



Land development and management in post-socialist countries

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The fall of the Berlin wall marked an important moment for many countries of the socialist block. The transition from centralized economies and leftist socio-political regimes towards market economy has seen these countries undergo important governance reforms and thereof endure critical changes of planning systems.

In its broadest sense, this is described as transition from centrally controlled economic planning and urbanization towards decentralized territorial thinking and spatial planning structures, with important implications for development and a diverse landscape of spatial planning systems.

Planning as a discipline is strongly interconnected with land ownership systems and the way land development is managed. Besides dealing with the transition of land from mainly state to privately own, these countries have also introduced several instruments, financial, legal and economic ones, to steer land development in a way that aims at fair, proportional and just sharing of benefit and costs arising from development.

Most of these practices are inspired by western and international experiences. However, the path dependency from the socialist regimes has produced a high diversity of institutional and legal frames, instruments and cases as well as new challenges of land development and management.

This special session, dedicated to post-socialist countries, aims at exploring land-development transitions in:

- Institutional structures and legal reforms;
- Actors involved and the relationship between governments, developers and businesses, and civil society and community;
- Instruments of land development and management in post-socialist countries;
- Practices of land development and management in the frame of societal changes and interactions, political dynamics, evolving institutional capacities, and sustainability narratives;
- Relationships between planning systems and land development and management in post-socialist countries;
- Financial instruments for capturing land value and financing public infrastructure through private sources;
- Risks and challenges arising from inappropriate conception and misuse of financial and economic instruments in land development.