4,318
3107	Potom	1	31						44	45	1,574	897
3108	Qendër	1	31						44	45	4,861	2,545
3109	Vendreshë	1	31						44	45	1,911	984
3110	Zhepë	1	31						44	45	1,933	779
3201	Ana e Malit	10	32						41	40	4,815	3,858
3202	Bërdicë	10	32				3212		41	40	7,428	5,773
3203	Bushat	10	32						41	40	17,185	14,149
3204	Dajç	10	32						43	40	5,603	3,885

Code municipality/ commune	Name municipality/ commune	Code prefecture	Code district	Municipalities	Prefecture center	District center	Built-up continuity 2011	Urban agglomerations 2011	Typology 2011	Aggregated typology 2011	Population 2001	Population 2011
3205	Guri i Zi	10	32						41	40	9,597	8,085
3206	Hajmel	10	32						41	40	5,418	4,430
3207	Vau i Dejës	10	32	x					32	30	9,430	8,117
3208	Postribë	10	32				3212		42	45	8,922	7,069
3209	Pult	10	32						44	45	2,422	1,529
3210	Rrethinat	10	32				3212	3212	23	25	15,337	21,199
3211	Shalë	10	32						44	45	3,214	1,804
3212	Shkodër	10	32	x	x	x	3212	3212	12	10	83,274	77,075
3213	Shllak	10	32						44	45	1,213	671
3214	Shosh	10	32						42	45	1,151	304
3215	Velipojë	10	32						34	30	5,537	5,031
3216	Vig-Mnelë	10	32						44	45	3,146	1,509
3218	Temal	10	32						44	45	1,703	1,562
3301	Buz	6	33						42	45	1,682	737
3302	Fshat Memaliaj	6	33						42	45	2,564	1,606
3303	Krahës	6	33						33	30	3,738	2,554
3304	Kurvelesh	6	33						42	45	1,393	705
3305	Lopës	6	33						42	45	1,259	723
3306	Luftinjë	6	33						42	45	3,881	1,734
3307	Memaliaj	6	33	x					32	30	4,748	2,647
3308	Qendër	6	33						42	45	4,255	3,179
3309	Qesarat	6	33						33	30	2,345	1,379
3310	Tepelenë	6	33	x		x			14	15	6,539	4,342
3401	Baldushk	11	34						41	40	5,526	4,576
3402	Bërxullë	11	34				3414	3414	21	20	6,736	9,883
3403	Bërzhitë	11	34						34	30	5,437	4,973
3404	Dajt	11	34				3414	3414	22	20	8,486	20,139
3405	Kamëz	11	34	x			3414	3414	21	20	44,443	66,841
3406	Kashar	11	34				3414	3414	22	20	17,382	43,353
3407	Ndroq	11	34						41	40	7,004	5,035
3408	Paskuqan	11	34				3414	3414	21	20	21,055	37,349
3409	Petrelë	11	34						34	30	5,842	5,542
3410	Pezë	11	34				3414	3414	21	20	5,059	6,272

Code municipality/ commune	Name municipality/ commune	Code prefecture	Code district	Municipalities	Prefecture center	District center	Built-up continuity 2011	Urban agglomerations 2011	Typology 2011	Aggregated typology 2011	Population 2001	Population 2011
3411	Prezë	11	34				3414	3414	21	20	4,521	4,727
3412	Farkë	11	34				3414	3414	22	20	7,100	22,633
3413	Shëngjergj	11	34						42	45	3,899	2,186
3414	Tiranë	11	34	x	x	x	3414	3414	11	10	341,453	418,495
3415	Vaqarr	11	34				3414	3414	21	20	7,732	9,106
3416	Vorë	11	34	x			3414	3414	21	20	12,558	10,901
3417	Zall Bastar	11	34						44	45	5,585	3,380
3418	Zall Herr	11	34				3414	3414	21	20	7,409	9,389
3419	Krrabë	11	34						34	30	2,493	2,343
3501	Bajram Curri	8	35	x		x			14	15	6,546	5,340
3502	Bujan	8	35						42	45	3,297	2,550
3503	Bytyç	8	35						44	45	2,093	1,563
3504	Fierzë	8	35						32	30	2,331	1,607
3505	Lekbibaj	8	35						44	45	2,709	1,207
3506	Llugaj	8	35						42	45	2,413	1,787
3507	Margegaj	8	35						42	45	3,177	2,346
3508	Tropojë	8	35						42	45	5,381	4,117
3601	Brataj	12	36						42	45	4,901	2,849
3602	Himarë	12	36	x					34	30	3,278	2,822
3603	Kote	12	36						41	40	5,064	3,516
3604	Novoselë	12	36						41	40	10,640	8,209
3605	Orikum	12	36	x			3611	3611	24	25	6,376	5,503
3606	Qendër	12	36				3611	3611	23	25	10,496	7,621
3607	Selenicë	12	36	x					32	30	3,949	2,235
3608	Sevaster	12	36						44	45	3,410	1,720
3609	Shushicë	12	36						41	40	6,212	3,981
3610	Vllahinë	12	36						41	40	5,887	3,111
3611	Vlorë	12	36	x	x	x	3611	3611	12	10	77,652	79,513
3612	Vranisht	12	36						42	45	3,556	2,080
3613	Armen	12	36						41	40	5,707	2,965

1.6 Territorial changes in Albania 2001-2011

Section 1.6 presents some of the territorial changes in Albania: changes in the population (1.6.1), internal migration (1.6.2), period of newly built building (1.6.3) and economic structure (1.6.4).

1.6.1 Population change

The 2001 and 2011 censuses showed a decreasing of the resident population for a second consecutive decade. Since 1923, Albania was characterized by a high growth rate, exceeding 2% per year, rising up to 3% during the sixties. After the regime change, mass emigration drew this mean yearly rate down to -0.3% during the nineties and to -0.8% during the last decade. Table 1.7 shows this trend, and also the population distribution between Tirana, other urban and rural areas (administrative definition). Tirana had about 1% of the total Albanian population in 1923, versus round 15% now. It is also to be noted that, in 2011 and for the first time, the rural population represents less than half of the total population. The intensification of the decrease after 2001 is mainly due to the losses in cities, since the rural part is losing almost as much as during the previous decade. Tirana is still growing, but other cities are now losing population approximately -0.6% per year.

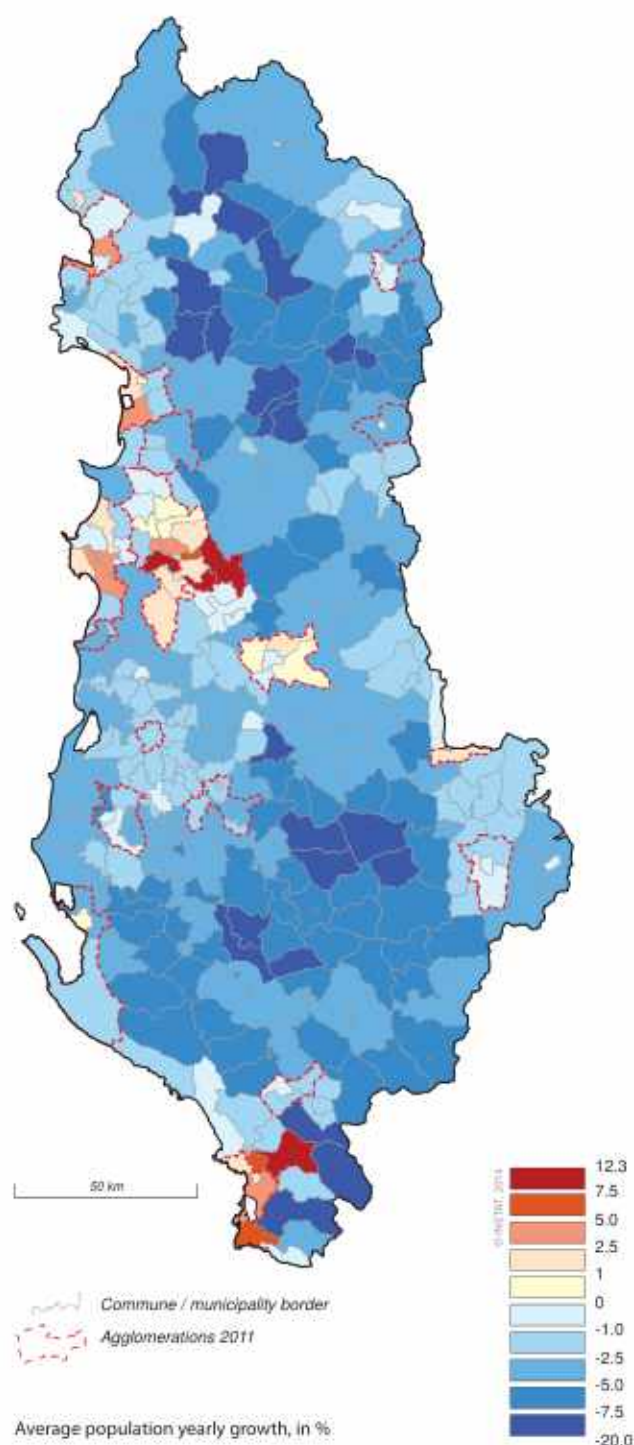
Table 1.7- Urban and rural population in Albania, changes 1923 – 2011⁴

Census	Albania		Tirana			Other urban areas (administrative definition)			Rural areas (administrative definition)		
	Population in (000)	% annual growth rate	Population	% of total Albania	% annual growth rate	Population	% of total Albania	% annual growth rate	Population	% of total Albania	% annual growth rate
1923	804		11	1.3		117	14.5		676	84.1	
1938	1,040	1.7	25	2.4	5.8	135	13	1.0	880	84.6	1.8
1945	1,122	1.1	60	5.3	13.2	179	15.9	4.1	883	78.7	0.1
1955	1,391	2.2	108	7.8	6.1	275	19.8	4.4	1,008	72.5	1.3
1960	1,626	3.2	119	7.3	1.9	383	23.6	6.9	1,124	69.1	2.2
1969	2,063	2.7	153	7.4	2.8	498	24.1	3.0	1,412	68.5	2.6
1979	2,595	2.3	189	7.3	2.2	677	26.1	3.1	1,729	66.6	2.0
1989	3,182	2.1	238	7.5	2.3	892	28	2.8	2,052	64.5	1.7
2001	3,069	-0.3	341	11.1	3.1	1,123	36.6	1.9	1,604	52.3	-2.0
2011	2,800	-0.8	418	14.9	2.1	1,053	37.6	-0.6	1,329	47.4	-1.9

The above figures do not permit an evaluation of regional disparities. Following map shows these changes in the resident population according to local units or by agglomerations.

⁴ Two levels of local government are defined in Law no. 8652, dated 31.07.2000, on "Organization and functioning of local governance" (improved), and in Law no. 8653, dated 31.07.2000, on "Administrative-territorial division of local government units" (amended)

Map 1.13 - Population: mean yearly change 2001-2011



Source: 2011 Population and Housing Census of Albania

With adopted typology for 2011 census results, rural mountainous communes lost 193,000 inhabitants in ten years between 2001 and 2011 (-37%), while rural communes in the plains lost 142,000 inhabitants (-20%). In most mountainous communes of Mirdita, Pukë or Skrapar, the rural exodus reached 7.5% per year. While, in the last decade the 35 rural communes which had some specific activities in addition to agriculture in 2001 (industry, mining, energy, tourism or other services) also lost a total of 38,000 inhabitants (-24%) during the last decade. Urban areas (as defined by the typology) increased their population with about 100,000 inhabitants, while rural areas lost in total 370,000 inhabitants. But the urban growth is distributed among some cities only. The regional factor is preeminent: cities normally lose less

population than their surrounding rural areas. Small districts (regional centers) lost round (-13%) of their population. District of Lezha (round +0.7% mean yearly) and Saranda (+1.2%) gained population in the last decade, the first taking advantage of its location near Tirana, and the second of its success as a beach resort. The situation in national level centers is much more contrasted: Berat (round -1.9% mean yearly), Elbasan (-0.9%), Shkodër (-0.8%) and Korçë (-0.7%) are losing, Fier (-0.1%) and Vlorë (+0.2%) are stable, while Durrës (+1.4%) and Tirana (+2.1%) is gaining (table 1.2).

The map clearly shows an ongoing process of suburbanization in some agglomerations. Neighbouring local units are gaining as much or even more than the central municipality of Tirana (+2.1% in the center, but +4.8% in the surroundings), Durrës (+1.1; +1.4), Elbasan (-0.9; +0.4), Pogradec (-1.3; +1.6), Lezhë (+0.7; +0.5) and Sarandë (+1.2; +3.7). The main finding is the development of the Tirana-Durrës metropolitan area, which is by far the most dynamic area, draining the population from all parts of the country. Considering the 2010 definition based on 2001 census result, the metropolitan area gained about 192,000 inhabitants, while the rest of the country lost about 461,000 inhabitants.

1.6.2 Internal migration

The spatially differentiated population change is partially determined by different levels of birth-rate and mortality, which vary between the different regions of the country, and according to rural and urban contexts. But migration is the biggest contributory demographic factor that affects spatial transformations. For Albania, international and internal migrations are important. Since the census permits the measurement of internal migration flows, but not international flows, we focus on this type of mobility. A good way to understand the phenomena are flow maps showing the main outflows (to main destination).

The map of the main outflows (1.14) shows two patterns: 1) Tirana is undisputedly the most attractive national center with migrants of 45 municipalities and communes moving there (35% of first flows), essentially population from other cities; 2) Prefecture centres are still playing a role as regional migration centers for the rural population, especially Elbasan (10 local units), Vlorë (10), Fier (10), Korçë (12), Gjirokastër (9) and Kukës (7). But these regional migration patterns are not as strong as migration from regional centers to Tirana. For Gjirokastër for example, the population having moved from 9 neighbouring local units totalizes 340 people, while 1,507 of its inhabitants left Gjirokastra in order to move to Tirana. The same phenomenon occurs for other centres, their outflow to Tirana representing 2 or 3 times the total of their first-flow immigrants.

Another phenomenon can be observed on the map. For some cities, migration does not occur in the central city, but in some close suburban local units. The most obvious example is Shkodër, which receives the main outflows from 5 local units, while Rrethinat commune - located right next to Shkodër - captures 9 main outflows. The reasons are the attractiveness of the central city combined with either lack of space inside the yellow line or better facility for settling outside (land prices, legal issues, etc.). The same pattern is observed for example in Pogradec and Bucimas. In the same vein, it should be noted that Kamëz alone receives 13 main flows essentially out of the rural areas of Pukë, Mat and Dibër.

Patterns resulting from second or third outflows especially highlight alternative destinations in the Tirana-Durrës metropolitan area: Kamëz first, then Durrës, Kashar, Paskuqan, etc. The segregation according to origin is obvious: Paskuqan and Kamëz receive people from the north, Kashar people from southern Albania, while Durrës shows much more mixity.

Another kind of segregation concerns the rural or urban origin: less than 20% of people arriving to TDMA from a rural mountainous commune choose to settle in Tirana or Durrës centers. While nearly 70% of the migrants coming from another big city and about 60% coming from a regional center prefer to settle in Tirana and Durrës centre.

Last but not least, a very important type of migratory movement occurs over short distances, driving people from a city center to its suburbs, thus contributing to the process of urban sprawl. The biggest flows in Albania are from Tirana municipality to Kamëz, Dajt, Farkë and Kashar (5,000 to 10,000 persons to each). But some other dynamic agglomerations also register such movements: Durrës to Rrashbull (1,729 persons), Sukth (565 persons) or Katundi i Ri (549 persons); Sarandë to Aliko (1,397); Lezhë to Kolç (1,112 persons) or Shëngjin (850 persons); Shkodër to Rrethinat (625 persons); Elbasan to Labinot Fushë (593 persons).

A good indicator of the dynamism of an agglomeration is the proportion of movements that occurs within the area, compared with movements leading to Tirana-Durrës or to other agglomerations. The most extreme case is Tirana-Durrës itself. Round 4% are moving out of the metropolitan area, and round 96% are moving within the area. Other cases are Lezhë and Sarandë, with 52.4 % migrants inside the agglomerations, respectively 37% and 41% to TDMA, and 10% and round 7% respectively to other agglomerations (see table 1.8).

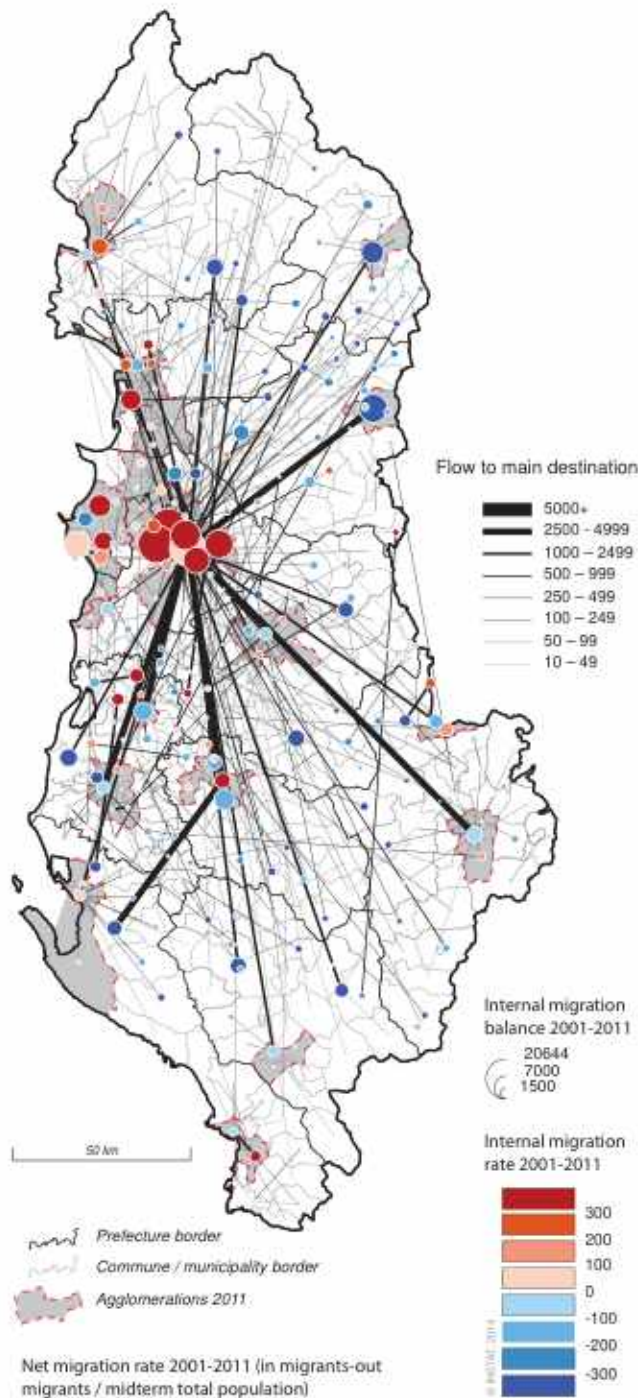
Kukës generate 89.5% of migrants to TDMA and 8.1% within the agglomeration, and 2.4% to other agglomerations. Peshkopi generate 91.1% of migration to TDMA, and 8.9% within the area.

Other cases are Lezha with 52% of migrants moving inside the agglomeration, 37% to TDMA and 10% to other agglomerations and Saranda with 52% of migrants moving inside the agglomeration, 41% to TDMA agglomeration and 7% to other agglomerations.

Table 1.8 - Agglomeration migration matrix: population aged 10 years and old according to their residence in 2001

From / To	Tirana	Durrës	Elbasan	Shkodër	Fier - Patos	Vlorë	Berat - Kuçovë	Korçë	Laç	Pogradec	Lushnjë	Lezhë	Kavajë	Peshkopi	Gjirokastrë	Kukës	Sarandë	Sum out migrants to other agglomerations
Tirana	42,022	1,102	157	243	173	291	109	173	125	67	72	121	31	30	85	74	149	3,002
Durrës	2,978	12,132	108	123	39	55	58	41	85	19	18	45	68	7	18	25	23	3,710
Elbasan	3,154	823	1,389	44	66	98	52	66	5	37	49	51	69	7	15	0	61	4,597
Shkodër	2,914	284	19	733	9	70	9	8	46	9	5	231	8	1	3	15	11	3,642
Fier - Patos	6,015	458	57	44	3,959	649	123	10	9	12	50	8	17	0	42	1	82	7,577
Vlorë	3,012	114	23	18	158	321	43	26	12	13	17	5	10	0	25	1	82	3,559
Berat - Kuçovë	5,658	1,385	145	25	382	510	1,295	30	26	7	234	18	41	6	67	52	150	8,736
Korçë	4,499	757	94	20	28	109	10	859	13	126	4	5	11	2	10	2	29	5,719
Laç	1,383	251	8	105	5	23	1	10	624	3	1	143	3	1	2	3	9	1,951
Pogradec	1,959	374	113	12	7	30	3	117	1	735	2	1	14	2	12	1	7	2,655
Lushnjë	3,273	721	204	4	131	230	69	40	31	36	0	9	29	1	31	3	39	4,851
Lezhë	1,430	157	14	247	5	21	6	10	97	5	3	2,222	5	1	4	1	16	2,022
Kavajë	977	934	49	12	38	19	20	6	5	5	23	4	115	0	4	2	6	2,104
Peshkopi	7,904	3,958	50	78	25	17	6	0	66	7	18	24	16	812	15	7	23	12,214
Gjirokastrë	1,931	51	19	5	35	53	20	15	1	0	8	1	32	0	156	2	165	2,338
Kukës	6,299	1,419	3	126	6	15	3	4	23	2	8	5	43	3	4	700	6	7,969
Sarandë	1,067	37	21	3	18	63	13	11	5	2	2	8	8	0	41	0	1,403	1,299
Sum in migrants from other agglomerations	54,453	12,825	1,084	1,109	1,125	2,253	545	567	550	350	514	679	405	61	378	189	858	0

Map 1.14 - Main migration flows 2001-2011



Source: 2011 Population and Housing Census of Albania

1.6.3 Newly build dwellings, 2001-2011

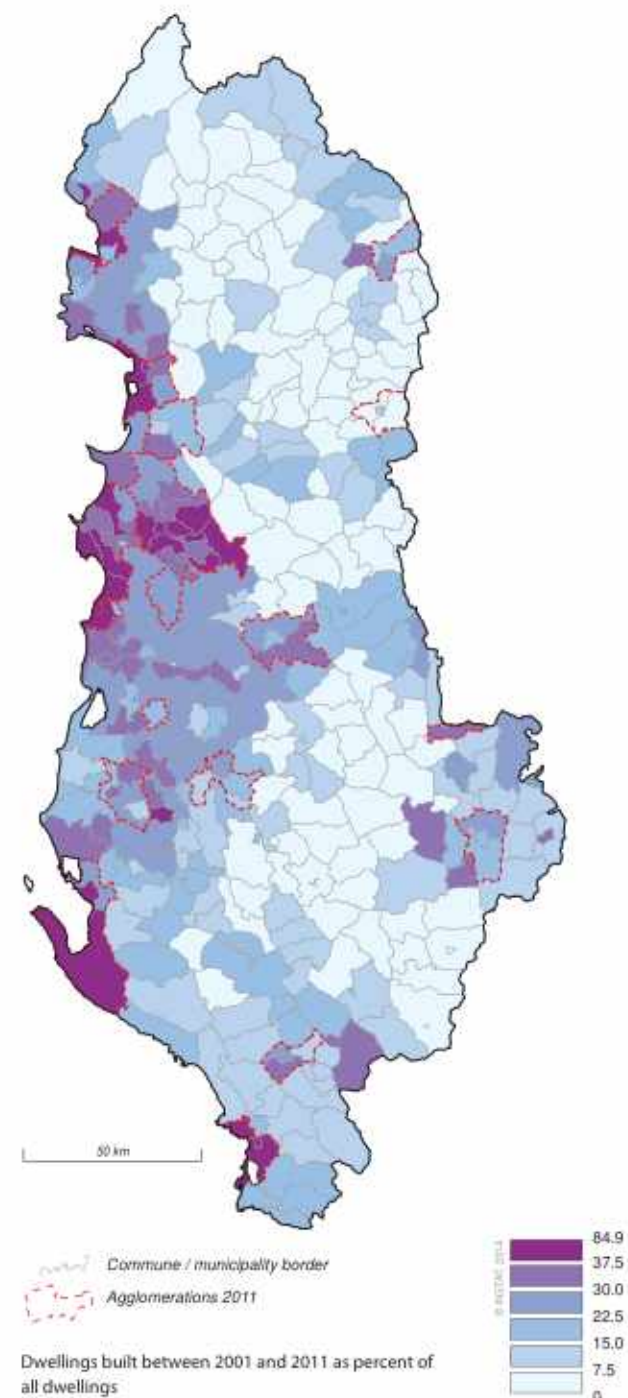
Urbanization during the first decade of the 21st century has been characterized by a slight change from a dominantly informal construction sector after the system change to a more formalized sector in which professional entrepreneurs started to impose their model, and in which the housing sector became increasingly a domain for financial investments and speculation.

Spatially, new housing construction was somewhat more concentrated in the fringe of the agglomerations, but also in

inner urban areas of renewal. Outside the TDMA - Tirana-Durrës metropolitan area -, a lot of new dwellings have been constructed on the coast in tourist resorts.

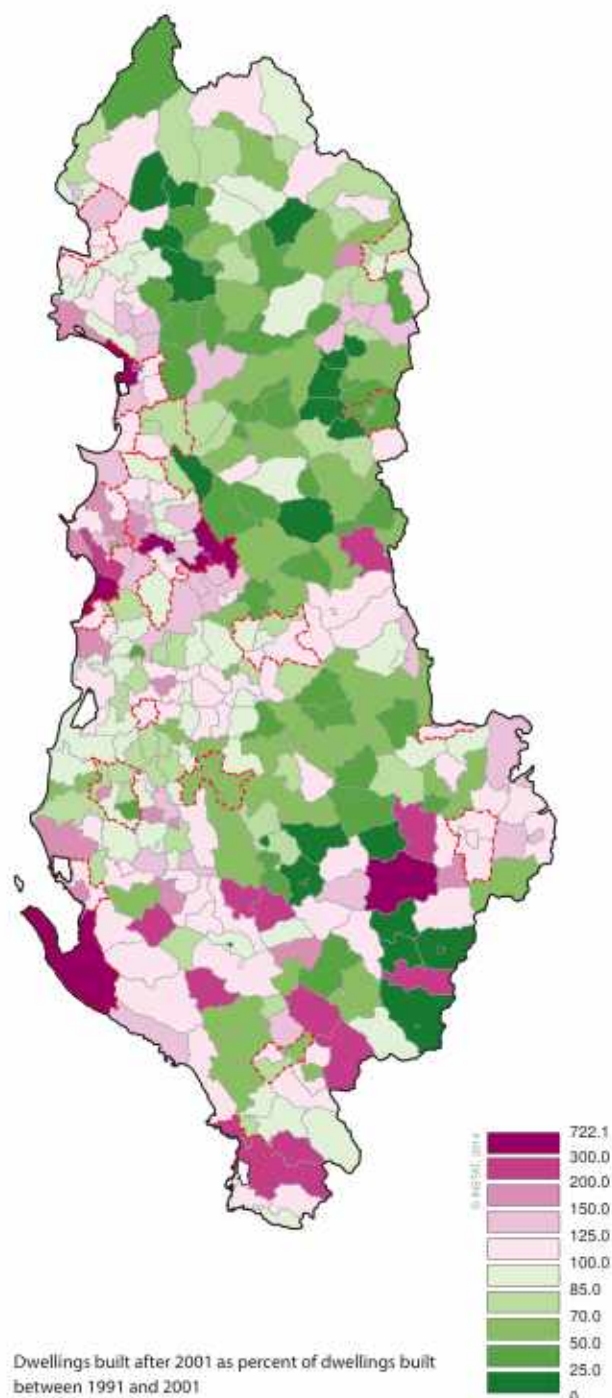
The housing sector became, in comparison with the former decade; larger housing units were built and the housing landscape changed spatially in a very profound way. In fact, we observe a concentration of housing investment in urban and tourist areas and its abandonment in the mountainous regions.

Map 1.15 – Percent dwellings built between 2001 and 2011



Source: 2011 Population and Housing Census of Albania

Map 1.16 – Dwellings built after 2001 as % of dwellings built 1991-2001



Source: 2011 Population and Housing Census of Albania

The intensity of housing construction has been highest in the National Capital and in the suburban local units of the metropolitan area. In general, suburban types show the highest proportion of newly built dwelling, followed by the smaller centers in the country. Agricultural local units in the plains are also the scene of an intense building activity.

Finally the map 1.16 compares housing construction over the last two decades: in purple, municipalities and communes where construction activity has increased, in green, where it has decreased. Besides the fact that the situation is getting worse in most mountainous areas, the situation in coastal plains follows the same trend as before, with a slight increase in construction. It is also the case in urban agglomerations. Except in Fier-Patos and Berat-Kuçovë where the situation is getting worse than during the first decade 1991-2000, the highest building construction rate is registered in tourist areas (Golem (Kavajë), Orikum, Shëngjin/Velipojë) or in higher status metropolitan suburbs. Near Tirana, suburbs that supported massive internal migrants during the nineties registered a decline in construction between 2001 and 2011 (Paskuqan, Kamëz).

Table 1.9 - Urban sprawl: part of new dwellings in 2001 and 2011, by types of local units (2010 typology with 2001 census data)

2001 Typology of Albanian Municipalities and Communes		Census 2001		Census 2011	
		% dwellings built in 1989-2001 period	Concentration	% dwellings built in last decade	Concentration
11	National Capital	51.0	22.0	32.7	15.8
12	Capitals of National Importance	38.6	24.9	31.4	21.1
14	Capitals of Industrial Economy	24.3	2.9	9.3	0.9
13	Capitals of Service Economy	30.2	8.5	23.9	6.4
21	Lower Status Suburban	33.7	9.1	44.0	14.7
22	Higher Status Suburban	37.9	9.0	51.6	17.8
31	Industrial Communes	14.3	0.5	13.3	0.4
32	Mining and Energy orientated Communes	16.6	1.0	13.4	0.6
33	Industrial and Service Economy Communes	16.4	0.6	16.8	0.6
34	Tourism orientated Communes	18.4	1.0	21.7	1.0
41	Mixed Agricultural Communes of Plains	18.7	4.9	24.9	5.7
42	Mixed Agricultural Communes of Mountainous Areas	7.3	2.2	12.1	2.8
43	Agricultural Communes in Plains	23.2	11.5	24.7	10.4
44	Agricultural Communes in Mountainous Areas	6.8	1.9	9.0	1.8
	Albania	28.5	100	29.1	100

1.6.4 Economic structure, 2001-2011

The three economic sectors show very different spatial patterns. Agriculture is dominant in rural and mountainous local units, outside the agglomerations. Employment in the primary sector is still often an important activity in periphery, but it can be combined with other activities close to urban areas.

To some extent, industry and services follow the same spatial logic as the pattern of construction: concentration in TDMA, but elsewhere dispersion outside the central cities in suburban local units and also in agricultural local units in the plains. Corresponding to the strong population decrease of nearly 9% between 2001 and 2011, the number of active

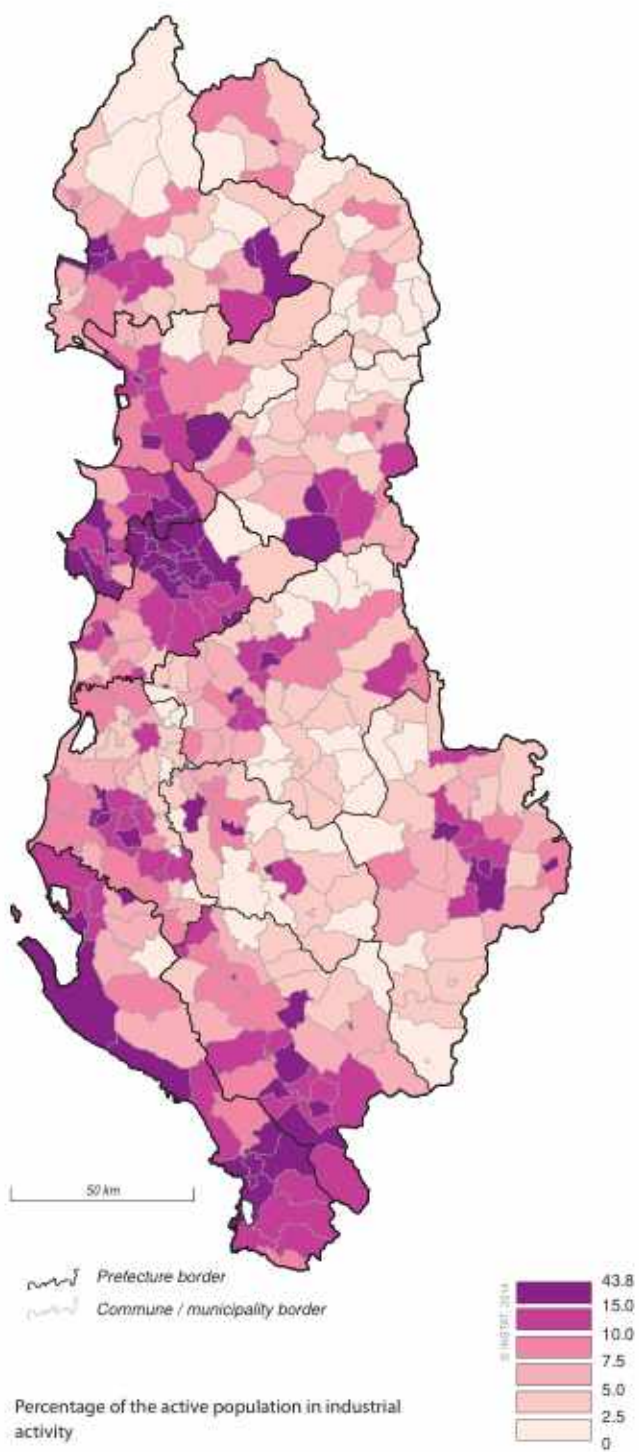
persons and employment also entered in a negative spiral. The figures to which we refer (Economic Enterprise Census and Population Census) show quite a strong negative trend in agriculture (about one fourth of employment lost), as well as a much smaller decrease in the secondary and the tertiary sector (about 5% each), i.e. a slower regression than for the population trend.

But the spatial reorganisation of industry and services – especially industry – is spectacular and impacts on typology. Table 1.10 shows the localization coefficients, which represent the percentage of total Albanian activity taking place in different local units categories. In 2001, 17.7% of activities in industry and 21.0% of activities in services were localized in Tirana; in 2011, these values have reached respectively 25.1% and 30.3%, which represent a growth of 18.7% and 20.7% (see table respectively). We can observe that with the exception of Tirana and Durrës, the centers are losing their economic substance, especially in industry. In fact, localities with a higher concentration of activity inherited from the planned economy have experienced a downturn, for some of them close to complete abandonment of any activity. On the other hand, local units which had been at the time exclusively devoted to agricultural activity are slowly developing a more mixed economy. The model is gradually slipping from highly concentrated and specialized sector activities to dispersion and mixed activities. The highest growth rates are registered in highly agricultural communes in the plains and in suburban areas. Some very high growth rates can be explained by very low initial values: industry and services were still almost totally absent in these areas in 2001. Local units classified as “lower status suburban” registered higher industrial growth, but the “higher status suburban” category records more service sector development. The map showing the employment trends in the industry sector indicates circles by size for absolute gains or absolute losses (of active persons), while the red or blue colour illustrate the intensity of the changes: dark blue for high relative loss and red for high relative gains. Certain centers are losing, but nevertheless, some regions outside the TDMA show quite dynamic restructuring of the original industrial fabric: southern Sarandë district, the plain between Korçë and Pogradec.

Table 1.10 – Localization coefficient of industry and service sector activities, 2001 / 2011 (2001 typology)

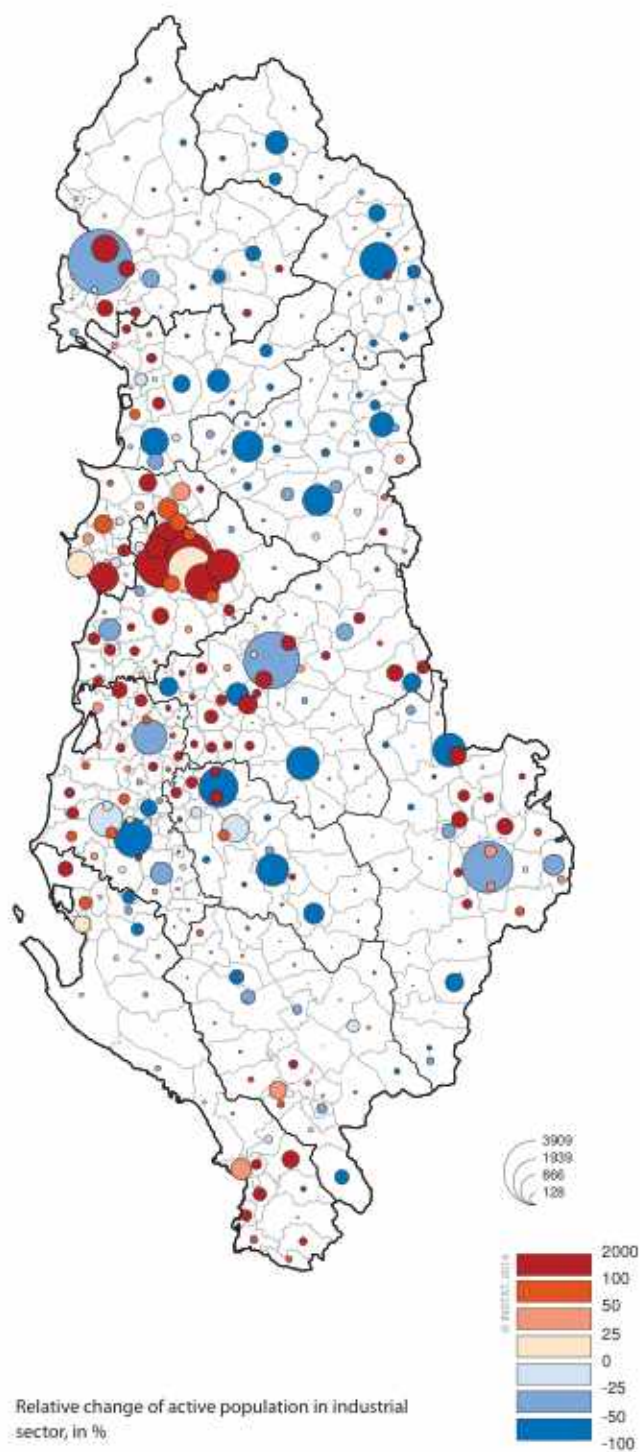
Spatial distribution of economic activity, 2001 / 2011		Census 2001		Census 2011		2001-2011	
		Localization coeff. of active persons		Localization coeff. of active persons		Evolution of loc. coeff (%)	
Typology of Albanian Municipalities and Communes		Industry (II)	Services (III)	Industry (II)	Services (III)	Industry (II)	Services (III)
11	National Capital	17.7	25.1	21.0	30.3	18.7	20.7
12	Capitals of National Importance	31.7	29.5	25.2	23.8	-20.5	-19.1
14	Capitals of Service Economy	10.6	13.7	7.1	10.1	-34.3	-26.2
13	Capitals of Industrial Economy	9.2	5.7	3.5	3.9	-61.9	-31.2
21	Lower Status Suburban	5.3	3.5	10.7	5.4	102.2	56.4
22	Higher Status Suburban	7.2	5.6	13.0	9.8	81.2	74.9
31	Industrial Communes	1.3	0.9	0.5	0.5	-62.6	-39.7
32	Mining and Energy orientated Communes	2.2	1.2	0.7	0.7	-67.3	-44.7
33	Industrial and Service Economy Communes	0.7	1.0	0.6	0.8	-19.1	-18.3
34	Tourism orientated Communes	2.4	1.7	0.8	1.0	-68.5	-43.6
41	Mixed Agricultural Communes of Plains	3.4	3.1	5.1	3.6	48.7	15.4
42	Mixed Agricultural Communes of Mountainous Areas	3.1	3.4	2.2	2.7	-29.2	-20.6
43	Agricultural Communes of Plains	3.6	3.4	7.9	5.2	120.7	53.3
44	Agricultural Communes of Mountainous Areas	1.6	2.2	1.8	2.1	15.3	-4.8
Albania		100	100	100	100	0	0

Map 1.17 – Percentage of active population
in industry



Source: 2011 Population and Housing Census of Albania

Map 1.18 – Gains/losses and changes in industrial
activity



Source: 2011 Population and Housing Census of Albania

2. SPATIAL DIFFERENTIATION IN ALBANIAN AGGLOMERATIONS

2.1 Micro-scale cartography: a powerful tool for analyzing urban structures of Albanian cities

Modern societies increasingly express the need for detailed socio-economic information in order to enable a rational management of resources. Housing and population censuses provide especially rich information, also in terms of very precise geographic information at detailed level, making the results particularly interesting for urban planning. This spatial dimension of censuses is often underutilized. In Albania, the process of digitalization and codification of buildings and enumeration areas (EAs) for the 2011 census makes this precise geographical information available for the first time in the whole country. This great opportunity spurred the realization of the following maps at infra-urban level. Thus, the second part of this publication aims to give a general picture of the Albanian urban areas composition and inner-structures through a series of twenty themesplates, each consisting of 17 small maps on centered on agglomerations centers, as defined previously. The scale is the same for each map (1:150,000), as are categories of values – colours in the legend. The disposition on the pages reflects as much as possible the relative geographical positions of cities, in order to help the reader's orientation. Each map is accompanied by a comment which describes the chosen indicator, its field of relevance, the links with other phenomena, and the specific spatial patterns revealed by the maps.

Initially is described the production process of the specific type of map used at this unusual scale, illustrating the technical option chosen and the semiotic choices made.

As stated, an EA is the smallest statistical geographical unit for data collection and publication. In the demarcation of the EAs boundaries, the issues considered include: 1) complete coverage of the entire country without gaps or overlaps; 2) consistency with the boundaries that form the administrative hierarchy in the country, and 3) inclusion of an approximately equivalent number of dwellings (about 100 units) in each EA.

Figure 2 – An enumeration area map



Figure 3 –Traditional surface map presenting an indicator at EA level



An EA map is the paper-format representation of a given enumeration area, within which the enumerator must identify and record all buildings, dwellings, households and individuals. For the purpose of the census, the EA maps were printed in A3 format. In order to further assist enumerators involved in the census, an aerial picture of the EAs was printed as the background of the maps. This helped identifying the population settlements and some of the EAs main structural features in order to use them as reference points during fieldwork (see Figure 2).

A second important step is the creation of thematic maps at EA level. All indicators selected to achieve the ultimate goal of the publication are analyzed at micro-scale level. Figure 3 shows one of the indicators represented at the EA level. This figure shows the boundaries of EAs in order to understand the phenomenon. It is a traditional surface map. As the area of an EA is generally inversely proportional to the population density – each EA must by definition have about the same number of inhabitants, so it is big in sparsely populated areas. The less densely populated areas are the most visible, thus

inducing a bias in the perception of information. In order to reduce this bias and allow a more correct interpretation of maps, information is shown for built-up areas only.

Figure 4 – Built-up surface area defined by a 100 meter buffer around buildings

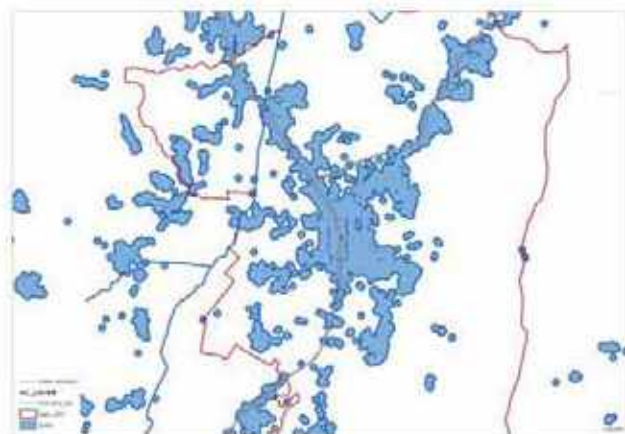


Figure 5 – Combination of the two layers



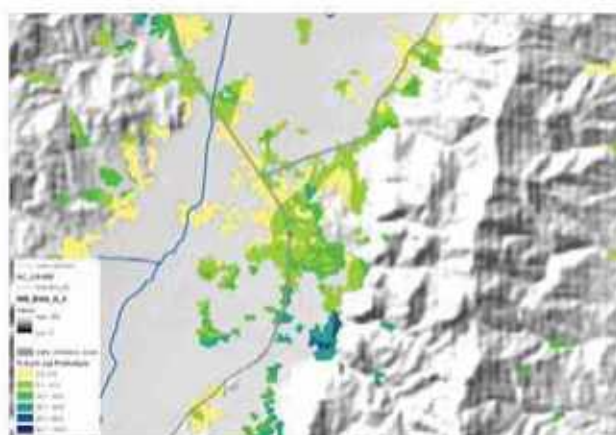
Figure 4 illustrates the way built-up surface areas are defined. For data collection purposes, all buildings have been digitized by INSTAT. For this publication, a one hundred meter buffer around these building concentrations was produced and considered as the built-up surface area. This amplification allows a very clear picture on maps of small dimension as proposed here.

Then in the next step, both layers – surface map and buffer zone – are combined in order to show a more realistic picture of the extent of the phenomenon. By computational methods, two separate layers are combined into one as shown in figure 5.

Figure 6 – Symbolization of information in built-up areas only



Figure 7 – Final map of a certain indicator



To clarify the presentation of the phenomenon, throughout the superposition process, redundant areas with no effect on final result are eliminated. Figure 6 shows how the phenomenon is represented on the map after the implementation of this graphical approach. Be aware that despite the impression which maps may give – especially in rural zones – they are in no way maps at building level! The value rendered by a coloured spot is an average value for one full EA. If one EA is composed of ten isolated buildings, the same colour will be given to ten small coloured circles.

Lastly, we enhance the content of the map by adding other features; geo-physical features as shaded relief or water bodies - rivers, lakes – or human constructions such as roads. Figure 7 shows how the final map of a certain indicator looks. These elements help the reader's orientation and provide important information about the geographical context.

2.2 Maps

2.2.1 Built-up structure (Map 2.2)

The first maps proposed at EA level give a clear view of the urban footprint of cities and their agglomerations. They show also less dense – but yet denser than in rural areas – patterns of urbanized corridors linking agglomerations to each other. The indicator is entirely due to the INSTAT GIS database. It consists of the total surface area of digitized buildings inside one EA divided by the surface area of the EA. In other words, it shows the percentage of built-up surface area, as an indicator of land cover. It is also to some extent, an indicator of density. As each EA has about the same number of dwellings, thus the population of a dense zone is contained in a small EA, whose proportion of built-up area tends to be higher. This map is the only classical surface area map in this chapter where the whole of the territory – not only built-up zones – is coloured. Maps of agglomerations illustrate some prevailing urban patterns: for instance Tirana with its open center (Skanderbeg square) surrounded by very dense zones, except to south along “Deshmorët e Kombit” boulevard up to area named “Great Park”. Some empty spaces still exist inside city boundaries - in the hills southwest to the “Former-tractor Kombinat”, behind the train station, or south to the “Former-textile Kombinat” – while very dense zones exist right beside the boundary line in Dajt, Farka and Kashari, and a bit further less dense zones in Babrru (Paskuqan), or in Kamza on the road to the North. The radial pattern of the city extends along the roads to Elbasan, Kavaja, Durrësi, Lezhë and to some extent to Dajti. Some nearly completely built areas inside the city correspond to big infrastructures: hospitals, military zone, etc.

Looking at other cities, we observe some compact and dense patterns (Korça, Shkodra), some compact and a bit less dense (Elbasan, Fier), as well as polycentric patterns in Berat and Durrësi. Some other cities show rather linear patterns: Kavaja, Vlora, and Laç. Cities situated near the sea shore are structured in different ways. While Pogradec and Saranda are on the coast, the highest densities in Vlora or Durrësi are a little behind the sea front, because of the presence of harbours. We also notice that the urban footprints of Kukës and Peshkopi are very narrow.

Around these city centers, where the percentage of the built-up surface area is over 30%, the extension of suburbs is clearly visible, where urban factories essentially consist of scattered detached buildings. Built-up areas in scattered suburbs such as Paskuqan or Rrashbull have values of between 3 and 30%, dropping to below 1% in rural areas.

2.2.2 Six periods of construction

The 2011 census permits the analysis of the spatial effects of the different periods of urbanization. This extremely rich information shows the evolution over six distinct periods, three of them after 1990.

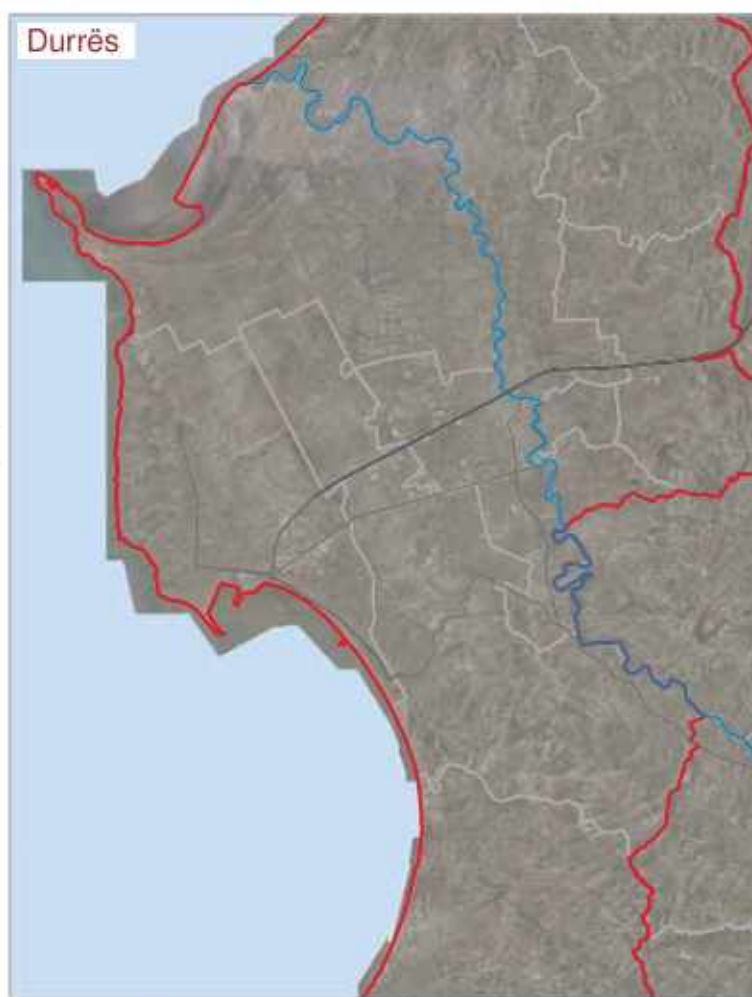
The 2011 census distinguishes six periods of construction; the first period groups all buildings dating from before 1960, the second those built from 1961 to 1980, the following three by decade, and the last two by 5-year periods. The map indicator counts the total of inhabited, vacant or seasonally inhabited dwellings (the year of construction does not influence whether underwent renovation or not). For this indicator, the percentage of non-responses is quite high (16.7%); it's probable that the information for older buildings sometimes is missing because the inhabitants don't have the correct information about the year of construction.

The overall trend shows that, for all Albanian agglomerations (table 2.1), only 7.3% of the dwellings are older than 50 years. The low percentage of old houses is explained by the extensive damage on buildings during the War, implementation of urban planning during 1945-1990, and the strong urbanization and old building replacements in urban areas after 1990. About 18% of dwellings have been constructed between 1961 and 1980, and 15.1% during the eighties. This means that 59.8% of all constructed dwellings in urban Albania have been built during the last 20 years. Out of the nearly 60%, 23.1% have been built during the 1990s, but 17.2% during the first five years of the 21st century, and 19.5% between 2006 and 2011. The intensity of construction has continually grown since 1991.

In the Tirana agglomeration, around 68% of all dwellings have been constructed after 1991, in Durrës around 75%. In the other agglomerations, the percentage varies from 22.5% in Peshkopi, to Lezhë with 68%, 31% in Kukës, 34.4% in Lushnjë, 36.3% in Berat-Kuçovë, to 61.5% in Vlorë, 63% in Sarandë. In the two types of suburban metropolitan local units, the values reached 79% and 80%!



Aerial photos of albanian agglomerations



Map 2.1

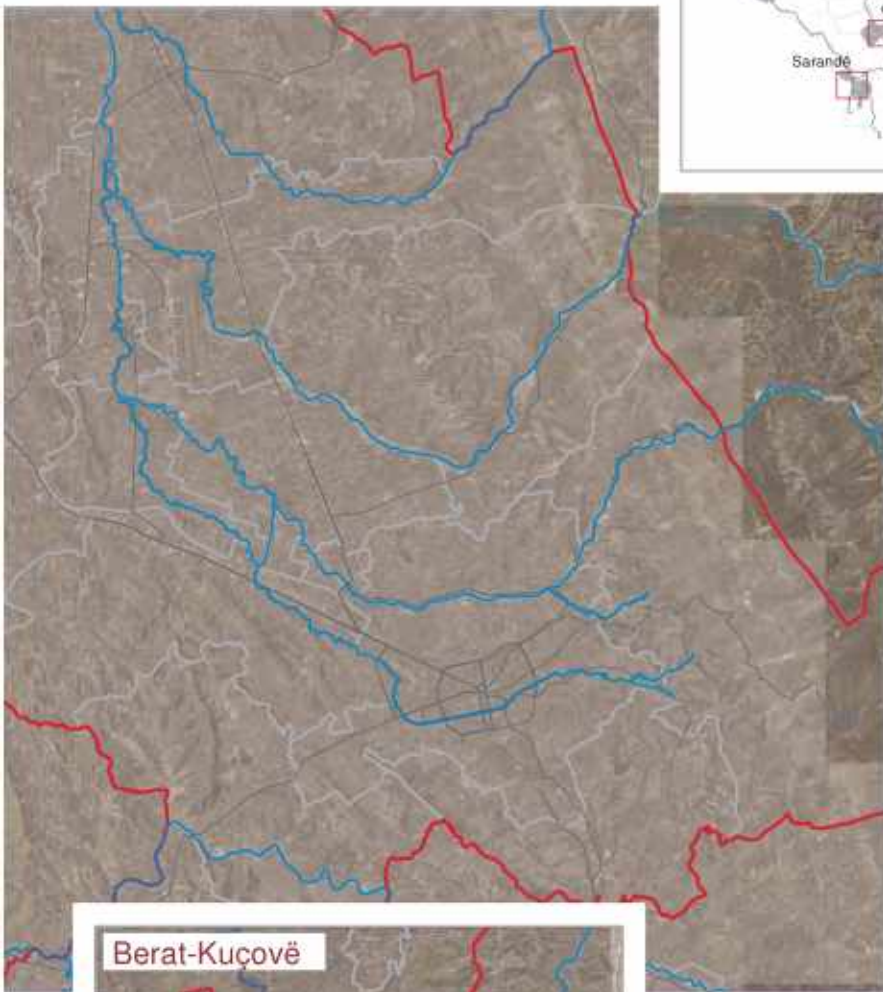
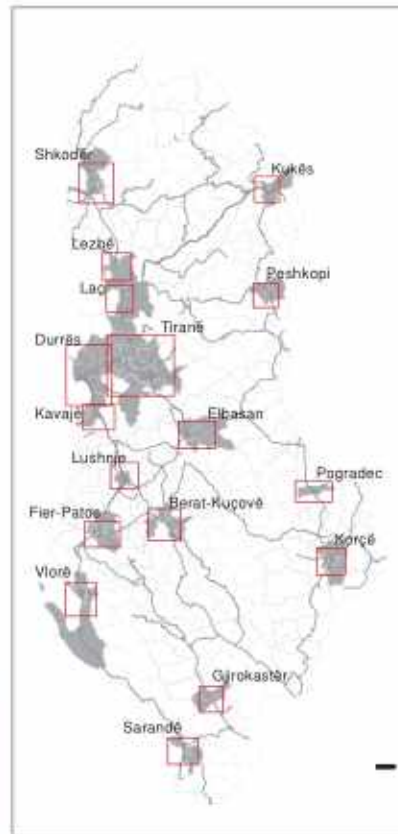
Legend

- River
- Road
- Sea / Lake
- Agglomeration 2011
- Administrative boundary

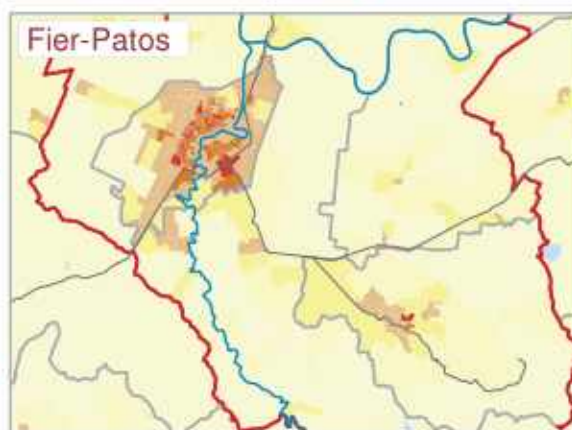
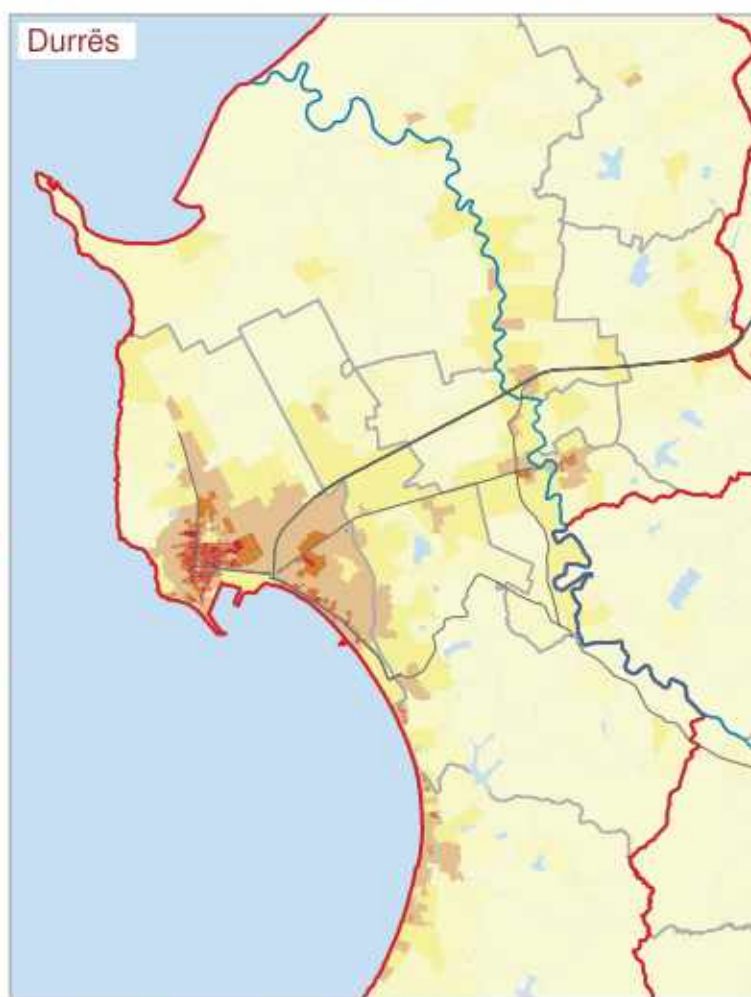
Scale 1:200,000

0 1.5 3 Km

Source: National Institute of Statistics,
GIS database



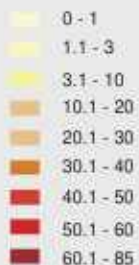
Building density



Map 2.2

Legend

Percentage of total surface of enumeration area covered with buildings

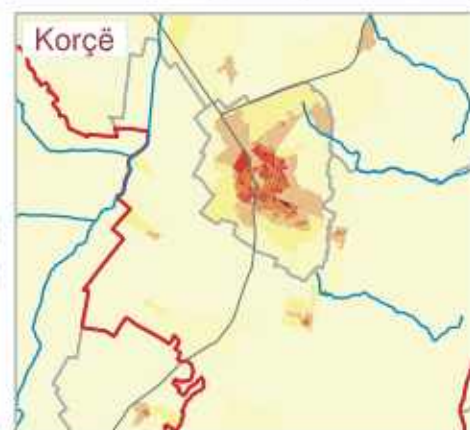
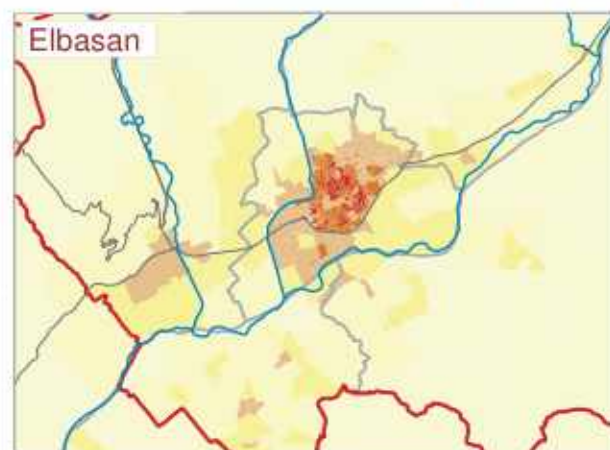
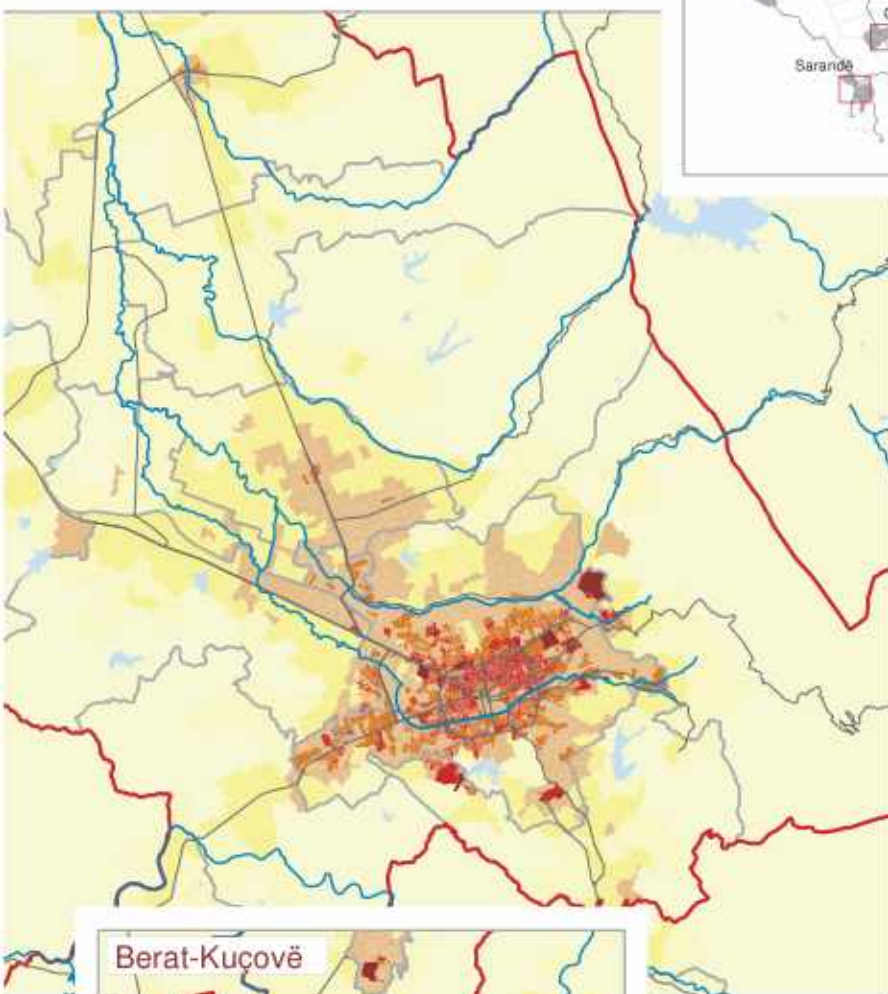
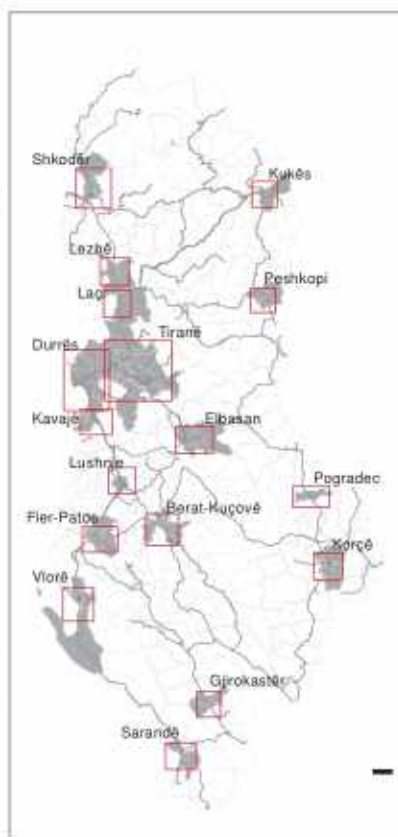


- River
- Road
- Sea / Lake
- Agglomeration 2011
- Administrative boundary

Scale 1:200,000

0 1.5 3 Km

Source: National Institute of Statistics, GIS database



The list by agglomeration indicates that the different agglomerations underwent their urban increase during different periods. During the 1960 and 1970, Kukës was built after the construction of the barrage on the River Drin, while Peshkopi and Berat-Kuçovë also had a significant number of new dwellings built during that time. The highest share of dwellings dating from the 1980 is found in Peshkopi and Lushnjë agglomerations. Lezhë and Shkodër were reconstructed after the earthquake of 1979. During the 1990, which is the period of strong investments in housing construction, regional differences have been quite small; besides Tirana, Kavajë is the only agglomeration showing a relatively high concentration of new construction over this period. Between 2001 and 2005, the construction sector underwent strong changes in terms of regional distribution. Durrës became the most active agglomeration, followed by Tirana and Sarandë. During the five years from 2006 to 2011, the regional differences increased dramatically, since today in the agglomeration of Lezhë 31% have been built during the last period, in Vlorë 27.7%, in Sarandë 27.1%, as well as around 23% in Tirana and Durrës. But only 4.6% of the dwellings in Peshkopi have been built recently, 7.4% in Kukës, 6.4% in Berat-Kuçovë and 10.1% in Korçë (see table 2.1).

Table 2.1 – Percentage of dwellings built during six periods, by agglomeration

Agglomerations 2011	Percentage of dwellings, by period of construction					
	Before 1960	1961-1980	1981-1990	1991-2000	2001-2005	2006-2011
Tiranë	6.6	14.7	11.0	25.8	19.3	22.6
Durrës	4.9	10.7	9.7	22.6	29.6	22.5
Elbasan	7.9	26.2	21.9	22.5	9.5	11.9
Shkodër	10.7	23.8	21.1	20.2	10.5	13.7
Fier - Patos	6.6	21.4	21.5	21.6	13.6	15.3
Vlorë	7.1	16.3	15.2	20.8	13.0	27.7
Berat - Kuçovë	9.4	29.9	24.5	22.9	7.0	6.4
Korçë	16.4	26.0	20.3	17.5	9.6	10.1
Lezhë	5.3	14.9	11.5	22.2	15.2	31.0
Laç	9.8	25.6	20.7	22.9	10.1	10.9
Pogradec	10.3	18.6	17.3	24.0	14.1	15.7
Lushnjë	9.0	23.8	32.9	15.8	5.9	12.7
Kavajë	6.9	19.2	19.3	28.9	13.7	12.0
Peshkopi	8.8	36.4	32.3	14.8	3.1	4.6
Gjirokastër	12.6	21.9	21.1	21.2	11.4	11.8
Kukës	1.8	45.7	21.5	17.5	6.1	7.4
Sarandë	5.2	14.4	17.5	16.0	19.9	27.1
Urban Albania	7.3	17.8	15.1	23.1	17.2	19.5
Rural Albania	12.9	27.7	22.3	19.6	8.6	8.8
Albania	9.2	21.1	17.5	21.9	14.3	16.0

2.2.2.1 Dwellings constructed before 1960 (Map 2.3)

The oldest remaining habitations in Albanian agglomerations are found in three types of settlements: 1) in the historical centers, 2) in the rural parts of the outer fringe of all agglomerations, and 3) in the first collective villages.

Among the most important remaining old historical centers, the maps show the importance of Berat and Gjirokastër, which are both under the heritage protection of UNESCO, as well as Korçë and Peshkopi. In most of the other old centers, urban renewal has largely removed the historic elements due to new building construction (Durrës, Fier, Elbasan, but also Sarandë, built in the first part of the 20th century). From the map it's noticed that other agglomerations never had an important old area, such as Pogradec, Kavajë or Patos. In Shkodër and Tirana, older structures have survived, dispersed within the largely renewed urban pattern.

The dominance of old dwellings in rural parts is concentrated in scattered settlements on the hillsides. But concentrations of buildings older than 1960 can be seen in the plains outside Lezhë (Ishull-Shëngjin) and Laç (Fushë Kuqë), both among the first collective structures built in the 1950s on former swamp land and the coastal plains.

2.2.2.2 Dwellings constructed between 1961 and 1980 (Map 2.4)

The 1960 and 1970 coincide with a period of high population increase, and also marked by a strong process of industrialization, nearby or – more often – outside the old centers. The phenomenon can be seen very clearly in the agglomerations of Elbasan, but also in Korçë, Kuçovë or Vlorë. But the intensity of newly constructed housing is affecting a lot of non-urban areas within today agglomerations. Collectivization of agriculture has often been combined with the reconstruction of rural villages, both in plains (Lushnjë) and in mountain areas. All villages in the surroundings of Kukës and Peshkopi date from this period. In the inner areas of the urban centers, this period was characterized by an extension to outer zones, still in the perimeter of pedestrian access.

2.2.2.3 Dwellings constructed between 1981 and 1990 (Map 2.5)

This decade shows quite a different pattern of urbanization in comparison with the previous period. First, the intensity of development decreased, but we have to be aware that the two periods do not correspond in terms of duration. The maps of most of the agglomerations show quite a large extension of the urbanization process, essentially in the outer parts of the urban areas of that time. The maps allow the detection of a more axial urban structure in many agglomerations. The more scattered pattern of urban development also occurred due to a dominance of smaller houses (in comparison with the dominance of housing blocks during the previous period). Even if we cannot compare the changes during the eighties with those which took place just after, we tend to speak of an early form of peri-urbanization following the main road axes.

2.2.2.4 Dwellings constructed between 1991 and 2000 (Map 2.6)

Virtually all Albanian agglomerations show an urban explosion: after a long period of development based on concentration, densification and proximity in the municipalities, Albania is being transformed into agglomerations. Construction intensity is high in all outer areas of the municipalities and in all neighbouring communes. Besides Tirana and Durrës, a lot of new building development has taken place in the agglomerations in the plain from Shkodër to Fier and Vlorë, as well as in Berat-Kuçovë and Elbasan. An axial pattern dominates, but the development in Laç, Lezhë and Kavajë shows new constructions in agricultural zones, in this case often undertaken by migrants coming from rural areas in northern Albania.

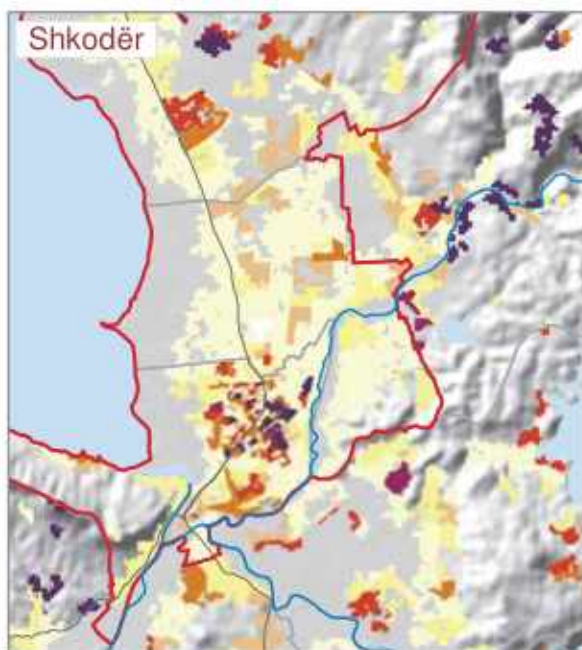
During this period of completely liberated housing market, buildings have been constructed in the absence of clear property registers and without complying with planning regulations. Families constructed their houses on their land, or where space was available. The map showing the proportion of new dwellings for the period 1991-2000 indicates an urban explosion everywhere in all agglomerations of the country, not only in the plains, and everywhere the outer zones are the most concerned. As such, housing construction has been intense not only in the Tirana, but in industrial and in the agricultural areas of the plains – i.e. where people lived and worked before, despite the changing economic conditions. Urban sprawl in the bigger agglomerations modified accessibility patterns to the centers, but it seems that this factor was not decisive during that period.

2.2.2.5 Dwellings constructed between 2001 and 2005 (Map 2.7)

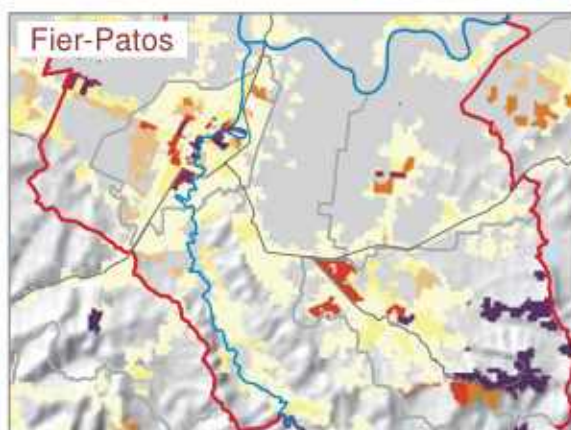
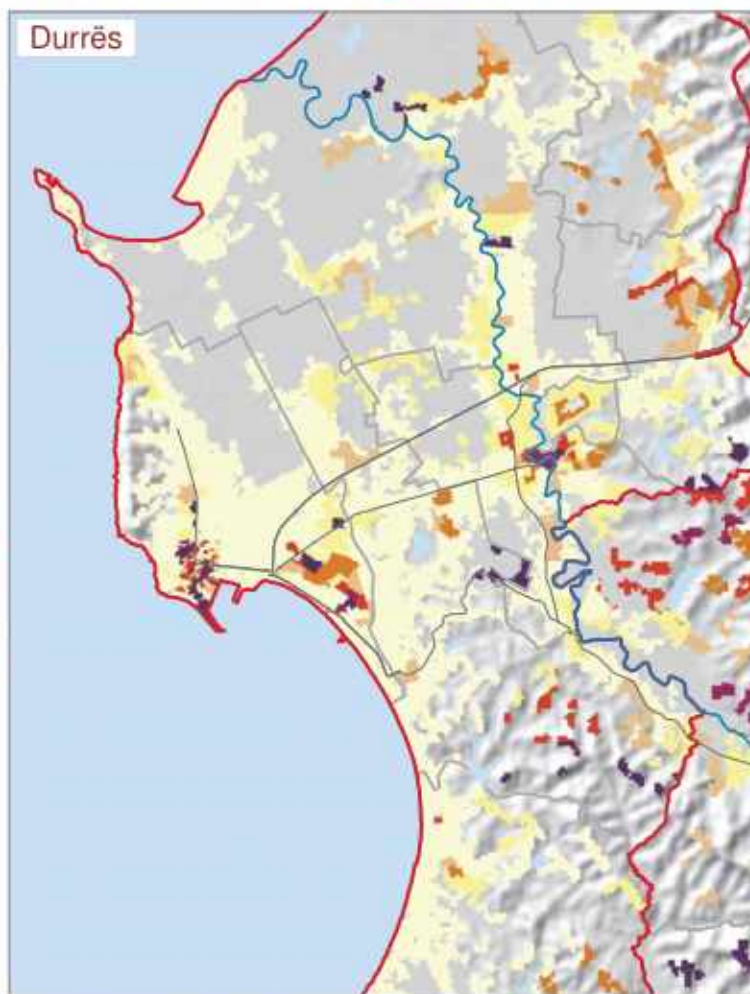
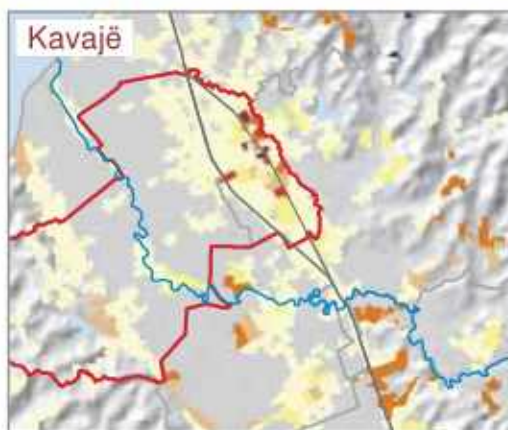
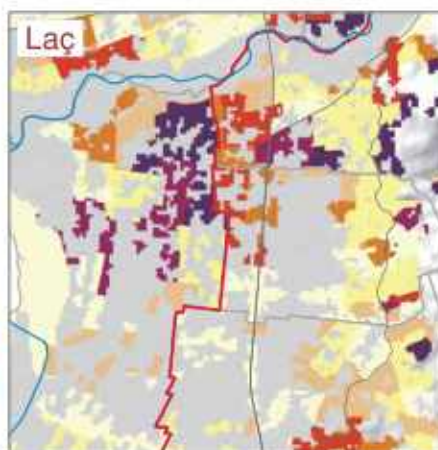
During this period urban development starts to become more structured. The main areas developed between 2001 and 2005 are situated in the local units outside the center of agglomerations: Paskuqan and Kamëz for Tirana, Rrashbull outside Durrës, Shëngjin west of Lezhë, Rrethinat near Shkodër, Golem near Kavajë, Buçimas south of Pogradec, etc. Urban extension in most of the agglomerations situated in the mountains is much slower. The general picture for this short period is that of a new form of concentration on newly built areas in the inner fringes of the agglomerations, but in some proximity to urban services or work locations. Commuting is starting to make sense. The main localization of newly built dwellings follows the logic of an economic sector which is transformed rapidly to that of services in the main urban areas of the country, and especially in the Tirana-Durrës metropolitan area. Within the agglomerations, accessibility to the central area becomes a decisive factor. The use of a car for commuting starts to be common, but in fact, newly built areas have to be connected by a bus service.

2.2.2.6 Dwellings constructed between 2006 and 2011 (Map 2.8)

Urban development during the last period preceding the census shows a slightly different pattern and is more extensive than previously. Different forms of urban renewal are ongoing: replacement of older urban structures (see Sarandë); densification in some central areas (Fier, Shkodër); development of new areas in the outer parts (Lushnjë, Kukës, Elbasan). The process of the establishment of a formal sector leads to a phase of new settlements, often with multi-storey buildings, but also with individual buildings of a certain standing in the local units in south and east of Tirana. Periurbanization starts to be a new settlement pattern for urban families choosing well equipped apartments situated within distance from their work place.



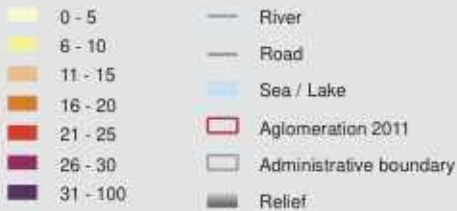
Period of construction before 1960



Map 2.3

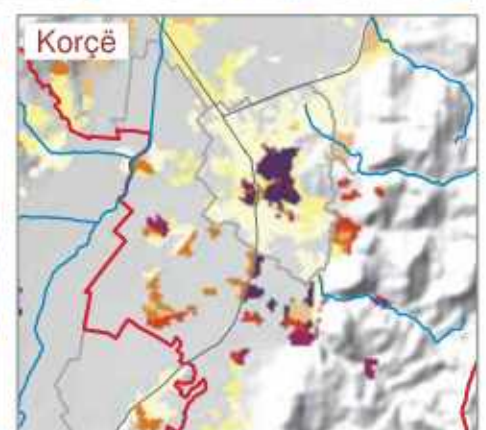
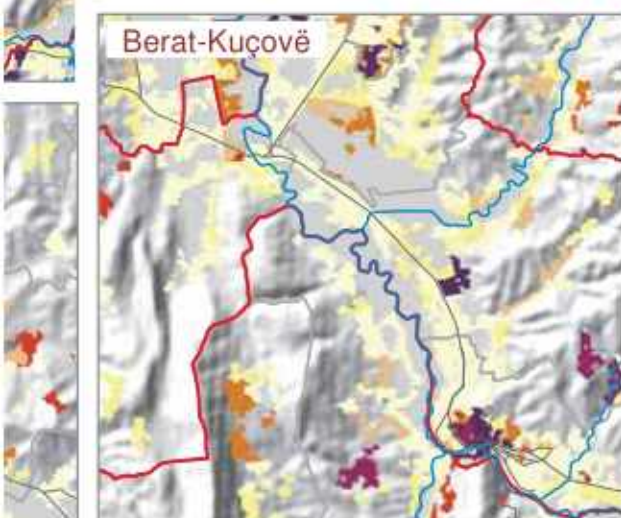
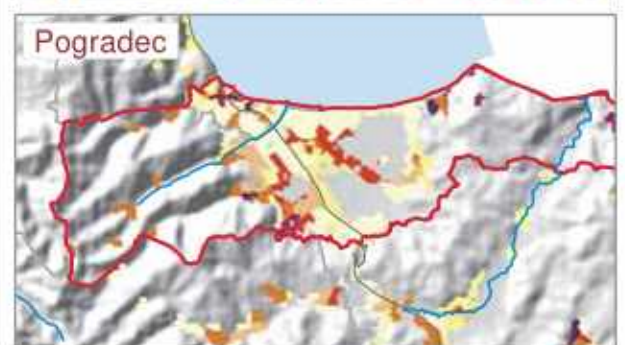
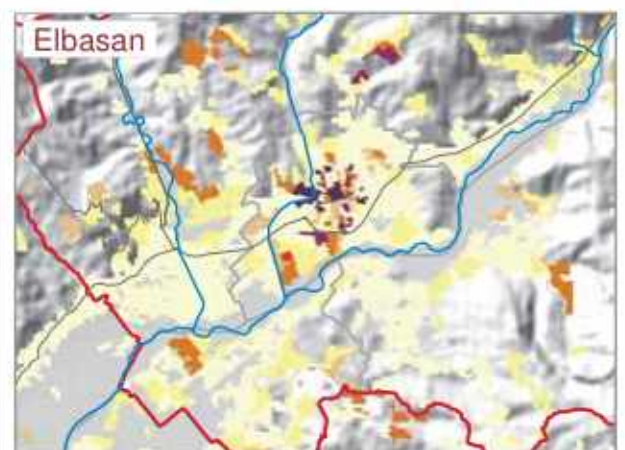
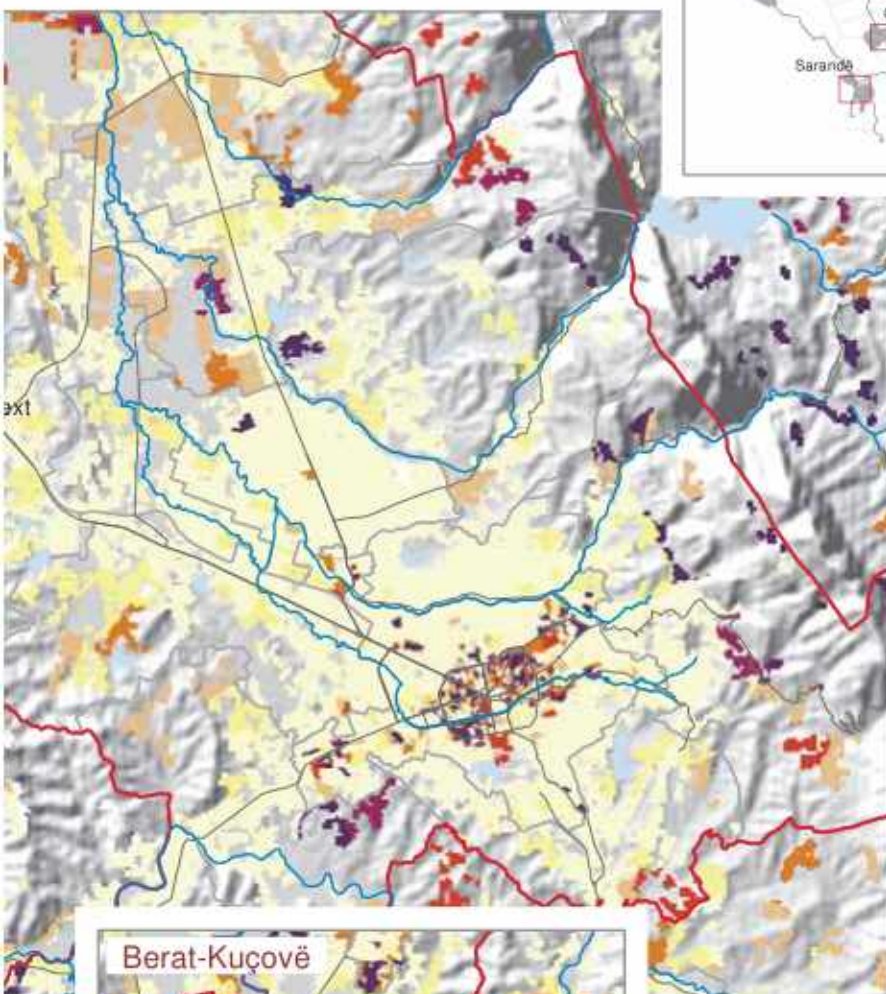
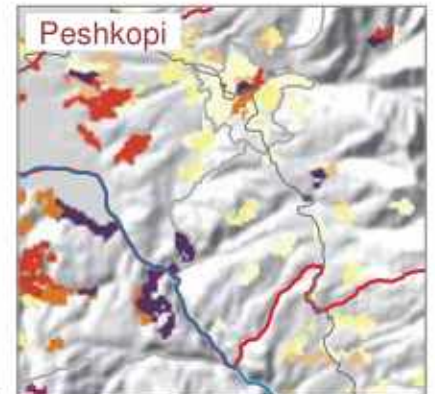
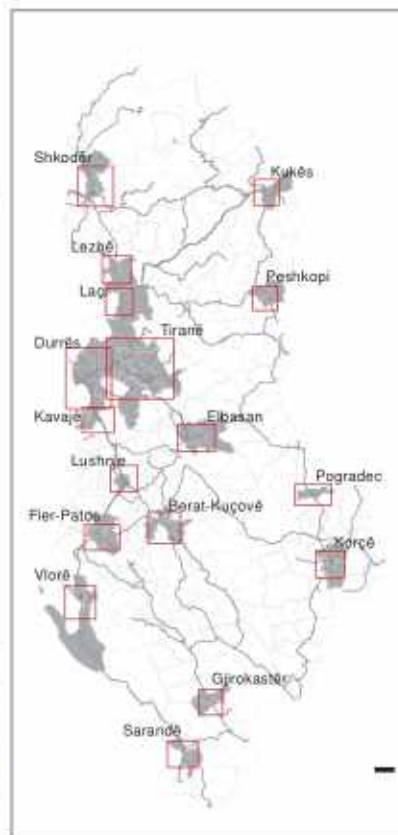
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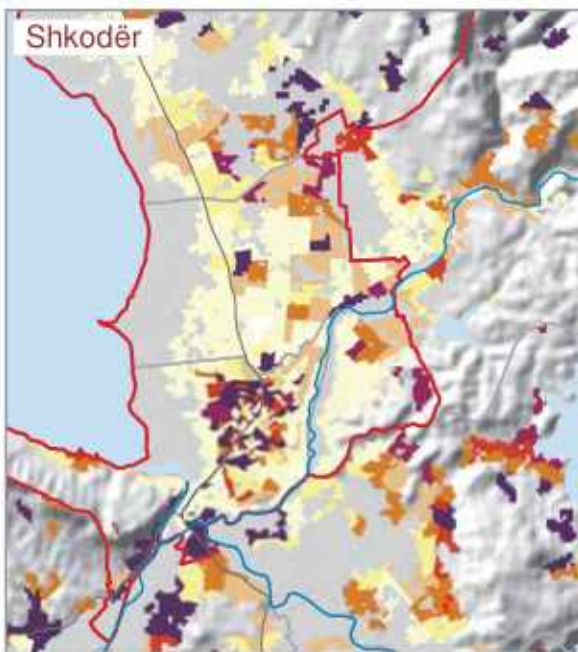
Percentage of 2011 total dwellings built before 1960



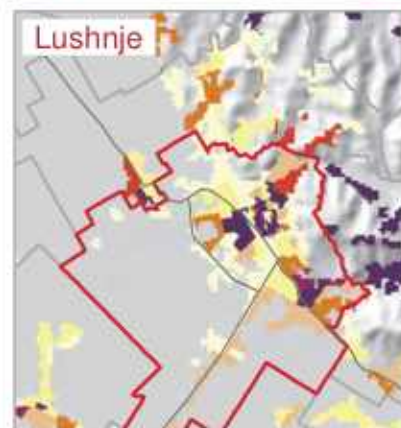
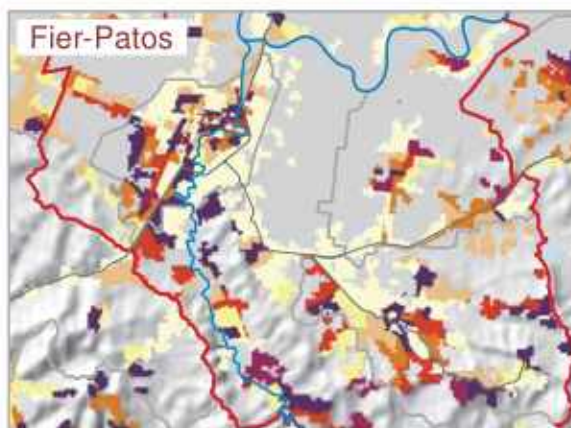
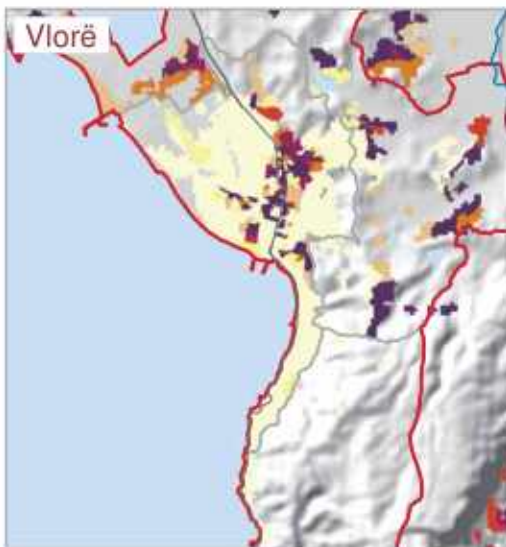
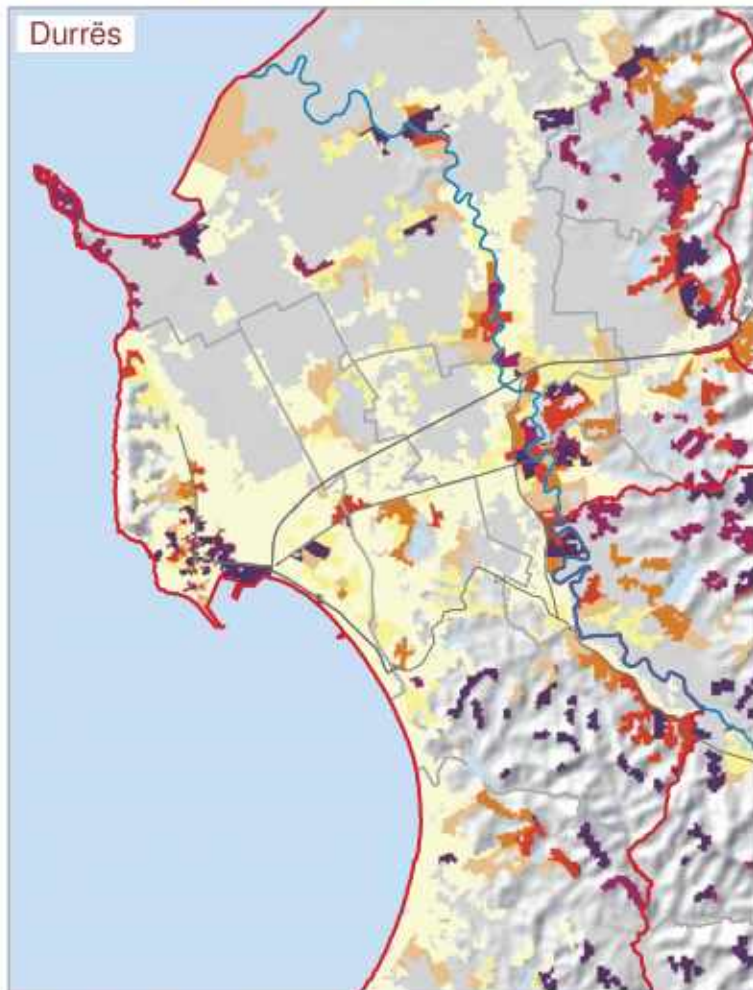
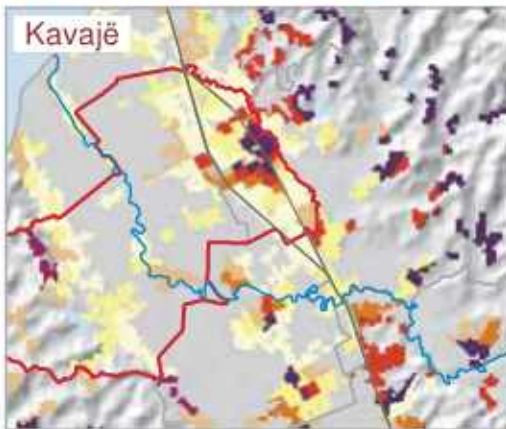
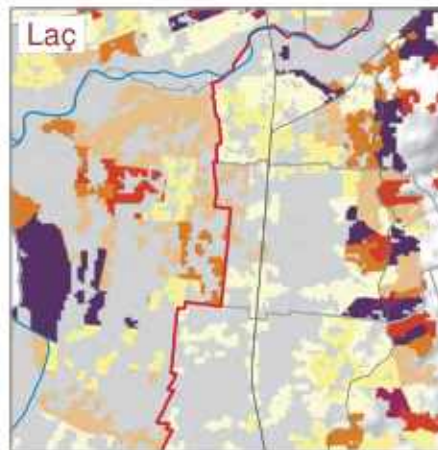
Source: National Institute of Statistics,
Population and Housing Census 2011

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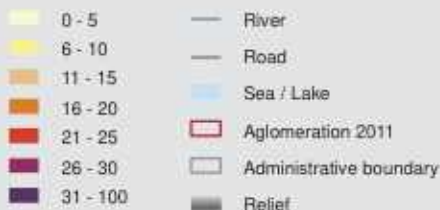
Period of construction 1961-1980



Map 2.4

Legend

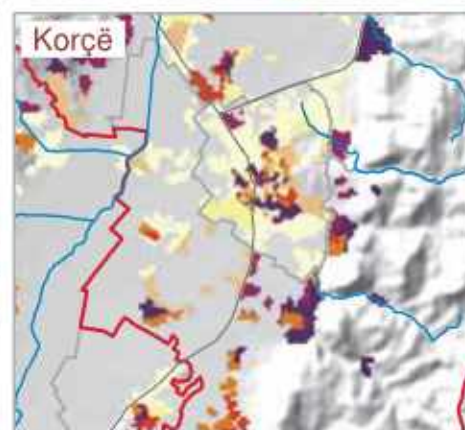
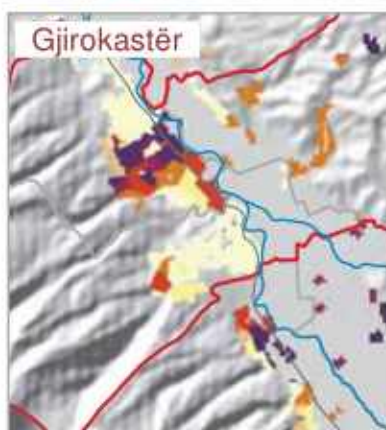
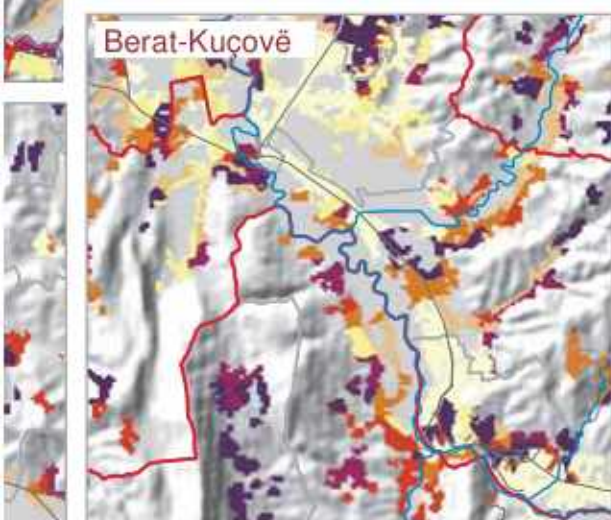
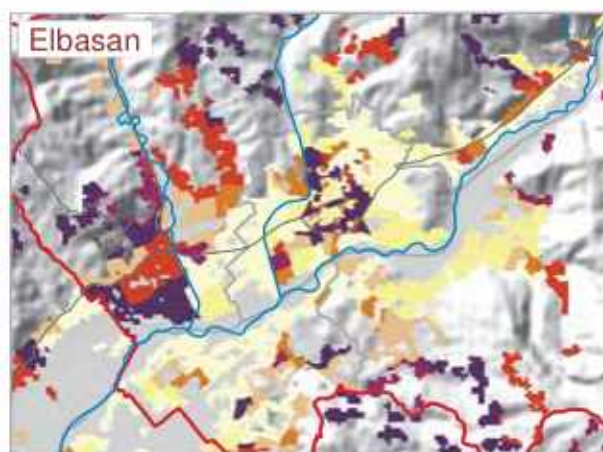
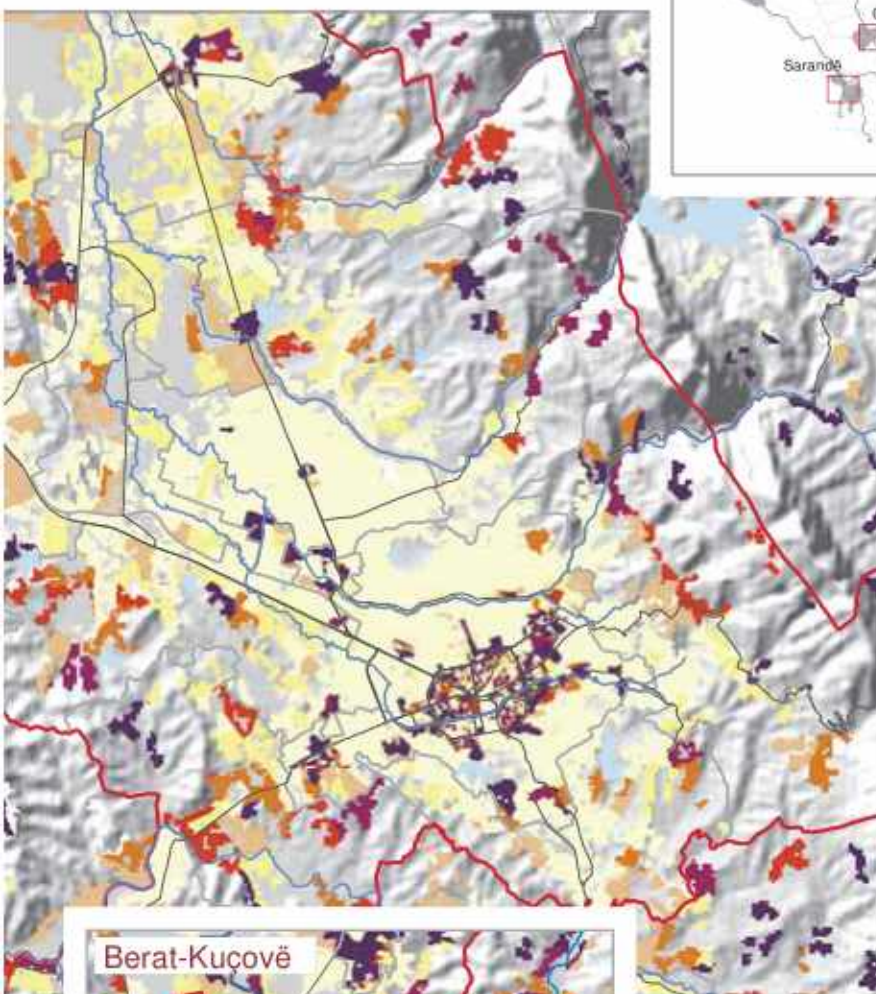
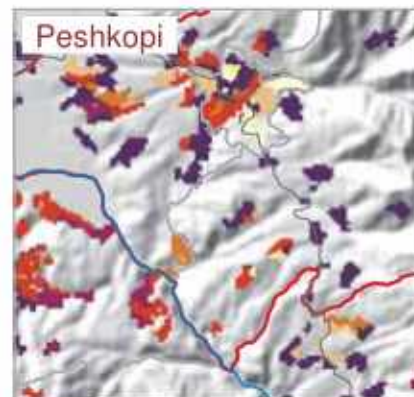
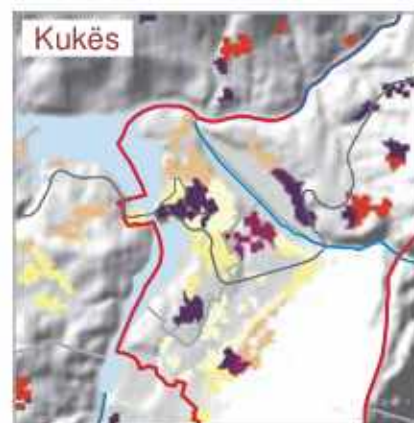
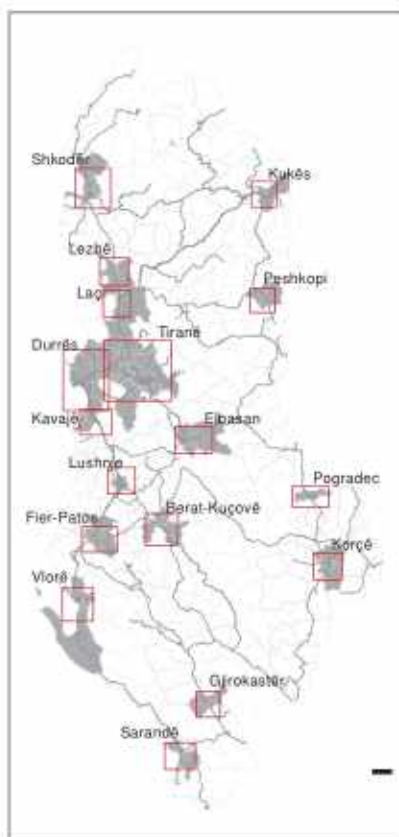
Percentage of 2011 total dwellings built between 1961 and 1980



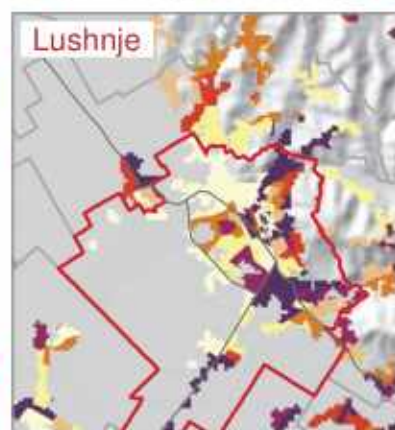
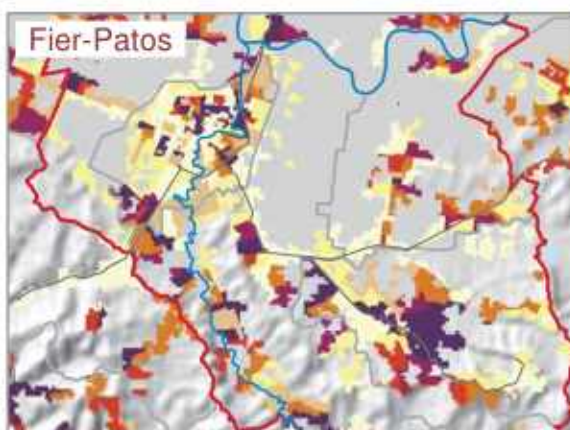
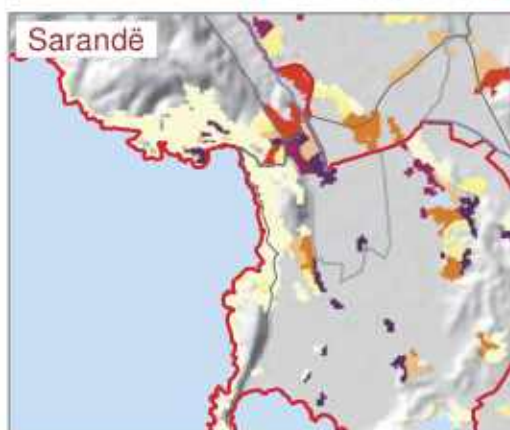
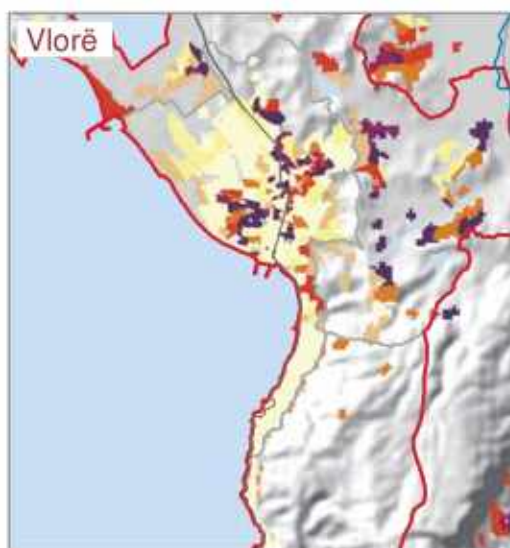
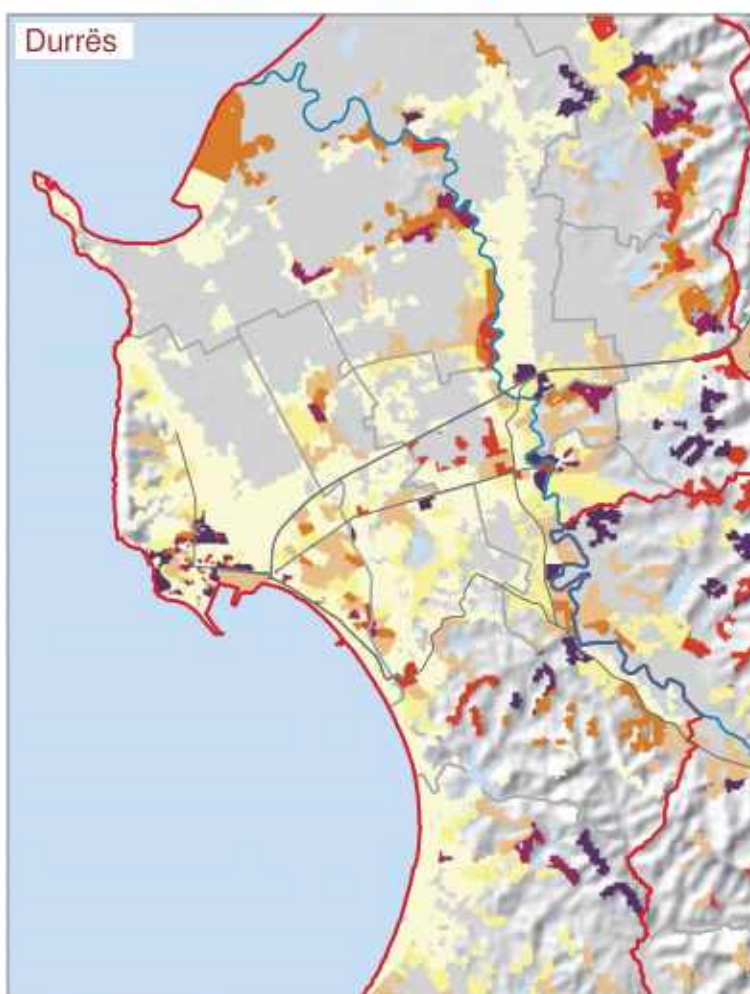
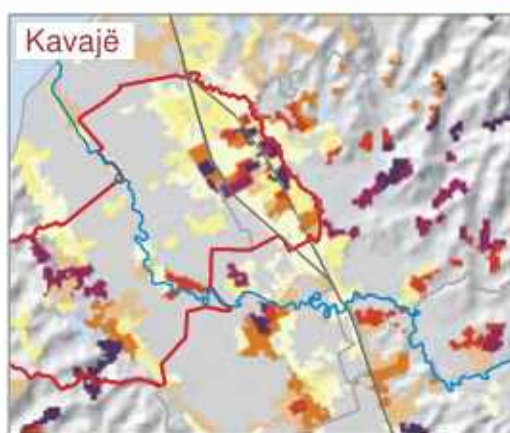
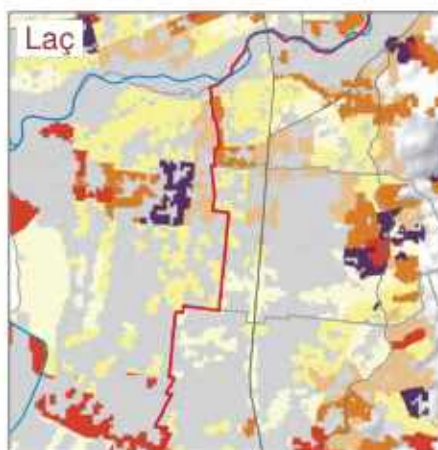
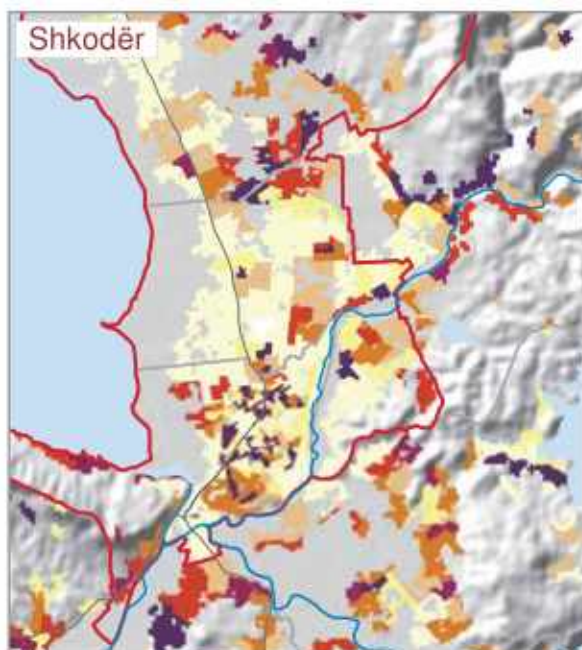
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Source: National Institute of Statistics,
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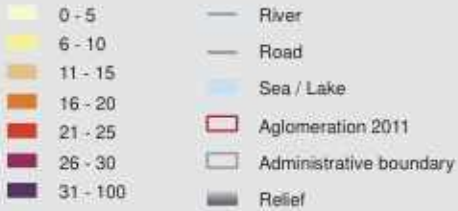
**Period of construction
1981-1990**



Map 2.5

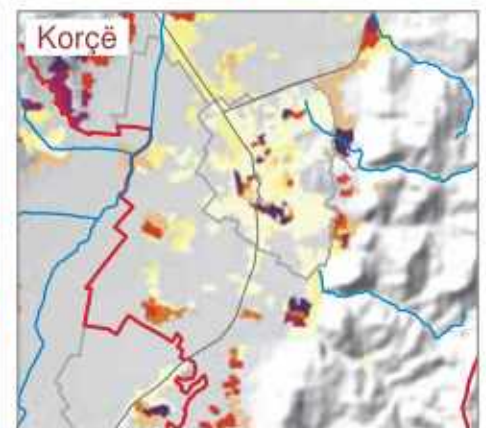
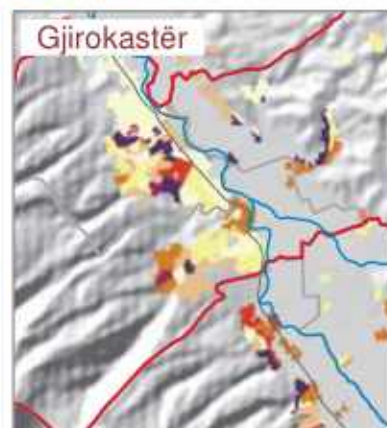
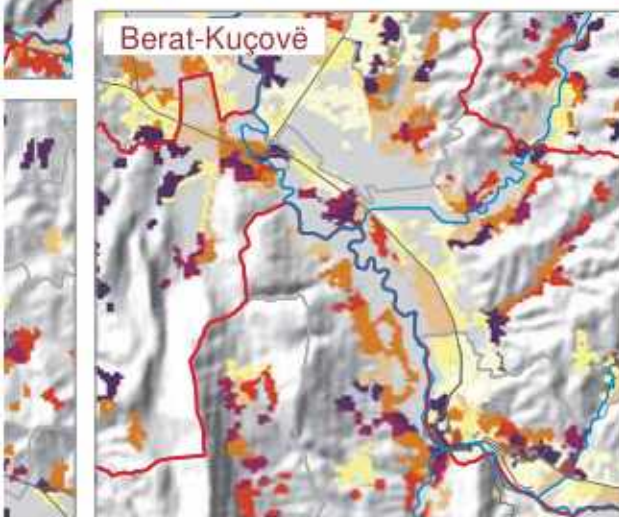
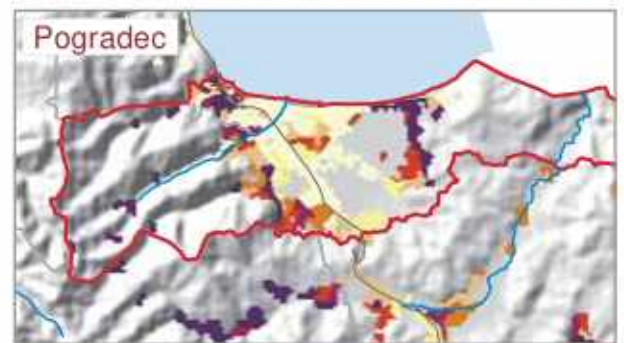
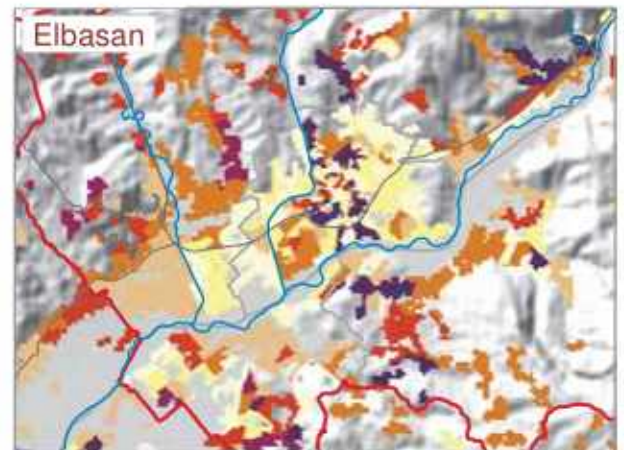
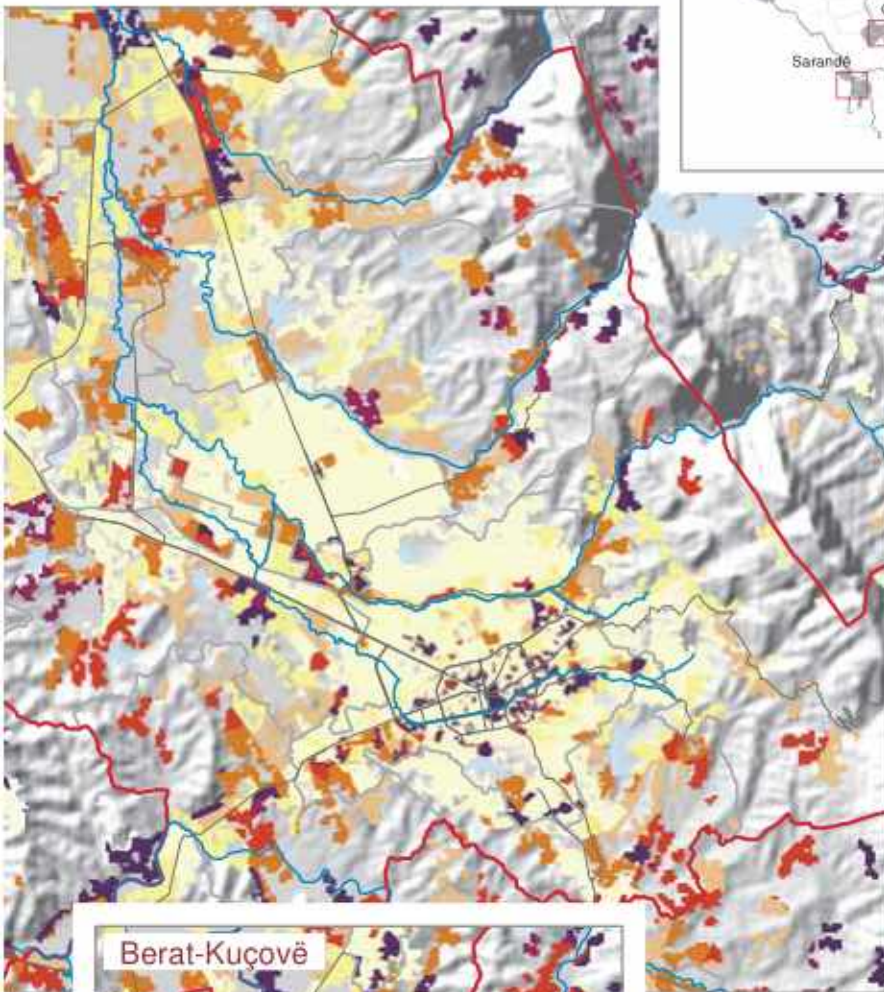
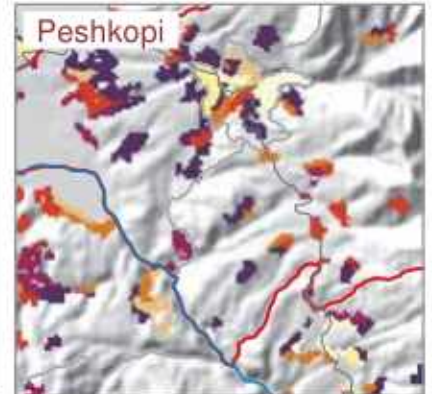
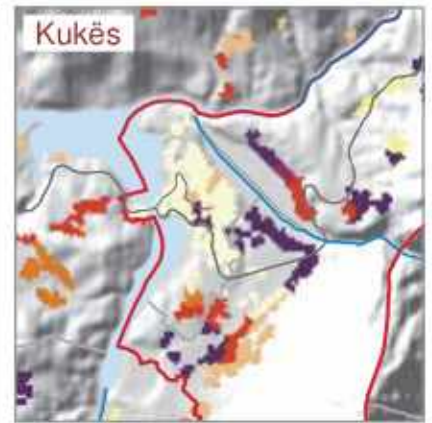
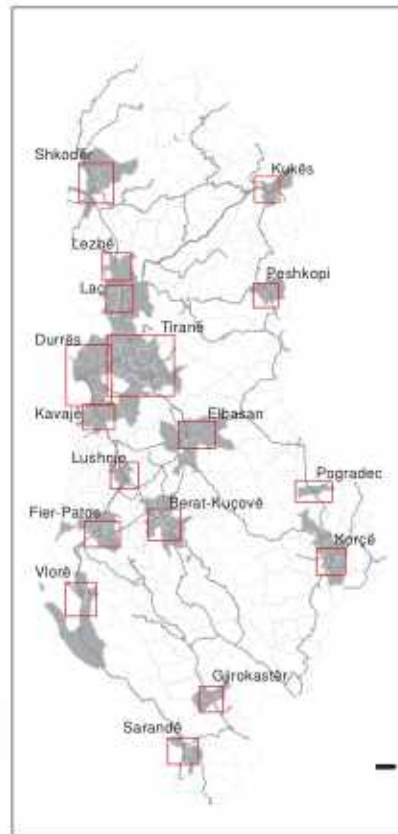
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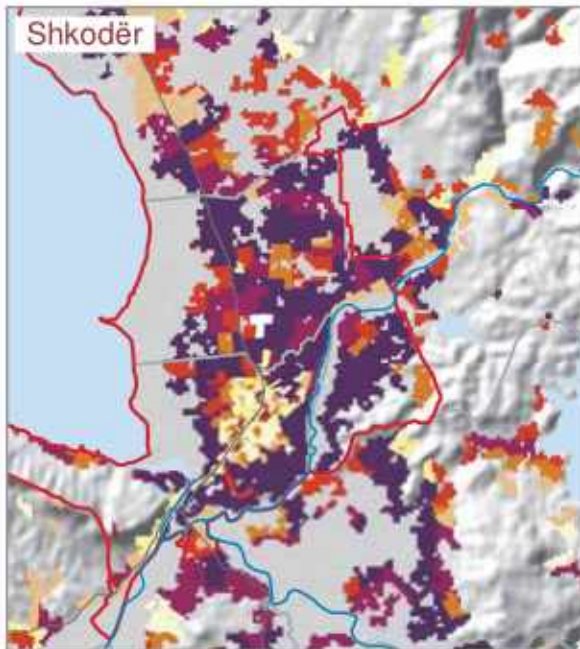
Percentage of 2011 total dwellings built between 1981 and 1990



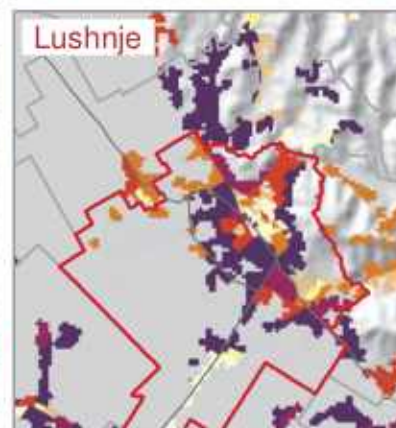
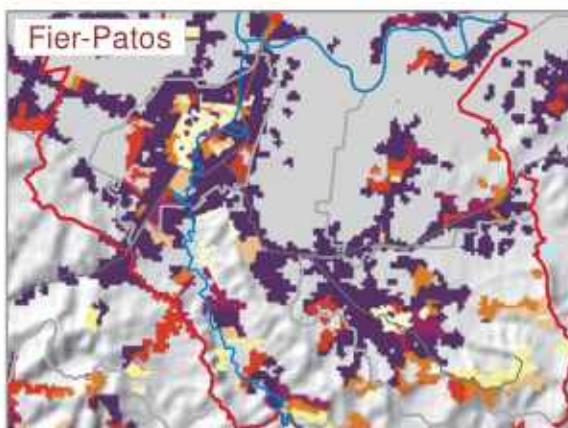
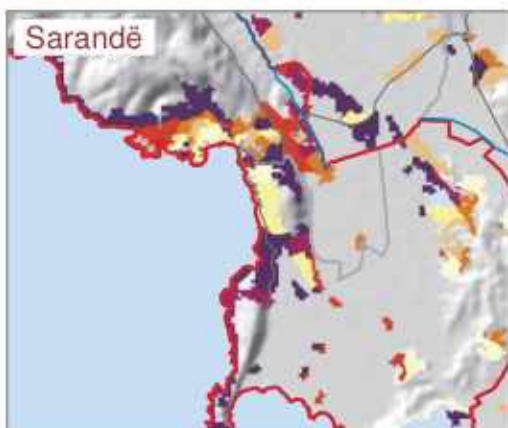
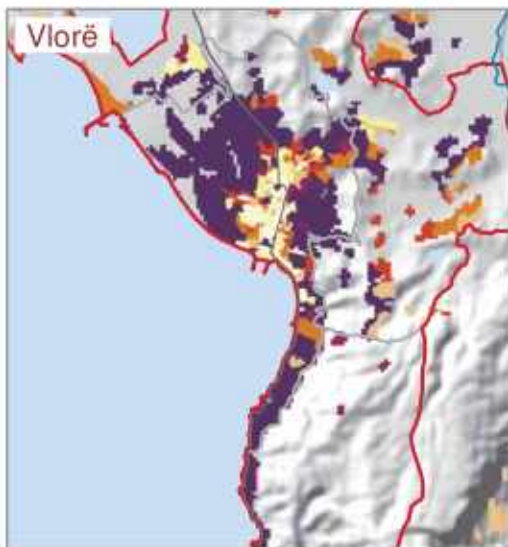
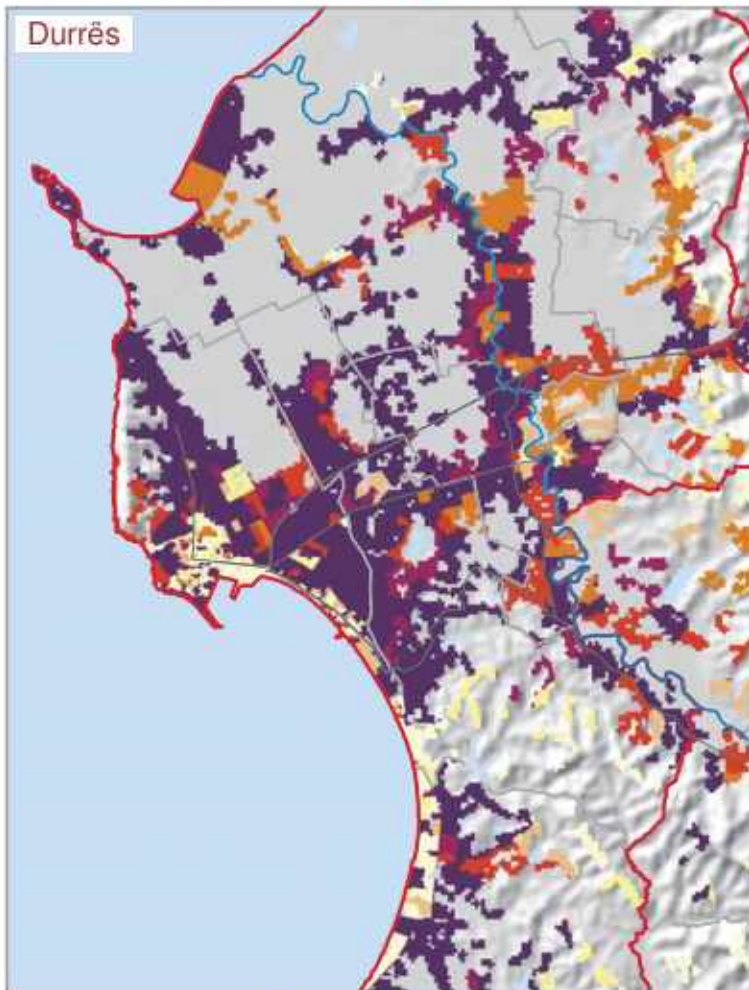
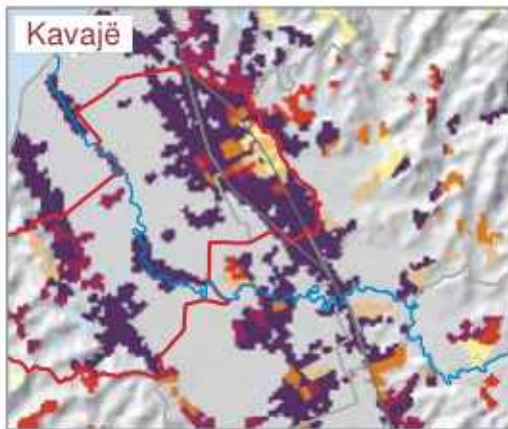
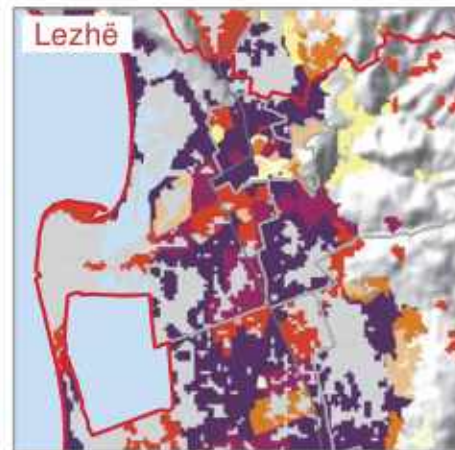
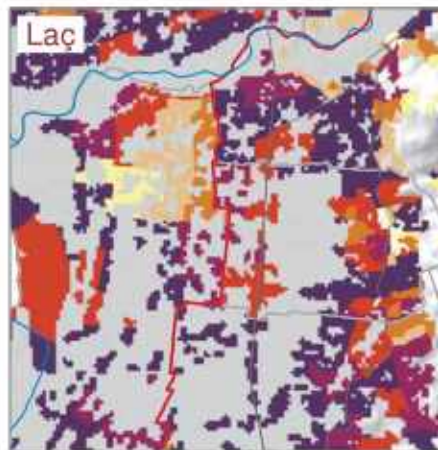
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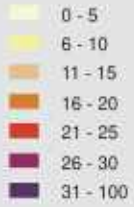
Period of construction 1991-2000



Map 2.6

Legend

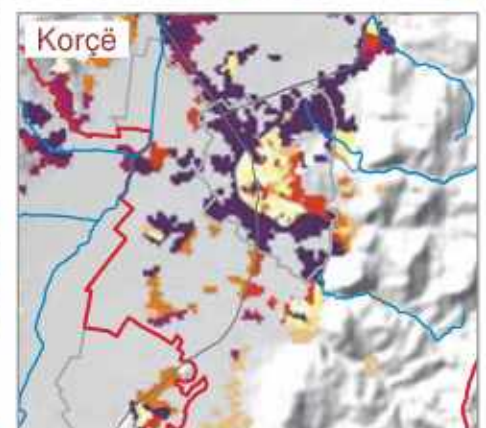
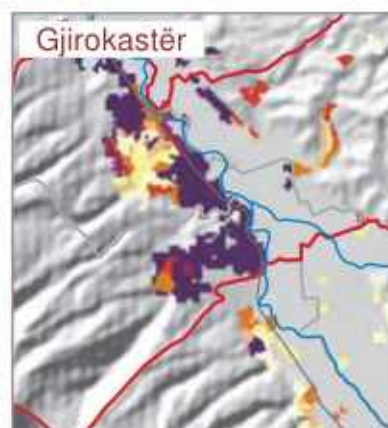
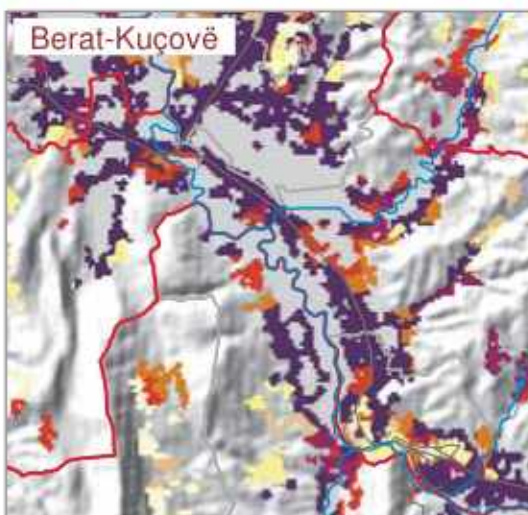
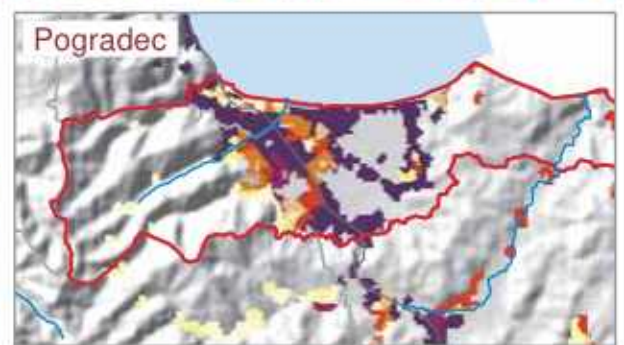
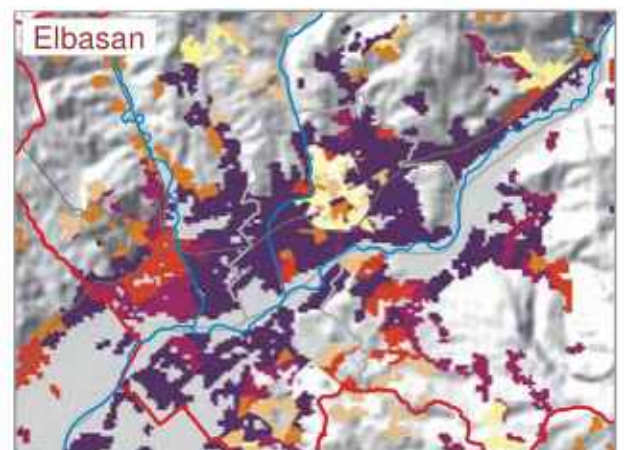
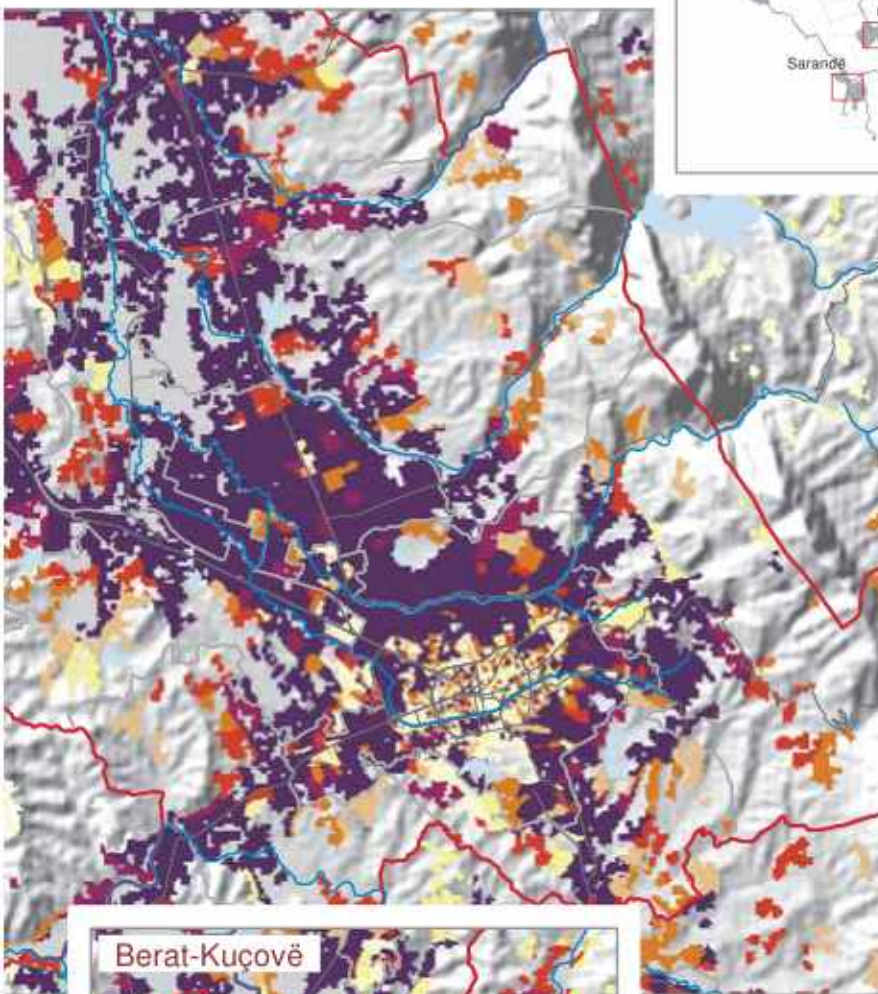
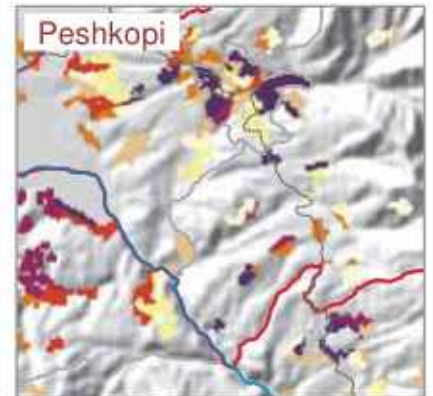
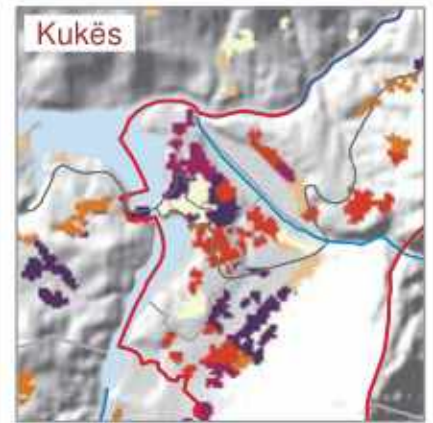
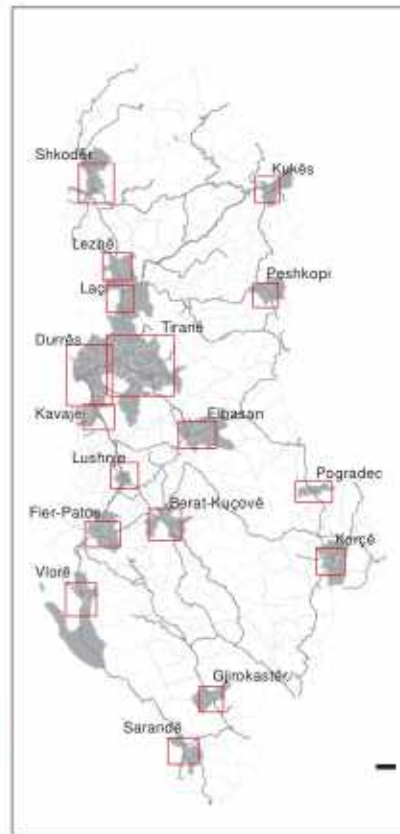
Percentage of 2011 total dwellings built between 1991 and 2000



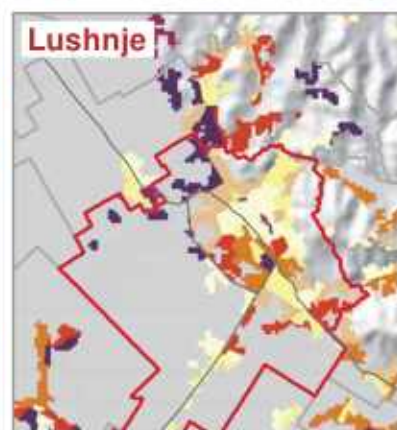
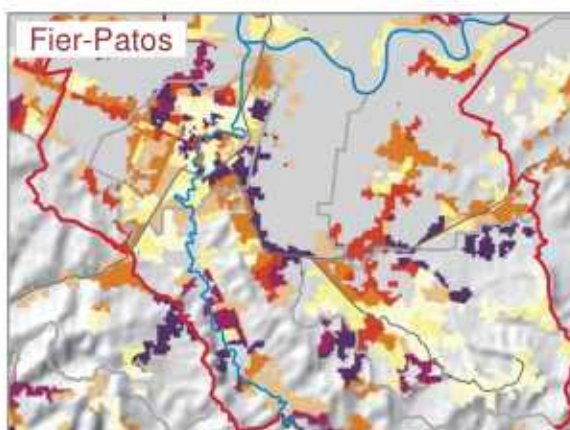
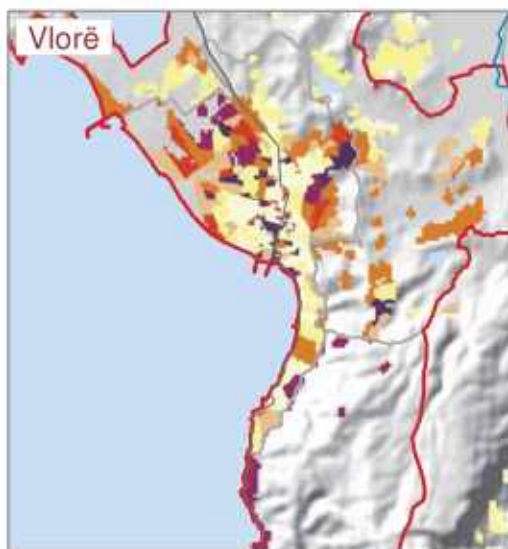
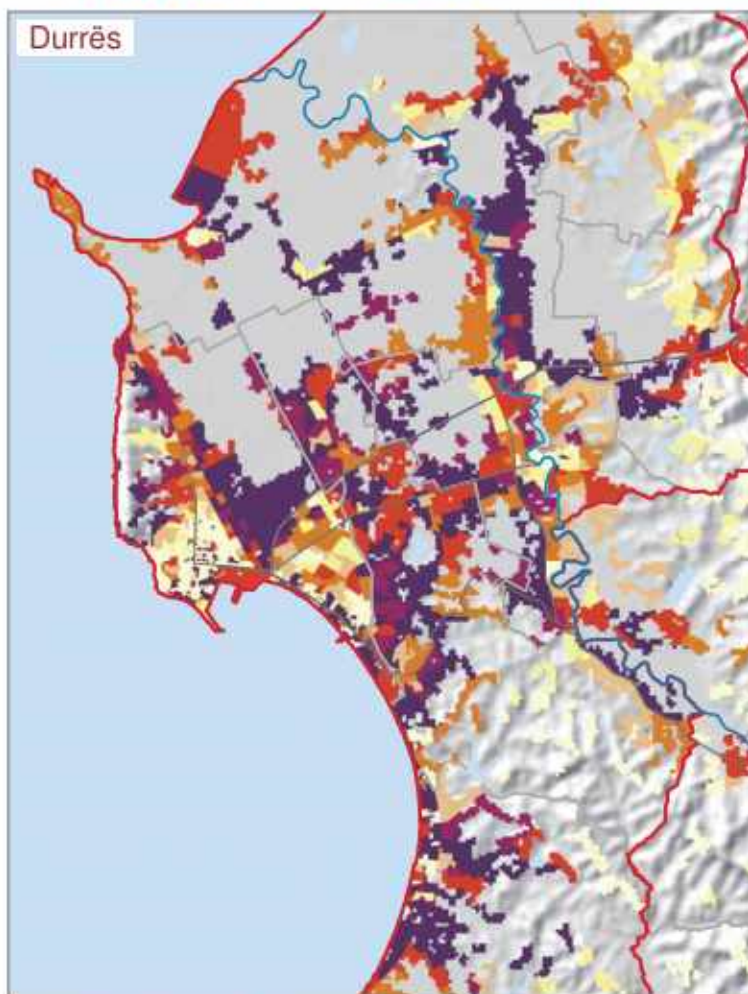
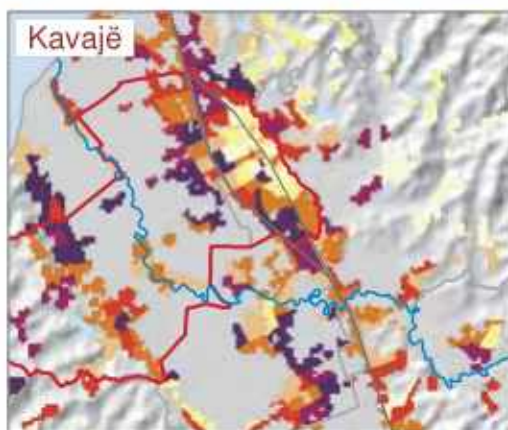
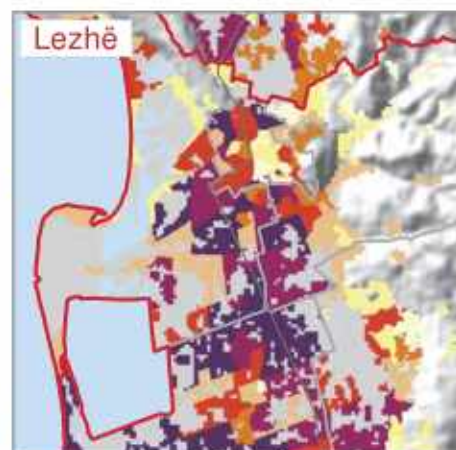
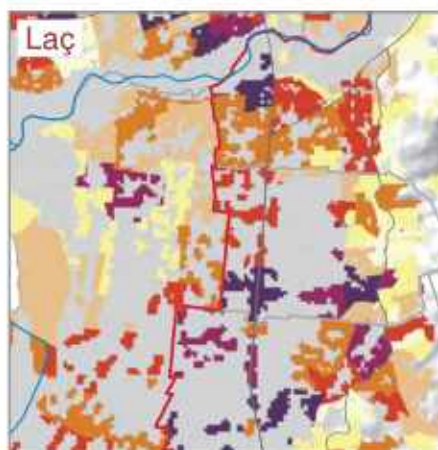
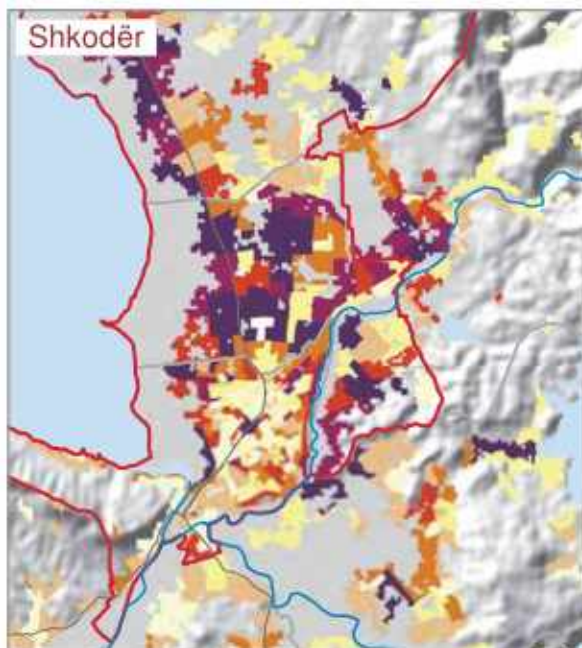
Scale 1:200,000

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Source: National Institute of Statistics, Population and Housing Census 2011



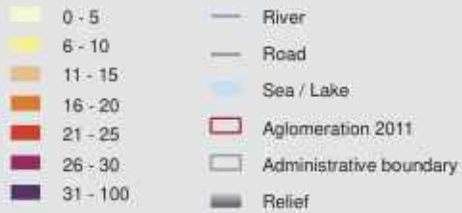
**Period of construction
2001-2005**



Map 2.7

Legend

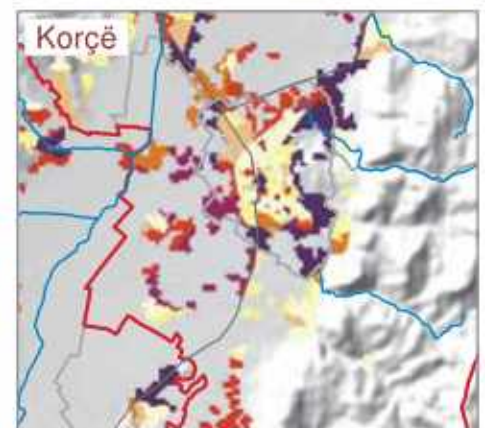
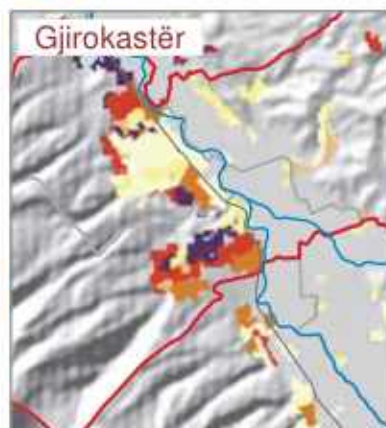
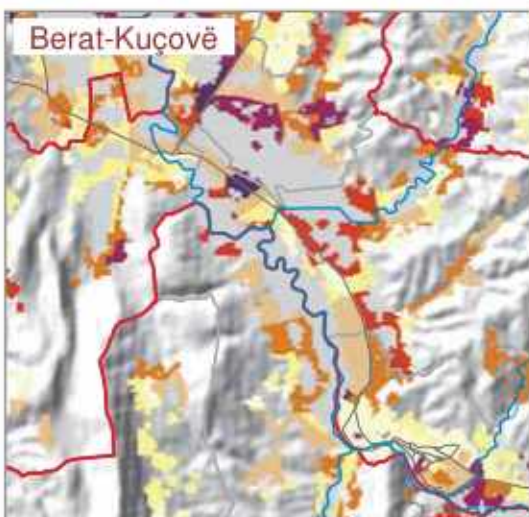
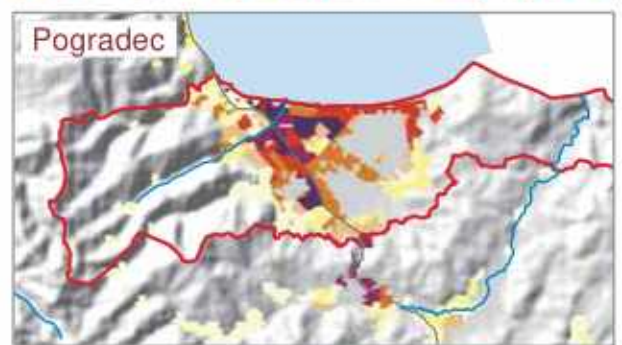
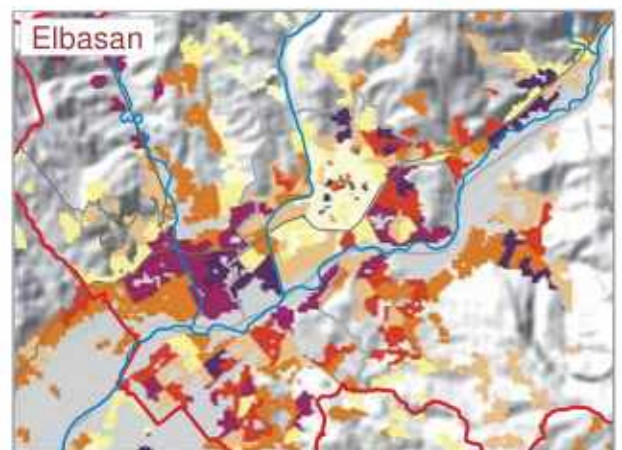
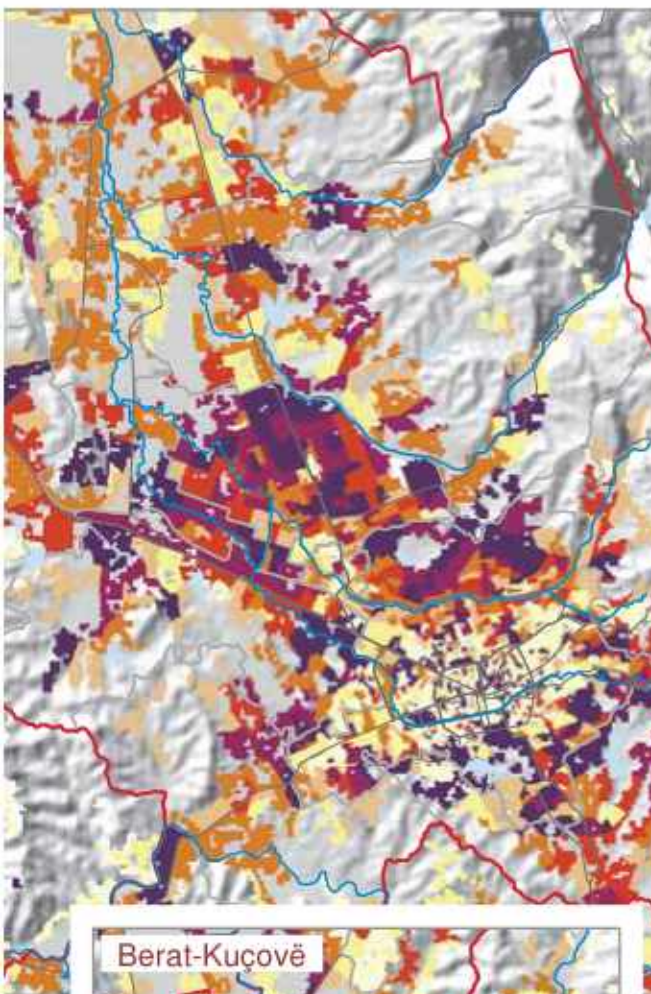
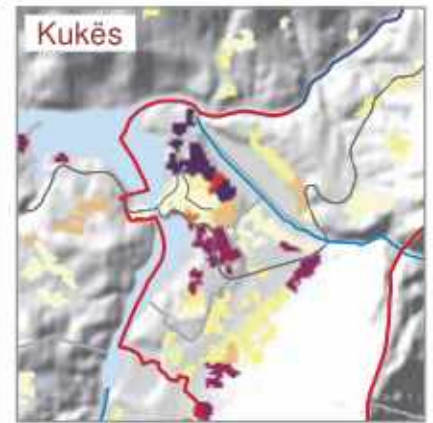
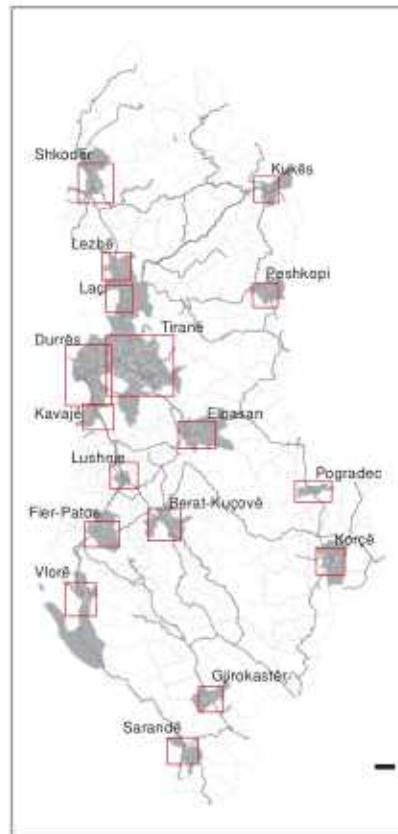
Percentage of 2011 total dwellings built between 2001 and 2005:



Scale: 1:200,000

0 1.5 3 Km

Source: National Institute of Statistics,
Population and Housing Census 2011



2.2.2.7: A look at Tirana Agglomeration

Around 7% of the currently existing dwellings of the capital have been built before 1960. Today, neighbourhoods with a high proportion of old buildings are concentrated in the central part of the town inside the boundaries, in areas in which urban renewal has not taken place. On the map we can distinguish the neighbourhoods east of Rruga Bardhyl, of Sulejman Delvina, as well as some rural parts in Dajt and Vaqarr. There are not many old neighbourhoods of Tirana remaining. In addition, most of the old houses still existing are adjacent to newly built houses; therefore a lot of EAs show mixed building patterns for most of the periods.

- 1961-1980: Urban extension during the 60 and 70 in Tirana was quite intense (14.7% of all of today's existing dwellings), especially in the outermost parts of the inner city, such as e.g. the Ali Demi neighbourhood. Some new areas were built up in zones further out from the expanding capital, such as the houses close to the industrial complex near the former-textile Kombinat.

- 1981-1990: If in total, 11% of all dwellings of the currently existing town of Tirana date from the period before 1990, only little housing has been constructed in the central part of Tirana City. Urban extension during the eighties concerned e.g. Alliasi i Ri in the North-East, parts of Shkozë in the East or the sector around Sabaudin Gabrani Street in the South-West.

- 1991-2000: 26% of all dwellings currently existing in Tirana municipality were built during the first ten years after the political change. The map shows a completely different geographical pattern than the maps covering the earlier periods. In fact, urbanization turned to strong suburbanization, still within the boundaries of Tirana, but also touching the neighbouring local units which underwent a process of change in terms of construction model, population development and social composition.

2.2.3 Dwelling characteristics

2.2.3.1 Size of buildings (Map 2.9)

One of the most relevant distinctions between towns, suburban areas and villages is the morphological aspect, which can be expressed by the size of buildings.

Table 2.2 – Percentage of population living in buildings with more than 3 floors, by agglomeration

Agglomerations 2011	Private households	Percentage of population living in buildings with more than 3 floors
Tiranë	183,677	38.5
Durrës	52,485	23.1
Elbasan	29,542	30.4
Shkodër	28,220	24.8
Fier - Patos	26,849	31.9
Vlorë	26,471	37.0
Berat - Kuçovë	21,586	28.2
Korçë	19,318	38.2
Lezhë	11,423	18.8
Laç	9,666	18.2
Pogradec	9,845	28.1
Lushnjë	8,920	39.6
Kavajë	7,110	18.4
Peshkopi	5,243	25.5
Gjirokastër	6,658	38.2
Kukës	4,722	44.1
Sarandë	6,391	45.6
Shqipëria urbane	458,126	32.9
Shqipëria rurale	264,136	7.2
Shqipëria	722,262	23.0

The chosen indicator makes the distinction between the main types of housing, individual houses versus flats. As such the indicator is quite simple to understand, but not so easy to construct and to interpret. We have chosen to show the proportion of the total population of each enumeration area living in bigger houses. The definition of a “bigger building” is that of a building with 3 or more floors, i.e. multistoried houses or blocks, or also villas with different apartments. The indicator takes into account only inhabited dwellings.

The geographical patterns of the maps by agglomerations show very clear differentiations between and within the agglomerations. The maps show, for most agglomerations, a clear distinction between the centers composed of multi-stored houses and the outer parts of the urban areas where smaller houses predominate. The maps show quite distinct urban patterns by size of buildings. Laç, Lushnjë, Patos, Vlorë, Sarandë, Kukës, Pogradec and Durrës have quite homogeneous centers with bigger buildings. Elbasan and Korçë show several densely built up areas. In Shkodër, Kavajë, Fier and Berat, the urban areas within the city boundaries, “yellow line” are quite heterogeneous. Here urban renewal replaced older small buildings with new multistory houses. Tirana seems to belong to the third group.

The general overall trend for Albanian agglomerations shows that 32.9% of the population lives in buildings with more than three floors. This proportion varies a lot between agglomerations, ranging from around 18% in Laç and Kavajë to around 44% in re-built Kukës (Table 2.2).

Table 2.3 – Percentage of dwellings in buildings with more than 2 dwellings, by period of construction

	Bef. 1960	1961-80	1981-90	1991-00	2001-05	2006-11	No year	Total
Urban Albania	47.7	68.7	62.2	25.7	42.1	52.9	19.0	42.0
Tirana (capital)	65.4	88.8	74.5	42.7	68.4	70.3	24.4	59.5
Rural Albania	19.2	23.3	24.2	7.2	5.0	6.7	7.6	13.8
Albania	33.4	45.5	43.1	19.5	31.3	38.1	12.5	29.2

To complete the analysis concerning dwellings in terms of building size, we add a table incorporating the period of construction (table 2.3). This table indicates the percentage of "big buildings" by construction period for the whole country, the agglomerations, the capital and the rural Albania. The indicator is slightly different to that above: percentage of dwellings in buildings housing more than two dwellings. Four periods can be distinguished: the first period before 1960 in which small buildings were prevalent; the decades from 1960 to 1990 in which the proportion of dwellings in bigger buildings reached 45%; In periode 2001-2005 with a proportion of 31% of dwellings in bigger buildings and, finally, the period after 2000 with an increased construction of higher buildings. This trend can be found for all agglomerations (of course, on a much higher level for Tirana) and rural Albania – in the latter case with the exception that recently built houses are small in size. But analyzing these relative figures, we have to be aware that in absolute terms, the number of newly constructed dwellings varies from period to period and between rural and urban areas.

We may synthesize these findings and conclude that traditional buildings in Albania have been of small size (but the construction of bigger buildings started after 1950).

- During the 1961-1980 period, construction of big buildings prevailed only in agglomerations (68.7%), and especially in Tirana (88.8%). In all agglomerations, besides Peshkopi, Kavajë and Laç, more than the half of newly built dwellings were located in multi-family houses. During these two decades of strong industrialization, high-rise flats were built, usually near the newly built industrial plants in newly established towns, and sometimes also in the outermost areas of the then existing towns, such as Elbasan, Fier, etc.

- 1981-1990: Slight decrease in construction intensity (62.2% in all urban areas), concentration on smaller blocks than before, but absence of villa construction. Especially in Tirana and in its agglomeration, the average size of newly built houses decreased during the 1980. A process of periurbanization started in the capital area during the last decade (before the regime change).

- 1991-2000: A strong and general increase of small constructions is observed in the agglomerations with large extensions (25.7% of the dwellings in agglomerations are in multi-family houses). Construction of multi-storied buildings in some urban renewal areas within (and outside) the boundaries of the cities. During this period, the single family house is the absolute prevailing model.

- 2001-2005: 42.1% of the new dwellings in agglomerations were situated in bigger houses; a large increase in comparison with the policy during the 1990. But the increase of multi-family or multi-storey houses was mainly observed in the touristic agglomerations: Sarandë from 42% to 63%, Vlorë from 21% to 50%, Durrës from 21% to 51%, but also Gjirokastër from 45% to 52%. Tirana agglomeration followed this trend, but at a lower level (from 30% to 46%). Elsewhere, the construction of single family houses was still dominant.

- 2006-2011: Densification is still ongoing and starts to touch all agglomerations, most intensely so in Lushnjë (from 20% in 2001/05 to 49% in 2006/11), Lezhë (22%, 57%), Fier-Patos (35%, 50%), Kavajë (13%, 27%) as well as Shkodër (35%, 50%). Touristic agglomerations are still those showing a very dense development (Sarandë 83%, Vlorë 77%, but also Gjirokastër 66%, Pogradec 59%). In Tirana agglomeration, 55% of the dwellings are located in flats, in the higher status suburban local units as much as 49%. High investments in new multi-storey houses are realized in the central parts of the agglomerations, especially in Tirana and in the coastal touristic agglomerations; here often the new buildings replace others.

Conclusion: Albania, compared to other countries in Europe, showed different forms of urban extension during the 20th century. Before '90, urban and rural developments can be distinguished by their form, size and spatial concentration. During the period 1961-1980, urbanization in Albania was dominated by the construction of blocks of flats, often in connection with industrialization. During the 1980, the intensity of construction diminished somewhat, but also its density, since we assist to a first development of suburbanization, mainly in the Tirana area.

This classic urban pattern has really been broken by the recent development after the '90s. During the 1990, housing construction was intense, driven by an informal sector and dominantly oriented to self-construction of small units. Spatially, the urbanization took the form of a wide urban sprawl along the road axes. After 2000, first in the coastal agglomerations, and after 2006 everywhere in the plains, the building sector can be divided in three main forms: continuation of construction of small houses, often by the owners themselves, construction of blocks of flats and towers, mainly for tourism purposes, and then new housing in bigger units for a growing market of an urban middle-class, to be seen especially in Tirana.

2.2.3.2 Vacant/seasonal dwellings (Map 2.10)

Vacancy is an important factor of the housing market as an indication of the relation between offer and demand. In Albania, the opening of the controlled market after the system change has completely changed the mechanism and has led to an intense phase of housing construction. In comparison with the population decrease, dwelling vacancy has strongly increased, with important regional differences.

Table 2.4 – Occupancy status of dwellings by agglomerations 2011

Agglomerations 2011	Total dwellings	Dwellings inhabited by one or more persons		Dwellings for secondary purposes or seasonal use		Vacant dwellings	
	Number	Number	%	Number	%	Number	%
Tiranë	229,596	179,105	78.0	7,537	3.3	42,954	18.7
Durrës	96,998	51,597	53.2	28,378	29.3	17,023	17.5
Elbasan	36,012	28,526	79.2	1,892	5.3	5,594	15.5
Shkodër	33,463	27,335	81.7	1,589	4.7	4,539	13.6
Fier – Patos	35,775	26,397	73.8	1,289	3.6	8,089	22.6
Vlorë	46,199	26,052	56.4	7,351	15.9	12,796	27.7
Berat – Kuçovë	27,452	21,203	77.2	314	1.1	5,935	21.6
Korçë	24,425	18,482	75.7	1,103	4.5	4,840	19.8
Lezhë	16,311	11,100	68.1	1,646	10.1	3,565	21.9
Laç	12,024	9,337	77.7	500	4.2	2,187	18.2
Pogradec	13,663	9,672	70.8	1,382	10.1	2,609	19.1
Lushnjë	11,613	8,745	75.3	250	2.2	2,618	22.5
Kavajë	10,719	6,995	65.3	2,438	22.7	1,286	12.0
Peshkopi	6,737	5,134	76.2	170	2.5	1,433	21.3
Gjirokastër	9,026	6,603	73.2	693	7.7	1,730	19.2
Kukës	5,467	4,548	83.2	100	1.8	819	15.0
Sarandë	14,740	6,330	42.9	2,383	16.2	6,027	40.9
Urban Albania	630,220	447,161	71.0	59,015	9.4	124,044	19.7
Rural Albania	378,023	258,885	68.5	24,668	6.5	94,470	25.0
Albania	1,008,243	706,046	70.0	83,683	8.3	218,514	21.7

Shkodër

Period of construction 2006-2011

Laç

Lezhë

Kavajë

Durrës

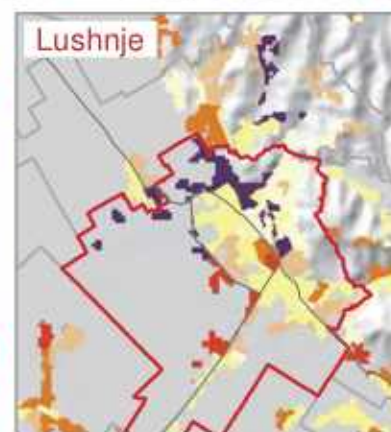
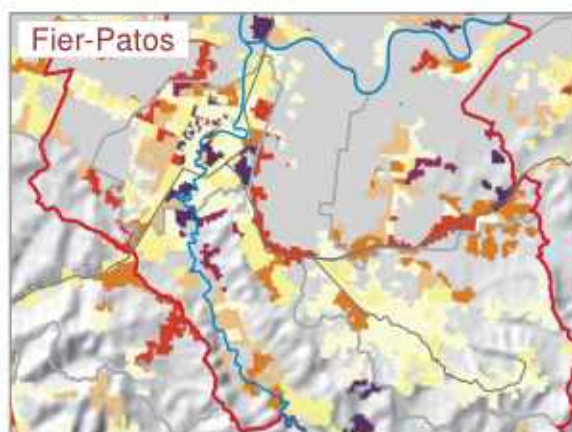
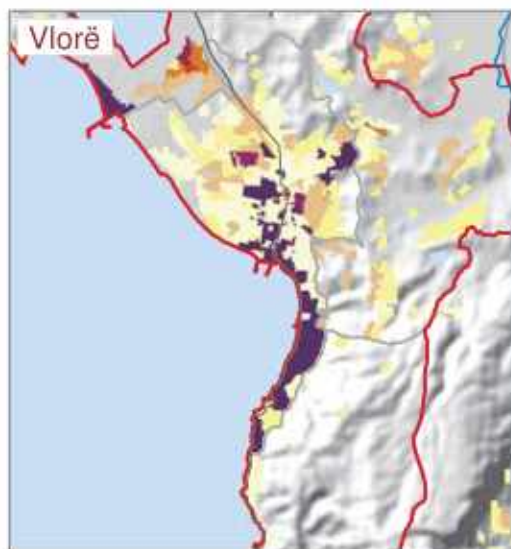
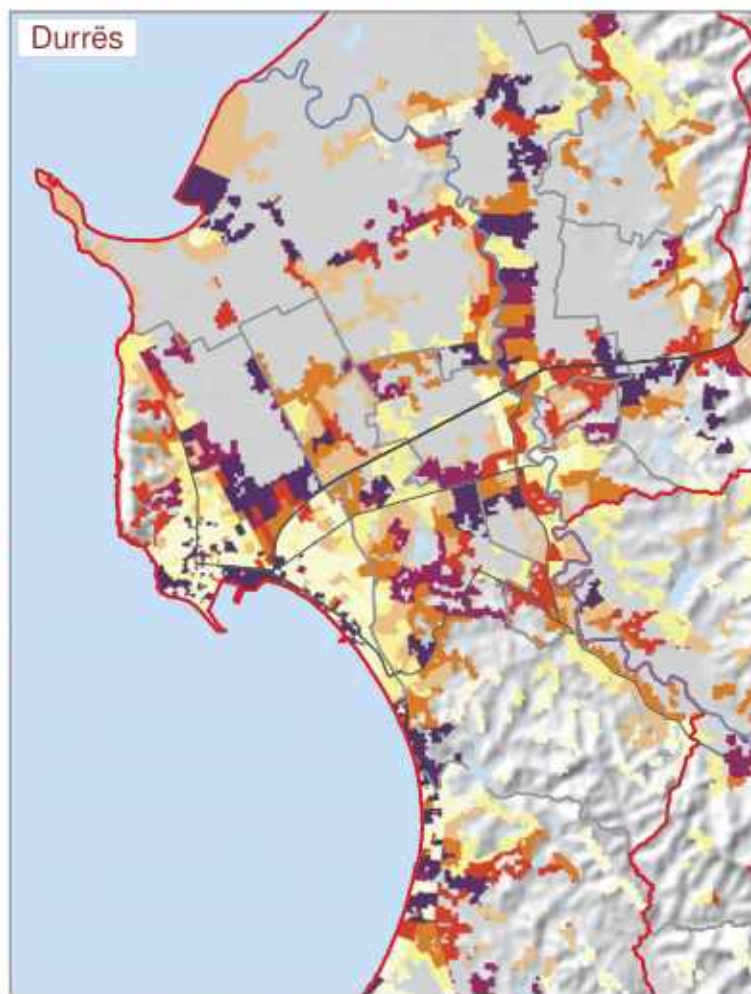
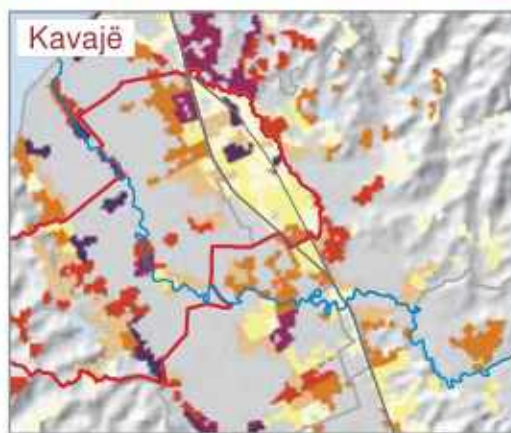
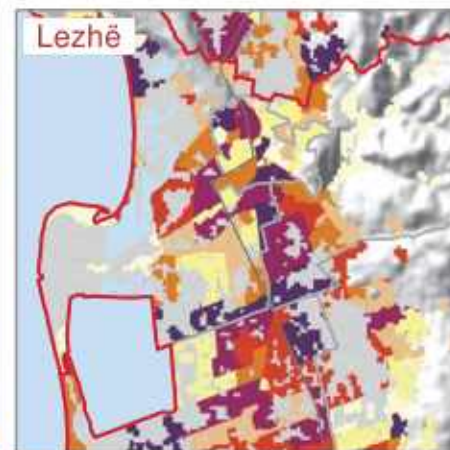
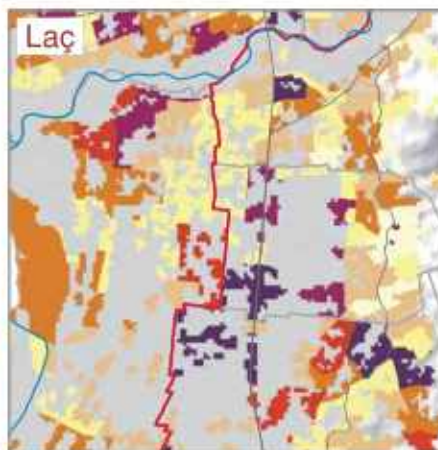
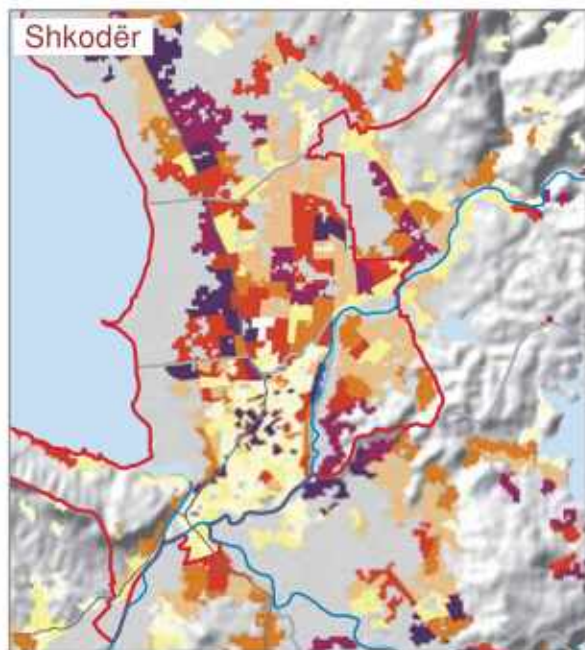
Tiranë

Vlorë

Sarandë

Fier-Patos

Lushnje



Map 2.8

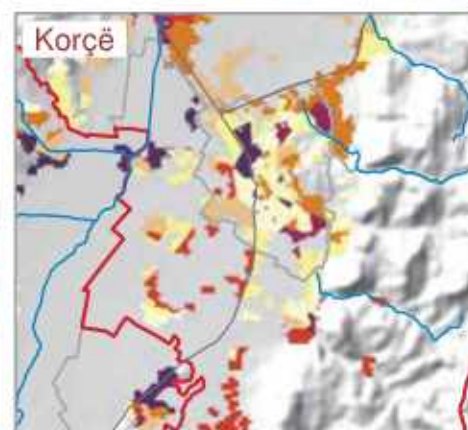
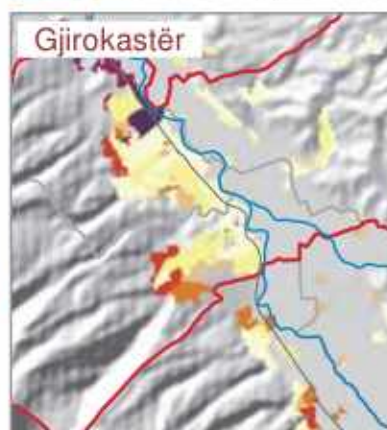
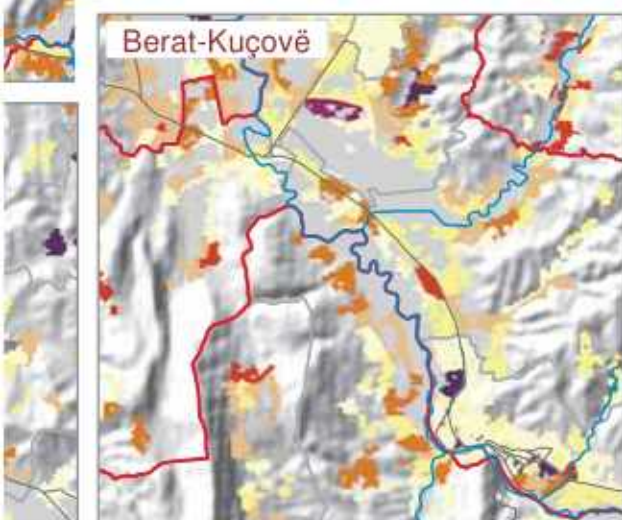
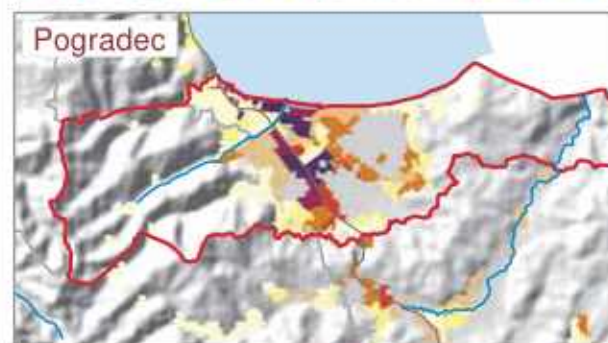
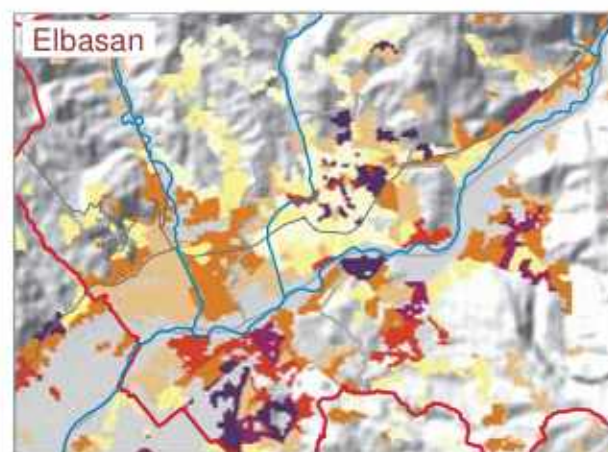
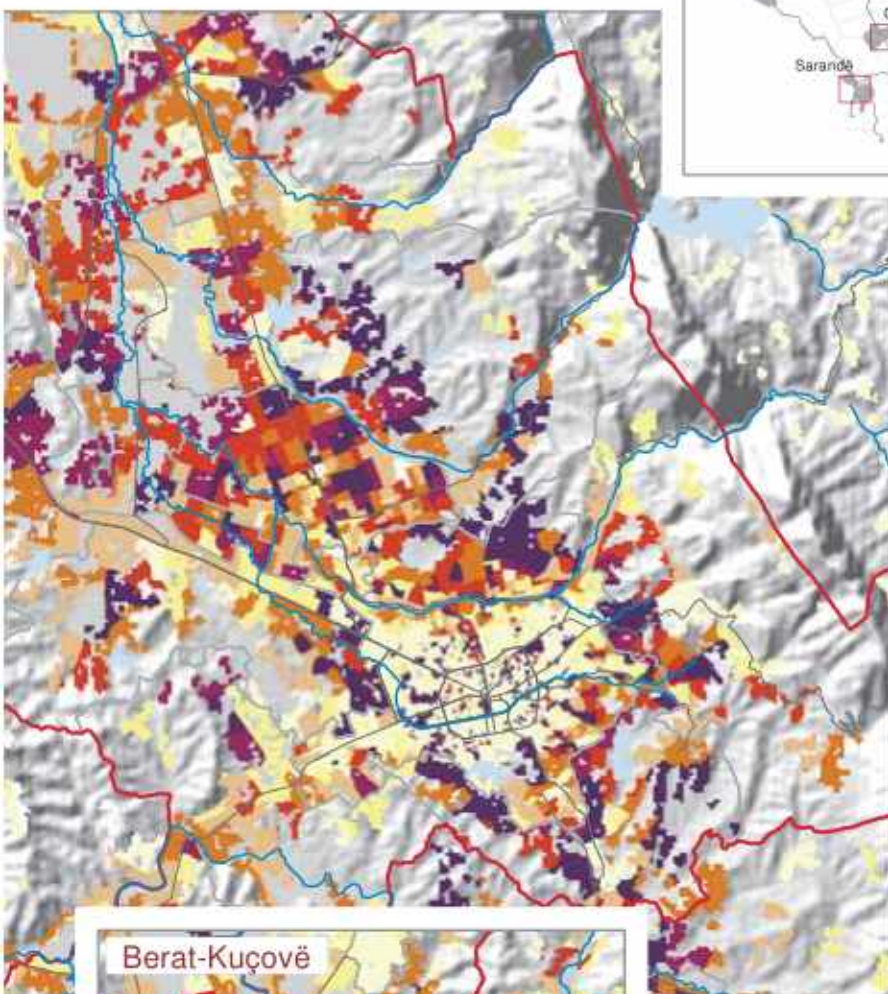
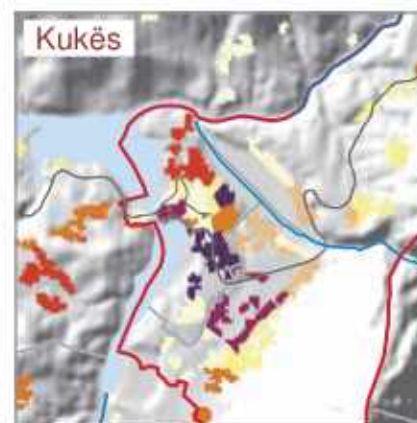
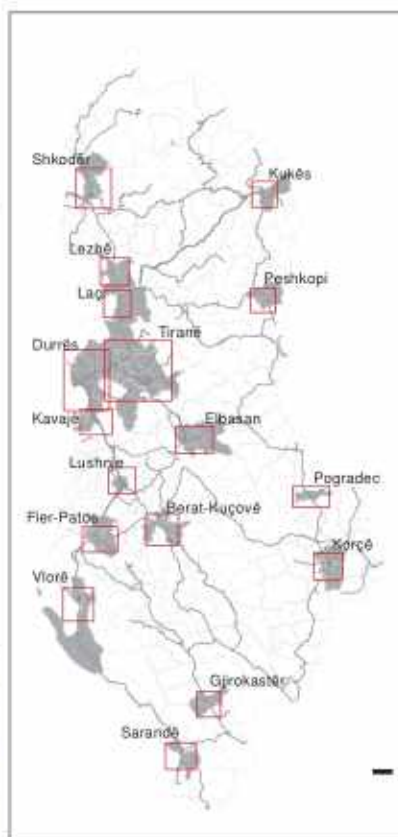
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Percentage of 2011 total dwellings built between 2006 and 2011

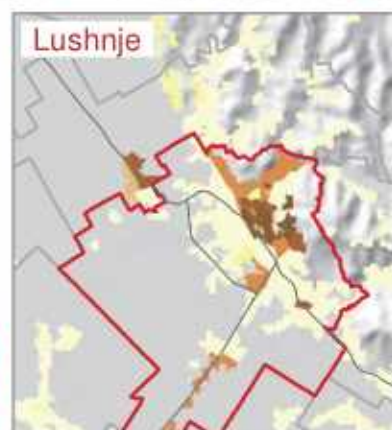
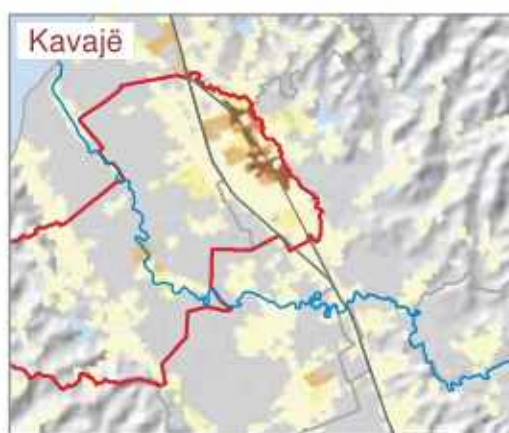


Source: National Institute of Statistics,
Population and Housing Census 2011

1:200,000
0 1.5 3 Km



Size of buildings



Map 2.9

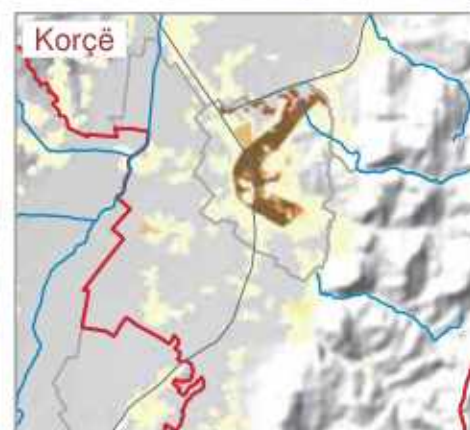
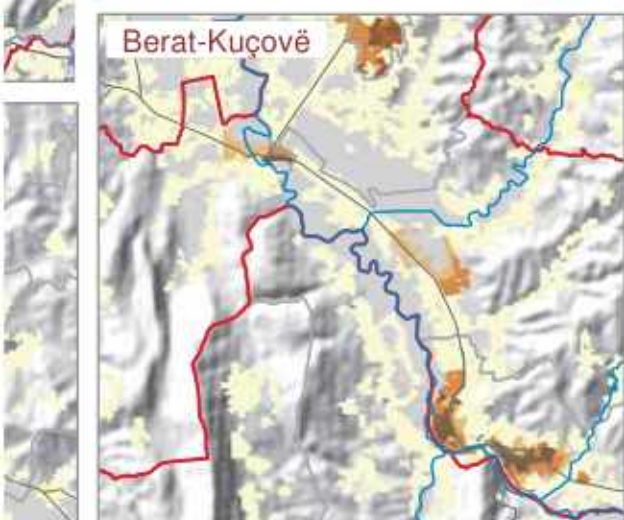
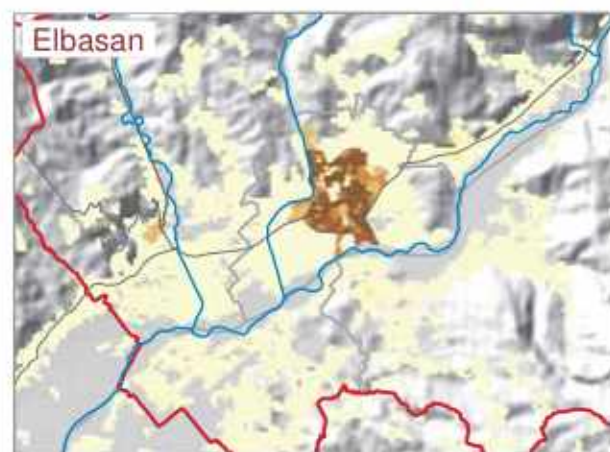
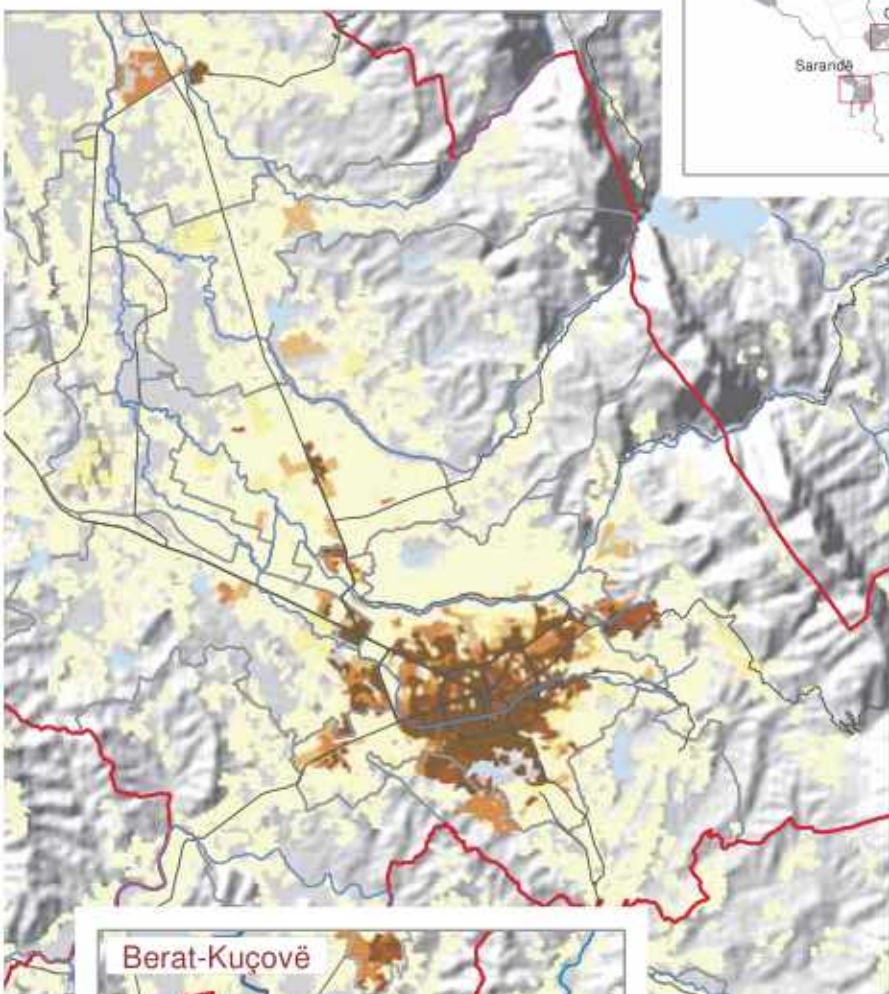
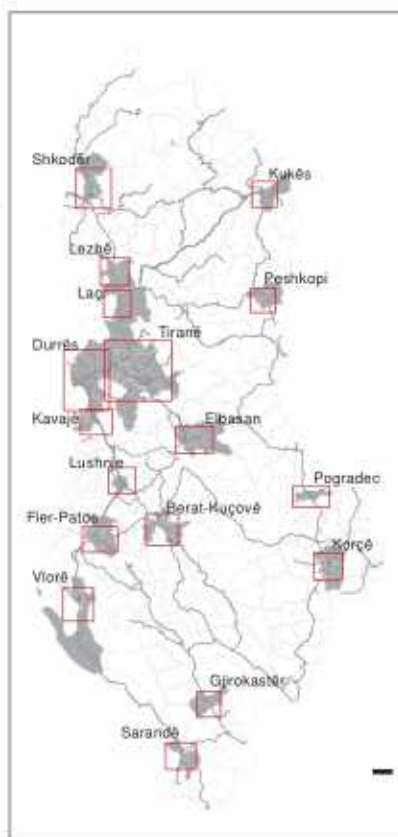
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Percentage of population living in buildings with more than three floors, 2011



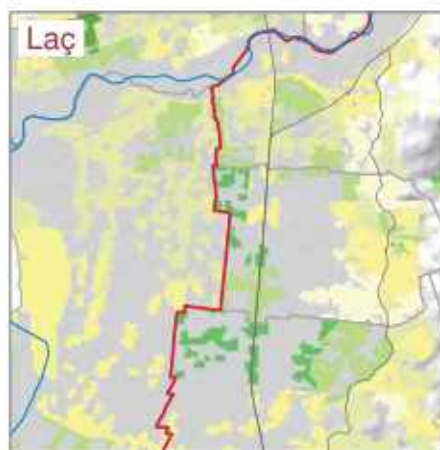
Source: National Institute of Statistics,
Population and Housing Census 2011

Scale 1:200,000
0 1.5 3 Km





Vacant or seasonal dwellings



Map 2.10

Legend

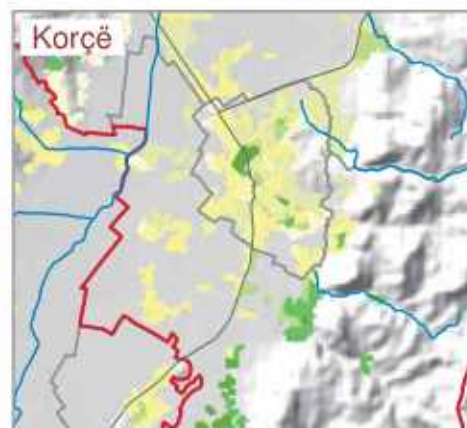
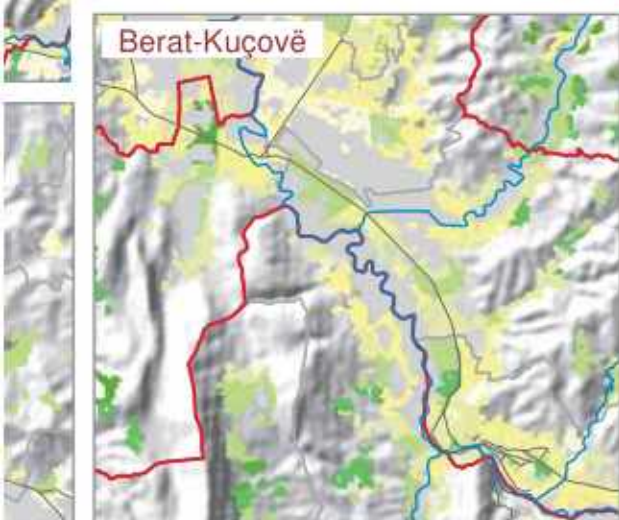
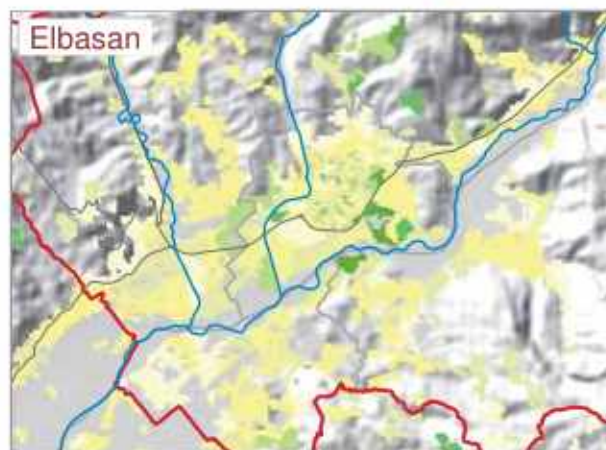
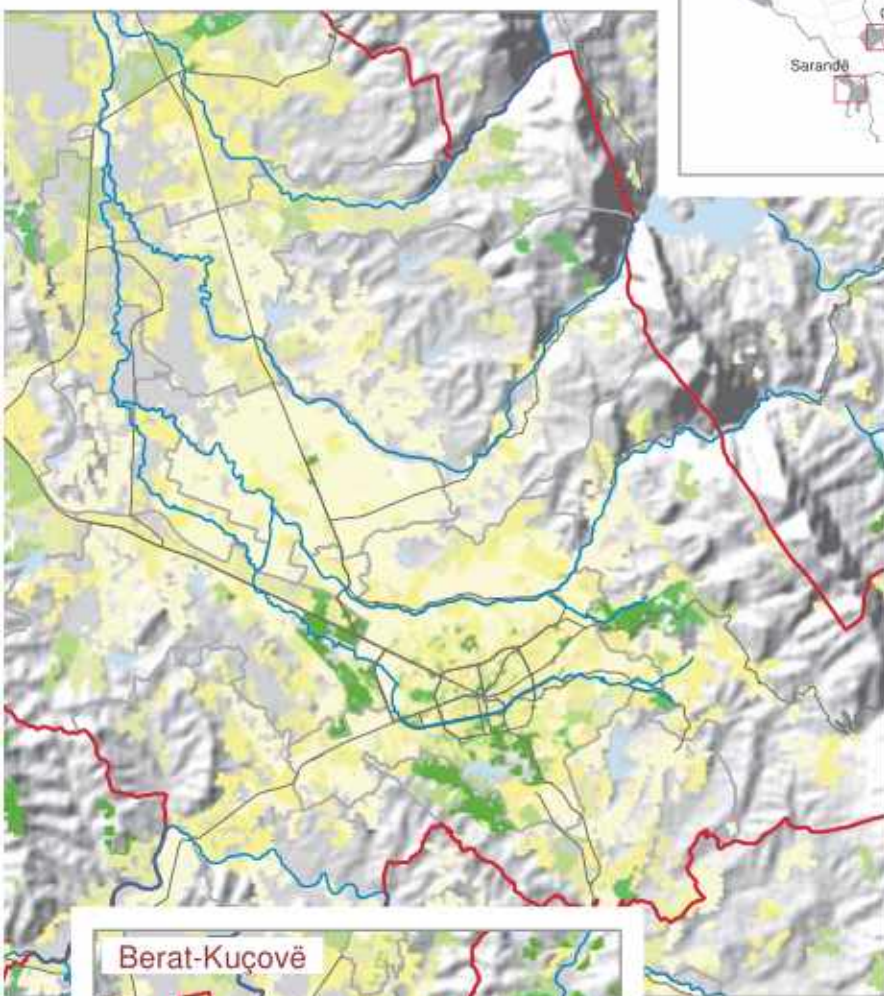
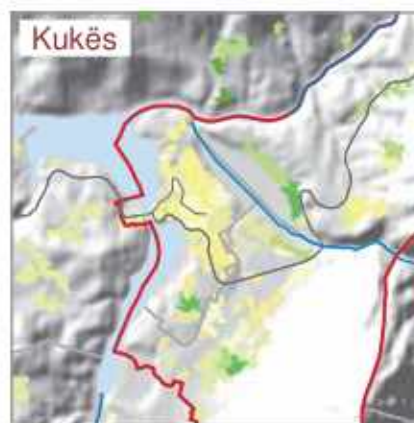
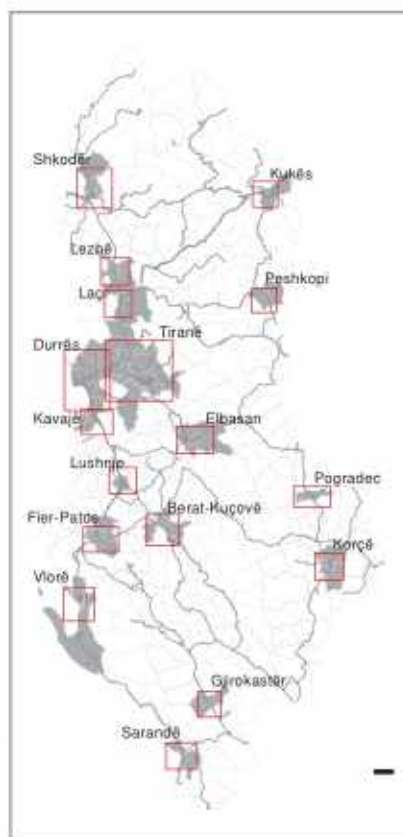
Vacant or seasonal dwellings as percent of total dwellings, 2011

- | | |
|----------|-------------------------|
| 0 - 10 | River |
| 11 - 20 | Road |
| 21 - 30 | Sea / Lake |
| 31 - 40 | Aglomeration 2011 |
| 41 - 50 | Administrative boundary |
| 51 - 100 | Relief |

Scale 1:200,000

0 1.25 2.5 Km

Source: National Institute of Statistics,
Population and Housing Census 2011



Based on the 2011 census results, 21.7% of the dwellings are vacant and another 8.3% are attributed for secondary purposes or seasonal use. In our maps at the level of EAs, we combine the two main reasons which can explain that an apartment is not inhabited. On the maps, deep blue color shows the highest percentage of vacant or seasonal dwellings in the EAs. In the urban areas, this percentage reaches 29.1%, versus 31.5% in the rural areas. Generally, it has to be noted that the areas distant from the agglomeration centers have higher proportions of vacant dwellings.

The presence of vacant or seasonal dwellings is both a rural and an urban phenomenon, but particularly a touristic one. It is obvious that the areas in recently built up zones in almost all agglomerations have the highest values for the indicator, since a lot of these dwellings are not yet sold or they are designed to be purchased by people living abroad.

According to the typology of 2014 based on 2011 census data, it is noticed that about 40% of dwellings in agricultural local units of mountainous areas are vacant or only seasonally occupied; in these cases vacancy is often synonymous with inoccupation due to migration. In touristic communes, 39% of the dwellings are not occupied during the whole year, but often only during the summer season. This phenomenon is most present in the agglomerations of Durrës, Vlorë and Sarandë. In these agglomerations, the areas with the highest number of vacant dwellings are located near the coast.

Tirana agglomeration has about 19% of dwellings vacant and 3.3% are secondarily used apartments. Here, the areas with the highest percentage of vacant or seasonal dwellings are found in recently built up EAs in southern Tirana. Non-inhabited apartments are often purchased by people living abroad, or still not sold. Such areas are located near the natural park (lake), also in Dajt, Farkë, Selita, Kashar and Kamza. These are the areas which have the highest percentage of buildings that have been constructed in recent years and where multi-storey buildings dominate.

The agglomerations with the lowest level of vacant and seasonal dwellings are Shkodër (13.6% + 4.7%) and Kukës (15% + 1.8%). In these two agglomerations, the indicator does not show strong differences between their different areas. Korçë agglomeration has 25% of dwellings which are vacant or seasonal; also here, the percentage is quite homogeneous between areas, with the exception of the newly built area in the city center of Korçë.

In the Gjirokastër agglomeration, around 27% of the dwellings are vacant or seasonal. Most of them are located near the city center in areas with new buildings. The commune of Pogon has the highest figures of indicator for the whole of the agglomeration (more than 50% of the dwellings are empty). In Kavajë agglomeration, around 35% of the dwellings are vacant or seasonal, with no big differences between areas. Lezha is also one of the agglomerations with a high percentage of vacant or seasonal dwellings, with a maximum in the coastal commune of Shengjin. This area has been built during the period 1991-2005. There is also a very small new area in the city center, where the vacant or seasonal dwellings are more numerous.

In general, the proportion of vacant dwellings is high in Albania. As long as it reflects secondary homes for tourists, the economic investment can be seen as valuable. But vacancy of dwellings mostly signifies absence due to emigration, especially in the mountain agglomerations and in the South. Both phenomena are frequent. The abandonment of existing houses by people who emigrated to the plains and abroad, the construction of new houses by families living elsewhere but investing their money for their family.

Table 2.5 – Occupancy status of dwellings by period of construction

		< 1960	1961-1980	1981-1990	1991-2000	2001-2005	2006-2011
Agglomerations	Inhabited	84.9	80.8	80.6	87.2	67.5	48.6
	secondary	3.6	4.7	5.0	4.7	17.8	16.3
	Vacant	11.6	14.5	14.3	8.1	14.7	35.1
Tirana	Inhabited	85.5	83.4	85.8	88.4	79.6	65.4
	secondary	2.7	3.3	2.8	2.4	4.7	4.9
	Vacant	11.7	13.3	11.4	9.2	15.7	29.6
Albania	Inhabited	81.1	79.2	81.2	88.2	71.9	54.5
	secondary	4.2	4.6	4.6	4.1	14.9	14.5
	Vacant	14.7	16.2	14.2	7.8	13.2	31

By combining the occupancy status of the dwellings according to the 6 periods of construction, we become aware that newly built dwellings are largely overrepresented among the vacant dwellings. More than one third (35.1%) of all apartments built after 2005 in Albanian agglomerations are vacant; 29.6% are in Tirana. The lowest percentage of vacancy is observed for dwellings built between 1991 and 2000 (8.1%). For the first census-period (before 1960), the share of vacant dwellings reached 11.6% in agglomerations. In rural areas, this proportion must be substantially higher. In addition we guess that missing values are important for dwellings in older (and small) buildings, (table 2.5).

The phenomenon of secondary dwellings, usually for tourism purposes, but maybe also for people with a double domicile, concerns newly built dwellings since 2000. One sixth of all apartments constructed between 2001 and 2005 as well as between 2006 and 2010 are used seasonally, probably mostly during summer time. In Durrës agglomeration, half of all dwellings constructed after 2000 are secondary, but these make up less than 10% of all older dwellings. The construction boom on the coastline is aimed at tourists. In Vlorë, Sarandë and Kavajë, secondary dwellings also make up a greater proportion of the newest constructions.

2.2.3.3 Size of dwellings (Map 2.11)

An important element of living conditions is space. Traditionally, Albanians dispose of very little space in their families, since the apartments were rather small and the average size of the households was high. The changes during the last twenty years have led to much better conditions.

The average surface area in inhabited dwellings in Albania is 14.5m² per person (table 2.6). This indicator is calculated, for each EA, by dividing the total reported surface area of the living rooms with the number of persons living in the household. By typology, the remote mountains communes show the lowest surface area per person with 11.3m² and in local units where industrial activities are more developed the area is 12.7m²/person. There are no real differences between urban and rural areas with values of respectively 15.4m² and 12.9m². In Tirana agglomeration, the value reaches 16.1m²/person. Gjirokastër shows the highest value with 18.5m²/person, followed by Sarandë (18.2m²) and Vlorë (16.7m²). The value of 14.5m² per person per dwelling is comparatively low by international comparison. Taking in account vacant dwellings, the score would be close to 20m².

By agglomeration, Tirana has the highest value for the indicator in the area known as Tirana e Re, where the range is from 35-70 m²/person. In this area, household size is small, but households live in spacious apartments, usually in villas. These households have a higher standard of living than those in other parts of the agglomeration. A small area with the same characteristics is observed near the artificial lake named as Kodra e Diellit. The areas near Fresku, Selita, Farkë and the city center itself are classified as having close to the average. In these areas, the buildings are more standardized with mean surface areas. In the center of Tirana, the buildings constructed before 1990 are composed of standard size dwellings. The lowest surface area values are found in the areas which border the agglomeration, with an average of 15m²/person. In the area near Bregu i Lumit, large households live in small houses – and surface area per person is low. This area is mainly inhabited by people coming from northern Albania.

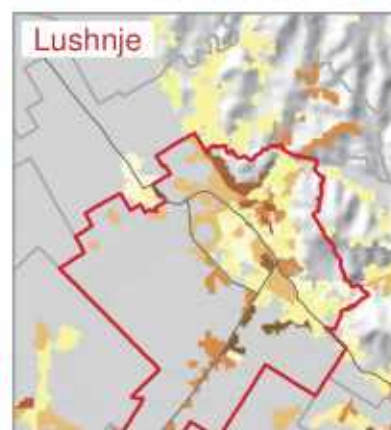
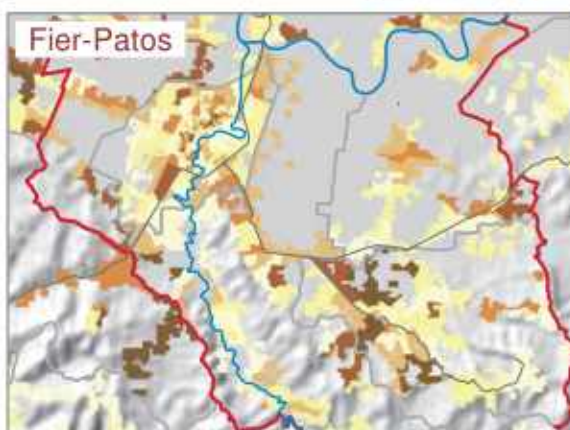
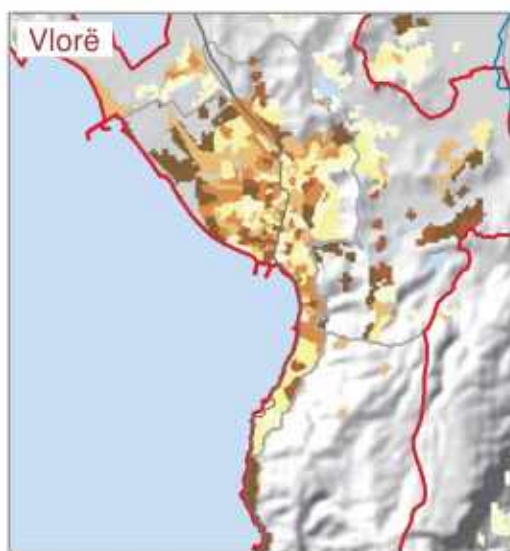
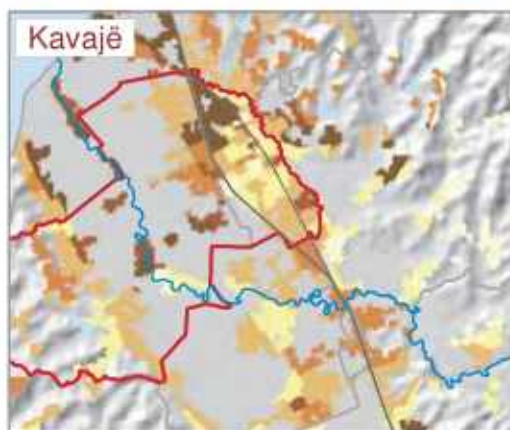
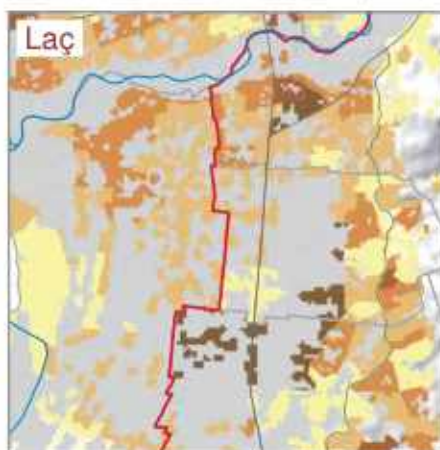
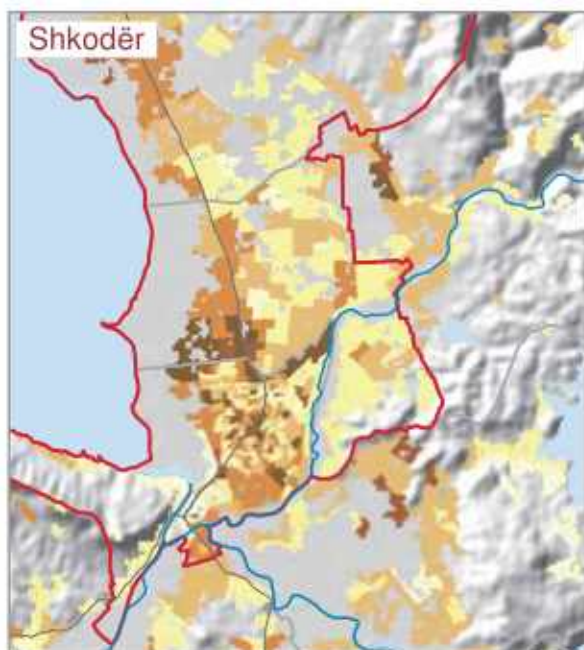
The analysis of some other agglomerations gives the following results:

Most of the areas in Gjirokastër agglomeration have houses with bigger surface area per person (more than 20m²/person). The Commune of Pogon is typical with a high ratio of 30-35 m²/person. From the map we also see that an area in the center of Gjirokastër has high values of surface area/person. This area belongs to part of the inner zone of Gjirokastër where big old houses predominate, but the population, mainly elderly people, lives in small households. Most of the houses in Gjirokastër are detached houses (more than 60% of the dwellings).

Durrës is another agglomeration which is interesting to analyze, since the indicator shows a high heterogeneity between the EAs. Inhabitants of the areas near the city center and along the beach (also in the communes of Rrashbull and Golem) dispose of approximately 20-30m²/person. We can also find some areas with a very low surface area per inhabitant (less than 5m²), obviously small rooms designed for tourists but occupied by permanent dwellers. In the eastern part of the agglomeration, the indicator in some areas reaches the highest values of the agglomeration (35-70m²/person). Here, new villas have been constructed with big surface areas (more than 120m²) and the household sizes are close to the national average.

In the Peshkopi agglomeration, most of the EAs show values between 10 and 15m²/person. In this agglomeration, the average household size is large (from 4.3 to 8 persons), but the dwellings are rather old and small. Only in the city center and two areas on the border with the communes of Melan and Qendër Tomin, this indicator has higher values with the surface area reaching 25m²/person. In these areas new buildings have been constructed during the last decades, basically with more than 3 floors. Even though the surface per person is higher than elsewhere in the agglomeration; it is still low compared to newly built areas in other agglomerations.

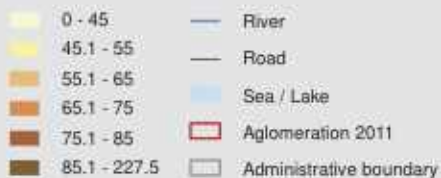
Size of dwellings



Map 2.11

Legend

Average surface of dwellings in square meters
(rooms used for living only), 2011



Source: National Institute of Statistics,
Population and Housing Census 2011

Scale 1:200,000
0 1.5 3 Km

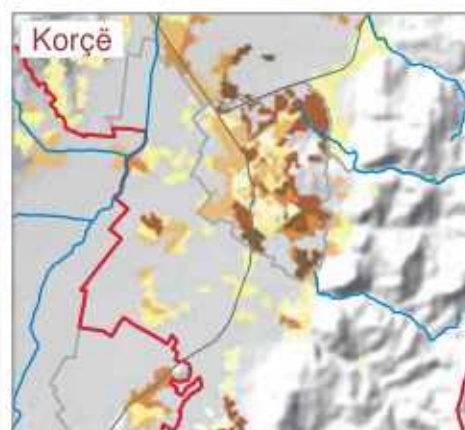
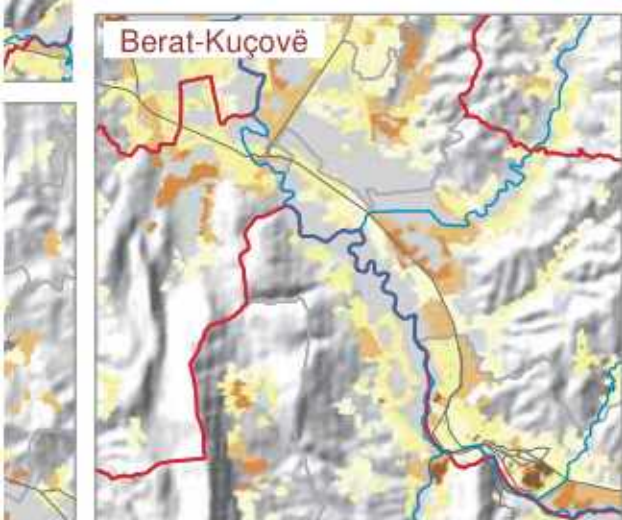
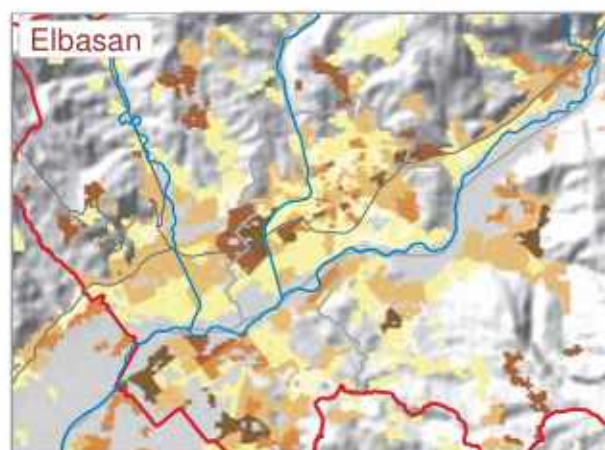
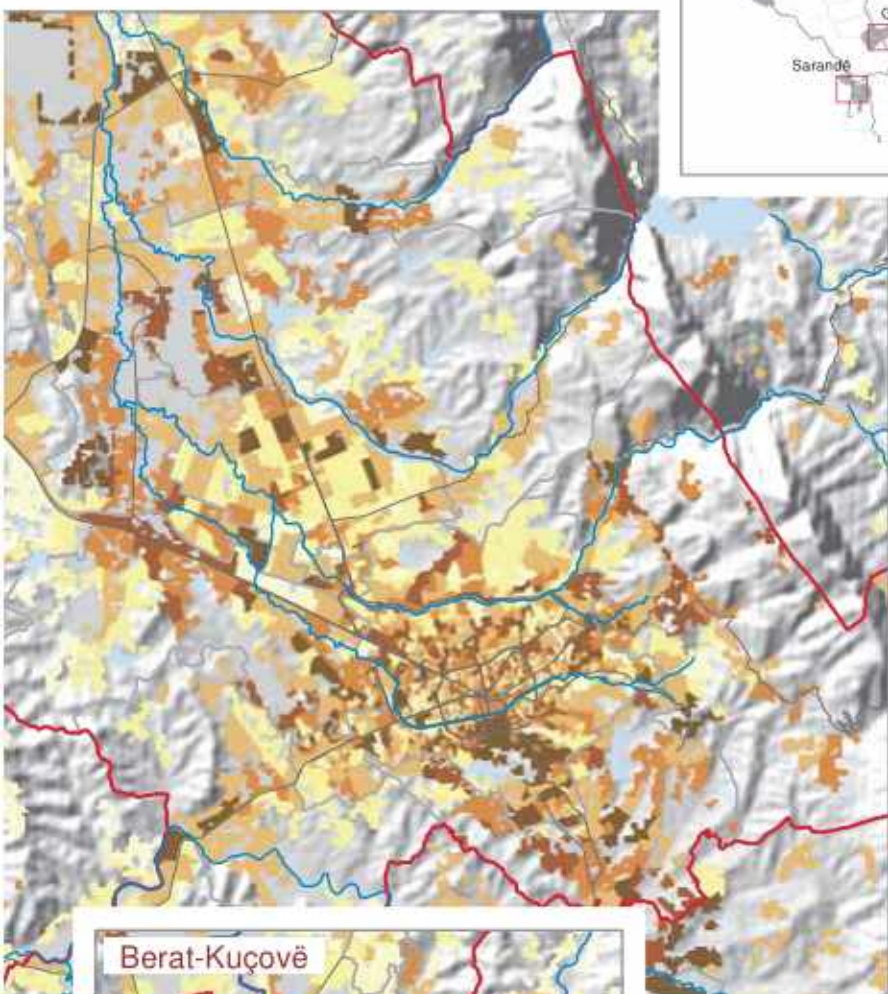
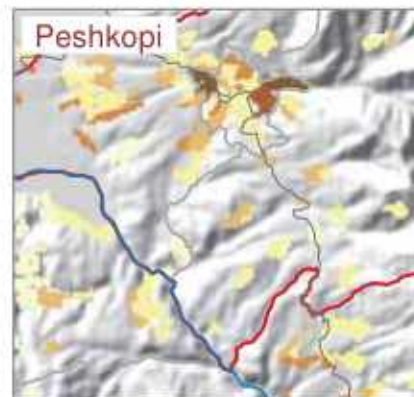
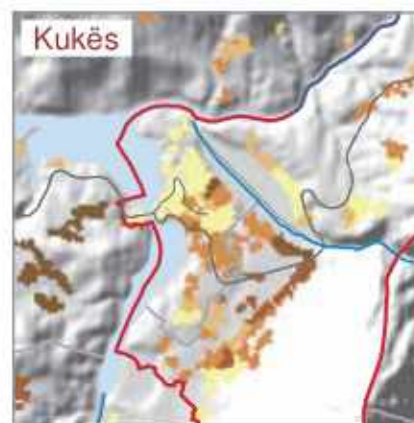
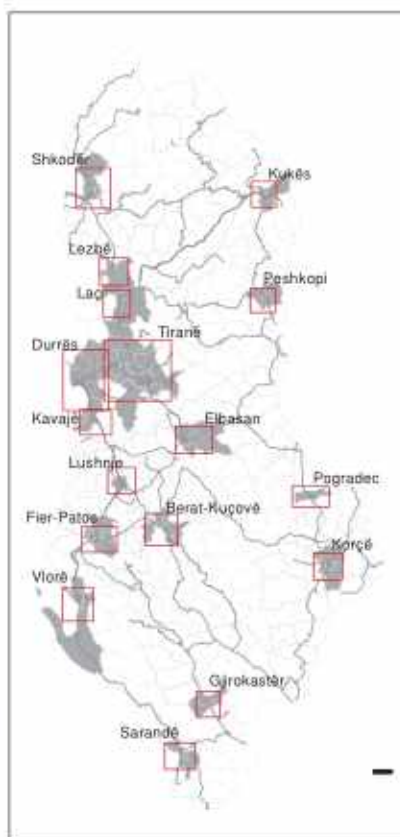


Table 2.6 - Average surface area of dwellings by agglomerations

Agglomerations 2011	Average surface area of inhabited dwellings (rooms used for living only), in sqm	Average size of private households	Average surface area per private household (m2)	Average surface area per inhabitant of private households (m2)
Tiranë	62.1	3.8	60.9	16.1
Durrës	61.0	3.8	60.3	15.7
Elbasan	54.3	3.8	52.6	13.9
Shkodër	58.7	3.7	57.3	15.3
Fier - Patos	52.8	3.6	52.2	14.5
Vlorë	58.5	3.5	57.9	16.7
Berat - Kuçovë	46.1	3.5	45.4	13.0
Korçë	53.2	3.4	51.2	15.2
Lezhë	66.0	4.0	64.6	16.1
Laç	55.0	4.2	53.4	12.6
Pogradec	56.0	3.7	55.1	14.8
Lushnjë	53.8	3.5	53.1	15.2
Kavajë	59.0	3.5	58.4	16.5
Peshkopi	52.8	4.7	52.4	11.2
Gjirokastër	65.6	3.5	65.2	18.5
Kukës	60.5	4.9	58.7	12.0
Sarandë	60.1	3.3	59.7	18.2
Urban Albania	58.9	3.7	57.8	15.4
Rural Albania	53.0	4.0	52.2	12.9
Albania	56.7	3.9	55.8	14.5

2.2.4 Socio-economic characteristics

2.2.4.1 Heating system (Map 2.12)

Based on the results of the 2011 census, 57.5% of households in Albania (table 2.7) use wood as main type for heating followed by gas (20.8%), and electricity (15.4%). A very small number of households use alternative sources of heating like solar heating, oil, coal etc. About 6% of Albanian households do not dispose of any heating at all, especially in the warmer southern and coastal Albania. In Tirana municipality, only 11% of households use a wood heating system, while about 46% use electricity and about 34% gas. For the other big cities, the proportion between wood, electricity, and gas is respectively 24%, 31% and 36%.

By agglomeration, the use of electricity is most evident in Tirana and Gjirokastër with respectively 34.2% and 33.4%. In Peshkopi, Pogradec, Korçë and Kukës agglomerations, respectively around 98%, 95%, 93% and 83% of the households use wood for heating. Lushnjë (17.4%), Sarandë (around 17.2%) and Vlorë (18.5%) are the agglomerations that have the smallest number of households that use wood for heating, but even there the use of wood is dominant in parts the peripheries. In these agglomerations, we can find a maximum of households with no heating at all. Taking into consideration the agglomeration of Shkodër, the situation is spatially quite heterogeneous, even in the city itself. Between the central and the outer parts of the agglomeration, the use of wood ranges between 50% and 90%. The only exception in suburban areas is found in the commune of Rrethinat, where the use of wood is replaced by gas.

The Tirana agglomeration shows different characteristics compared to other agglomerations. Only the outermost areas of the municipality of Tirana use mainly wood for heating. In the suburban communes, wood use predominates for heating, except in the commune of Kashar and some areas adjacent to Tirana in the commune of Farkë. The areas named Bregu i Lumit and Tirana e Re seem to use much more gas and electricity for heating. The use of wood is mostly concentrated in the areas where very old houses are located. The municipality of Kamza is heterogeneous. The use of wood is present in some periphery areas of the commune of Nikël and Bërxullë.

The agglomeration of Fier-Patos has a high percentage of wood use in the suburban areas, while in Qendër commune and in the two cities, the use of gas for heating is predominant. The massive use of gas in Fier may be related to the presence of the oil and gas areas nearby.

The agglomeration of Kavajë has the highest percentage of households that use gas for heating (round 50%), concentrated in urban part of the agglomeration. In the commune of Synej, the use of gas is replaced mainly by wood use.

The map of the 17 agglomerations related to the use of gas show the regional differences between mountains and plains. Within the agglomerations, there is a distinction between the central part inside the city boundaries and the outer areas and local units being most apparent in Elbasan, Berat, Kuçovë, Kavajë and Laç. Fier, Patos and Lushnjë, which are geographically close to the oil fields, show high gas use values in all parts of the urban area. Finally, the agglomeration of Tirana shows a very distinct pattern with a low level of use in the northern suburbs.

Table 2.7 – Energy used for heating, by agglomeration 2011

Agglomerations 2011	Number of households	Wood (%)	Electricity (%)	Gas (%)	Other type of energy (solar panel, coal, oil, other) (%)	No heating (%)
Tiranë	183,677	29.0	34.2	29.0	0.6	7.2
Durrës	52,485	39.1	13.5	41.3	0.4	5.6
Elbasan	29,542	55.5	13.0	25.5	0.4	5.4
Shkodër	28,220	64.4	7.0	25.6	0.3	2.6
Fier - Patos	26,849	23.0	24.1	37.2	0.6	15.0
Vlorë	26,471	18.5	24.8	38.6	0.5	17.6
Berat - Kuçovë	21,586	42.9	12.2	34.2	0.4	9.8
Korçë	19,318	92.5	1.9	3.9	0.8	1.0
Lezhë	11,423	58.1	9.9	28.0	0.3	3.7
Laç	9,666	60.1	5.4	30.8	0.3	3.3
Pogradec	9,845	95.3	1.8	1.9	0.4	0.6
Lushnjë	8,920	17.4	19.7	46.6	0.5	15.8
Kavajë	7,110	35.7	8.7	50.3	0.2	5.0
Peshkopi	5,243	97.6	0.6	1.3	0.1	0.4
Gjirokastër	6,658	46.3	33.4	14.0	1.5	4.8
Kukës	4,722	82.9	12.3	3.8	0.3	0.7
Sarandë	6,391	17.2	44.4	11.8	0.8	25.8
Urban Albania	458,126	40.5	22.2	29.3	0.5	7.4
Rural Albania	64,136	86.8	3.5	6.1	0.3	3.4
Albania	722,262	57.5	15.4	20.8	0.4	5.9

2.2.4.2 Household amenities (Map 2.13)

Based on the results of the 2011 census, a household in Albania owns on average 5.5 amenities and other household goods out of a total of 16 proposed by the questionnaire. The general indicator shows the average number of amenities per household in the EA, but the composition of these can vary (Table 2.8). Some of them are ubiquitous (refrigerators around 94%, TV 92.4%) or very rare (deep freezers 8%, dish washers 5%, drying machines 4%, solar panels 2%) and do not show important spatial

differences. With high percentages, we can mention washing machines 80.2%, mobile phones 86.8%, boilers 50.4%, fixed telephones 38.5%, cars 24.8%, computers 20.1%, microwaves 17.6%, internet connection 12.3% and air conditioners around 17%. Computers and internet can be seen as equipment of a modern lifestyle, washing machines, boilers and cars as equipment of well-being and status, of course to varying degrees. A comparison by agglomeration indicates that households in Gjirokastrë, Korçë and Sarandë, besides Tirana, are well equipped, while households in Laç, Peshkopi and Lezhë do not dispose of the same quality of amenities. As a general finding, results show quite small differences between the agglomerations, ranging from 5.3 to 6.8, except for the agglomeration of Laç (4.4 amenities).

Tirana, as the capital of the country, has the highest average number of amenities per household (6.8 amenities), followed by the main cities like Berat, Durrës, Elbasan, Fier, Korçë, Shkodër and Vlorë; the lowest average number is found in mountainous communes, where agricultural activity is dominant in the periurban areas. The comparison by agglomeration shows that the households in Gjirokastrë have the same average number of goods as the households in Tirana (6.8). Focusing on the Gjirokastrë agglomeration, the highest number is found in the city areas of the town (from 8.1 to a maximum of 13.5 per EA). But the rural areas around this city are also well equipped.

Kavajë is the opposite example to Gjirokastrë; here also, the situation is quite homogeneous between the EAs, but with a much smaller number of household equipment items.

In the Tirana agglomeration, the households of Tirana city center have the highest level of facilities. In this area, a lot of EAs are composed of new buildings where people with high levels of income are concentrated. On the map, we also see that the areas which are situated quite far from the center are well equipped, compared to the situation in other agglomerations. The suburban areas of Tirana have a lower number of amenities, followed by areas like Selita, Dajti, Fresku, Farka (Village of Sauk) and Unaza e Re. There are also some areas in the area of Dajti, Kashar, Kamza and Vaqarr where the indicator value is quite high. We can say that the indicator value here is more or less equal to that of the city center. These areas have been built recently and typically have high buildings.

Selecting four agglomerations for an in-depth analysis, we can mention quite different patterns of domestic appliance and other household good distribution: in the Vlorë agglomeration, the scores for the indicator are very heterogeneous, but the city center is better equipped than other areas. It is necessary to mention that the coast line of Vlorë is less built up than other agglomerations close to the sea. The city center of Durrës, which is a touristic town, has a high number of household equipment, but it is on the road towards the coast in the direction of Rrëshbull and Golem that we can find the households with the highest number of appliances and goods. The other parts of the agglomeration are not developed so much. In the agglomeration of Elbasan, the highest scores for the indicator are found in the newly built area, both in EAs with high buildings and others with small houses. In the agglomeration of Fier-Patos, the indicator values show a heterogeneous pattern. The areas where new buildings are located are well equipped, in comparison with other areas where old buildings are located.

The Korçë agglomeration has a high indicator score for the center of the city and its surrounding areas. The commune of Qender is well equipped compared to other rural parts, as well as Mollas commune, although these areas have a high percentage of households involved in the agriculture sector.

The lowest score is in the agglomeration of Laç (4.4 amenities/household), but Laç and Mamurras municipalities have a range from 5 to 6 amenities/household with the exception of a small area in the city center of Laç, where the score is more than 6 amenities/household. The area with the lowest number of household goods is located in the Miloti municipality and its surrounding villages, where the score ranges from 0-3 amenities/household. It should be noted that this area also includes remote mountainous areas.

The Lezhë agglomeration shows a very homogeneous pattern of distribution, but the area of Shëngjin is better equipped in comparison with other areas. The city center of Lezhë also shows a higher number of amenities per household.

The city center of Lushnjë is well equipped in comparison with other parts of the agglomeration. This is also the case in the villages along the national road toward the South of Albania. These areas are very developed in agricultural activity (Gorrë).

Peshkopi has a low score for household goods per household. The indicator score is quite small even for the households in the city center.

In the Pogradec agglomeration, the highest score for the indicator is found in the areas on the lake-side, in a part of the city center and in some areas of the commune of Buçimas. There is also an area on Lake Ohrid near the border with Macedonia, called Tushemisht, where the score for household equipment is also higher. This area is developed for tourist activities.

Sarandë, as a new agglomeration, shows a heterogeneous score for this indicator. For the area on the way to Ksamil, where many buildings have been built recently, the indicator shows an average value.

Table 2.8 - Ten selected household equipment by agglomeration 2011

Agglomerations 2011	Washing machine	Boiler	Microwave oven	TV	Fixed telephone	Mobile telephone	Computer	Internet connection	Air conditioner	Car	Mean number of household amenities
Tiranë	86.8	70.6	31.5	93.2	37.3	89.2	35.7	22.9	27.0	32.8	6.8
Durrës	85.2	71.6	21.1	92.4	26.9	87.7	20.7	13.2	11.3	28.7	5.9
Elbasan	84.9	45.4	16.8	92.6	41.1	84.0	19.8	12.2	10.7	21.1	5.5
Shkodër	85.9	62.9	18.0	92.8	39.4	85.9	27.2	19.9	11.7	23.0	5.9
Fier - Patos	87.0	47.0	20.5	92.4	34.5	85.5	17.6	9.5	9.4	28.0	5.5
Vlorë	89.2	42.7	20.6	91.1	39.6	83.9	23.5	15.2	16.2	30.1	5.9
Berat - Kuçovë	88.6	45.7	18.2	94.2	45.0	83.3	17.5	11.0	7.7	20.4	5.5
Korçë	86.3	77.4	28.1	92.9	61.3	78.5	29.7	19.5	2.8	24.2	6.4
Lezhë	81.8	47.6	10.5	93.3	17.8	91.6	22.2	12.6	12.2	29.3	5.4
Laç	69.8	35.5	6.4	91.6	8.5	85.7	10.8	6.1	5.3	20.3	4.4
Pogradec	86.7	56.2	17.3	93.4	35.3	85.3	20.7	13.2	1.9	18.8	5.5
Lushnjë	87.2	55.6	18.4	92.7	46.5	83.5	20.1	12.2	9.7	24.7	5.8
Kavajë	85.5	64.3	22.8	93.1	42.4	78.1	13.7	7.3	5.0	22.7	5.5
Peshkopi	86.9	36.0	12.4	94.4	41.4	90.5	19.1	11.1	1.6	19.0	5.3
Gjirokastër	91.4	60.0	40.5	92.3	65.7	83.5	26.3	17.2	23.3	39.9	6.8
Kukës	87.7	44.9	12.3	92.7	35.7	90.2	25.0	13.6	4.7	24.1	5.7
Sarandë	86.7	59.9	33.1	94.1	37.7	86.1	23.0	13.7	18.4	36.5	6.2
Urban Albania	86.2	61.8	24.5	92.9	37.4	86.8	27.1	17.3	16.9	28.5	6.1
Rural Albania	69.8	30.8	5.8	91.7	13.0	86.9	8.0	3.8	1.7	18.3	4.4
Albania	80.2	50.4	17.6	92.4	28.5	86.8	20.1	12.3	11.3	24.8	5.5

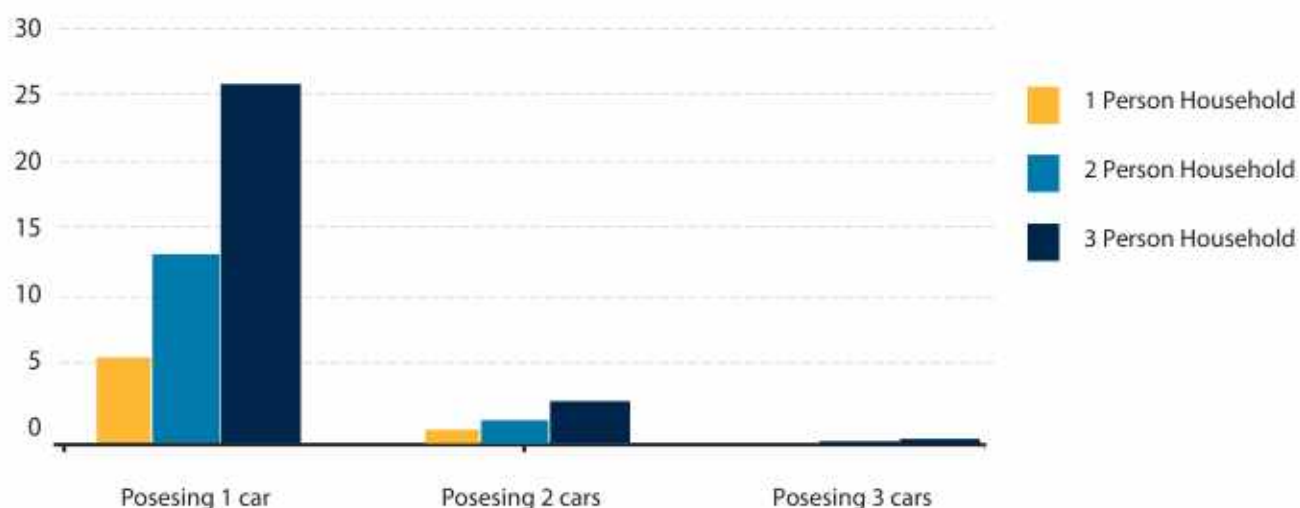
As a general rule, we may say that the differences follow a gradient from the centers to the periphery of the agglomerations. If we suppose that the score for such household appliances and other goods is an indicator of wealth, we can state that the Albanian agglomerations are still clearly characterized by better living conditions in their central compared to outlying areas.

2.2.4.3 Number of cars per household (Map 2.14)

The access of people for the goods and services are vital for acceding and maintaining their standard of living. To possess a car opens up options in terms of mobility and of living and working locations. In addition, a car is an important means for exercising an economic activity, i.e. in agriculture, construction and different types of services. Thus, cars have become an essential part of living in Albania for a major part of the population. They are needed more in some areas than in others, but even in the densest built-up urban environment, going grocery shopping without car, especially when you have children, has become increasingly difficult. People's scope to find work in different areas, for leisure and recreation, and even to choose where their children may go to school, if they have a choice, can be curtailed if they do not have access to a car. Cars, which once were a luxury, are increasingly seen as a necessity. Concerning the number of cars per household, the 2011 census figures indicate a national average of 0.25 cars per household. The figures indicate that approximately 25% of the households in Albania possess at least one car. The households with one car are the largest category. They predominate in the third group of households composed of 3 or more members. This group of household also dominates

the second category and third category, possessing respectively two cars and three or more cars. The chosen criterion is the number of cars compared with the number of households, assessed at enumeration area level. Thus, an enumeration area in blue color does not necessarily indicate an area where the number of cars is high, but it indicates an area in which their ownership is significantly higher than the national average.

Figure 8 - Number of cars by size of household



The indicator shows a value of 0.4 in the "National Capital", 0.3 in "Capitals of National Importance", 0.3 in the other "Capitals of Industrial Economy", but 0.3 in "Higher Status Suburban" (Periurban) areas. The remaining categories in the classification typology have a value which is below the national average. The "mixed agricultural" and "agricultural communes in mountainous areas" show the lowest values for the indicator. If we compare agglomerations, it is interesting to note that Gjirokastër has the highest proportion of cars per household (0.40). Tirana follows with 0.37 cars per household, yet 33.4% of cars and 24.6% of households are concentrated in the capital. Lezhë, Vlorë and Durrës are other important cities that have an above national average value for car ownership.

The score for the indicator is comparatively high in Tirana, and some specific areas of the capital show significantly high scores, such as the City center and the areas in the direction to the "Great Park", the "Former block area" in connection to the "Rruga e Elbasanit", the Zoo area and the "Komuna e Parisit" area. The map shows high indicator scores in the surroundings of Tirana, such as Dajt and Sauk and along the national highway Tirana-Durrës on the Kashar-Vorë axis or along the national road Tirana-Fushë Krujë. In the rest of the agglomeration, the indicator shows a low score. In other agglomerations, high scores are predominant for Gjirokastër and Sarandë.

By comparing with other indicators, the number of cars per household is strongly related to the household economic situation. This can be seen on the maps of the surface area distribution of inhabited dwellings and of the mean household amenities distribution scores. The geographical differences in the values for the indicator are associated with the proportion of new dwellings and with high density of population. Using the same assumption, significant values to certain areas are shown also in Lezhë. Durrës shows high values within the center, but not as high as the promenade area, where buildings are mostly concentrated, and along the axis connecting Durrës to Shijak.

If we follow the same assumptions for all the agglomerations, the indicator "Number of cars per household" is mainly influenced by the housing conditions of the households and their standards of living. Households living in large dwellings have access to other equipment and tend to own a car. This varies depending on the specific areas. For some areas the indicator score is correlated to the transport service, i.e. to public transport access.

2.2.4.4 Information society (Map 2.15)

Concerning information & communication technology in Albania, the 2011 census shows that equipment and services such as fixed and mobile phones, computer ownership or internet service availability in households, show big differences between agglomerations. On the one hand the capital, urban/suburban areas and the local units with industrial activities and services, and, on the other hand, local units with predominantly agricultural activities, especially in mountainous areas. Historically, the network of fixed phones has been limited to urban areas and local units with industrial or touristic activities. The agricultural communes and remote mountain areas have the lowest availability concerning this service. In the urban areas, around 50% of households have their own fixed phone; in agricultural local units, only 7% of households have a fixed phone, compared to the national average of 28.5%. The introduction of mobile phone networks has led to a homogenization in the access to phone connection. In fact, there are no significant regional differences in the ownership of mobile phones.

Even though the information society is developing rapidly, it should be noted that only 12.3% of the Albanian households have an internet connection installed in the dwelling. Big differences are observed between urban areas, big cities and industrial areas compared to the remote areas. In Tirana, 30% of the households have internet connection, followed by the most important cities. In the local units with industrial activities and services, 10% of the households have internet connection, but in remote mountain communes the percentage is less than 3%. The agglomerations of Tirana, Shkodër, Korçë, Lezhë and Gjirokastër show a higher level of internet connection compared to the national average. The agglomerations of Laç and Kavajë have the lowest average value for this indicator with respectively 6.1% and 7.3%.

Comparing the maps by agglomeration, we may conclude that the indicator on the availability of internet is probably the most significant for the assessment of the degree of modernity in a globalized world. The capital Tirana is leading, followed by the eight cities of national importance – everywhere with a clear difference between the inner and the outer areas of the agglomerations.

2.2.4.5 Highest completed education (Map 2.16)

School and technical education prepare for professional activity – a key factor for each person's active life and social status. Seen at the level of society, information about the educational attainment of the population and how this evolves over time gives precious indications concerning the labour market (table 2.9).

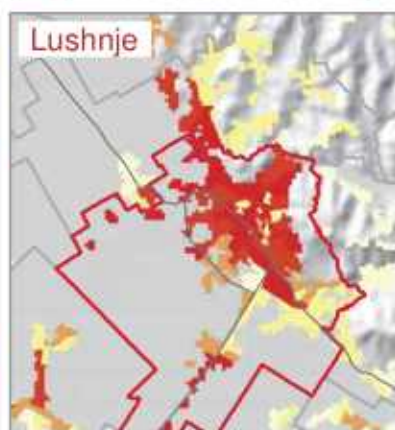
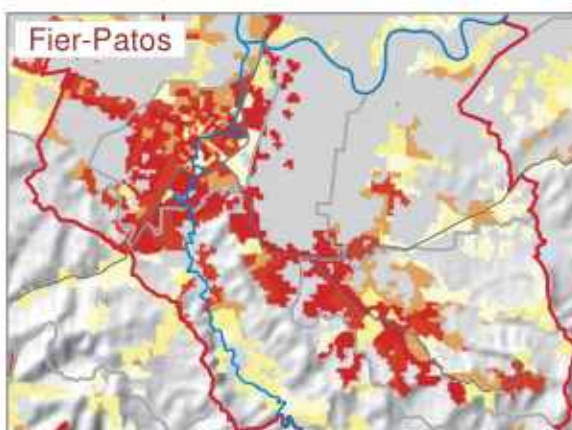
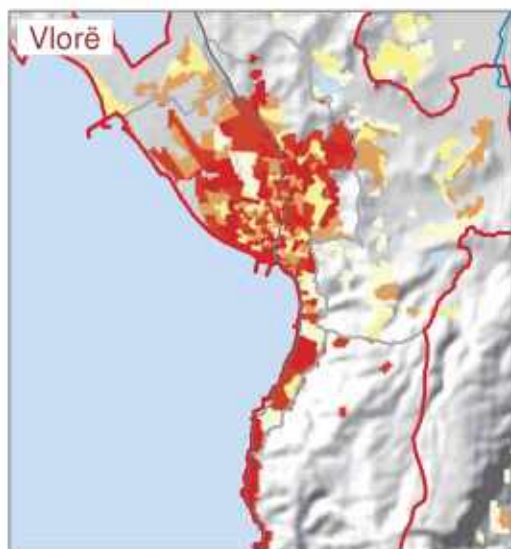
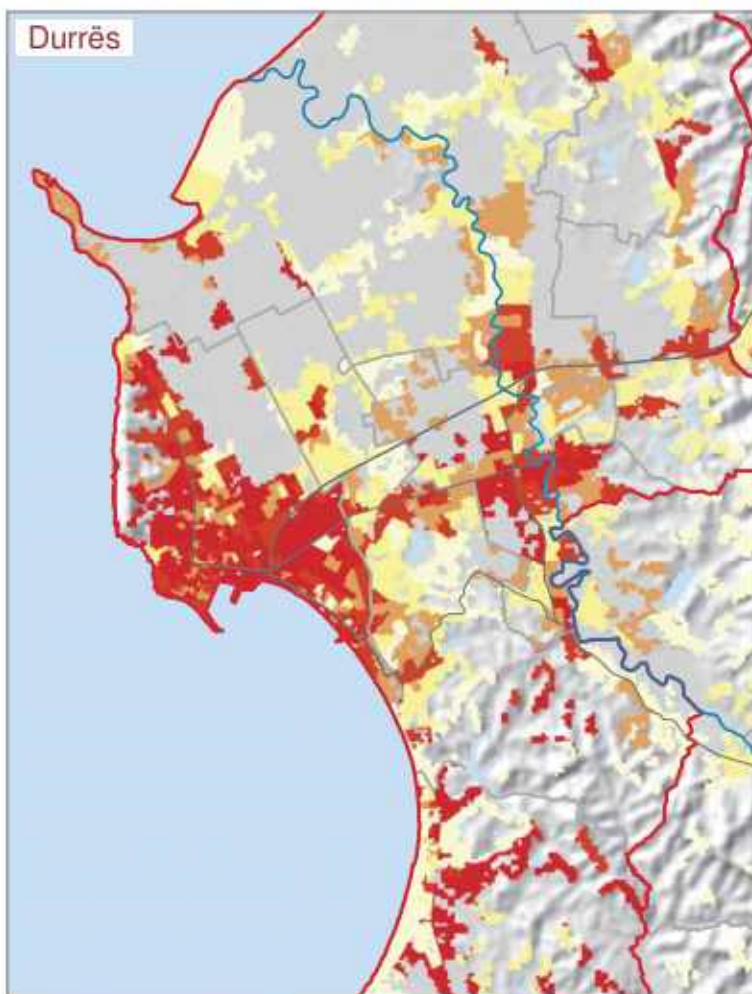
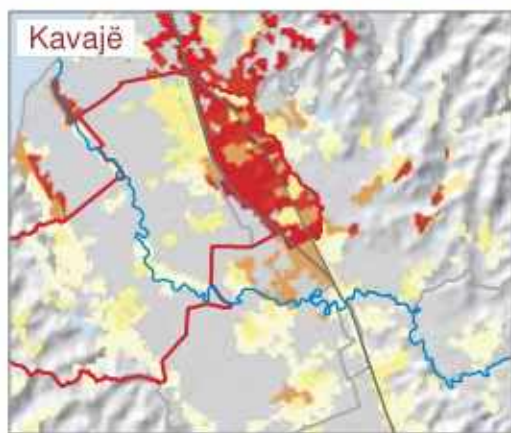
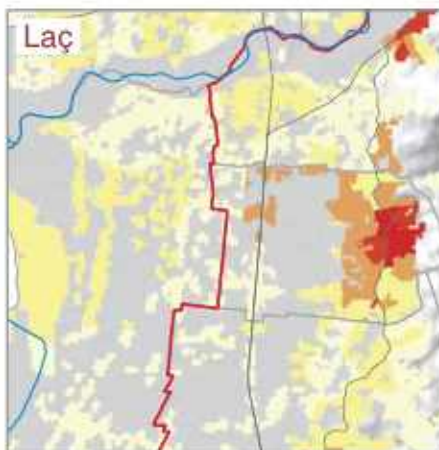
Concerning education, the 2011 census indicates the highest completed level of education in eleven categories, ranging from "without diploma" to "PhD". The usual aggregation in three categories (for persons aged more than 20 years) is used here: with no or only primary school education; secondary and upper secondary schooling; tertiary and academic level. A combination of these three categories allows for the information to be shown in a single map. The chosen criterion is the percentage of over-representation of a category compared with the other two categories, measured by the national average of each category. Thus, an enumeration area which is highlighted in red colour does not necessarily indicate an area where university graduates are the most numerous, but an area in which their presence is significantly greater than the national average.

On average, 22.5% of the Albanian population has obtained a superior diploma (including all the "tertiary" diploma types) in 2011. The percentage reaches almost 44.2% in Tirana, 31.1% in the other important cities, but around 10% in rural communes. This very clear geographic distribution pattern is well illustrated by the graph that shows the proportion of the various categories according to the distance to urban area centers (in this particular case only Tirana-Durrës). Very present in the historic centers of cities, the proportion of the population holding a higher degree decreases rapidly according to distance from the center, while the proportion those holding a secondary diploma increases. From the fringe of urban areas to the rural periphery, the general level of education continues to slightly decrease, while the proportion of the population without any training or education, or with only a primary diploma, increases to 16.2% in the mountainous agricultural communes (in comparison to 10.5% at national level, and less than 4.8% in Tirana).

Outside the municipality of Tirana, several new residential areas situated outside the municipal limits also show high percentages with a high level education: in Dajt commune, in Farkë, in Kashar (Yzberisht area). These new neighbourhoods with high population density are situated directly next to Tirana's "yellow line"; they have been developed within the framework of a joint urban development plan. They are attractive for a population showing a profile very similar to that in the historic center, from which some of the population has moved.



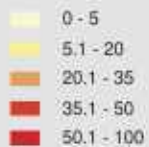
Heating by gas



Map 2.12

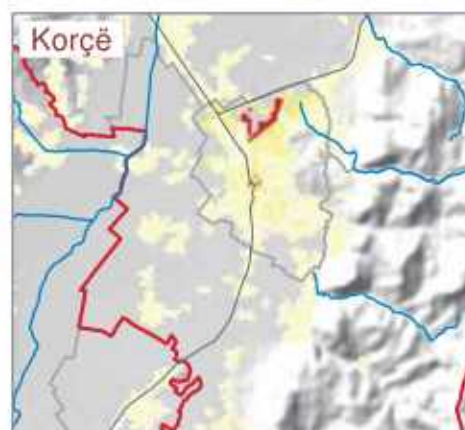
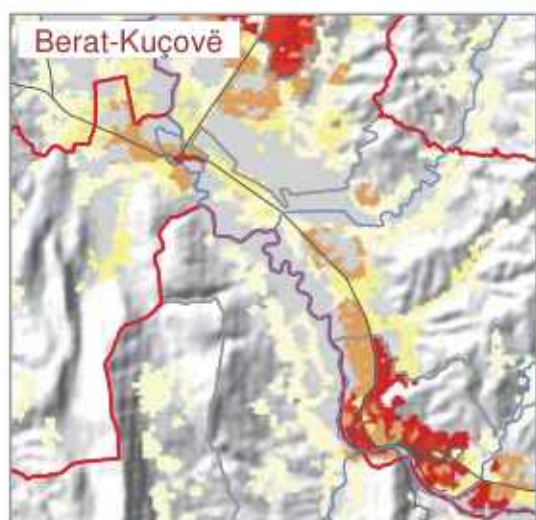
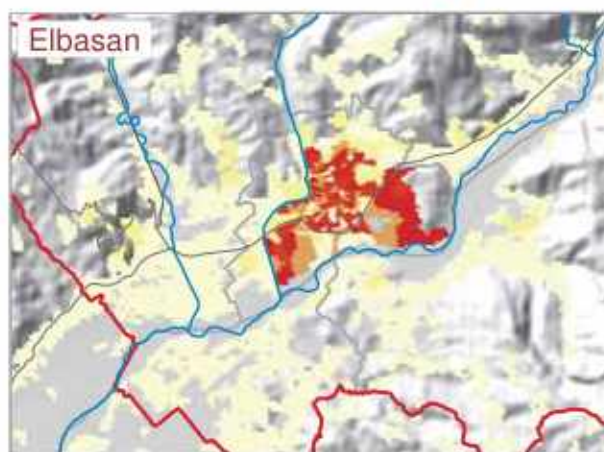
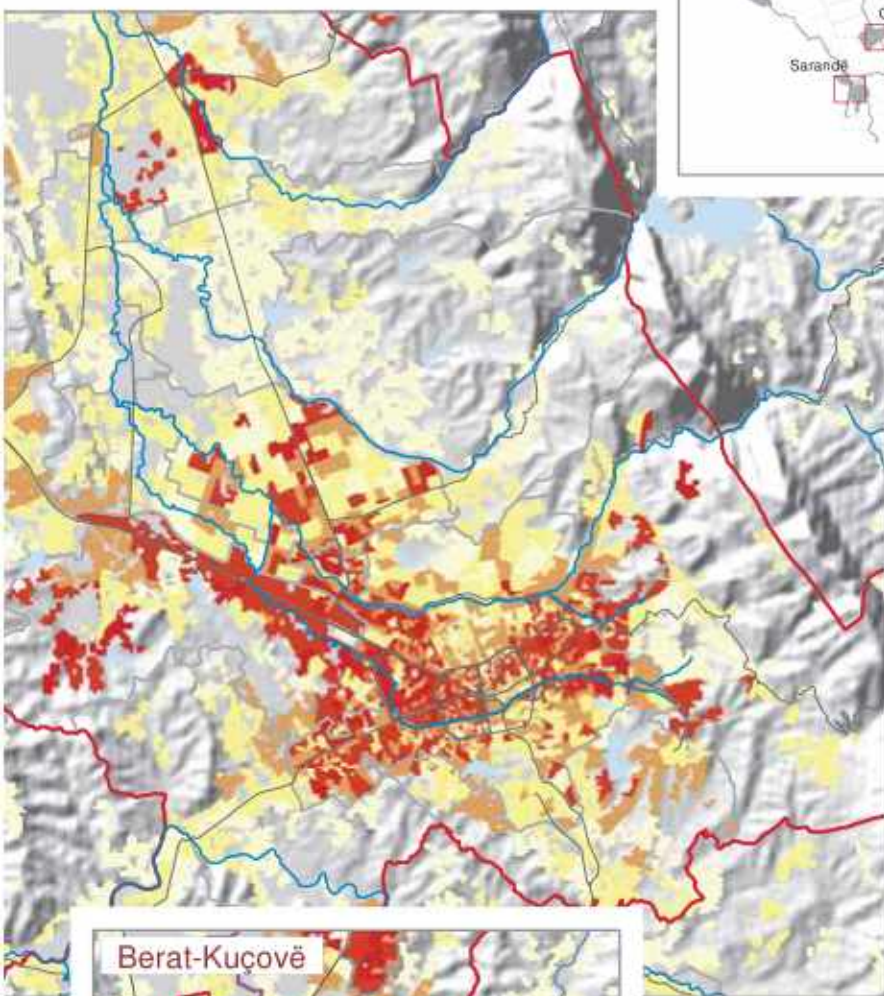
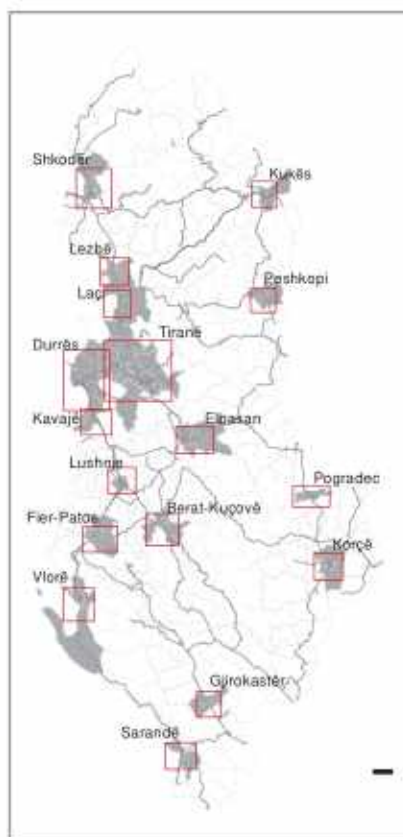
Legend

Percentage of dwellings heated by gas, 2011

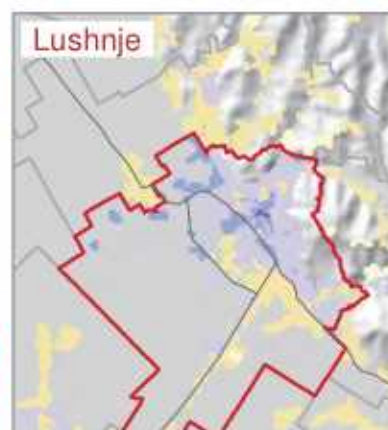
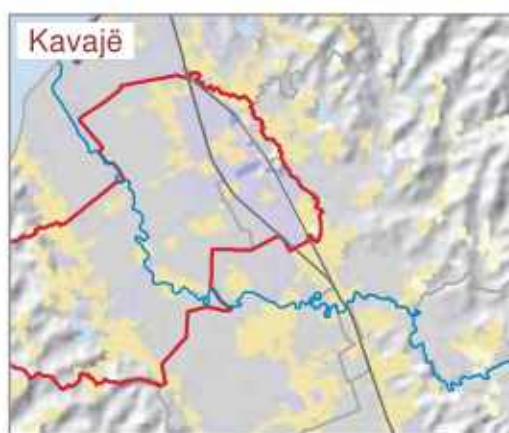
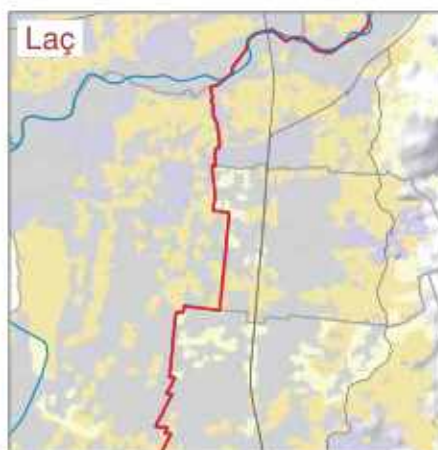


Source: National Institute of Statistics,
Population and Housing Census 2011

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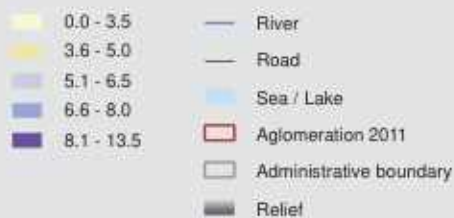
Household equipment



Map 2.13

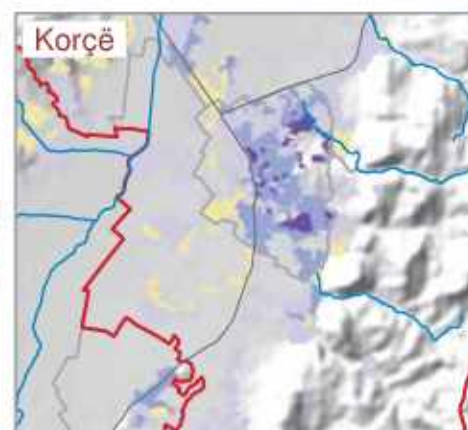
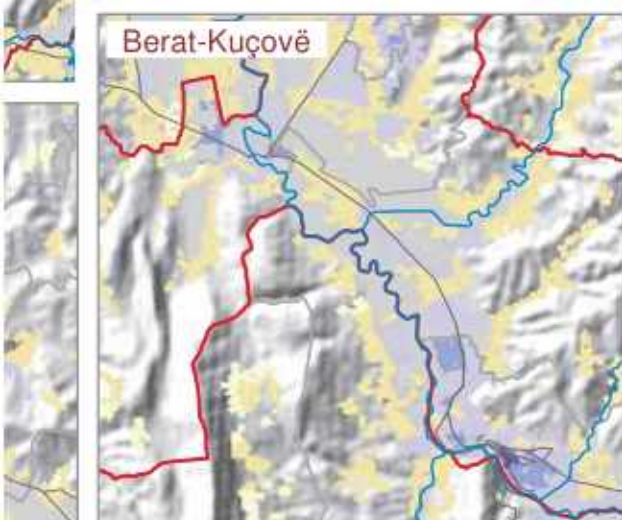
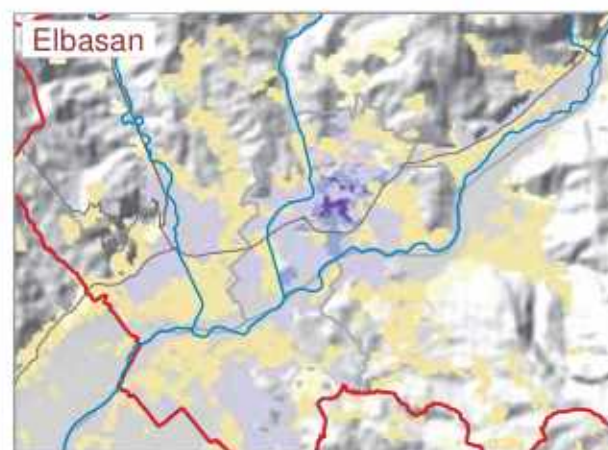
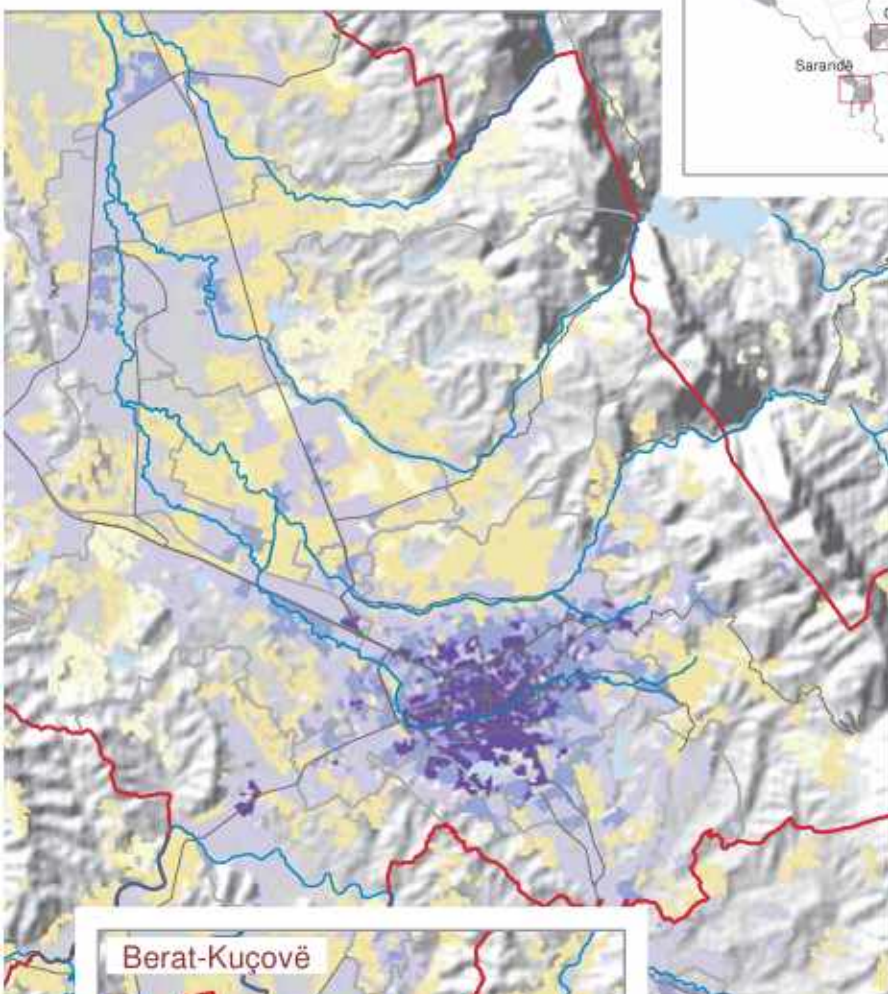
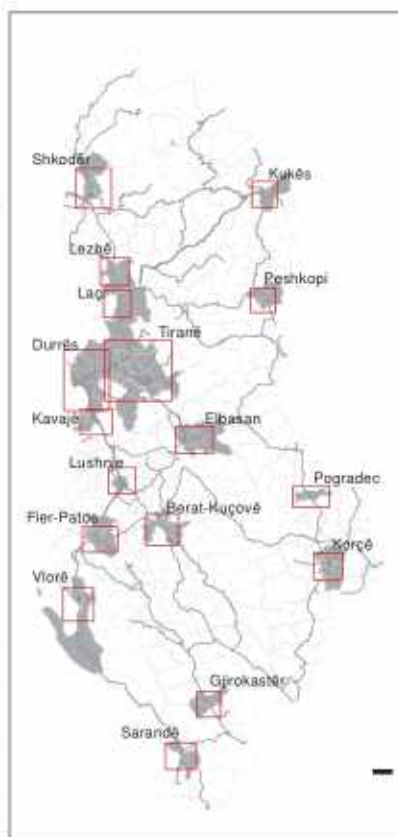
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Average number of appliances by household
(out of 16 recorded by the Census), 2011

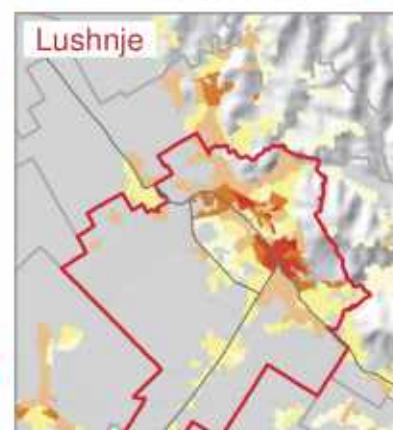
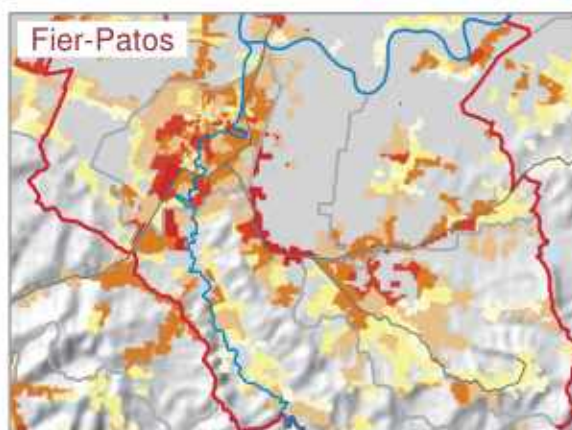
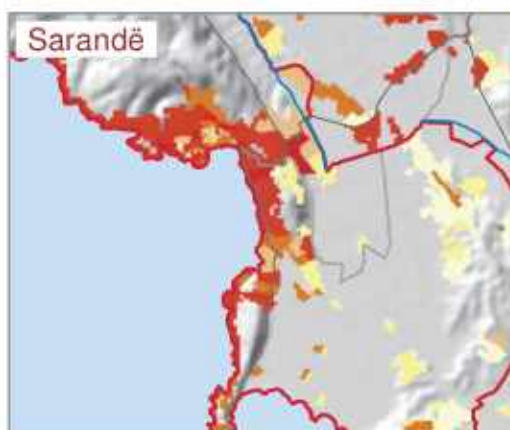
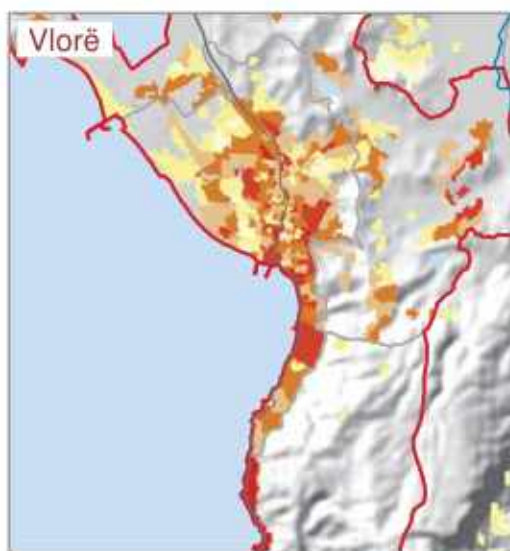
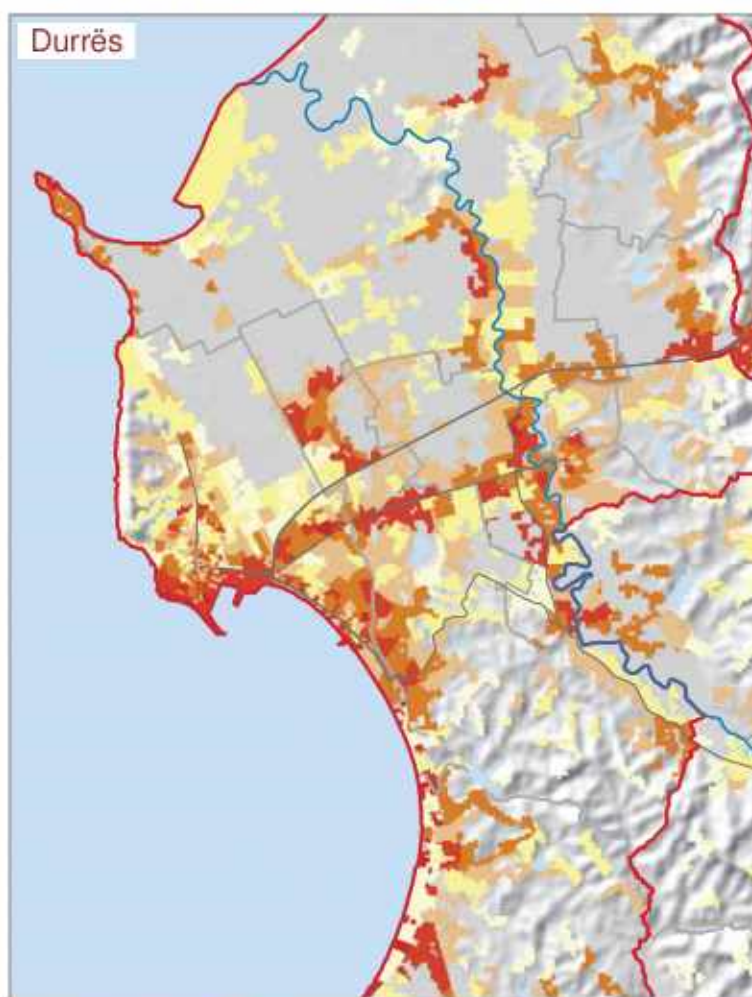
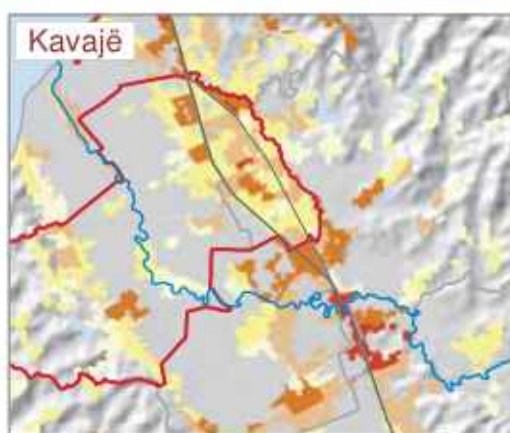
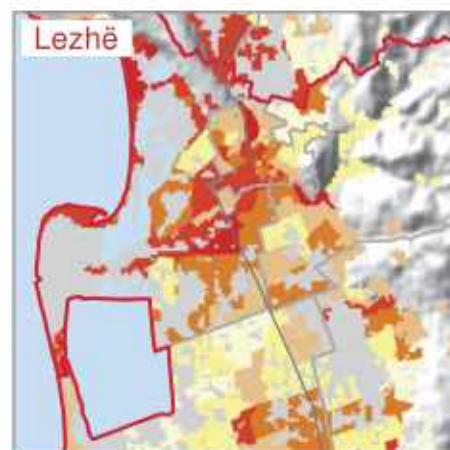
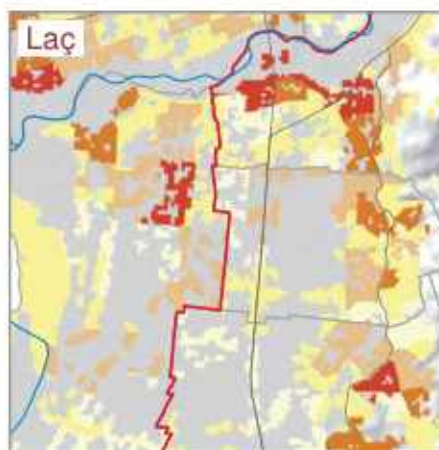
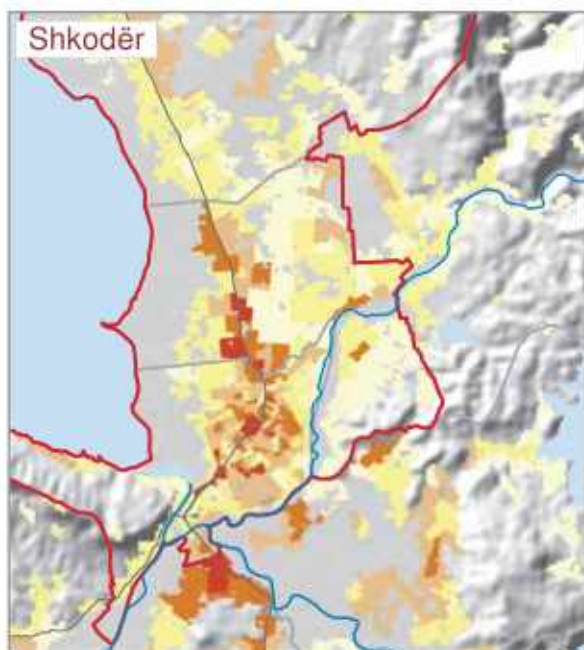


Source: National Institute of Statistics,
Population and Housing Census 2011

Scale 1:200,000
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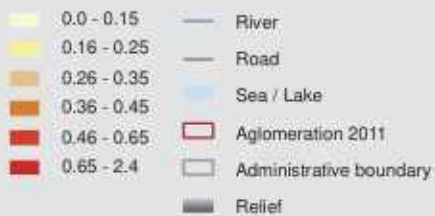
Motorisation rate



Map 2.14

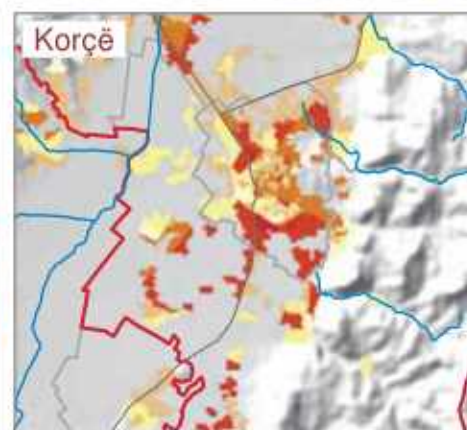
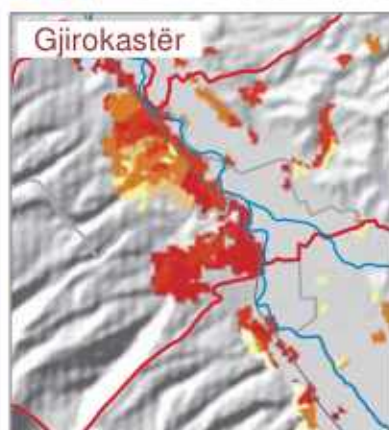
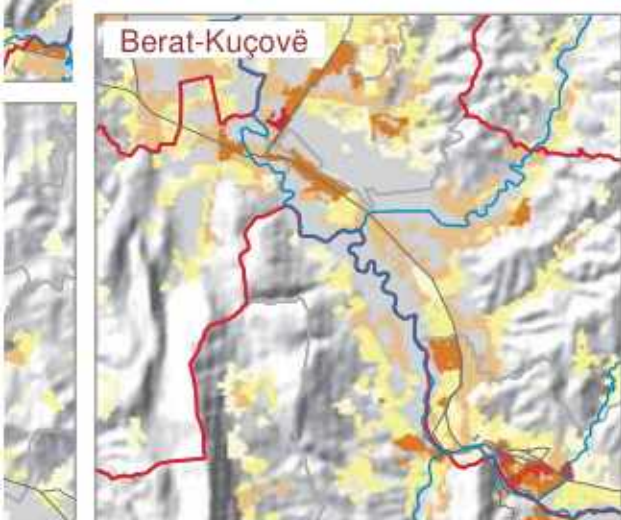
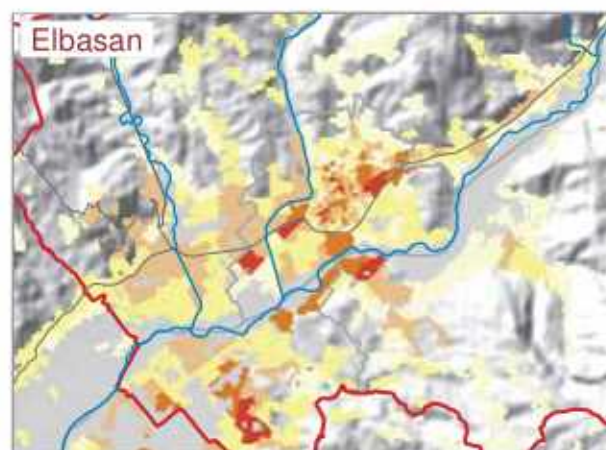
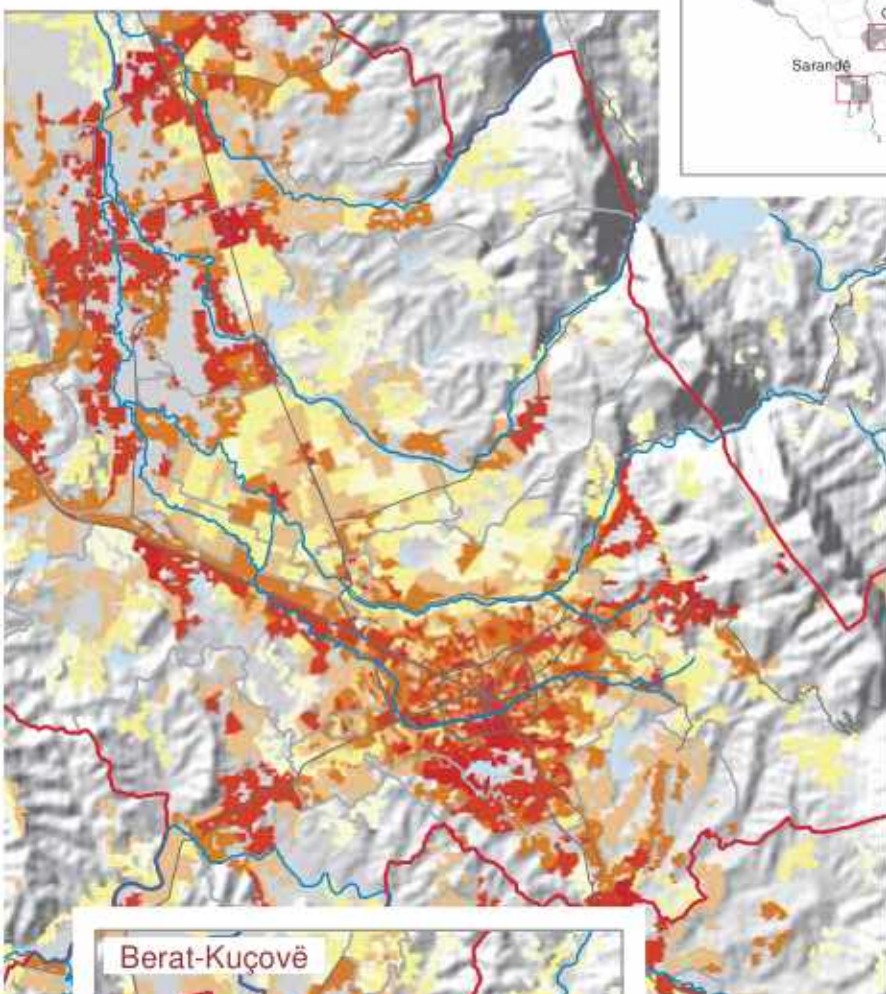
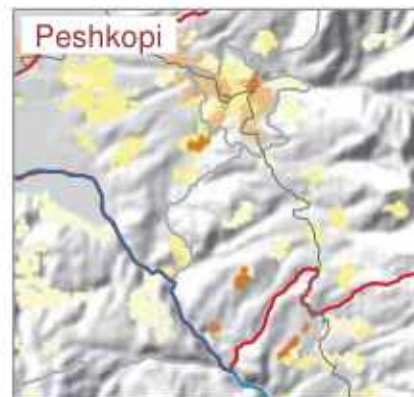
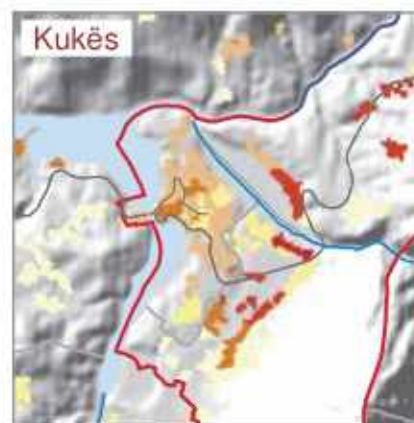
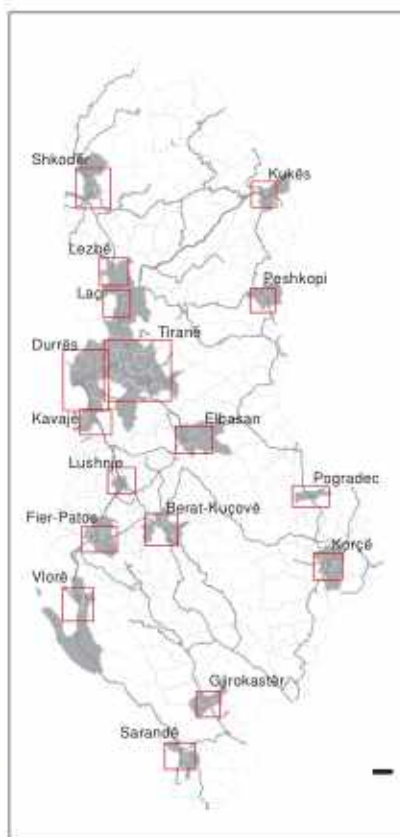
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Average number of cars per household, 2011



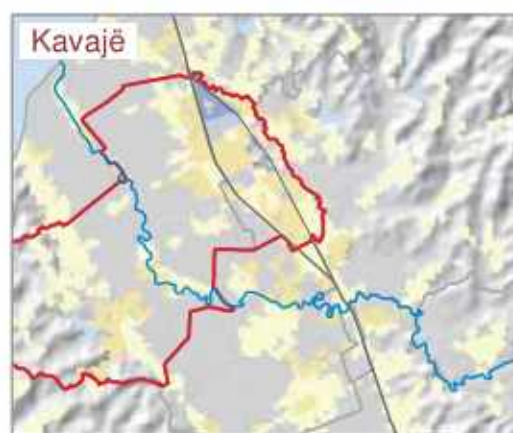
Source: National Institute of Statistics,
Population and Housing Census 2011

1:200,000
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Internet connections



Map 2.15

Legend

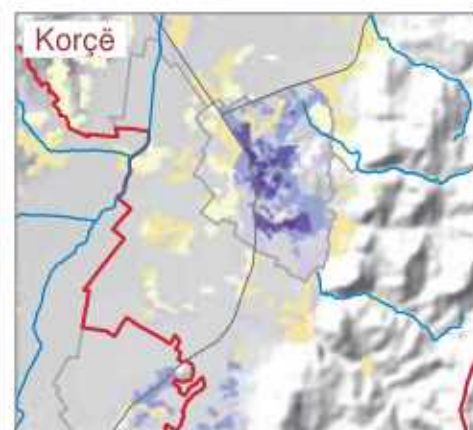
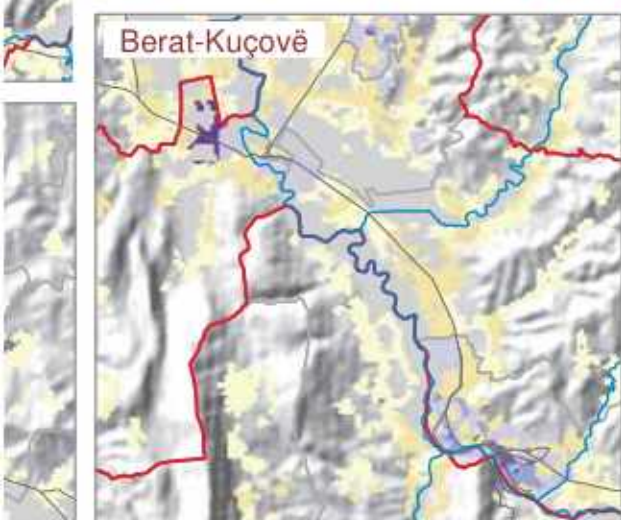
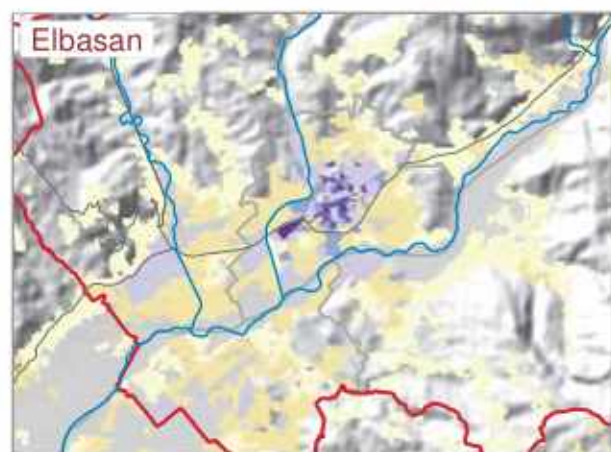
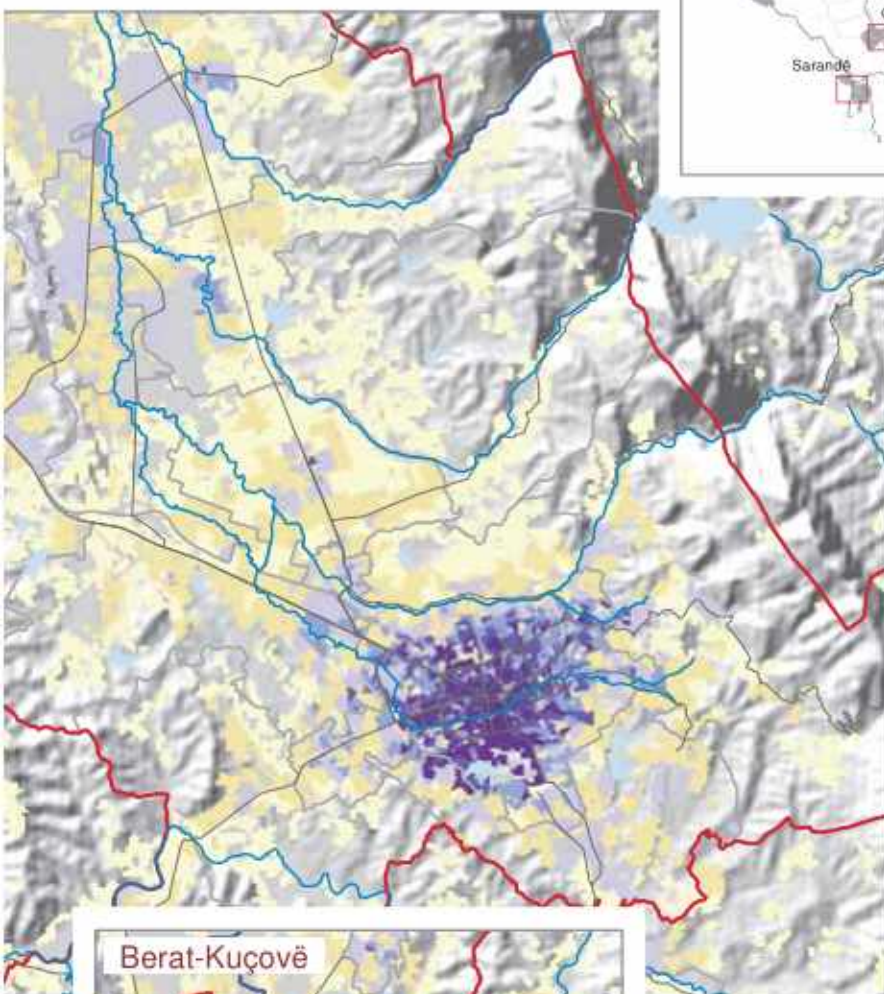
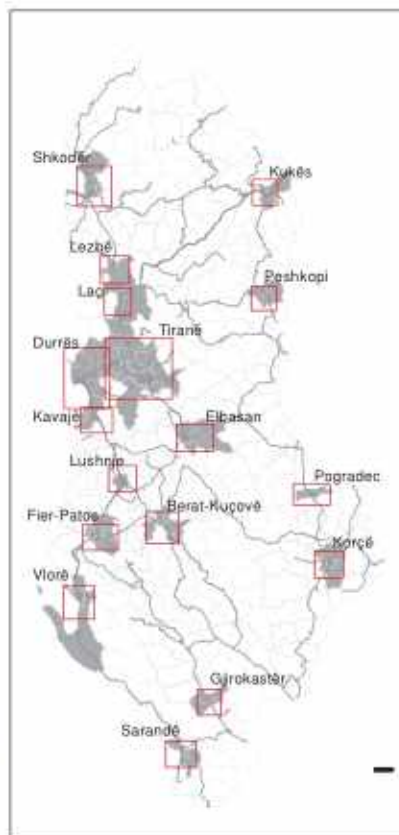
Percentage of households having access to Internet, 2011

- 0.0 - 2
- 2.1 - 10
- 10.1 - 20
- 20.1 - 30
- 30.1 - 40
- 40.1 - 100

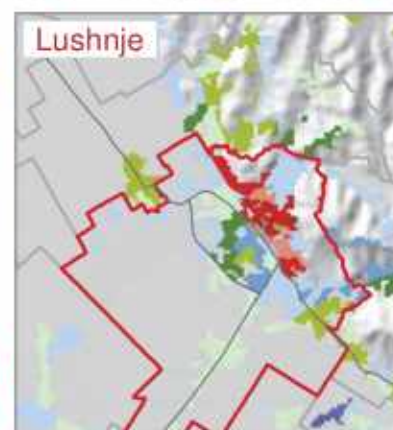
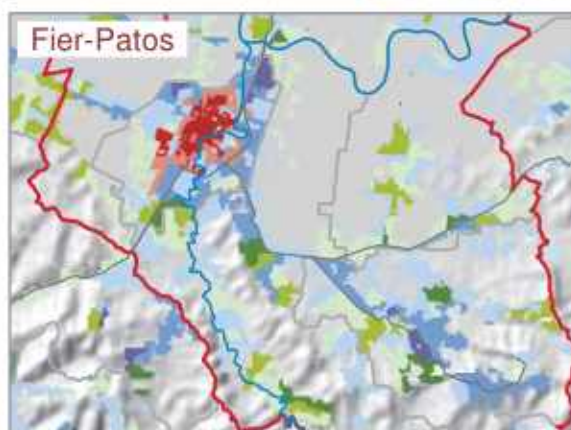
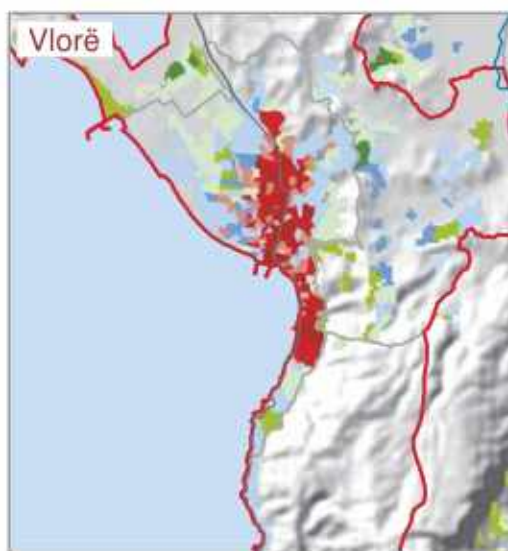
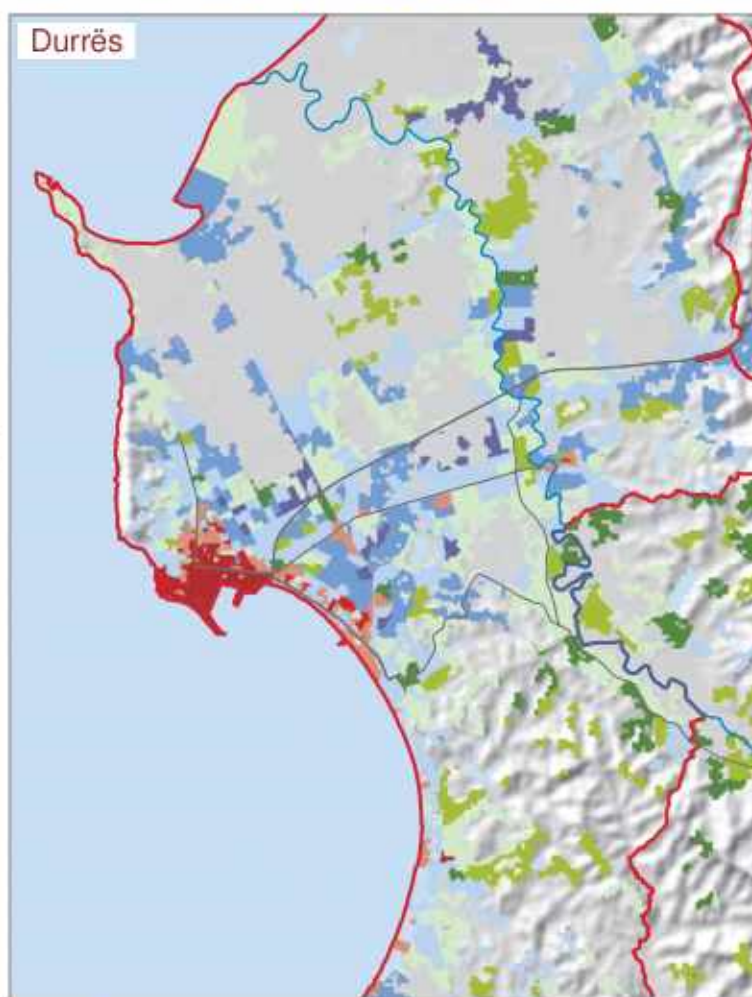
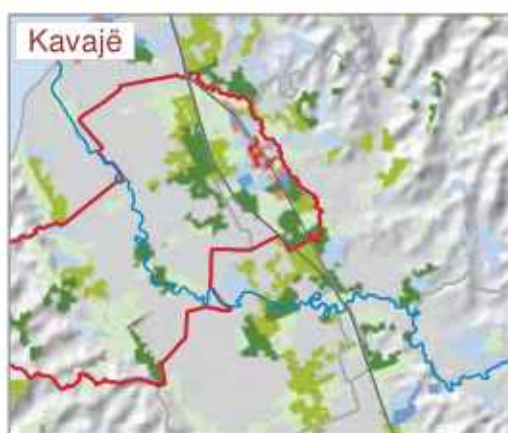
- River
- Road
- Sea / Lake
- Agglomeration 2011
- Administrative boundary
- Relief

Source: National Institute of Statistics,
Population and Housing Census 2011

1:200,000
0 1.5 3 Km



Educational attainment



Map 2.16

Legend

Population aged 20+, 2011

No education / Primary education

- 11 Slightly overrepresented
- 12 Overrepresented
- 13 Strongly overrepresented

Secondary education

- 21 Slightly overrepresented
- 22 Overrepresented
- 23 Strongly overrepresented

Tertiary education

- 31 Slightly overrepresented
- 32 Overrepresented
- 33 Strongly overrepresented

River

Road

Sea / Lake

Aglomeration 2011

Administrative boundary

Relief

Scale: 1:200,000

0 1.5 3 Km

Source: National Institute of Statistics,
Population and Housing Census 2011

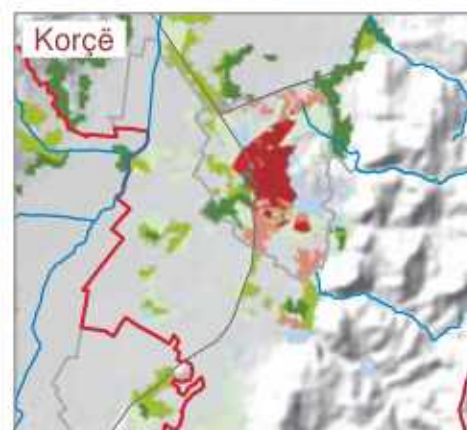
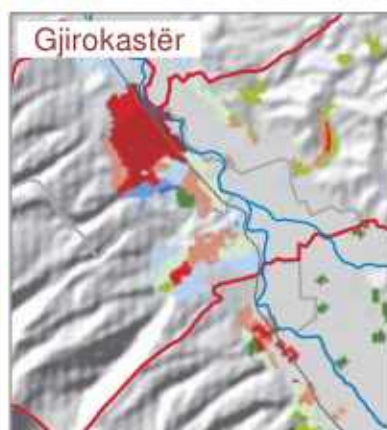
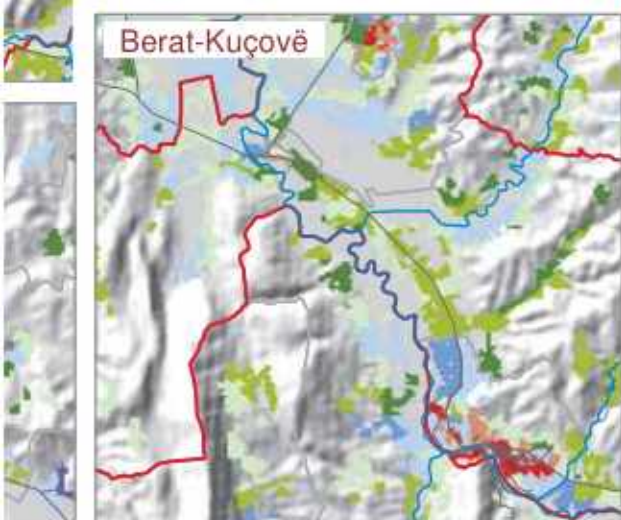
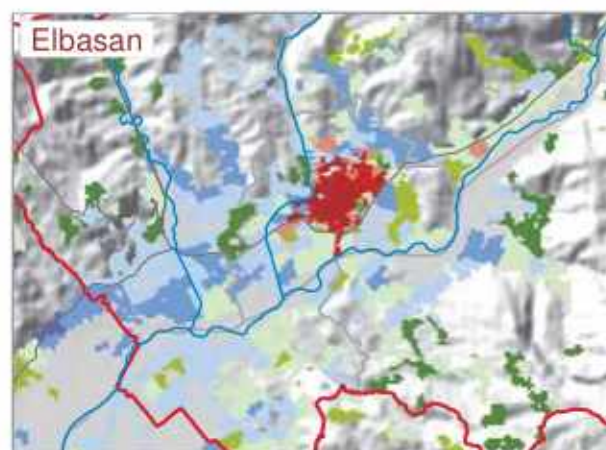
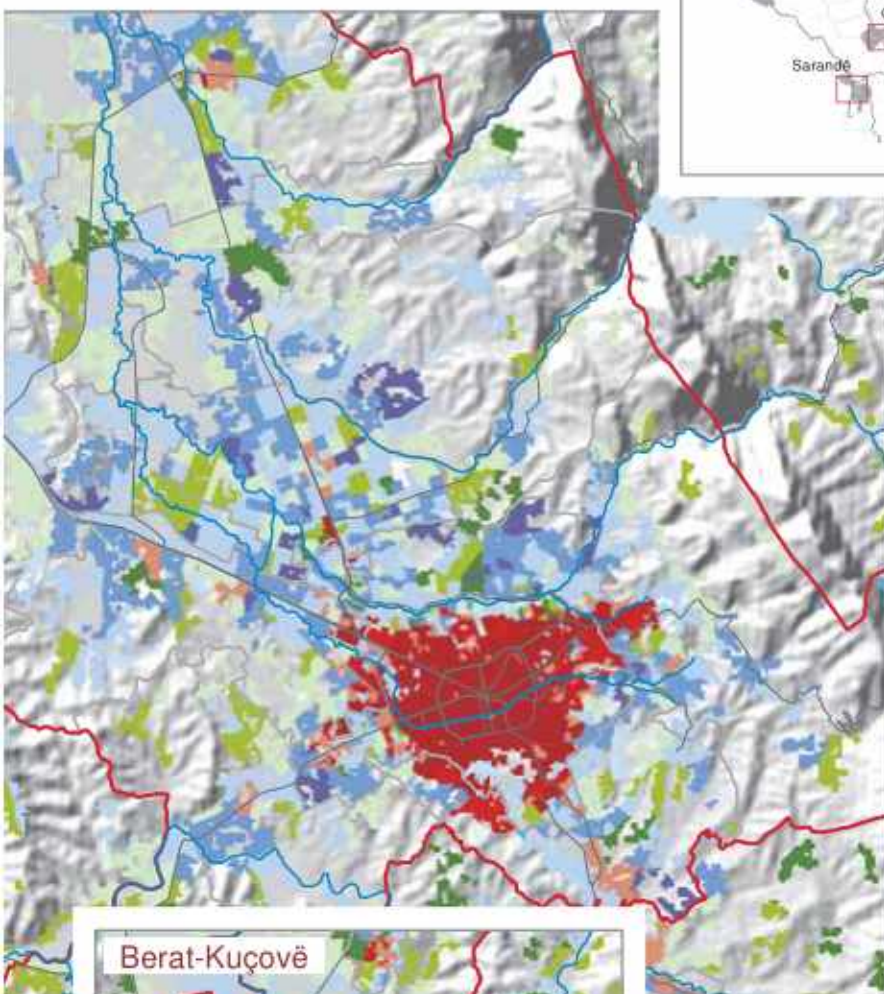
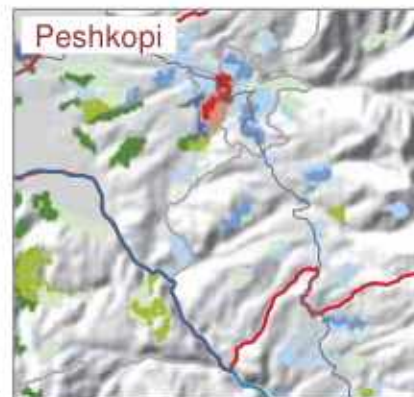
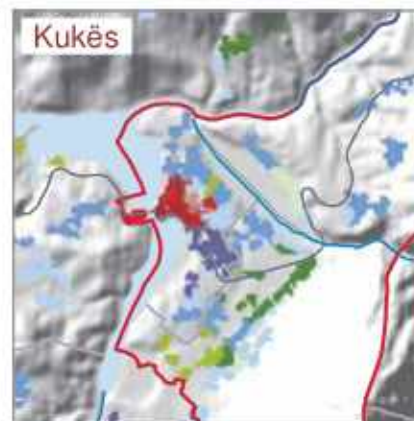
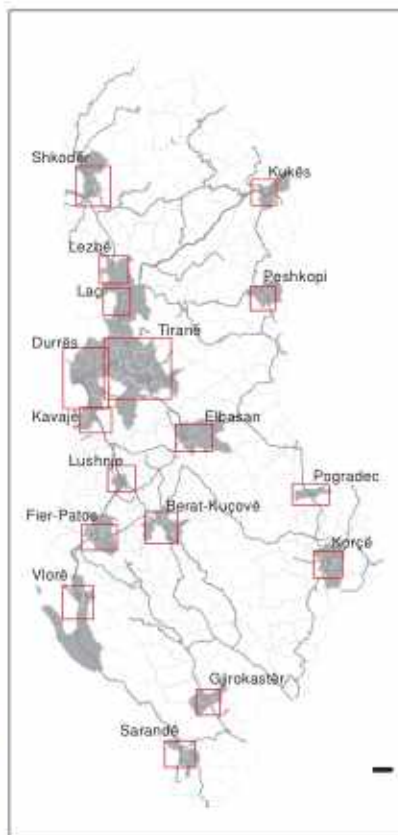
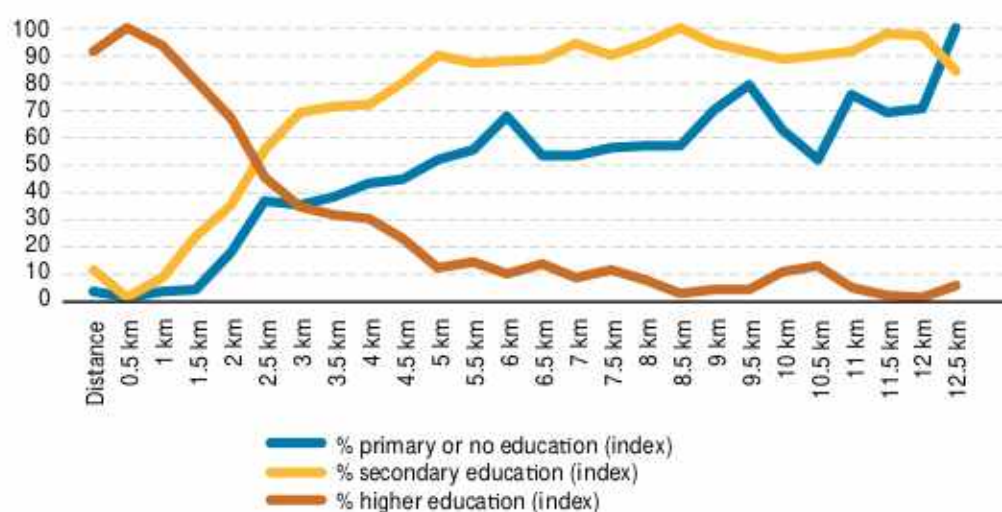


Figure 9 – Level of education as a function of distance from the center (Tirana-Durrës)



On the opposite side of Tirana, in the northern suburbs such as Kamëz or Paskuqan, low density areas prevail with a high proportion of the informal sector. Here live numerous people who have emigrated from rural areas and whose educational profile is close to the average profile for their prefectures of origin (Kukës, Shkodër). The communes of Kashar, Farkë and Dajt have respectively 27%, 36.6% and 26% of highly educated people, while in Kamëz and Paskuqan this category accounts for 11.9% and 12.9% of the population respectively.

About 45% of all Albanians 20 years and older who have obtained a higher education live in the Tirana-Durrës metropolitan area (while around 32% of the total population lives there). An important proportion of highly educated people can be found in the capital of other prefectures: between around 30 and 35% in most capitals, and up to 40.3% in the Gjirokastër municipality, at the opposite, some smaller towns, often industrial, have low proportions with a higher education, such as Laç (15.7%), Patos (17.4%) or Kavajë (20%).

Table 2.9 - Population 20 years and over: highest level of education completed, by agglomeration

Agglomerations (2011)	No education or primary		Lower secondary to upper secondary (general)		Upper secondary to Doctorate/PhD	
	Center	Suburbs	Center	Suburbs	Center	Suburbs
Tiranë	4.8	9.3	51.0	73.3	44.2	17.4
Durrës	7.4	11.3	64.9	76.6	27.7	12.1
Elbasan	7.3	13.0	58.4	76.7	34.3	10.4
Shkodër	6.3	14.7	63.1	73.2	30.6	12.1
Fier - Patos	6.8	12.1	58.5	73.9	34.6	14.0
Vlorë	6.7	13.1	62.1	72.9	31.1	14.0
Berat - Kuçovë	8.6	13.2	62.1	65.4	29.3	21.4
Korçë	10.1	17.9	58.4	68.9	31.5	13.2
Lezhë	7.7	12.3	60.2	74.1	32.1	13.6
Laç	9.7	11.6	74.6	78.6	15.7	9.8
Pogradec	8.2	13.5	60.8	73.8	31.0	12.7
Lushnjë	8.5	0.0	64.9	0.0	26.6	0.0
Kavajë	10.8	21.3	69.2	71.3	20.0	7.4
Peshkopi	7.5	13.0	66.5	77.1	26.0	10.0
Gjirokastrë	5.8	9.6	54.0	73.2	40.3	17.2
Kukës	6.6	13.8	68.7	78.2	24.7	8.0
Sarandë	6.9	15.3	63.7	65.7	29.4	19.1
All agglomerations	6.5	11.3	57.8	73.6	35.7	15.1

The table for this indicator shows the three levels of education for the centers and the suburban communes. In all 17 agglomerations, the adult population living in the center has attained, on average, a far higher level of formal education. For the upper secondary level, the percentages are twice to three times higher in the urban than in the suburban contexts, except in Sarandë and its suburban commune of Aliko. The spatial concentration of well-educated inhabitants in the inner part of the urban areas can be seen as an Albanian specificity, still reflecting the communist form of spatial segregation according to professional categories. Obviously, and despite the intensity of migration which has occurred since 1989, the movement flows still reflect the old pattern.

2.2.4.6 Commuting by public transport (Map 2.17)

Commuters are active persons who have to travel to get from their home to their work-place. Information concerning commuting provides interesting data for mobility and transport planning. In addition, it helps to define functional connections between different communes and municipalities.

Table 2.10 – Main means of transport for travel to work, by agglomeration (in %)

Agglomerations 2011	Individual motorized transport			Public transportation		Soft mobility	
	Car as driver	Car as passenger	Motorcycle	Bus	Minibus	Foot	Bicycle
Tiranë	21.9	5.9	1.7	32.7	2.0	33.5	1.8
Durrës	20.1	4.9	1.9	23.3	1.8	45.1	2.2
Elbasan	16.8	6.3	1.6	20.1	1.1	49.9	3.5
Shkodër	17.5	7.0	2.8	7.0	3.4	34.4	27.4
Fier - Patos	18.5	7.2	2.1	16.9	2.4	49.4	2.3
Vlorë	22.8	6.8	2.0	16.1	2.2	46.6	2.8
Berat - Kuçovë	11.4	3.4	2.1	20.3	1.1	58.9	2.1
Korçë	18.7	7.9	0.8	8.3	1.1	58.4	2.9
Laç	18.6	13.3	2.0	5.5	6.0	52.9	0.9
Pogradec	14.5	8.4	1.1	7.2	3.7	60.8	3.5
Lushnjë	15.9	5.6	1.3	11.8	2.3	59.3	2.9
Lezhë	21.0	9.9	3.3	7.7	5.1	51.3	1.2
Kavajë	20.5	6.1	3.9	4.1	4.1	49.2	9.9
Peshkopi	11.3	5.3	0.6	2.1	7.1	72.5	0.2
Gjirokastër	24.7	5.2	0.3	18.1	1.9	49.3	0.0
Kukës	17.2	12.4	0.1	0.9	2.7	66.2	0.2
Sarandë	25.5	6.6	2.2	6.7	1.0	57.3	0.1
Urban Albania	20.1	6.2	1.8	23.4	2.2	42.3	3.4
Rural Albania	9.9	6.1	3.9	6.1	1.7	66.8	1.1
Albania	16.9	6.2	2.5	17.9	2.0	50.1	2.7

In the 2011 census, respondents were asked about the means of transport used to go to work. The maps show the means of public transportation used, such as bus, minibus or train, as a percentage of all active workers having declared any means of transport. Two complementary categories are 1) soft mobility (by foot, bicycle and animal) or 2) private motorized transport (motorcycle, car, taxi or tractor). At national level, the proportion is 25.6% by private motorized transport, around 20% by public transport and about 53% by soft mobility. Depending on the context, this modal split varies: usually in rural areas, soft mobility is common because the labour market is concentrated in geographically restricted employment areas and agriculture is very present; in the plains with a mixed economy and dispersed settlements, private motorized transport is dominant; in denser urban and suburban areas, especially in big cities, public transport is efficient and mostly used, with sometimes an increase in soft mobility in the center because of density, smaller distances, mixity (housing and employment) and problems of traffic and parking. In a country like Albania, the purchasing power is also an explanation: not all households can afford to buy a car. Finally, municipal or agglomeration public policies play a major role in promoting – or not – public transport networks.

The maps show clearly the very strong use of public transportation in Tirana and Durrës suburbs. Whereas 39% of Albanian commuters live in TDMA, they account for 65% of public transport users (73,000 persons)! The explanation is of course the size of these agglomerations which makes distances too far to walk, as well as their size and density that make public transport networks efficient and more profitable. The proportion of commuters using public transport is 34.7% in the Tirana agglomeration, 25.1% in the Durrës agglomeration, around 21% in other big or polycentric agglomerations

of Berat-Kuçovë, Fier-Patos around 20%, Elbasan 21.2%, Vlorë 18.3% and Gjirokastrë 20% and between 10 and 15% in other urban areas. Surprisingly, the proportion is very low (10.4%) in Shkodër, though it is a big city. Looking into more detail, we notice that in the northern capital, commuters using a bicycle are by far the most numerous: 5,200 commuters use a bicycle, or one third of all Albanian cycling commuters! The lowest proportion using public transportation (around 4%) is observed in Kukës, a small city in a rural and rather poor region. In some agglomerations, low proportions are also explained by a high presence of private motorized transport, such as in the dispersed built-up area of Laç (where we note the highest proportion of people moving to work as car passengers) or in Sarandë (a rich city, with the highest proportion of car drivers).

Looking at the spatial patterns we can observe in some cities linear patterns that make bus lines very efficient. In Berat, for example, the different neighbourhoods are located along the Osumi river and linked by rruga Antipatrea; in Fier, Rruga Naftetaret that links the city with Patos proposes a very popular bus line; in Durrës, Rruga Aleksander Goga, along the river Lumi Erzen (Sukth municipality) or along the road to Manëz; in Tirana – whose radial structure is reflected in the urban bus network – some lines show high public transport use: Rruga i Kavajës, Rruga Ali Demi, Rruga Elbasanit, or Bulevardi Blu to Kamëz. Vlorë, Lezhë or Elbasan do not show such axial patterns; here public transport is quite evenly distributed over the whole agglomeration with rather high values of 15% to 25% of commuters using public transport.

2.2.4.7 Economic structure (Map 2.18)

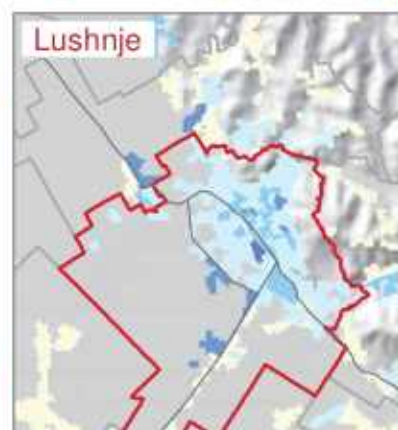
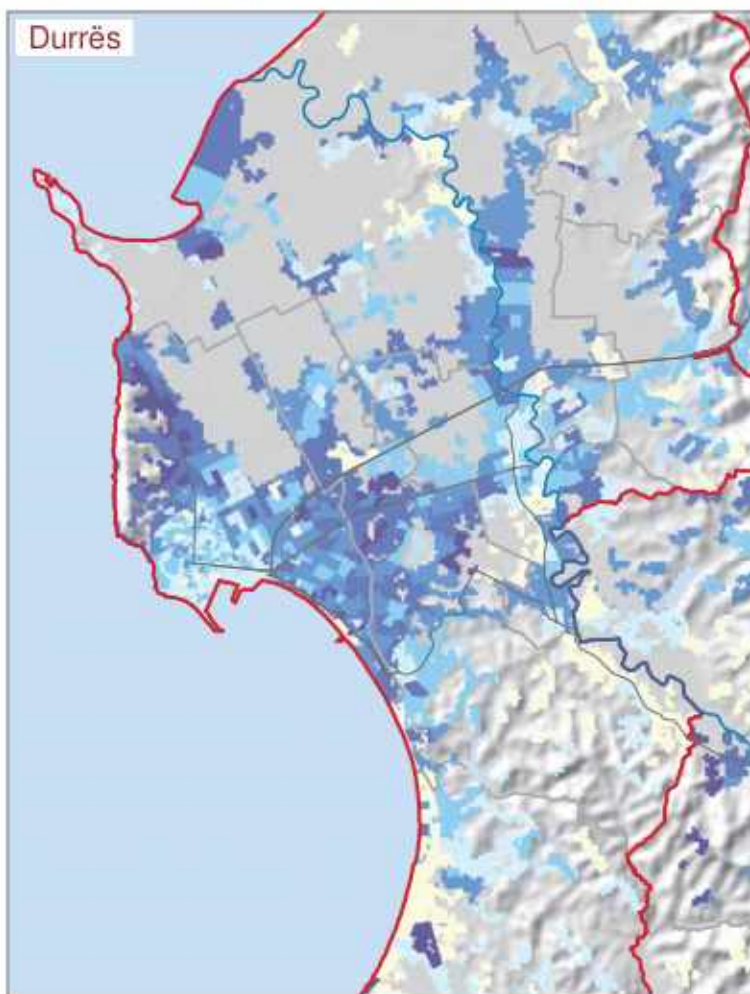
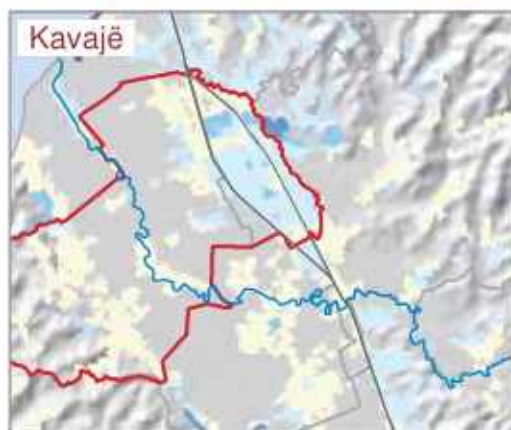
The population census provides important information on the economic activity. This information is one of the basic elements for the commune typology presented in chapter 1 of this report. In the present analysis at the level of enumeration areas, it is not possible to go too much in details, since an average EA accounts for only about 150 active persons. Thus, we concentrate our analysis on a single indicator which gives the proportion of people active in the secondary sector out of the total population active in of the secondary and the tertiary sectors (the primary sector is not sufficiently represented in the central areas of urban agglomerations). The indicator records professional activity where respondents live and not where they work. As mentioned, INSTAT offers other valuable source for measuring the economic activity, such as the census of economic enterprise.

Table 2.11 – Number of jobs in sector 2 and 3, by agglomeration, 2010

Urban Agglomerations	Jobs in industrial sector (II)	Jobs in service sector (III)	Jobs in sector II as part of II+III (%)
Tiranë	39,476	139,645	22.0
Durrës	12,056	28,205	29.9
Elbasan	5,414	15,142	26.3
Shkodër	4,672	14,374	24.5
Fier - Patos	4,527	12,692	26.3
Vlorë	5,223	14,299	26.8
Berat - Kuçovë	3,557	9,421	27.4
Korçë	4,173	10,519	28.4
Laç	771	3,239	19.2
Pogradec	1,136	5,043	18.4
Lushnjë	1,184	5,475	17.8
Lezhë	1,467	5,016	22.6
Kavajë	952	3,246	22.7
Peshkopi	521	2,961	15.0
Gjirokastrë	1,511	4,886	23.6
Kukës	338	2,957	10.3
Sarandë	1,460	4,076	26.4



Public transportation



Map 2.17

Legend

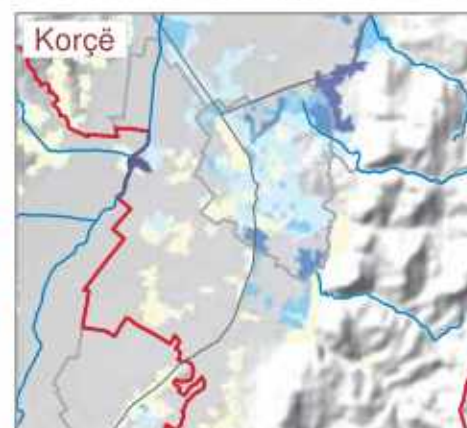
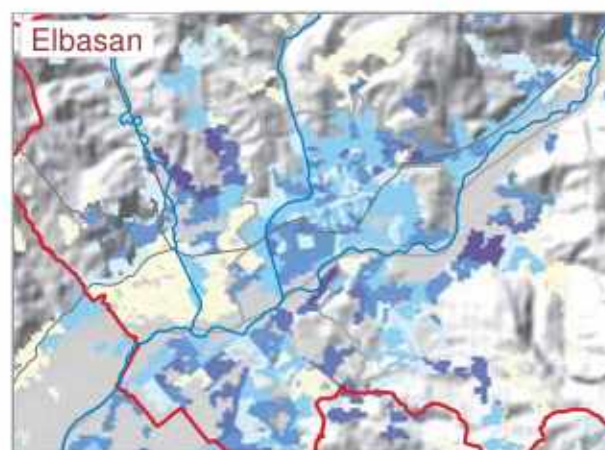
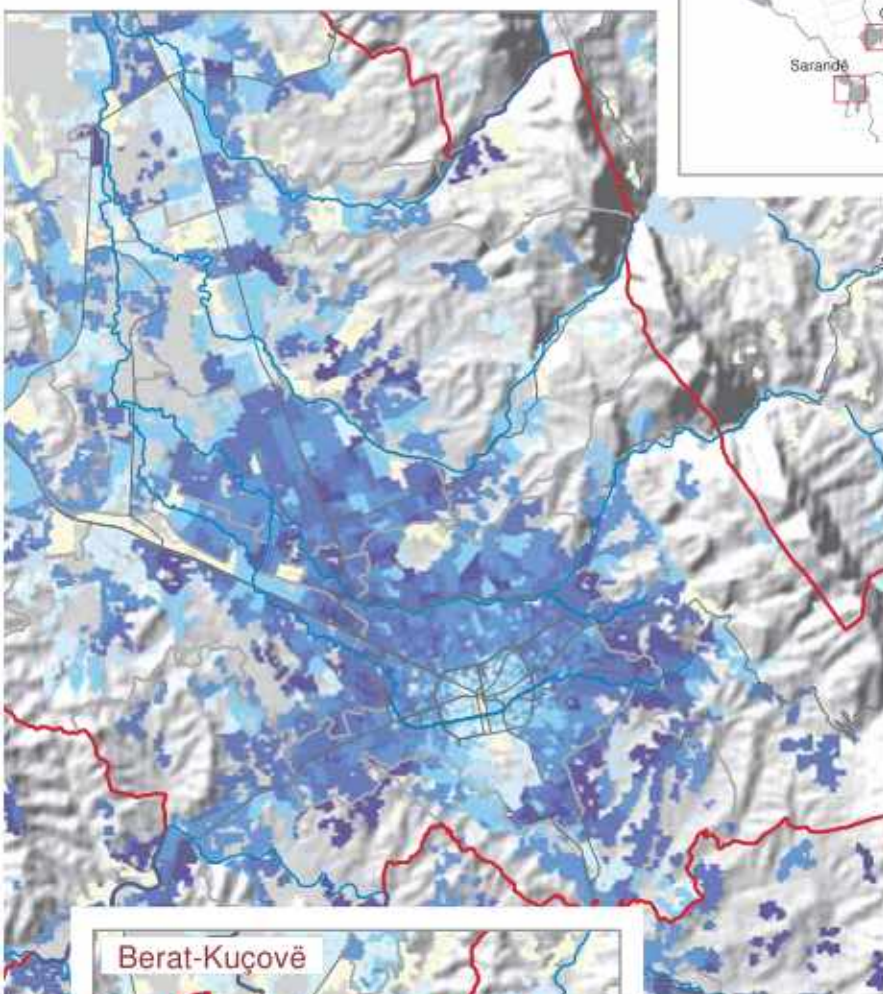
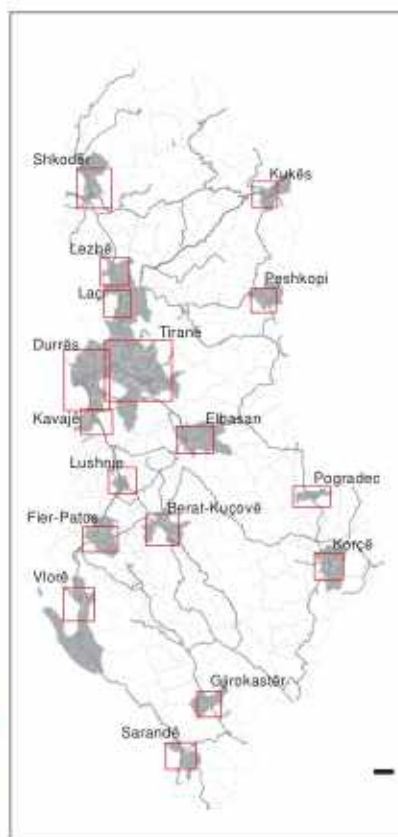
Percentage of commuters traveling by bus, minibus or train, 2011



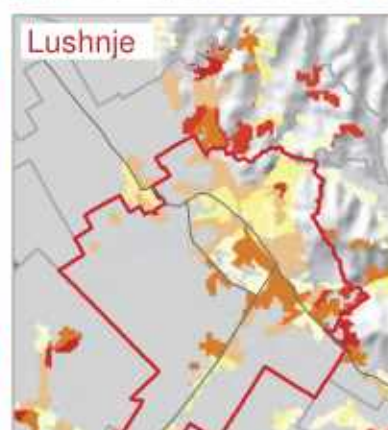
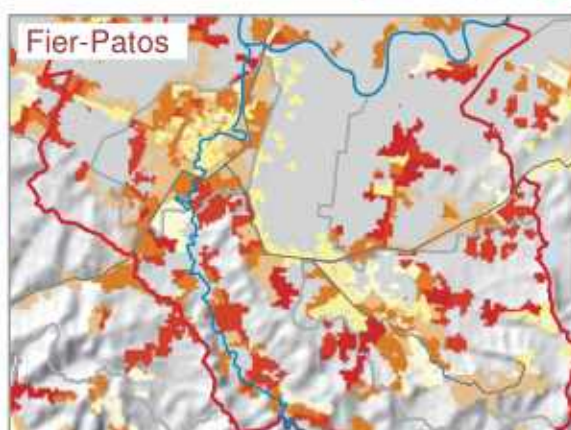
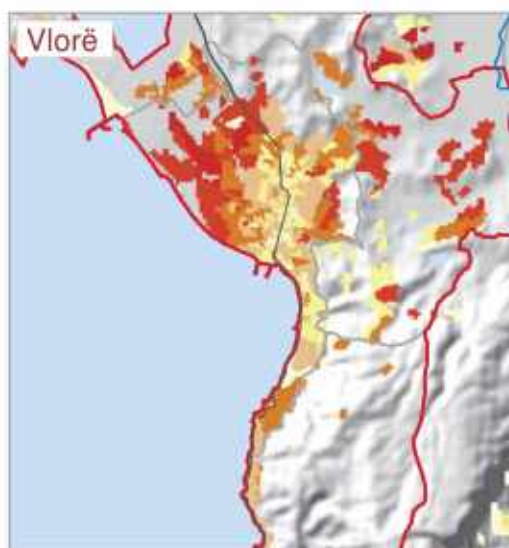
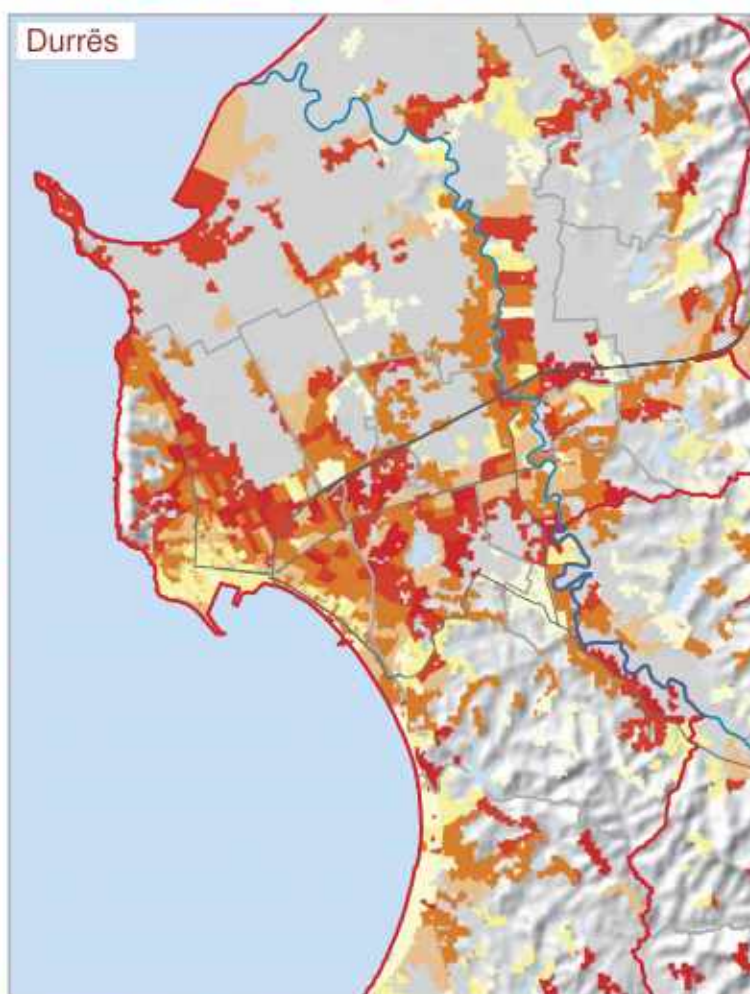
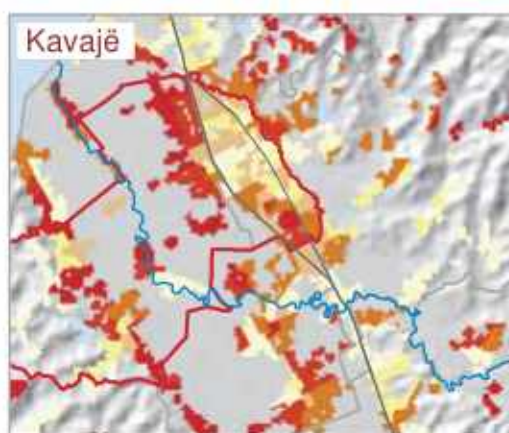
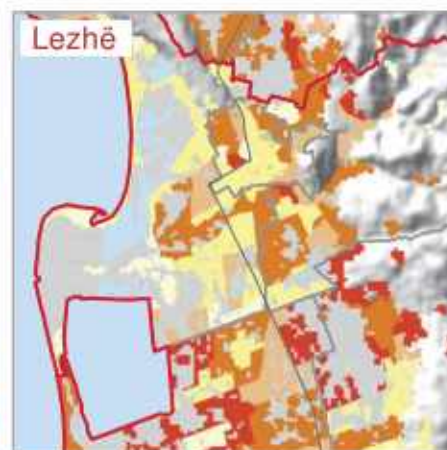
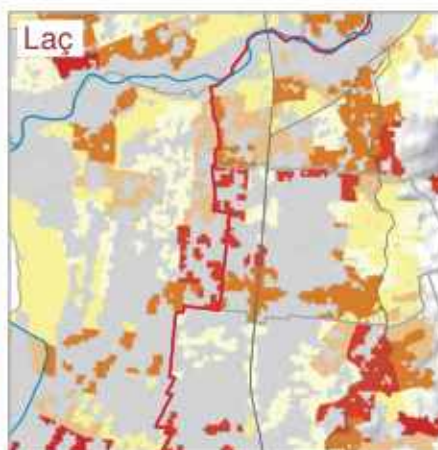
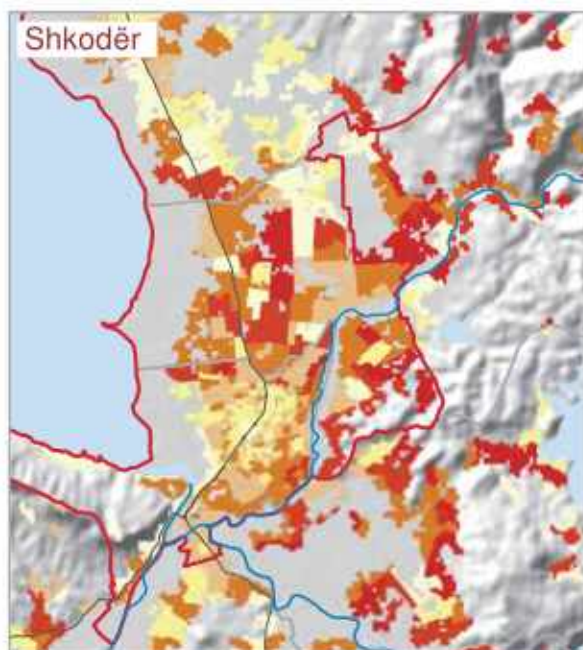
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Source: NATIONAL INSTITUTE of STATISTICS,
Population and Housing Census 2011



Actives in industry



Map 2.18

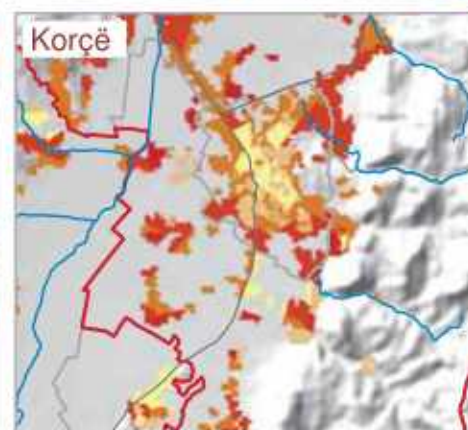
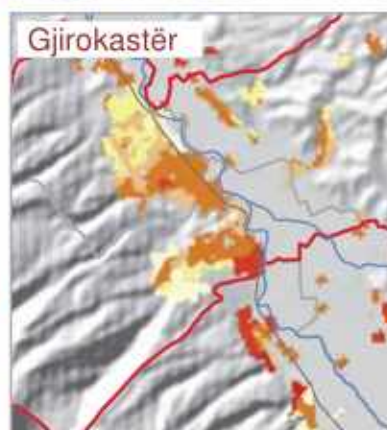
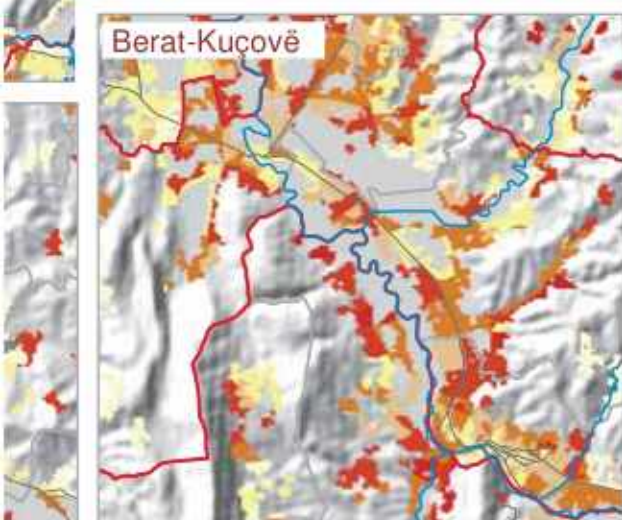
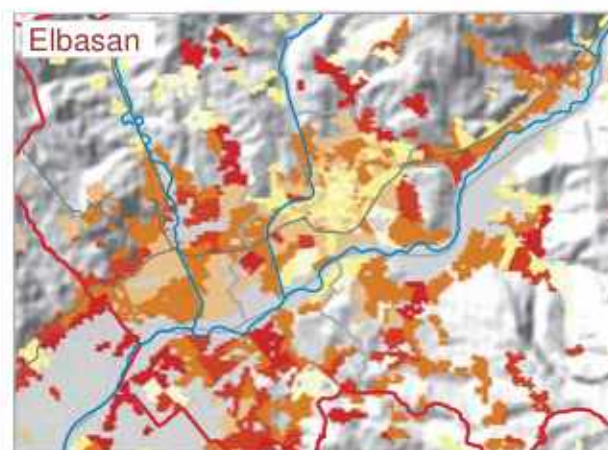
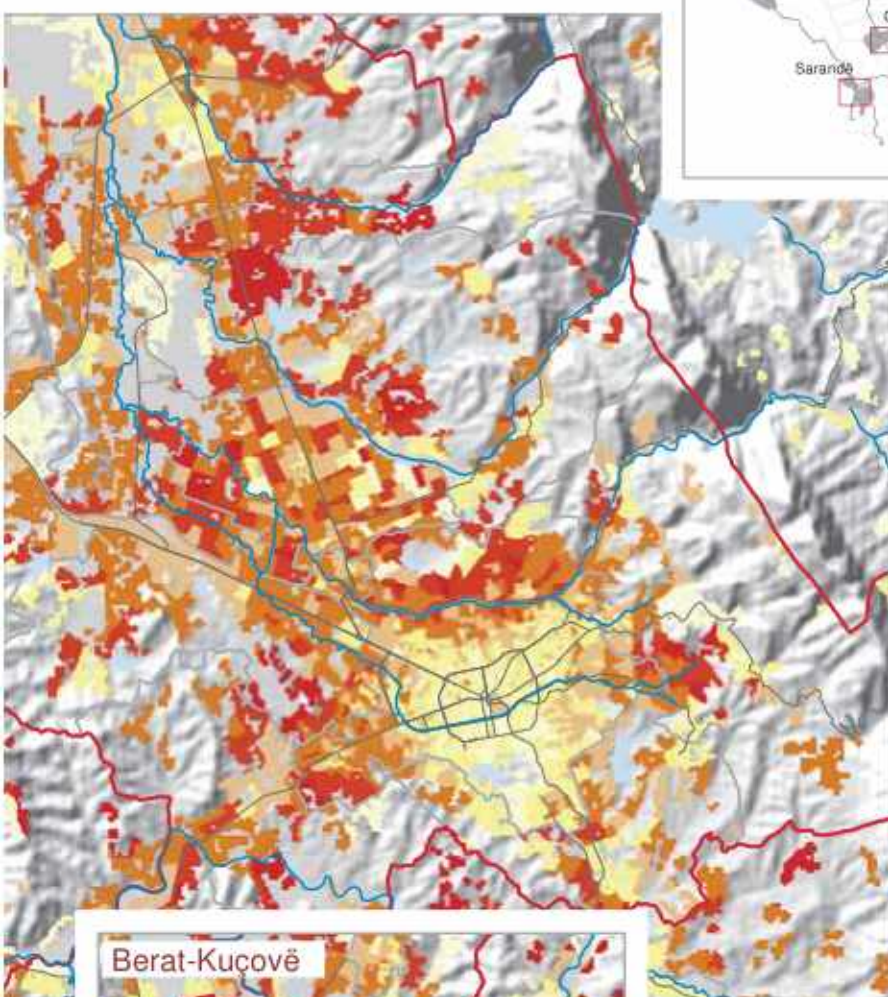
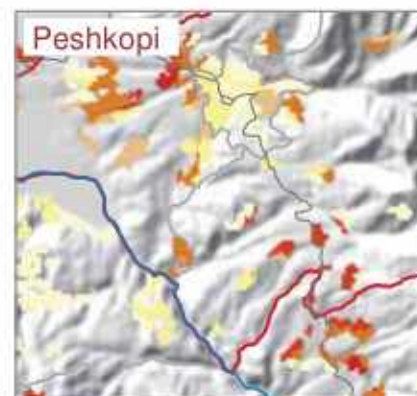
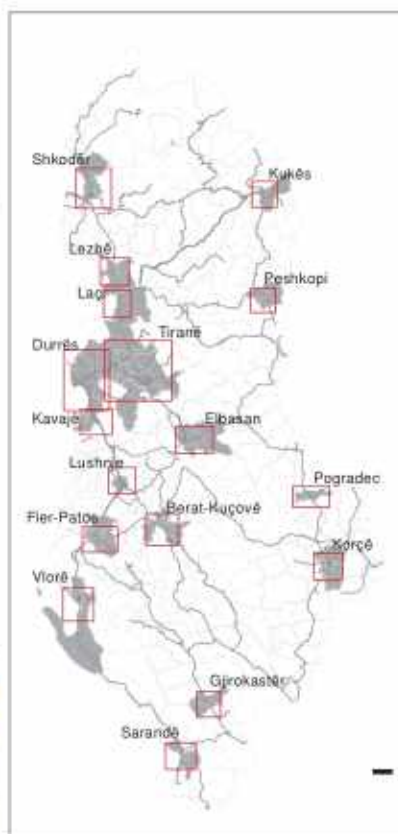
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Comparison of actives in secondary with total actives in secondary and tertiary sectors, in %, 2011



Source: National Institute of Statistics, Population and Housing Census 2011

Scale 1:200,000
0 1.5 3 Km



As we have seen in the first part of the report, industrial activity has strongly decreased in the traditional industrial towns, since a lot of enterprises have closed their activity. At the same time, a new form of suburban industrialization has developed, especially in the northern and eastern suburbs of Tirana, but also over a wide area in the plains. Construction is a main branch of the secondary sector.

In 2011, employment in the secondary sector accounted for 24% of total employment in industry and service sectors. The proportion between the two sectors has become quite homogeneous amongst the 17 agglomerations. In fact, in most of the bigger agglomerations, industrial jobs account for between 25% and 27% of total employment; Durrës round (30%) and Tirana (22%) occupy the extreme positions. In the smaller agglomerations, the proportion of jobs in industry is lower, going down to 10% in Kukës and 15% in Peshkopi (table 2.11).

Within each agglomeration, there tends to be a gradient with predominance of the service sector in the center to greater presence of the manufacturing and construction sectors at the periphery. This observation is not only seen in the Tirana agglomeration, but also in most of the smaller agglomerations.

2.2.5 Population characteristics

2.2.5.1 Age structure of the population: children and elderly persons (Maps 2.19, 2.20)

The Albanian population is comparatively young: 20.7% are children under 15 years and only 11.3% are elderly persons over 65 years. The ratio between those in the young and old category is 1.8, compared to values close to 1.0 in many other European countries.

Table 2.12 – Age structure in Albanian agglomerations, 2011

Agglomerations	Total population	Population aged 0-14 (%)	Population aged 65+ (%)	Young/old ratio (0-15/65+)	Renewal of active pop. (15-39/40-65)
Tiranë	705,369	20.2	9.9	2.0	1.4
Durrës	201,515	20.9	11.1	1.9	1.2
Elbasan	112,499	20.1	10.2	2.0	1.2
Shkodër	107,164	21.0	12.4	1.7	1.1
Fier - Patos	96,404	19.1	12.5	1.5	1.0
Vlorë	92,637	19.0	12.2	1.6	1.0
Berat - Kuçovë	74,605	18.4	12.9	1.4	0.9
Korçë	65,755	16.0	16.0	1.0	0.9
Lezhë	46,591	21.9	10.7	2.0	1.2
Laç	40,831	23.4	10.4	2.3	1.3
Pogradec	36,535	20.3	11.3	1.8	1.1
Lushnjë	31,105	17.0	12.9	1.3	0.9
Kavajë	25,226	19.2	14.0	1.4	0.9
Peshkopi	24,490	24.9	7.9	3.1	1.4
Gjirokastër	23,635	17.4	12.7	1.4	1.1
Kukës	23,116	27.6	6.5	4.3	1.6
Sarandë	21,082	20.2	12.3	1.6	1.1
Urban Albania	1,728,559	20.1	11.0	1.8	1.2
Rural Albania	1,071,579	21.5	11.9	1.8	1.2
Albania	2,800,138	20.7	11.3	1.8	1.2

The demographic structure of the Albanian population suffered, in the recent past, from emigration abroad, concerning all younger generations up to age 50, and also child category. In addition, the fertility rate in Albania decreased rapidly. In consequence, the youngest age groups are less numerous than the age groups born around 1990.

Our spatial analysis by urban agglomerations starts with the interpretation of table 2.12. In fact, the regional differences in age structure are extremely high between the north of the country and the south. In the agglomerations of Kukës (27.6%) and Peshkopi (24.9%), more than a quarter of the population is composed of children up to 14 years, but also in Laç (23.4%), Lezhë (21.9%) and Shkodër (21%), the values are above the national average, which correspond to Durrës (20.9%) and Tirana (20.2%). Southern and eastern agglomerations are far behind: in Korçë (16%), Lushnjë (17%), Gjirokastrë (17.4%) and Berat-Kuçovë (18.4%), the children make up a smaller proportion of the total of population since in these cases fertility is low and emigration high.

Concerning the proportion of old people, there are very wide differences between agglomerations, ranging from 7.9% in Peshkopi, 6.5% in Kukës and up to 16% in Korçë. For this indicator, the north-south division is not as significant. Tirana agglomeration, with around 10%, has as rather low proportion of elderly people, since steady immigration kept the population quite young.

The maps by EAs give a very clear picture of the central part of the agglomerations with a higher proportion of elderly people and comparatively few children, and a periphery showing the opposite pattern. These demographic patterns are most clearly seen in the big agglomerations, especially in Tirana, but also in Durrës, Vlorë, Shkodër, where immigration has led to a spatial succession from the inner to the outer parts of the towns.

The geographical distribution of children in the Tirana agglomeration can be explained in relation to the patterns of immigration. As it is mentioned in the "Population Projections INSTAT, 2014) showed, the number of children born to migrated women in the Tirana area corresponds to that in their region of origin (or even higher). The urban context obviously did not influence the level of fertility of the new incoming families. Albanians move to Tirana, but this does not result in the break-up of the traditional coherence.

2.2.5.2 *Renewal of active generations (Map 2.21)*

This indicator compares, within the active population group, the number of people in the young cohort (age 15-39) with that of the older cohort (age 40-65); on average we can consider the members of the two groups as belonging to two different generations. The younger group has 1,035,771 people, while the older only 868,216; the indicator for Albania gives a score of 1.2 (table 2.12). In spite of strong emigration among all age groups, but especially younger people, the relation is still positive, but the value had attained 1.5 in 2001.

The indicator is the ratio of the total population of these two age groups, and can therefore provide a prediction of future demographic trends. But the indicator also gives a picture of the composition of the labour market comparing younger people, often with a better formal education, and older people with a long professional experience.

For the whole country, the map shows quite a similar picture compared to that of the mean household size: dominance of the younger group in the north but equal balance between the two groups in the south. Within agglomerations, we rediscover the pattern of increasing ratio values as one goes from the center to outer areas, even if this finding is less clearly visible and there are a number of "exceptions", often to be understood in relation to differences in urban development.

Within the agglomerations, the centers have the lowest rates of renewal and the outerring of agglomerations the highest rates. In fact, the indicator reflects the previous as well as current migration patterns. Since younger migrants arrive mainly in the areas built in the 1990 and after 2000, we find here a high percentage of people under 40 years old (and a very low percentage of older people of active age). This picture is very clear in the Tirana agglomeration, where immigration is high, but it is also valid for Durrës agglomeration, for Shkodër, Elbasan and Sarandë, and, to a lesser extent, in Korçë and Vlorë.

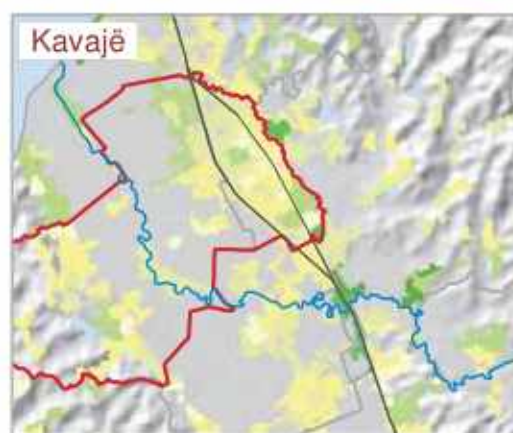
2.2.5.3 *Mean Household Size (Map 2.22)*

Household size is one of the most classic indicators used in demography. For census purpose, a household referred to a person or a group of persons who reside together in a housing unit and who share partially or fully joint economy, a dwelling comprising of one or several rooms, which can be separated from other rooms in the building. Households are grouped in private households, as well as in collective households, such as school homes, homes for elderly people, hotels, prisons, and so on.

In 2011, the mean size of a private household in Albania was round 3.9 persons; that for urban areas round 3.7 persons, and for rural areas 4.1 persons. Compared to other European countries, these values are high, since young family households have, on average, more than two children, and since family households often have other members than the nucleus. In fact, 10% of all private households are composed of two or more family nuclei, i.e. three generation families or the families of brothers or sisters.



Children



Map 2.19

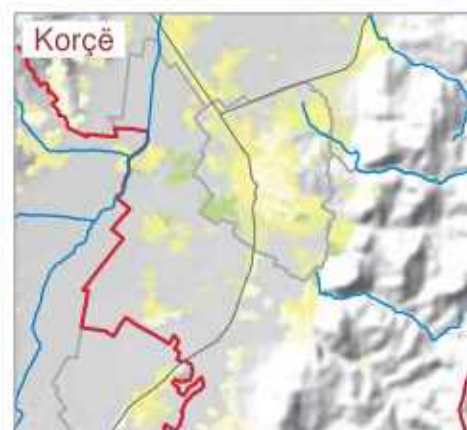
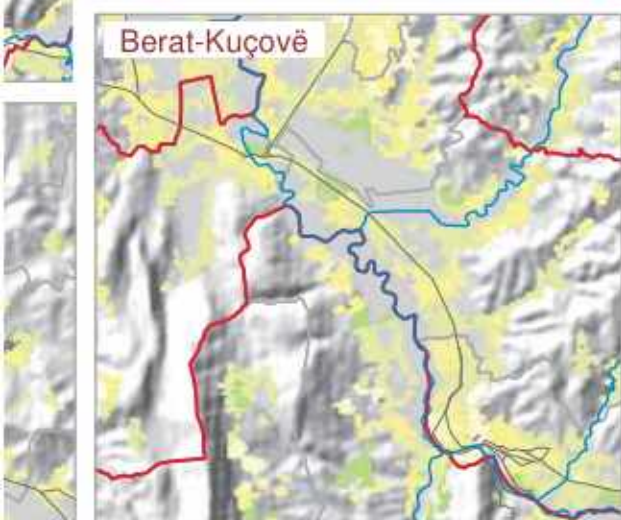
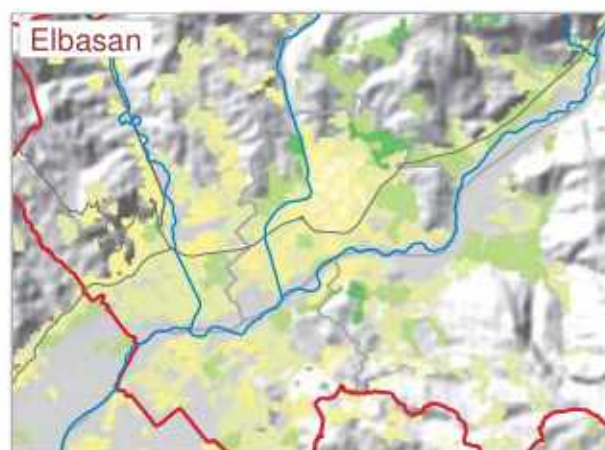
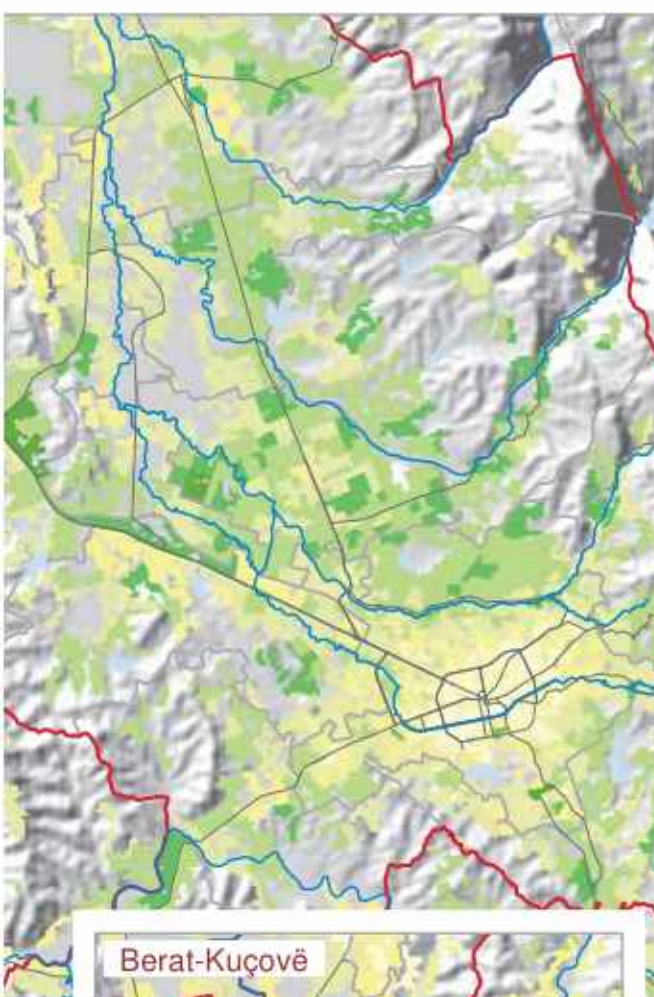
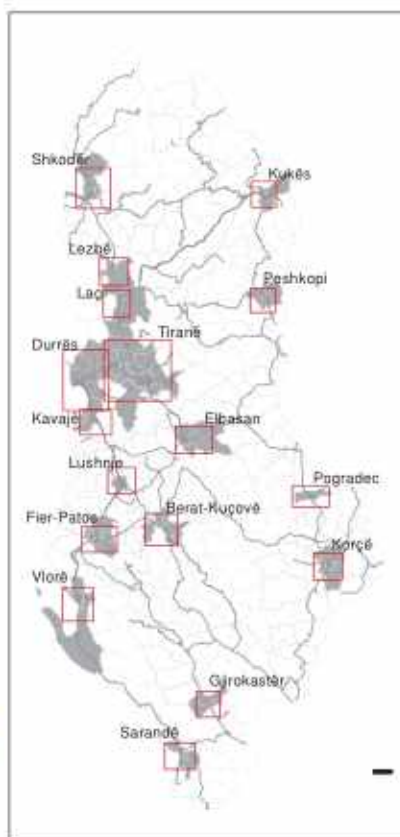
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Percentage of population aged less than 15 years old, 2011

- | | |
|--------------|-------------------------|
| 0 - 15 | River |
| 15.1 - 20 | Road |
| 20.1 - 25 | Sea / Lake |
| 25.1 - 30 | Aglomeration 2011 |
| 30.1 - 35 | Administrative boundary |
| 35.1 - 109.6 | Relief |

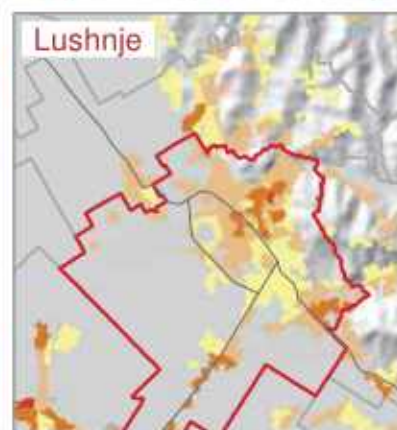
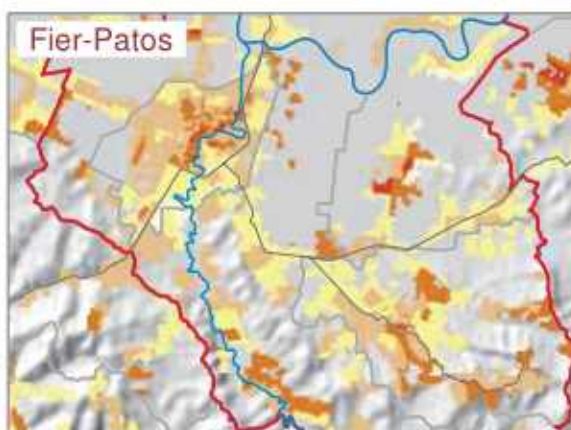
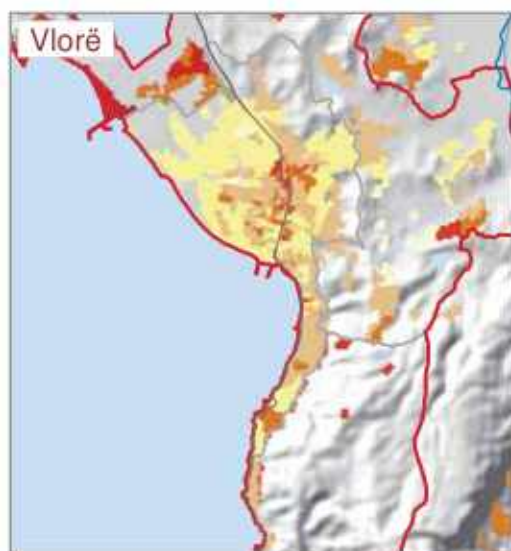
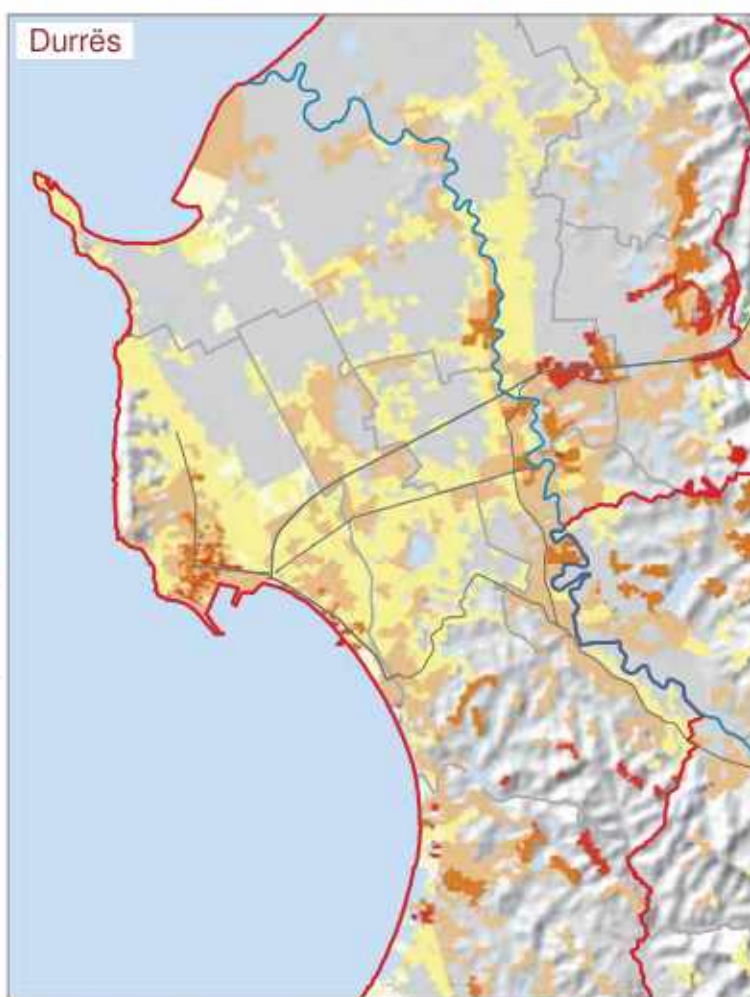
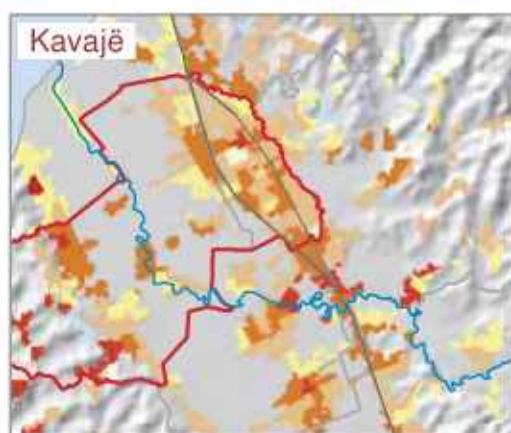
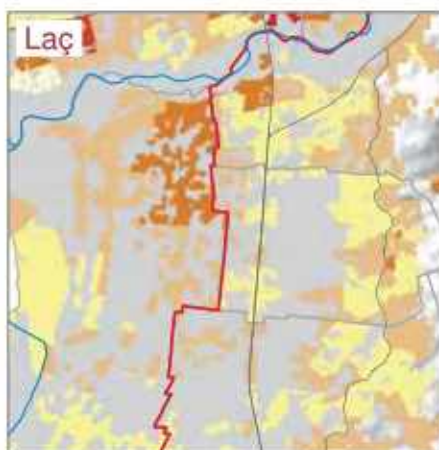
Source: National Institute of Statistics,
Population and Housing Census 2011

Scale 1:200,000
0 1.5 3 Km





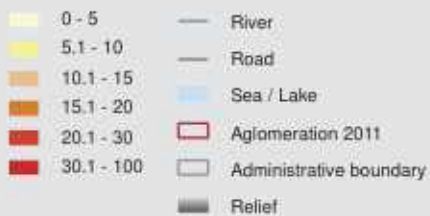
Elderly people



Map 2.20

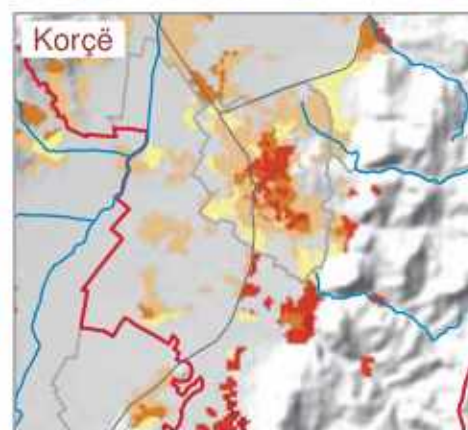
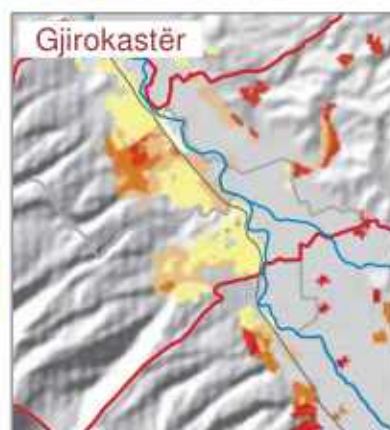
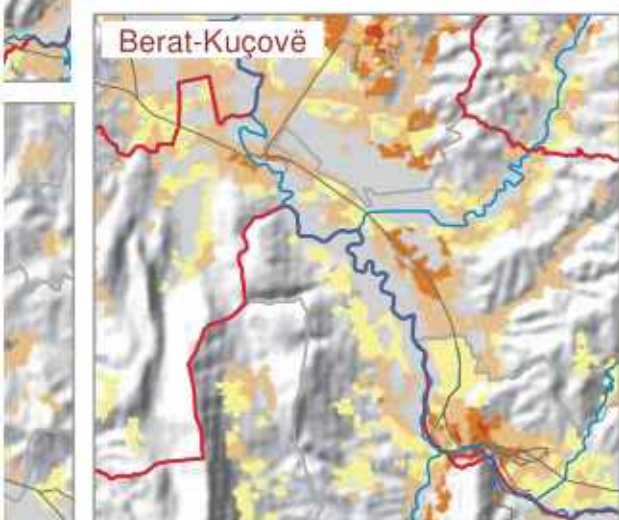
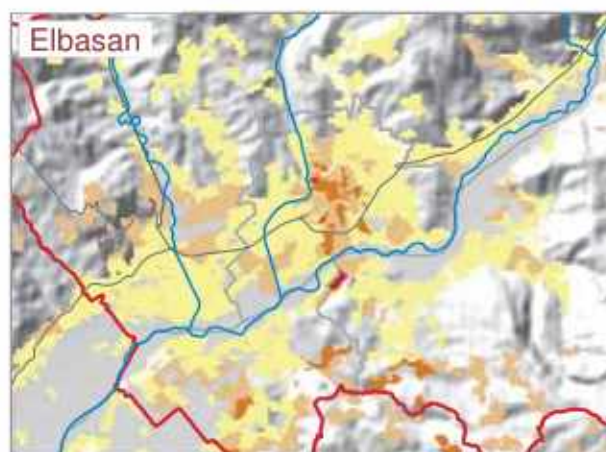
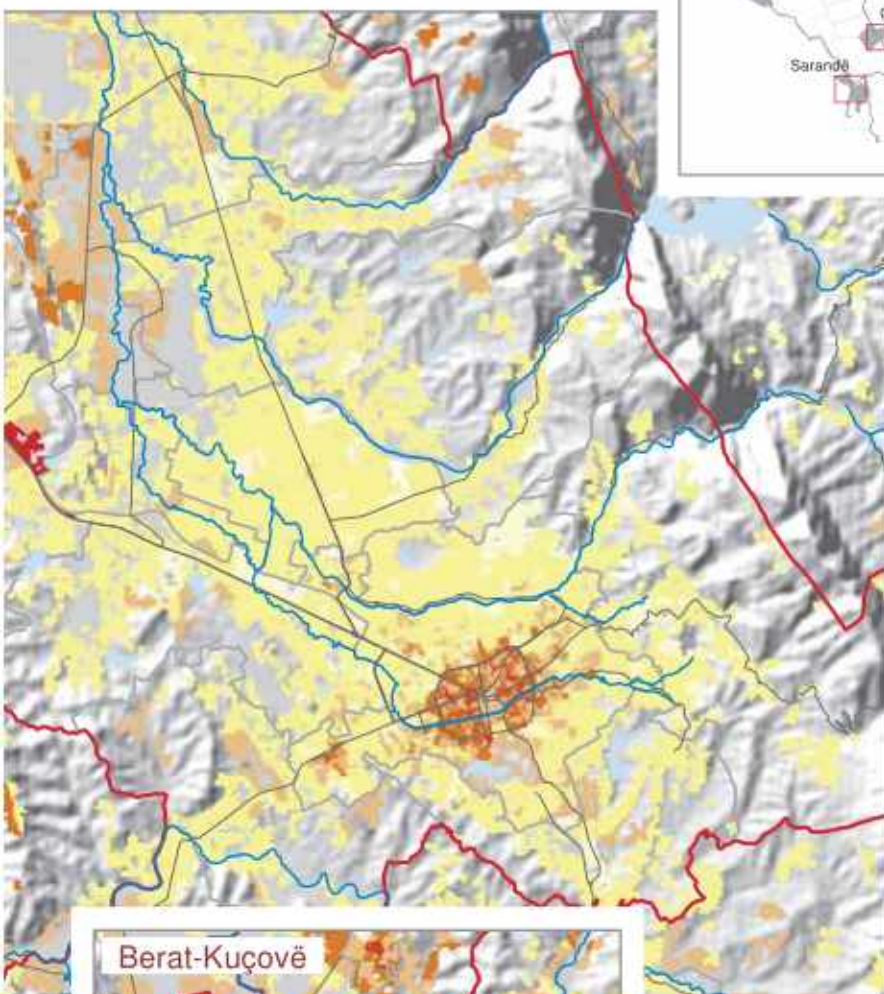
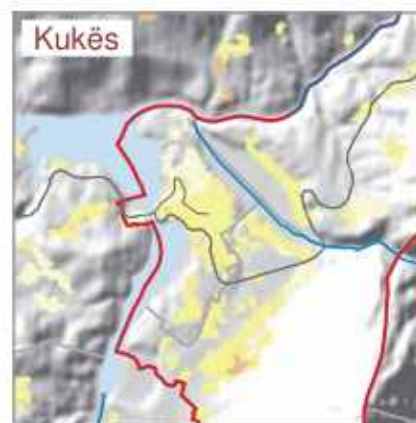
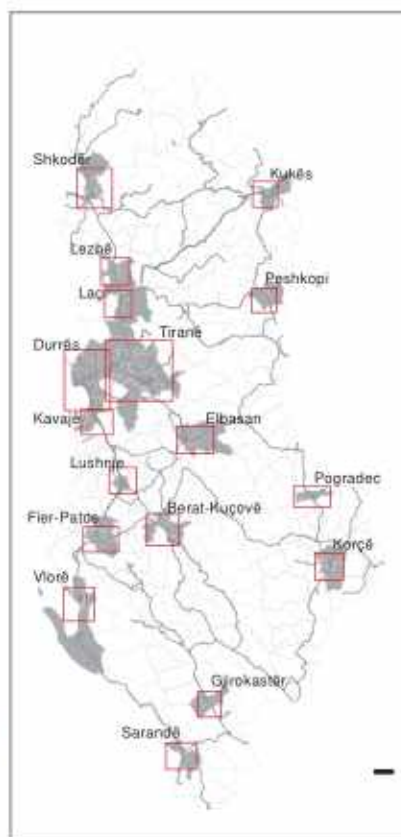
Legend

Percentage of population aged 65 or older, 2011



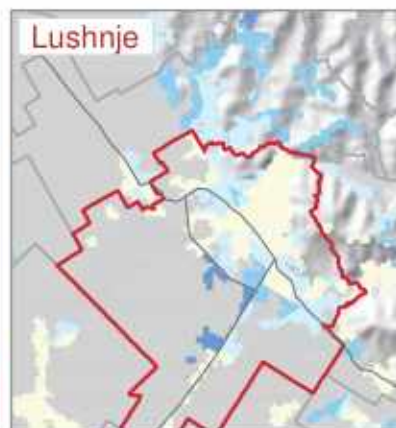
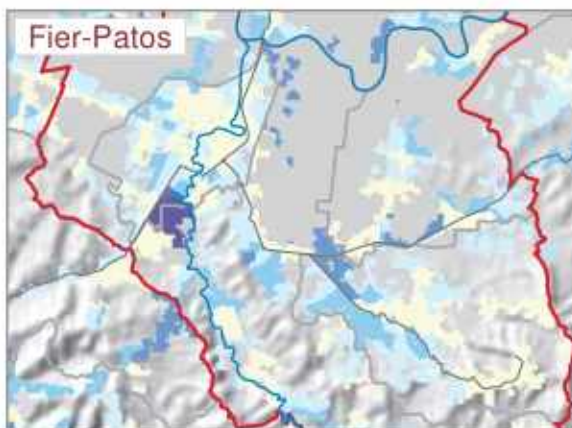
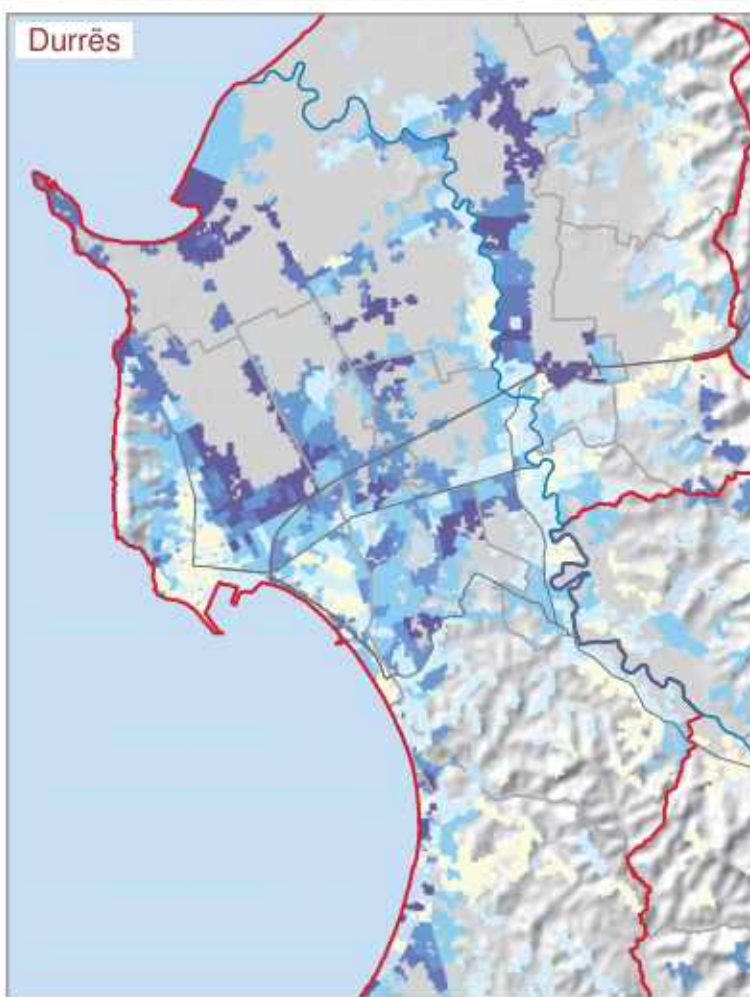
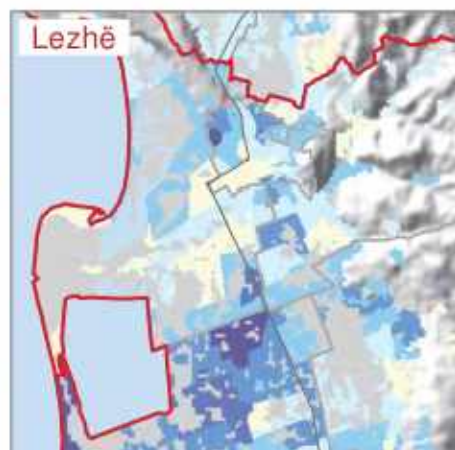
Source: National Institute of Statistics,
Population and Housing Census 2011

1:200,000
0 1.25 2.5 Km





Renewal of active population



Map 2.21

Legend

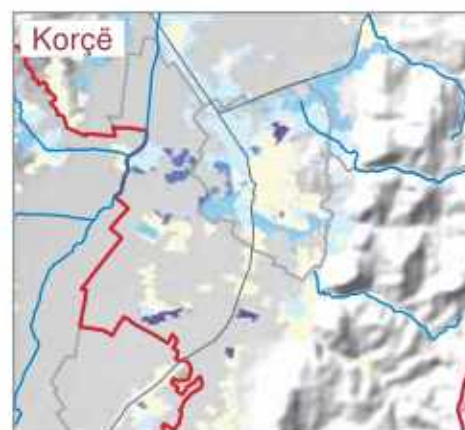
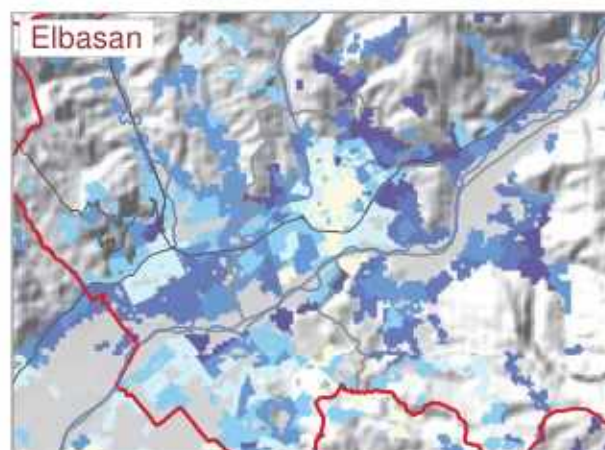
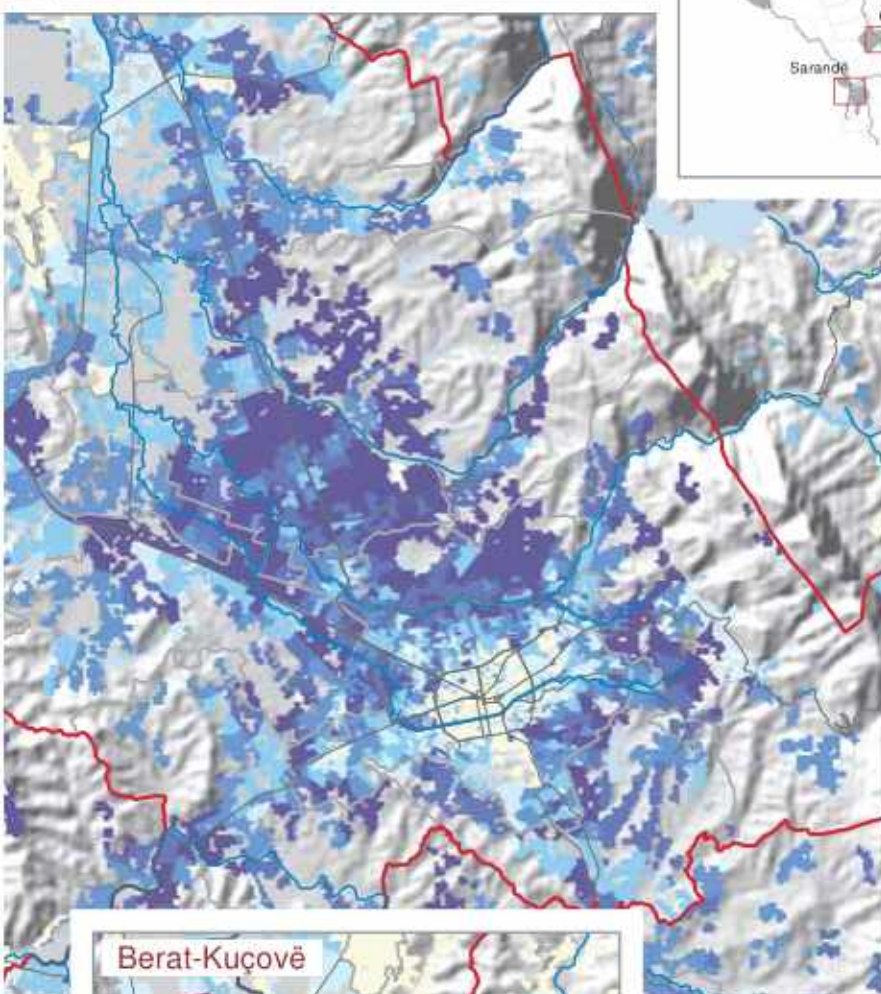
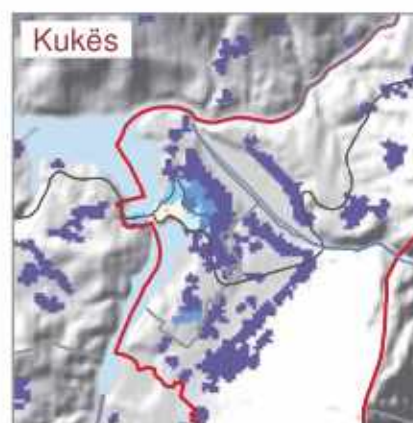
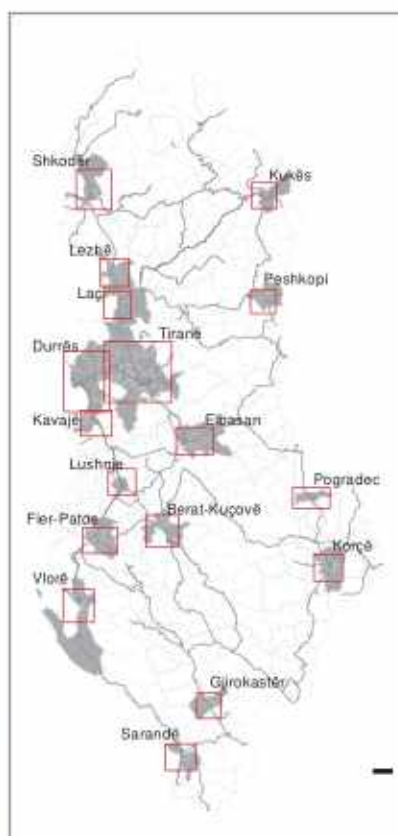
Relation of age group 15 to 39 years old to age group 40 to 64 years old, 2011



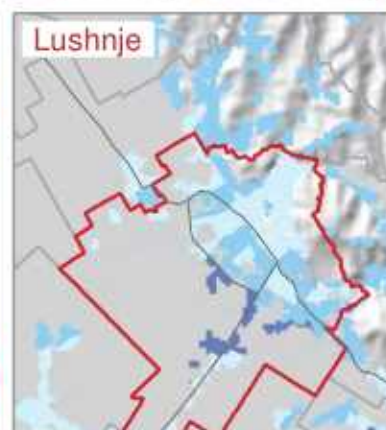
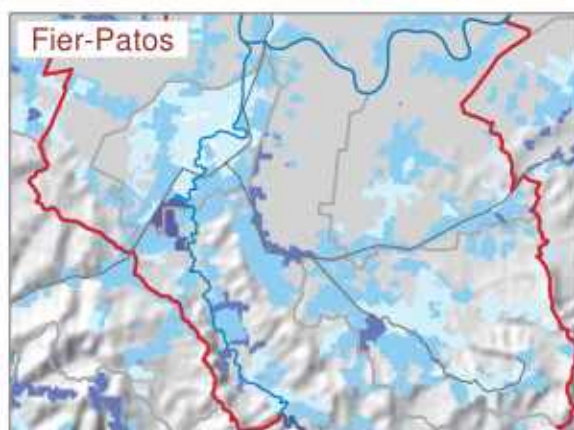
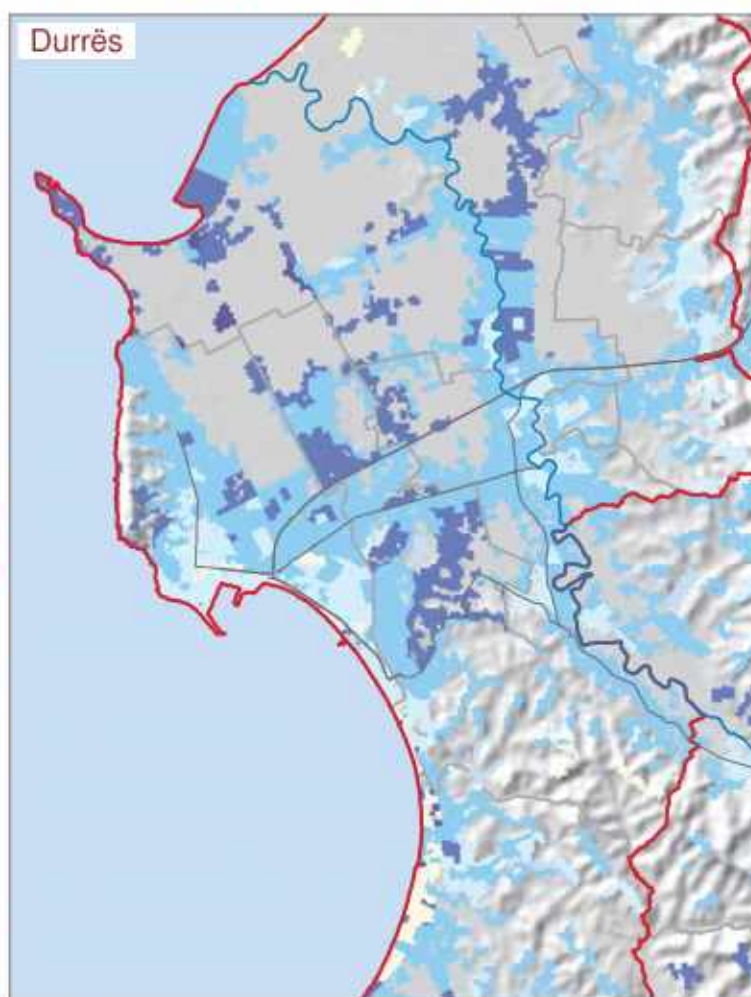
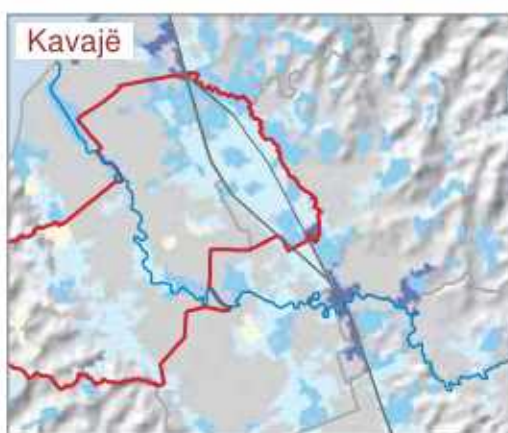
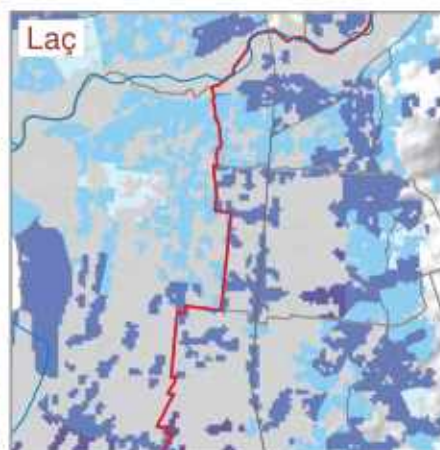
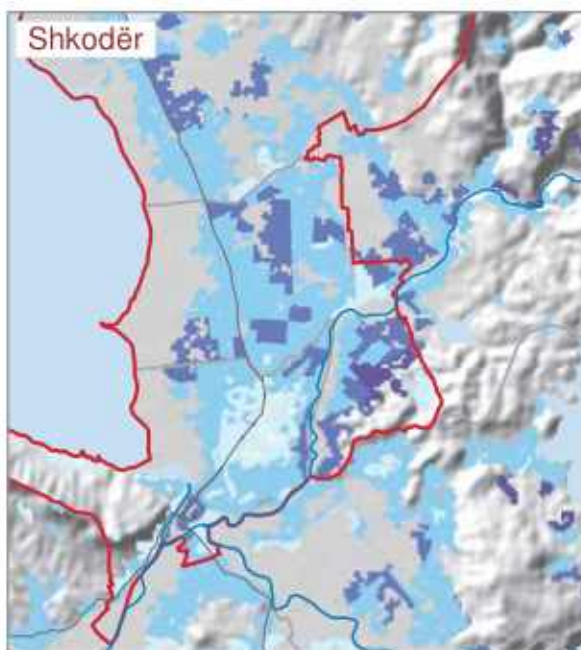
Scale 1:200,000

0 1.5 3 Km

Source: National Institute of Statistics, Population and Housing Census 2011



Household size



Map 2.22

Legend

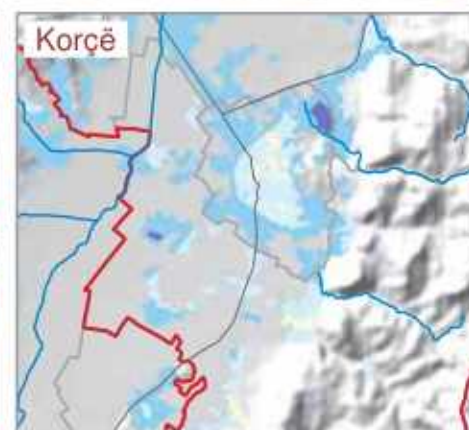
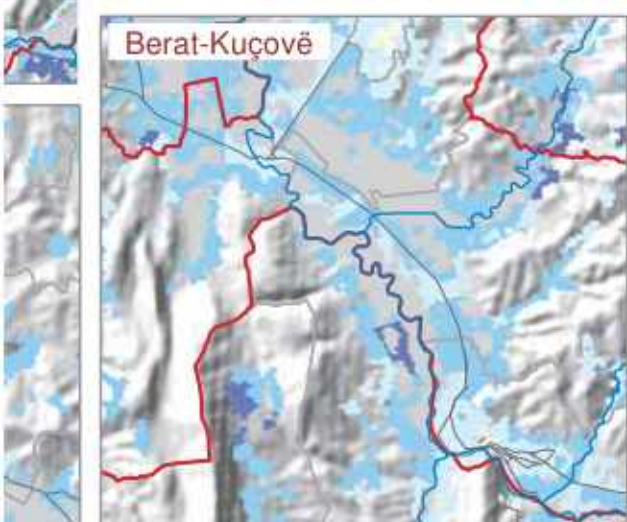
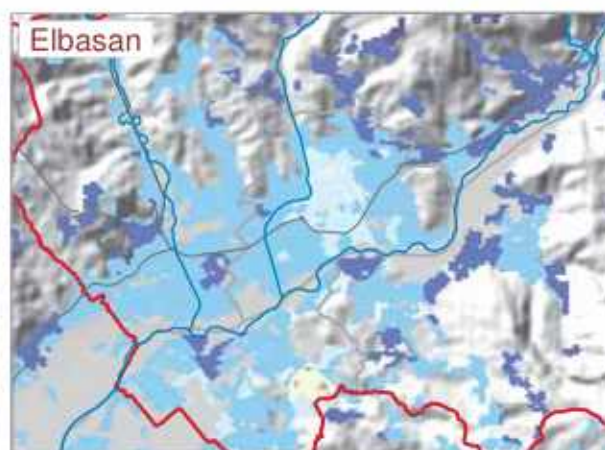
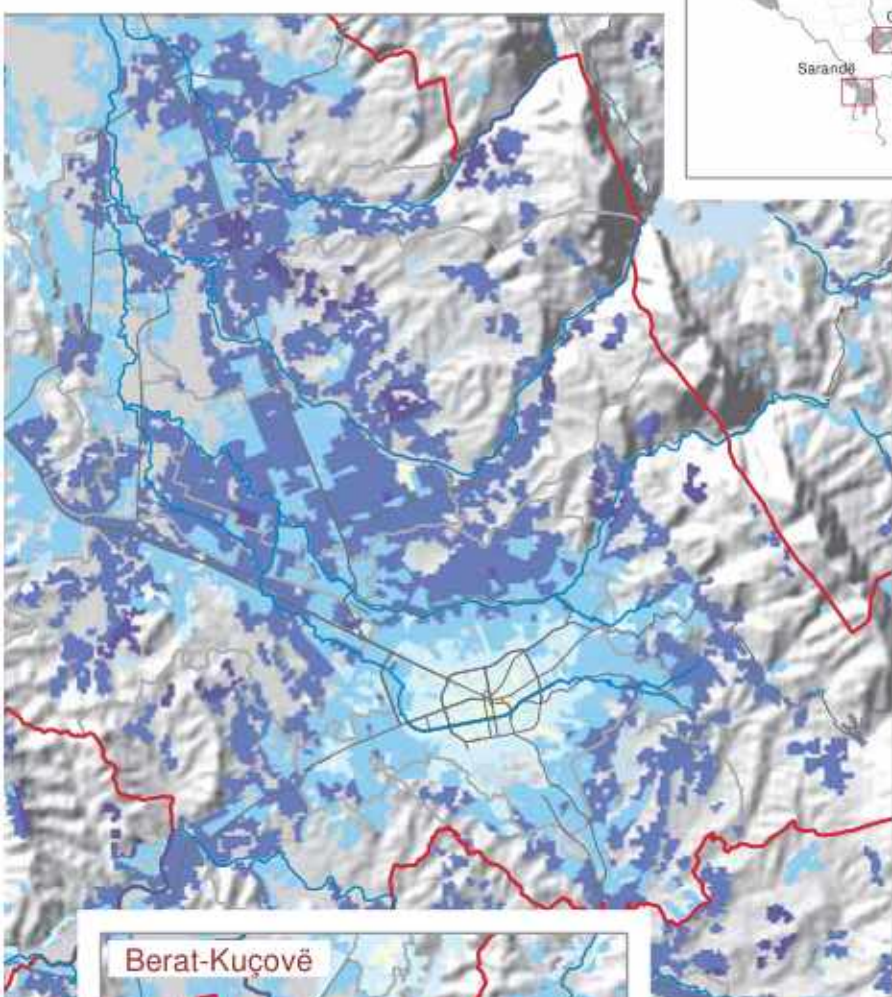
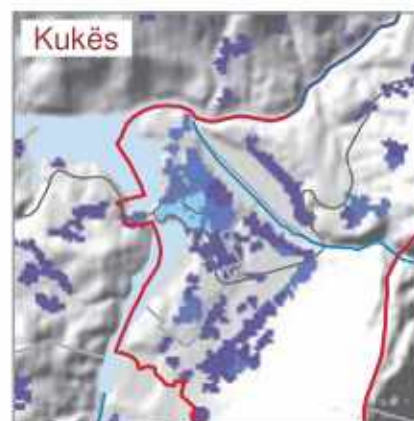
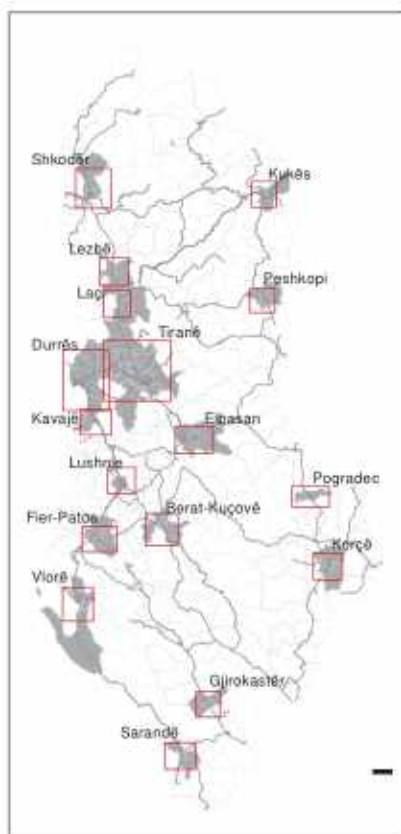
Average number of persons by household, 2011



Scale 1:200,000

0 1.5 3 Km

Source: National Institute of Statistics,
Population and Housing Census 2011



The geographical pattern of values for this indicator shows a series of clear differences: the first between the north and the south, the second between mountain areas and plains, and the third between urban and rural areas. In comparison to these strong differences, those within the urban areas are less important.

Table 2.13 – Private household size by typology and agglomeration

Typology 2011			Agglomerations 2011			
Average size of private household			Average size of private household			
Code	Name		Name	Agglo.	Center	Ring
11	National Capital	3.5	Tiranë	3.8	3.5	4.3
12	Capitals of national importance	3.5	Durrës	3.8	3.7	4.1
13	Regional centers of agglomerations	3.6	Elbasan	3.8	3.6	4.4
14	Local centers	3.8	Shkodër	3.7	3.6	4.2
21	Lower status metropolitan suburban	4.4	Fier - Patos	3.6	3.5	4.0
22	Higher status metropolitan suburban	4.0	Vlorë	3.5	3.5	3.5
23	Lower status suburban	4.2	Berat - Kuçovë	3.5	3.3	3.8
24	Higher status suburban	3.8	Korçë	3.4	3.3	3.8
32	Non-urban mining or energy communes	3.9	Lezhë	4.0	3.7	4.2
33	Mixed industrial and tertiary communes	3.5	Laç	4.2	4.1	4.3
34	Non-urban tourism oriented communes	3.8	Pogradec	3.7	3.5	4.1
41	Mixed agrarian in plains	4.0	Lushnjë	3.5	3.5	-
42	Mixed agrarian in mountains	4.4	Kavajë	3.5	3.5	3.5
43	Agrarian in plains	4.0	Peshkopi	4.7	4.4	5.1
44	Agrarian in mountains	4.5	Gjirokastër	3.5	3.4	4.3
	Total urban	3.7	Kukës	4.9	4.6	5.9
	Total rural	4.1	Sarandë	3.3	3.4	3.1
	Abania	3.9				

The north-south division has historical roots and it has been reinforced through the effects of migration during the last years, since emigration from the southern districts has affected entire families who have often left elderly people behind. These differences can also be found between the northern and southern agglomerations. The maximum size is reached in Kukës (4.9) and Peshkopi (4.7), and the minimum size in Sarandë (3.3), Berat-Kuçovë (3.5). The mean size of households in the Tirana agglomeration is 3.8.

Within the agglomerations, a gradient can be observed from small households in the center to bigger households in the periphery (table 2.13). This effect can be detected in nearly all agglomerations - except Sarandë - , regardless if the size is high or not. By comparing the maps, we can see that the mean household size in areas in the outer agglomeration of Gjirokastër reaches the size found in the center of Kukës or Peshkopi. This gradient effect is linked to dwelling size, and also to the social structure. Only in Tirana small households can be found at a certain distance from the center, corresponding to new built-up areas of higher standard. In some other agglomerations, some isolated areas may exist with small households. In some cases, these are dwellings built around 1980, occupied today by elderly people.

A very specific urban pattern occurs in the Tirana area, where we find the highest values along the axes leading to the North. As we can see on the maps of the prefecture of origin of migrants to Tirana agglomeration, the migrants coming from the North have a tendency to settle in this area of the metropolis. Obviously, household structure and family composition also reflect the origins of the population in terms of their immigration patterns

2.2.5.4 Internal migration 2001-2011 (Map 2.23)

Two indicators are used to present long distance migration patterns in Albanian cities: the portion of the residing population in 2011 that was living in another prefecture in 2001, and the portion of the residing population in 2011 born

in another prefecture. The second indicator is mapped for the Tirana agglomeration only, with the specificity that each regional origin pattern is shown individually.

The map (2.23) shows the portion of the population aged more than ten years that was living in another prefecture in 2001. It illustrates long distance internal migration during a specified period, without taking into account hypothetical multiple movements. Globally, the dramatic migration trend continues unabated – i.e. the huge rural exodus towards Albanian cities and especially to the Tirana-Durrës metropolitan area observed since the first decade after the system changed. Around 10% of the population lived in another prefecture in 2001, and more than 26% were born in another prefecture. These internal migrants originate mainly from northern districts. As during 1990–2000 the main destinations were the central cities, they are now clearly suburban areas, where 33% of the flow is directed and where newcomers represent 16% of population, versus 11% in national centers and 4% in regional centers. As mentioned, the Tirana-Durrës metropolitan area is by far the main destination, accounting for more than 61% of the total inter-prefecture migration. In the Tirana agglomeration, 19% are newcomers (17% in the central city, 24% in the periphery).

In TDMA, spatial patterns drawn by these flows are of course strongly linked with periods of construction. Less present in city center and in the first city ring that was populated during the 90^s; recent migrants mainly reside in the second ring in rather dispersed built-up areas: after Tirana and Durrës, Kamëz is the biggest immigration destination in Albania (27%). Some new, more central and denser neighbourhoods also receive a lot of recent migrants, especially in Kashar commune (34%). If we consider the prefecture of birth, Kamëz (68%), Paskuqan (66%), Sukth (northern Durrës, 62% and Kashar (59%) include a large majority of newly settled persons. If we look at the type of origin (urban or rural) of these migrants, it is interesting to note that 69% of the persons coming from six other big cities live inside Tirana or Durrës municipalities, while 63% of people coming from agrarian communes live in suburban areas.

Apart of long distance migrants, Tirana and Durrës suburbs are populated with a native population and former inhabitants of the central municipality. Interregional migrants have not yet reached old villages in the second ring: local units like Kashar or Shijak have a mixed population along the road axis, but the population of the old villages is still composed of local natives. Regarding short distance migration out of Tirana – most often not far beyond the city boundaries– we should remember that the biggest inter flows in the country are from Tirana to Kashar (9,534), Kamëz (7,834), Dajt (7,010) and Farkë (5,410).

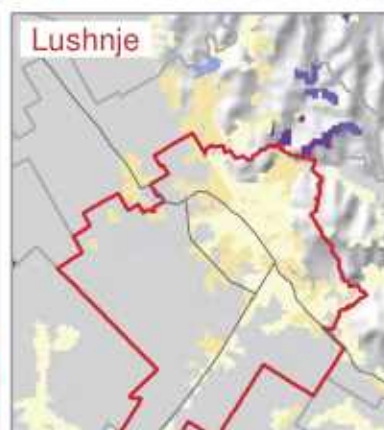
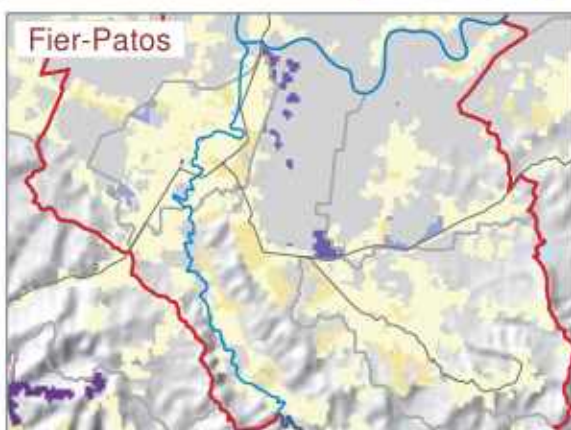
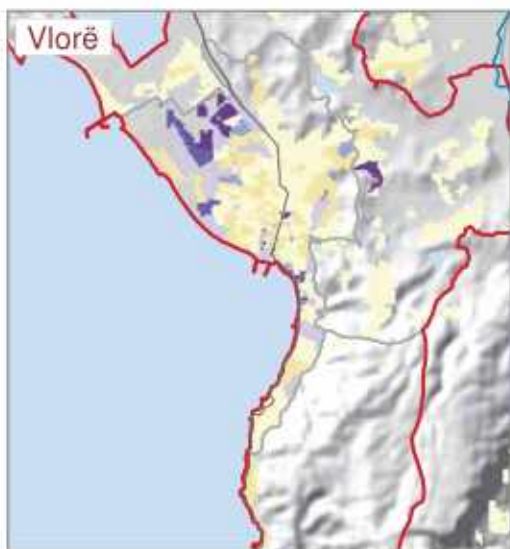
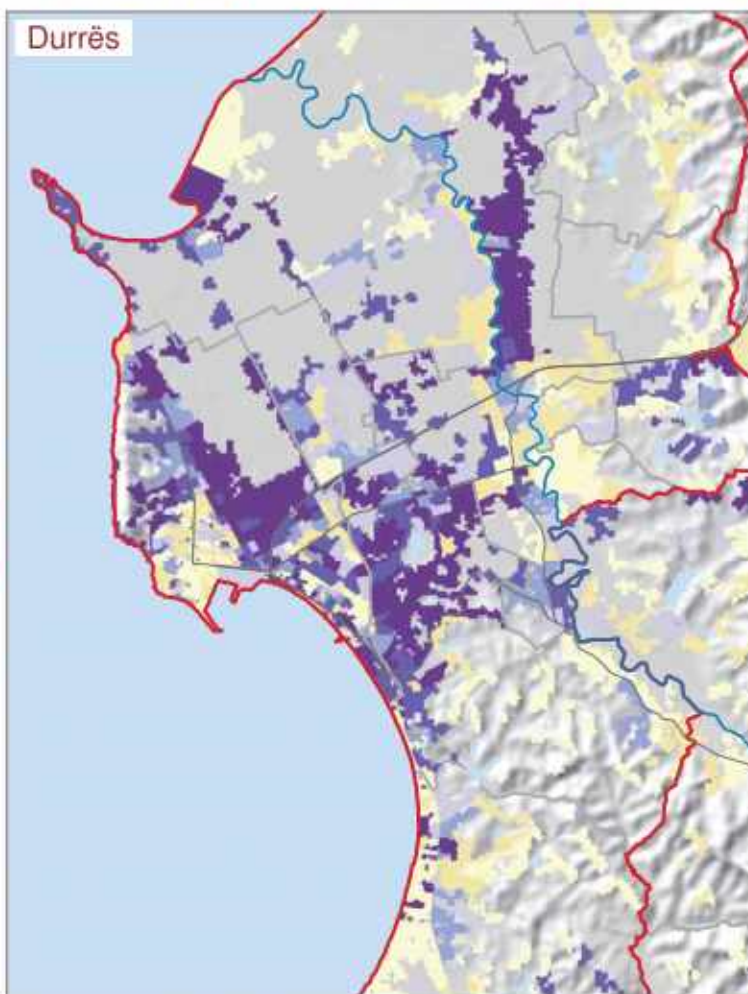
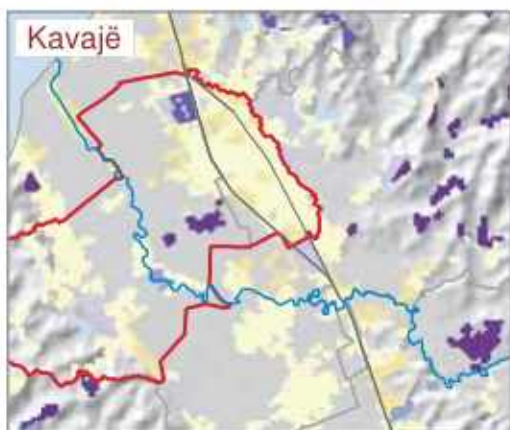
Some other agglomerations received migrants during this period: Berat-Kuçovë and Vlorë (about 6% of their population), Lezhë and Laç (8% and 10%). Some local units in these agglomerations show especially high immigration values: Shënkoll (Lezhë, 44%) and Ottlak (between Berat and Kuçovë, 31%). The globally very low figures of other agglomerations in comparison those for the TD metropolitan area are due to the decreasing attractiveness of these cities at national level. But looking at regional migration patterns, we can observe that the flow exists from neighbouring local units to regional centers, however these flows do not compensate for the number of migrants moving from the regional centers to central plains and the capital region.

2.2.5.5 *Origin of internal migration to the Tirana agglomeration (Map 2.24)*

These maps show - for the Tirana agglomeration only, which is by far the main immigration area – the origin of internal migration. The indicator is the component of the 2011 resident population that was born in another prefecture, knowing that the very large majority of these movements took place in the last two decades. The idea is to assess to what extent regrouping by origin is visible in Tirana districts. In fact, very different patterns are clearly observable: they illustrate 1) the different size of internal flows and 2) their different spatiality inside the urban area. In terms of volume, it is very clear that an important proportion of migrants are natives from the northern prefectures of Dibër and Kukës. For the last decade only, they represent together nearly 50,000 persons, i.e. about 36% of the migrants to the metropolitan area. As showed in the table, these prefectures are also the ones with by far the most negative migration balance, as well the ones for which emigration is essentially directed to the Tirana-Durrës area (82% of the recent migrants from Dibër live in Tirana). Prefectures such as Berat, Elbasan or Fier also provided a lot of migrants to Tirana-Durrës (more than 10,000 each in ten years), but their internal emigration is a bit less sizeable and destinations a bit more diverse. An important proportion of migrants leaving the Shkodër prefecture (northern part) has found a new area to live in Lezhë (positive balance) – which explains why the proportion reaching Tirana-Durrës is somewhat lower than expected.

Looking at the current spatial distribution, one can observe two types of patterns: 1) a central urban pattern for southern origins, especially from Fier and Vlorë, 2) a massive peri-urban pattern for northern prefectures, especially from Kukës and Dibër. More than 70% of migrants from Fier and Vlorë to TDMA live inside Tirana or Durrës municipalities, versus less than 30% in the suburbs, and these live on average less than 3km from the center. People from Kukës and Dibër have only about 30% percent of their natives in one of the city centers, and they live on average twice as far (almost 6 km from the centers). Two explanations may be given: 1) Tirana center is traditionally more populated with people from the south, 2) observed recent migration from the south is more urban than that from the north; people arriving from another city may

Internal migration 2001-2011



Map 2.23

Legend

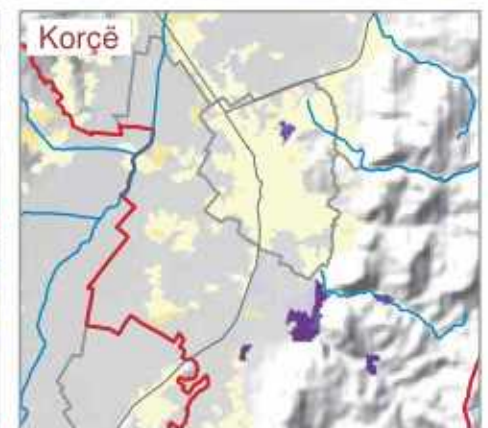
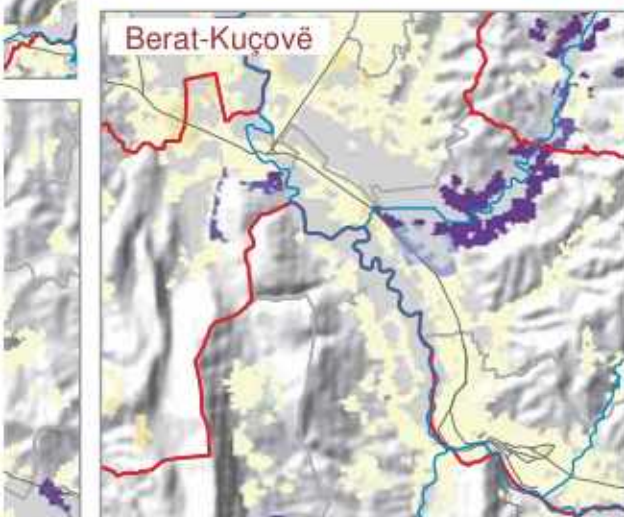
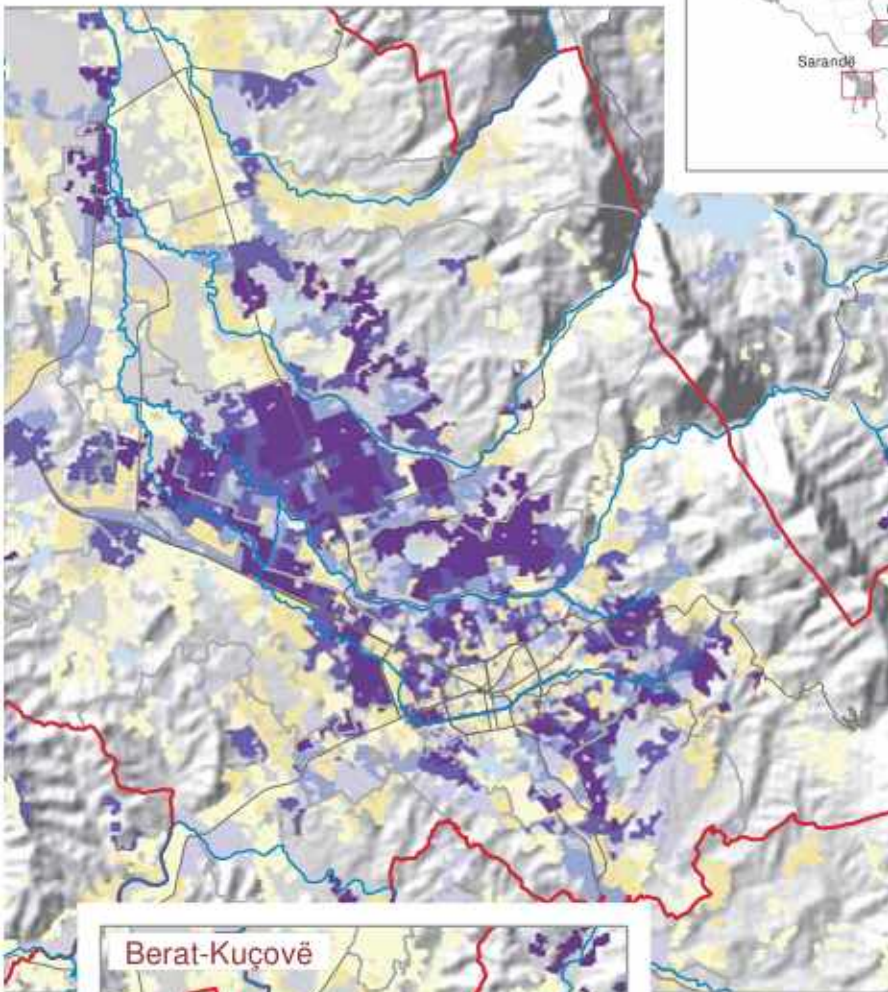
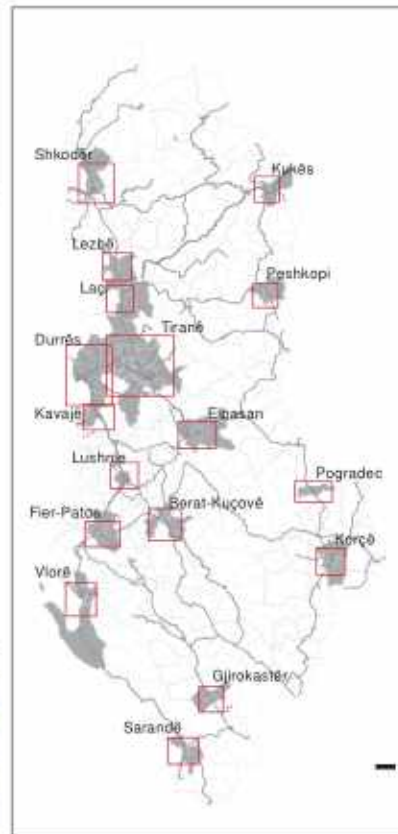
Percentage of population aged 10+ who lived in another prefecture in 2001

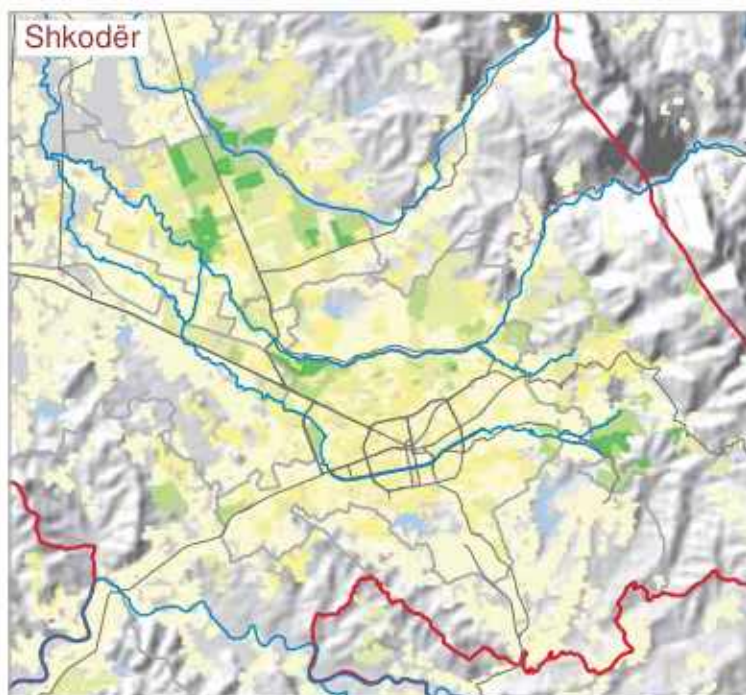


Scale 1:200,000

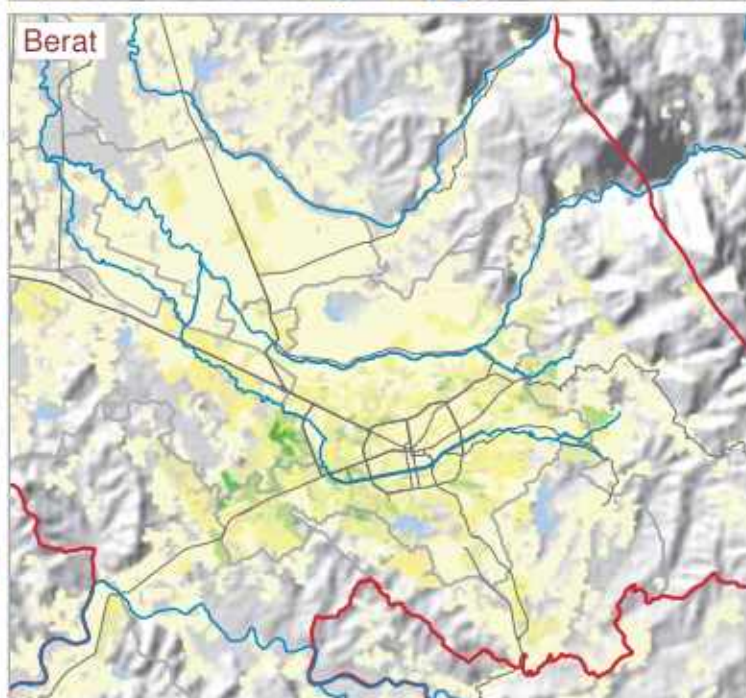
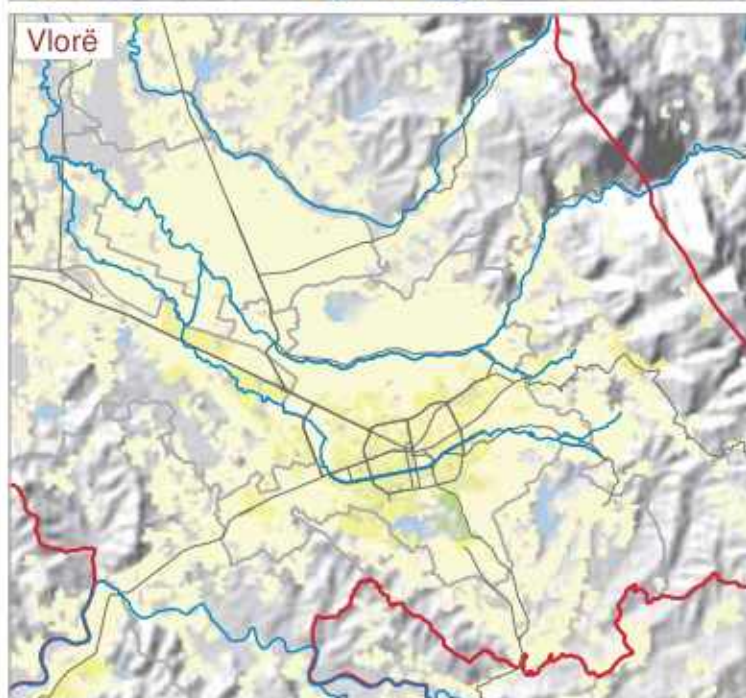
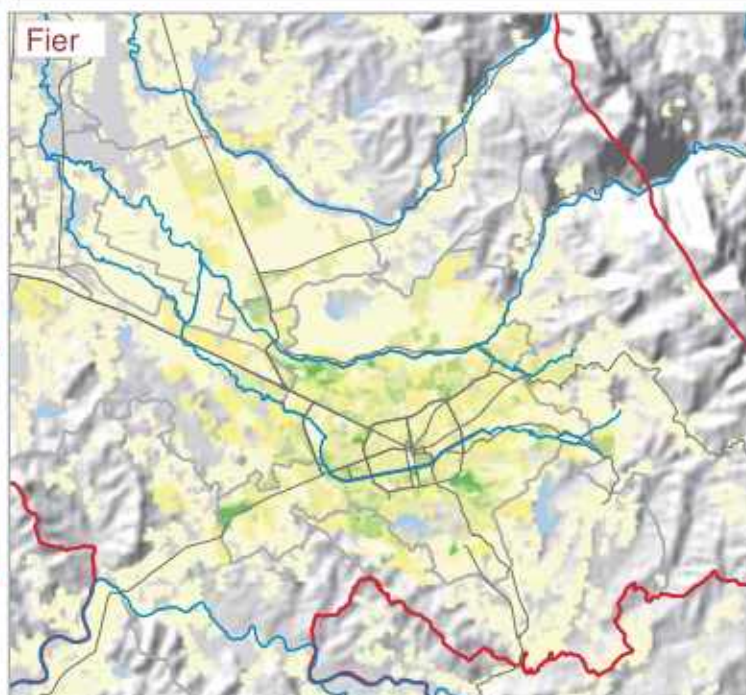
0 1.5 3 Km

Source: National Institute of Statistics, Population and Housing Census 2001





Origin of internal migration



Map 2.24

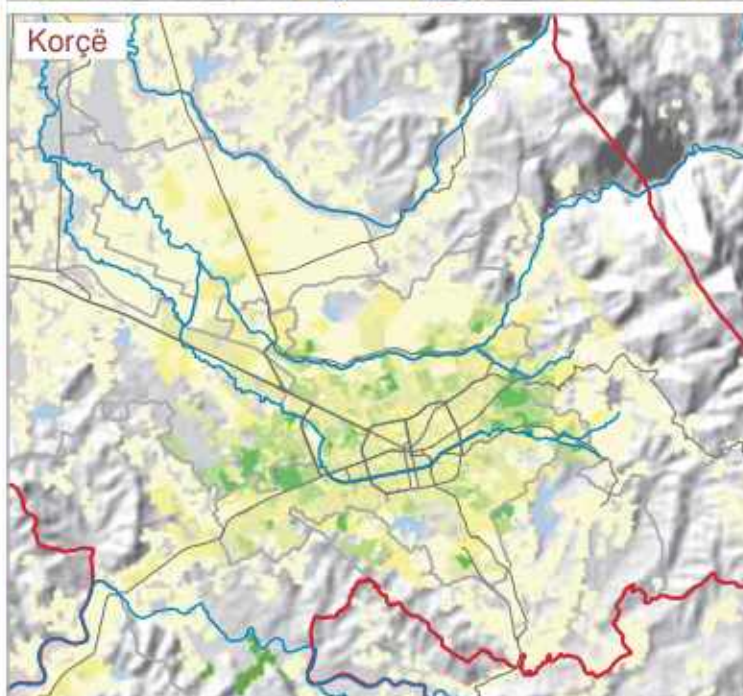
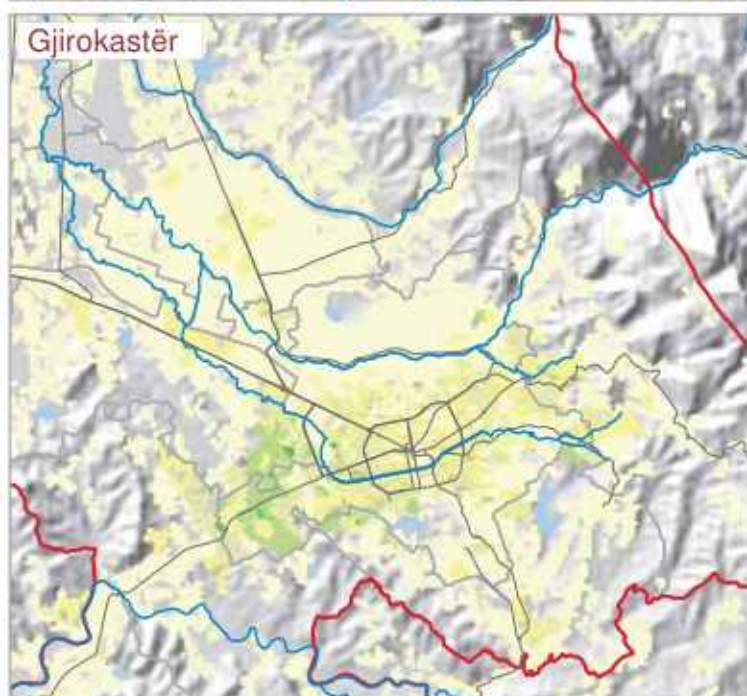
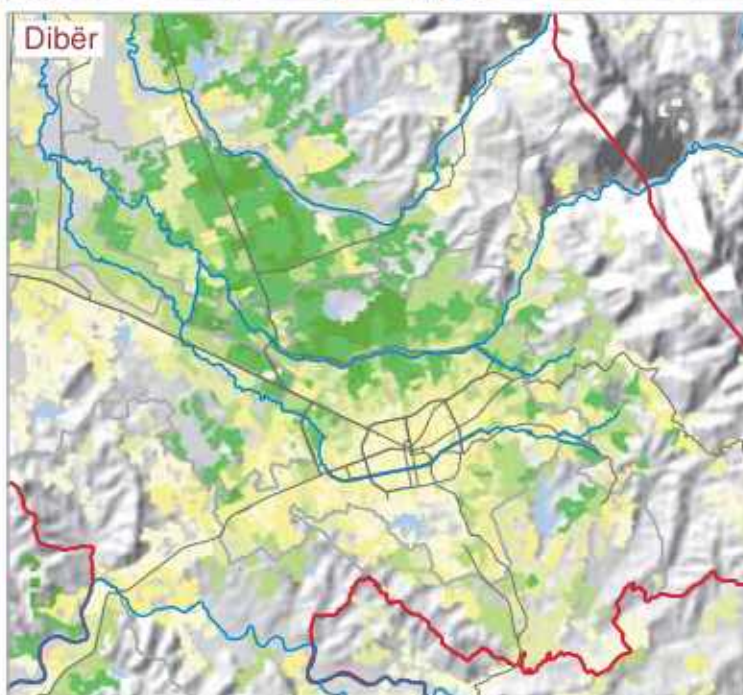
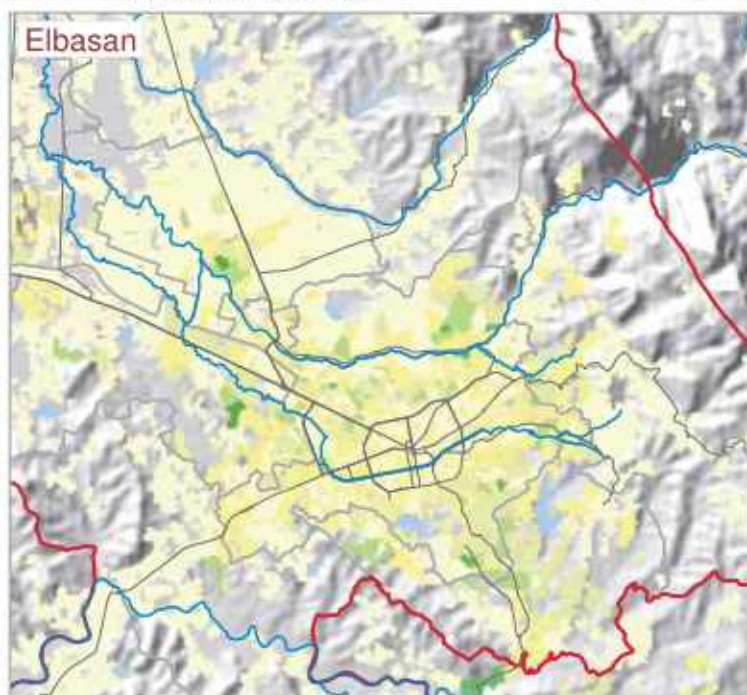
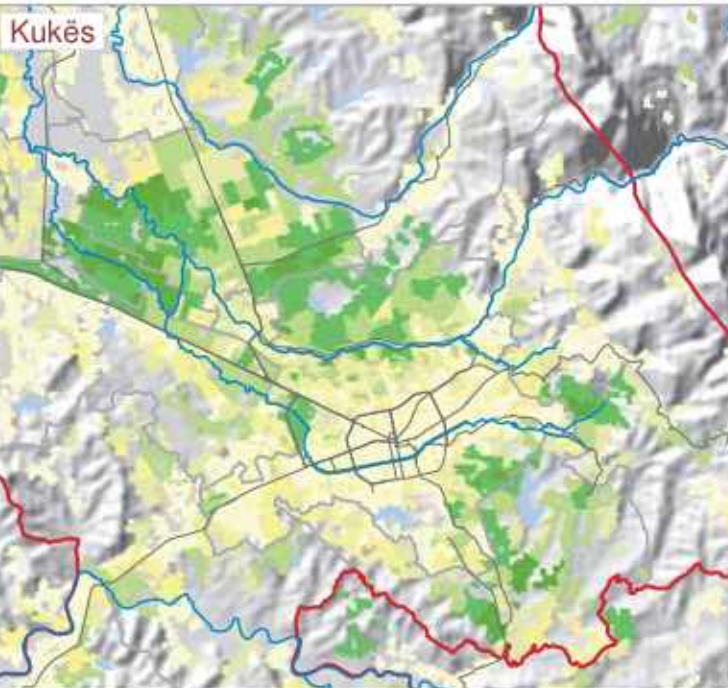
Legend

Birth place of migrants to Tirana agglomeration:
percentage by prefecture, 2011

0.0 - 2.5	River
2.6 - 5	Road
5.1 - 10	Sea / Lake
10.1 - 20	Agglomeration 2011
20.1 - 40	Administrative boundary
40.1 - 100	Relief

Source: National Institute of Statistics,
Population and Housing Census 2011

Scale 1:200,000
0 1.5 3 Km



preferentially look for apartments whereas people originating from the countryside tend to build their own house on in the periphery.

If we look more in detail, one can observe some very high concentrations of migrants, where half of the population or more have the same origin: the Laknas area (in the triangle between Durrës and Shkodër roads) or south-eastern new neighbourhoods between Dajt and Elbasan roads are mainly populated with people from Kukës, while eastern Kamëz and Paskuqan are areas with strong migration from Dibër.

Table 2.14 – Origin of internal migrants to the Tirana agglomeration

Prefec- tures	In mi- grants	Out mi- grants	Balance	Balance/ Avg. pop.	To TDMA		To Tirana or Durrës center		Prefecture of birth
					Migrants	%	Migrants	%	Distance to center (in meters)
Berat	8,104	21,255	-13,151	-78.5	1,2716	59.8	8,221	64.7	3,138
Dibër	4,646	37,034	-32,388	-198.2	3,0331	81.9	10,225	33.7	5,746
Durrës	34,059	10,481	23,578	92.8	0	0	0	0	0
Ebasan	9,357	24,381	-15,024	-45.6	1,3415	55.0	8,575	63.9	3,774
Fier	16,037	25,660	-9,623	-27.8	15,539	60.6	11,534	74.2	3,072
Gjirokaštër	2,839	15,422	-12,583	-136	8,337	54.1	5,672	68.0	2,948
Korçë	6,989	18,794	-11,805	-48.6	12,203	64.9	8,336	68.3	3,109
Kukës	1,971	23,117	-21,146	-215	17,061	73.8	5,340	31.3	5,725
Lezhë	13,810	10,256	3,554	24.2	6,830	66.6	4,644	68.0	5,113
Shkodër	9,170	17,613	-8,443	-35.8	9,730	55.2	5,096	52.4	4,736
Tiranë	112,180	11,940	100,240	148.8	0	0	0	0	0
Vlorë	9,790	12,999	-3,209	-17.4	5,335	41.0	3,877	72.7	2,561

3. CONCLUSIONS

This publication presents the identification of 17 agglomerations by combination of census data and use of GIS system advantages. The 17 agglomerations of the country show very different patterns that distinguish the change between the Tirana-Durrës that form a metropolitan area, the six other important agglomerations and, the smaller agglomerations in the plains, on the coast or in the mountainous areas. The most significant change is the nearly abandonment of the industrial structure in medium size centres of agglomerations, giving way to the industrialization of the northern area of Tirana.

The main developments since 2001 are metropolitan growth, urban decline and depopulation of rural Albania. In fact, besides the agglomerations of Tirana, Durrës, Sarandë and Lezhë, all other urban areas have lost inhabitants, in some cases quite substantially. This is also the case for most rural local units. The large migration abroad and to the capital area has influenced the settlement pattern in different ways. We can note an important urban extension and huge investments in the construction of new houses in economically interesting zones, especially in Tirana area, on the Adriatic and Jonian coast and on Lake Ohrid, etc.

Regarding the morphological aspect of urbanization, except in the mountain areas, new houses have been built nearly everywhere in the country outside the historical old towns, on the coast and in regions which are attractive for tourism, and along the road axes between the agglomerations. The number of dwellings grew by nearly 25%, while the population decreased by around 9%. The number of vacant houses has increased by the abandonment of many houses in urban and especially in rural areas due to migration. On the other hand a large number of newly built apartments are also unoccupied. During the period between 2001 and 2011, a complete reconstruction of the country is observed. The strong migration flows are driven from everywhere to different destinations; from the mountains to the plains and to Tirana, from industrial towns to other urban areas, but mainly to the Tirana region. Furthermore, the direction focused from Tirana to its surrounding suburban local units it is another type of migratory movement.

The same scenario has happened within the areas of the 17 agglomerations. First of all, the growing area of the capital has not only expanded within the borders of the Tirana municipality, but even more so in the rest of the agglomeration. These processes have been characterised firstly by a renewal of an already densely populated central part

of Tirana, but also by an extension along the main axes to the west and north, as well as to the hillsides in the east and south of the city. The important urban differentiation between the plain and hillside areas of Tirana can be ascertained by analysing indicators such as household size, household equipment, motorization and level of education, as well as by population composition by age structure and by the migrants' origin. The series of maps concerning migration to Tirana show a very clear correlation between the origin of migrants by prefecture, and the choice of settlement in the agglomeration of Tirana. The northern suburban areas of Tirana are mostly inhabited by persons coming from the North, showing distinct social characteristics and demographic behaviour.

Migration to Tirana has strongly affected the demographic changes in the rest of the country. In former periods, migration usually related only to the surplus of natural population increase. By making the link to economic development, it is obvious that the Tirana-Durrës metropolitan area is not only where general dynamic changes take

place, but it is also the area specializing in sectors with high value addition, as well as in activities linked to international trade. Outside Tirana, the economic activities show different signs of weakness. Those that remained are suffering from higher unemployment than elsewhere.

Our focus in the enumeration area maps is to highlight the internal spatial differentiation of the agglomerations. There are some general findings which are valid for all agglomerations, but also a large number of local exceptions. Among the general rules we first mention the influence of the regional context. A given agglomeration usually reflects its regional context.

The second finding is a more or less regular gradient according to many indicators, going from the center to the peripheries. Albanian centers are still dense and they are quite strongly mixed.

Many plots situated close to agglomeration centers are built up on previously empty plots, often along the main axes and in the areas between them. The changes during the 1990s do not reflect any urban planning concept, or even a master plan. In the recent past, urbanization started to be guided by local development plans. Early '90s political changes have led to low density urbanization largely outside the historical centers, to a waste of agricultural land in the plains, and to very scattered patterns, costly in terms of infrastructure and mobility.

Maps on the distribution of household amenities reflect the overall situation since the highest average number of these items per household is found in the centers rather than in the outlying areas. In Tirana, this general pattern is broken by the construction of new urban areas in some neighboring local units. These findings are valid for all agglomerations in Albania even if the general level of ownership can vary strongly, for example in Gjirokastrë with high values, and Peshkopi and Laç with much lower values.

Within urban areas, but in some way in all developing areas of the country, the process of urbanization is mainly located along the main communication axes. Before the transition, urban infrastructure development has been quite compact within the city boundaries. In our maps, in which we show only the inhabited areas, the axial pattern of newly built areas outside the centers is shown, especially when comparing change over time. The maps according to period of construction often show a second phase of inner plot densification.

The next finding at the level of enumeration areas is the urban gap between plots with private houses and others with blocks of flats. During the last two decades, the social renewal in these inhabited areas has been quite strong, so that today we can find a more heterogeneous pattern than before.

The census is an astonishingly rich mine of interesting information at all geographical levels, from the country as a whole down to enumeration areas.

The combination of very detailed census data and the possibility offered by geo-referenced statistics permits the use and the diffusion of important information for scientists, urban planners, and also for politicians and the interested public. The intensity of the changes shown in this publication underlines what is generally known by Albanians, but gives additional insights into the way these changes have arisen and especially where they took place. While during the 1990s the informal sector drove the urbanization, after 2000 it is the formal sector which started to define the process. We may consider that development during the first decade after the beginning of transition was chaotic from many aspects; ongoing urbanization seems to be more clearly concentrated in the best locations for an internationally integrated service society, but at the high cost of abandoned an important industrial sector.

On the other hand, we have to say that Albanians have shown a great capacity to react to changing conditions by rebuilding their future wherever they have their roots or elsewhere, abroad, in the capital area or at the coast. Obviously, this reconstruction took place not only where people liked to resettle, but where they thought they would have an opportunity to plan their future. In fact, the intense construction sector absorbed a large amount of private investment; investments which have, at least in the short term, a low economic return, but a high impact on public infrastructure.

Glossary

- **Building:** A building is defined as any independent structure containing one or more dwellings, rooms or other spaces, covered by a roof and enclosed within external walls or dividing walls which extend from the foundations to the roof, whether designed for residential or for agricultural, commercial, industrial or cultural purposes or for the provision of services.
- **Commuters:** Commuters are active persons which have to travel to get from their domicile to their work-place.
- **Enumeration Area (EA):** is the smallest statistical geographic unit for census data collection and dissemination.
- **Local Unit (Lu):** Local government units, first level (municipality and commune).
- **Household:** For census purposes, a household shall refer to a person or a group of persons who reside together in a housing unit and who share a partially or fully joint economy.
- **Housing unit:** is a separate and independent place of abode intended for habitation by a single household or one not intended for habitation but used as a usual residence by a household at the time of census. It includes conventional and non-conventional dwellings.
- **Metropolitan areas:** are large urban areas composed of several interconnected urban agglomerations. They may be defined by size (typically with more than one million inhabitants), economic specialization and national and international significance.
- **Urban agglomeration:** An urban agglomeration is an extended city or town area comprising the built-area of a central place and any suburbs linked by continuous urban area.
- **Peri-urban area:** a peri-urban area refers to a transition or interaction zone, where urban and rural activities are juxtaposed. Peri-urban areas consist of single-family houses and small buildings
- **Suburban area:** A residential district located on the outskirts of a city. Suburban areas are primarily made up of large flats

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