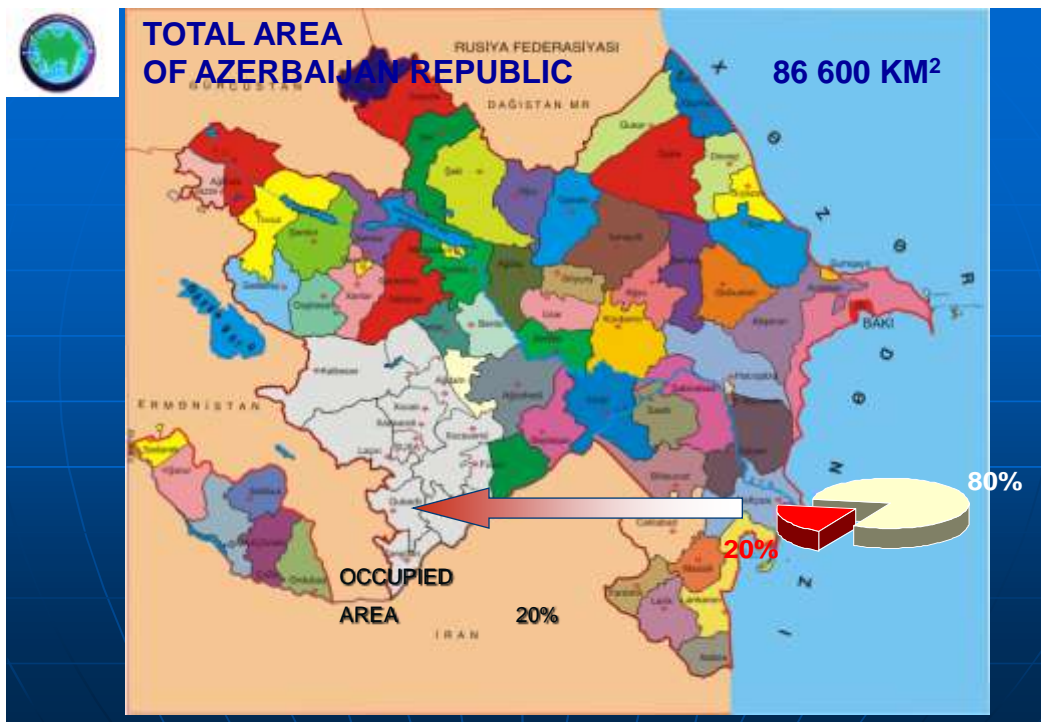




# LAND MANAGEMENT IN THE AZERBAIJAN REPUBLIC PRAGUE-2010





## The Republic Azerbaijan



Territory: 86 600 sq.km

Population: 9.1 million people

CAPITAL: BAKU

The country is situated on 44 and 52 degrees to eastern longitude and 38 and 42 degrees to northern latitude,

National Composition of People: Azeri-91%; Russian3%; Talish-2%; Lezgi2%; Avar-1%; Other minorities%

THE BIGGEST RIVERS KUR -1515 km; Araz-1072 km; Ganikh(Alazan)-413 km

NEIGHBOUR STATES : Turkey (15km); Iran (765km); Russia(390 km); Georgia (480 km); Armenia (1007 km)

THE BIGGEST LAKES: Sarisu-67 sq. km; Ağgöl-56.2 sq.km; Ağzibirçala-37.0sq. km  
Mehman-35 sq. km; Boyukshor-9.2sq.km; Hajigabul-8.4 sq.km

CASPIAN SEA: Area-400 000 sq.km; Depth 1025 metr

THE HIGHEST MOUNTAIN PEAK: Bazarduzu4466m

THE BIGGEST ISLANDS: Pirallahı-14.4 sq.km; Chilov-sq.11.5 km;  
Xara-Zira-sq.3.5 km; Boyuk-Zira-sq.1.4km



## Information about land management in the Azerbaijan Republic

1. Land reforms began in 1996;
2. Land was divided into 3 forms of property (state, municipality and special);
3. Land reforms were finished in 1998 (kolkhoz and state farms were liquidated) ;
4. Lands were distributed approximately amongst 4 million special owners in the rural places;
5. Land areas were officially separated amongst municipalities in 1999;
6. Buying and selling process of the land became stronger after land reforms;



## Information about land management in the Azerbaijan Republic

- The Government distributed special part for land reform. The necessity is that agriculture is one of the great fields in our state and the benefit coming from this field plays an important role in Azerbaijan economy. Besides it is evident that republic consumers spends the main part of total income to food-stuff and agriculture products. So this factors again proofs the rote of agriculture-its perspectives and capital investment in the development of Azerbaijan economy.
- The necessity of intensive growth of agriculture in Azerbaijan have been shown not only by our experts but also by experts of Europe Development and Reconstruction Banking , International Currency Bank and Universal Bank.



## Information about land management in the Azerbaijan Republic

- Azerbaijan Republic has its accepted land legislation related to relations in accordance with land and juridical guarantee of land reform. Land legislation includes Republic laws, Decrees of Azerbaijan president, Cabinet of Ministers orders and resolution, Directions and Regulations of State Land and Cartography Committee. In spite of to differences in their juridical power all this legislative-normative acts were directed to the growth of agriculture, efficient use of land, regulation of property and legal regime over the land, landowners right, support of ownership and to prevent the break of land legislation.



## Information about land management in the Azerbaijan Republic

- Besides the existence of land legislation is not sufficient to gain any purpose. To do this it is necessary to inform citizens about the principles and laws, regulation land relations, land status, legal regime, responsibilities of people and other information.
- It is very important to inform first of all people who related to land agriculture. It is evident that State Land and Cartography Committee was engaged in land reforms in our republic for many years. The main duty of this committee is to inform citizens about land reforms, explain and help them.



## Manage of the land

- ***Manage of the land:***
- Land reforms
- Agriculture and his its development
- Sosial-economic development of the regions
- State legislation for carry out of the land cadastre and managing of the land and pilot odd and development anew of normative acts carrying out of the projects for konsilotion of the land
- Creation of the system of cadastre of automateded unique land
- Supervision from land to usage
-



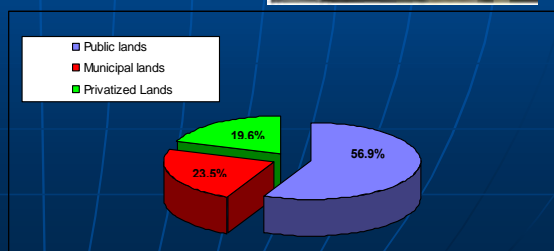
# Implementing organization



## Information about of land management in the Azerbaijan



Type of property	%	M In. hectare
Public lands	56,90	4,91
Municipal lands	23,50	2,03
Privatized lands	19,60	1,70
Total	100,00	8,60







## Land Legislations in Azerbaijan Republic

1. Law on Land Reform
2. Land Code of the Azerbaijan Republic
3. Law on Land Market
4. Law on Land Leasing
5. Law on State Land cadastre, monitoring and landsurvey
6. Law on Land Fertility
7. Law on Management of Municipal Lands
8. Law on State Real Estate Register
9. Other 153 normative acts



### Creation of the source of full and real information used the purpose of the improve of the value methods of the land and system of tax the job of an administrator taxing

1. Developing of the institutions of tax cost value of the land areas;
2. Improve of the applied methods cadastre of the valuing, different degree and usage forming of the work on actualizing cadastre of valuing;
3. State development and test of the methods cadastre of the valuing of the land land, state occurring of the acts of these methods applied and corresponding normative-law after finishing of the creation of the land cadastre;
4. State including to land cadastre of the information about cadastre valuing the purpose give to tax organ;



**One of the investments for national spatial data administration,  
and their creation in line with the international standards is**

### **"Real Estate Registration Project"**

**Goal of the project:** Collection of spatial data through the use of modern technologies, provision of transparency in registration of titles, incorporation of national spatial data accumulated at different executive bodies into the registry and web access to the collected data by state authorities.

**Project duration 2007-2012**

**The Project consists of 4 components**

- **Component A: Real Estate Registration, collection of national spatial data and incorporation into the Registry.**  
State Service for Registration of Real Estate
- **Component B: Management of State Property.**  
State Committee for the Management of State Property
- **Component C: Geodesy and base maps.**  
State Land and Cartography Committee and State Service for Registration of Real Estate
- **Component D: Training, policy and legal development, public awareness and project management**

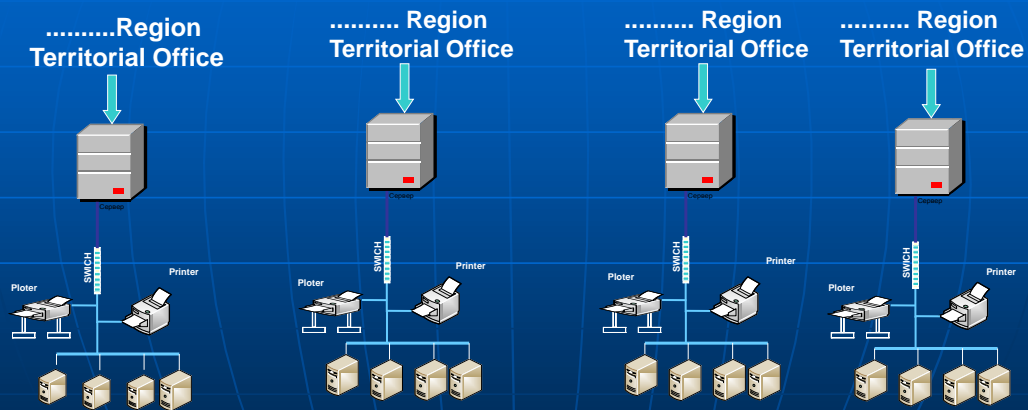
### **Basic difficulties and problems of land managements in Azerbaijan**



- Creation of the system of cadastre of unique land automated in the territory of the Azerbaijan Republic;
- State legislation for carry out of the land cadastre and managing of the land and odd of normative acts and development anew;
- Creation of the source of full and real information used the purpose of improve of the value methods of the land and system of tax the job of an administrator taxing;
- Strengthening of the state supervision from the land to usage, arrangement of the program for efficient usage from land;
- Preparing of the offers connected with using from them efficiently which has suffered to the perosion, become salty;
- Determining of the land needy to land-reclamation measure, preparing of the large-scale maps;
- Got dirty and degradation carrying out of the projects of recultivation of the land which has suffered ;
- In comming cones of the mountain rivers, about foothills having to the climate and plain involving for to production turnover of harvests of agriculture of the conditional unfit land being in the territories;
- Preparing of the maps of digital land-cadastre on administrative regions;
- Stimulating of involving for to sowing turnover of the fit land to unused sowing;
- Buy front of carry take awa to sowing in fit land of the constructions, only use on fixing from the same land, preparing of the offers as to being disturbed in this area of the legislation;
- Stock of the land stocks, being defined precisely of the their quantitative and qualitative indexes;
- Broadening in the direction of raising of the fertility of the land and areas of land irrigated of the work;
- Stimulating in cooperations of konsolidasiyasının in the small family which has formed on the basis of part land and on the basis of voluntariness of farmer economy farms.



## Local networks were set up in 20 territorial offices



The link between the central server and Local networks of 3 territorial offices have been established. It is envisaged that in the future all regional offices will be connected to the central server



## Scanned Topographic plans and maps (rastre type data)



Scanned with 300 dpi resolution they were georeferenced to WGS-84 (zones 38-39) coordinate systems in UTM projection. They reflect important information on the following: features of the area, settlements, relief structure of the area, as well as constructions and installations, roads, underground and overground communication infrastructure, water reservoirs and forests. Deficiency- They date as far back as 15-20 years ago and there were no additions and changes made

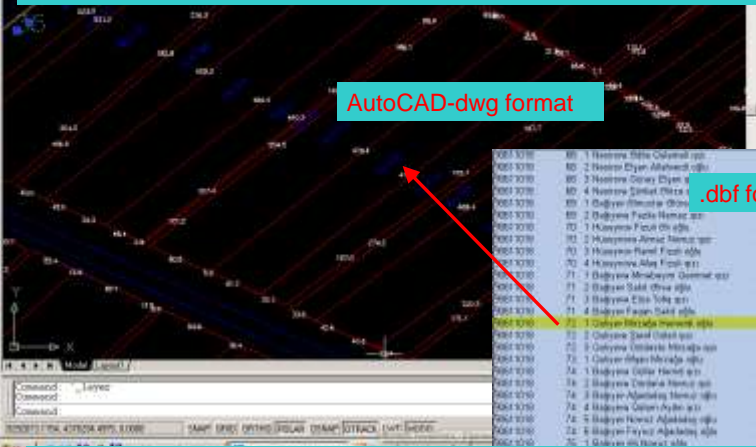
1:2000 scale

1:10,000 scale



## Land-cadastre

### Registration and administration of lands allocated for ownership during the land reform



AutoCAD-dwg format

.dbf format

• General or partial slippage of coordinates on the maps is the cause for overlapping of land parcels on certain occasions and for inaccurate and incomplete reflection of land related legal transactions on the maps (purchase-sale, lease and change of leasing rights, complete or partial registration changes agreed between the land owners), absence of integration between textual and geographical data brings about problems in the collection of spatial data and registration process

## Results of Real Estate Registration Project:

### According to the Project's Action Plan the following activities were implemented in 2007-2009;

Aerial mapping on a scale of 1:8000 of the cities and regional centers of the country were completed in 2008. Orthophotos developed in Turkey were delivered to the Customer.

The location for 37 stations of Continuously Operating Reference Stations (CORS) were determined and construction works were completed. The work for system installation is ongoing.

21 GPS units ve 11 Total station units were procured and distributed to territorial offices for surveying needs

The pilot work in Khirdalan city and Novkhani village of Absheron region to create digital real estate cadastral maps was completed. Taking into account the results of the pilot, and the ways of resolution of problems, digital real estate cadastre on the basis of national spatial data will be created



image



CORS



Total Station



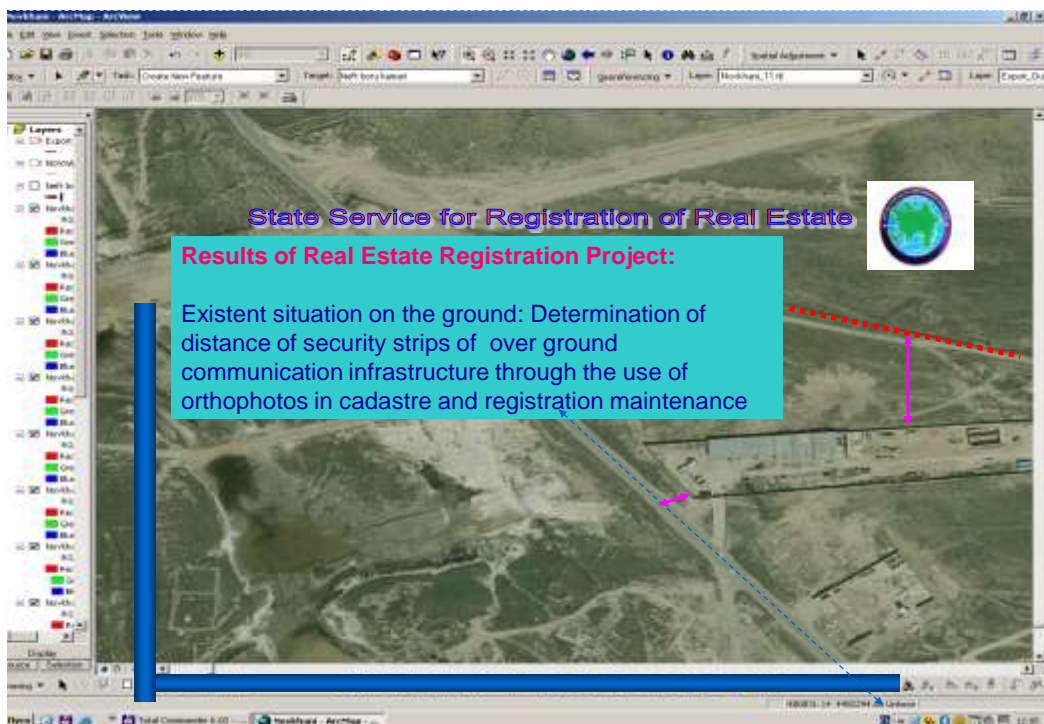
GPS

### Results of Real Estate Registration Project:

The orthophotos covering 3600 sq.km of Baku and coastal zones, stretching till Khachmaz, were developed.

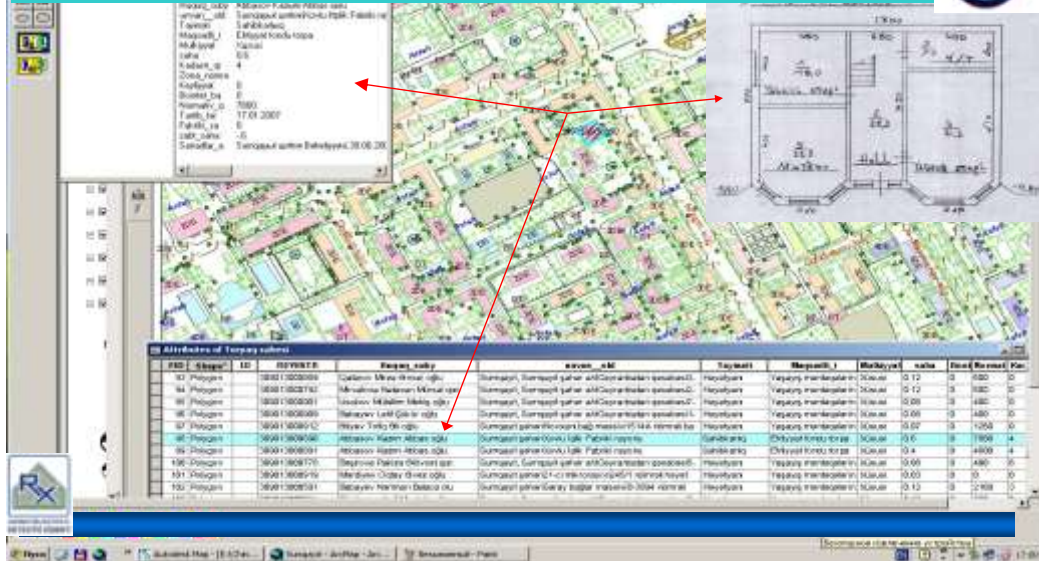


### View of Baku from an orthophoto



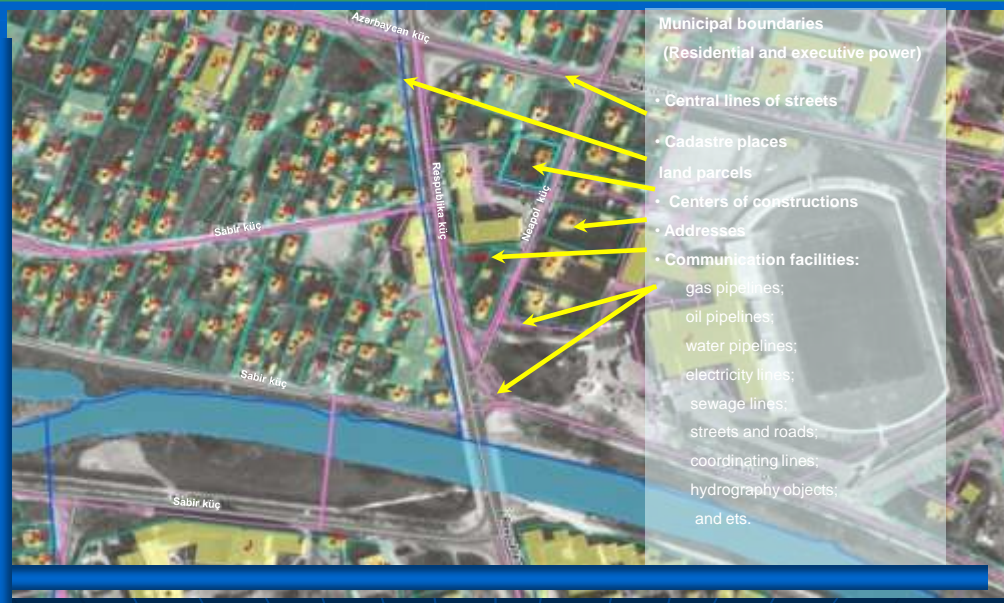
## Implementation of progressive project on creation of the main elements of geoinformation systems of state bodies

- Development of geodetic, topographic and cartographic monitoring technology to keep the spatial database relevant and to provide geo-information systems (GIS) to state bodies
- Establishment of geoinformation systems for state bodies in Azerbaijan, regions and municipalities.



## Expected outcomes from Real Estate Registration Project:

Incorporating National Spatial Data Infrastructure into a single database through the use of GIS





## Access of State Bodies to National Spatial Data and Integration of Data Exchange



Thank you for your attention!

