

REPUBLIC OF ALBANIA

MINISTRY OF CULTURE STATE PARTY REPORT ON THE STATE OF CONSERVATION OF

HISTORIC CENTRES OF BERAT AND GJIROKASTRA WORLD HERITAGE ALBANIA

Ref 569bis

November 2016

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1 Executive Summary of the report

The report for the state of conservation of historic centres of Berat and Gjirokastra was prepared in response to decision 39 COM 7B.75, in continuity of the SoC Report submitted in December 1st, 2015 and in compliance to the format for submission of SoC reports in the Operational Guidelines 2015.

In chapter 2, this report focuses on the points of the most recent Decision of World Heritage Committee. Section 2.1 provides information on the delivering of the new draft-Law "on Cultural Heritage and Museums" to all related institutions and relevant stakeholders for public consultation.

Section 2.2 gives information regarding the process of identification and proclamation during 2016 of the 2nd category monuments in the Historic Centre of Gjirokastra as obligation of the regulation for the protection, integrated conservation and administration of the Historic Centre and Buffer Zone of Gjirokastra (adopted in 2015).

Section 2.3 gives information on the implementation by the State Party with the collaboration of WHC and ICOMOS International of IAR No. 2821 "On the development of Monitoring Indicators for the Historic Centres of Berat and Gjirokastra. ICOMOS International appointed Mr. Tamas Fejerdy and Mr. Jukka Jokilehto as the international experts for the implementation of this project (mission and workshop) in collaboration with the State Party. A detailed final report for the implementation of this project has been sent to WHC in October 21st 2016. The SoC report includes in Annex 1 extracts from the final report on the implementation of IAR No.: 2821 that explain the proposed monitoring indicators for both Berat and Gjirokastra with frequency as well as a Synoptic table with objectives, actions, indicators, actors.

Chapter 3, Section 3.1 provides information on investments done in both sites during 2016 regarding maintenance and restoration works funded either by State Budget or other donors.

In chapter 4, Section 4.1 provides information on the communications of the State Party with the WHC regarding ongoing and planned development projects in the Historic Centre of Gjirokastra. Since detailed documentation and information regarding these projects has been sent to the WHC in various communications during 2016, this section aims at offering a general overview.

2 Response to the Decision of the World Heritage Committee 39 COM 78.75.

2.1 New draft-Law on Cultural Heritage and Museums

The new draft-Law "On Cultural Heritage and Museums", is a legislative initiative of the Ministry of Culture, and aims at the improvement of the cultural heritage management system as well as related legal procedures and authorities. In November 2016, the prepared draft-Law as a result of 2-year-work has been delivered to all related institutions and relevant stakeholders for public consultation.

2.2 2nd category monuments in the Historic Centre of Gjirokastra

During 2016 the Regional Directorate of National Culture, Gjirokastra in close collaboration with the Institute of Cultural Monuments has continued work with the process of identification of 2nd category monuments within the Historic Centre and Buffer zone. This process aimed at defining a new numerical codification system for all buildings within this area as well as the official proclamation of the 2nd category monuments (as a requirement from the 2015 Regulation and the legislation for Cultural Heritage). As a result, the National Council of Restoration by Decision 135, issued on May 11th 2016, has adopted the proclamation of 332 buildings within the Historic Centre and Buffer zone as 2nd category monuments. The process of identification of buildings with no status is an ongoing activity.

2.3 A focused set of Monitoring Indicators with a clear articulation of the attributes of OUV

The Institute of Cultural Monuments "Gani Strazimiri" requested, on October 2015, International Assistance from the World Heritage Centre for the implementation of a 3-day Workshop aiming at the Development of Monitoring Indicators for this World Heritage Property. The request for International Assistance was made in compliance and within the framework of the World Heritage Committee's Decisions concerning the state of conservation of the World Heritage property "Historic Centres of Berat and Gjirokastra" (Decision 33 COM 7B.87, 35 COM 7B.82, 37 COM 7 B.70 and Decision 39 COM 7B.7). The Request was positively evaluated by WHC and advisory body ICOMOS International and IAR No. 2821 was approved for the amount of USD 4,992. ICOMOS International appointed Mr. Tamas Fejerdy

and Mr. Jukka Jokilehto as the international experts for the implementation of this project (mission and workshop) in collaboration with the State Party.

Even though the project was designed for the World Heritage (WH) Property "Historic Centres of Berat and Gjirokastra", it aimed to benefit to the WH property of Butrint through transfer of knowledge. The Institute of Cultural Monuments made all efforts to announce this event to all interested stakeholders through publishing in the webpage, social media, poster, contact of stakeholders through their emails etc. Because of the high interest raised by the workshop, the State Party accepted requests of participation from NGO's active particularly in Gjirokastra in the field of Cultural Heritage as well as one participant from Kosovo (representative of central government).

The 3-day Workshop took place in 27-29 April 2016 in Berat, Gjirokastra and Tirana and aimed at training site managers of both Historic Centres including World Heritage Site of Butrint as well as representatives of respective local governments, Institute of Cultural Monuments, Ministry of Culture and interested NGO's regarding the development and implementation of successful monitoring indicators in the World Heritage Context.

The Workshop was very productive and included active participation and discussion among all participants. It included a theoretical workshop and practical exercises that aimed at training the participants on the guidelines and methodology for defining and linking values to attributes to indicators. It also included site visits to both historic centers and consultation with site managers and local governments aiming at the identification of all values present in the sites and developing monitoring indicators in practice. The final session concluded with practical exercises for the identification of values, attributes and linkage to monitoring indicators. The workshop contributed also to strengthen the dialogue between all stakeholders and to promote understanding and increase awareness on issues related to World Heritage.

The Final Report has been submitted to the WHC in October 21st, 2016.

Attached in Annex 3, extracts from the final report on the implementation of IAR No.: 2821 that explain the proposed monitoring indicators for both Berat and Gjirokastra with frequency as well as a Synoptic table with objectives, actions, indicators, actors.

Annex 1 – Monitoring Indicators for the Historic Centres of Berat and Gjirokastra outlined and explained in a synoptic table, as part of FINAL REPORT of ICOMOS International regarding the implementation of the above-mentioned project

3 Other current conservation issues identified by the State(s) Party(ies) which may have an impact on the property's Outstanding Universal Value

3.1 Investments and maintenance works in the Historic Centres of Berat and Gjirokastra during 2016

During 2016, RDNC Berat and RDNC Gjirokastra have undertaken a number of maintenance works financed by State Budget and respective municipalities. The table includes also restoration works funded by other donors.

INSTITUTION	NO.	INVESTMENT	INTERVENTION PERIOD	VALUE IN ALL
	1	Restoration of defensive wall nearby tower no. 14, Berat Castle	January	781,414
	2	Restoration (partial) on the roof of Saint Triada Church, Berat Castle	January -May	
	3	Maintenance works of perimetral walls, Berat Castle	February - April	contribution in kind of
	4	Maintenance and cleaning works in the Historic Centre of Berat (Three quarters) - Periodical Maintenance	January -May	RDNC Berat
Regional Directorate of National	and the interior of the chu quarter . Periodical Mainte	Maintenance and cleaning work of the setting and the interior of the churches in Kala quarter . Periodical Maintenance	April	
Culture BERAT	6	Restoration of the house of Irakli (Areti) XHIMITIKU, Gorica quarter	May	1,588,876
	7	Maintenance and cleaning works - Kala Quarter	June	contribution in kind of RDNC Berat
	8	Restoration of the main entrance roof of the house of Arjan Meroli	May - June	166,860
	9	Restoration of the roof of the house of Pirro Angjeliu, Gorica Quarter	July	1,099,521
	10	Restoration of the roof of the house of Nikodhim BUSHIT, Gorica Quarter	July - August - September	1,315,718

	12	Restoration of the roof of the house of Spiro Proj, Gorica Quarter	July - August - September	655,881
	13	House of Romano and Luci Heqimit, Mangalem Quarter_Restoration of the roof	September	1,953,678
KFW	_14	Rehabilitation of watersupply system of Berat, area DMA 8 - ongoing	April	
Muncipality of Berat	15	Restoration of surrounding wall between tower 1 and 2, Castle of Berat	July - August - September	5,018,391
		Total		12,582,339 ALL
	1	Restoration of the entrancve gate of the house STAVRI, 2nd category	January	108,400
	2	Resoration of the main facade of the house of "Beqiri", 1st category	February	20,856
	3	Maintenance works in the roof Shehu house (Bazaar)	February	3,024
	_4	Maintenance works in the roof Kodra house (Bazaar)	February - March	4,922
	5	Restoration works on the roof (nearby the premises of RDNC Gjirokastra) Bazaar	February - March	contribution in kind of RDNC Gjirokastra
	6		March- April	19,996
	7	Restoration of the roof Church of Labova e Kryqit	March- April	105,340
	8	Restoration of the roof "Zekate" house	April	3,102
Regional Directorate	9	Restoration of the eave of "Xhezo" house	April	22,644
of National Culture	_10	Restaurim I dyqanit "Kuka" në Pazar (tek rrapi)	April	15,195
GJIROKASTER	_11	Përforcim i kameries dhe i sprethit në kamerien e Muzeut Etnografik	May - June	8,304
	12	Vegetation cleaning "Çabej" house	May - June	
	_13	Vegetation cleaning in the Castle	May - June-August	contribution in kind of RDNC Gjirokastra
	14	Restoration of the roof of "Reso" house 1st category	June	
	15	Restoration main entrance of Kokobobo house	June	25,077
	_16	Restoration_Demir Demiri shop and roof (+in kind contribution of RDNC Gjirokastra)	June-July	44,156
	18	Restoration of the eave of "Shapllo" house	June	17,212

		Total		407,671,456 ALL
Municipality	33	Reconstruction of the main road to the Historic Centre (works partially in buffer zone area)	January - December 2016	197.000.000
AADF	32	Restoration of the Bazaar of Gjirokastra (LOT. 1 - Restoration of blocks 3,6,7,8)	October 2016 - June 2017	210.000.000
	31	Maintenance of the warehouse	September	43,260
	30	Replacement of the windows_ house of Buall	September	15,064
	29	Maintenance work in the church of Vllaho Goranxia	September	5,760
	28	Restoration of the roof of the warehouse of RDNC Gjirokaster	August	96,461
	_27	Restoration main entranve " Skenduli house "	August	27,966
	26	Restoration main entrance "Gjebre house"	August	32,346
	25	Maintenance shop "Bazaar"	July	12,096
	_23	Gate anddecaroted windows in the southern façade of "Skënduli" house	July	7,184
	22	Wooden gate in the Castle	July	18,006
	20	Restoration of the eave of "Ndreu" house 2nd category	July	7,435
	19	Restoration of the eave of "Papadhopulli" house 1st category	July	7,650

LEGEND



Other sources

4 In conformity with Paragraph 172 of the *Operational Guidelines*, describe any potential major restorations, alterations and/or new construction(s) intended within the property, the buffer zone(s) and/or corridors or other areas, where such developments may affect the Outstanding Universal Value of the property, including authenticity and integrity.

4.1 Ongoing projects in the Historic Centre of Gjirokastra – World Heritage

Aiming at the implementation of one of the Albanian government main policies for the revitalization and rehabilitation of Historic Centres with national and international significance, the National Agency of Territorial Planning, Institute of Cultural Monuments, Regional Directorate of National Culture in cooperation with local government and other important stakeholders, based on a thorough assessment of the infrastructural situation in the Historic Centre of Gjirokastra, have noted the need for the design and implementation of a series of complementary major projects. These projects aim at the improvement of infrastructure and accessibility, facilitation of traffic issues in the Historic Centre, revitalization of the old bazaar and its transformation in pedestrian area.

In accordance with the paragraph 172 of the Operational Guidelines, during 2016, the Institute of Cultural Monuments has informed the World Heritage Centre as follows:

Gjirokastra Bypass Road Project

- 1. The State Party has informed the WHC, in January 21st, regarding the winning proposal of the international competition for the Bypass road project and the report of the international jury of the competition.
- 2. WHC has sent, in July 5th, the technical review from ICOMOS of the winning proposal which has been transmitted to all relevant institutions and design studio.
- 3. The State Party has transmitted to the WHC, in August 10th, the technical report prepared by the Design Studio in response to the ICOMOS technical review. The Report of the design studio included technical explanation to the questions raised by ICOMOS as well as an overview of the challenges faced by them during the design of implementation project.
- 4. The State Party has transmitted to the WHC, in September 16th, the decision of approval by the National Council of Restoration of the preliminary implementation project. This approval aimed at deciding on the most appropriate alternative for the bypass route and

parking area proposed by the design studio in relation to the challenges faced during the design of implementation project.

State Party is attending the technical comments of ICOMOS which will be reflected in the final implementation project. Currently the implementation project is in design phase.

Restoration of the Bazaar and Revitalization of Cerciz Topulli Square

- 1. The State Party has transmitted to the WHC, in May 17th, the preliminary design proposal for the revitalization of Çerçiz Topulli square as part of the overall project for the restoration of the old Bazaar.
- 2. The State Party has transmitted to the WHC, in September 16th, the decision of approval by the National Council of Restoration of the Restoration project of the Bazaar. Following this decision the implementation of restoration works (LOT 1, including 4 building blocks of the bazaar respectively block 3,6,7,8) has started on October 2016.
- 3. WHC has sent, in October 19th, the technical review from ICOMOS of the winning proposal which has been transmitted to all relevant institutions and design studio.

Currently the project for the revitalization of Çerçiz Topulli square is still in design phase. The technical comments of ICOMOS will be reflected in the final implementation project. The State Party shall transmit the final implementation project to the WHC prior to its approval.

5 Public access to the state of conservation report.

The State Party allows the World Heritage Centre to upload the full State of Conservation Report for public access on the World Heritage Centre's State of conservation Information System (http://whc.unesco.org/en/soc).

6 Signature of the Authority

MINISTER OF CULTURE

MIRELA KUMBARO FJØRXHI

IDENTIFICATION OF A SET OF MONITORING INDICATORS

On the basis of the ICOMOS experts' presentations given during the previous days, and using the proposed working-scheme for this purpose (see ANNEX 4), a special workshop (held in the premises of the Institute of Cultural Monuments) was dedicated to this task with an important participation of representatives of the WH property Berat and Gjirokastra and also for the WH property of Butrint (see List of participants in ANNEX 2). Though this mission report deals only with the Historic Centres of Berat and Gjirokastra and not with the property of Butrint, during the workshop the case of Butrint was also discussed. The above **draft for indicators** takes into account the outcome of the workshop and also the "general recommendations" formulated by Jukka Jokilehto (see also under the same title in a subsequent chapter in this report, "in extenso").



When preparing the final set of indicators, it was also necessary to identify those responsible for data gathering and monitoring (presumably the site manager), considering that certain data may be collected by a variety of specialised agencies, which may not be responsible for their use in WH monitoring.

Another important aspect is the number of indicators. If there are too many, it may not be feasible to monitor all of them. Therefore, there is need for a strategic selection of those that are necessary and possible to collect (e.g. because they help assessing changes on different aspects). It is also necessary to ensure that the monitoring system is really implemented on the ground.

(See also Annex 4)

Outlined proposals for "Indicators" in the following part of this report have been identified in connection with attributes derived from the statement of OUV.

This draft has is not of binding character, and should be understood as a first step.

1. HISTORIC CITY OF BERAT (2008)

1.1 ATTRIBUTE: examples of an architectural character typical of the Ottoman period / Ottoman architecture - tiered houses on the slopes, which are predominantly horizontal in layout, and make abundant use of the entering daylight - witness to the wealth and diversity of the urban and architectural heritage

1.1.1 Conservation target

Ensure integrity and authenticity, avoid all adverse effects and processes

- Keep existing vernacular buildings in good condition in their historical context, assure their sustainability with appropriate contemporary use and comfort; (infrastructure) facilities without disturbing-adverse effects on the historic substance.
- Establish and keep balance between traditional use and new functions in connection with services for visitors (in order to avoid gentrification of the historic areas);
- Manage social-economic and cultural expectations and processes in order to avoid loss of the existing, historic building stock and urban structure and avoid their replacement with inappropriate new constructions using inappropriate materials;
- Keep the views and vistas to and from the property intact

1.1.2. Challenges-problems

- Fire, rock fall, earthquake
- Flooding,
- Uncontrolled development
- Tourism pressures
- Difficulty of property management
- Traffic problems (inclusive parking necessities)
- Abandonment and deterioration of buildings
- Abandonment of traditions
- Lack of funding
- Lack of maintenance

1.1.3 Actions needed/suggested

- Define risk areas and stop uncontrolled interventions / building activity
- Consistency in territorial planning and management for both the property and the buffer zone
- Consistency in the implementation of legal regulations and guiding documents (i.e. management plan)
- Identification of necessary corrective measures
- Monitoring activity concerning risks in buildings, visual integrity, traffic intensity, tourism, cultural activities,
- Assure financial predictability (i.e. public funding-subsidy system, tax discount opportunities, etc.)

1.1.4 Actor(s)

- Municipality
- Ministry of Culture,

- Regional Directorate of National Culture
- Local Community
- Prefecture

1.1.5 Indicators and frequency of control / monitoring

	Indicator	Frequency
BI.1.1	Coverage with infrastructure facilities - percentage of coverage	yearly
	with hydrants in the historic centre	
BI.1.2	Statistical data on / changes in the ownership	yearly
BI.1.3	Number of illegal constructions	6 months
BI.1.4	Number of abandoned houses	yearly
BI.1.5	Number of buildings receiving continual maintenance	yearly
BI.1.6	Number of owners/users receiving public funding for restoration	yearly
	and / or for maintenance	
BI.1.7	Statistical data on demographic changes	every two
		years
BI.1.8	Statistical data on tourism (visitor numbers, seasonality – day	yearly
	visitors, organised buses, individual; ² visitors spending one or more	
	night on site, etc.)	
BI.1.9	Statistical data on traffic (number of locally owned vehicles,	yearly
	number of visitors' vehicles, number of parking places)	
BI.1.10	Statistical data on natural catastrophes (fire, flood, earthquake, rock	yearly
	fall) – visualised on a map of the WH property	

1.2 ATTRIBUTE: witness to the coexistence of various religious and cultural communities down the centuries

1.2.1 Conservation target

- Keep alive or restore/reintroduce religious traditions strengthening religious communities
- Make accessible (both tangible and intangible) values of various religious and cultural communities
- Exploit religious traditions in the benefit for sustaining identity of local communities and improving presentation of values (also for visitors)

1.2.2. Challenges-problems

- Religions, conflicts
- Tourism pressures
- Difficulty of property management
- Lack of funding
- Lack of maintenance

1.2.3 Actions needed/suggested

- Ensure continual support for religious communities
- Restore religious buildings (and other relevant historic-artefacts) as needed

² To identify the right indicators concerning tourism; a more in-depth and detailed study is needed.

- Ensure / support continual maintenance of the religious buildings-artefacts
- Ensure the highest possible level of awareness raising concerning values of the religious coexistence both among citizens and visitors

1.2.4 Actor(s)

- Religious communities,
- NGOs
- Local government
- Museums

1.2.5 Indicators and frequency of control / monitoring

	Indicator	Frequency
BI.2.1	Number of reported (inter-religion) incidents	yearly
BI.2.2	Number of common (shared) religious/cultural programs	yearly
BI.2.3	Number of buildings receiving continual maintenance	yearly
BI.2.4	Number of abandoned religious properties	yearly
BI.1.8	Statistical data on tourism (visitors number, seasonality)	yearly

1.3 ATTRIBUTE: fortified historic centre - features a castle, locally known as the Kala

1.3.1 Conservation target

- Keep existing historic buildings in good condition, fortification, ensure sustainability with appropriate function
- Establish and keep balance between traditional use and new functions in connection with services for visitors (against gentrification of the historic areas)
- Avoid loss of the existing, historic building stock and urban structure and avoid their replacement with non-appropriate new constructions using non appropriate materials
- Keep visual integrity of vistas to and from the castle and the fortified area

1.3.2. Challenges-problems

- Fire, earthquake
- Tourism pressures
- Difficulty of property management
- Traffic problems
- Lack of funding
- Lack of maintenance

1.3.3 Actions needed/suggested

- Define risk areas
- Consistency in territorial planning and management for both the property and the buffer zone
- Consistency in the implementation of legal regulations and guiding documents (i.e. management plan)
- Identification of necessary corrective measures
- Monitoring activity concerning risks in buildings, visual integrity, traffic intensity, tourism, cultural activities,

- Ensure financial predictability (i.e. public funding-subsidy system, tax discount opportunities, etc.)

1.3.4 Actor(s)

- Municipality
- Ministry of Culture,
- Regional Directorate of National Culture
- Local Community
- Inhabitants
- Tour-operators

1.3.6 Indicators and frequency of control / monitoring

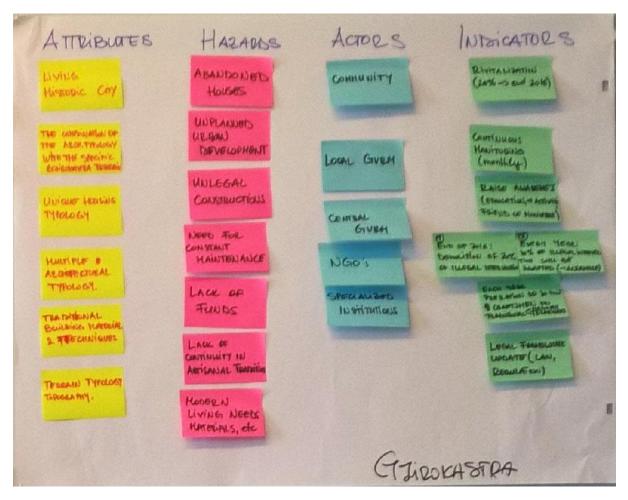
	Indicator	Frequency
BI.3.1	Number of events in the castle area	yearly
BI.1.2	Statistical data on / changes in the ownership	yearly
BI.1.3	Number of illegal constructions	6 months
BI.1.4	Number of abandoned houses	yearly
BI.1.5	Number of buildings receiving continual maintenance	yearly
BI.1.6	Number of owners/users receiving public funding for restoration and / or for maintenance	yearly
BI.1.7	Statistical data on demographic changes	every two years
BI.1.8	Statistical data on tourism (visitors number, seasonality)	yearly
BI.1.9	Statistical data on traffic (number of locally owned vehicles, number of visitors' vehicles, number of parking places)	yearly
BI.1.10	Statistical data on natural catastrophes (fire, flood, earthquake, rock fall) – visualised on a map of the WH property	yearly

In Annex 6, a synoptic table is provided listing objectives, actions, and indicators, as well as the institutions responsible for taking such actions.



Berat

2. HISTORIC CITY OF GJIROKASTRA (2005)



2.1 ATTRIBUTE: Living historic city with monuments: a bazaar, an 18th-century mosque and two churches from the same period.

1.1.1 Conservation target

Ensure integrity and authenticity, avoid all adverse effects and processes

- Keep existing vernacular buildings in good condition in their historical context, ensure their sustainability with appropriate contemporary use and comfort (infrastructure) facilities
- Establish and keep balance between traditional use and new functions in connection with services for visitors (in order to avoid gentrification of the historic areas)
- Manage social-economic and cultural expectations and processes in order to avoid loss in the existing, historic building stock and urban structure and avoid their replacement with non-appropriate new constructions using non appropriate materials
- Identify and keep intact the most important / characteristic views and vistas to and from the property

1.1.2. Challenges / problems

- Abandoned houses
- Unplanned urban development
- Illegal constructions
- Lack of maintenance

- Lack of funding
- Lack of continuity of crafts
- Impact of modern requirements

1.1.3 Actions needed/suggested

- Consistency in territorial planning and management for both the property and the buffer zone (and beyond, especially in relation of the visual integrity of the property)
- Consistency in the implementation of legal regulations and guiding documents (i.e. management plan)
 - o revitalisation (of the heritage, in the context)
- Continuous monitoring: monitoring activity concerning risks in buildings, visual integrity, traffic intensity, tourism, cultural activities
- Identification of necessary corrective measures
 - o demolition of illegal constructions (20% to the end of 2016)
 - o adaptation/correction of illegal interventions (every year 10 % be corrected)
- Education of craftsmen on traditional fields of craftsmanship
- Raise awareness
- Updating legal framework
- Assure financial predictability (i.e. public funding-subsidy system, tax discount opportunities, etc.)

1.1.4 Actor(s)

- Community
- Local government
- Central government
- NGOs
- Specialised institutions

1.1.5 Indicators and frequency of control

	Indicator	Frequency
GI.1.1	Coverage with infrastructure facilities	yearly
GI.1.2	Statistical data on / changes in the ownership	yearly
GI.1.3	Number of illegal constructions	6 months
GI.1.4	Number of abandoned houses	yearly
GI.1.5	Number of buildings receiving continual maintenance	yearly
GI.1.6	Number of owners/users receiving public funding for restoration	yearly
	and / or for maintenance	
GI.1.7	Statistical data on demographic changes	every two
		years
GI.1.8	Statistical data on tourism (visitors number, seasonality)	yearly
GI.1.9	Statistical data on traffic (number of locally owned vehicles,	yearly
	number of visitors' vehicles, number of parking places)	
GI.1.10	Statistical data on craftsman (number, qualification, training etc.)	yearly

2.2 ATTRIBUTE: Building types adjusted to terrain - in the Drinos river valley features a series of outstanding two-story houses from the 17th century. Examples of an architectural character typical of the Ottoman period

1.2.1 Conservation target

- Rehabilitation and revitalisation of the historic areas, ensembles
- Establish and keep balance between traditional use and new functions in connection with services for visitors (in order to avoid gentrification of the historic areas)
- Manage social-economic and cultural expectations and processes in order to avoid loss in the existing, historic building stock and urban structure and avoid their replacement with non-appropriate new constructions using non appropriate materials
- Identify and keep intact the most important / characteristic views and vistas to and from the property
- Reach adequate level of accessibility and management of private, commercial and public traffic, also considering tourism and emergencies such as fire, as well as parking of private vehicles, trucks and busses.

1.2.2. Challenges-problems

- Abandoned houses
- Unplanned urban development
- Illegal constructions
- Lack of maintenance
- Lack of funding
- Lack of continuity of crafts
- Impact of modern requirements

1.2.3 Actions needed/suggested

- Consistency in territorial planning and management for both the property and the buffer zone (and beyond, especially in relation of the visual integrity of the property)
- Consistency in the implementation of legal regulations and guiding documents (i.e. management plan)
 - o revitalisation (of the heritage, in the context)
- Continuous monitoring: monitoring activity concerning risks in buildings, visual integrity, traffic intensity, tourism, cultural activities,
- Identification of necessary corrective measures
 - o demolition of illegal constructions (20% to the end of 2016)
 - o adaptation/correction of illegal interventions (every year 10 % be corrected)
- Education of craftsmen on traditional fields of craftsmanship
- Raise awareness producing and using "best practice" examples
- Updating legal framework
- Ensure financial predictability (i.e. public funding-subsidy system, tax discount opportunities, etc.)

1.2.4 Actor(s)

- Community
- Local government

- Central government
- NGOs
- Specialised institutions

1.2.6 Indicators and frequency of control

	Indicator	Frequency
GI.1.1	Coverage with infrastructure facilities	yearly
GI.1.2	Statistical data on / changes in the ownership	yearly
GI.1.3	Number of illegal constructions	6 months
GI.1.4	Number of abandoned houses	yearly
GI.1.5	Number of buildings receiving continual maintenance	yearly
GI.1.6	Number of owners/users receiving public funding for restoration	yearly
	and / or for maintenance	
GI.1.7	Statistical data on demographic changes	every two
		years
GI.1.8	Statistical data on tourism (visitors number, seasonality)	yearly
GI.1.9	Statistical data on traffic (number of locally owned vehicles,	yearly
	number of visitors' vehicles, number of parking places)	
GI.1.10	Statistical data on craftsman (number, qualification, training etc.)	yearly

2.3 ATTRIBUTE: Traditional materials and techniques - bear witness to the wealth and diversity of the urban and architectural heritage

2.3.1 Conservation target

On the basis of the knowledge and understanding of the existing heritage properties and taking account of the remaining representatives of traditional craftsmanship, safeguard and further develop traditional (historic) system of building, repair and maintenance of the building stock both in the WH property and (at the appropriate level) in the buffer zone

2.3.2. Challenges-problems

- Illegal constructions
- Lack of maintenance
- Lack of funding
- Lack of continuity of crafts
- Impact of modern requirements

2.3.3 Actions needed/suggested

- Institutions should be made aware of the existing knowledge base of the built and intangible cultural and natural heritage resources, so that
- this can be made available to the different target groups using available channels, such as publications, libraries and Internet databases, as appropriate.
- Capacity-building through training, education and awareness raising needs to be sustained in cooperation with relevant bodies and organisations, following a national strategy.
- This can be complemented by integrating the relevant requisites into career structures and the requirements for qualification to undertake positions or projects. It means
- to facilitate development of comprehensive efforts, developing an integrated approach that takes into account the natural and built heritage of the territory, while

- building up awareness of the heritage resources in the community and in decision-making authorities.
- initiate and support creation and sustain the activity of a specific market demanding qualified specialist in heritage-oriented traditional craftsmanship
- develop and implement a special regime of recognition for "outstanding skilled craftsmen" and for their "most conscious customers"

2.3.4 Actor(s)

- Community
- Local government
- Central government
- NGOs
- Specialised institutions

2.3.6 Indicators and frequency of control

	Indicator	Frequency
GI.3.1	Number of actions, events, programs (and their participants)	yearly
	organised to enhance understanding and appreciation of cultural	
	heritage values and the importance of traditional craftsmanship	
	connected to this heritage	
GI. 3.2	Number of recognised / awarded craftsman and costumers	yearly
GI.1.2	Statistical data on / changes in the ownership	6 months
GI.1.3	Number of illegal constructions	6 months
GI.1.4	Number of abandoned houses	yearly
GI.1.5	Number of buildings receiving continual maintenance	yearly
GI.1.6	Number of owners/users receiving public funding for restoration	yearly
	and / or for maintenance	
GI.1.7	Statistical data on demographic changes	every two
		years
GI.1.10	Statistical data on craftsman (number, qualification, training etc.)	yearly

2.4 ATTRIBUTE: Citadel and landowner 'kule' - around the ancient 13th century citadel, the town has houses with turrets (the Turkish kule) built by major landowners

2.4.1 Conservation target

- Safeguard the characteristic features supporting the identity of the WH property in their special context and meaning
- Keep the castle (area) as an integrated part of (life of) the historic city
- Stop loss of buildings, loss of function, abandonment, and the inappropriate transformations, use of non-traditional materials (i.e. concrete, plastic, etc.) structures and solutions
- Introduce sustainable and sustaining use in harmony with the original function for both private and public purposes
- Keep visual integrity and visual interrelations in the historic area/space among this specific kind of "kule" houses

2.4.2. Challenges-problems

- Abandoned houses
- Unplanned urban development

- Illegal constructions
- Lack of maintenance
- Lack of funding
- Lack of continuity of crafts
- Impact of modern requirements

2.4.3 Actions needed/suggested

- Consistency in territorial planning and management for the property
- Consistency in the implementation of legal regulations and guiding documents (i.e. management plan)
 - o revitalisation (of the heritage, in the context)
- Continuous monitoring: monitoring activity concerning risks in buildings, visual integrity, traffic intensity, tourism, cultural activities,
- Identification of necessary corrective measures
 - o demolition of illegal constructions
 - o adaptation/correction of illegal interventions
- Education of craftsmen on traditional fields of craftsmanship
- Raise awareness producing and using "best practice" examples
- Updating legal framework
- Ensure financial predictability (i.e. public funding-subsidy system, tax discount opportunities, etc.)

2.4.4 Actor(s)

- Owners (public and private)
- Community
- Local government
- Central government
- NGOs
- Specialised institutions

2.4.6 Indicators and frequency of control

	Indicator	Frequency
GI.2.4	Number of good practices – "kule" type buildings in good shape	yearly
	and having sustainable and sustaining function	
GI.1.1	Coverage with infrastructure facilities	yearly
GI.1.2	Statistical data on / changes in the ownership	yearly
GI.1.3	Number of illegal constructions	6 months
GI.1.4	Number of abandoned houses	yearly
GI.1.5	Number of buildings receiving continual maintenance	yearly
GI.1.6	Number of owners/users receiving public funding for restoration	yearly
	and / or for maintenance	
GI.1.7	Statistical data on demographic changes	every two
		years
GI.1.8	Statistical data on tourism (visitors number, seasonality)	yearly
GI.1.9	Statistical data on traffic (number of locally owned vehicles,	yearly
	number of visitors' vehicles, number of parking places)	

In Annex 6, a synoptic table is provided listing objectives, actions, and indicators, as well as the institutions responsible for taking such actions.

3. PERFORMANCE INDICATORS FOR THE OVERARCHING ISSUES – BERAT & GJIROKASTRA TOGETHER

Targets:

- Restoration and reconstruction of the property in accordance with the integrity and authenticity
- Rehabilitation of the environment
- Assessment of human and economic resources
- Stakeholder involvement and community participation
- Educational and Awareness raising activities

	Indicator	Frequency
O.1	Level of the preservation of the typological characteristics so far maintained in each property	6 months
	– number in categories: complete /almost complete / satisfactory / partial/ fractional/ insufficient	
O.2	Level of the state of conservation of the buildings and open areas — number in categories: very high risk/at risk/vulnerable/low risk / no risk	6 months
0.3	Identification of the original and current uses of the buildings and spaces - registration of changes in quantity (figures)	6 months
O.4	Level /capacity of the public and private services and their compatibility with the building typology and the urban context — number in categories: very good/good/satisfactory/ acceptable/need to improve	yearly
O.5	Level of accessibility and management of private, commercial and public traffic, also considering tourism and emergencies such as fire, as well as parking of private vehicles, trucks and busses — number in categories: very good/good/satisfactory/ acceptable/need to improve	yearly
O.6	Level-adequacy of human resource / capacity – number of skilled persons, number of persons participated in training and awareness raising events, activities	yearly
O.7	Level of the organizations' capacity (surveyed by organisations to be monitored) - number of personnel, qualification of personnel, cooperation activity – number of actions-events realised in cooperation with relevant bodies	yearly
O.8	Level of adequacy and efficiency of the legal framework - number of problematic "cases" - identification of typical challenges	yearly
O.9	Level and adequacy of funding-financial sources — statistical data of used financial sources, percentage of public support etc evaluation in categories: very good/good/satisfactory/acceptable/need to improve	yearly
O.10	Community participation rate – number of community events, training and awareness raising programs, number of NGOs and their membership	yearly

Synoptic tables with objectives, actions, indicators and actor responsible

1. H	1. HISTORIC CITY OF BERAT					
	Attributes	Conservation target	Challenges-problems	Actions needed /suggested	Indicators*	Actors, & actor responsible for the measurement of indicator
1.1	Examples of an architectural character typical of the Ottoman period - witness to the wealth and diversity of the urban and architectural heritage	Ensure integrity and authenticity, avoid all adverse effects and processes - Keep existing vernacular buildings in good condition in their historical context, assure their sustainability with appropriate contemporary use and comfort; (infrastructure) facilities without disturbing-adverse effects on the historic substance. - Establish and keep balance between traditional use and new functions in connection with services for visitors (in order to avoid gentrification of the historic areas); - Manage social-economic and cultural expectations and processes in	- Fire, rock fall, earthquake - Flooding, - Uncontrolled development - Tourism pressures - Difficulty of property management - Traffic problems (inclusive parking necessities) - Abandonment and deterioration of buildings - Abandonment of traditions - Lack of funding - Lack of maintenance	- Define risk areas and stop uncontrolled interventions / building activity - Consistency in territorial planning and management for both the property and the buffer zone - Consistency in the implementation of legal regulations and guiding documents (i.e. management plan) - Identification of necessary corrective measures - Monitoring activity concerning risks in buildings, visual integrity, traffic intensity, tourism, cultural activities, - Assure financial predictability (i.e. public	BI.1.1 BI.1.2 BI.1.3 BI.1.4 BI.1.5 BI.1.6 BI.1.7 BI.1.8 BI.1.9 BI.1.10	Municipality Ministry of Culture, Regional Directorate of National Culture Local Community Prefecture & Site manager

		order to avoid loss of the existing, historic building stock and urban structure and avoid their replacement with inappropriate new constructions using inappropriate materials; - Keep the views and vistas to and from the property intact		funding-subsidy system, tax discount opportunities, etc.)		
1.2	Witness to the coexistence of various religious and cultural communities down the centuries	- Keep alive or restore/reintroduce religious traditions strengthening religious communities - Make accessible (both tangible and intangible) values of various religious and cultural communities - Exploit religious traditions in the benefit for sustaining identity of local communities and improving presentation of values (also for visitors)	- Religions, conflicts - Tourism pressures - Difficulty of property management - Lack of funding - Lack of maintenance (Time being, mentioning religious conflicts is something which is purely theoretical, however it appears in this text because it was put on the screen by the participants of the workshop)	- Ensure continual support for religious communities - Restore religious buildings (and other relevant historic-artefacts) as needed - Ensure / support continual maintenance of the religious buildings-artefacts - Ensure the highest possible level of awareness raising concerning values of the religious coexistence both among citizens and visitors	BI.2.1 BI.2.2 BI.2.3 BI.2.4 BI.1.8	Religious communities, NGOs Local government Museums & Site manager
1.3	Fortified historic centre - features a castle, locally known as the Kala	 Keep existing historic buildings in good condition, fortification, ensure sustainability with appropriate function Establish and keep balance between traditional use and new functions in connection with services for 	 Fire, earthquake Tourism pressures Difficulty of property management Traffic problems Lack of funding Lack of maintenance 	- Define risk areas - Consistency in territorial planning and management for both the property and the buffer zone - Consistency in the implementation of legal regulations and guiding documents (i.e. management plan)	BI.3.1 BI.1.2 BI.1.3 BI.1.4 BI.1.5 BI.1.6 BI.1.7 BI.1.8 BI.1.9	Municipality Ministry of Culture, Regional Directorate of National Culture

visitors (against gentrification	- Identification of	BI.1.10	Local		
of the historic areas)	necessary corrective		Community		
- Avoid loss of the	measures				
existing, historic building stock	- Monitoring activity		Inhabitants		
and urban structure and avoid	concerning risks in buildings,				
their replacement with non-	visual integrity, traffic		Tour-		
appropriate new constructions	intensity, tourism, cultural		operators		
using non appropriate materials	activities,				
- Keep visual integrity of	- Ensure financial		&		
vistas to and from the castle	predictability (i.e. public				
and the fortified area	funding-subsidy system, tax		Site manager		
	discount opportunities, etc.)				
Total number of indicators:					
	15				

^{*} Certain data indicated (necessary / useful) for the monitoring can be found already collected regularly (there are often administrations and agencies which harvest data for other purposes that may be anyway useful for the purpose of the WH monitoring and therefore used). In order to avoid duplication of data gathering it is to identify these data and information, who gathers them and where they are kept would assist effectiveness of monitoring.

2. H	2. HISTORIC CITY OF GJIROKASTRA						
	Attributes	Conservation target	Challenges-problems	Actions needed /suggested	Indicators*	Actors, & actor responsible for the measurement of indicator	
2.1	Living historic city with monuments: a bazaar, an 18th-century mosque and two churches from the same period.	Ensure integrity and authenticity, avoid all adverse effects and processes - Keep existing vernacular buildings in good condition in their historical context, ensure their sustainability with appropriate contemporary use and comfort (infrastructure) facilities - Establish and keep balance between traditional use and new functions in connection with services for visitors (in order to avoid gentrification of the historic areas) - Manage social-economic and cultural expectations and processes in order to avoid loss in the existing, historic building stock and urban structure and avoid their replacement with non-	- Abandoned houses - Unplanned urban development - Illegal constructions - Lack of maintenance - Lack of funding - Lack of continuity of crafts - Impact of modern requirements	- Consistency in territorial planning and management for both the property and the buffer zone (and beyond, especially in relation of the visual integrity of the property) - Consistency in the implementation of legal regulations and guiding documents (i.e. management plan) o revitalisation (of the heritage, in the context) - Continuous monitoring: monitoring activity concerning risks in buildings, visual integrity, traffic intensity, tourism, cultural activities - Identification of necessary corrective measures	GI.1.1 GI.1.2 GI.1.3 GI.1.4 GI.1.5 GI.1.6 GI.1.7 GI.1.8 GI.1.9 GI.1.10	Community Local government Central government NGOs Specialised institutions & Site manager	

			T			
		appropriate new constructions		o demolition of illegal		
		using non appropriate materials		constructions (20% to the		
		- Identify and keep intact		end of 2016)		
		the most important /		o adaptation/correction		
		characteristic views and vistas		of illegal interventions (every		
		to and from the property		year 10 % be corrected)		
				- Education of		
				craftsmen on traditional		
				fields of craftsmanship		
				- Raise awareness		
				- Updating legal		
				framework		
				- Assure financial		
				predictability (i.e. public		
				funding-subsidy system, tax		
				discount opportunities, etc.)		
2.2	Building types	- Rehabilitation and	- Abandoned houses	- Consistency in	GI.1.1	Community
	adjusted to terrain -	revitalisation of the historic	- Unplanned urban	territorial planning and	GI.1.2	·
	in the Drinos river	areas, ensembles	development	management for both the	GI.1.3	Local
	valley features a	- Establish and keep	- Illegal	property and the buffer zone	GI.1.4	government
	series of	balance between traditional use	constructions	(and beyond, especially in	GI.1.5	
	outstanding two-	and new functions in	- Lack of	relation of the visual integrity	GI.1.6	Central
	story houses from	connection with services for	maintenance	of the property)	GI.1.7	government
	the 17th century.	visitors (in order to avoid	 Lack of funding 	- Consistency in the	GI.1.8	
	Examples of an	gentrification of the historic	- Lack of continuity	implementation of legal	GI.1.9	NGOs
	architectural	areas)	of crafts	regulations and guiding	GI.1.10	
	character typical of	- Manage social-	- Impact of modern	documents (i.e. management		Specialised
	the Ottoman period	economic and cultural	requirements	plan)		institutions
		expectations and processes in	•	o revitalisation (of the		
		order to avoid loss in the		heritage, in the context)		&
		existing, historic building stock		- Continuous		
		and urban structure and avoid		monitoring: monitoring		Site manager
		their replacement with non-		activity concerning risks in		
		appropriate new constructions		buildings, visual integrity,		
		using non appropriate materials		<i>8-,</i> - <i></i>		

		- Identify and keep intact the most important / characteristic views and vistas to and from the property - Reach adequate level of accessibility and management of private, commercial and public traffic, also considering tourism and emergencies such as fire, as well as parking of private vehicles, trucks and busses.		traffic intensity, tourism, cultural activities, - Identification of necessary corrective measures o demolition of illegal constructions (20% to the end of 2016) o adaptation/correction of illegal interventions (every year 10 % be corrected) - Education of craftsmen on traditional fields of craftsmanship - Raise awareness - producing and using "best practice" examples - Updating legal framework - Ensure financial predictability (i.e. public funding-subsidy system, tax discount opportunities, etc.)		
2.3	Traditional materials and techniques - bear witness to the wealth and diversity of the urban and architectural heritage	On the basis of the knowledge and understanding of the existing heritage properties and taking account of the remaining representatives of traditional craftsmanship, safeguard and further develop traditional (historic) system of building, repair and maintenance of the building stock both in the WH	 Illegal constructions Lack of maintenance Lack of funding Lack of continuity of crafts Impact of modern requirements 	- Institutions should be made aware of the existing knowledge base of the built and intangible cultural and natural heritage resources, so that - this can be made available to the different target groups using available channels, such as publications, libraries and	GI.3.1 GI. 3.2 GI.1.2 GI.1.3 GI.1.4 GI.1.5 GI.1.6 GI.1.7 GI.1.10	Community Local government Central government NGOs

property and (at the appropriate	Internet databases, as	Specialised
level) in the buffer zone	appropriate.	institutions
2.3.2. Challenges-problems	- Capacity-building	
- Illegal constructions	through training, education	&
- Lack of maintenance	and awareness raising needs	Site manage
- Lack of funding	to be sustained in	
- Lack of continuity of	cooperation with relevant	
crafts	bodies and organisations,	
- Impact of modern	following a national strategy.	
requirements	- This can be	
	complemented by integrating	
	the relevant requisites into	
	career structures and the	
	requirements for	
	qualification to undertake	
	positions or projects. It	
	means	
	- to facilitate	
	development of	
	comprehensive efforts,	
	developing an integrated	
	approach that takes into	
	account the natural and built	
	heritage of the territory,	
	while	
	- building up	
	awareness of the heritage	
	resources in the community	
	and in decision-making	
	authorities.	
	- initiate and support	
	creation and sustain the	
	activity of a specific market	
	demanding qualified	

2.4	Citadel and landowner 'kule' - around the ancient 13th century citadel, the town has houses with turrets (the Turkish kule) built by major landowners	- Safeguard the characteristic features supporting the identity of the WH property in their special context and meaning - Keep the castle (area) as an integrated part of (life of) the historic city - Stop loss of buildings, loss of function, abandonment, and the inappropriate transformations, use of nontraditional materials (i.e. concrete, plastic, etc.) structures and solutions - Introduce sustainable and sustaining use in harmony with the original function for both private and public purposes - Keep visual integrity and visual interrelations in the historic area/space among this specific kind of "kule" houses	- Abandoned houses - Unplanned urban development - Illegal constructions - Lack of maintenance - Lack of funding - Lack of continuity of crafts - Impact of modern requirements	specialist in heritage-oriented traditional craftsmanship develop and implement a special regime of recognition for "outstanding skilled craftsmen" and for their "most conscious customers" Consistency in territorial planning and management for the property Consistency in the implementation of legal regulations and guiding documents (i.e. management plan) orevitalisation (of the heritage, in the context) Continuous monitoring activity concerning risks in buildings, visual integrity, traffic intensity, tourism, cultural activities, Identification of necessary corrective measures odemolition of illegal constructions odemolition of craftsmen on traditional fields of craftsmanship	GI.2.4 GI.1.1 GI.1.2 GI.1.3 GI.1.4 GI.1.5 GI.1.6 GI.1.7 GI.1.8 GI.1.9	Owners (public and private) Community Local government Central government NGOs Specialised institutions & Site manager
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	- Raise awareness - producing and using "best practice" examples - Updating legal framework - Ensure financial	
	predictability (i.e. public	
	funding-subsidy system, tax	
	discount opportunities, etc.)	
Total number of indicators:	13	

^{*} Certain data indicated (necessary / useful) for the monitoring can be found already collected regularly (there are often administrations and agencies which harvest data for other purposes that may be anyway useful for the purpose of the WH monitoring and therefore used). In order to avoid duplication of data gathering it is to identify these data and information, who gathers them and where they are kept would assist effectiveness of monitoring.

(Prepared by Tamás Fejérdy)