

FEASIBILITY OF CONSTRUCTIONS IN ALBANIA: CASE OF TIRANA

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ALBANIA

ABSTRACT

After the 1990s, Albania has moved from a centralized economy to a free market economy. This brought about major changes. In construction, one of the main points that emerged was the withdrawal of the state as the main actor to meet the needs of the population with residential apartments. This need began to be met by private investors. The state played the role of construction, architectural, urban, and legislative quality control. Thus, another interaction between private investors in the construction market began to emerge: between the owner or owners of a plot and the construction firm. Both are private actors in the market. In this interaction framework, the economic benefit of both parties is the main factor influencing and determining whether an area or property will develop or not. Looking from this point of view and given that the development of the research topic is based on the densification, that is to say, the construction, and since the relations is between the two private individuals, the following question would be of interest: *What is the “I”ⁱ sqm/sqm (FARⁱⁱ) value that an area can constitute economic interest to the builder?*

ⁱ I is the construction intensity

ⁱⁱ FAR is the Floor Area Ratio