

IMPACT OF ALBANIAN AGRICULTURAL REFORMS IN GJIROKASTRA REGION

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ABSTRACT

The land is the principal tool of production and the solving of property conflicts in municipalities and communes of the region is the first phase of modernizing process in agricultural process. Completing of land registration process will increase efficiency of the abandoned land or the land that is not used in all its area. This will guarantee the farmers of the region to increase the economic activity, the incomes of their families, living standards and the security and guarantee the right of their properties nowadays and in the future. The delivering of the land relatively equally to the villager's families in 1990, resulted with a fragmentation of properties in Gjirokastra Region. Sections of land are very small and often very far from rural dwelling places. Some land parcels are of a very low quality for agricultural purposes and other land are abandoned from the families which have emigrated outside Albanian borders. Consolidation process of small parcels in agricultural productive plains is happening very slowly. Encouragement and stimulation of parceling is necessary, because the average size of them is 1.26 ha/family in Gjirokastra Region (district of Gjirokastër 1.45, district of Permet 1.43 and district of Tepelenë 0.99 ha/family). This fact shows that the area for the expanding of agricultural operations is small and problems of completing the land registration to take final and proper decisions about its delivering are several ones. Low number of land ownership certificates has been an obstacle for renting of the land and as result increasing of economic activity in order to generate the incomes.

KEYWORDS: land market, land registration, consolidation of land parcels, average dimension of land parcels, expending of agricultural operations.

PROGRESS OF THE RADICAL REFORM AND LAND ADMINISTRATION AFTER 1990

The land is the principal element of agricultural production. After 1990, the land reform has been one of the most concerning problems of agricultural policies, since it slots political, economical institutional and social factors.

Before 1990, there were two cadastral documents:

- Books of the Land with changes of the plots,
- Cadastral maps.

The cadastral stock resulted from the process of land mapping done in the period 1950-1990. Changes in this stock were approved by Ministry of Agriculture and were registered in the cadastral changing sheets of the plots. When the political system changed, it brought diffraction of farms and cooperatives and also their privatization. Property rappers changed entirely, and it became necessary to have a legal base about ownership. The cadastral system was not able to reflect the changes of the properties in the map, so the state created mortgage system of the Registration of Real Estate.

In the framework, of legislative reforms about agriculture land that started to depict after 1900, and were approved laws and decisions as following:

- Law nr. 7501 date 19.07.1991¹⁴, “About Land”.
- Law nr. 7512 date 10.08.1991, “To authorize and protect private property and free initiatives”.
- Decision of Council of Ministers, Nr. 266, date. 08.08.1991, “To divide the properties of former agricultural cooperatives”.
- Law nr. 7652 date 23.12.1992, “To privatize state houses”.
- Decision of Council of Ministers, Nr. 452, date. 17.10.1992, “To restructure agricultural enterprises”.
- Law 7745, date 26.07.1993, “About re-evaluation and delivering in value of former agricultural cooperatives”.
- Law 7698, date 15.04.1993, “About returning and compensation of properties of former owners”.
- Law 7699, date 21.04.1993 “About compensation in value or land of former owners of agricultural lands, forests and pasture”, where the expropriated land will be compensate in monetary value and obligations according to the classes of biological value of the land and the size of expropriated land.
- Law 7715, date. 02.06.1993, “About leasing of the land which is property owned by individuals”, with the change of article 3 of law 7501.
- Law 8053, date. 21.12.1995, “About gaining of the agricultural land ownership without any reward” to the farmers that have used it before.
- Law 7836, date. 22.06.1994, “To define the price of the agricultural land in order to compensate the former expropriated owners”.
- Law 7843, date. 13.07.1994, “About registration of real estate”, which institutionalised land registering in the new system of assets registering.

In 1994 was created the immensely first legal technique unit named, “Project Management Unit” about the Registration System of Real Estate. Gjirokastra region consists in three registration areas (one for each district) where functioning three registration offices for real estate registration are. Registration areas are divided in cadastral areas according to respective dwelling places. Information of this system created economy bases for the land market, which is a tremendous achievement in the process of ownership reforms on land. In Gjirokastra region were created 209.021, real estate (from 5 million in the whole country), from which 194.076 were rural ones.

Table 1. Registringof real estate Gjirokastra region

Description	Cadastral area				
	Total	Urban	Rural	In the process	Not in the process
Region	277	8	269	204	73
Gjirokastër	98	4	94	87	11
Përmet	100	2	98	46	54
Tepelenë	79	2	77	71	8

Description	Number of assets			Total registered surface (in ha)
	Total	Urban	Rural	

¹⁴ Vata. N. “Registration of land, the integration of its indicators”. GEER. Tiranë 2005.

Region	209021	14945	194076	130245.4713
Gjirokaštër	105672	3256	102416	59550.81205
Përmet	47176	2289	44887	21113.57216
Tepelenë	56173	9400	46773	49581.08705

In Gjirokaštër region, there are 73 areas that are not part of the registration system:

- 11 in Gjirokastra district,
- 54 in Përmet district,
- 8 in Tepelena district.

Implementation of “Law of Land” passed through two phases.

First phase (April-July 1991)

With Decision of Council of Ministers nr.151, date 26.04.1991, was delivered land to the village families and former employees of cooperatives and agricultural enterprises, despite they were living in the village or in towns. This phase did not touch the ownership on land even cooperatives and agricultural enterprises.

Table 2. Land stock and indicators of land delivery

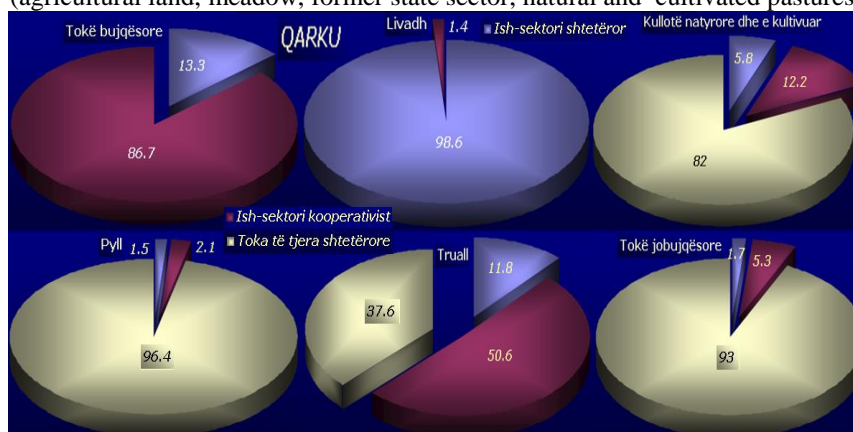
Land	Total	Agricultural	Meadow	Pastures		Forest	Terrain	Not agricultural
				Natural	Cultivated			
Region	288432	45201.5	146	97754	1090	86061	1571.5	56608
Gjirokaštër	113740	17667	146	45256	235	30471	908	19057
Përmet	92958	14479.5	-	22861	480	38340	376.5	16421
Tepelenë	81734	13055	-	29637	375	17250	287	21130
1. Former state sector								
Region	14324	5996	144	5666	45	1327	185	961
Gjirokaštër	13003	4675	144	5666	45	1327	185	961
Përmet	1147	1147	-	-	-	-	-	-
Tepelenë	174	174	-	-	-	-	-	-
2. Former cooperatives' sector								
Region	56893.5	39205.5	2	11888	190	1826	795	2987
Gjirokaštër	30433	12992	2	11888	190	1826	548	2987
Përmet	13579.5	13332.5	-	-	-	-	247	-
Tepelenë	12881	12881	-	-	-	-	-	-

3. Other public lands						
Land	Total	Pastures		Forest	Terrain	Not agricultural
		Natural	Cultivated			
Region	217214.5	80200	855	82908	591.5	52660
Gjirokaštër	70304	27702	-	27318	175	15109
Përmet	78231.5	22861	480	38340	129.5	16421
Tepelenë	68679	29637	375	17250	287	21130

Source: According to cadastre in the Gjirokastra region (in ha)

- *The tasks of the first phase were:*
 - › Completing of registration and updating of data about land.
 - › Defining the final destination about undelivered land.
 - › Increased soil fertility.
 - › Improving the watering and drainage systems.
 - › Use of modern technologies to increase producing capacities of land.
 - › Preserving the land from the process of erosion.

Figure 1. Land stock and indicators of land delivery
(agricultural land, meadow, former state sector, natural and cultivated pastures)



According to cadastre, 61.8% of lands in Gjirokastra district were part of other public land stocks, 26.8% lands of former cooperative sector and 11.4% lands of former state sector; meanwhile land of Përmet and Tepelenë districts were part of other public land stocks.

Second phase

In 19.07.1991 parliament approved the Law nr 7501, which has in its principles transferring the ownership of agricultural economy, from public property to private ones. This law opened the way for implementation in practice of all ownership changes in agriculture, transforming so the cooperatives and agricultural enterprises, supporting the right of ownership on the land. Certainly re ownership of agricultural land, inventory of agricultural mechanicals and livestock, in the former cooperatives of socialist type, was a real difficult, process.

Table 3. Families of former cooperatives and agricultural enterprises and number of farmers

Former families of-	Agricultural cooperatives.		Agricultural enterprises.	
	1994	1999	1994	1999
Gjirokastër District	7356	7309	2407	2698
Përmet District	-	5869	-	404
Tepelenë District	7184	7058	600	215

Number of farmers	1994	1999	2004
Gjirokastër Region	24866	23782	23510
Urban space	1829	1601	1966
Rural space	23037	22181	21544
Gjirokastër District	10385	10027	10576
Përmet District	6697	6697	6994
Tepelenë District	7784	7058	5940

This law was implemented to all agricultural lands and in 30.09.1991 were diffracted agricultural cooperatives, agricultural structure changed, the land was privatised, and it was owned by former employees and members of agricultural cooperatives being delivered on bases of the number of members had each family. Villagers were equipped with Act of the land ownership (land patent). Being equipped with ownership documents it was created a positive clime to increase the care for the agricultural land.

Table 4. Land stock in Gjirokastra Region in 01.08.1991, (in ha)

In Total	Agricultural land	Orchards	Vineyards	Olives	
Region	45201.5	37610.8	5487.4	1396.7	706.6
Gjirokastër	17667	14823	2070	684	90
Përmet	14479.5	11905.8	2059.4	472.7	41.6
Tepelenë	13055	10882	1358	240	575
a. Former cooperative sector					
Region	39205.5	33191.2	4317	1072	625.6
Gjirokastër	12992	11152	1209	557	74
Përmet	13332.5	11244.2	1798	281.7	8.6
Tepelenë	12881	10795	1310	233	543
b. Former agricultural enterprises					
Region	5996	4419.6	1170.4	325	81
Gjirokastër	4675	3671	861	127	16
Përmet	1147	661.6	261.4	191	33
Tepelenë	174	87	48	7	32

Based on Decision of Council of Ministers nr 452, date 17.10.1992, “About reconstruction of agricultural enterprises”¹⁵:

- Agricultural enterprises created mainly from the delivery process of the former cooperatives land to the families of agricultural enterprises.
- The gained land from irrigation, deforestation and nationalization of agricultural enterprises remained state properties and leased to the family members of former agricultural enterprises, for an indefinite period in the contract.

Features of land reform

- It was quick and radical and during its implementation government didn't take in consideration the ownership of the land before 1945.
- Diffraction process of cooperatives and agricultural enterprises was accompanied with uncontrollable damages and embezzlements that brought serious damages of watering and drainage system, animals, orchards etc.
- Created a big segmentation of the land surface in small farms.

Law Nr. 7501, in Gjirokastra region was implemented in 267 villages (94 villages of Gjirokastra district, 96 of Përmet district and 77 of Tepelenë district). In 1994 from the stock of agricultural land was delivered from 30.120 ha, meanwhile in 1999 were delivered 30.375 ha land, and were given 8.114 land patents in Gjirokastra district and 6.012 land patents in Tepelenë district. A total of 17.663 ha agricultural land given from the cadastral office for Gjirokastra district, were delivered according to the law accompanied with the respective land patents for 14.786 ha land (10.693 ha from former cooperative sector and 4093 ha from former state sector). In 1999 in Gjirokastra district remained undelivered 2.877 ha land (2.297 ha from former cooperative sector and 580 ha from state sector), meanwhile in Tepelenë district 6.322 ha agricultural land. After the approval of Law 8312 date 26.03.1998 and Decision of Council of Ministers Nr.531 date.21.08.1998, “About undelivered agricultural land”, the surface of delivered land through the implementation of them reached up to 945 ha or 6.6% of undelivered surface, 700 ha for Gjirokastra district, 95 ha for Përmet district and 150 ha for Tepelenë district. In 2004 were delivered 67.3% of the stock of agricultural land.

The reasons of delivering the undelivered land with such low percentage were:

¹⁵ Official Bulletin 1992, Tiranë 1995.

- Demographic movements decreased the interest about land.
- Insufficient work and malfunctioning of commissions in communes and villages.
- Use of agricultural land with agricultural plants in a mass of 70%, meanwhile 30% is not fertilised and it is used as pasture for the livestock, smoothing the high deficit of pastures for the livestock.

About the completing of land reforms and conflict solving served as obstacles many factors:

- Administrative irresponsible actions.
- Not updating of documentations.
- Occupations of lands from former owners, despite the legal dispositions.

Table 5. Land privatization given from cadastral office (in ha)

Description	Agricultural land in total :			1. delivered:		
	1994	1999	2004	1994	1999	2004
Region	44474	45244	45201.5	30120	30853	30437
Urban space	1016	2854	2433	584	1818	1796
Rural space	43458	42390	42768.5	29536	29035	28641
Gjirokastër	16739	17663	17667	13495	14786	14932
Përmet	14680	14526	14479.5	9417	9334	9213
Tepelenë	13055	13055	13055	7208	6733	6292

Description	a. agricultural land			b. orchards:		
	1994	1999	2004	1994	1999	2004
Region	28193.1	28837.6	27360.15	1926.9	2015.4	3076.85
Urban space	557	1693	1512.5	27	125	283.5
Rural space	27636.1	27144.6	25847.65	1899.9	1890.4	2793.35
Gjirokastër	12654.6	13945.6	14635.45	840.4	840.4	296.55
Përmet	8756	8411	6817	661	923	2396
Tepelenë	6782.5	6481	5907.7	425.5	252	384.3

Description	b ¹ . Orchards			b ² . Vineyards		
	1994	1999	2004	1994	1999	2004
Region	1154	1233	1996.7	457.4	502.4	792.35
Urban space	27	48	192		37	41.4
Rural space	1127	1185	1804.7	457.4	465.4	750.95
Gjirokastër	494	494	8.7	272.4	272.4	279.85
Përmet	477	669	1931	172	222	424
Tepelenë	183	70	57	13	8	88.5

Description	b ³ . Olives			2. undelivered		
	1994	1999	2004	1994	1999	2004
Region	315.5	280	287.8	14381	14391	14764.5
Urban space		40	50.1	459	1036	637
Rural space	315.5	240	237.7	13922	13355	14127.5
Gjirokastër	74	74	8	3244	2877	2735
Përmet	12	32	41	5263	5192	5266.5
Tepelenë	229.5	174	238.8	5847	6322	6763

Analyze of privatization process in the space aspect is showing the existent problems that have Tepelena District, where there are undelivered 51.8% of the stock of agricultural

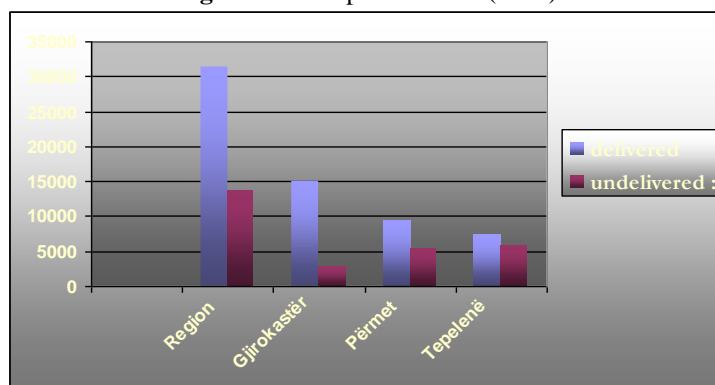
land, the situation is better for the Permet district with round 36.4% Gjirokastra district, that have only 15.5% of the stock undelivered.

Table 6. Land privatization given from cadastral office (in ha)

Land	Total :	delivered	Former sector	
			cooperative	state
Region	45201.5	31525	26741	4784
Gjirokaštër	17667	14932	10926	4006
Përmet	14479.5	9221	8517	704
Tepelenë	13055	7372	7298	74

Land	undelivered :	Former cooperative sector :	refused evaluable terrains) for:			Former state sector
			being far	being far	Low fertility	
Region	13676.5	12762	1946	1526	9290	914.5
Gjirokaštër	2735	2288	500	-	1788	447
Përmet	5258.5	4826	1200	1526	2100	432.5
Tepelenë	5683	5648	246	-	5402	35

Figure 2. Land privatization (in ha)



Map 1. Map of agricultural land privatization
(land delivered with red colour and land undelivered with green colour)



Table 7. Surface for each member of family in the Gjirokastrë region

Benefit land Have a land patent	Total number of families	From the former sector		Ha/member of family	Ha/family
		of cooperatives	of state		
Gjirokastrë Region	23828	20441	3387	0.28	1.26
Gjirokastrë district	10170	7640	2530	0.32	1.3
Përmet district	6372	5605	767	0.34	1.45
Tepelenë district	7286	7196	90	0.19	0.94

Gjirokastrë district	0.326	Ha/family member		Tepelenë district	0.19
Communes	0.326			Municipalities	0.04
Antigone	0.43	Përmet district	0.34	Tepelenë	0.05
Cepo	0.22	Municipalities	0.35	Memaliaj	0.03
Dropull i Poshtëm	0.422	Këlcyrë	0.35	Communes	0.21
Dropull i Sipërm	0.304	Communes	0.34	Buz	0.28
Lazarat	0.206	Ballaban	0.29	Krahës	0.22
Lunxhëri	0.39	Çarçovë	0.36	Kurvelesh	0.1
Odrie	0.39	Dëshnicë	0.35	Lopës	0.24
Picar	0.22	Frashër	0.3	Luftinjë	0.17

Pogon	0.345	Petran	0.41	Memaliaj Fshat	0.25
Qendër Libohovë	0.35	Qendër Piskovë	0.41	Qendër Tepelenë	0.18
Zagorie	0.384	Sukë	0.27	Qesarat	0.24

The smallest surface of the agricultural land for each person it belongs to Tepelena district, meanwhile the biggest surface it belongs to Permet district.

Consequences of agricultural reform:

- Were substituted big units of agricultural products with small familiar units that possessed averagely 1.26 ha/family (1.17 ha/family in the whole country), divided in 3-4 plots;
- Process was accompanied with a chaotic urbanization, big segmentation and misuse of agricultural lands;
- Agricultural infrastructure, watering and draining system and trading of agricultural products was very damaged;
- Law Nr. 7501 didn't take in consideration the ownership of the land before the Agricultural Reform in 1945-1946;
- Agricultural land wasn't returned to the former owners of before collectivization phase;
- Agricultural land was delivered to the families that were living in the village till 31 July 1991;
- Employment level in rural areas was increased;
- Were created premises for interior migrations (toward flat areas and urban centres creating informal inhabitation areas) and emigration of rural population outside the country (mainly in Greece and Italy);
- Remittances of money from outside favour laziness and parasitism of rural population, abandoning the land decreasing the agricultural production.

In such conditions it was necessary:

- To complete land registration;
- To complete re ownership of former owners, that will bring revitalization of agricultural economy and increase of investments;
- Good administration of agricultural land;
- Rehabilitation of watering and draining system, especially of irrigation channels of second and third hand owned by the farmers, since the damage of dams and embankments caused over flooding of agricultural areas in communes of Luftinjë, Krahës, Buz, Qesarat, Sukë, Dëshnicë, Ballaban etj;
- Rehabilitation of watering and draining system, since the damage of dams and embankments caused over flooding of agricultural areas in communes of Luftinjë, Krahës, Buz, Qesarat, Sukë, Dëshnicë, Ballaban etj;
- It is created a private sector of seeds production, agricultural mechanicals, inputs and agro chemicals;
- To protect the land from erosions and to increase it fertility;
- To do re dimensioning of plots to make them rentable and suitable for the application of modern technologies;
- To improve lands through planting of improved products (crops, fodders grown in hilly areas (5-25%) and mountainous areas (over 25%);
- Improving production of plants livestock, agro food products and fishing;
- To protect agricultural land from illegal constructions, which were decreasing its stock;
- To create and develop functional market of the land;

- Organizing of financial service system in rural areas;
- To solve furnishing with inputs and transferring of technologies;
- Reorganizing and modernizing markets, local and regional agricultural markets;
- To improve and modernise information and technical assistance in agriculture.

STRUCTURAL CHANGES IN AGRICULTURAL SECTOR AND ITS PERSPECTIVE

Since after the first year, of privatization there were important changes in the planting structure. Industrial plants were not planted anymore since there was no more industry to process them. During the period 1992-1996 there was an increase of agricultural products, but the collapse of pyramidal schemes put the country in a crisis.

The situation it became worse when it was destabilised in September 1998, the War in Kosovo, and the refugees flux in 1999 so despite the growth of agricultural production, was not able to reach the indicators of 1989. After 1990 was reduced the use of chemicals, watered and drained surface, level of mechanicals (Mechanical agricultural enterprises were privatised and most of their machineries emerged out of use). Most of the agricultural production has a destination for personal use; meanwhile the market was furnished with corns and other important products that have been imported. High prices of agricultural products imported from other countries, increased the life cost for the inhabitants of rural and urban areas.

Table 8. Dynamic, value and structure of general agricultural production incomes

Dynamic of agricultural products according to the branches in %.					Value of agricultural production in million leke.			
Vitet	Total	Agricultural plants	Live stock	Orchards	Total	Agricultural plants	Live stocks	Orchards
1999	100	100	100	100	177713	84371	77426	15916
2004	110.2	101.1	115.7	131.8	195861	85301	89587	20973

Agricultural production in %.			
Total	Agricultural plants	Livestock	Orchards
100	47.5	43.6	8.9
100	43.6	45.7	10.7

Value of agricultural production in 000/lekë.						000 lekë/100 ha
Description		Total	Agricultural	Live stock	Orchards	Total
Gjir.	1998	5802505	3336343	2082026	384136	32843.7
	1999	3904184.3	3032069	277757.3	594358	22098.7
Për.	1994	1193280	537060	426270	229950	8241.2
	1999	2376935	1297278	978363	101294	16415.9
Tepel.	1994	1200303.4	433135.9	733969.5	33198	9194.2
	1998	2631431	998555	1569289	63587	20156.5
	1999	3024396	1115674	1828410	80312	23166.6

Livestock production is increased with a quick pace and have taken the first place for the in the general agricultural production, postponing in the second place production of

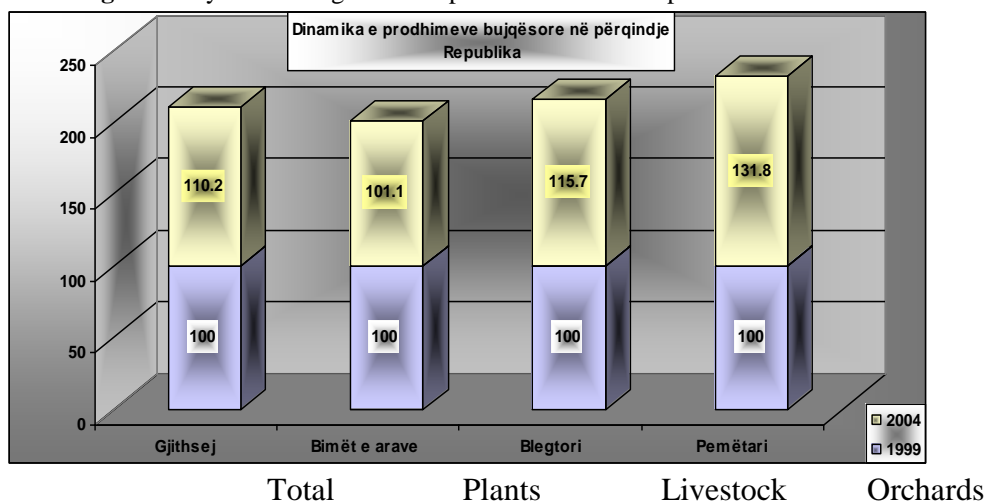
plants. Livestock development was high and required more food, so it was necessary the increase of planted surfaces with corns and fodders.

Table 9. Structure of incomes of agricultural production according to branches in %

Branches		Agriculture	Livestock	Orchards
Region 2005		46	48	6
Gjir.	1998	57.5	35.9	6.6
	1999	47.3	43.4	9.3
Përm.	1994	45	35.7	19.3
	1998	49.8	45.7	4.5
	1999	54.5	41.2	4.3
Tepel.	1994	36.1	61.1	2.8
	1998	38	59.6	2.4
	1999	36.9	60.4	2.7

Units of agricultural products (farms) are very small and surfaces they possess are segmented and this makes difficult, the normal development of productive activities.

Figure 3. Dynamic of agricultural productions in % Republic of Albania



Marketing systems and processing of agricultural and livestock products are not enough functional. Profitability of agricultural production units is very low.

Figure 4. Agricultural production in %

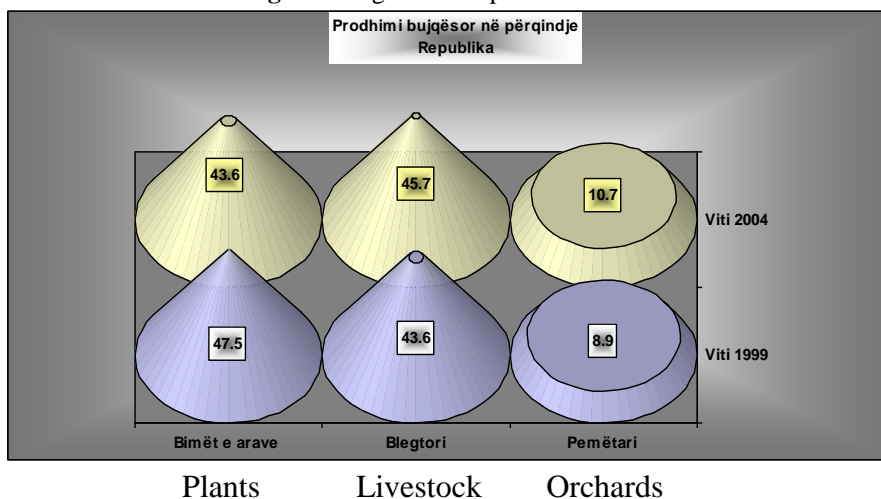


Figure 5. Structure of incomes of agricultural products according to the branches in %

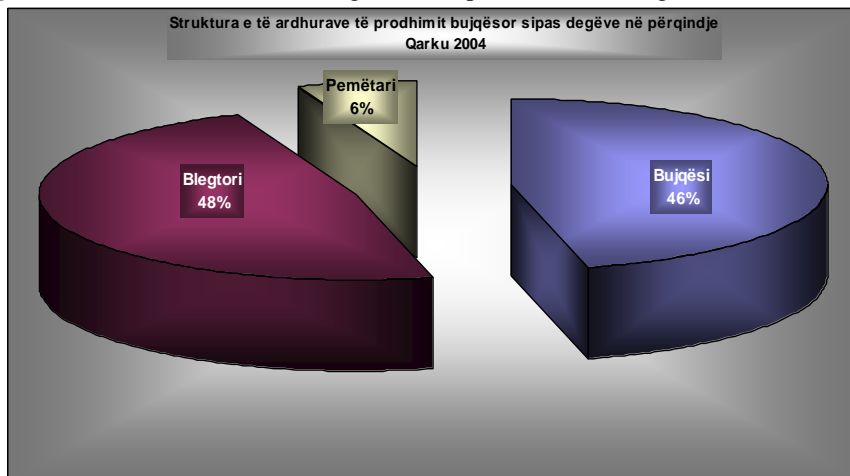


Figure 6. Structure of incomes of agricultural products in Gjirokastra District

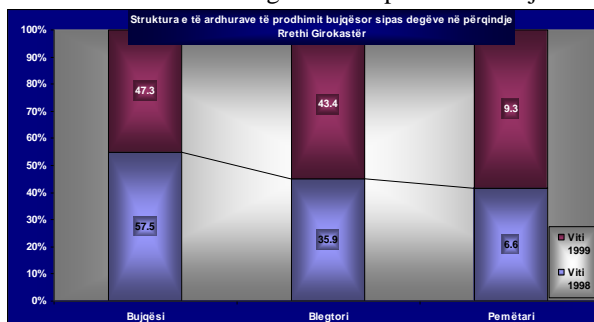


Figure 7. Structure of incomes of agricultural products in Permeti District

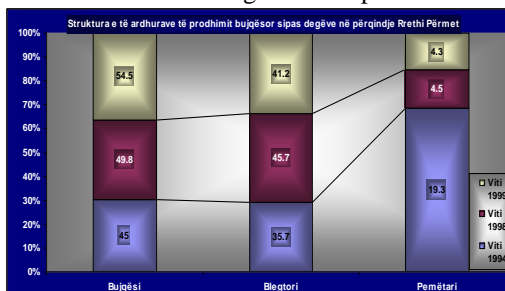


Figure 8. Structure of incomes of agricultural products in Tepelena District



Agriculture Livestock Orchards

Consequences of agricultural reform:

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In such conditions it was necessary:

- To complete land registration and reownership of former owners, that will bring revitalization of agricultural economy and increase of investments;
- Good administration of agricultural land;
- Rehabilitation of watering and draining system, especially of irrigation channels of second and third hand owned by the farmers, since the damage of dams and embankments caused over flooding of agricultural areas in communes of Luftinjë, Krahës, Buz, Qesarat, Sukë, Dëshnicë, Ballaban etj. Also use of inerts from the river banks, parts of embankments and their use without any criteria have increased the damages caused from over flooding of agricultural lands;
- It is created a private sector of seeds production, agricultural mechanicals, inputs and agro chemicals;
- To protect the land from erosions and to increase its fertility;
- To do re dimensioning of plots to make them rentable and suitable for the application of modern technologies;
- To improve lands through planting of improved products (crops, fodders grown in hilly areas (5-25%) and mountainous areas (over 25%);
- Improving production of plants livestock, agro food products and fishing;
- To protect agricultural land from illegal constructions, which were decreasing its stock;
- To create and develop functional market of the land;
- Organizing of financial service system in rural areas;
- To solve furnishing with inputs and transferring of technologies;
- Reorganizing and modernizing local and regional agricultural markets;
- To improve and modernise information and technical assistance in agriculture.

Conclusion: Implementation of "Law 7501 about Land" has changed ownership rapports in the villages, but didn't solve conflicts that have to do with ownership of agricultural land. Possibilities created by economy of free market should affect the development of rural economy, but the state should negotiate re dimensioning of properties, crediting the production, creation of processing and trading infrastructure, modernizing of agricultural sector etc, in order to increase interest of farmers in this sector.

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