



Editorial



The Geographic Information System (GIS) is an information system for collecting, storing, processing, and displaying data related to all kinds of spatial and geographic data in the form of plans and maps. Its objective is to ease the understanding of territories and highlight their stakes and constraints.

The Geographic Information System is a key tool for optimizing technical services operation and improving urban space management by providing a detailed cartographic data interpretation and putting them into perspective in asset management strategies.

The setting up of the industrial land Geographic Information System will allow a better management and analysis of any space used for investment; activity zones and industrial zones are hence involved.

Industrial land GIS

Nowadays, information and communication technologies (ICT) are widely spread including the Geographic Information System (GIS) which is the favored tool in the study of a geographical space and the dynamics that occur therein.

Indeed, from its development in the mid-seventies, the use of GIS has become so widespread that one can hardly find an institution or a company that does not use it. It is integrated as an essential tool to increase their productivity and improve the quality of their goods or services.

Moreover, the evolution in data processing and storage of current computers, the increased interconnection via Wifi and mobile networks and the high spatial imagery resolution have substantiall

y boosted the optimization of the features proposed by these GIS.

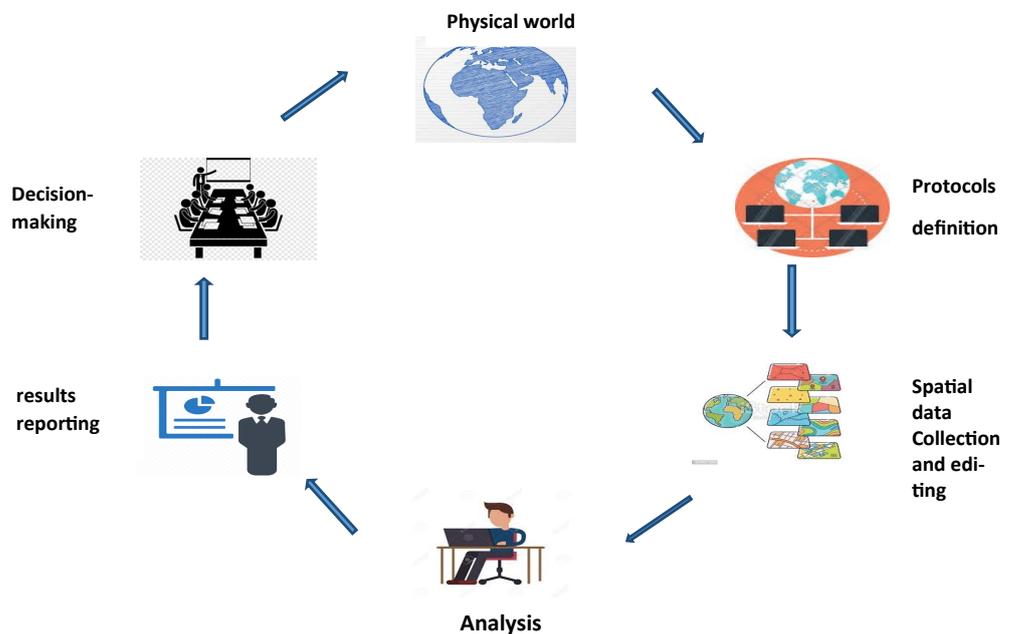
A Geographic Information System (GIS) is a computer system that collects, stores, manages, analyzes, and displays spatial data along with attribute information. As far as the setting up is concerned, spatial data determine the positioning of spaces on earth and attribute information attach properties and characteristics to those spaces.

Therefore, a GIS is made up of hardware, software, data, human resource and a set of protocols.

The incorporation of these elements is necessary for effective use of the GIS and their development is also an iterative and continuous process.

Hardware and software acquisition is often the simplest and least time-consuming step in the setting up of a GIS.

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GIS use within an organization

Feature article



On the other hand, data collection and organization, staff training and qualification and protocols establishment require considerable time and effort.

GIS is often used as a decision support tool. Data are collected, edited and organized in a spatial database according to well-defined protocols; processings and analysis are carried out to produce indices and aggregates that will then be presented to decision-makers. Their exploitation contributes to developing appropriate plans and strategies.

In order to inject a new dynamic to the management of industrial land through the use of ICT, the Intermediation and Land Regulation National Agency (ANIREF) included as a first step in its 2020 action plan the project to create a geographic information system of the 06 industrial zones whose realization has been assigned to the agency.

The system consists of the designing of industrial zone maps that are an overlay of thematic layers. The latter highlight the different aspects of the zone, namely:

- The zone delimitation and location;
- Roads, networks and the accesses to the zone;

- The subdivision in the zone, surfaces and allotments ;
- The industrial activities existing in the zone.

Thus, once set up, the GIS will provide a global and detailed mapping of the industrial zones.

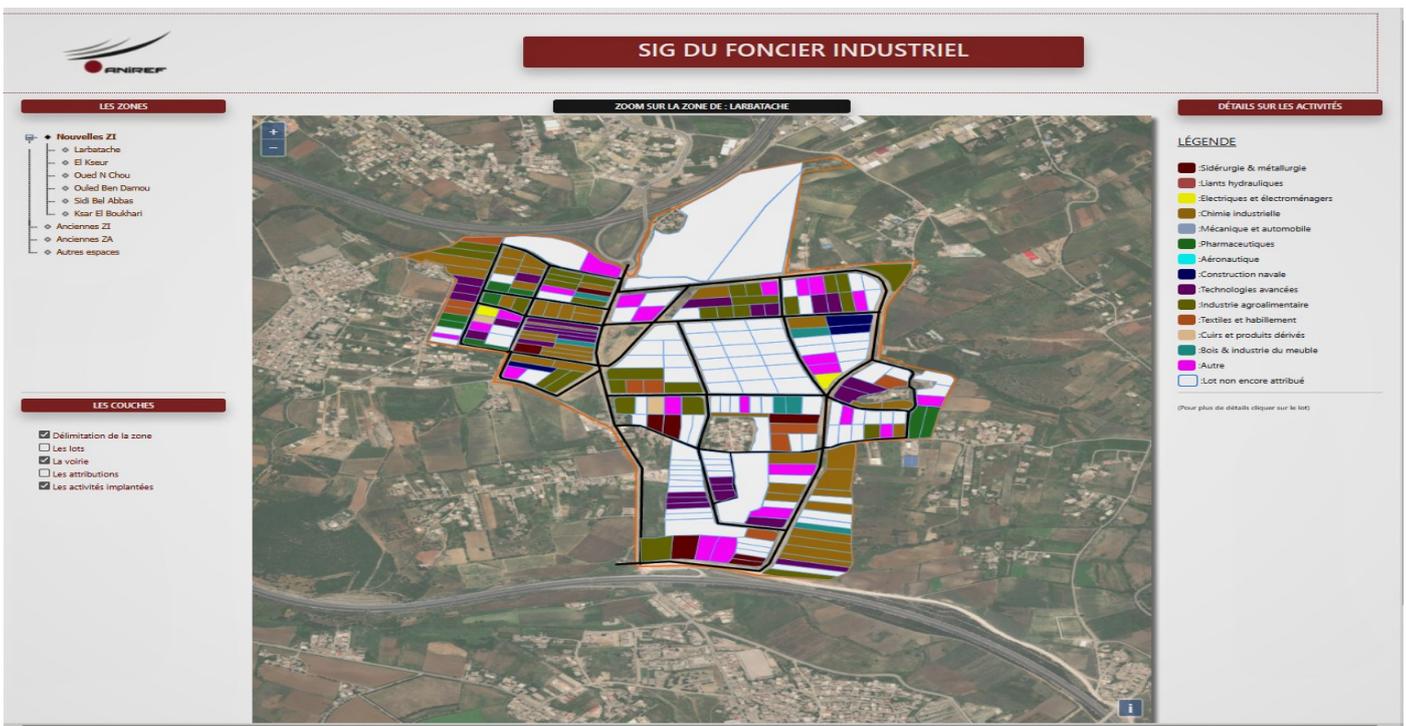
The system which is in its realization phase is made up of several components that interact to set up the various functions of a GIS:

Web mapping portal: A client interface that allows users to view the zones maps and their layers with attribute information;

Cartographic server: It compiles cartographic data and attribute data for use in the web mapping portal;

Database server: It stores the spatial data of the zones and the attribute data from the various applications of the Agency;

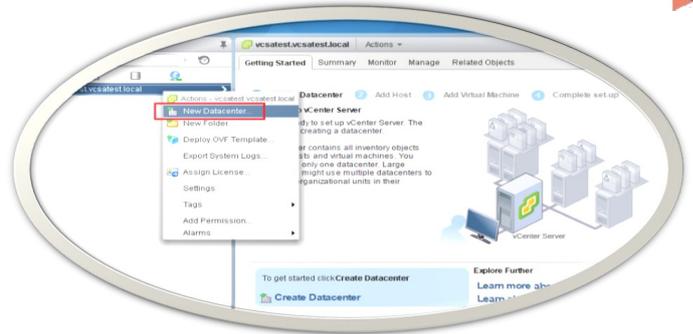
Desktop GIS software: It produces the maps and layers that will be injected into the servers (cartographic and database).



Industrial land GIS overview developed by the ANIREF “**Larbaatche industrial zone**”

An insight into the ANIREF's missions

The ANIREF databank, a tool for regulating land information



As part of missions entrusted to it by its decree of creation (the executive decree n° 07-119 dated April 23, 2007, amended and supplemented by the executive decree n°12-126 dated March 19, 2012), the Intermediation and Land Regulation National Agency ensures a public service mission consisting in the observation of the industrial land market.

To carry out this mission, the ANIREF has set up an industrial land observatory which draws up and edits periodic lists of prices and conjuncture notes related to industrial land and has also developed a data bank on industrial land. It also produces and disseminates relevant information relating to the industrial land market. Accordingly, as part of the setting up of the industrial land observatory and its tools, the agency:

1- Has developed a computer application consisting of a database gathering information on land allocations in the new industrial zones. The collection, processing and updating of the related data provide information on various elements such as the areas allocated, the number of lots allocated, the investors established, the orders and deeds of concession issued, the building permits approved, the projects launched, the projects in operation, the amounts of investments and the number of jobs that will be created.



2- Has, as part of the 2020 action plan implementation, estimated the local demand for industrial land through the collection of related information. This estimate helps providing quantified and localized knowledge of the real demand for land for industrial use.

3-Intends to develop a computer application dedicated to collecting information relating to the activities of the Assistance Committee for the Localization, Investment Promotion and Land Regulation (CALPIREF) on the occasion of its relaunch in accordance with the provisions of the Finance Act for 2020.

The information collected provide input to the industrial land databank and contribute to carrying out statistical analyses.

The databank developed by the ANIREF aims to achieve a twofold objective. The first objective deals with the organization and management of information relating to industrial land while

the second one deals with the identification of pertinent elements that help public authorities in decision-making on land policy.

An insight into the ANIREF's missions

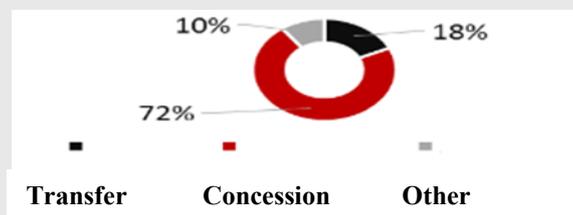
The industrial land list of prices Year 2019

The list of prices is drawn up as part of the industrial land observatory activities (established by the executive Decree No. 07-119 dated April 23, 2007 on the ANIREF creation and setting out its statutes, amended and supplemented).

It is an observation followed by an analysis of the prices of properties disposed of on the market during a reporting period.

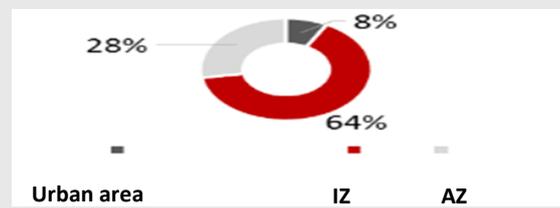
The transactions observed during 2019 involve both transfers and concessions. The concession mode prevails with 72% of transactions while transfers represent only 18%. The remaining 10% are of another kind (donations, ownership transfer and partition).

Transaction mode	Number	Part (%)
Concession	218	72%
Transfer	56	18%
Other	30	10%
Total	304	100%



64% of transactions were carried out in activity zones, against 28% in industrial zones and 8% in urban areas.

Zone type	Number of transactions	Part (%)
Activity zones	196	64%
Industrial zones	84	28%
Urban area	24	8%
Total	304	100%



The volume of land disposed of that took place covers a total area of 207,53 ha including 200,71 ha of bare land against 6.82 ha of built-up land.

Land type	Number of transactions	Area (ha)
Bare land	286	200,71
Built-up land	18	6,82
Total	304	207,53

The industrial land price index for the 2019 fiscal year, LPI 2019 is at 84 (base 100 = 2018); it shows a decrease of 16% compared to the reference period (2018).

National	Average price	In DA/m ²		National index (LPI=2019 Base=2018)	Variation 2018/2019
		Minimum (Percentile 25)	Maximum (Percentile 95)		
	5 663	1 200	20 930	84	-16%

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