



Editorial

Land observation is an essential tool to help upstream decision-making and assess downstream development policies. It has currently become such an essential device for industrial land evolution monitoring that it is critically important to identify its issues and expectations.

The ANIREF has been strengthened by its prerogatives and set up instruments for observing industrial land market trends and analyzing them.

This mission has resulted in the yearly publication of industrial land prices as well as the drafting of conjuncture notes including that of 2018 published in the present newsletter.

Feature article

Land observation lies at the core of the ANIREF's missions

Land observation is a monitoring process that contributes to the acquisition of in-depth knowledge of the natural and socio-economic dynamics that take place in a given territory. Thus, it is a tool made available to decision-makers and planners to assess their policies and decide on the actions to be taken.

This observation consists of the collection, analysis and interpretation of a number of data that provide information on a territory under consideration and the changes it is experiencing. It is based on three fundamental elements namely:

- 1- The identification of land availabilities:** this consists of determining its biophysical characteristics, its different uses (residential, agricultural, industrial, etc.) and its appropriation (appropriation forms, the typology of owners);
- 2- Flow analysis:** it is the analysis of land and real estate disposed of whether against payment or free of charge, in terms of volume, price and sellers and buyers typology;
- 3- The cartographic representation:** it ultimately makes it possible to illustrate the territory occupancy and synthesize the collected data that can also be subject to statistical treatments.

There is no standard or standardized mode for the land observatory because its objectives differ depending on whether it is interested in a very large or small territory, a particular or general phenomenon, etc. However, its implementation follows the main steps below:

- ⇒ **The needs expression ;**
- ⇒ **The observatory actual creation ;**
- ⇒ **The observatory animation and operation ;**
- ⇒ **Assessment and readjustments;**

By creating the Intermediation and Land Regulation National Agency (ANIREF), the public authorities wish to have an institution meant for the promotion and regulation of industrial land. They are convinced that information is crucial for ensuring a better visibility regarding land and therefore assigned the Agency the task of setting up an industrial land observatory. The latter has since the beginning of its activities mobilized all its resources for achieving successfully this task and created the Land and Observatory Department whose work relies on computer tools developed in-house along with the Information Systems Department. Observation instruments were henceforth developed, namely:

- 1- The list of prices:** It aims at obtaining the prices of movable and immovable properties disposed of. It provides the average prices per square meter, the minimum and maximum thresholds and the evolution indices **(Continued on p.2).**

Feature article



These parameters are applied to the national and the wilayas level. The list of prices is based on an observation of the industrial land transactions that took place in both activity and industrial zones, during the year.

2- Conjuncture notes: The purpose of these notes is to monitor the national industrial land market conjuncture and its determinants. The conjuncture notes that have been drawn up reflect the Agency's points of view and analyses.

3- The monitoring of land allocations in new industrial zones: This instrument monitors the allocations in new industrial zones in order to have a quantified visibility on

investment projects that will be implanted in terms of activity sectors, impacts on investment and employment, etc.

4- The census of existing industrial zones and activity zones: It is made through the setting up of a central database and the deployment of a computer application that helps the dedicated services at the regional directorates enter the data collected and transmit them to the dedicated department at the general directorate for processing and analysis.

NEWS

Participation of the ANIREF in the national workshop on the investment climate in Algeria and dispute settlement

The ANIREF took part in the national workshop on investment climate in Algeria and investor-state dispute settlement organized by the Ministry of Industry and Mines held on 11 - 12 November 2019 in Algiers.

It is within the framework of the EU- OECD Program on Promoting Investment in the Mediterranean that this important workshop took place. Several representatives in charge of investment policy in Algeria took part in the workshop including representatives of various ministries and organizations, national and international experts, representatives of the private sector, entrepreneurs and international cooperation agencies.

The main objectives of this meeting were to identify priority reforms to be implemented to facilitate investment attractiveness and the private sector development by strengthening the regulatory and institutional framework governing investments and improving effectiveness of policies for SMEs mainly.

Other working sessions were organized during this meeting; they were dedicated to capacity building on the issue of the international legal framework applicable to investments and the settlement of disputes between investors and the State .



CONJUNCTURE NOTE- Fiscal year 2018 -

Every year, the ANIREF publishes a conjuncture note on the industrial land market. It is considered as one of the observatory tools and it is based on the economic circumstances of the reporting period, the legal context and the evolution of the land market meant for investment.

In 2018, the national economy is still impacted by the oil shock of 2014 even though the nation's major balances are less exposed to the risks that marked the years 2016 and 2017. The data on economic activity in fiscal year 2018 highlight the following:

-A slight growth in gross domestic product (GDP), which stood at 1.5% compared to 1.4% in 2017 and a negative contribution to growth (-6.2%) of the hydrocarbon sector.

-The inflation rate recorded an annual average of 4.3%, down from 5% in 2017

-The trade balance had a deficit of around USD 5.03 billion. Indeed, 2018 exports (USD 41.17bn) covered 89% of imports (USD 46.20bn). This coverage rate is up from 76% in 2017.

In order to diversify the economy and reduce dependence on hydrocarbons, the government has adopted, during the year 2018, a battery of incentives and facilitating measures to boost industrial activity in particular:

- The issuance of executive Decree No. 18-170 on the creation of the Agency for the Development of SMEs and Innovation Promotion (ADPIPME);

- The issuance of the executive decree n° 18-169 on the functioning terms of the National Fund for SME Development, investment support and industrial competitiveness promotion;

- The introduction of restrictive measures on imports by suspending the importation of certain products.

Regarding industrial land, the 2018 Finance Act provides in its Article 104 for the increase in the amount of the tax applicable against the owners of land for industrial use not exploited from 3% to 5% in order to encourage them to achieve their investment projects within the allotted time frame.

During the year 2018, 640 transactions were recorded by the land conservations of the 46 wilayas that were observed. This volume of properties disposed of is down 65 transactions compared to the year 2017, which represents a decrease of 9.2%.

In the light of the 2018 list of prices results, the national industrial land average price shows an increase of 22% compared to that observed in 2017 from 5518 DA / m² to 6730 DA / m².

The ANIREF is present at the launch of «ELIP CONNECT CAMP»

ANIREF was invited to the launch of the training and coaching phase "ELIP CONNECT CAMP" on October 24, 2019 at the International Conference Center (CIC) Abdellatif Rahal. This event was organized by the Ministry of Industry and Mines in support of the association Global Entrepreneurship Network for young 250 startups project holders.

These young academics were selected after a process of coaching and mentoring under the ELIP program

(Entrepreneurship, Leadership & Innovation Program), initiated by the REG association.

This initiative is part of the Ministry of Industry and Mines strategy for the promotion of the entrepreneurial culture and the modernization of the Startups ecosystem.

On the sidelines of the training, panels and B to B meetings between the 250 startups and the various interveners in the ecosystem were also scheduled.

FOCUS

The industrial zone of EL KSEUR



The wilaya of Béjaïa has tremendous natural and economic resources. It also has considerable industrial land and aims to promote sustainable economic development based on profitability while respecting and preserving the environmental aspect of the region.

With this vein, the public authorities have tasked ANIREF with the mission of developing a new industrial zone that straddles two communes, El Kseur and Fenaia Il Maten. The realization of this new industrial zone that stretches over an area of 175.86 hectares is an important stake for the development and attractiveness of the territory. It responds above all to the growing need for land locally and regionally.

This zone is 24 km from the county town of the wilaya and the port of Bejaia and 30 km from Bejaia airport, which makes it a particularly strategic and attractive site.

Because companies are becoming more and more demanding on the quality of spaces and equipments, the concept of sustainable development and respect for the environment, the ANIREF, as the project owner, aims to meet their requirements and is, developing in collaboration with its partners, a quality space equipped with high-performance infrastructures and all the necessary amenities that will further optimize its operation; a well-structured space enhanced by a zoning where various industries coexist such as ICT, electrical, electronic, mechanical, textile, agrifood, chemical, pharmaceutical, paper, wood and plastic industries, logistics spaces ... etc.



Key information

Project owner: **ANIREF**

Project manager: **ANURB engineering office**

Company of realization: **EG-REKIMA SARL**

Completion deadline: **23 months**

Achievement rate: **60%**

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