

Urbanization and land management issues in Kosovo

- A description of the land management system and identification of consequences in the urban planning

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Abstract

This study aims to describe the structure of land management in Kosovo, and existing issues with the current urban planning strategy in the country.

The land is currently utilized to the best extent when developing the urban area and the system seems to move toward more necessary controls. Two specific factors have been recognized as influencing the urban planning process. One is illegal buildings and the other is land use changes. A general solution to the illegal buildings issue has been legalization and planning further development with consideration to the existing state. The other issue, changing the land use, is a formal way of labelling the land for optimization of future usage, where changes have been more difficult to implement.

The planning documents in Kosovo did not always reflect the reality, greatly due to that urban development often occurs at a much faster pace than the updating of existing plans. Laws and regulations were thus sometimes hard to apply, and the cooperation between the central and local level was not always as extensive as desired. All investigated municipalities and institutions have room for improvement in different ways.

This investigation gives an analysis of select institutions in Kosovo with the purpose of identifying their strengths and weaknesses, to find points for further improvement. In addition, this might also be of interest for international partners of Kosovo, for further orientation around the current state of the nation regarding urbanization and land management.

Sammanfattning

Plandokument är något som är vanligt i Sveriges stadsplanering, och skapandet av det görs med stor omsorg för ett långsiktigt perspektiv och ekonomisk utveckling. Inte i alla delar av världen har man denna fungerande struktur. Kosovo är ett av de nyaste länderna i världen, som förklarade sig självständigt den 17 februari 2008. Kosovo har sedan dess försökt bygga upp sin stat, till stor del med utrikes hjälp. Den urbana utvecklingen har präglats av den process landet har gått igenom. Förbättring av fastighetssystem, fastighetsregistrering, äganderätt m.m. har varit en del av statens mål för att vidare kunna förvalta markanvändningen på bästa sätt. Syftet med denna analys har varit att undersöka hur stads- och landsbygdsmark utnyttjas i ett utvecklingsland. Hur förvaltas markanvändningen vid stadsplanering, vad tas hänsyn till och vad ignoreras? Vilka ekonomiska vinster eller förluster uppstår till följd av beslut? Varje steg av utveckling är viktig för Kosovo som förutom en ny stat även har det mindre bra finansiellt.

Att utvecklas med ett långsiktigt perspektiv är det mest eftersträvansvärda för ett land. För att göra det, behövs förutom finansiella och tekniska resurser även bidrag från det juridiska och sociala samhället. Många beslut som tagits angående stadsutvecklingen i Kosovo gjordes under akuta förhållanden, vilket givit många tillfälliga lösningar som än idag lever kvar. Idag arbetar Kosovos institutioner med att förbättra de tidigare åtgärder man gjort med målsättning att göra det mer hållbart.

För att undersöka situationen i landet har samarbete med motsvarigheten till lantmäteriet i Kosovo gjorts, Cadastral Agency of Kosovo, samt med representativa kommuner. Intervjuer har gjorts med valda kommuners personal och invånare samt med representanter från staten. Kommunerna valdes delvis med hänsyn till hur utvecklade de var, eftersom tillgång till så jämförbar information som möjligt var eftersträvansvärt, samt med hänsyn till kommuners deltagandevilja. De utvalda kommunerna blev tre medelstora kommuner; Fushë Kosovë, Klinë och Lipjan.

Undersökning av kommunerna visade att det politiska läget i landet hade direkt och kortsiktigt inflytande på policys. Många samarbeten och beslut togs med politiska partiers bästa intresse i beaktande, vilket hämmar en rättvis utveckling i landet. Politiken spelade även roll i anställningen av nyckelposter. Detta förklarade varför utbildning inte alltid motsvarade befattningen, samt varför kunskapen varierade stort bland personalen i kommunerna. Bland invånarna var kunskapen inom urbanism och markanvändning svagt utvecklad.

Med avseende på bristfällig kunskap och den sämre kvalitén av arbete bristen kan resultera i, var tillgängliga plandokument, utvecklingsprojekt och administrativa bestämmelser av acceptabel kvalitet. Olika plandokument var ofta tillgängliga i de

undersökta kommunerna och innefattade relativt bra beskrivningar, dock med bristfälliga kartor som gav utrymme till feltolkningar. Varje kommun hade ett planerat område där den urbana utvecklingen skulle ta plats. De hade en så kallad urban gräns som utgjorde ett par procent av den totala kommunala arealen.

Två processer som påverkat den urbana utvecklingen är olovliga byggnader och förändringar i planerad markanvändning. Olovliga byggnader som byggdes upp under landets uppbyggnadsfas är idag ett hinder för optimal urban utveckling. Eftersom rivning av dessa skulle anses som ekonomisk förlust, var lösningen att legalisera de flesta byggnader och försöka planera stadsutvecklingen med hänsyn till dem och deras lägen. Förändring av markanvändning är en benämning på en process som oftast konverterar jordbruksmark till mark för bebyggelse, och kan liknas med att få byggrätt. Denna process har dock inte allt för stora krav associerade till sig när en sådan konvertering ansöks om, vilket har öppnat upp för privata aktörers intressen att påverka den planerade bebyggelsen.

Förutom förluster som görs vid ombyggnationer, rivningar och hänsyn som måste tas till illegala byggnader vid stadsplaneringen så har även andra förluster identifierats. Frånvaron av samråd mellan institutioner samt brist på kunskap inom dessa, leder till felaktiga och långdragna administrations- och beslutsprocesser hos myndigheter, vilket påverkat utvecklingen och förståelsen bland invånarna negativt.

Sammanfattningsvis visar studien att det fortfarande finns mycket att göra för att uppnå en optimal markanvändning i samband med den urbana utvecklingen, men att markanvändningen vid urban utveckling sker på bästa möjliga sätt givet förutsättningarna. Trots det dåliga utgångsläget verkar markanvändningen nu gå mot ett mer kontrollerat system enligt de kommunala arbetarna. Svagt samarbete mellan centrala och lokala nivåer har dock identifierats, vilket gör det svårare för den lokala nivån att uppfylla de centrala kraven. Bättre stöd från den centrala sidan skulle förbättra kvalitén i det kommunala arbetet. Viktig kunskap om de urbana områdena saknas dock fortfarande, varför det blir svårt för Kosovo att utvecklas utan hjälp från mer erfarna länder.

Denna analys kan vara intressant för Kosovos institutioner, i syfte att identifiera dess brister och framgångar för att på så sätt tillåta vidareutveckling av ett system i rörelse. Av samma anledning borde det också vara av intresse för internationella samarbetspartner inom området att veta vad som behöver förbättras och identifiera hjälp landet är i behov av.

Përmbledhje

Dokumenti i planifikimit hapësinor është i rregullt në zhvillimin urbanistik të Suedisë, dhe krijimi i saj bëhet me kujdes të madh për një perspektivë afatgjatë dhe për një zhvillim ekonomik. Jo të gjitha vëndet e botës e kanë këtë strukturë funksionale. Kosova është një nga shtetet më të reja në botë, e cila shpalli pavarësinë më 17 shkurt 2008 dhe ku zhvillimi urban ka qenë i prekur nga gjendja e kaluar në Kosovë. Një pjesë e madhe të ndihmës për të ndërtuar shtetin e ri të Kosovës, ka ardhur nga shtetet e huaja. Zhvillime përparimtare në sistemin e pronësisë, rregjistrimit të tokës, të drejtat pronësore, etj kanë qënë pjesë të qëllimit të shtetit për të përmirësuar menaxhimin e mëtejshëm të përdorimit të tokës, në mënyrë që të bëhet sa më i mirë. Qëllimi i kësaj analize ishte të shqyrtoj përdorimin e tokës urbane dhe rurale në një vend në zhvillim. Si menaxhohet përdorimi i tokës në planifikimin urban, çfarë është marrë parasysh dhe çfarë jo? Çfarë fitime apo humbje ekonomike janë bërë dhe bëhen si rezultat të vendimeve që merren? Janë disa nga pyetjet të cilat do të mundohemi ti sqarojmë në këtë analizë. Çdo fazë e zhvillimit është e rëndësishme për Kosovën, ku përveçse është një shtet i ri, ka edhe vështirësi ekonomike të cilat duhet të punojmë drejtë për ti eliminuar.

Zhvillimi me perspektivë afatgjatë i një shteti, është një nga mënyrat më efektive. Për ta bërë këtë, ne përveçse kemi nevojë për burime financiare dhe teknike, duhet edhe të përfshijmë aspektet e shoqërisë ligjore dhe ato sociale. Shumë vendime që janë marrë në lidhje me zhvillimin urban në Kosovë, janë bërë gjatë kohës së emergjencës, të cilat gjithashtu ishin zgjidhjet e përkohshme. Sot, institucionet e Kosovës janë duke përmirësuar veprimet me qëllim për ta bërë zhvillimin e tanishëm më të qëndrueshëm.

Për të shqyrtuar situatën në vend, është bërë një bashkëpunim me Agjencinë Kadastrale të Kosovës dhe disa komuna të përzgjedhura që do të paraqesin një pamje të përgjithshme të Kosovës. Janë zhvilluar intervista me stafin e zgjedhur të komunave dhe banorëve të tyre, si dhe një intervistë është zhvilluar me një përfaqësues nga subjektet shtetërore. Komunitat janë pyetur pjesërisht në lidhje me zhvillimin e tyre urban, sepse dëshira ishte që të kemi sa më shumë informacion krahasues, dhe pjesërisht me dëshirën e komunave për të marrë pjesë. Komunitat e përzgjedhura ishin tri komuna të mesme në Kosovë; Fushë Kosovë, Klinë dhe Lipjan.

Duke studiuar komunitat e përzgjedhura, u tregua që situata politike në vend kishte një ndikim të drejtpërdrejtë dhe afatshkurtër mbi ceshtjet vendimmarrëse në komuna. Shumë bashkëpunime dhe vendime janë bërë nga interesat më të mira të partive politike, duke penguar kështu zhvillim të barabartë në vend. Cështja politike gjithashtu luajti rol në emërimin e posteve kyçe, e cila shpjegon faktin pse profesioni i

lidhur me studimet e bera, nuk është gjithmonë në pozicionet e duhura. Githashtu kishte njohuri të ndryshme në mesin e stafit të komunave. Në mesin e banorëve njohuria për urbanizim dhe për përdorim të tokës kanë qenë të zhvilluara dobët.

Dokumentet e ndryshme të planifikimit kanë qenë në dispozicion për komunat e perzgjedhura dhe shumë herë me një përshkrim mjaft të gjerë por nganjëherë me harta inferior që jepte mundësinë për një kuptim të gabuar. Secila komunë ka pasur një zonë të planifikuar për zhvillimin urban, e quajtur zona urbane, e cila përbëhej nga një përqindje e vogël e sipërfaqes së përgjithshme të komunës.

Dy procese që kanë ndikuar në zhvillimin urban në Kosovë, janë ndërtesat ilegale dhe ndërrimi i destinimit të tokës së planifikuar. Ndërtimet pa leje janë ndërtuar në fazën e emergjencës dhe sot janë pengesë për zhvillimin optimal urban. Duke qënë se rrënimi i tyre do ishte humbje ekonomike, zgjidhja e kesaj çështjeje ishte që të legalizohen shumica e ndërtesave dhe të përpiqen për të planifikuar zhvillimin urban në lidhje me të dhe pozicionet e tyre. Ndërrimi i destinimit të përdorimit të tokës është një proces që zakonisht përdoret për të ndërruar token bujqësore në atë të ndërtimit. Ky proces nuk ka kërkesa të shumta për të bërë një ndryshim të tillë, ngaqë klasifikimet e tokave nuk janë edhe aq të larta. Kjo arsye ju ka dhënë operatorëve privat mundësinë për të ndikuar në ndërtimet e planifikuara.

Përveç humbjeve që bëhen për çdo rindërtim, shkatërrim apo shikim që duhet të behet për ndërtime pa leje, janë identifikuar edhe disa humbje të tjera në planifikimin urban. Mungesa e konsultimeve mes institucioneve dhe mungesa e njohurive, rezultojnë në vendime të gabuara dhe procese të zgjatura të qeverive vendimmarrëse, të cilat ndikojnë negativisht në zhvillimin dhe kuptimin tek banorët.

Në përmbledhje, studimi tregon se ka ende shumë për të bërë për të arritur një përdorim optimal të tokës në lidhje me zhvillimin urban, por që përdorimi i tokës zhvillohet në mënyrën më të mirë të mundshme, duke pasur parasysh kushtet. Pavarësisht se fillimi i menaxhimit të tokave nuk ka qenë aq i mirë, sipas punëtorëve të komunës, duket se përdorimi i tokës tani është duke shkuar drejt një sistemimi të kontrolluar që më parë. Bashkëpunime të dobëta janë identifikuar ndërmjet nivelit qendror dhe lokal, duke e bërë më të vështirë për nivelin lokal për të përmbushur kërkesat thelbësore. Mbështetje më të mirë nga pjesa qendrore do të përmirësonte cilësinë e punës së qeverisjes lokale. Njohuri të rëndësishme për zona urbane ende mungojnë, dhe është ajo pikërisht që e bën të vështirë për Kosovën që të zhvillohet pa ndihmën e shteteve të huaja që kanë më shumë njohuri.

Kjo analizë mund të jetë interesante për institucionet e Kosovës, në mënyrë që të identifikohen mangësitë dhe sukseset e saj, dhe kështu të lejojë zhvillimin e mëtejshëm të sistemit në lëvizje. Për të njëjtën arsye, duhet po ashtu të jetë në interes për partnerët ndërkombëtarë në terren, për të kuptuar se çfarë duhet të përmirësohet dhe për të identifikuar ndihmë për të cilat vendi ka nevojë.

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Fitore Regjepaj

Abbreviations

AMMK	Agjensioni për mbrojtjen e mjedisit të Kosovës (<i>Eng.</i> The agency of environmental protection in Kosovo)
ASK	Agjensia e statistikave të Kosovës (<i>Eng.</i> Kosovo Agency of Statistics)
KCA	Kosovo Cadastral Agency
MFAKS	Ministry of Foreign Affairs Kosovo
MMPH	Ministria e Mjedisit dhe Planifikimit Hapsinorë (<i>Eng.</i> Ministry of environment and spatial planning)
RKS	Republic of Kosovo

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1. Introduction

1.1 Background

The republic of Kosovo is one of the newest countries in the world, declaring its independence on 17th February 2008. The history of Kosovo broadly consists of worried political governance, ending with a war in 1999. Kosovo as a part of the Federation of Yugoslavia before the war, became transitionally administrated by UN until it declared its independence. The conflict in 1999 caused, among other things, destruction of large parts of the urban environment. At the time, acute actions for settling returning refugees largely ignored optimization of land use and urban development.

Rebuilding activities, newbuilding, post-conflict rural and urban migration, resettlements of the population, all helped to cause the formation of an informal neighbourhood¹ which is reflected in the land management of many municipalities in Kosovo. Informal exploitations of land presents problems at the local level in the development of urban and rural areas. This also creates problems within the central level in upholding state legislature, not being able to apply its rules in real life, far away from the theoretical description. Furthermore this also have effects on the economic development in the country.

After the war ended, Swedish authorities were some of the first who initiated aid to Kosovo, in order to gradually create new and develop existing functional authorities. This served the purpose of boosting economic development in the country and one of the Swedish authorities' priorities in Kosovo was to contribute to the development of the real estate market, which is vital for a sustainable economy. An important basis to achieve economic development in the real estate market is to use land efficiently and the authority functions were thus heavily concerned with real estate markets, urban planning and taxes.

The agricultural land has always been an impediment to the urban environment development. Some land could be used profitably as agricultural land, but because of the successive expansion of the urban border it has buildings on it. On the other hand there might exist land where urban development would be more natural, but the location is less appropriate, e.g. outside the city/urban border.

The development of urban planning and general land management requires knowledge, technical equipment, finance but also a functioning and accountable

¹ Grant, Jude Garstka (2009)

government. The current issue of land management during development of urban areas is quite difficult to manage on a local level.

In a densely populated region such as Kosovo development of land for urban purpose plays a major role in the estate market in the country. One of the most current issues is cities built without regard to the quality of the agricultural land and sometimes in an illegal way. Because of this uncontrolled urban expansion, the agricultural land is not optimally utilized. Kosovo has good potential for successful agriculture in the fertile lands available in the country. This could generate higher yield if more knowledge, equipment and finance would exist and was used.

1.2 Purpose

The purpose of this thesis is to investigate and analyze the enforcement of urban- and rural land management in Kosovo, a country under development, to identify the problematic parts of the urban development. The challenge in this study is to identify efficiency of land use in Kosovo and, the reasons to the lack of efficiency.

1.3 Methodology

In cooperation with the Kosovo Cadastral Agency (KCA) and select municipalities in Kosovo, I studied the efficiency of land use and how the country manages and controls their areas. What requirements exist for the change of land-use and contrarily what are the requirements for keeping the ongoing land use. What is the official procedure for changing land use, and how does it work in practice? Furthermore, identification of socioeconomic losses due to uncontrolled ways of changing and managing the land use in a long-term perspective will also be investigated.

The analysis will touch upon legal, economic, technical, and social aspects. Analysis will entail how land use is defined in the rural and urban land regarding legislation. The economic perspective is analyzed on the basis of the economic perspective of national, local and private interaction. Furthermore, the inhabitants act in different situations and how absence of information and education can be an impediment of understanding and value new systems and laws. Technical aspects include the use of maps and databases for real estate systems.

To understand the situation, and hopefully find solutions for some hindrances on the way out of the problematic situation, the system and laws have to be known. The study

will therefore investigate different municipalities with respect to the planning system and laws in Kosovo.

Reports, maps and plans at selected municipalities in Kosovo were used to examine the issue from a regional perspective. I also worked together with KCA to get an overview of legal aspects and their function. In addition, I studied how representatives from the government viewed the situation, and their thoughts about possibilities of improvement. In addition to fieldwork I used reports/articles about the real estate ownership, urban planning, formalization of informal development and the delineation of urban/rural land in the Balkans. Also I did use articles about post conflicts urban planning and land management. The literature review was linked to the field analyses to couple relevant facts to the study.

The population's views were taken into consideration through interviews with randomly selected middle aged individuals in the municipalities where the fieldwork was conducted. This type of selection was made to ensure that the selected individuals owned any property and had been affected by the urbanization, directly or indirectly. Interviews with representatives from government agencies and local levels were more selectively selected and were conducted to broaden the perspectives and problematic situation. Occasionally was recommended by partners to contact

To collect the necessary data, eight weeks of fieldwork in February and March 2016 was spent in Kosovo. Initially I started to investigate the legal processes, the underlying problems and the programs of development on a central level, identified from the KCA, located in the capital city of Kosovo, Pristina. Thereafter I searched for information on local level, in the municipalities and by inhabitants. To get as much information as possible, I chose to study middle sized municipalities with relevant information to share. I contacted tens of municipalities in Kosovo through emailing and phoning the head of the urban planning in each municipality. The ones who answered and accepted the cooperation became the municipalities Fushë Kosovë, Lipjan and Klinë. Weeks were placed in the municipalities, both in cities and in the municipal building. The final of the fieldwork were dedicated for interviews with the population, but also with a representative from the central government.

1.4 Limitations

The study was limited to a few middle-sized municipalities with an urban development. The purpose of this was to describe how urban development and land management works outside the primary centers in the country. Therefore I did not

choose one of the bigger cities to be investigated, because they have more factors affecting the development and land use.

Likewise, this study will not investigate the population growth and displacement in urban areas. It will be mentioned as a reason for urban growth, but not how much it has affected the studied municipalities.

Interviews with Nongovernmental organization (NGO) including construction real estate and agricultural businesses were unfortunately not carried out despite intention of it, due to lack of opportunity from their behalf. This would have given a wider description of the situation and perhaps also information about cooperation between governmental and NGOs.

1.5 Disposition of the thesis

A theoretical background is presented by analyzing the current system. The history and culture of Kosovo will be introduced to give a better understanding of the current situation and how the end of the war created a new era for the development in general.

The thesis describes how the urbanization is practiced today, introduction of laws and what type of problems the citizens, the administrations and how people in general are affected by urbanization. This concept is deepened by reviewing reports, plans, maps, and through interviews from the field. Results of these are presented subsequently.

Following this, a discussion of the challenges and conclusions of the thesis are laid out and finally some recommendations are given about how to make land management more efficient in the process of urbanization, for a country under development.

2. Theoretical framework

2.1 Concept of urbanization

Urbanization is described as a concept of change. Change that increase the share of the urban subset by redistribution of a population. *Urbanism* (urban mode of life) also refers to cultural traits which follows the process of development², and can therefore be different in different parts of the world.

Urbanization has in many everyday contexts defined the difference between “urban” and “rural”. This division of two areas have made it both easy to understand and identify the term urbanization. Meanwhile, in the scientific world it has been more difficult to define the meaning of the term. The question of the definition seems to be whether the possibility of a redistribution of a population is necessary for the urban society to occur³.

Falk, uses generally accepted definitions of the terms urban and rural referring to the city contra the country or the areas outside the city. The city is mostly described through high buildings, roads, different businesses and large spaces that refers’ to large number of people. On the contrary, the nonurban place is considered as less developed, with more individual homes, less high buildings, and limited human activities etc.

The places refer to how people settle themselves in different ways of living, which in a longer time-span form a society. Even though these two completely different societies live in different ways, they still depend on one another.

People need land to produce food and other resources that are necessary for living. By living in the dense cities, one is separated from the land which produces food. So why do cities exist? In the technological world which the human race has created, systems of production and exchanges exist that seems to challenge the natural order⁴. O’Sullivan emphasizes three conditions that must be satisfied for the city to develop. These conditions are:

- **Agricultural surplus.** People outside cities must produce enough food to feed themselves and city dwellers
- **Urban production.** City dwellers must produce something – goods or service to exchange for food grown by rural workers.

² Falk, Thomas (1976) p.4

³ Falk, Thomas (1976) p.5

⁴ O’Sullivan, Arthur (2012) p. 3ff.

- **Transportation for exchange.** There must be an efficient transportation system to facilitate the exchange of food and urban products⁵.

For these conditions of the cities to be fulfilled, we must manage the land we have available efficiently in order to maximize both the agricultural and the urban production.

To create sustainable rural and urban conditions there must also be a balance between good governance and good land policy. This will be described further in the study. From a published article Stig Enemark shows this relationship in graphic (Fig. 6).

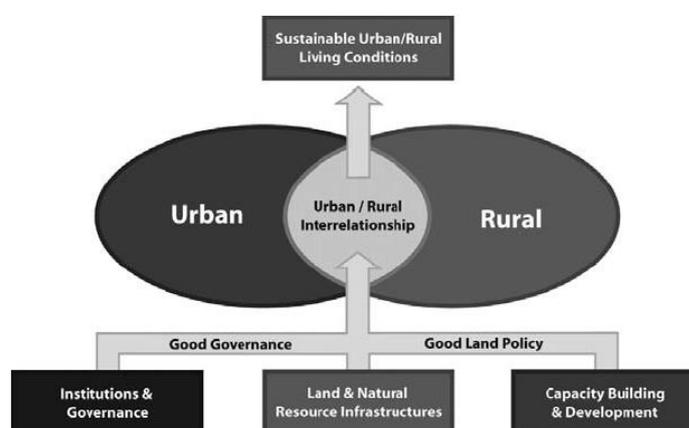


Figure 1: A simplified view of the urban-rural interrelationship.
(Graphic: Stig Enemark.)

Figure 1: Source: FIG-Publications, No. 33, 2014

2.2 Urban zoning and borders

The government's role in managing land use is often reflected in the planning and zoning of cities. When planning cities, land use is regulated by laws and rules for the planning system. The zoning plans become an aid for segregating different types of land use into separated zones. These separated zones usually include commercial, industrial and residential areas. Kosovo uses the zoning as a method to control the urban growth and the planning of the zoned areas. Planning the cities with zoning

⁵ O'Sullivan, Arthur (2012) p. 3-4

helps the city to define its borders and control the growth. This will be described more closely further in the thesis.

The history of zoning took place in the early 20th century in the United States, where they used orders to control land use in particular areas. Orders were created by shared opinions from the inhabitants, such as blocking light and view from a high building, which subsequently generated regulations for tall buildings. The comprehensive zoning map was at first regulated in 1916 in New York. In the same year eight other cities had implemented a zoning map. Twenty years later, the zoning map was spread to more than a thousand cities⁷.

Zoning can be used for many valuable reasons in the land use development. Firstly, zoning can be used as an environmental policy which should separate pollution sources from the residential areas. Secondly zoning can be used as an incentive to make sure those households or firms generate fiscal surplus, which occurs when taxes for the land users pass the cost of public services provided.⁸ Negative externalities from different industry or commercial zones will be better accepted if they would provide a fiscal surplus for the region or the municipality. Every intent of development, in general, aims to increase such profit in different ways.

The regulation for zoning is placed on a central level where rules are formed to guide and control the local government work. The central level's interest is to manage local government right and equally with rules, education and financial equipment to manage their area as good as possible.

While zoning controls the way of using the land inside a specific area such as a municipality, there are borders that are aimed to control the city-growth. Growth boundary is one of the policies cities use to control their development in both land and their population. These boundaries can on the one hand be developed by restricted urban services in a city, such as roads, services etc. On the other hand they can also be developed through conditions that forbid development beyond a growth boundary which comprises an area determined for urban development.⁹

⁷ Ibid p. 230 ff

⁸ Ibid p. 232

⁹ O'Sullivan, Arthur (2012) p. 232 ff

3. Kosovo in a historical and development context

3.1 Short history of Kosovo

The Republic of Kosovo is the youngest country in Europe, located in south-eastern Europe bordering Albania, Macedonia, Montenegro and Serbia. The country has an area of 10, 908 km² (approx. the size of Skåne, Sweden) with a population of about 1.8 million inhabitants^{10 11} and with the relatively young median age of 28.2 years¹². The capital of Kosovo is Pristina (*alb.* Prishtina) with about 200,000 residents in 2011. The ethnic origins of Kosovo's population is 88% Albanian, 7% Serbs and 5 % other small ethnical groups such as Turk, Bosnian, Goran, Roma, Ashkali and Egyptian. The official languages are Albanian and Serbian. In certain places were the majority of the population belong to one of the minorities, their tongues can also occur as official language. Kosovo has a climate characterized by hot, dry summers and cold winters. Abundant natural resources are lignite, lead, zinc, chromium etc. and export products include base metals, minerals, machinery and leather. Important sources of income include trade, services, agriculture, some mining and remittances¹³.

Nevertheless, Kosovo is one of the poorest countries in Europe, with more than one third of its population considered poor¹⁴. Poor is defined as living below the International Poverty Line, which The World Bank set in October 2015 at US \$ 1.90 per day¹⁵, corresponds 15,24 SEK (May, 2016)¹⁶. About 30 % of the population is unemployed and the GDP per capita was €3103 in 2014. Large parts of the population live from working in the agricultural sector, which is one of the main sources of income for the economy in Kosovo¹⁷. Thereby, it is in the state of Kosovo's best interest that the municipalities regulate the rural land as effectively as possible as cities rebuild and develop.

The country declared itself as an independent country in 17 February 2008, from the Republic of Serbia. Years of strained relations between Albanians and Serbs in this area lead to the outbreak of full scale war in 1998, which forced 1.5 million of

¹⁰ Swedenabroad (2016)

¹¹ CIA (2016)

¹² Ibid

¹³ Swedenabroad (2016)

¹⁴ SIDA (2015)

¹⁵ Worldbank (2015)

¹⁶ Valuta (2016)

¹⁷ Swedenabroad (2016)

Kosovo's then 2 million inhabitants to flee as refugees. A big share fled to the bordering countries Makedonia and Albania. Other chose a longer path, to Europe, America and even Australia.

The Serbian troops were driven out from Kosovo in June, 1999 by the United Nations (UN) who took over the administration of Kosovo. The Security Council of UN declared a resolution for Kosovo, Resolution 1244, for international civil presence in Kosovo – The United Nation Interim Administration Mission in Kosovo, UNMIK.¹⁸ This resolution put Kosovo under transitional administration, waiting for a determination of the country's future-status.

In 2004 the UN decided to step-up focus on the future of Kosovo, and as a result the Finnish President Martti Ahtisaari proposed Kosovo becoming independent under international supervision in 2007, after which Kosovo declared itself independent in 2008. In connection with the independence, the European Union, EU established a mission of police, customs and judicial authorities called EULEX, whose jobs were to strengthen the new country's capacity in the legal area, corruption and war crimes¹⁹.

Today Kosovo is recognized as a country by over one hundred of UN's 193 countries, including Sweden, although neither Serbia nor the UN has recognized the independence yet. In some municipalities along Kosovo's northern border Serbs are in majority. These often contest the final status of the country, wanting no change in the regime and belonging. The government of The Republic of Kosovo is today dealing intensely with challenges within the parliament, were the sitting government and the opposition are disagreeing in questions about land borders and the rulership of the municipalities in Kosovo populated with minority groups.

Kosovo is not yet member of any international organization such as UN, EU or NATO. Since it is a relatively new state and not recognized by all the members in EU, relations between them are hindered, although EU is still Kosovo's largest benefactor. NATO have their international forces KFOR (Kosovo Force) in Kosovo, which has the responsibility for security in the country, with troops amounting to 5000 men in 2013.

3.2 Geological information

Kosovo is located in Eastern Europe and is characterized by the central position of the peninsula of Balkan. The country is surrounded by high mountains, some mountain

¹⁸ UN (2011)

¹⁸ Ibid

peaks exceeding 2000 m altitude, which have different geological composition. In the middle of the mountains, two large plains stretch out. One of Dukagjin, the other of Kosovë. The Highest peak in Kosovo is Gjeravica with 2 656 m²⁰.

The mountains do not isolate Kosovo from the surrounded countries, because in the four corners of the country, there are rivers. These wide and deep rivers overcome these natural barriers and connect the inland of the Balkan Peninsula to the Mediterranean Sea.

Through its territory important highroads pass which link the middle of Europe with the coast of the Mediterranean Sea coast. This gives Kosovo a strategic position in this part of Europe.

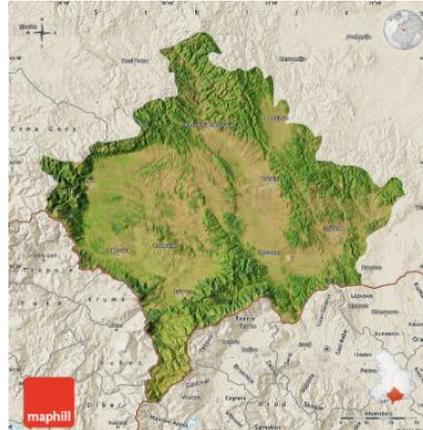


Figure 2: Map of Kosovo, Source: Maphill.com

The country's good geographic position allows a variety of natural elements such as; geological compositions, landscape, climate, hydrography, vegetation and different soil types. Furthermore good mineral resources that provides a good basis for economic development. Agriculture is the main economic activity, with great agrarian access, but with insufficient mechanization and inappropriate structure for cultivating. The land areas of Kosovo consist of 53 % agricultural land and 39.1 % forestry. The remaining areas are constituted by urbane zones and water surfaces. About half of the agricultural land (52.3 %) is arable, while one third (31 %) is used for pasture and corn²¹.

3.3 History of the urbanization in Kosovo

The urbanization in Kosovo can be defined in two eras, one between 1970 and 1999 and the other from 2000 and further. The first era is defined from the beginning of the migration from rural to urban. This period was a worried time in Kosovo, where people fought for surviving and even decided to flee the country. The development of the cities was not a priority at that time, but they managed to develop the urbanization plan for Kosovo and its' municipalities for a period between 1975 and 2000²². This plan defined the period of the first era, which ended with the war in 1999 and was the final for much historical problems and obstacles in Kosovo's development. The second era, year 2000 and further, reflects the time of rebuilding and building up new

²⁰ Government of Kosovo, The Ministry of Environment and Spatial planning (2010)

²¹ Ibid

²² Ministira e Mjedisit dhe Planifikimit Hapësinor (2002)

things that should develop the new and free country. It is a period where people moved back to their homes, but also a time for a rebuilding process of new administration and state-functions that should lead the territory of Kosovo to a final state.

Urbanization is not just about changing different land areas, it should also consider the development of economics, social, cultural and environment. Through the spatial planning, the system of the urban growth is being prepared to take responsibility for the planning's priorities and the decisions that should be made. Nowadays development in Kosovo is a consequence from the long-lasting conflict which began in a greater occurrence in the late 80s, with falling economy and destruction of Yugoslavia. Today there are seven new countries (Slovenia 1991, Croatia 1991, Macedonia 1991, Bosnia and Hercegovina 1992, Montenegro 2006, Serbia 2006 and Kosovo 2008) created from the Yugoslavia federation. These countries all became independent through armed conflicts. All these countries including Albania are handling land management problems including informal urban development, property problems and illegal building.

The conflict which was going on for a decade in the former Yugoslavia, puts all the countries, including Kosovo in a situation of total degradation of system, losses in economy and shortage of labour, which made the process of reformation more difficult. The trade, transport and tourism were prevented a lot from the conflict, which affected the economy development in each country. Furthermore the conflict also caused a loss of trust by foreign investors²³.

Prior to the conflict, Kosovo had its natural resources, minerals and rich agricultural land. The economic activities have been focused on industry and agriculture during the two last decades. More than 60 % of the population lived in the rural zones, which occupies oneself with agricultural production. Despite the natural resources, the region of Kosovo was the poorest in the former Yugoslavia's territory, and became worse when the regime of Yugoslavia began to be violence to the Albanians. In the 70-80s, every property of a company owned by Albanians was forcefully overtaken by a Serbian. This was a strategy from the Yugoslavian's regime to move Kosovo-Albanians away from Kosovo, so that the territory could establish a Serbian majority. The drastic decline of the economy, led the Kosovar-Albanians to flee the country and settle down in the neighbouring countries and other countries, both before and during the conflict²⁴.

According to the assessment of the Department of Reconstruction – UNMIK, about 120,000 houses and auxiliary house buildings were fully or partially damaged during

²³Kuvendi Komunal Fushë Kosovë (2004) p. 9

²⁴Ibid p. 10

the war 1998/99. Close to 60 000 were rebuilt by the end of 2002 from donors, the rest was rebuilt by families. In 2003 there were about 360,000 residential buildings of all type, in which about 2.04 million inhabitants lived. In comparison, in 2003 there were 139,000 residential buildings. The migration of families to both medium and larger cities but also high birth-rates, are two main factors which have increased the demand for housing after the war. In Pristina the urban zone has increased from 450 ha to 1500 ha in a period of 20 years (1980-99)²⁵. This was before the huge post war transition in Kosovo.

The economic development has since the end of the conflict begun to rise, but is still rather low. Available statistical data is divided into three categories, statistics before 90s, statistics in 1991-1999, and statistics after 1999. The statistics before the 90s, was from a period where the state's institutions were in working order, and could be considered credible. The statistics in the period between the years 1990 and 1999 is in some parts considerate deficient, and in others, not reflecting the reality in Kosovo. After the war, the state's institutions begun mostly to work in order and are considered credible again.

A spatial plan for the urban development from 1975 valid until 2000, was no longer valid after the war. New plans which were acutely developed after the war were divorced from the reality in Kosovo and were not very useful. This made it more difficult for the spatial planning on a local level. In absence of planning maps a huge growth of unplanned residential areas, followed by property issues, building on agricultural land at the cost of the environment became a part of the daily development.

The head of urban planning in Kosovo is located at the central level at the Ministry of spatial planning and environment.

3.4 Land management in traditional way

Even though there are laws legislated by the government, the behaviour and actions of individuals in different occasions often reflect the nation's traditions and culture. It is the culture and tradition that has been a rival against the national laws, in the beginning of building the new country. The concepts and understanding of urbanism is in general quite low in the country and only a few professionals are trained in the subject. It is clear that urban places and their development are controlled by a spatial plan. In other places, such as in the villages, far away from the city, where the training in urbanism is more limited and there is no plan that regulates the land use, it is common that traditional regulations are being used. Certain traditional regulation will be described further on.

²⁵ Kuvendi Komunal Fushë Kosovë (2004) p. 10

A set of Albanian traditional laws is *the Kanun of Lekë Dukagjini* was developed by the Albanian prince at that time; Lekë Dukagjini (born. 1410, dead 1481) and contains laws before and after the time of Lekë Dukagjini. They were unwritten laws which the Albanians used in Albania and the territory of Kosovo. It was late in 1910-1925, that the notes of this laws were written down and a law book was created. There are a few more Kanun's in the Albanian history, categorized according to the area, personality and their time of origin, but The Kanun of Lekë Dukagjini become the most used in Kosovo²⁶.

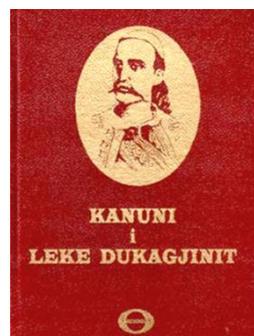


Figure 3: The Kanun of Lekë Dukagjini

Similar to these written traditional laws in Kosovo, comparable laws called "*Landskapslagarna*" were written down in Sweden. These laws were different in every province in Sweden, in the same way as there were different Kanun's in different areas of the Albanian territory. "*Landskapslagarna*" existed until the mid of 1300s, when Sweden got their national law established by then King of Sweden, Magnus Eriksson.²⁷

The laws which the Kanun of Lekë Dukagjini contains, have served as social norms and self-governing system which prevailed in the northern Albania at the time when the region was ruled by the Ottoman Empire. The Kanun is an important document for the history of the Albanian people. Its' rules and regulations still exist behind every Albanian or Kosovar.

The Kanun include 12 chapters, among them, the chapter of "Housing, Livestock and Property" and "Transfer Property". In the chapter "Housing, Livestock and Property", we find the definition on land property. Some select sections²⁸ are:

- Article 213. Any house that produces smoke [i.e. that is inhabited] must have its own landed property.
- Article 215. Every family has a share in the common property (described in article 232).
- Article 221. If someone leaves his house and moves permanently from his village, but does not sell his house and land, they remain his and no one has right to appropriate them.
- Article 225. Land which was once cultivated for a garden or field or a dwelling, even if left fallow by the owner for hundred years²⁹, may not be

²⁶ Wikipedia (2016)

²⁷ NE (2016)

²⁸ Dukagjini, L., Gjeçov, S. and Fox, L. (1989)

²⁹ An expression of consolidating the family unit the right to their property

occupied or worked by anyone else in the village or Banner (*someone with the same flag – nationality*). It passes from son to son of the first owner.

- Article 232. Common property is the area held in common by the village or a Banner for pasture, timber, firewood, hunting and other needs.
- Article 234. One person, without the other (inhabitants in the village), may not sell the wealth of the common property; its loss and profit belong to all the households of the village or the Banner.

Even though the articles are outdated, the laws still can be reflected in the current laws and inhabitants' behaviour.

The 13th chapter of The Kanun of Lekë Dukagjini handle the land boundaries. Some articles selected in this chapter reflect a part of the Albanian tradition in land management.

- Article 238. The boundary is constructed with large, peaking stones thrust into the earth and exposed above it. An aged tree may also serve as a boundary.
- No one ever thought about moving the stones. Article 239 says “The boundary stone has witness behind it”. In the view of the Kanun, the bones of the dead and the boundary stone are equal. To move the boundary is like moving bones of the dead, says Article 243 (i.e. unacceptable).
- Article 252. In order to avoid any misunderstandings, the boundary does not twist and turn or zig-zag, but must go in a straight line.

The Kanun of Lekë Dukagjini handles most of the legal-social traditions and habits of the Albanian people. Furthermore it handles even the management of the different roads, public pastures and also sale of land. Even if there are other current laws in Kosovo, many Kosovars including Albanians have their cultural and traditional habits for every decision they make. A typical habit that also is a rule in the Kanun of Lekë Dukagjini and still is used by Albanians and Kosovars is the rule for sales of land. Article 464 says: “Before the sale of any land or a turn at irrigation water or at the mill, the cousins, brotherhood, and clan of the seller must be informed.” This article follows by article 465, 466, 467, which says that if none of the cousins, brotherhood or clan wants to buy it, then the owner is allowed to sell it to the neighbour. If the neighbour does not want it, the owner is free to sell it to anyone of the village. At last, if no one in the village want it, then the owner is free to sell it to any buyer.

These types of habits which are obstacles for the free and open market, are more usual in small villages where people live besides each other as a family. They still use these rules or traditional habits, in order to not destroy the relationship between. It's like the Swedish community (*swe. bostadsförening*) where you have to be accepted from the head of this community to be allowed to move in. These villages work from

the same principle. They do not desire unfamiliar to move in, without the whole village's approval, therefore the trade is not a free trade.

3.5 Land management in general

Land use in Kosovo has changed drastically the last decades. The impact of human activities has caused both environmental and socioeconomic damages. Kosovo's challenge is to prevent degradation of the land areas through political measures specific for the land protection. Table 1 presents data of land use in hectares (ha).

Land use	Area (ha)
Forest	464 800
Land for forest use	28 200
Agricultural land	342 400
Pastures and meadows	153 200
Fallow land	23 400
Urban areas	40 000
Water surfaces	4 600
Not classified	41 600
Total	1 098 200

Table 1. Total area by land use classification. AMMK-RKS (2009)

The main factor affecting the land use negatively are:

- Settlements, illegal and unplanned constructions
- Industry (solid waste and surface mining)
- Construction of roads and highways
- Waste from household and landfills
- Erosion
- Uncontrolled exploitation of gravel

A current issue that the Kosovars are facing, and will continue to face, is gross loss of agricultural land. The most common form of losing the agricultural land is by a process called "changing the land destination" (*alb. Ndrrim destinimi*), which change the land type in the registration of the parcel. This can be comparable with Swedish assessment from the tax office (*swe. Skatteverket*), which depends on the land destination. The process of land destination in Kosovo is controlled by the law for agriculture land No. 02/L-26, and decisions are taken by competent representatives from the municipality completed with the consent of the ministry from the project for spatial regulations, which will be explained further on.

In the period of 1999-2008, about 2580 ha agricultural land had changed its' land use through "changing the land destination", without the permission from competent representatives from the municipal. While only about 198 ha has changed its' land

destination with municipal permission, i.e. <10 %. The Ministry of Agriculture, Forestry and Rural development (*alb. AMMK*) estimated in year 2009 that about 400 ha/year of agricultural land change the use into land for construction³⁰.

3.6 Comparing other counties in Balkan and Eastern Europe

Albania

Albania has made a transformation since the fall of communism in 1990, when everything was owned by the state. In communism, the country was a closed country with no private owning property and travel restrictions for residents. After the communism, all public space management has changed from being over-managed, to under-management by the public sector and then to an uninvolved private sector³¹. The communist ideology of having everything public, found expressions in several public spaces like boulevards and parks in different places around the cities. The cities were built dynamic and fast after the communist fall, which made a big gap between the urban and non-urban places³². Illegal buildings are frequent even in Albania. The difference between Albania and the countries is the formal processes of illegal buildings. The government of Albania admitted that the way average Albanian could have better housing was through the informal development. The economy of the country was not as good as it could help the population with social-economical needs. Albania used the legalization of informal buildings to stimulate economic growth, by that eliminate a critical period. The state chose to legalize most informal buildings by not taking any responsibility for compensation in case of accidents depending on quality of the informal buildings.³³

Montenegro

Montenegro became in the 1990's a territory of refugees from Croatia, Bosnia and also Kosovo. A self-made housing solution built on the state land became the only way out to affordable housing. This developed an informal structure with more than 80 % illegal buildings³⁴. The Montenegrin situation is similar to the situation in Kosovo regarding legalization of informal constructions and ownership rights represent the urban situation, and the basic movements for further development and planning.

Greece

Spatial and urban planning in Greece is centrally driven, costly and bureaucratic. However the relevant legislation is very comprehensive but complex therefore time and ambition must exist to make something according to the law. It may take several years to obtain any building permit, and many cases even requires court decisions.

³⁰ AMMK-RKS (2009)

³¹ Pojani, Dorina & Maci, Giulia (2015)

³² Ibid

³³ Ibid

³⁴ Ibid

The delay is caused literally because of lacks in necessary spatial data. Planned cities have limited space for further development which makes the real estate value extremely high. At the same time salaries remain low. More than 50 % of the country is defined as protected land. Priority is given to environment and social issues rather than the economic development for private property interests. Private property is therefore not fully protected by the Greek constitution as in other European Countries. The planning system in Greece has become weak following lacks in laws missing reforms to simplify the planning and permitting procedures. Followed by the economic crises in the country, no national budget is aimed for improvements in planning and environment legislations.³⁵

Former Yugoslavian Republic of Macedonia, FYROM

The law of Spatial and Urban planning was adopted in 2004. Introduction of this law made it possible for the owners to legalize their illegally built houses only if they could afford it. A person with low or middle income did not have this opportunity, because of the cost. This law also separates the urban and rural areas strictly from each other. Urban and rural areas are administratively separated and belong to different ministries. This administration structure is experienced as complicated and sometimes even unclear in responsibilities for illegal buildings. The illegal constructions does not only include buildings for housing purpose, but also commercial. Inspection of these constructions is weak. In the 1950's land was taken from the owners through nationalization (private assets became public assets). In 2000 the denationalization process, given the owners their properties back, but was until 2009 not yet completed. The most related problem was the unclear land tenure, which also is a lack when trying to manage the illegal buildings.³⁶

Conclusion

Every country in the region seems in a generally context to have similar problems according to the urban development. Characteristic for all countries is complex legislation which is hard to apply and, unfinished processes of different kinds which shows inefficiency in administrations. Despite the different background in Albania and Greece and a history unit of the others, they all seem to face several common problems. The background of urban culture and history of the countries makes them very similar. Greece have had a different development, and the problems they are facing is an effect from the economic situation.

Both Montenegro and FYROM, have together with Serbia, Bosnia and Hercegovina, Croatia, and Kosovo been a united unit together and share a common history. All these countries have been established by war and the development have been rebuilding under acute circumstances. Documents were destroyed in some parts, other was taken from the former Yugoslavia which did not wanted fragmentation of the

³⁵ Potsiou, Chryssy (2012)

³⁶ Ibid

Republic. As they all have been a republic together, all these countries have had the same management until they become independent.

Albania had a different development and land management from the other countries. The communist regime had strict regulations which no one dared to neglect. The urban development was controlled until the fall of the communism, when the strict regulations became invalid. All public land began to be private, with a management in a new level – self-ruled. The private sector was unknown to manage the urban development in long-term. They developed the urban areas with informal settlements and made the urban development uncontrolled as a unit. The country with the new regime had to develop new institutions and registrations because of the old one was not useful anymore. Meanwhile the development can be described as chaotic.

4. Government structure and administration in land management

4.1 Municipal structure and administration

Kosovo have had 30 functional municipalities until the war was ended and UN took over the administration. In 2005 the administration of UNMIK, begun to create the project that would create new municipalities. The project which was called “the pilot-project” created three new municipalities, Junik, Mamushë and, Han të Elezit, which all were functioning with full competence. These municipalities started function in 2009. The same year four more municipalities where created, but this time based on the proposal of the final state of Kosovo, given by the former finish president and at that time Special Envoy of the Secretary-General of the UNs, Martti Ahtisaari³⁷.

Today Kosovo is consisting of 37 municipalities distributed in seven regions founded by the biggest cities in Kosovo. Most municipalities are middle size, and the bigger ones are cities which also defines the regions. A middle-sized municipal is defined as a municipal with 30 000-60 000 inhabitants, a bigger municipal with 70 000- 150 000 inhabitants and, a smaller municipality is defined as a municipal with less than 25 000 inhabitants³⁸. About 40 % of Kosovo’s municipalities are middle-sized, 26 % belongs to the bigger ones and, 32 % are classifies as small municipalities. Table 2 shows all the municipalities in Kosovo and their total population. Those who have missing values are municipalities that have disagreed cooperation with authorities of Kosovo. These municipalities have the majority of the inhabitants Serbian and rule themselves as they were a part of Serbia.

Following a map of Kosovo, figure 4 will be presented including the municipalities and also the regions distribution. The map has been revised to clarify regional borders.

³⁷ Nobelprize (2008)

³⁸ Öberg (2008)

Urbanization and land management issues in Kosovo



Figure 4: Map of Kosovo's municipalities and the regional borders. Source: ASK (2011)

Urbanization and land management issues in Kosovo

Tabell 2: Population of the municipalities of Kosovo, divided in rural and urban are. Source: ASK (2011)

Municipal	Urban population	Rural population	Total population
Leposaviq	-	-	-
Zubin Potok	-	-	-
Zveqan	-	-	-
Partesh	-	1787	1787
Klllokot	-	2556	2556
Ranillug	-	3866	3866
Mamushë	-	5507	5507
Junik	-	6084	6084
Novobërdë	-	6729	6729
Shtërpcë	1265	5684	6949
Hani i Elezit	-	9403	9403
Graçanicë	-	10675	10675
Obiliq	6864	14685	21549
Shtime	7255	20069	27324
Kaçanik	10393	23016	33409
Dragash	1098	32899	33997
Fushë Kosovë	18515	16312	34827
Kamenicë	7331	28754	36085
Klinë	5908	32588	38496
Istog	5115	34174	39289
Deçan	3803	36216	40019
Viti	4924	42063	46987
Skenderaj	6612	44246	50858
Malishevë	3395	51218	54613
Rahovec	15892	40316	56208
Lipjan	6870	50735	57605
Glllogoc	6143	52388	58531
Suharekë	10422	49300	59722
Vushtri	27272	42598	69870
Mitrovicë	46132	25777	71909
Podujevë	23453	65046	88499
Gjilan	54239	35939	90178
Gjakove	40827	53729	94556
Pejë	48962	47488	96450
Ferizaj	42628	65982	108610
Prizren	94517	83264	177781
Prishtinë	161751	37146	198897
KOSOVO	661586	1078239	1739825

4.2 Planning system



Figure 5: Planning system of Kosovo

4.2.1 Planes on central level

Spatial planning of Kosovo

The spatial planning in Kosovo is made at a central level and identifies in spatial aspects social, economic and environment development. The spatial planning work is controlled by “The law for spatial planning, No. 04/L-174” (*alb.* Ligji për planifikimin hapësinore, Ligji Nr. 04/L-174). The target for this law, is to ensure a sustainable and balanced development for the spatial planning of the whole Kosovo territory. The territory of Kosovo, should in this law be considered as a general value for the nation, through a good government, appropriate using of the land and also through environmental protection and cultural and natural heritage³⁹.

The spatial planning map is created in two levels; the central level with planning documents on spatial planning of the whole Kosovo territory, i.e., *a zonal map* for the whole territory of Kosovo, and spatial planning for specific places. The responsible entities for this level, is firstly the assembly of Kosovo who has overall and legislative responsibility. Thereafter the government of Kosovo has the operative responsibility, and at least the implementation and monitoring by the ministry (Ministry for environment and special planning, MMPH). The second level of planning is on local level and contains planning for every municipal territory. This local work includes the planning for development, the zone map and the detailed regulatory plan. The responsible entity in this level is the municipal assembly, and in second places the department in the municipal which is responsible for spatial planning and management⁴⁰.

The spatial planning should according to the law review and evaluate the existing conditions of demographic data of the country, existing technical, public and social infrastructure of the central level in relation with the strategic development plan. Also it should evaluate risks and existing conditions of nature disasters, pollution and

³⁹ Law No. 04/L-174

⁴⁰ Law No. 04/L-174, Article 5-6

protected surfaces, special zones and special zones with special protection. The operative responsibility for this to be implemented is at government level⁴¹.

The focus of spatial planning is to secure a rational regulation of an area, to harmonize the use of an area and other urban places for building and other purpose for economic, social, scientific, and cultural development⁴².

Kosovo approved its first spatial planning map for its territory in 1978. By this time, Kosovo was autonomy within the Republic of Yugoslavia. This planning project was made for the timeframe of 1975 until 2000⁴³. As mentioned before, the war ended 1999 and a new era for the Kosovars begins after 1999. The new spatial planning, which should be made for the timeframe of 2000 and onwards, turned out not being easy for the Kosovars. This work should be based on the political, economic and social situation in the country at that time. It was crucial for the Kosovars to draw a new spatial plan as fast as they could, to guide the land use for some years. Without it, and in association with the situation at that time, Kosovo not only lost initiative for investment but also let the people handle their own land as they wanted. Other available plans were not useful anymore. Missing plans, especially plans for the urban zones, resulted in increasing unplanned buildings, property issues, buildings on agriculture land, and destruction of environment. To minimize such problems, MMPH together with the local levels handled the situation by working out emergency plans, to give some directions of how the spatial planning could be developed.

The spatial planning can be compared to the Swedish “regionplan”. One difference is that spatial planning in Kosovo is made for the whole territory of Kosovo, while the “regionplan” is made individually for each region in Sweden. On the other hand, Kosovo is as big as a region in Sweden (comparable with region *Skåne*).

The Zonal map of Kosovo

The zonal map of Kosovo is a map which should define the land use in the country. It became a part of the legislation and development plan of the spatial planning in Kosovo after the war, more specific in 2004. The document determine the type, destination, planned use of space and action measures which are based on available public and private investments, for the entire territory of Kosovo. The map should be developed for a period of at least eight years.

The Zonal map is based on a vision, principal and goals in the strategical development sector. Furthermore it describes the idea to create good living

⁴¹ Law No. 04/L-174, Article 12

⁴² Ministira e Mjedisit dhe Planifikimit Hapësinor (2002)

⁴³ Ibid

conditions, equal opportunity for good economy and protection of environment and natural heritage, also cultural and archaeological places.

A zonal map determines actions for:

- Economic development
- Development in zones for agricultural, residential, commercial, industrial, construction conditions and also places for mixed use.
- Improvement of technical, public and social infrastructure in a central level
- Improvement of public security in a central level
- Protection from natural disasters and also environment contamination and degradation.
- Reduce and minimize risks from natural disasters and other disaster
- Protected surfaces, special zones and protected special zones
- Provisions for its implementation and monitoring the implementation⁴⁴.

The Zonal map has not been developed by the Ministry of environment and spatial planning yet. Neither is there any example of how such a map could look like. Compareably, it is a quite general map and could be comparable with the Swedish “Översiktsplan” but in larger scale and with more specific rules and details. The zonal map should be available at both the central level, for the whole country, and at the local level, for every municipal in the country.

Spatial planning for special places in Kosovo

The spatial plan for special zones assume from the zones which are identified in The Spatial planning map and in the Zoning map mentioned earlier. These planning maps for special zones have special features and require specific organization, development, use and protection regime. Such areas include national parks, other areas with unique nature value, economic value and value of mineral, agricultural and cultural heritage value. A zone in this case is assumed to be an area. All maps are based on general laws and specific provisions.

The Spatial Plans for Special Zones define visions, principles and goals of sectoral strategic development, surface and measures of economic development. Furthermore, they include development of agricultural areas, residential, commercial, industrial, technological, mixed land use and terms of condition for construction. The goals of Spatial Plans for Special Zones also include the development of technical, public and social infrastructure, protection from natural disasters and other disasters as well as

⁴⁴ Law No. 04/L-174, Article 13

rules concerning environmental pollution and degradation. Enforcement provisions and monitoring are defined to guarantee the implementation.

The spatial plans for special zones are based on ideas for creating better living conditions, equal economic opportunities and protection of environment as well as natural and cultural heritage. They are also based on objectives of strategic development plans of different sectors of the government, public administration, education, science and technology, agriculture, forestry, rural development, public safety, cultural heritage, cultural events, sports, environment, social welfare, health, infrastructure, economy, trade, industry, telecommunications, public transport, electricity generation and thermal energy, natural resources and minerals, etc. This is defined in the law no. 04L-174, Article 14 (*alb. Neni14*).

The Spatial plan for special zones also applies international principles of spatial planning, sustainable development and governance in harmony with EU norms.

The Spatial planes for special zones at the central level, shall as any other plan, be in accordance with the Spatial Plan of Kosovo and Zoning Map of Kosovo for a period of at least eight years. For the design, implementation and monitoring of the Spatial Plans for special zones, the Government shall by a sub-legal act determine the classification, duties, responsibilities and content of elements and requirements needed⁴⁵.

4.2.2 Plans on local level

Municipal development plan

The Municipal development plan is a multi-sectoral document which defines long-term goals in economic, social and spatial development. This plan shall include the development of the urban and rural zones within a period of eight years. To define sustainable priorities, the development plan assesses and reviews the existed situation of:

1. Municipal demographic data
2. Utilization of economic development resources in relation to the objectives of the strategic development plan for both the municipal- and government sectors;
3. Existing technical infrastructure of central and local level, in relation to the objectives of strategic development plans of the government and municipal sectors;

⁴⁵ Law No. 04/L-174, Article 14

4. Existing social infrastructure of central and local level, in relation to the objectives of strategic development plans of the government and municipal sectors;
5. Protection against natural- and other disasters, but also pollution and degradation of environment.
6. Development of tourism and protection of cultural heritage
7. Informal settlements⁴⁶.

The municipal development plan sets out the vision, guiding principle, objectives and priorities on which the drafting of Municipal Zoning map is based on. The elements and basis requirements for the drafting, implementation and monitoring of the plan, are determined by the sub-legal ministry⁴⁷.

Prior the approval of the municipal development plan from the municipal assembly, the proposal of the plan should be sent to the Ministry of Environment and Spatial Planning (alb. MMPH). The purpose is a central control of the harmonization of the map to the Spatial planning of Kosovo and the Spatial planning for special places in Kosovo.

Municipal Zoning map

The municipal zoning plan is a multi-sectoral document, which through graphics, photos, maps and text defines in detail the type, destination, planned use of a space and actions which are based on implementation time and justifiable projections for public and private investments for the whole territory of the municipality. The map has a duration of at least eight years.

Municipal zoning map defines the areas and measures of:

1. Economic development
2. Development of agricultural area, residential, commercial, industrial, technological and mixed use, and construction conditions
3. Improving technical infrastructure at local level
4. Improving public infrastructure at local level
5. Improving of social infrastructure at local level
6. Improving public safety
7. Protection against natural and other disasters and pollution and degradation environment
8. Development of tourism and protection of cultural heritage

^{46, 39} Law No. 04/L-174, Article 15

9. Manage informal settlements
10. Enforcement provisions
11. Monitoring of enforcement provisions

The municipal zoning map is based on:

1. Objectives of the strategic development plans of different municipal and governmental sectors of public administration, education, science and technology, agriculture, forestry, rural development, public safety, cultural heritage, cultural events, sport, environment, social welfare, health, infrastructure, economy, trade, industry, telecommunications, public transport, distribution of electricity and thermal energy.
2. Sustainable development by using public funds effectively
3. Manage informal settlements
4. Zonal map of Kosovo, the municipal development plan and technical norms of spatial planning.

The Ministry is by regulations responsible to specify the elements and basic requirements that are needed to design, implement and monitor the municipal zoning map through regulations⁴⁸.

Detailed regulation plans

Depending on the needs for spatial planning, the municipalities can choose to prepare detailed regulation plans for all or any of the areas specified in municipal development plan and municipal zoning map.

The detailed regulatory plan determines the conditions for regulation of both urban and rural zones, as they are defined in the municipal development plan and municipal zoning map. This plan also determines the conditions for constructions.

The municipalities can chose to develop the plan by themselves, or by procurement to planning consultant. The model of contracting is defined by the law no. 04/L-42, Public Procurement in Kosovo.

The municipality submits the draft plan to public interest groups and other government departments and agencies to public consultations. The consultation period is maximum 30 days. After this period, the municipality has 30 more days to review, analyse and incorporate the proposals at the public consultation, and then submit the plan to the municipal assembly for approval.

⁴⁸ Law 04/L-174 article 16

For the detailed regulation plan to be valid, it has to be in accordance with the conditions of municipal development plan and municipal zoning plan. If necessary, the detailed regulation plan can be changed every fifth year, otherwise the detailed regulation plan covers a period of at least eight years.

4.3 The process of changing the land type

One of the main problems in handling the land use development is the change of land type. Kosovo is in the process of developing its cities by mostly new constructions but also rebuilding the old ones. Many buildings are developed in existing urban zones, while other buildings develop new urban areas. It is important that the land is used in the right way, which should be according to the Kosovo's spatial plan and in agreement with the municipality plans, and national interest of sustainable economy and society. This means using your own land as you desire, is not always the most optimal decision for the society.

Changing the land use often or always goes from rural to urban. In order to protect agricultural potential and rational use of agricultural land, there are determined criteria for classification of agricultural land. The rural land is classified in a scale of 1-8 by its value of utilization and fertility. The land type classified from 1 to 4 is defined only for agricultural purpose. Classification 5 and 6 is also defined as agricultural use, but exceptionally even as land with other purposes. The last classifications, 7 and 8 is defined as agricultural land which may be used also for other purposes. The land classified 1-4 and 5-6 can be used for other destinations only if there are no other options and when it is about the public interest⁴⁹. At this point, there must be a spatial plan and a development plan of the municipality for the specific area. Changing the land use of agricultural land of classification 7-8, can be done with the urban consent, only if it doesn't based on the spatial planning. Urban consent is made by the competent authority for the spatial planning in compliance with consent Municipal competent body for agriculture.⁵⁰

These criteria are based on the *Law No. 02/L-26 for agricultural land* and are the formal way of changing the land use. There is also an informal way, a practical way of changing the land use. By building illegal buildings, the change of land use will become without going through criteria according to the law.



Figure 6: Illegal Buildings. Source: MMPH (2013)

⁴⁹ Law No. 02/L-26, Article 10

⁵⁰ Law No. 02/L-26, Article 11

The illegal buildings are one of Kosovo's current problems in the spatial planning, in both urban areas and rural areas. The urban areas are more affected than rural areas.

After the war in 1999, there was a period when the institutions did not prioritize urbanism and spatial planning. They made emergency plans only for individuals to build their own home. By this it is clear that the municipal institutions did not interrupt buildings under construction during a quite long period after the war. Almost until Kosovo's independence, they did not seem to consider this seriously because of the uncertain status of state of Kosovo. During this period the private sector could build their homes without permission, and larger companies could also be part of a system, in parallel to the formal system.

In absence of useful law or system, many buildings, both smaller and bigger buildings, were built all over Kosovo. Both in urban and rural places there were and are still buildings that are developed without any respect of spatial planning or type of land use.

It is of course a contradiction that buildings in areas without spatial plan when being built can't be illegal because of available spatial plans produced afterwards, but it still it needs a building permit from the municipal office.

To process illegal buildings and prevent them to continue growing, the state has through the Ministry of Environment and Spatial planning of Kosovo introduced a new law and developed temporary measures that should handle the illegal buildings. The purpose of this law, Law No. 04/L-188, is to give the owners of the illegal buildings the opportunity to legalize them. By this, the buildings will be approved according to the standards of health and safety and the municipality will be able to plan the growth of the city better.

The law for managing the illegal buildings gained legal force in 5th February 2014 and is valid for three years, until 5th February 2017. A preparatory work for this law was done by taking orthophotos covering the territory of Kosovo from 30 august 2013. This means that illegal buildings that don't exist on the orthophotos, obviously have begun their building after the 30 august 2013 and will not be handled by this law. The process of legalization begins with the law becoming valid. The period of registering illegal buildings was from 5th February 2014 and a year ahead. This period gives the owner of the illegal buildings the opportunity to register its building by the municipal and which further will be registered in the state register of illegal buildings. Only buildings included in the state registered of illegal building will have the opportunity to legalize their buildings if they apply. Application for legalization had a period from 16 September 2015 until 15 March of 2016. All registered buildings will be processed until February 2017, when the law becomes invalid. Buildings not fulfilling the requirements for legalization, will be demolished. Figures 7a and 7b

demonstrate how the process of registration and legalization of the illegal buildings are intended to work.

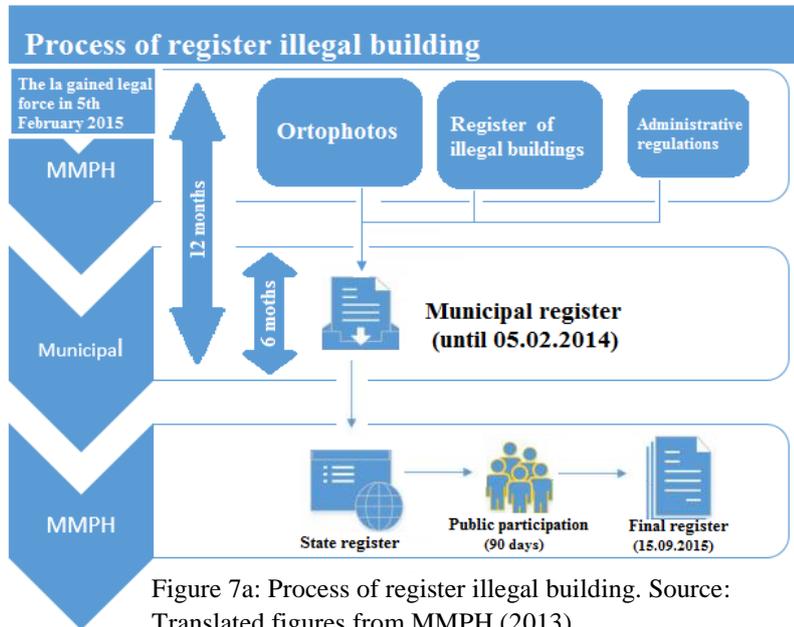


Figure 7a: Process of register illegal building. Source: Translated figures from MMPH (2013)

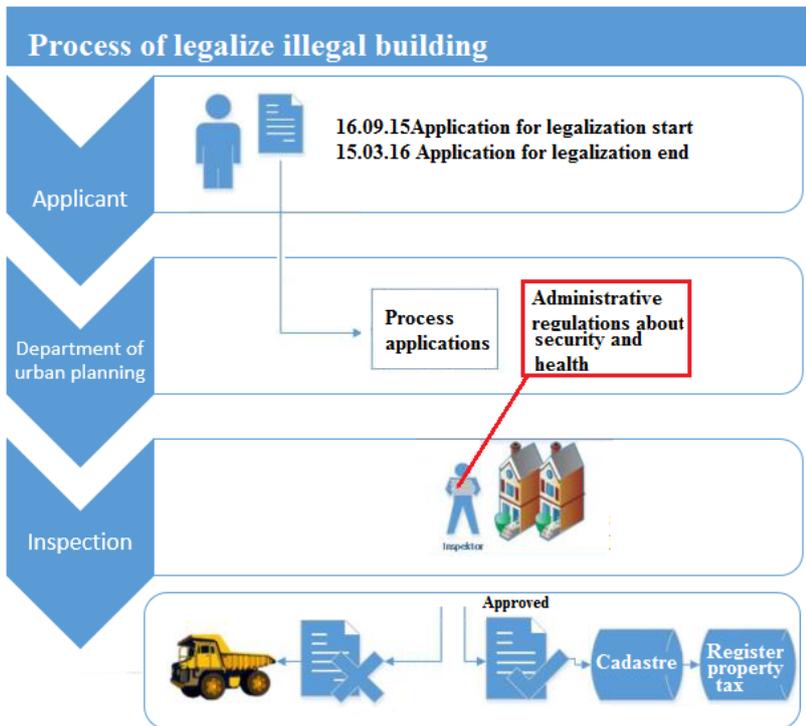


Figure 7b: Process of legalize illegal building. Source: Translated figures from MMPH (2013)

As written in the manual for legalization of illegal building in Kosovo, buildings that will not be legalized according to this law are the following cases:

- If the illegal construction was made after the entry to force of the Law of illegal constructions and it is not identified on a digital orthographical map.
- It is built on public property, namely in the area of public interest, in accordance with applicable laws.
- It was built on the area of protected nature and national parks.
- It was built on the corridors of infrastructure in the fields of energy, transport and hydraulic systems.
- It was built on protected areas and special areas of cultural heritage.
- It was built on agricultural land below irrigation and land consolidation.
- It was built on an area with flood risk
- It was built on beds or river banks.
- It was built on the areas of geological risk, weeping-slide, and defined on the basis of analyses and professional studies.
- If construction exceeds the level of environmental pollution defined in legislation⁵¹.

Buildings which are unfinished will be included on the list for demolition. Illegal buildings which were built after the 30 august 2013 will not be legalized according to this law or any other law. They shall be demolished⁵².

4.4 The Kosovo Cadastral Agency

The Kosovo Cadastral Agency, KCA is a government authority established by UN-Habitat in 2000. KCA works under the Ministry of Environment and Spatial Planning and is the highest authority for cadastre, geodesy and cartography in Kosovo. It handles and maintains the cadastral database which includes the property records, mapping and geographic information system (GIS). Furthermore KCA is the central authority for infrastructure and the geospatial data. The work, responsibilities, rights and mandates, are regulated by the Law for Cadastre, Law No. 04/-L013⁵³.

The founding of KCA started during a programme in Kosovo in 2000-2003, which purpose was to develop and manage the registration of cadastral and land at the central level. This programme was helped financially by Sweden, Norway and Switzerland⁵⁴.

⁵¹ MMPH (2013) s.14

⁵² Law No. 04/L-188, Article 6.5

⁵³ KCA (2016)

⁵⁴ MMPH (2016)

KCA have cooperated with the National Swedish Cadastral Agency, *Lantmäteriet* in several projects about the property system and the tax administration of Kosovo. Furthermore they continue cooperating with countries in Balkan. The current project, *Impuls* is about harmonize geographical data and, is a project for reaching UN-directive Inspire (Infrastructure for Spatial Information in Europe)⁵⁵.

The KCA offered the help initially to describe the regulation in Kosovo, their work and the system they used. Furthermore, I became informed about their cooperation with other countries, specifically Sweden and *Lantmäteriet*. Their working environment was similar as any working place in Sweden. The employees work was related to the education they had, unlike other working places in Kosovo. You also noticed that respect for the job was in a higher level as usually. I do think cooperation with different countries, especially in the UN-directive project Inspire, where all works for the same goals, have made them take more responsibility and their work more seriously. The Inspire-project goal is establishing an Infrastructure for Spatial Information in the European Community.

⁵⁵ Lantmäteriet (2015)

5. Background to the field work

5.1 Investigation in some municipalities in Kosovo

5.1.1 Fushë Kosovë

Fushë Kosovë is a small municipality in Kosovo, which is located in the centre of Kosovo. It borders to the municipalities Pristina, Lipjan, Gracanica, Drenas (Glllogovc) and Obiliq. Fushë Kosovë became a municipality in 1989, before the area became a region in the municipality of Pristina. Today the municipality has over 35 700 inhabitants and a surface of 84.4 km².

The municipality is an example of an expanding municipality. From being a suburb to Pristina, today the municipal is one of the most dynamic municipalities and experiencing major urban changes. The demographics of the municipality have changed in the recent decades. Last time was in connection to the Ahtisaari reform in 2007, where the municipality lost an area called Batushë, which today is a region in the Gracanica municipality. Today, Fushë Kosovë comprises 14 regions within the municipality.

From the Kosovo Agency of Statistics, ASK, the municipality's area divided as follow in table 3:

Type	Area, km ²
Rural	28.18
Urban	7.16
Unknown	49.06
Total	84,40

Table 3: Municipal area type. Source: Ask (2014)

The urban area is a little part of the total area, which is usual. Fushë Kosovë is a quite small municipal in total area. The Municipal Development Plan is made for the whole territory of the municipality, but there is also a plan included for the development of the urban zone. Figure 8 below shows the position of the municipality in Kosovo and figure 9 shows the urban area and its' borders in the whole municipality.



Figure 8: Municipal of Fushë Kosovë in the map of Kosovo. Source: Geoportali Shtetëror (2012)



Figure 9: Urban zone of Fushë Kosovë. Source: Geoportali Shtetëror (2012)

The municipal of Fushë Kosovë has developed the Municipal development plan including the development plan for urban zone (*alb.* Plani Zhvillimor Urban), which should be in harmony with the Spatial Plan of Kosovo. The municipality of Fushe Kosovë is included in the *Blue area* of the Spatial Plan of Kosovo which vision is to develop the urban plan, competing with the other municipalities in the same region and at the same time joined and cooperative, but also it should be attractive to live and work in them⁵⁶. The centre of this *Blue area* is the capital Pristina. With a distance of only 8 km from the centre of Pristina to the centre of Fushe Kosovë, the municipality of Fushë Kosovë has good location for both national and international economic development.

⁵⁶ Kuvendi Komunal Fushë Kosovë (2013) p. 6

Urbanization and land management issues in Kosovo

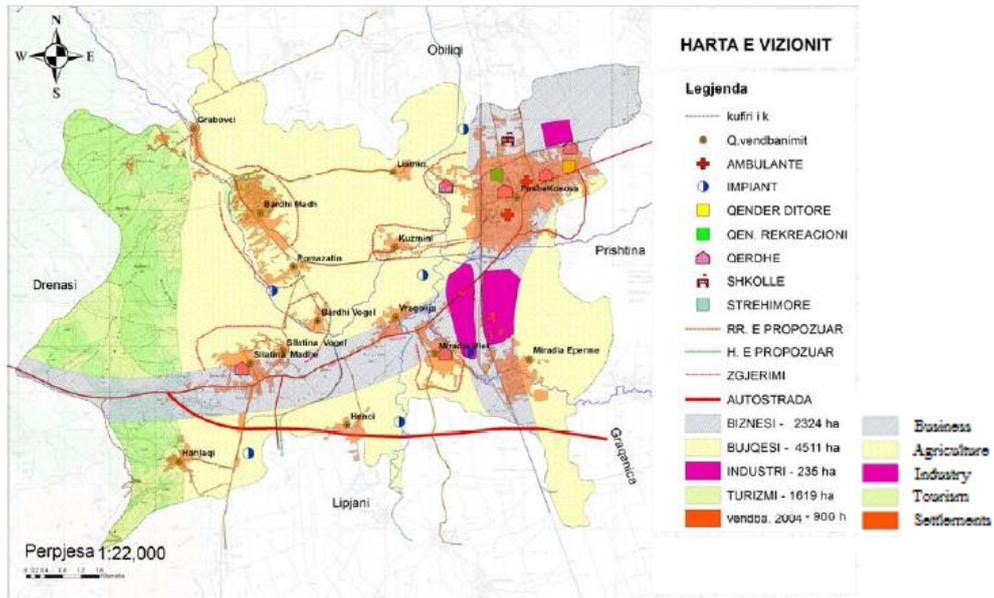


Figure 10: The Municipal Development Plan of Fushe Kosovë 2021. Source: Kuvendi Komunal Fushë Kosovë (2013)

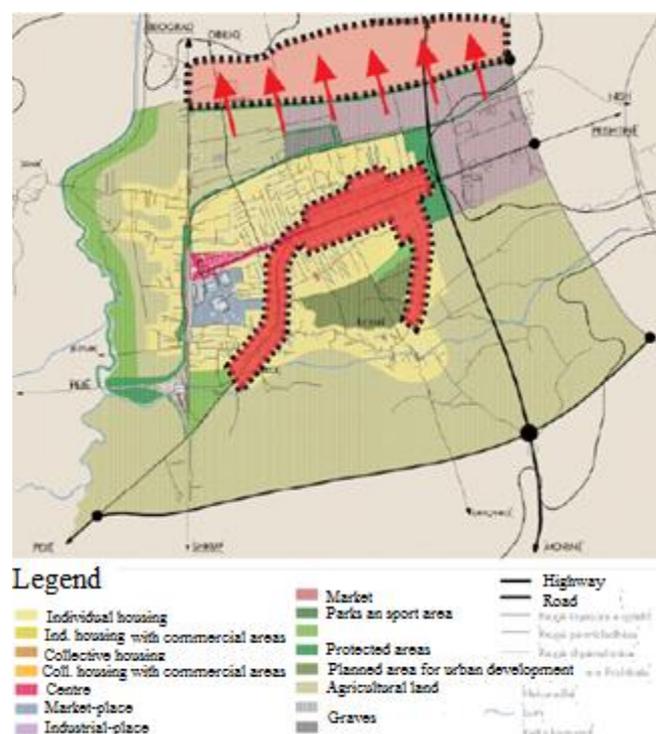


Figure 11: The Development Plan of Urban Zone in Fushe Kosovë 2021. Translated legend from Albania to English. Source: Kuvendi Komunal i Klinës (2014).

The current municipal development plan of Fushë Kosovë, is valid for a period of ten years. This document is similar to the Swedish “*Översiktsplan*” which defines the vision of the municipality and the important implementation steps. One of the main targets for the economic development in Fushë Kosovë is to keep the urban development in balance to not extend uncontrolled. They also intend to develop public services spread over the municipal territory. This will stop the emigration from rural to the urban areas, and the settlements outside the urban territory will remain.⁵⁷ The purpose of this is to reduce the abandoning of farms and the agriculture land, which mostly are private owned. Concurrently this will hopefully also prevent the urban areas from becoming overpopulated. This target has not been implemented during the last 20 years. The development trend goes in reverse, where more settlements and public services are available only in the urban zones. Inhabitants outside this zone will not have necessary services in acceptable distance, which make the resettlement to the urban area the only option.

⁵⁷ Kuvendi Komunal Fushë Kosovë (2013)

The Zonal map which should manage the way of construction and urban development has not been developed yet. This should help the municipality to manage the old buildings, but most important to manage the future ones. The reason why this still has not been developed is because of lacks in both equipment and education, but also financial hinders.

The municipality of Fushë Kosovë has one of the best agricultural land assets in the country. About 11 % of the agricultural area is categorized as first level, which means the best type. This agriculture land is not exploiting the full potential it has for agricultural production. The interest of cultivating the land reduces among property owners, because higher profits are given by building constructions. Abandoning of agricultural land is therefore usual. Considering the trend of building huge constructions, the municipality is constantly threatened by the demand of land and the legal process “Changing land use”.⁵⁸

5.1.2 Kline

The municipality of Klinë was established in 1954 and it is located in western Kosovo, in the region “The plains of Dukagjin”. It has an area of 309 km² and a population of about 39,500⁵⁹ inhabitants, of which about 8,000 inhabitants live in the urban area of Klinë. The territory of Klinë is known for having rich natural resources. It is categorized as forest, qualitative agricultural land, underground resources and also rich natural and cultural heritage. With the perfect geographic position and a climate customized for agriculture the development of agricultural land use seems to be important for the country’s economic development⁶⁰. Because of its position, the municipality of Klinë also has good connection to the highway M9 towards the capital Prishtina at a distance of 55 km and in the other direction to another big city, Pejë at a distance of 28 km. Furthermore the municipal also has connection to the highway M9-1 and the big city of Gjakova. These connections make the municipality more attractive and give the municipality good conditions for economic development.

How the municipality’s area allocates is showed in table 4 bellow:

Type	Area, km ²
Rural and other	304.4
Urban	4.4 ⁶¹
Total	309

Table 4: Municipal land type. Source: ASK (2014)

⁵⁸ Kuvendi Komunal i Klinës (2012) p. 14

⁵⁹ ASK (2011) popullsia 2012-2014

⁶⁰ Kuvendi Komunal i Klinës (2012)

⁶¹ Kuvendi Komunal i Klinës (2014)

Figure 12 below shows the position of the municipal in Kosovo and figure 13 shows the urban area and its' borders in the whole municipality.



Figure 12: Municipal of Klinë in the map of Kosovo. Source Geoportali Shtetëror (2012)

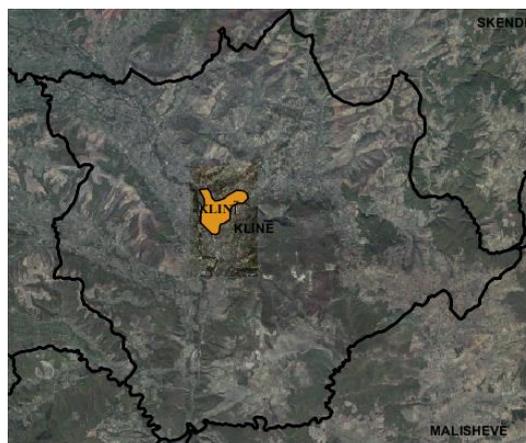


Figure 13: Urban zone of Klinë. Source: Geoportali Shtetëror (2012)

The economy of the municipality is based on the agriculture and its products. About 95% of the surface is fertile land and has good potential for agriculture. Most agriculture-businesses belonged to the municipality before the war, but these areas have been privatized to a great extent⁶².

The urbanization in the municipality, is typical i.e., developed along the main street. The urban area is about 440 ha, whereof 195 ha include built area and roads. Building along the roads, shows to be more efficiently since no agriculture can be efficient along the road. It becomes more efficiently using that land for urban development. Despite this, the economic and social developments have had an impact on the development of the villages in the municipality. During the last years, the number of people who worked with agriculture has decreased, but building



Figure 14: City of Klina. Source: Komuna Kline RKS (2016)

⁶² PZH Kuvendi Komunal i Klinës (2012)

on agricultural land increases⁶³. This means, the land use is not being used as efficiently as it could be. This indicates a lack of sustainable economic development in both the public and private sector.

The municipality of Kline has produced the Municipal development plan including the development plan for urban zone (*alb.* Plani Zhvillimor Urban), which should be united with the Spatial Plan of Kosovo. This municipality has also developed the detailed regulation (example in figure 15) in places included in the urban zone, and also outside it. This should be according to the Swedish “Detaljplan”, but is more like an illustration to the detailed plan.



Figure 15: Example of detailed regulation plan from municipality of Klinë.
Source: Kuvendi Komunal i Klinës (2014)

⁶³ Ibid p. 49

5.1.3 Lipjan

The municipal of Lipjan is located in the centre of Kosovo, only 17 km to the centre of the capital Pristina. It has about 58,300⁶⁴ inhabitants, being about 10,000 urban inhabitants of Lipjan. The territory of the municipality of Lipjan is about 338.47 km², and the urban area is 10.25 km².

The municipality's area allocates as followed in table 5:

Type	Area, km ²
Rural and other	328.22
Urban	10.25
Total	338.47

Table 5: Municipal land type. Source: ASK (2014)

Figure 16 and 17 below shows the position of the municipal in Kosovo and the urban area and its' borders in the whole municipality



Figure 16: Municipal of Lipjan in the map of Kosovo. Source: Geoportali Shtetëror (2012)

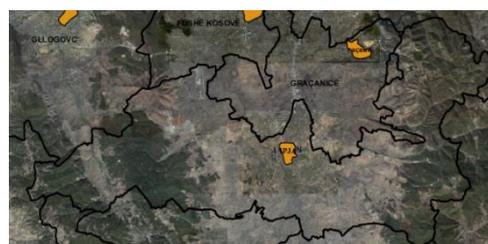


Figure 17: Urban zone of Klinë. Source: Geoportali Shtetëror (2012)

The municipal of Lipjan has a mixed land use, and has many different areas to adapt in the spatial planning. Lipjan have historical and cultural heritage like the marble cave “Shapella e Gadimes” and the old town Janjeva, zones with special interests etc. The airport of Pristina, today called Kosovo national airport “Adem Jashari” is located within the borders of the municipality. About 60 % of the municipal territory

⁶⁴ ASK-popullsia 2012-2014

is agricultural land, the rest is urban and other land⁶⁵. Most of the agricultural land is used, unfortunately some are used for settlements. The municipality is unsure about the best land use of different areas. This has forced the municipality to make spatial planning for both the entire municipal area and the urban zone.

The municipal had to change their urban planning they had before, following the Ahtisaari reform (2007) for the independence of Kosovo which gave the municipal new borders. Like the municipal of Fushë Kosovë, Lipjan was asked to give a territory of about 6250 ha (62.5 km²), for the new municipal Graçanica⁶⁶. Figure 18 shows Lipjan's territory before and after the reform.

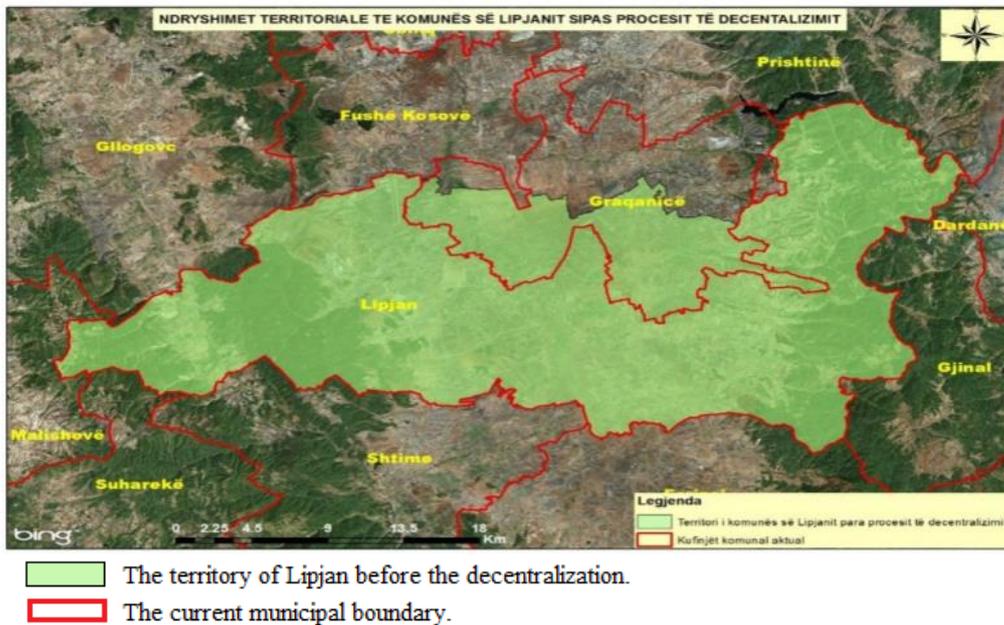


Figure 18: The municipal of Lipjan's territory, before and after the decentralization. Source: Komuna e Lipjanit (2013) *Plani zhvillimor komunal i Lipjanit 2013-2023+*.

The urban development of Lipjan is more advanced than average in the country, and has the ability to become more dynamic by using the benefits of its' location. It is close to the capital, and have direct connections to the highway to both Prizren (Kosovo) and Skopje, the capital of Macedonia. Because of this, the municipal have several recommendations for the urban area development.

⁶⁵ Komuna e Lipjanit (2013) *Plani zhvillimor komunal i Lipjanit 2013-2023+*

⁶⁶ Ibid p.28

Urbanization and land management issues in Kosovo

The municipality has developed the Municipal development plan including the development plan for urban zone (*alb.* Plani Zhvillimor Urban), which should be in harmony with the Spatial Plan of Kosovo.

Figure 19 shows how the land use of the urban zone is planned and reported in the development plan for urban areas. Next figure 20 shows the urban boundary and the actual urban area.

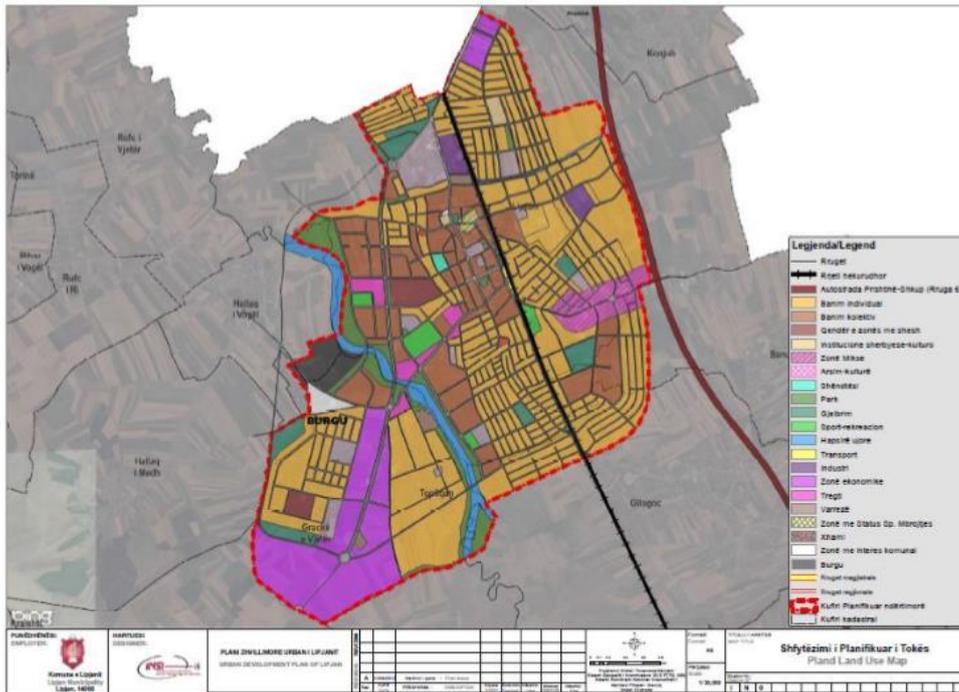


Figure 19: Land use of the urban territory of Lipjan.
Source: Komuna e Lipjanit (2013) p. 177

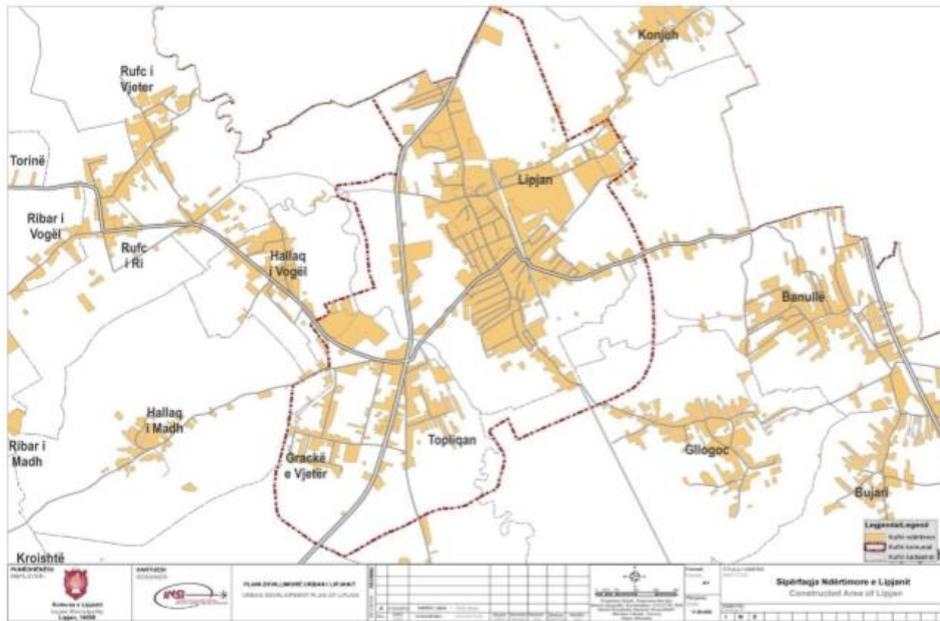


Figure 20: The urban surface and the current building development in Lipjan. Source: Komuna e Lipjanit, (2013) p.33

Every area of the urban zone is specified more carefully and with building restrictions. Figure 21 is an example of urban zones, divided in smaller areas, which in figure 22 is more detailed.



Figure 21: The urban zone divided into different areas.
Source: Komuna e Lipjanit, (2013) p. 82

Urbanization and land management issues in Kosovo

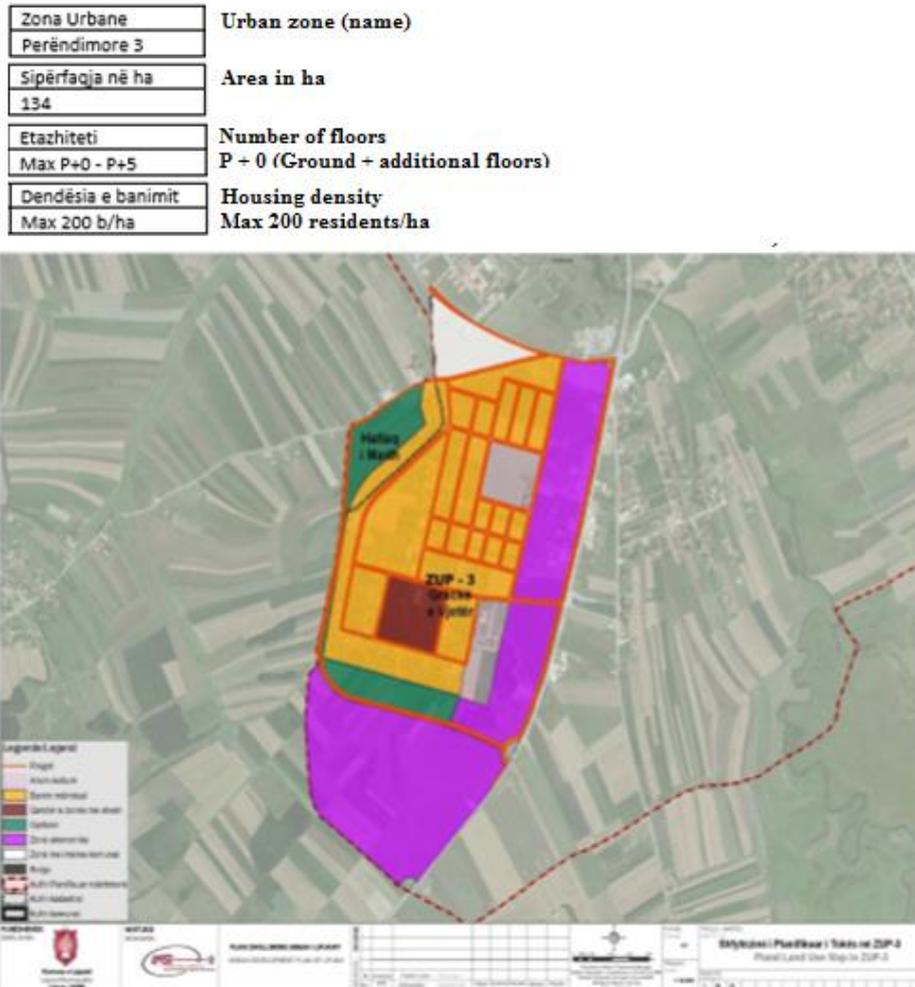


Figure 22: The planned land use for the area ZUP-3 in the municipal of Lipjan. Source: Komuna e Lipjanit, (2013) p. 83

6. Field work

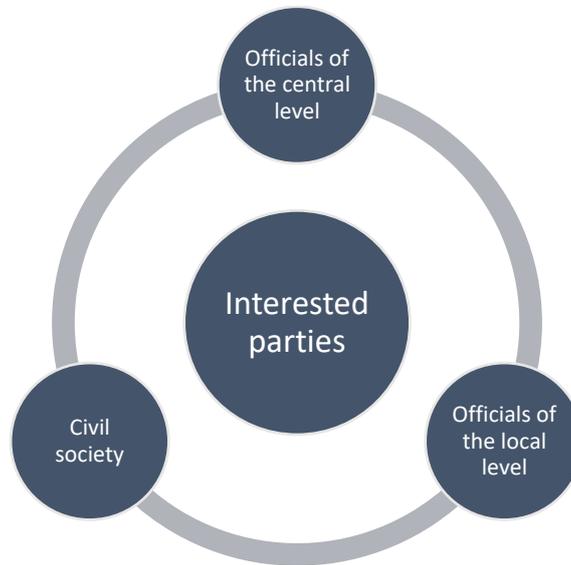


Figure 22: Interested parties at the field work in Kosovo, February-Mars, 2016

6.1 Methodology

The cooperation with KCA was decided before I went to Kosovo, through emailing with the head of Project Coordination Office, Mr. Muzafer Qaka. This made me more secure to the project and further plans became only a sketch of how I believed I could reach my goals in Kosovo. The KCA gave me a wide description of their work and the current issues in the country. Well there, I investigated some municipalities through their websites, to see what they had to offer the public interests. By the found documents I had to form an opinion of which municipalities were relevant for the study and could contact for further cooperation. I wanted to investigate municipalities in different locations in Kosovo, to get a better view and see if region matters. Some websites were more developed than others. By several discussion with especially Mr. Qazim Sinani, KCA, I did understand that not every municipal did have their website current and updated, and some municipalities did have more documents to offer comparing the one they made public in the website. Instead I began to contact several municipalities by email and phone-conversations to investigate the opportunity to cooperate with them. I did have the advantage of speaking the Albanian language, thereby I did not miss any information that usually could be when using interpreter.

The few municipalities which did answer also showed to be interested in cooperating with me. I chose three municipalities to work with, two not far away from Pristina

and one a bit longer. I had to keep in mind the limited and time consuming transportation, while choosing municipality. Fushë Kosovë and Lipjan were both two municipalities near Prishtina but also bordered each other. Still they had different conditions for development. Fushë Kosovë was a small quite new municipal and Lipjan was a bigger municipal with older development culture. The municipal of Klinë was an middle-sized municipal, with average urban development.

Most work was done with the municipal staff, during the normal working hours. Many meeting with different people from the staff and lots of discussions were made. All meetings and further investigations was mostly done together with the responsible for my visiting. It is worth mentioning that many meetings were done in public environments like cafeterias or even a restaurant, which is very different from the ordinary meetings in Sweden.

My interviews were from the beginning planned to be formal, but I noticed the answers were very short and did usually not give me new information. It was mostly things I already knew and could find in the documents I got. I wanted them to share what they thought and experienced, not given me learned respond. I changed my tactics by using unstructured and informal conversations which made the people I interviewed more relaxed. Of course all the interviews were explicit made aware that my intent was to know how the urban planning in Kosovo was managed and the any obstacles which stop the development. Given the fact that it was the end of March and an early spring was coming; many interviews inevitably ended up in cafés over a cup of coffee or tea. The interview with the residents was mostly along the road, stopping different people. It could also be around some outside café along the road, because it seemed to be the only way they couldn't escape for the situation. Otherwise there were many excuses for not wanting to take part in my interviews.

6.2 Interviews

6.2.1 Interviews with inhabitants

Interviews with inhabitants were made on the select municipalities and were partially random selected in the streets. The selection was based on middle aged individuals in order to eliminate too young people who rarely own something by themselves. Traditionally, properties or any assets are usually owned by the parents. This type of selection was made to ensure that the selected individuals have been in contact with government institutions for land management issues. The interviews where oral and with purpose to make create discussions. I did have some starting points on the interviews, but mostly I tried to make a discussion using following questions. The reason why I chose to ask people in this municipalities, was because I did have learned more about the urban planning in these municipalities, that any other in

Kosovo. I could easier relate their answers to the reality and make followed questions with hope to get even more information. The intention was to:

- Get people's opinion of the urban development and the issues they experiencing.
- Get an idea of their knowledge about urban development and if they respect the laws for urban planning.
- Get peoples opinion about the municipality control.
- Find out if there is any interest of investing in urban development in general.
- Identify the urban zone by their opinion.

Result of the interviews with inhabitants in municipalities Fushë Kosovë, Klinë and Lipjan

Total 45 persons were interviewed in the three select municipalities. The middle age was 46 years old and less than ten were women. Every interviewed person was interview as long as we had a conversation going. Since many tried to avoid being interview and returned short answers, I made use of those who were open for question and asked them more questions. More than half of the interviewed persons were interviewed less than five minutes. Those who were comfortable with the theme, could have an interview of about 15 minutes. The longest interview took about 40 minutes, and does not represent the numbered interviews.

It was difficult to make such interviews. My first idea was to see if there was any possibility I could join any public participation, and thereby question the inhabitants. Unfortunately it was not possible, since there was no project at that time. I was also informed by the municipal staff that the residents are those who does not take part of such meetings. Making a selection was difficult, since the knowledge of urban development and land management varied a lot. I decided to make the interview along the street, hoping someone find me interesting. It was hard, many people just passed me by, other found one excuse after another why they could not answer or take part of the interview. Some interview which became very short, appears to be due to the uncertainties. The questions for the inhabitants were mostly the same, but there were also interviews that diverged from each other. Those interviews I got, can thereby not be treated as representative for middle aged residents in the municipalities. They can only present thoughts from people with different experience.

Even though I did not get much information through these interviews, I still could find some common thoughts.

Generally everyone was positive about the urban development in the municipalities. Their depictions of the area before and after the war, described a huge transformation of the cities. One of the current and well discussed issue, which many related to the

urbanism was just the informal buildings. Less than 10 of the persons who got interviewed, had applied for building permits and all of them had good experience from the municipality work. The rest had not applied for building permissions, either because of they already had permission from the Former Republic of Yugoslavia or because they seemed not to need one because of their buildings position outside the urban area. They do see improvements of the administration and legalization of informal buildings (chapter 4.4) seems to be appreciated.

The knowledge for urbanism in general appears to be limited. More than half of the interviews inhabitants refrained from my questions because of insecure and not knowledge in the study area. Almost all the woman who participated didn't have answers and felt uncomfortable when questioned. In tradition girls does not inherits family assets and neither is it usual for a woman to buy something by herself. Men's' are usually the owners and therefore it is the men's' job to handle the property questions. This confirms why many women knowledge about land management questions were extremely low.

The inhabitant's thoughts about the municipal regime give a positive picture of the situation. Everyone seemed to be very satisfied with the municipal work in the urban area. They expressed sympathetic about the municipalities conditions, and were confident to say the municipal does their work as good as possible in their circumstances. Talking about the municipality regime, there was no chance to avoid the politics. Many answered referring to their political thoughts, which described a society who acts through its political status.

Among the interviewed people there were three persons who were investors. According to them, their buildings did have building permissions and were in accordance with the development plan. They all agreed the municipality have required every document that should be done according to the law. This gave them trust and secures the municipality worked and functioned as it should.

The cities in Kosovo were developed along a main way in the municipality. Every type of business tries to develop and build among the way, the attractive zone. Most of the interviewed people perceived the urban areas as the zones around the main way, where business buildings exists, public service, lots of traffic and where buildings are close to each other.

No one of the interviewed people, except the investors have been in a public participation meeting regarding new urban plans. These who hadn't take part in any participation, didn't neither know it could affect them. The investors shared all same experience, very few took part in the public participation. The investors together with the representatives from the municipality were the only taking part of the public participation concerning projects they planned to develop themselves.

6.2.2 Interview with representative from the government

An interview with a representative from the government was made possible through a friend of mine, and also a representative from a political party in Kosovo. I did try to contact many representatives from Ministry of Spatial Planning and Environment and the Ministry of Agriculture, Forestry and Rural Development by myself, but with no respond. It seemed as there was no interest of given someone help without some service in return. The road to actually meet someone was hard, but if you got the chance they were able to help you in the best way possible. It was an honour for me to meet Mr. Agim Radoniqi, vice director of the department of Spatial Planning, Construction and Housing within the Ministry of Spatial Planning and Environment of Kosovo. The meeting with Mr. Radoniqi was not a formal interview but a discussion about urban development and the issues in the country. Mr. Radoniqi shared a picture of the real situation in Kosovo and his role as a part of the central level.

The intention to this meeting was to:

- Get an opinion of the urban development and the issues they experiencing form central level.
- Get ideas of the central levels view according to knowledge about urban development and if they respect the laws for urban planning.
- Find out the reasons why the Zonal map has not been developed in any municipality and neither for the whole country.
- Find out what the central level have made to reduce the problems in terrain.

Result of the interview with representative from the government

The urban development and its issues was identified by Mr. Radoniqi as uncontrolled buildings, absence in managing and the displacement of population from rural areas to urban and also from urban to urban.

The uncontrolled buildings have as mentioned before, existed both before and after the war, but with a wider development in the rebuilding process. The reason why this still can be current issue in Kosovo is because of the absence in managing the spatial planning. Kosovo do have people who have knowledge within the spatial planning and its system but there is always someone higher in the hierarchy. Mr. Radoniqi explained this with a joke, telling how the highest in the hierarchy sing a song “I do whatever I want to”, and express the reason why the management of spatial planning and using laws and regulations have and continues to fail. There must be someone who controls the work in every municipal, ensure that deadlines for different types of tasks are followed. Mr. Radoniqi also thought it is very important for the central to educate the local level about the management of the spatial planning. His experience

of the meetings he had have around Kosovo's municipalities have in general given him the view of weakness in competence and participation. His advice to the municipals' is to widen the cooperation between themselves and the adjacent municipalities, thereby the development of each municipality could reach sustainable development and no unnecessary mistakes depending on lack of communication will be made.

Also the municipalities should give more importance to public participation in every step of spatial planning and its following plans for land management in urban and rural development. Through the public participation Mr. Radoniqi's purpose was to achieve better understanding of what sustainable development is and how to reach it. He was quite shore that the Kosovars in general was not competent in urban and rural development and spatial planning. Neither do they priority spatial planning. But when public participation becomes a part of the development, the inhabitants will change their thoughts about traditional land use and instead search for sustainable development. The difference between the local levels planning and the inhabitants implementation of the plans will be less and the laws will be more respected.

Mr. Radoniqi also commented the different planning should first be developed in a central level and further according to the centrals, the locals should develop theirs. The Zonal map which is a part of the new law from 2004 has not been developed, neither by the central level or the local level. He believes there is not enough knowledge among the employee in both central and local level to develop the Zonal map. In the other side, he believes that cooperation with foreign is not something to prefer, because it won't help the situation in terrain. He confirms that foreign cooperation has helped to develop maps of different kind, but the reality of the terrain looks different. He also thinks that detailed regulation plans which implement is selectable for the municipalities, should be mandatory considering the situation in the country.

6.2.3 Interview with representatives from municipalities

Interviews with representatives from municipalities did also happen in informal way. Through discussions during the lunch-time or a coffee break were more comfortable. I had about five different persons who I discussed during the working hours in connection with the investigation of the municipal work. The accumulate time for every interview could be about 30 minutes. There was no room for formal interviews. In general they were very carefully to point some questions could not be answered, other was just not interested in taking part of formal interviews. It was noticed their confidence in professional secrecy was not very strong. The informal interview, became more relaxed. In the end, I was more satisfied getting something, then nothing.

The general concern the municipalities had was lack of knowledge. They were aware that many hinder for the development-progress toward targets is because of not having qualified people.

Another concern was the political issue when mandate expires. Every time the mandate change, there is a “tradition” to make document which earlier mandate have create invalid. This take the municipality development back to where it begun.

Furthermore there was a representative from a municipal who told me they could not always reject some application because of threats. It can be a building who should be ruined, but the municipal authorities will not dare to give such an order. There is no secure for the employees.

7. Analysis of the system of land management and urbanization

From my eight weeks in Kosovo I did see much development and further success in many part of the Kosovar administration for land management. I also did notice some weak parts which in long term can be crucial.

First thing I noticed, just from the beginning was how the municipal was managed. Not in one of the municipalities I visited and cooperated with, did the head of urban planning have an education correspond to its profession. They did have a staff which among their terms, did have knowledge to do their work, but not as qualified as they would be able to improve the situation faster. They do miss work experience, because everything they do, is the first time. Without help from foreign companies, the development and structure of administration will take some time. When the head of any institution is incompetent for its work, I become concern that many decision will be taken without knowledge for long-term result.

Urban planning has not been something the society in Kosovo has prioritized. There is week knowledge about the urbanizations' role and its development. Therefore it is also difficult for the society to put right people at the right place, because of the lack in education and profession of urban development. However, the Kosovars are very open to cooperate with foreign representatives who can help the staff to administrate the municipalities for further development.

Many collaborators in the municipalities shared a concern which they all experienced as an obstacle to the development of both the urban planning, but also the whole municipal administration. When political mandate changes, also the municipal staff changes and in connection with this all material, plans, documents became invalid. This happens because of the tension between political parties in the country, which does not want to accept the other party's decisions. The development goes backwards when mandate changes. Some decisions concerning the urban plan can be chosen to rest until a new political party has the mandate, through which someone's interest to do a specific plan or development of the city can be accepted. This can also be something the inhabitants use if they want to get through a decision or an obstacle that prevents them to do something. It can be like building permits which have been rejected or land parcel that has not been approved for changing the land use. Waiting for a new mandate maybe they are lucky to have contacts in the new mandate which have the power to do something even if it is against the urban plan and law.

Another problem is illegal buildings and how the municipal manage them. In many cases they do not tear illegal constructions, even if it is against the urban plan. Many illegal buildings are private buildings for housing purpose and made in bad

circumstances, in the acute period after the war. Tear them down will be considered as destruction of capital which they try to avoid. Instead the municipal try to adapt current buildings in the development plan with the real situation, in order to simplify legalization for the illegal buildings.

In one municipal they also shared a concern that sometimes they can't tear the illegal constructions even if they consider it is the best solution, because of threats from land owners. Since there is no justice and security, nobody wants to sacrifice their lives for a development plan or an illegal building.

Another concern in the urban development in Kosovo was the process of changing the land use from agriculture land to land with building permit, which gives the landowners right to build on their land. The law does only prevent changing land use in high classed agriculture land and in the other classes the law is not as strict. This makes it very easy to approve the application of changing the land use to land with building permit, and once it is approved no one can take the right from you. The government have introduced subsidies for those who work with agricultural to reduce the desire among the landowners to leave the agricultural work, which can be a step forward to protect land values and by this trying to manage the land correctly.

In all three municipalities the cities have and continue to build along and very close to the main street. Their thoughts about building very close to the streets were explained as a result of limited land within the country. They do consider that 150 meter from the main street would not be effective and usable for other than buildings, without including health and environment for the citizens.

The municipals' maps in and projects/documents were in generally in quite good quality and had huge explanations about the specific municipal. All three municipals did have created same maps but with different quality, some was better than others. Something they all missed, was the Zonal map which nobody had developed yet.

The Zonal map for both Kosovo and municipalities was inserted in the law in 2004. According to the law the zonal map of Kosovo should be designed and coordinated nine months after the final approval of the Spatial plan of Kosovo⁶⁷. It is the Ministry of environment and spatial planning's (*alb.* MMPH) responsibilities to control the plans are implemented. The last spatial plan for Kosovo was approved in 2010 and extends between 2010 and 2020. Neither has the zonal plan of Kosovo or the zonal plans for the municipalities' been developed. It has been six years since the last approved spatial plan and 12 years since the law for zonal maps were introduced and nothing has happened since then.

During my municipal investigation, I did ask why neither the Zonal map for Kosovo or for the municipalities were not implemented. As I could investigate, the MMPH

⁶⁷ Law No. 04/L-174 Article 9, 1.4

have not developed the Zonal map for Kosovo, which stops the municipalities to do theirs, since the zonal map for municipalities should be in accordance with the Zonal map of Kosovo. Despite that some municipals have begun to do their zonal map by their own, which is against the system. According to the municipalities, the ministry of environment and spatial planning have confirmed that it is acceptable, and can be a solution to make the zonal maps for Kosovo since they haven't done it by themselves. The staffs at municipalities are concerned about the fact that the zonal map is developed in the wrong way. The cause is often identified as lack of knowledge and resources.

The detailed regulation plans have been developed in some municipalities, for example in Klinë. These plans helps the municipalities to plan the territory in detail, including regulations for building height, position etc. I think the idea of the detailed regulation plan is supposed to be like the Swedish "Detaljplan" (*eng.* Detailed plan) but it has been developed in an inferior quality. I do think they miss something to compare with, to realize there could be better developed and include more functions.

The illegal buildings in the country are something every municipal is dealing with. Some handle them by planning the rest of the city/town matching the illegal buildings. The government has made it easier for the inhabitants to legalize their buildings by the temporary law, No. 04/L-188, for illegal buildings. The law has given the inhabitants the opportunity to legalize their buildings with special rate and in some cases even free. Result from this process is presented, to show how much this law has affected the population and the result the municipalities got.

Figure 23 shows how many illegal buildings have been registered in the country during the timeframe from November 2014, until June 2015. Figure 24 shows improvements from municipalities using the national database for register illegal buildings.

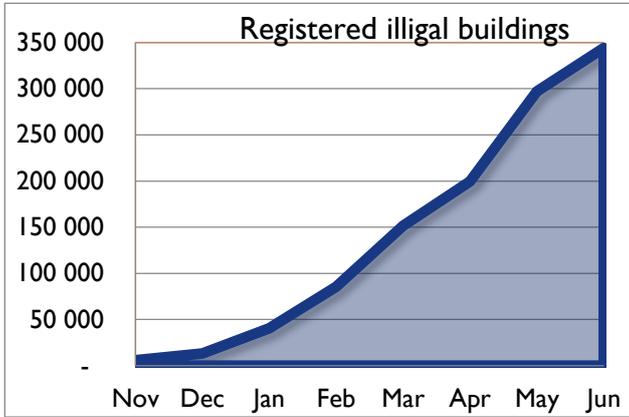


Figure 23: Registered illegal buildings in Kosovo from November 2014-June 2015. Source: MMPH (2015)

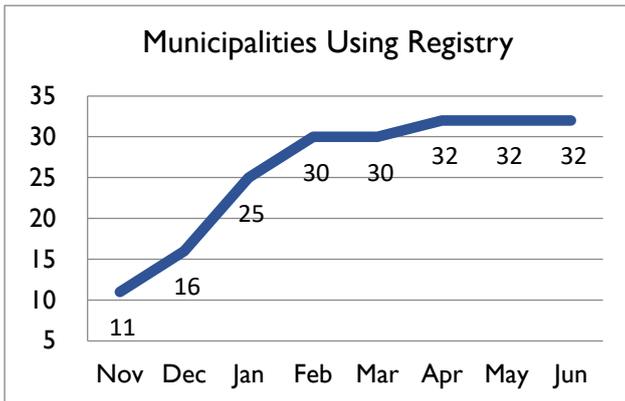


Figure 24: Municipalities using registry-database for illegal buildings from November 2014 – June 2015. Source: MMPH (2015)

As we see there has been an improvement since the new law has come into force. I do think that many processes have been improved better if the municipalities had the government behind their back. The result of the new law, who also did become implemented, was a good step forward for the urban development continuing to develop in the right way.

Every municipal in Kosovo, do have urban borders for the urban development. They often treat this area as the city area, while the rest of the municipality consists of settlements around farmland. While spoken for a municipality in Kosovo, you usually refer to the urban area if you only mention the municipality name. If you do want to make clear it is not about the urban area but a place within the municipality, you should also mention name of a village which the area includes. The urban area has usually a development plan for itself, where the municipality specific what the land is going to be used as. It is quite clear that both inhabitants and the institutions employees define the urban and non-urban places as two different places that have two different goals. The created urban border will define the development with the area, but it is also a border that will separate the societies from each other. If they manage to use the urban area so they fulfil sustainable development, I do think it will be more a natural transition between the two areas.

Sustainable development in different parts of the urban areas has been substances in different projects in Kosovo which has been led by UN-habitat. Specific in Kosovo, their work has not only been to develop sustainable plans for the urban area, but also find a common vision between the whole municipality and the local area (urban border). Furthermore it has been a challenge within the development of communities to develop sustainable multi-ethnic communities in post-conflict Kosovo.

8. Conclusion

Kosovo is a small country, which facilitates the development in the country to become more efficient. At the same time it is an obstacle, because one has to manage the scarce available area in the right way. Every development should be as sustainable as possible and with the best profit. Kosovo has since the end of the war been in a process of rebuilding what was destroyed and building what was missing. Many post-war solutions were acutely done and their traces are still recognizable. Even before the war, the system of land management was not as developed as in the western world. The territory of Kosovo had a few small cities where the urban development was not very expanded. The biggest cities of Kosovo today, were before the war smaller and only they who afforded the urban-life lived there. Before the war people in Kosovo usually lived in villages, working their small area of agricultural land for a living.

Today Kosovo is not facing a period of creation of different authorities to manage the country, but of actually implementing the objectives and requirements different authorities have put for being a functionally country. It is crucial for the country to develop the cooperation between central and local level, to control the work and to follow their planning program. The willingness to work and develop the country should be natural and something the people in Kosovo should pursue. Unfortunately, at the speed which Kosovo itself currently is developing few things will be accomplished. Fortunately, many foreign organizations and unions have and continue to help Kosovo in both education and financing, which will ensure a faster pace.

It was apparent that short-term political interests influence the development of the country more than it does in Sweden. Cooperation between different parties in handing over power to a new mandate are non-existent. They should consider each other's work and continue working with the past mandates work in order to continue sustainable development. Additional issues can be related to unfinished deadlines for projects from the central level, also reflected in the local level working system. The cooperation between central and local level is necessary and must be improved if Kosovo wants to create sustainable steering systems and a sustainable society.

Despite the deficiencies in governing, I did notice plenty of good work the municipalities had done to manage their area as sustainably as possible. Different types of maps, investigations and plans were actually developed in pretty good quality. Though not good as in Sweden, for natural reasons, they were still often satisfactory. Also they did have legislations which was relevant and which also showed some similarities with the Swedish legislations, possibly because of the Swedish authorities' influence in the development of Kosovo. It did also have a few unclear articles in the laws which in practice were both hard to understand and, hence,

to implement. I did notice that the employees in the municipalities sometimes had difficulties understanding and implementing the law on their different applications. This is a point that the municipalities should discuss with the MMPH and suggest improvements for.

Another difficult situation in trying to manage the land the best way possible was information and explanation of the developing system for inhabitants. Many have poor knowledge about the urban system and sometimes even have difficulty to accept the new regulation system.

The capacity of building is huge. People from everywhere invest in Kosovo. Residential buildings have been rebuilt and new-builds occur at a speed that now makes recently sighted buildings destroyed in the war hard to find. Bigger complexes and companies are built, and the country is in a great development era, much of which has been financed by families in the diaspora.

The illegal buildings which were built in the acute-time after the war are rarely destroyed. Instead municipalities try to make them a part of the planning system and the further development. Destroying homes is both costly for individuals and for the country.

There are still gaps between what is happening in the reality and the documented urban plans. If the documents don't reflect the reality it is hard to analyze where and how to improve the lacks in the system. As a speaker of the Albanian language I had the advantage of being able to use the domestic documents, which was beneficial since many existing documents are not translated into English. Despite the quantity of documents available in Albanian, not all were of good quality. There were generally quite few documents about urban development in Kosovo, for both Albanian and English language. The study is therefore based only on the available documents.

The definition and control of different areas in Kosovo plays a major role in the development of the urban and rural areas. The country is developing in a variety of areas; roads, houses, complexes and industries are currently being built. From having been a country with only very small cities and mainly undeveloped land, today it has another prospect. Even if drastic changes in the land use have been made, both inhabitants and institutions are of the opinion that the land use with regards to agricultural land is doing fine. Almost all agricultural land is being used, and the main part is being used by the private sector. Therefor investments that are made usually come from private interests and demands, not governmental. The urban development, whether legal or not, appears to people as a way for economic rise and modernization without analyzing what is more efficient in longer perspective.

The identified problems in the urban planning and land management are mainly connected to the illegal buildings and the process of changing the land use.

Issues concerning unplanned development are handled first centrally and with regulations it is applied locally. Central decisions have already been taken about when and how to handle the illegal constructions, which seem to be an important step in the right direction. Not many buildings are being destroyed, instead they try to incorporate them in the current spatial planning, which in general I think is a good solution. The few buildings that have been destroyed, has been in situations where other solutions have not been possible or the construction has not fulfilled basic requirements for security and health. Most of these buildings have been destroyed in connection with road constructions. Although destruction of these buildings might be considered destruction of capital in the short sight, it appears profitable in a longer perspective. Plans, regulations and laws have been developed and are implemented mostly, but do suffer some lacks. Most plans are made and reach predefined requirements, but a few are not implemented at all which makes both the central and local level mismanage the laws and regulations created by them. Besides this, laws and regulations are not always effective and secure. With the right power and contacts it can be circumvented by both inhabitants and decision makers. This makes the situation bad, since a situation where neither of the parts can report mismanaging transpires because in the end people in every step of the system have been a part of it.

In addition to the socioeconomic losses connected to illegal buildings and the laws of the country, losses have also been recognizable in other areas. Inefficient managing of institutions in developments of plans and information of public participation has been identified. Managing the institutions was perceived difficult and complicated both from the employees and the inhabitants who have had contact with these institutions. There exists a lack of knowledge on both sides, which makes the situation as a whole more difficult and unintelligible. Public participation is an important part of the urban-rural management theory but is not a big part in reality. Even when municipalities do invite the public and landowners in meetings that they should take part in, few usually show up. The importance for the inhabitants to participate does not seem to have been fully comprehended among the inhabitants. This is something every municipality in cooperation with the central level should work with. This does not only concern the public participation as a part of planning, but also includes the service municipalities should give the inhabitants, to match public needs and services that municipality's offer. Knowledgeable inhabitants and, most importantly, knowledgeable employees in different institutions have better exchange between them. Laws will be followed, and plans will be developed and at the same time their work will be understandable and accepted by their inhabitants.

This thesis is mainly related to the planning system and legislation in Kosovo, which in the conducted investigation, showed to have both positive and negative sides. A much satisfaction the relatively good regulations, plans and the legislation gave, deficiencies connected to the government and its governing were disappointing.

To reach the point of where theory reflect the reality, I believe that cooperation between the central and local level needs to be further improved. The central level should control the work municipalities does, and support them with technic help and knowledge. Also I do think municipalities who border each other should cooperate more, in order to use all of Kosovo's territory efficiently and not every municipal for itself.

Plans and documents included were mostly beneficial. Spatial plans were generally well done and understandable. The detailed plans were not always as good as expected, and I do think they have to be improved for them to be able to be optimally utilized. In comparison with the Swedish detailed plan (*swæ. detaljplan*), the detailed plan in Kosovo generally contained less information and did not really fulfil the expectations for a detailed plan – to be detailed. Furthermore I do think it is time for the government of Kosovo through the Ministry of Environment and Spatial planning to take responsibility for developing the Zonal map for Kosovo in order for municipalities to be able do their part. Passivity from the government is also reflected in the municipalities and their way of managing their work.

In generally every working sector in Kosovo do need some discipline at work. There are few places where the working hours are respected fully. Since Kosovo is not a geographically big country, it does have advantageous possibilities to fulfil projects, in comparison with larger countries in the region. Therefore I believe it is for the best of the country if everybody could involve themselves in this direction.

Closing words

Finally I want to express a belief which without I think it is harder to reach any goal, especially if the goal is to build a state. I want to give praise for all the Kosovar people for the faith, patience, will and joy they carry every day. In hard circumstances like unemployment and poor finances, they keep faith in improvement and are very proud of both themselves and the country. My biggest recommendation to all the Kosovars is to always keep that belief.

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