

# ULËZ COMMUNE

## Local Development Plan

2009 - 2014



# ULEZ LOCAL DEVELOPMENT PLAN 2009-2014

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# GREETINGS

**O**n behalf of the Ulez Commune Mayor, I would like to thank the supporters of the process for mapping out the development plan of Ulez Commune:

The Regional Council of Dibra and SNV - Peshkopi (Netherlands Development Organization), which through its "Training Unit" powerfully contributed to the compilation of the main document for the future of the city.

The Local Development Plan, at the right moment in our overall economic and social development, comprises in itself a management system that is universal, all-inclusive, and guides us towards progress with sure steps toward the Ulez of tomorrow.

The local development plan would have been curtailed if it were carried out within the walls of the commune administration. This is why we have intentionally tried to involve as many stakeholders and interested groups as possible, in order to view the future from different points of view, which has resulted in full objectivity.

We thank the interest groups, the representatives of education, health, the water supply system, the tax board, and civil society, which with their support made possible the creation of a real profile of the new Uleza.

We would also like to acknowledge the scholars for their opinions, which served as a guide towards the Uleza of tomorrow.

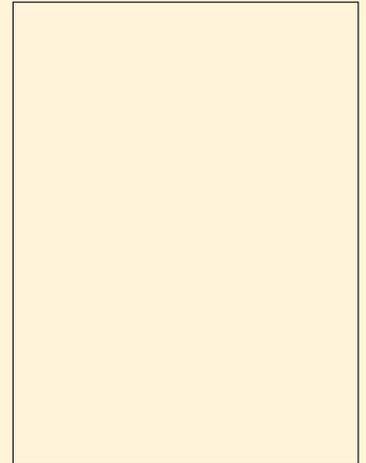
The vision inscribed in the pages of this plan ("Uleza will be a town with contemporary infrastructure, healthy and educated people, a developed economy and quality services, an employed community, and the opportunity for entertainment and tourism") in itself summarizes the aim of our efforts, the aim of creating a common future.

This vision in itself is an obligation to follow and utilize every opportunity and capacity to build a town where our children can feel safe.

In conclusion, we wish you all a successful completion of this development plan.

**With respect, the Commune Mayor**

**Pal QOKU**



# GENERAL INFORMATION ABOUT THE COMMUNE OF ULEZ

## 1. GENERAL CHARACTERISTICS OF THE COMMUNE

Uleza lies in the northwestern part of the district of Mat and is bordered by: Baz commune to the east, Baz commune and Milot district to the south, Mirdite district to the north, and to the west by the administrative borders of the Lezhe district. It has a urban area of 2.2 km<sup>2</sup> and an administrative area of 200 km<sup>2</sup> which constitutes 6.26% of the whole area of the Mat district (728 km<sup>2</sup>) where 2156 inhabitants live, spread throughout five villages (Bushkash, Stojan, Kerdhak, Madhesh and Lunder) and one urban center (the town of Ulez). Of these, 67.72% live in the rural area and 32.28 % in the urban area.

The considerable human and natural resources of the commune mentioned only partly in the section above fully allow a sustainable development of this unit. Today, the commune of Ulez is naturally and willingly involved in the process of the general democratization of national life and also in the road towards the development of the market economy and in the increase of well-being.



## WHERE ARE WE?

The administration of the Ulez commune, supported by the Regional Council of Dibra and SNV Peshkopi, have since the first phase of the process succeeded in making possible the identification of the entire current situation of this unit. At this stage, under the appropriate directions and groups, all the necessary data which will be the objective of further analysis to rank the weaknesses of this unit were collected in a six week period.

The overarching goal of the entire staff consists of a SWOT analysis of all relevant parameters, so we are concentrating on information about the groups that were part of the process.

Current economic development of the commune includes some of the main directions and aspects.

- ❖ **Family and religious tourism.**
- ❖ **Agricultural and livestock development.**
- ❖ **Organization and marketing towards the collection of medicinal plants.**
- ❖ **Establishment and strengthening of the local market.**
- ❖ **Establishment of small processing businesses.**
- ❖ **Improvement of the environment.**

The commune staff, its council and the leaders of the neighborhoods and villages, through their increased capacities, are strengthening and raising the development capacities of the whole unit. These groups are not only making their commune part of the development strategy of the Dibra region, but also compiled the local commune development plan, in this way opening a new development perspective.

## 1. WHY SHOULD THE COMMUNE PLAN BE MAPPED OUT?

The local development plan is a prospective document, drawn up by all local stakeholders, which creates the possibility of planning, implementing and monitoring economic

and social development in the future. A local development plan that is the concern of only the administration is very unlikely to be all-inclusive, whereas through community participation this process is more productive and requires the commitment of the whole community and their leaders.

All local units have a general goal - The development of the economy and the improvement of services. Treating these as concrete objectives documented in the LSP (Local Strategic Plan) of the commune, these objectives constitute indisputable priorities and offer different alternatives for successful achievements.

## 2. FOR A COMMON VISION

In anyone's worldview, there is a fictional idea of the future commune, a European commune with contemporary infrastructure and great opportunities for the community to live in comfort. Our obligation is to bring together the imagination of everyone into a common vision that will help to correctly define the way towards future success.

## 3. A PLAN FOR THE FUTURE

Our future will certainly change throughout the coming years. We should be members and players of this change, we should accelerate this change and we must engrave a great change in the history of this town and of the five villages surrounding it. We should try with our thoughts to document a strategic plan to ensure a safe future.

## 4. THE FIVE MAIN PILLARS

- A- Economic Development
- B- Development of Infrastructure and Services
- C- Social Development,
- D- Good governance and
- E- Tourism Development

## 5. ONE COMMUNITY, MANY VOICES

It would have been very easy to prepare a development document within the commune office, a document that a very few people would have heard about and where the opinion of the community would not have had a place in future development processes. In the methodology of the process for the com-



pilation of the local development plan of Ulez commune the term "all inclusive" means the inclusion of all stakeholders in giving their opinions for the future of their unit. Business and civil society groups, youth, women, intellectuals, various administrations, and typically excluded groups were included and easily found themselves involved in this process. Many opinions of the community were represented during the process of the development plan of their unit.

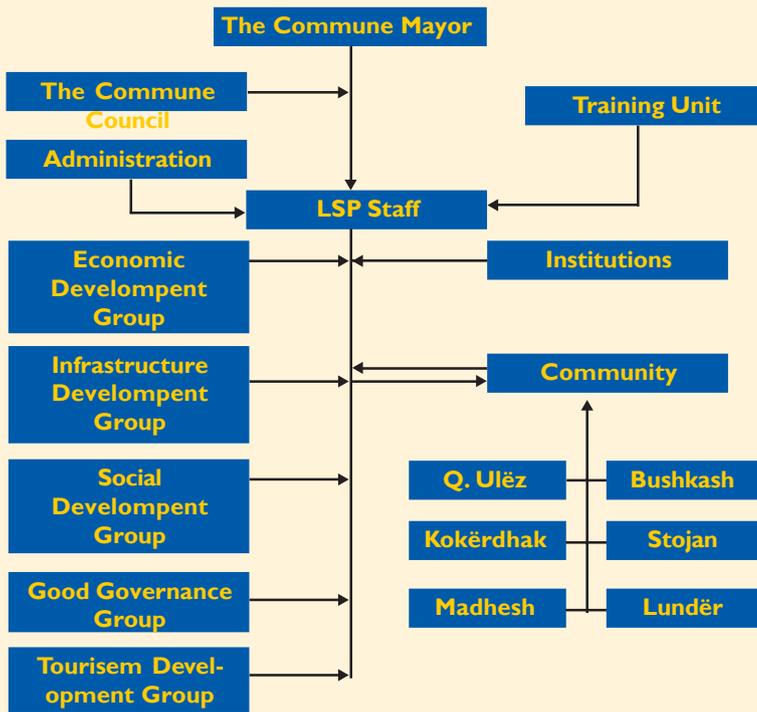
## 6. COMMUNICATION WITH THE PUBLIC

Communication with the public has been carried out through various methods. Questionnaires have been the classic method for obtaining independent opinions and evaluation of services offered up to the present. Meetings in each neighbourhood to introduce the program and to absorb community opinions were another methodology used for better and wider community communication.

## 7. WHO WAS INVOLVED IN DRAFTING THE DEVELOPMENT PLAN (THE DIAGRAM OF THE PROCESS)

To provide an open and transparent process, we adopted as a methodology the widest possible inclusion of local stakeholders through an all-inclusive process. Main groups: The development plan group of the commune was composed of the mayor, the vice mayor, representatives of the administration of the commune, representatives of the commune council and representatives of civil society. The general diagram of the process

is shown below:



## 8. HOW DID WE CARRY OUT THE PROCESS? THE TEN STEPS TO DRAFT THE PLAN

### 1. Ensuring local involvement

This step, as one of the main steps, ensures that the elected representatives of the commune, after familiarizing themselves with the program and its methodology, express their willingness to follow and carry out all the relevant steps of the program.

### 2. Providing Assistance

Based on the methodology of the process, the regional council of Dibra, through the "Training Unit" and trainings of group members, offered assistance to the main group and the subgroups of the main development directions in order to make possible the realization and successful fulfillment of the whole process of this program.

### 3. Starting work

According to the plan of action approved by the chairman of the Dibra Regional Council and the mayor of Ulez Commune, all the steps of the process have been specified into concrete monthly activities with deadlines, and tasks have been assigned to every substructure which will be involved in the program.

### 4. Gathering information

This step enables the assessment of the situation "where we are", in such a way as to create a general opinion and an accurate view in order to enable further analysis. This stage turns out

to be one of the most intensive stages of the process, where the involvement of many stakeholders and "key" informant individuals in gathering the necessary data turned out to be positive. It is worth mentioning the fact that copious work has been done in the carrying out of the questionnaire, with an intensity of around 15%, which testifies to a wide inclusion in the providing of opinions on the current situation.

The absorption of the community members opinion of the priorities was made possible with the support of the "Training Unit". This step was realized through the implementation of many surveys in every village, neighbourhood and interest group.

A draft project of the general profile of the commune has been designed, referring to the information gathered.

### 5. Community Meetings

The work group has used a series of options to get the opinion of the community about their future. The main workshop that included about 100 participants, representatives of all directorates, interest groups and members of the community was organized in the commune, where the participants expressed their opinions and strategic orientations for the Ulza of tomorrow.

### 6. Data synthesis

After gathering general information and citizens' opinions, according to the plan of action the working group defined the vision and the action steps toward the orientations of strategic development. Then the development priorities were ranked in a general way according to the directions and the main pillars of the compilation of this plan, which would be used as an evaluation subject at the next community meeting.

### 7. Eliciting the community's opinion

The community members, as well the representatives of the institutions that have their own activities in Ulez commune, gave their assistance throughout the prioritization process in determining the implementation order of this strategy. The results of this process are published in the tables of the strategic objectives at the end of this document.

### 8. Integration in the budget process.

It remains the duty of the commune staff to integrate this document into the process of internal budgeting. The objectives and priorities of this plan in themselves constitute an obligation for the staff of this unit to execute the objectives in their internal budget, as well as to look for ways and possibilities of carrying them out within the five-year deadline of 2008-2015.

### 9. Continued monitoring and evaluation.

The process of monitoring the implementation and execution of the Strategic Development Plan of the Uleza Commune will be a continuing work objective for the commune staff, the Communal Council, and for the community as a whole. For effective monitoring, it would be best to pursue this process through associations or organizations which carry out activities in Uleza and which have the proper experience in this field.

#### • Deadlines for completion of the process

The entire process, referring to the work program for execution of the "Local Development Plan of the Commune of Uleza", is expected to be completed by the working group within a five-month period, and at the end of this period, which falls in the month of May of this year, the publication and distribution of this document will become possible.

#### • Deadlines for implementation of the plan

With the goal of completing an ambitious and achievable plan, the working group is expected to satisfy its 7-year implementation deadline. From time to time the working group, starting from experience already gained, will improve its documentation with new objectives and concrete goals in order to make possible the creation of spaces for sustainable economic and social development.



## GENERAL VIEW OF THE COMMUNE

### POPULATION

The Commune of Uleza has a population of 2156 inhabitants, of which 50.69% are female, according to statistics obtained from the office of civil status. In reference to

No	Village	Number of inhabitants			No. of families per year		No. of retirees	Families on econ. assistance
		Female	Male	Total	2003	2008		
1	Q.Ulez	343	353	696	195	178	98	7
2	Bushkash	325	299	624	168	155	75	27
3	Stojan	263	228	464	151	121	50	28
4	Kokërdhak	65	66	131	41	38	17	5
5	Madhesh	69	62	131	46	36	50	6
6	Lundër	55	55	110	43	30	10	7
	TOTALI	1093	1063	2156	644	558	300	80

nature and the employment that the unit offers, the population is heterogeneous, and this is a result of the increasing population in the time of the former dictatorship. There has been a considerable inflow from the surrounding districts and villages in the direction of this center because of the construction of the hydroelectric plant of Uleza and Shkopet.

The execution of multiple-year projects, as well as the use of, clearly testify to a degree of intellectual culture and constant civilization in this area. The majority of the population are Catholic or Bektashi, and a very small

minority belong to other faiths. A high degree of respect between faiths can be noticed, and the area is distinguished on its own as a zone where everyone respects the famous religious objects of this commune.

Since 1990-1992, as a result of the changes brought by the transition that pervaded all of Albania, Uleza has been faced with a series of problems which have affected this community for 14-17 years.

In the above table, a crystallization of the population can be noticed, and from one year to another there is a slowing of movements



towards the lower zones. The decrease of the population has been affected by migrations towards Tirana and Durrës, because of structural changes of the transition, inadequate development of the private sector, few regional economic exchanges, the absence of stimulating measures in almost every direction. Emigration, as in all units of local governance in Albania, as well as in this unit, is high. Today, according to information obtained from the Office of Labor, it appears that around 350 emigrants work and reside outside the country, mainly in Greece, Italy, and England. Yearly income from emigrants to their families totals approximately 700,000 euro, income which goes in the direction of household needs and very seldom to create the possibility of opening new businesses. This creates a vacuum with regard to private investments in the country, which would encourage development and strengthen infrastructure.

## GEOGRAPHICAL POSITION

**T**he Commune of Uleza, in the northeast of Albania, at coordinates of 20°17' / 140°08", lies in the northwestern part of the Mat district and is bordered by: To the east, the Commune of Baz, to the south by Baz and the Milot district, to the north by the District of Mirdita, and to the west by the administrative

boundary of the Lezha district. Geographically, it is situated around the lake of Uleza and Shkopet, at an altitude of 35-1100m above sea level. Uleza Commune is an important administrative center in the region of Diber, containing the administration of the KESH institution, in which around 135 employees from Uleza and the areas around it are employed.

Uleza is positioned in the central part of Northern Albania, at a distance of 76 km from Tirana, 22 km from the Mat district, and 110 km from the administrative center of the Diber region, Peshkopi.

It has a general area of 200 km<sup>2</sup>.

## EDUCATION AND HUMAN RESOURCES

- Population density is 10, 78 inhabitants/km<sup>2</sup>.
- Population distribution between the town and villages is: 67.72% in villages and 32.28% in the town.
- The educational level of the population report is as follows: 64 persons or 2.9% have higher education, and 800 persons or 37.1% have a secondary-school education.

## CULTURE AND RELIGIOUS BELIEF

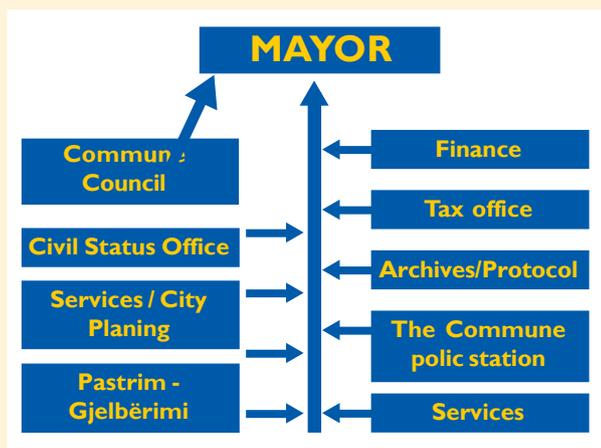
**R**eligious and cult objects: Uleza is one of the most important communes which throughout the years has shown a determination and desire to preserve religious and cult objects, which today testify to culture and respect for the past. Even if there have not been clear policies and continual investments in the maintenance of these objects by local authorities, the community is conscious of these high historical and religious values, and has been attentive and in many cases even offered to help with their maintenance.



## ORGANIGRAM

### Staff of the Commune of Uleza

The staff of the municipal administration of Uleza numbers 00 employees, of which 00% are female. They are illustrated below and divided by sector:



The makeup of the Municipal Council is divided by existing commissions: the Commission for Verification of Mandates, Commission for Economy and Finance, Commission for Services and Emergencies, Commission for Education, Culture, Youth, and Sports.

## I. ECONOMIC DEVELOPMENT

### Income of the unit for fiscal year 2007 and projected for 2008

Item	Total income 07	% for commune	Projection 2008
<b>I. TAX INCOME</b>			
1. Fixed property tax	40003	38003	552014
2. Small business tax	4200	3990	4660
A) Local small business tax	414175	393466	420115
3. Local automobile registration tax	177006	168157	180453
Taxes for signs	5500	5225	6300
<b>AMOUNT I</b>	<b>640884</b>	<b>608840</b>	<b>1509141</b>
<b>II. FEES</b>			
a) Public service fees	45800	44460	47535
b) Granting of licenses, permits, authorizations, and other docs.	84600	80370	93543
2. Other income	3920	3724	4200
<b>AMOUNT II</b>	<b>135320</b>	<b>128854</b>	<b>145278</b>
<b>TOTAL</b>	<b>776204</b>	<b>737393</b>	<b>1654419</b>

Referring to the above table, and comparing income in the year 2007 to fiscal year 2008, it appears that the projection for 2008

is much higher.

This is partly due to an expectation of collecting land taxes, which total 345560 lekë.



## EMPLOYMENT

Of the current population, approximately 60% represent a group of working age, in the age range of 18-60. In the Uleza commune, in comparison with figures from other local units of the other administrative units of the Diber region, the rate of unemployment is at a minimal level. 391 persons are employed by 33 registered entities, including those in both the public and private sectors. Labor-ready population in

the commune:	1290
Employed in the public sector:	121
Employed in the private sector:	360
Employed abroad:	350
Employed in agriculture, livestock, forestry:	350
Unemployed:	91.1%

## BUSINESSES.

In the town of Uleza there are 29 registered businesses. These businesses carry out their activities in the urban zone of the city of Uleza, and small proportion of them in villages in the area. Their activities are chiefly of a service nature, the most concentrated of which are bars, cafes, restaurants, low-quantity sales points, and other services.

## AGRICULTURE

Geographically, Uleza has a terrain structure dominated by mountains and hills, which occupy around 58.08% of its territorial area. The remaining part is flat. Around 22.5 km<sup>2</sup> consists of the surface of the lakes of Uleza and Shkopet. 90% of the area is made up of forests, which lie within the territorial boundaries of the commune. They are principally pine, spruce, and oak. Around them, often between them, and especially in the form of alpine pastures, natural pastures are found. The natural flora of this area is fairly rich and has numerous uses. We mention particularly medicinal plants, aromatic plants, and those with industrial uses.

Agr. land (ha)			Forest (ha)	Meadow/pasture (ha)	Lakes
Ara	Orchards	Vineyards			
315	13	8	4300	233	22.5km <sup>2</sup>



## INCOME

### Income and expenses of the City

No	Year	State budget	Grant	Income	Donors	Total
1	2004	9896	12560	347		22503
2	2005	10056	12900	345		23301
3	2006	10725	13560	797		25082
4	2007	10400	12300	800		23500

### Investments:

No	Year	State budg.+Income		Grant	Investment
1	2004	0		23479	Water system
2	2005	973	School, road, canal	8260	Canals
3	2006	1450	Road	15740	Canals
4	2007	0		57	Canals

Total investments: 49.959.000 lekë

Agriculture in the Commune of Uleza is focused in the villages of the area, Kokerdhak, Bushkash and Stojan. As in the entire country, it has undergone great changes during the period of transition. The socialist agriculture system (cooperatives) was dismantled and this was accompanied by serious damage to water and drainage networks, buildings which served agricultural production, etc. The use of agricultural resources fell drastically, which brought reductions in agricultural production.

The main products are corn, vegetables, beans and fodder, which are in the majority of cases for the needs of the respective families, and very seldom for the market.

The possibilities demonstrated during the process of data-gathering with specialists in the field are: Creation of the possibility of adding to planted areas, construction of a watering system, construction of a market for agricultural products, granting of technical and professional assistance to farmers, subsidies for chemical pesticides, development and strengthening of marketing of agricultural products, low-interest loans for farmers aimed at development of this area, etc.



mune for livestock production. According to the data obtained from the sector of \_\_\_\_\_ of Mat, livestock production is as follows:

	Meat	Dairy	Wool	Eggs
Sheep	8.2 t	90 t	11 t	
Goats	19.7 t	198 t		
Cattle	29 t	231 t		
Poultry	12.8 t			157900
Pigs	42 t			

## LIVESTOCK

**D**uring the reform, together with land, livestock animals and other assets such as tractors and stalls were distributed. Livestock as well as agriculture may be considered as a sector that did not develop rapidly during the transition, because of the specific nature of the land and the harsh climate of the zone. The number of animals has generally risen, but this does not mean that families in this area can depend on them for economic development and development of their businesses.

Commune	Small livestock		Cattle	Pigs	Poultry
	Sheep	Goats			
ULËZ	760	1970	580	710	6410

Analyzing the figures above, it appears that the total number of small livestock and cattle fulfills the demands of the market of the com-

**Total income from livestock per year: 20 million lekë.**

In the future as well, the livestock sector will comprise the most important activity in the productive agricultural activity of the Commune. Out of the main problems in development of livestock, and those which demand attention, we may mention: **improvement of breeds, improvement of feeding structures, creation of appropriate hygienic and sanitary conditions, increasing the number of animals on each farm, improvement of infrastructure for processing and trading of livestock products, adaptation of small farms in order to increase livestock, increase the areas used for fodder, low investment for development of livestock sector, the possibility of ensuring the survival of families, the possibility of ensuring income throughout the year, etc.**

## II. PUBLIC SERVICES AND INFRASTRUCTURE

The community in urban and rural zones has a particular model of principal needs: roads, sewage canals, canals for potable water, a water supply system, electricity, telephones, medical services, schools, shops, hygienic and sanitary conditions, etc.

The road and transportation network is one of the instruments which people need for exchange of goods and services. From an administrative perspective, the road network has two owners: the national directorate of roads and the Commune. The territory of this unit covers around 10 km of national roads, part of the Peshkopi-Tirana road, and 27 km of roads under the administration of the Commune. Starting from the structure of these road axes, they are divided into asphalt/cement roads and dirt roads. Considering the road network to be an important factor, significant investments have been made in recent years in the domestic road network, using funds from the state budget, various donors, and from the Commune itself.

### POTABLE WATER

Providing the community with potable water is currently a priority for central and local governance. This is seen not merely as

a matter of quantity but also of quality, and both are directly connected to the improvement of the quality of life of the community. To provide potable water in the Commune, the following are used: Supply to the urban zone (centered on Uleza), the city, is realized by a water system with a length of 10 km in its main network and 2 distribution networks and a capacity of 518 m<sup>3</sup> per year. This service is offered through public faucets. In rural zones, water supply through a water system occurs only in the village of Stojan with the water system of this village, from which around 70 families benefit. This water system, because of deterioration, does not perform acceptably in providing water to these families, and thus measures need to be taken to improve its networks.

### SEWAGE CANALS

The construction of canals for sewage and potable water is one element of infrastructure that has begun to be valued particularly in recent years, since as a result of the concentration of the population in the center of Uleza and of the slowing of migration movements, thinking has become clearer regarding proper functioning of this service in order to create a tourist-friendly climate, as Uleza



indeed is. Starting from the moment of construction of the urban center of this commune, a network of sewage canals has been planned and built. The only problem for this service is drainage and discharge, since for the moment these are negatively impacting the environment.

Meanwhile, in the villages of this commune the most common way of dealing with sewage is that of individual septic tanks, the breakdown of which often causes leakage onto the road and constitutes a problem in itself from an environmental perspective.

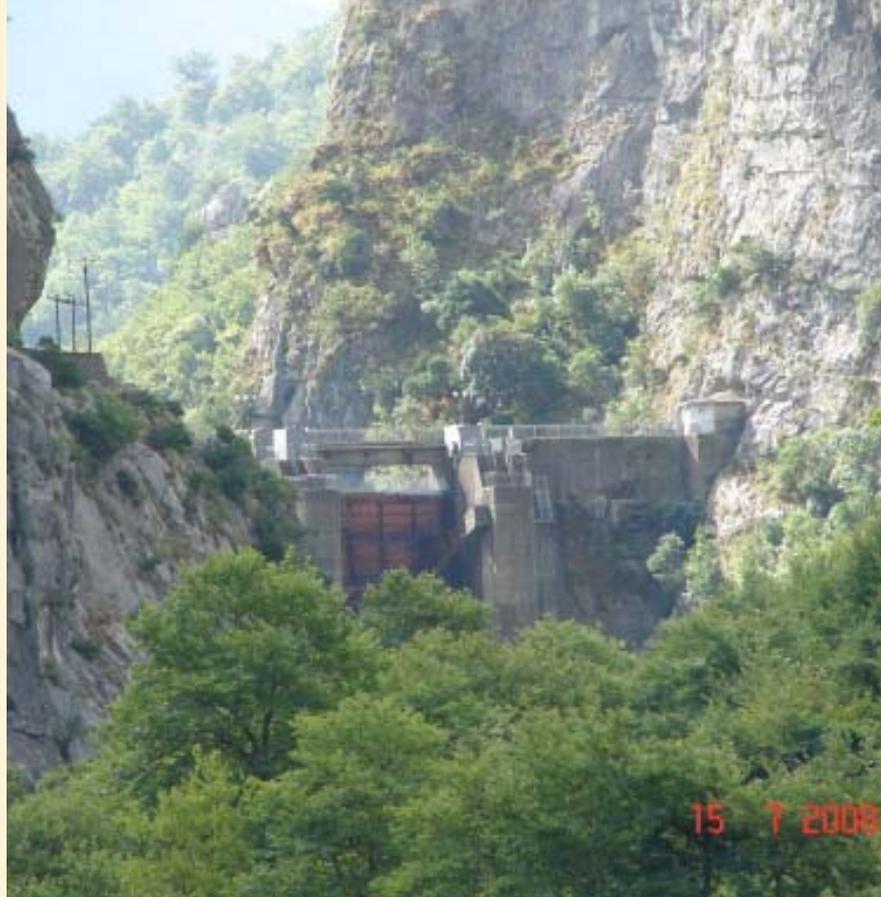
### CANALS FOR POTABLE WATER AND IRRIGATION

**U**leza Commune is faced with a problem: the lack of possibility of ensuring sufficient water for irrigation of farmland. The village of Bushkash has an irrigation canal, but because of deterioration, it does not ensure a sufficient quantity of water to irrigate the agricultural areas. For the villages of Stojan and Kokerdhok, which lack the possibility of securing irrigation water, the building of stations to pump water from the lake of Uleza is seen as an alternative, since the high areas where farmland is located are small.

### URBAN WASTE

**U**leza Commune in itself constitutes a good example of an urban environment compared with other units of the Diber region. Waste removal in Uleza functions by means of a cleaning crew, which is part of the administration of the commune.

Urban waste, lacking any alternative, is dumped far from inhabited centers and burned, a process which, apart from the high risk, is not environmentally friendly. A more systematic way of dealing with this problem, and the acquisition of a geologically studied landfill area would constitute an advantage for this unit, in order to ensure an appropriate environment for development and strengthening of tourism in the commune.



### OTHER SERVICES

**P**ostal and telephone services, as in the entire country, are present. Postal services are organized and carried out by a national company, Posta Shqiptare, as well as by a private company, Albania Ekspres. This service is not at a high level, and this is because of the ongoing lack of precise addresses for families. Good work is being done in this direction with the support of local authorities. Placement of mailboxes and creation of an address database would be advisable and would be a complete improvement of this service.

Telephone service is provided by AMC-Mobil and Vodafone-Mobil, which operate in the entire Albanian market. Landline service does not cover this commune and the provision of a landline signal to families would be a financial support for the economies of this zone, since the cost of Altelecom service is several times lower than the services that are offered at the moment.

The other two companies operate mobile (cellular) networks, and their services are offered in the entire territory of this unit. According to official statistics, this service is offered in more than one case in each family.

### III. SOCIAL DEVELOPMENT

#### PROBLEMS AND DEVELOPMENT OF EDUCATION

In the commune of Uleza, education is carried out through preschool, primary school, elementary school, and secondary professional school. The placement of the network of primary and elementary schools in the rural zone in conditions of a not-very-pronounced migration does not constitute any risk for the future of sustainable development of this service to the community.

Today a population with satisfactory education lives in this commune, mainly with secondary education. It is worth emphasizing that there is a considerable number of persons with higher education, in which electrical specialists predominate, since the presence of two hydroelectric dams within the administrative territory of the commune affects the community's inclination to educate their children in this field.

In the commune there are one kindergarten with a total of 25 children, 2 elementary schools which are attended by 160 students, 14 teachers, and one professional electricians' secondary school with 140 students and 7 teachers. A problem for these students is the distance of their home from the school where they study, a problem which should be moved towards a solution in the near future, especially for the primary grade level.

Based on statistics obtained, it appears that in each year, the number of students in the entire educational system within the territory of the commune is rising, and this for the

following reasons:

- i) **Migratory movements, up to a point, have generally stabilized.**
- ii) **Because of the level of teaching, one notices a movement of students from the communes in the direction of the professional school.**
- iii) **The secondary school is being attended by students from the communes of the Mat district.**

#### PROBLEMS AND DEVELOPMENT OF CULTURE AND SPORTS

**Sports facilities:** The Uleza Commune offers very few opportunities for sports and entertainment of youth in the direction of sports activities. The summer period, which corresponds with an addition to the number of inhabitants by vacationers from other zones, is an opportunity which should be taken into consideration. Organization of sports activities and invigoration of the life of youth in this direction will be a step towards the future of local governance. The lack of sports facilities is a result of the impossibility of large-scale intervention by the commune, as well as of the lack of interest from private entities in this district.

**Cultural facilities:** The transition period, as in the whole of Albania, included even the few cultural centers in the country, degrading them to the point of total dysfunction. Uleza, a territory with history and an



opportunity for cultural development, was faced with these difficulties, and the present state of affairs offers no prospects in this direction. 50.3% of the community of the commune of Uleza state that they are dissatisfied with facilities and opportunities for entertainment. The building of a cultural center would constitute an advantage for this unit, which center would have a positive effect on the unit's income, as well as creating an entertainment opportunity for the community and the numerous vacationers in the summer months.



## PROBLEMS AND DEVELOPEMENT OF HEALTH SERVICES

**D**istance from the urban center, the level of nutrition, overall living conditions, the difficulties of labor in hydroelectric plants and agriculture, different climatic conditions with relatively low temperatures, etc., make necessary the existence of a health service as appropriate and serviceable to the community as possible. The commune's health system consists of the Uleza hospital located in the urban part of the city, two health centers, one ambulance in the village of Bushkash, and another in the village of Stojan. The other three villages, Lunder, Kokerdhak, and Madhesh, lack appropriate facilities for providing medical services. The health service is confronted with problems such as the lack of specialist physicians, lack of medical equipment, lack of medicines, reduced work time for doctors, etc. Supplies in the Uleza hospital are limited, and essential specialized services for the community are unavailable.

Another problem is the culture of health care. People seek the assistance of a physician only in cases of emergency and do not come in for regular checkups.

The health sector is faced with a series of other problems which in themselves also constitute the weakest points of this service. They are:

**i) Lack of medical equipment,**

- ii) Inappropriate conditions of hospital facilities,**
- iii) Lack of health centers in three villages of this unit,**
- iv) Lack of professional capacities, including doctors and nurses.**

## NATURAL RESOURCES

**U**leza has a considerable expanse of forest, including beech, pine, spruce, and meadowlands as well, which possess a striking natural beauty. These aids in the protection of the land from erosion, and at the same time provide timber for fuel, construction, etc. Many medicinal plants grow in these forests, such as juniper, wild roses, mountain tea plants, lime trees, hollyhock, basani flowers, elder trees, etc. The higher-altitude forests are in relatively good condition, as well as the groves and shrubbery that have been preserved from uncontrolled cutting, which has reduced the scale of erosion and other environmental problems.

The Commune of Uleza has rich and diverse natural resources. Offering a beautiful, primarily mountainous landscape with numerous forests and broad pastures, with plentiful and high-quality surface and subterranean springs, with massive rocks which give variation in form and color to this landscape, this flourishing wilderness is inviting and makes one optimistic about the opportunities for development of tourism in this area.

## IV. GOOD GOVERNANCE

### CENTER FOR PUBLIC INFORMATION

One of the problems demonstrated in this commune, as a concern of the entire working group, is the lack of a civic information system.

Based on the results of the survey carried

out in this commune, a lack of interest has been noticed on the part of the community regarding decision-making by the council of the commune. Although the community is satisfied with the transparency offered by the administration of this unit, around 86% of them do not take part in the various processes led by the commune or by the communal council. Although the community is conscious of the movement towards collaboration and appears ready to take part in events and other processes having to do with overall economic and social development, around 91% of them have not had opportunities to work together in this direction. An analysis of the figures above shows a pronounced weakness in the administration of the commune and its decision-makers; thus an increase of collaboration with the community and their participation in the vital processes of this unit is certainly called for well into the future.



## V. TOURISM DEVELOPMENT

**TRADITIONAL COSTUME.** The zone of Rranxa, of which Uleza is also a part, has a long and rich history in time and space. The settlement of this zone dates back centuries, with traces evident even today. Uleza is characterized by a desire to preserve old things, and this is demonstrated by the traditional costumes of the zone, which are used in their original form even today. Although there is no museum to display them, the community has long desired a large and secure museum in order to preserve these treasures. The zone of Uleza is characterized by a Mirditor style of dress which is closely connected with Catholic religious belief. Folk costume and the garments typical of the zone deserve great attention in the future and constitute a point of interest for attracting visitors to the commune. Acquisition of facilities and premises for display of this living culture remains the largest problem; thus, in our view, the proposal to set up

a museum in Uleza would constitute an advantage in ensuring the development of sustainable tourism.

**CULTURAL OBJECTS.** From the viewpoint and perspective of a tourist in Albania, the past remains in its original form, the old and ancient, nature and its resources. Uleza has the good fortune to possess every possible means of offering development of tourism. There are numerous old civic and religious buildings which offer astonishing views, but it is nature in its original state that offers the most stunning views in Albania. The old



residences which are located in almost the entire territorial area of the commune and which demonstrate past styles of building and of living, with magnificent architecture, in themselves constitute a treasure of this zone, for which special concern should be shown. The churches and famous religious objects of Uleza offer a broad view of the religious culture of the zone. In addition to offering an opportunity to observe the rites of the Catholic faith, they also serve as special and important objects for tourism development in the zone.

In itself, the administrative territory of Uleza offers an opportunity for leisure and accommodation for family tourism. In its entire area, initiatives for creation of conditions of leisure and tourism development might be developed and supported. The Shkopet lake basin, the Uleza lake basin, forests, green spaces, villages, the land integrated with fields, hills and mountains, will have a positive impact on the economic and social development of households in this zone; thus from a civic perspective, tourism development remains one of the strongest points for the future of this unit.

**BUSINESSES.** Over the last ten years, set off by the development of tourism in the zone, an interest in family tourism has arisen among businesses. There are around 16 businesses which offer conditions and services for hospitality and escorted tourism to around 10,000 vacations and visitors per year, which are a satisfactory source of income for the zone under discussion. The increase of capacity for accommodation and of the quality of services will in the future constitute an opportunity for tremendous development of tourism.

In this direction, there is a pronounced improvement in fishing in the lake of Uleza and Shkopet, and the "Uleza carp" is the most sought-after culinary speciality in local restaurants.

**THE LAKE.** The artificial lakes of Uleza and of Shkopet are sufficient sources for the accommodation of around 2,000 vacationers per year. Currently, the beach is useable along a short area of lakefront, which does not provide high capacity for hosting vacationers. Increasing the capacity of the beach in



the area known as the Uleza center, as well as in the northern part of the lake, would help to increase the number of vacationers. The systemization of the approximately 1500 meters of lakefront would ensure a comfortable vacation for over 10,000 vacationers per year.

**ACCOMMODATION:** Current accommodation capacity in Uleza is around 500-1000 vacationers in the summer season. The increase of accommodation capacity and of available space is a necessity for businesses. The commune must therefore lay out a full master plan in the future in order to ensure developed and sustainable tourism.

**ENTERTAINMENT:** Conditions for entertainment are a necessity in order to attract vacationers and tourists. Currently these services are lacking. Initial steps to ensure sufficient activities and locations must therefore be undertaken. The construction and operation of a summer sports complex would constitute an assurance that such activities will be encouraged.



## VISION

### ULEZA

**will be a tourist-friendly commune with contemporary infrastructure, educated and healthy people, a developed economy, high-quality services, an employed community, and opportunities for entertainment.**

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## PRIORITIES BY FIELD

### ECONOMIC DEVELOPMENT

- Construction of a pump station in Bushkash
- Construction of a reservoir in Stojan
- Construction of a tourism complex next to the Uleza lakes (suggestion for the master plan)
- Construction of a processing chain for livestock products
- Construction of a modern slaughterhouse in the Uleza center
- Augmentation of fodder areas in the villages of the commune
- Construction of a pump station in Kokerdhok

### ACTIVITIES

- Increase of the number of animals and of the structure of livestock, to the extent handle able by the drainage capacity of natural pastures and of the amount of agricultural land planted with fodder
- General vaccination of animals in the entire Commune.
- Improvement of breeds and preservation of local strains.
- Development of marketing for agriculture products of the zone.

- Improvement of overall hygienic and sanitary conditions, while restaurants in Uleza create their own culinary styles using dishes typical of our zone.
- Compilation of brochures and tourism materials for the commune, in which the most salient features of our culture, traditions, and beautiful, rich natural environment are displayed.
- Creation of a botanical corner where the rich plant life of the zone will be reflected.
- Market studies and encouragement of private investors towards the opening of a workshop for handcrafted products. Contracts with private domestic and foreign garment companies, and identification of appropriate markets for handcrafted products.
- Support for existing wood-processing businesses by creating easier conditions for their development.
- Identification of and support for individual or commercial initiatives for development of businesses involved in gathering, processing, and trade of medicinal, aromatic, and industrial-use plants.
- Organization of and support for fishing activity in the artificial lakes.



## **INFRASTRUCTURE / PUBLIC SERVICES**

- **Mapping out of (urban) regulatory plans for the Commune of Uleza**
- **Repair of building fronts in the city of Uleza**
- **Renovation of the water network in the Uleza center**
- **Construction of a water system in Bushkash**
- **Acquisition of vehicles for cleaning services in the Commune**
- **Renovation and repair of the Sewage System in the Uleza center and in the village of Bushkash**
- **Renovation of the road to Bushkash**
- **Organization of cleaning services by means of waste collection and removal and placement of bins**
- **Construction of drop-off locations for household and organic waste in villages**
- **Construction of a road between Ules and Ujeshtreze**
- **Creation of repair points for electrical appliances**
- **Repair and pavement of roads in the Uleza center**
- **Construction of a road between the Uleza Bridge and the hydroelectric dam (around the lake)**
- **Renovation of the water system in Stojan**
- **Maintenance of public cemeteries in the commune of Uleza**
- **Renovation of the road to Stojan**

- **Construction of an urban landfill for the Commune of Uleza, and possibly for surrounding communes**

## ACTIVITIES



- Repair of the engineering network (network of sewage canals, water system, electrical system)
- Additions to forested areas
- Protection of other natural resources, such as water sources, plants, and rare animals
- Improvement of telecommunications and postal services
- Covering of the entire territory of the Commune with television repeaters for national television station

## SOCIAL DEVELOPMENT

- **Purchase of an ambulance**
- **Construction of a dormitory for students at the professional school**
- **Renovation of educational, school, and preschool institutions**
- **Renovation of cultural and historic assets in each zone of the Commune (churches) and preservation of such assets**
- **Construction of game and sports areas for adults and the elderly**
- **Setting up of recreational and entertainment facilities for youth, children, and the elderly**
- **Construction of sports facilities and gymnasiums in the schools of the Uleza center**
- **Construction of a cultural center in the Commune of Uleza**
- **Setting up of laboratories for natural sciences in the schools of the commune, and acquisition of necessary materials**
- **Furnishing ambulances with essential emergency equipment, as well as medicines and medical materials**

- **Construction of a wall around the Uleza School**
- **Construction of a health center in the village of Kokerdhok (A-2)**
- **Collection and systematization of waste in all neighborhoods**
- **Construction of a museum for the zone**

## ACTIVITIES

- Improvement of hygienic and sanitary practices in villages
- Increase of the level of hygiene and sanitation in local institutions (schools, health centers, kindergartens, administrative offices)
- Increase of technical and professional expertise of medical personnel through short training courses
- Strengthening of measures to prevent contagious disease through the process of immunization
- Promotion of cultural assets and traditions inside and outside the country
- Education of the community regarding maintenance of these cultural assets
- Promotion of cultural heritage.



## GOOD GOVERNANCE

- **Furnishment of the Commune with essential equipment such as computers.**
- **Renovation of commune offices.**
- **Setting up of information signboards in the commune.**

## ACTIVITIES

- Preparation of an ethics code for the commune, including the relationships between the commune, council, and community.

- Holding of meetings/round-tables with the goal of informing the community, the council, and the mayor about work done, investments carried out, those planned, and various other activities.
- Holding of meetings/round-tables with the goal of obtaining information from the community about neighborhood needs.
- Invitation of neighborhood representatives to meetings of the communal council and holding of hearings.
- Assignment of one or two persons from the commune staff to offer information to the community.
- Display of important information (structure, the budget, taxes and fees, investments carried out and those planned, etc.) on the commune billboard.
- Improvement of relations between local and national media, both print and visual.
- Collection of the opinions of citizens and the community through neighborhood meetings.
- Use of various means to obtain the opinions of citizens during the planning of the budget and setting of priorities.
- Organization of open meetings, forums, etc., when important decisions are to be made which will affect the life of the community.
- Continual training of the administration regarding the duties it covers.
- Training of councillors regarding their rights and responsibilities, their role and relationship with the administration, as well as their communication skills.

## TOURISM DEVELOPMENT

- **Repair of building fronts in the city.**
- **Construction of recreational squares.**
- **Construction of game facilities and sports activities for vacationers.**
- **Installation of lighting on roads and in squares in the Uleza center.**
- **Regulation of squares and gardens.**
- **Regulation of lakefront areas for beach use.**
- **Composition and publication of a tourist guide.**
- **Encouragement for businesses to build accommodation facilities.**
- **Placement of signs for cultural and cult assets.**
- **Publication of pamphlets about features of importance for tourism, culture, and the environment.**
- **Setup of a tourism agency for Uleza.**

### ACTIVITIES

- Finding of partners for tourism development
- Collaboration with tourism agencies
- Encouragement for restaurants to include traditional items on their menus.



# **PRIORITIES OF THE COMMUNE OF ULEZA**

- 1. Preparation of regulatory (urban) plans for the Commune of Uleza**
- 2. Regulation of Ulez city (Watersupply, Sewerage Network System, Seweage Manhole, Storm water network system, Landfill, Eletrical Network System, Facades of buildings, Green enviorements and walksides, Public Lighting system and asphaltng of the roads)**
- 3. Asphaltng of the road Bushkash**
- 4. Asphaltng of the road Stojan**
- 5. Construction of the watersupply Bushkash**
- 6. Reconstruction of the watersupply Stojan**
- 7. Reconstruction of the Commune Offices**
- 8. Construction of a pump station for Bushkash**
- 9. Construction of an urban landfill for the Commune of Uleza**
- 10. Asphaltng of the roads in the Ulez city**
- 11. Construction of a cultural center in the Commune of Uleza**
- 12. Purchase of an ambulance**
- 13. Construction of a water collection for Stojan village**
- 14. Renovation of educational, school, and preschool institutions**
- 15. Construction of a tourism complex next to the Uleza lakes (suggestion for the master plan)**
- 16. Construction of a dormitory for students at the professional school**
- 17. Renovation of the cultural and historical assets of the Commune (churches)**
- 18. Construction of a processing chain for livestock products**
- 19. Construction of a modern slaughterhouse for the Uleza center**
- 20. Renovation and repair of the Seweage Network System in the Uleza center and in the village of Bushkash**
- 21. Acquisition of vehicles for cleaning services in the Commune**
- 22. Construction of game and sports facilities for adults and the elderly**
- 23. Setting up of recreational and entertainment facilities for youth, children, and the elderly**
- 24. Construction of sports facilities and gymnasiums in the schools of the Uleza center**
- 25. Organization of cleaning services and placement of bins**
- 26. Construction of recreational squares**
- 27. Construction of game facilities and sports activities for vacationers**
- 28. Augmentation of areas used for fodder in the villages of the commune**
- 29. Installation of lighting system on roads and in squares in the Uleza center**

30. Supplying of the Commune with essential equipment such as computers
31. Setting up of laboratories in the schools of the commune and acquisition of basic materials
32. Regulation of lakefront areas for beach use
33. Composition and publication of a tourist guide
34. Supplying of ambulances with essential emergency equipment
35. Construction of drop-off locations for household and organic waste
36. Construction of a road between Ules and Ujeshtreze
37. Creation of repair points for electrical appliances
38. Setting up of an informational notice board in the commune.
39. Construction of fence for school of Uleza
40. Construction of a health center in the village of Kokerdhok (A-2)
41. Construction of a road between the Uleza Bridge and the hydroelectric dam (around the lake)
42. Encouragement for businesses to build accommodation facilities
43. Placement of signs for cultural and cult features
44. Collection and regulation of waste for all neighborhoods
45. Construction of a museum for the zone
46. Maintenance of public cemeteries in the commune of Uleza
47. Construction of a pump station for Kokerdhok
48. Publication of pamphlets about features of importance for tourism, culture, and the environment in Uleza.
49. Setting up of a tourism agency for Uleza

