

University of Mila Mouhamed Boussof

Department of Law and Political Science

Faculty of Law

Second year master -1st semester

English

2025/2026

Real estate law

Economic Property in Algeria

Mrs :Fennour Ahlem

Economic Property in Algeria

1. Introduction

Economic property in Algeria refers to all public lands and real estate assets that are allocated for economic activities such as industry, trade, agriculture, and services. These properties are managed by the state in order to support investment, promote regional development, and stimulate economic growth.

2. Legal Framework

The management of economic property in Algeria is regulated mainly by:

- Law No. 08-16 related to public property.
- Executive Decree No. 10-236 concerning the allocation of state-owned land for investment.
- The Investment Law (2022), which introduced new mechanisms to facilitate access to state land for investors.

These laws define how economic land is classified, allocated, and controlled to ensure rational and sustainable use.

3. Types of Economic Property

Economic property in Algeria is generally divided into:

Industrial Land: Lands located in industrial zones and industrial parks.

Commercial Land: Land intended for trade, services, and economic facilities.

Agricultural Land for Investment: Land used for agricultural production and agro-industrial projects.

Touristic Land: Areas designated for tourism and hotel infrastructure.

4. Allocation Mechanisms

The state allocates economic land to investors through:

- Concession contracts, usually for 30–50 years.
- Long-term leases managed by state agencies.

-Public–private partnerships (PPP) for major projects.

-Allocation through one-stop investment agencies such as ANDI (now AAPI).

The process aims to encourage transparent access to land and reduce bureaucratic obstacles.

5. Role in Economic Development

Economic property plays a crucial role in:

-Attracting foreign and local investment.

-Creating jobs and stimulating industrialization.

-Developing marginalized regions.

-Supporting diversification of the national economy away from hydrocarbons.

6. Challenges

Despite reforms, several challenges persist:

-Slow administrative procedures.

-Lack of infrastructure in industrial zones.

-Illegal occupation or misuse of allocated land.

-Difficulties in monitoring and evaluating projects.

7. Conclusion

Economic property is a strategic tool for promoting investment and development in Algeria. Continued reforms, digitalization of procedures, and better land management will enhance the efficiency and transparency of the system.

Bilingual Glossary:

Economic property العقار الاقتصادي

Public property الأملاك العمومية

State-owned land الأراضي المملوكة للدولة

Investment الاستثمار

Concession الامتياز

Industrial zone المنطقة الصناعية

Economic developmentالتنمية الاقتصادية

Allocation of landتخصيص الأرض

Lease contractعقد إيجار

Public-private partnership (PPP)الشراكة بين القطاعين العام والخاص

Investorالمستثمر

Legal frameworkالإطار القانوني

Agriculture landالأرض الفلاحية

Tourism landالأراضي السياحية

Industrial parksالحظائر الصناعية

Monitoring and controlالمتابعة والرقابة