

Legal Mechanisms to Regulate Industrial Zones and their Impact on Industrial Real Estate - A Study of Algerian Law

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Abstract:

The study aims to highlight the importance of the management of industrial zones and their role in achieving development objectives as appropriate tools for industrial investment. Many countries, including Algeria, have paid attention to this issue and have established legal mechanisms that define the methods of managing, exploiting and rehabilitating industrial zones. However, this has led to instability in management and ambiguity in investment procedures. The study concludes that legal stability, which is considered the main problem addressed in this research, is a fundamental factor in ensuring the achievement of the objectives for which industrial zones were established.

Keywords: Mechanisms, regulation, industrial property, industrial zones, investment.

Introduction:

Industrial zones are considered a fundamental pillar for countries seeking to develop and diversify their economies, moving from a slow growth path to the ranks of advanced industrialised nations. Given the importance of industrial real estate and its strategic value in various fields, countries around the world, including Algeria, have formulated industrial real estate policies that take into account their ability to provide suitable land for attracting major industrial projects. These policies include legal mechanisms to ensure secure access to the establishment of an industrial base and control over the use of the vast real estate areas selected for these projects, ultimately leading to the creation of an industrial zone.

In this interplay between real estate and industry, there is a close relationship between these physical spaces and industrial investment projects. The nature and ownership of the real estate must be taken into account, as well as its suitability for the dependent investments, which is a relatively complex issue. This is particularly relevant when considering areas where there is a lack of suitable land or land that has not been cleared for development.

To illustrate the equation between real estate and industrial zones, let us look at the historical background that enabled industrialised countries to achieve economic development and industrial progress. This happened when they adopted the idea of creating cities or industrial zones, especially after the industrial revolution in Europe in the 18th century. One of the pillars of this development was the use of real estate for

industrial investment, which led to the creation of industrial zones and areas of economic activity, particularly in Great Britain, where the first industrial zone appeared in 1896, followed by the United States in 1899. The concept then spread to other countries.

In this context, the role of real estate in achieving industrial objectives related to scientific technologies became evident. These technologies have contributed greatly to production and development, and it has become impossible to achieve them without allocating land on the basis of appropriate legal and technical standards. This policy has driven industrial production towards the establishment of massive industrial projects, enabling countries to achieve their goals and achieve industrial progress.

Therefore, we find that the use of industrial zones has produced significant importance in promoting development investment, with real estate being a diverse material wealth. It is primarily based on the existence of large areas of land, known as "real estate", which serve as the basis for industrial facilities. Real estate has become a tool for driving the economy towards development and sustainable growth in all its dimensions. It generates wealth and drives society and the state towards economic prosperity and social stability.

Despite the efforts made in this regard, it is no longer limited to directing real estate towards industrial investment and granting investment privileges to the private sector. The legal mechanisms governing industrial property in general, and industrial zones in particular, must be stable.

From this perspective, the question arises as to whether the legal mechanisms regulating industrial zones and the entities managing them are appropriate and effective in achieving the desired development goals.

To answer this question, we first need to identify the legal mechanisms that regulate industrial zones. Secondly, we need to focus on the institutions and bodies responsible for managing industrial zones.

Firstly, the legal mechanisms for regulating and managing industrial zones.

There is no doubt that the success of investments in industrial property depends on the existence of specific physical characteristics on which industrial investments, known as "industrial zones", can be based. These zones are usually created through the intervention of the public authority, which prepares and develops them to accommodate industrial projects. They are managed according to the type of activity, which may be local and managed by the private sector, or national and managed by the public sector.

Originally, large areas of state land were allocated for the concentration of industrial projects. Economic public institutions of a commercial and industrial nature were responsible for their management.

Since the land on which these investments are based is originally owned by the state, industrial zones retain their public character. However, with the significant role of the private sector in investing in industrial zones, individuals who have benefited from the transfer of state property have become its owners after fulfilling the legal conditions.

This has led to a change in their legal nature from state to private ownership. This has undoubtedly had an impact on their overall management.

As a result, industrial zones have been affected by newly introduced legal mechanisms, which have often led to their instability. Therefore, we try to draw on these mechanisms and clarify them through description and analysis.

1- The legal mechanisms for the creation and management of industrial zones.

The idea of industrial zones emerged in Algeria in 1956, in cities such as Constantine, Blida, Rouiba and Oran¹. After the country regained its sovereignty, Algerian law focused on the concept of industrial property for sovereign, economic, social and legal reasons. It sought to regulate the industrial zones inherited from the colonial period. On 8 June 1963, a decree was issued setting up the Supervisory Board of the Algerian Regional Development Fund and appointing its Board of Directors². However, this fund did not deal with industrial zones, although its tasks and composition were relevant to the industrial zones that existed at the time.

In the early 1970s, 72 industrial zones and several economic activity zones were added, distributed in different regions of the country in order to achieve regional balance.

In order to achieve their development objectives and attract industrial investment, Algeria's industrial zones have been subject to a number of legal provisions. We will discuss the most important of these in chronological order.

1-1 Creation of the Industrial Zone Development Committee

The Committee for the Development of Industrial Zones was established by Decree No. 73/45 of 28 February 1973. The decree emphasised the creation of an Advisory Committee for the Development of Industrial Zones under the Ministry of Public Works and Construction. Its main task is to collect all the necessary information on the development of industrial zones at national level and to give opinions and suggestions to the relevant Ministry of Public Works and Construction in order to improve industrial zones and promote urban development³.

This law is therefore considered to be the first explicit provision for the establishment of industrial zones in Algeria. One of its remarkable features is that it was implemented immediately, leading to the development of 72 new industrial zones spread throughout the country⁴.

As a result, most local communities have benefited from the establishment of these zones, which have contributed greatly to local development, job creation and support for the national economy. Therefore, the decision to establish industrial zones since that time has been a correct and beneficial policy choice for both the public and private sectors.

Undoubtedly, these industrial achievements played a fundamental role in attracting significant real estate and industrial investments, with positive political, economic and social implications. The private sector played a role in local development by promoting large, medium and small scale industries. In addition, economic activity attracted domestic investment, created significant employment opportunities, reduced unemployment and improved the standard of living of the population.

However, this progress did not last long, as the situation of these zones and the activities associated with them began to deteriorate in the early 1980s. This was due to the lack of clarity in the established legal framework for industrial zones and the delay in adopting a comprehensive law on their organisation and management.

1-2 Law on the management of industrial zones

One of the challenges that industrial zones faced after their creation and development was the crisis of organisation and management, especially when the legal texts clarifying these aspects were delayed and only appeared more than ten years after the creation of industrial zones⁵.

As the situation of the industrial zones deteriorated and management difficulties arose, it became necessary to create institutions responsible for their management. Decree No. 84/55 was issued on 3 March 1984 in order to define the methods for the management of industrial zones. The decree established three basic criteria to determine the nature of the relevant institution:

- The first criterion is based on local activity with local or multi-competence interests of national importance falling under several jurisdictions. In this case, a local public body of an economic nature is responsible for its management. This body is set up under Decree 83/200 of 19 March 1983, which lays down the conditions for the creation, organisation and management of local public bodies.
- The second criterion is based on a national activity or a specific type of activity falling under a single jurisdiction. It is managed by a national body of an economic nature.
- The third criterion is objective and relates to a specialised industrial activity of a specific unit or has a national interest under the jurisdiction of a single institution.

There is no doubt that this legislative delay has contributed to the malfunctioning of the management of some industrial zones, which has had a negative impact on their overall situation. These are the same zones that have been managed by several public institutions and bodies, which have lacked legal stability. As a result, the industrial real estate sector has been characterised by a certain ambiguity and deterioration, to the point where there is a lack of control over the designated land areas for some industrial zones. Some of these areas have been subject to encroachment and the construction of haphazard buildings.

Despite the implementation of the decree on the management of industrial zones since 1984, which is still in force, the results have not met the objectives set out in the directed economic plans. The institutions in charge of the management of the industrial zones originally suffered from considerable financial disintegration, persistent and chronic indebtedness⁶.

2- Mechanisms for industrial investment in industrial zones

The situation of industrial zones has once again necessitated legislative intervention in order to utilise industrial zones and work on their upgrading and rehabilitation, so that they are able to attract appropriate investment and economic activity. Legal mechanisms have been put in place to allow the private sector to invest in and support

industrial zones and, where necessary, to take the initiative in creating new industrial zones.

2-1 Investment Law through Concession Grants

It has been shown that real estate investment has been mainly aimed at acquiring real estate for resale, rather than making actual real estate investments that could contribute to local development and stimulate the national economy. In addition, these properties have often been involved in illegal speculation, which has had a major impact on local development through the existence of fake projects, as well as on the national economy through bank loans granted and diverted for purposes other than their intended use.

In the light of this challenging reality, Decree 06/11 of 30 August 2006 was issued with the aim of defining the conditions and procedures for the granting of concessions and the transfer of ownership of state-owned private real estate for the purpose of implementing investment projects. One of its most important provisions was to restrict the transfer of land intended for investment and to convert it into transferable concessions with conditions. This was done to prevent investment from becoming a pretext for acquiring property without using it.

In order to encourage genuine investors, Decree No. 08/04 was issued on 1 September 2008, establishing the conditions and procedures for granting concessions on private state land intended for investment projects. This decree abolished the transfer of ownership, while maintaining the State as the owner of the real estate, thus allowing investors to transfer the results achieved above ground.

Subsequently, the 2008 Finance Law consolidated this approach by explicitly abolishing transfers and replacing them with the process of granting concessions on the basis of the terms and conditions established in the bidding process through public auctions or by mutual agreement. This was intended for the benefit of public institutions, bodies and individuals subject to special laws in order to facilitate the establishment of investment projects⁷.

With regard to investment laws and their conditions, it can be observed that legal restrictions have been gradually implemented in order to preserve the general nature of investment and to encourage real investors. In addition, the idea of restricting the granting of concessions through public auctions has been introduced to promote transparency and deter fictitious investors.

Furthermore, it is noteworthy that the Investment Law has moved away from the complete transfer of the real estate involved in industrial investments in industrial zones and has emphasised the granting of concessions for a certain period of time.

2-2 Upgrading and rehabilitation of industrial zones

Despite the instability of the Investment Law, which has been subject to amendments and cancellations, including those related to transfers and the granting of concessions without transfer of ownership, and the linking of concessions to a limited period not exceeding 33 years, these legal mechanisms have been in place since 2008 to rehabilitate 70 existing industrial zones across the country in order to address the property issue⁸.

In this context, the Supplementary Finance Law for 2011 emphasised the abolition of concession grants through public auctions, while maintaining mutual agreement as a mechanism for transfers. It also emphasised improving the situation of industrial zones and upgrading them in line with international standards⁹.

Subsequently, the 2017 Finance Law was issued to align with the 2016 constitutional amendment, which expanded the principle of guaranteed freedom of trade and industry. It aimed to further open up to the private sector and encourage investment in the industrial and commercial sectors. The Constitution explicitly recognised the principle of freedom of investment and trade and emphasised that the State must take all necessary legal measures to improve the business climate and encourage all institutions operating in this framework to achieve national economic development¹⁰.

Therefore, this Law was enacted in order to comply with the Constitution in the field of business and real estate investment, providing legal guarantees to private entities, especially investors, for the establishment, development and management of activity areas, industrial zones or logistic zones on non-agricultural land, privately owned or belonging to the State, through the granting of concessions for a period of 33 years by mutual agreement, accompanied by reductions in concession fees¹¹.

Consequently, this law serves as a suitable framework to encourage private entities, especially investors, to invest in industrial real estate, establish industrial zones or engage in economic activities. These activities can be carried out by private companies, commercial companies and start-ups. It appears to be a legal precedent for the establishment of industrial zones by private entities, which has not been done before.

2-3 Industrial Zones under the 2022 Investment Law

The concept of establishing, developing and managing industrial zones was highlighted in the Finance Law of 2017, which is the same real estate policy reiterated in Law No. 22/18 of 24/07/2022 on investment. It is worth noting that Article 6 of this law includes the possibility for investment projects with incentive systems to benefit from private land owned by the state. Through this provision, new industrial zones can be established or existing ones can be upgraded and rehabilitated in line with the investment policy focused on incentive systems.

It is worth noting that this law repealed Law No. 16/09 of 03/08/2016, which related to investment promotion.

2-4 Relationship between industrial zones and the new law on the granting of economic property

Law No. 23/17 of 15/11/2023 was enacted to establish the conditions and procedures for the granting of economic property belonging to state-owned private property for the implementation of investment projects¹².

With regard to industrial zones, Law No. 23/17 of 15/11/2023 reaffirmed that economic property consists of prepared land belonging to industrial zones. It also considered them as surplus real estate, referring to the real estate located within the industrial zones, which constitute the assets of the supervisory authority of the zone.

Article 7 of the Law stipulates that the preparation of industrial land for investment projects is carried out by specialised public agencies, including the National Agency for Industrial Real Estate.

It is worth noting that this law abolished the implementation of Decree No. 08/04 of 01.09.2008, which defined the conditions and procedures for granting privileges on state-owned private land intended for investment projects.

Based on the above, it can be concluded that the above-mentioned legal mechanisms, generally related to real estate investments, aim to encourage private entities to invest in industrial zones and work on their upgrading and rehabilitation, contributing to their protection, stability and the achievement of their development goals.

However, the main challenges lie in the implementation of the law in practice, by removing administrative barriers and promoting e-governance that allows private investors to access timely real estate information and apply the principle of equal opportunity within a framework of clarity and transparency.

Thus, we observe the instability of the legal mechanisms, especially the investment law, which is directly related to the use of industrial property and industrial zones. This has undoubtedly had an impact on facilitating the acquisition of industrial land and the management of industrial zones, which has had a negative impact on the achievement of their development objectives, hindered the progress of the Algerian national economy and impeded the desired qualitative leap.

Second, the institutions and bodies responsible for the management of industrial zones.

Since their inception, industrial zones have faced administrative and management difficulties due to the lack of a stable and clear policy for organising the mechanisms for establishing industrial zones. Despite this, the supervisory authorities of the industrial zones have made several attempts to impose a new management equation in line with the political and economic changes that the country has undergone since the 1989 Constitution. The traditional management approach of the institutions no longer corresponds to the political, economic and social reality, because the public institutions involved in the privatisation processes have led to the dismissal of workers and the elimination of jobs, which has aggravated the unemployment crisis and weakened production. This has had a negative impact on the industrial zones and placed a considerable burden on the state, which has somewhat delayed the introduction of legal alternatives to ensure the proper and stable functioning of these zones.

Nevertheless, methods and legal approaches have been introduced to ensure the proper functioning of industrial zones. However, these have not provided adequate means to fully achieve their objectives. Since Algerian law confirmed the creation of new industrial zones managed by public economic institutions and then by national bodies, this aspect has experienced significant delays for several years, despite the existence of industrial zones. After a clear vision was established in 1984 with the creation of institutions to oversee the management of industrial zones, the winds of change and economic reforms that the country experienced in the early 1990s prevented them from

stabilising further. This led to a loss of control over the institutions responsible for managing the industrial zones, which eventually led to their dissolution and demise. In addition to the instability of the management institutions, some industrial zones have deteriorated and fallen into a state of neglect because large areas were allocated to them without careful technical study. This has placed a heavy burden on management, and some of these zones have even become hazardous to the environment as they have turned into urban clusters¹³.

Given the importance of management and its impact on achieving the desired objectives of industrial zones, we try to identify the main bodies and institutions that have succeeded each other in managing industrial zones and the impact they have left behind.

1- The National Centre for Studies and Urban Development:

The Centre was established by Decree No. 80/276 of 22 November 1980 under the supervision of the Ministry of Housing and Urban Development. One of its tasks is to carry out specialised studies for new residential areas, new urban areas with specific functions, areas undergoing restructuring or renovation, as well as specialised areas such as industrial zones or tourist development areas¹⁴.

For this reason, industrial areas have been considered as specialised areas in this management phase, requiring specific studies to be carried out by the National Centre for Studies and Urban Development. However, it should be noted that the tasks of this centre are limited to carrying out technical studies and its powers are limited compared to the legal nature of industrial zones, which attract large industrial investments. Therefore, it can be said that the National Centre for Studies and Urban Development does not embody the true meaning of the management of industrial zones, which is the objective of this study.

2- Industrial Zones Management Institution

The Industrial Zones Management Institution is a public economic body established by Decree 84/56, which regulates the organisation and operation of industrial zones management bodies. Its mission is to manage industrial zones in order to ensure their continuity and achieve their development objectives. This means that each industrial zone is managed by an institution under the responsibility of a general manager, who is assisted in his tasks by a revitalisation council made up of representatives of the companies in the respective industrial zone, as well as sectoral directors in the province, such as industry, energy, irrigation, transport, planning, postal services and infrastructure, in addition to representatives of civil protection and the relevant municipality.

Despite the relative clarity of the management vision, this phase has seen a significant deterioration in the management of the industrial zones due to the bankruptcy and inefficiency of the management institutions. This has made them a drain on the public purse. On the other hand, poor management has led to the deterioration of the industrial zones, with their vast areas exposed to real estate speculation and chaotic construction¹⁵.

As a result, these institutions have become incapable of management, prompting the authorities to consider alternative solutions to take over the management of the real estate assets of the industrial zones.

3- State participation in the management of industrial zones

Due to the difficult situation in which the industrial zones found themselves, and for reasons such as the winds of economic liberalisation, privatisation requirements and the dissolution of public economic institutions suffering from financial or accounting deficits, the institutions responsible for managing the industrial zones were dissolved and their assets, which belonged to the state, were liquidated. This led the industrial zones into a cycle of instability, each time coming under a new type of public institution or authority. The fate of management remained uncertain until 2001, when new management mechanisms emerged with the establishment of the State Shareholding Council under the authority of the Prime Minister. In 2003, it was decided to transform the institutions responsible for managing industrial zones into State Shareholding Management Companies for Industrial Zones in four regional areas and local property management companies affiliated to the regional holding companies¹⁶.

It should be noted that the State Shareholding Management Companies for Industrial Zones are "holding" companies with management and supervisory powers, but without legal personality.

Within this framework, the land within the designated area of the industrial zone was divided and ownership contracts were granted to investors in order to encourage private economic investment, ensure the promotion of the industrial zones and achieve their objectives. However, despite the efforts made, the experience to date has had some shortcomings, as fake investors have benefited from land belonging to state-owned private property, especially under the Investment Law of 1993, which established the principle of transfer of property for nominal amounts, while real investors have struggled to find suitable land for their investments¹⁷.

However, the companies involved in the management of the industrial zones did not have a clear role in the management of these zones. Their role was to oversee the real estate assets of the decadent companies located in the industrial zones. This meant that the holding company's experience in managing industrial zones was not up to the required level, but was rather an incidental task that it carried out and that ended with the liquidation of dissolved enterprises. The industrial zones continued to operate for several years until the task was transferred to a new body created by law.

4- National Agency for Real Estate Mediation and Regulation

The National Agency for Real Estate Mediation and Regulation was established in 2007 as a public institution under the supervision of the Minister of Investment Promotion, with headquarters in Algiers. It is a legal entity with legal personality and financial independence, and its tasks include:

- Management, promotion, intermediation and regulation of all components of the public real estate portfolio.

- The management of its real estate portfolio and its development within the framework of investment¹⁸.

We note that the tasks of the Agency in relation to industrial zones were not clear until five years after its establishment, until the issuance of Executive Decree No. 12/126 of 19.03.2012, which amended Executive Decree No. 07/119 of 23.04.2007. The third article of the decree confirms the role of the Agency in the management, promotion, mediation and regulation of state property located in industrial zones. In addition, the Agency is responsible for preparing the real estate infrastructure for the development of industrial zones and economic activity areas¹⁹.

Despite the specific powers granted to the Agency regarding the management and promotion of industrial zones, it has not reached the required level due to the multiple tasks assigned to the Agency and the nature of industrial zones and their development objectives, which require a specialised entity dedicated exclusively to industrial zones without other responsibilities.

It should be noted that Decree-Law No. 07/119 of 23.04.2007, which created the National Agency for Real Estate Mediation and Regulation, is considered null and void pursuant to Article 34 of Decree-Law No. 23/488 of 28.12.2002, which created the National Agency for Industrial Real Estate.

5- The National Agency for Industrial Property:

The National Agency for Industrial Property is a public body of an industrial and commercial nature. The law grants it legal personality and financial independence, and it operates under the supervision of the Minister of Industry. Its headquarters are located in the Wilaya of Algiers²⁰. With regard to its operations and activities, it is subject to administrative law in its relations with the State and to the rules of private law in its relations with third parties.

The law has emphasised the powers conferred on this agency in relation to industrial zones, areas of activity and technological facilities. With regard to its functions in relation to industrial zones, we note that it:

- Supervises, on behalf of the State, the development and internal connection of roads and various networks within the specific areas of the industrial zone.
- Rehabilitates industrial zones and activity areas.
- Manages, operates, supervises and maintains the common areas within the industrial zones and their annexes.
- Keeps records of industrial property and ensures that they are kept up to date.
- Keeps records of economic operators located in the industrial zones.
- Takes all legal measures to protect the industrial property for which it is responsible for managing the common areas²¹.
- Provides public services for the benefit of the State, as specified in its special conditions²².
- Develops land for industrial and commercial use²³.

In addition, the Agency may act as the State's delegate in programmes and operations related to the development and rehabilitation of industrial areas.

In order to ensure the smooth functioning of the National Agency for Industrial Property, the law provides for its organisation and management by a Director General and a Board of Directors composed of representatives of the Ministries concerned with industrial property. The law also sets out the procedures for the meetings and deliberations of the Board of Directors and outlines the tasks it can perform, such as discussing internal regulations, establishing annexes and companies, and concluding agreements, among others²⁴.

By virtue of the legal responsibilities assigned to this agency in relation to industrial zones, it appears to be a newly established legal mechanism for the management of industrial zones. Its effectiveness would depend on the implementation of its tasks in practice. It is important to establish local branches of the agency at the level of each industrial zone in order to closely monitor the tasks and address the challenges faced by these industrial zones.

Conclusion:

We note that industrial zones have played an important role in the economic policy of the Algerian state, despite legal instability and practical difficulties, particularly in the management and legal control of land allocated for industrial investment.

This leads to the following conclusions:

- Industrial zones have an independent legal nature due to their adherence to specific laws that vary according to the nature of the activity, whether local or national, aimed at achieving public and qualitative interests.
- The legal mechanisms for organising and managing industrial zones have experienced delays in their issuance and lack of stability.
- The mechanisms for making industrial land available to investors are still hampered by administrative restrictions and technical difficulties in land rehabilitation.

In this context, we suggest the following:

- Developing mechanisms for managing industrial zones and protecting allocated real estate in line with technological advances and electronic digitalisation.
- Establishing legal procedures to facilitate investment in industrial zones and encourage public-private partnerships to promote local and national development.
- Adopt a unified law to regulate industrial zones.
- Promote integration and partnership between industrial institutions and companies within a single industrial zone.
- Encourage investment in industrial real estate by start-ups.
- The need to adopt the idea of establishing a start-up institution for the electronic management of industrial zones.
- Opening local branches of the National Agency for Industrial Real Estate in each industrial zone to ensure close monitoring of tasks and address the challenges faced by industrial zones.

Footnotes:

- ¹- The emphasis on the creation of industrial zones was laid down in the French Real Estate Law No. 683/53 of 6 August 1953. This led to the creation of the Algerian Regional Development Fund under Article 88 of Decree No. 011/56 of 12 April 1956. The Fund was responsible for the development and management of industrial zones in Constantine, Blida, Rouïba and Oran.
- ²- Decree No. 217/63 of 8 June 1963 established the Algerian Regional Development Fund Monitoring Council.
- ³- Article 2 of Decree No. 45/73 of 28 February 1973 set up a Committee for the Development of Industrial Zones.
- ⁴- Decree No. 73/45 of 28 February 1973 set up an Advisory Committee for the Development of Industrial Zones.
- ⁵- Decree No. 84/55 of 3 March 1984, which established the conditions for the management of industrial zones.
- ⁶- Ministry of Equipment and Town Planning: Algeria Tomorrow, National Territorial Situation - Retrieving National Territory, University Press, Algeria, no publication date, page 217.
- ⁷- Bouhafis Jalab Naanaa: The Legal System of Economic Real Estate in Algeria, Journal of Parliamentary Thought published by the Council of the Nation, 22 March 2009, page 101.
- ⁸- Mustafa Dala: The dialectics of Arab investments in Algeria, Dar Al-Awa, 1st edition, 2009, Algeria, page 33.
- ⁹- Dr. Mourad Belkaibat: Industrial Real Estate in Algeria with the latest laws, 1st edition, 2017, Ben Salem Printing Press, El Oued, 20 pages.
- ¹⁰- Article 43 of the amended and supplemented Constitution of the People's Democratic Republic of Algeria.
- ¹¹- The Finance Law for 2017.
- ¹²- Law No. 17/23 of 15 November 2023, defining the conditions and procedures for the granting of economic real estate belonging to the private ownership of the State for the implementation of investment projects.
- ¹³- Dr Saleh Ziani and a group of professors, Political Transformations in Algeria - A Socio-Economic Perspective, Dar Qanaa / Batna Algeria, 2008 edition, page 158.
- ¹⁴- Article 2 of Decree No. 276/80 of 22 November 1980 establishing the National Centre for Urban Studies and Services.
- ¹⁵- Karima Shaib Basha, Legal framework for industrial property in Algeria, Dar Balqis, 2019, Algeria, page 17.
- ¹⁶- Executive Decree No. 253/01 of 10 September 2001 on the establishment and operation of the State Contributions Council, Official Journal No. 51.
- ¹⁷- Dr Mourad Belkaibat, cited above, page 19.
- ¹⁸- Executive Decree No. 119/07 of 23 April 2007 establishing the National Agency for Real Estate Mediation and Regulation and specifying its statute, as amended and supplemented by Executive Decree No. 126/12 of the same date, Official Gazette No. 51.
- ¹⁹- Article 9 of Decree-Law No. 126/12 of 19 March 2012, Official Gazette No. 17/2012.
- ²⁰- Article 2 of Decree-Law No 488/23 of 28 December 2023, establishing the National Agency for Industrial Property and regulating its activities, Official Gazette No 85/2023.
- ²¹- Article 6 of Decree-Law No 488/23 of 28 December 2023, establishing the National Agency for Industrial Property and regulating its activities, Official Gazette No 85/2023.
- ²²- Article 2 of the Cost Book relating to the consequences of public service for the National Agency for Industrial Property, Official Gazette No. 85/2023.
- ²³- Article 8 of Decree-Law No 488/23.
- ²⁴- Article 14 of the same Decree.