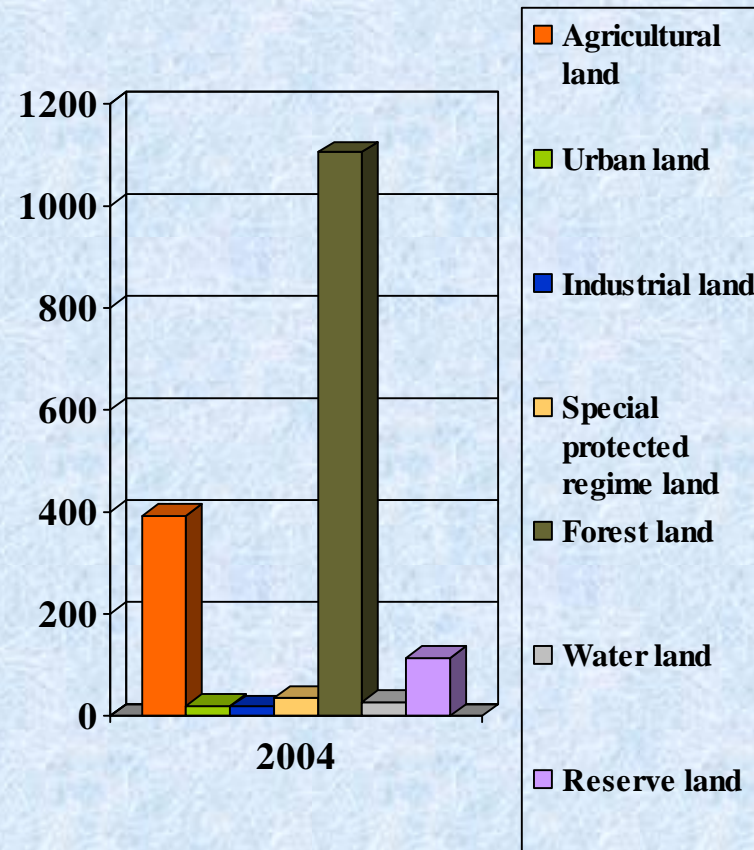
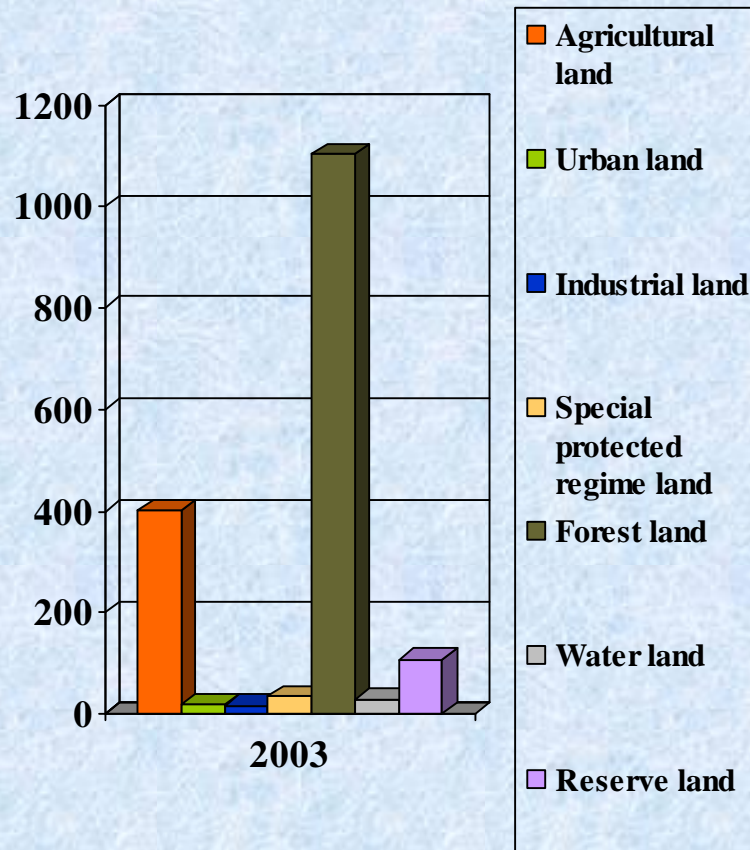


LAND ADMINISTRATION IN RUSSIAN FEDERATION

Sergey N. Volkov
Alexander E. Sagaydak

© 2006 All rights reserved

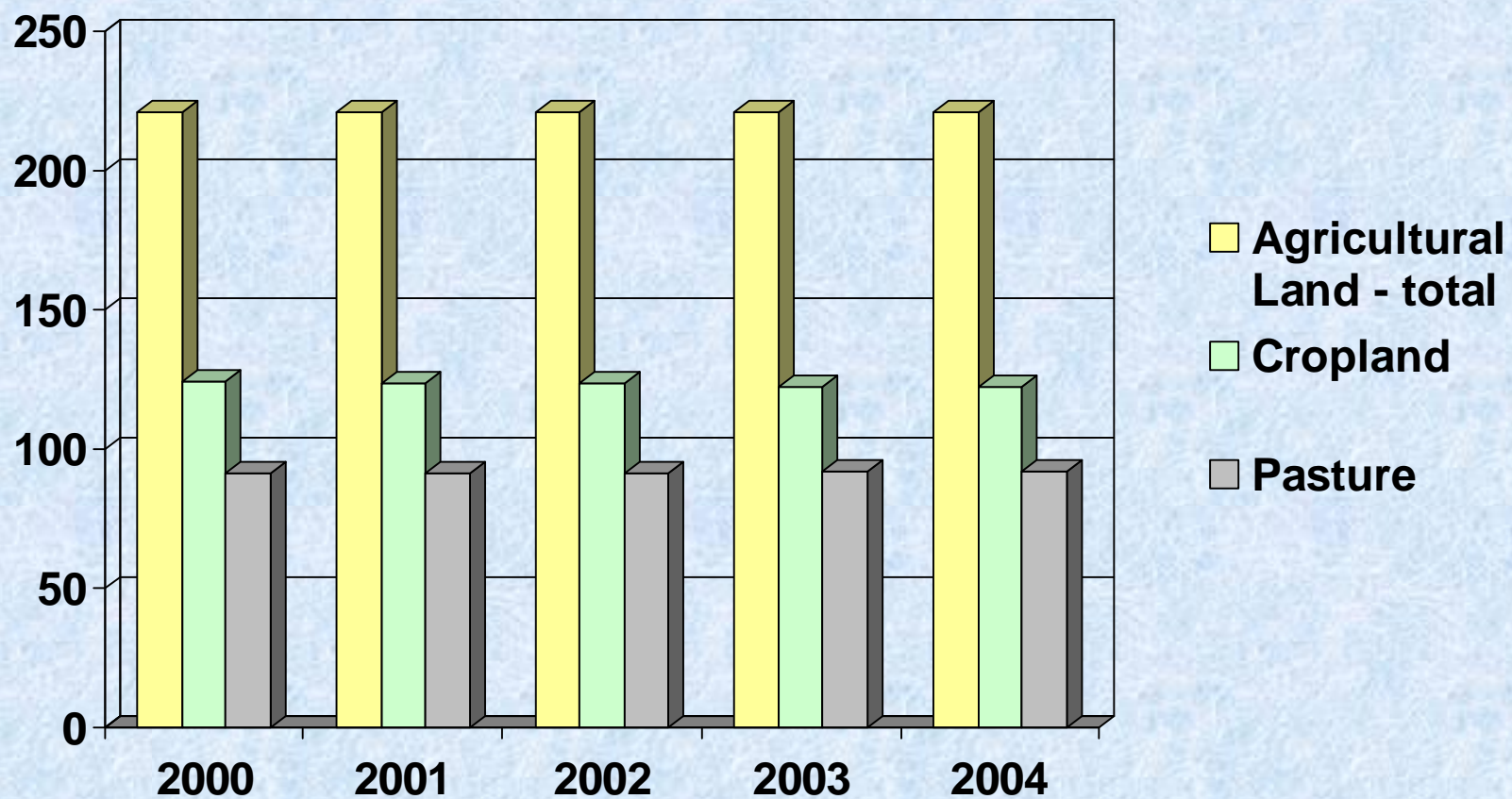
Land Categories, Russian Federation, 2003-2004 , million hectares



Land Market Transactions, Russia, 2001-2004, Number of transaction/ hectares

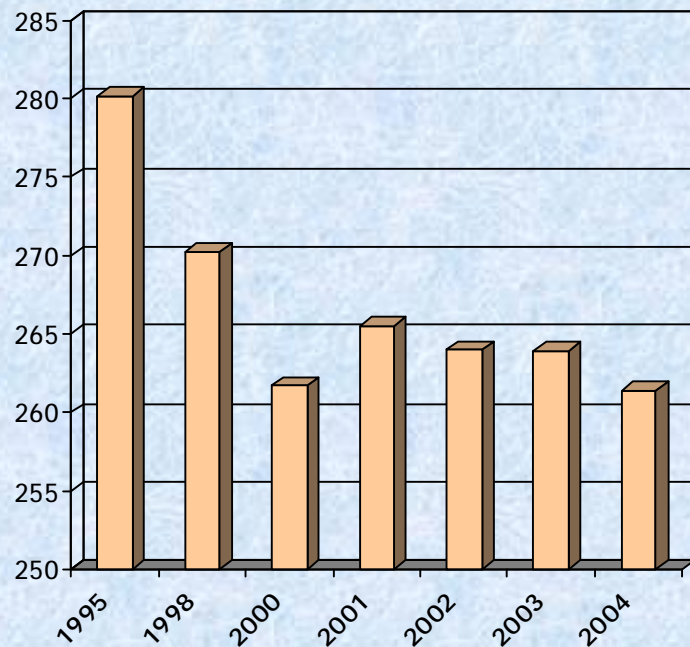
ITEM	2001	2002	2003	2004
Total	5,556,327 / 69,955,514	5,320,315 / 43,904,385	4,360,926 / 67,735,456	4,385,357 / 70,513,337
Leasing of state and municipal owned lands	5,025,656 / 69,791,128	4,744,391 / 43,729,138	3,729,655 / 67,403,009	3,665,563 / 70,154,034
Buying and selling of lands by citizens and legal entities	305,692 / 48,381	321,508 / 52,521	323,532 / 82,463	357,937 / 123,386
Land Granting	24,576 / 6,948	27,621 / 6,853	30,100 / 13,358	32,326 / 27,223
Land Heritage	167,512 / 67,410	173,279 / 81,508	161,330 / 137,903	165,162 / 106,195
Land Mortgage	1,490 / 837	2,461 / 4,318	8,773 / 31,665	6,350 / 18,792

Agricultural Land, Russia, 2000-2004, million hectares

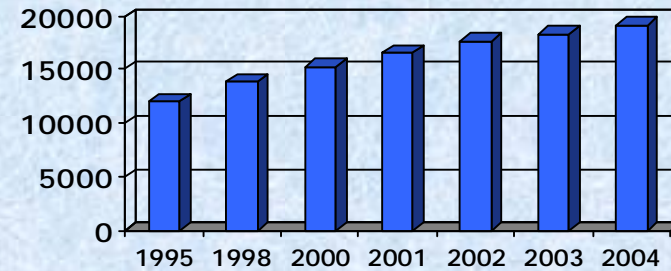


Private Farms, Russia, 1995-2004

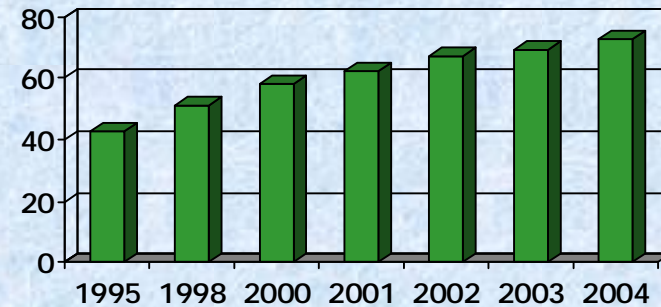
Number of farms, 1000



Total land area, 1000 hectares



Average land size, hectares



Federal Service of Real Estate Cadastral of Russian Federation

Secretary

**State Land
Cadastral
Management
Department**

**Land Cadastral
Methodology
Division**

**Land Cadastral
Registration
Division**

**Real Estate
Registration
Division**

**Land Monitoring,
Land Use Planning
& Territorial
Planning
Department**

**Land Monitoring
Division**

**Land Use Planning
Division**

**Territorial
Planning
Division**

**Real Estate
Appraisal
Department**

**Real Estate
Appraisal
Organization
Division**

**Real Estate
Market
Monitoring
Division**

**Real Estate
Appraisal
Expertise
Division**

**Land Control
Department**

**Land Control
Division**

**Analytic
Division**

**Land Disputes
Division**

**Construction
Inventory
Department**

**Inventory
Division**

**Control
Division**

**Coordination
Division**

**Real Estate
Cadastral
Design
Department**

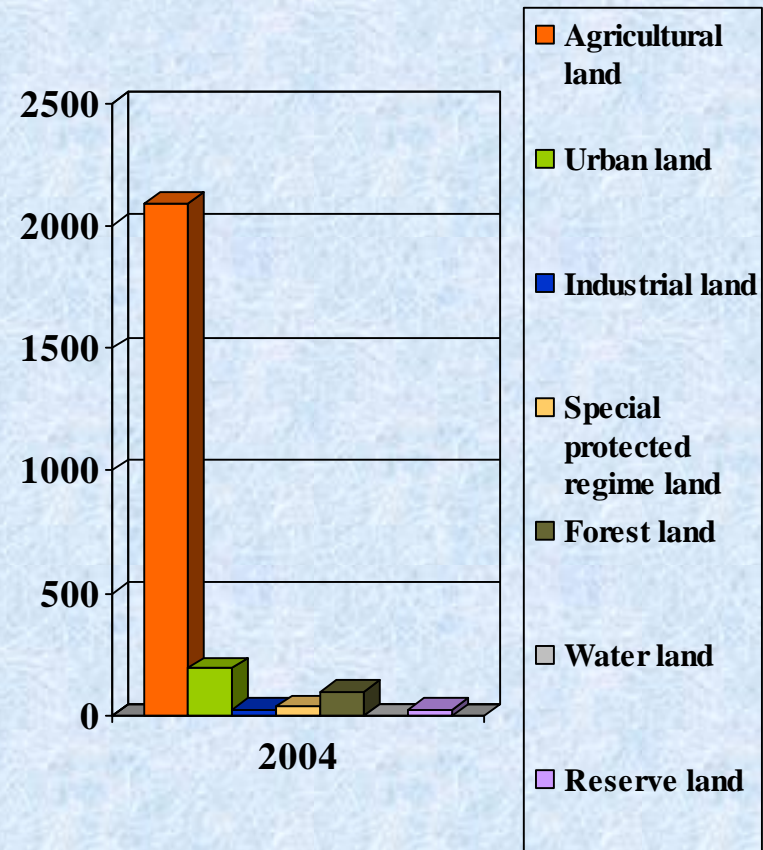
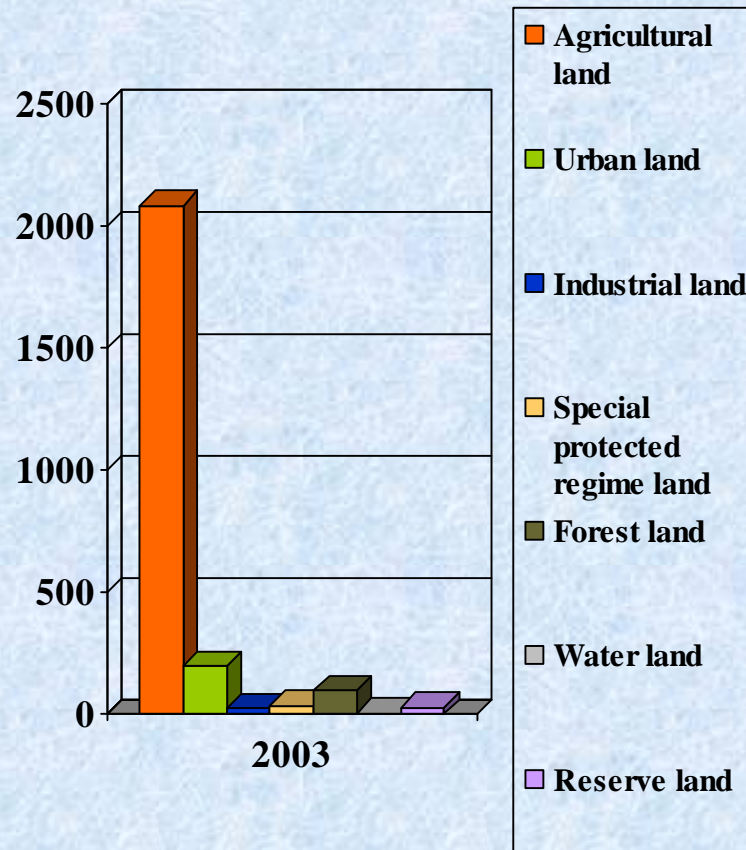
**Real Estate
Cadastral
Division**

**Regional
Division**

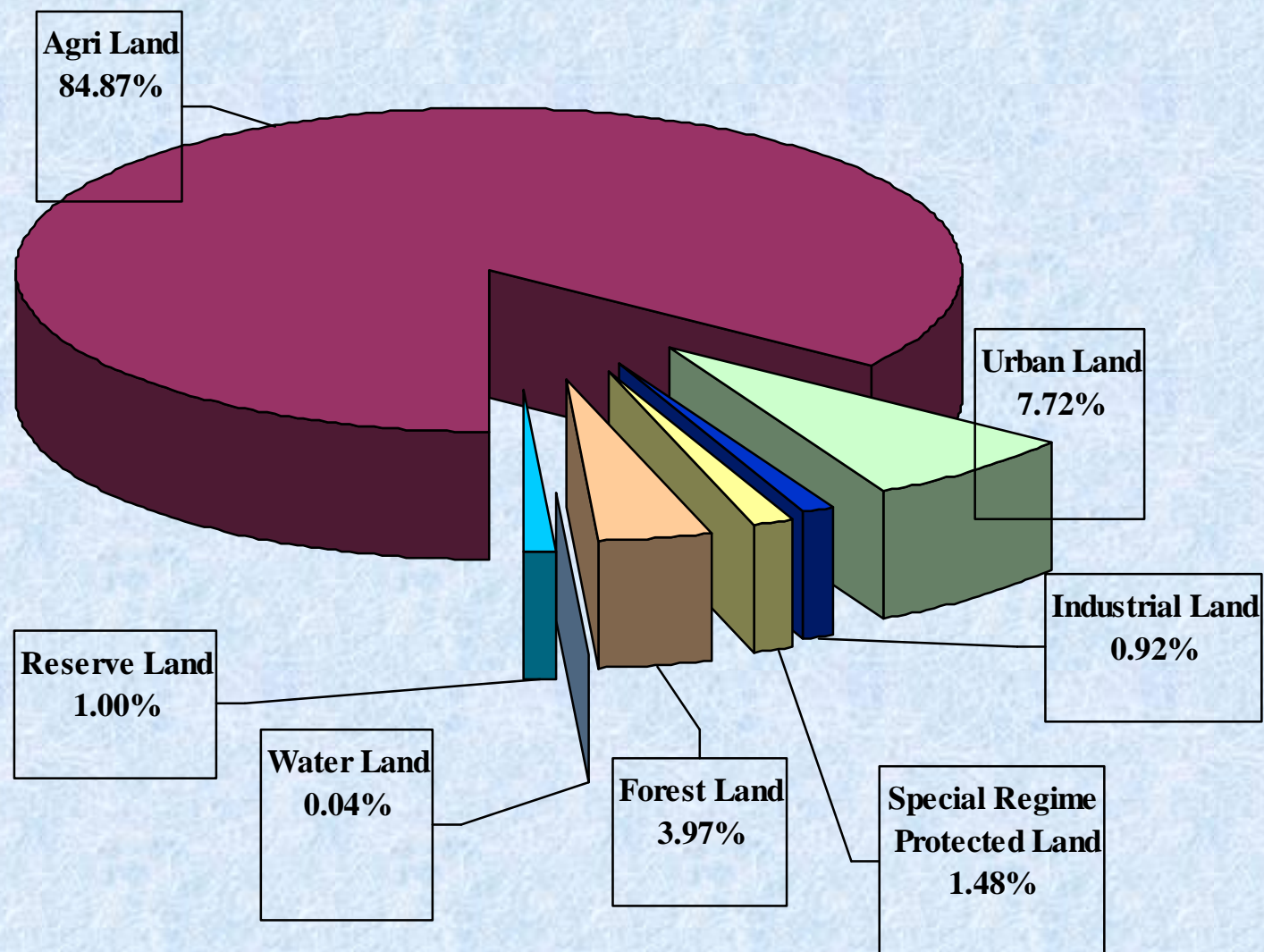
**Project
Division**

**Strategic
Planning
Division**

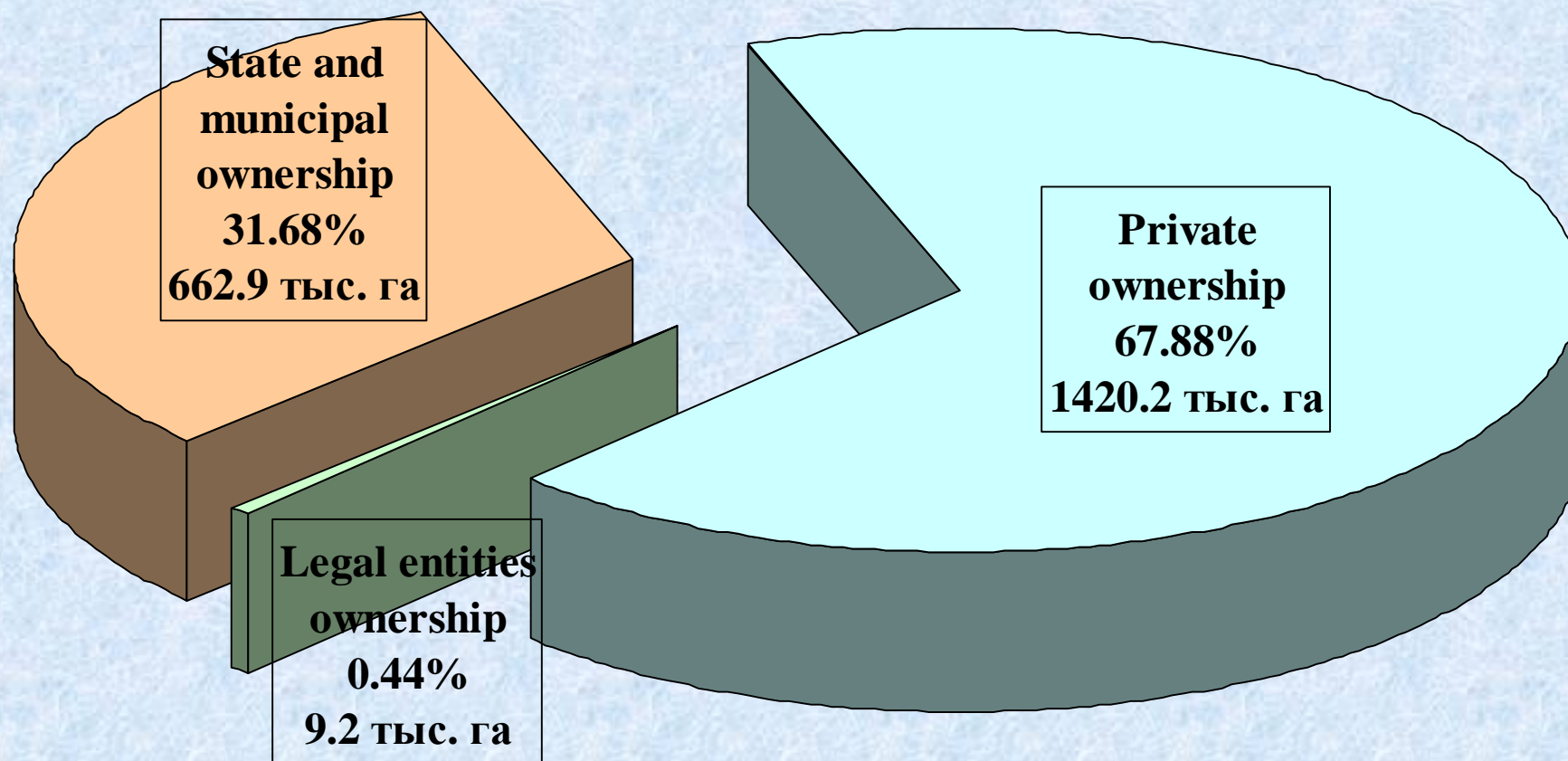
Orel Oblast Land Categories, 2003-2004, 1000 hectares



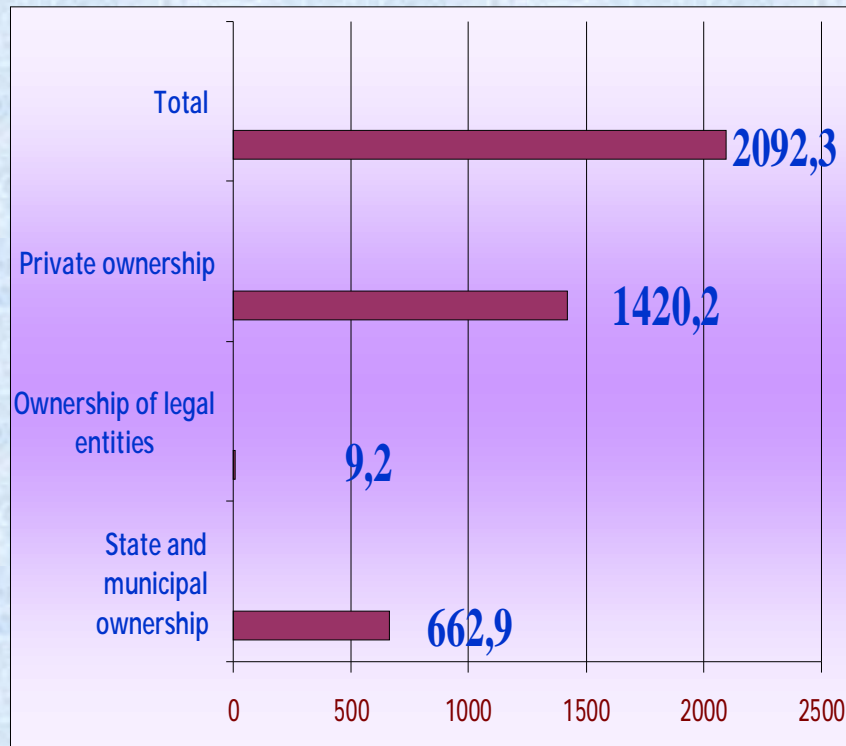
Orel Oblast Land Categories, 2004



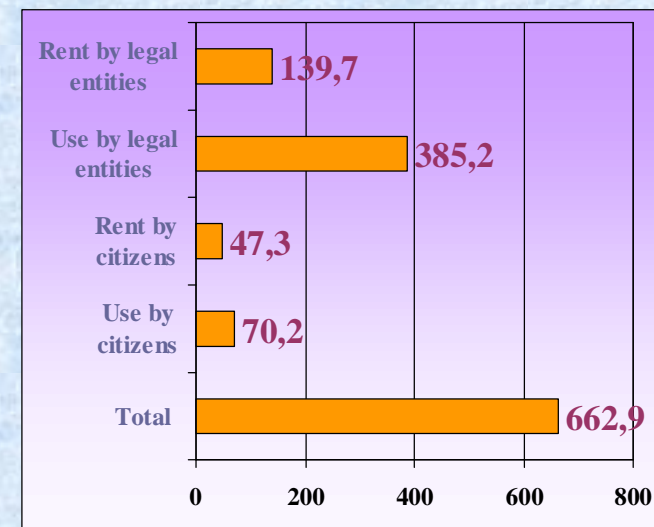
Orel Oblast Agricultural Land Tenure, 2004



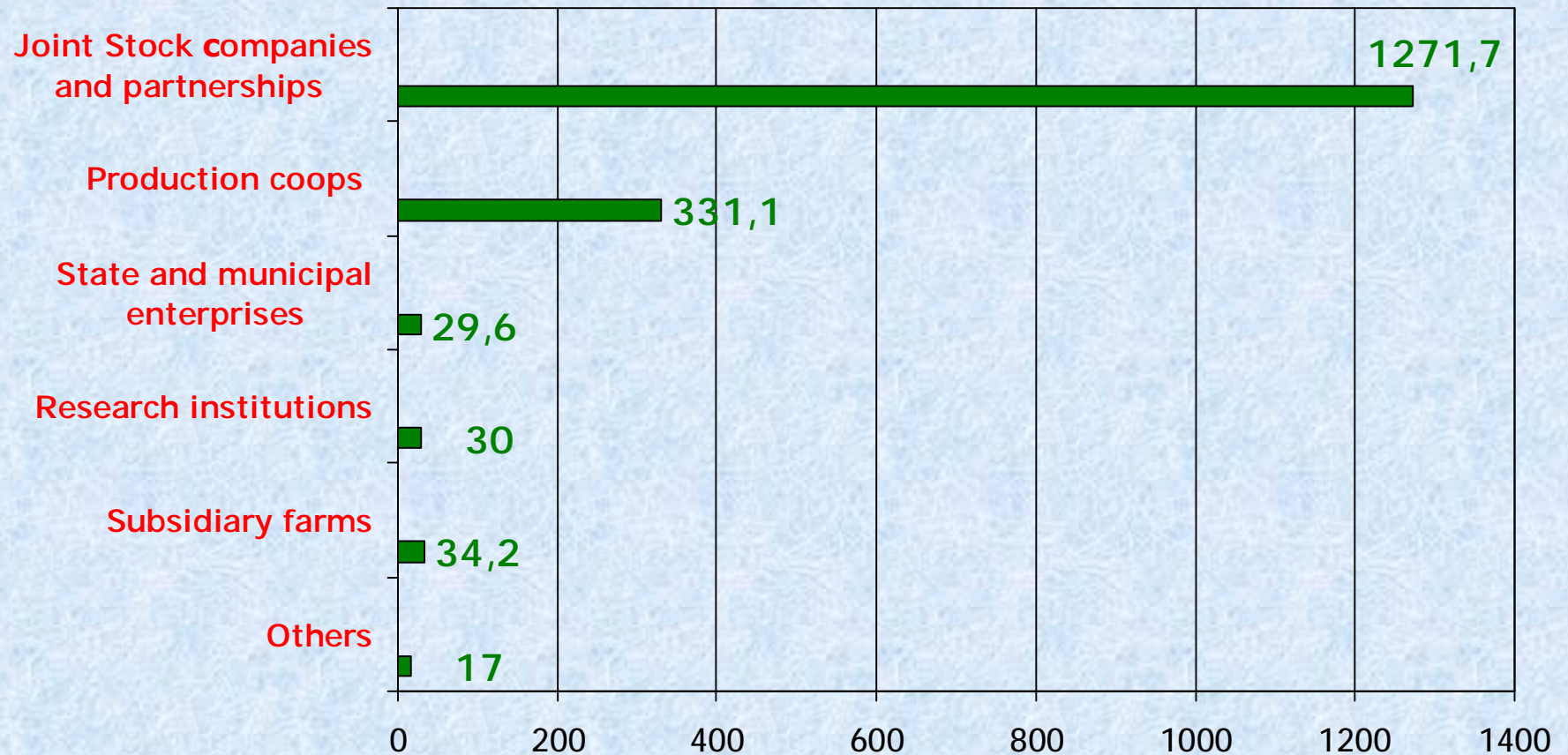
Agricultural Land Tenure, Orel Oblast, 2004, 1000 hectares



State and municipal ownership

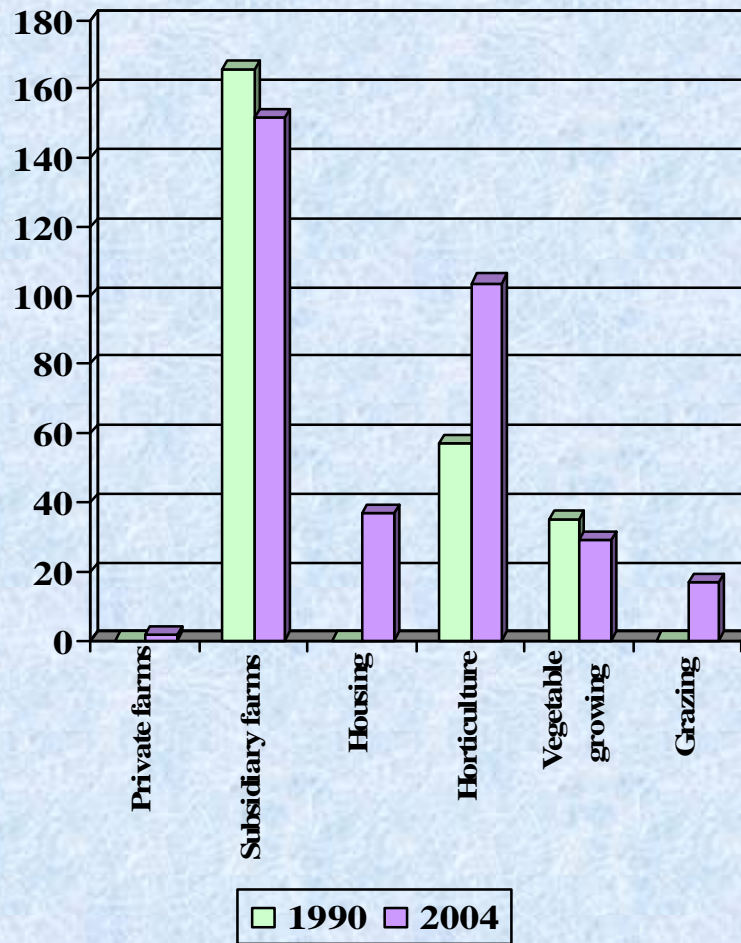


Agricultural Producers Land Area, Orel Oblast, 2004, 1000 hectares

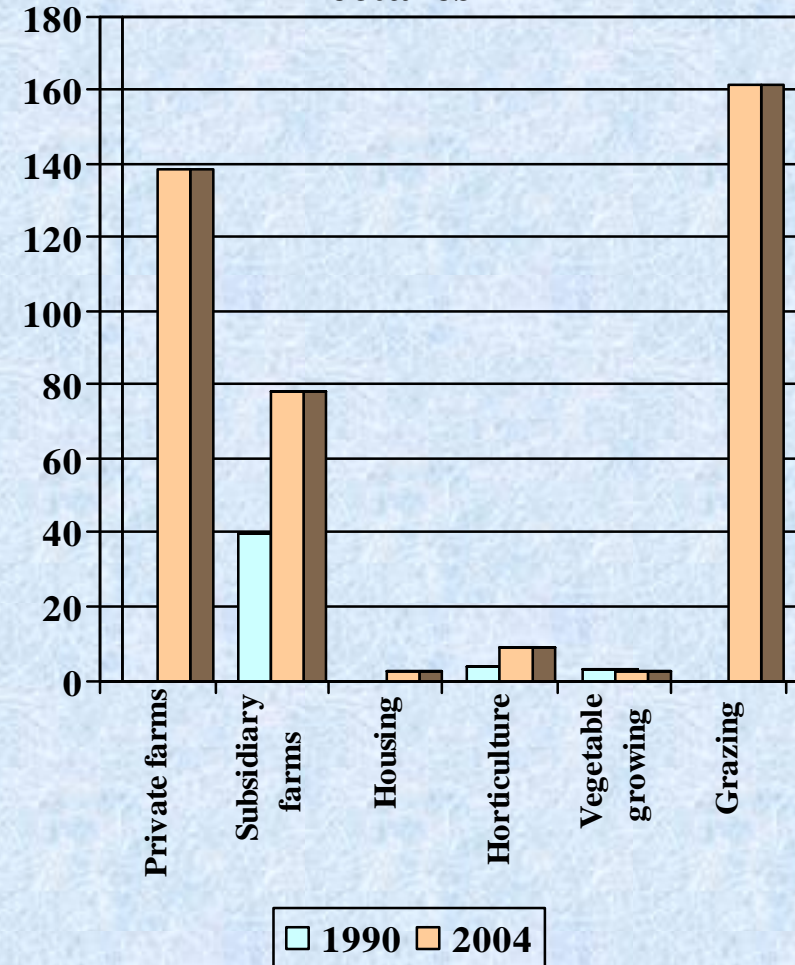


Private Agricultural Land Ownership, Orel Oblast, 1990-2004

Number, 1000

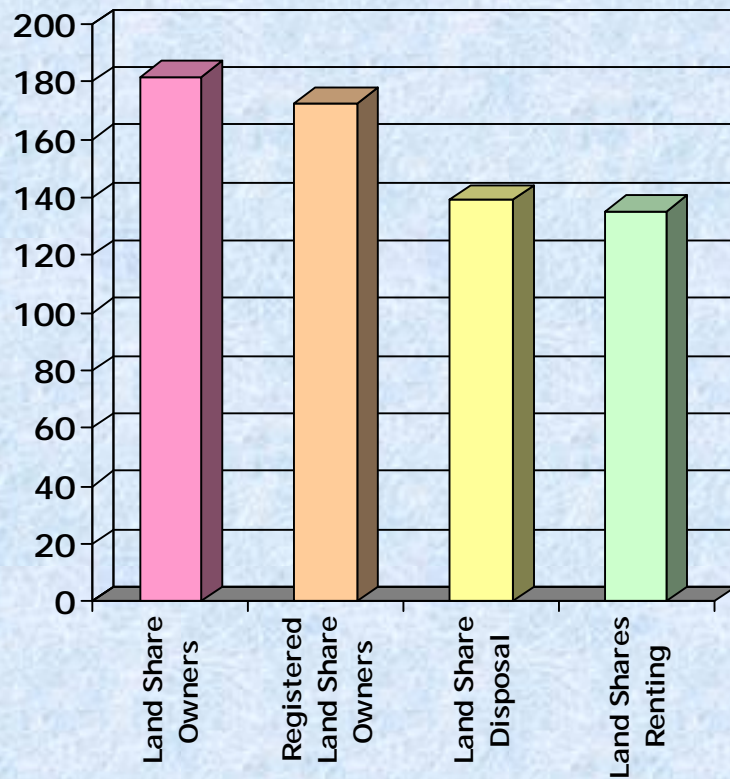


Area, 1000
hectares

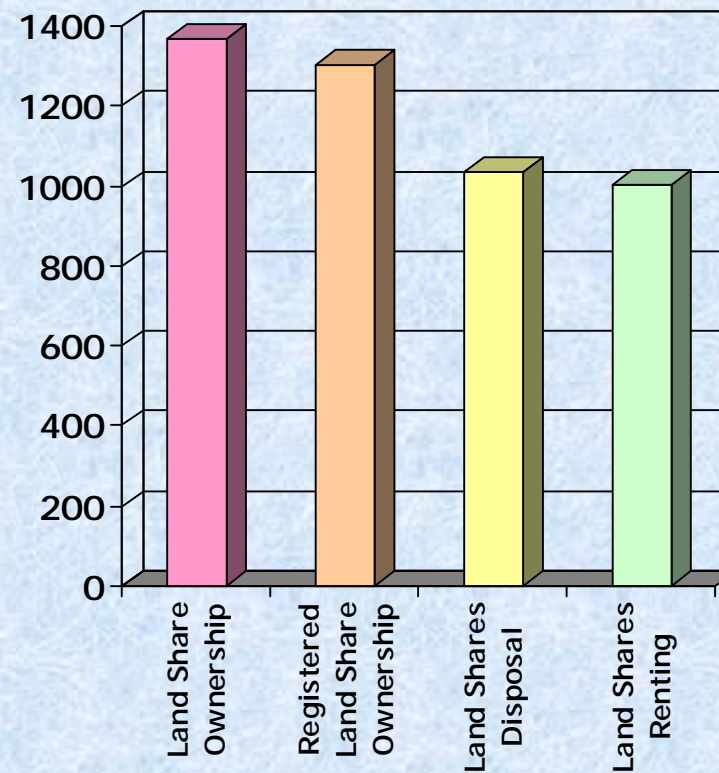


Agricultural Land Shares, Orel Oblast, 2004

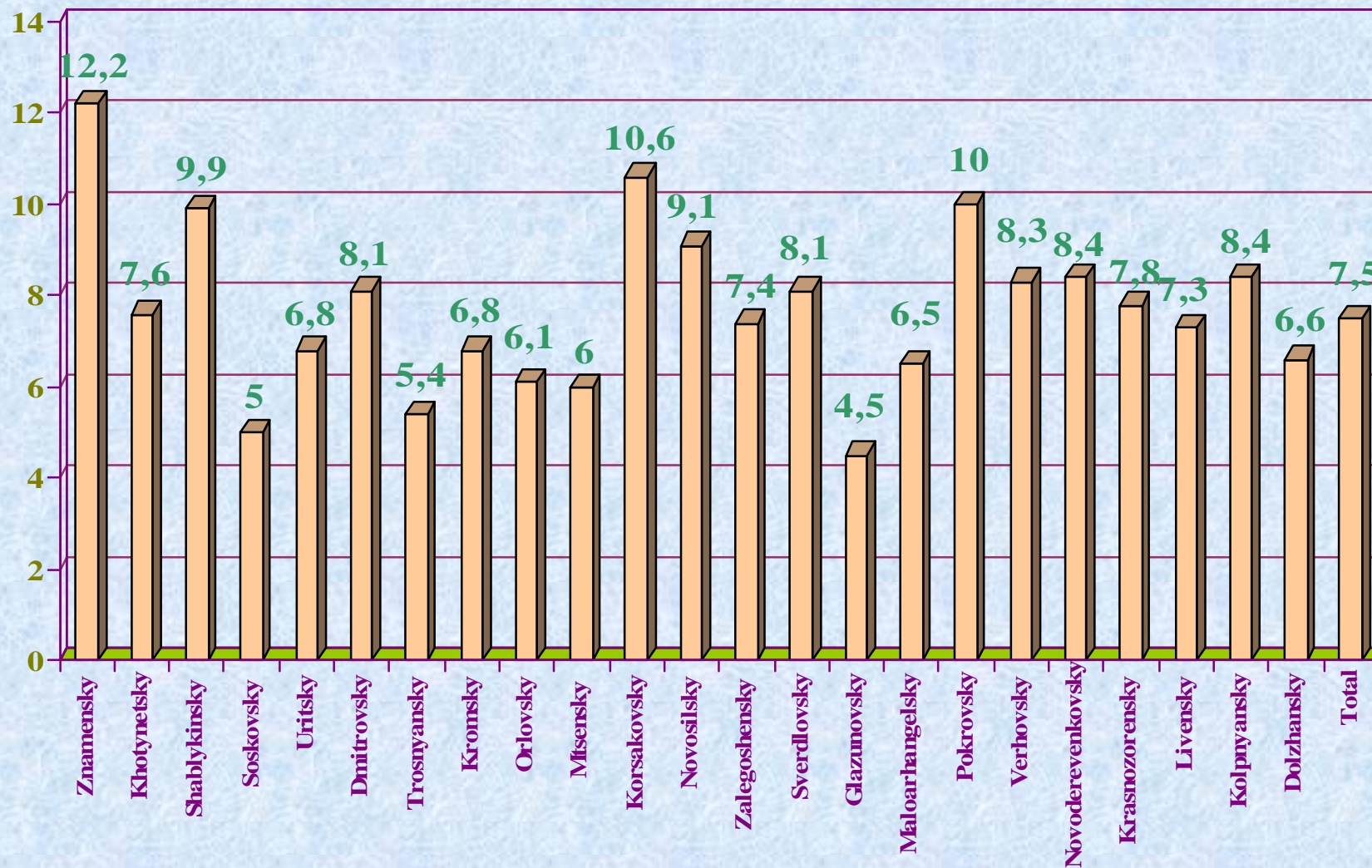
Number, 1000



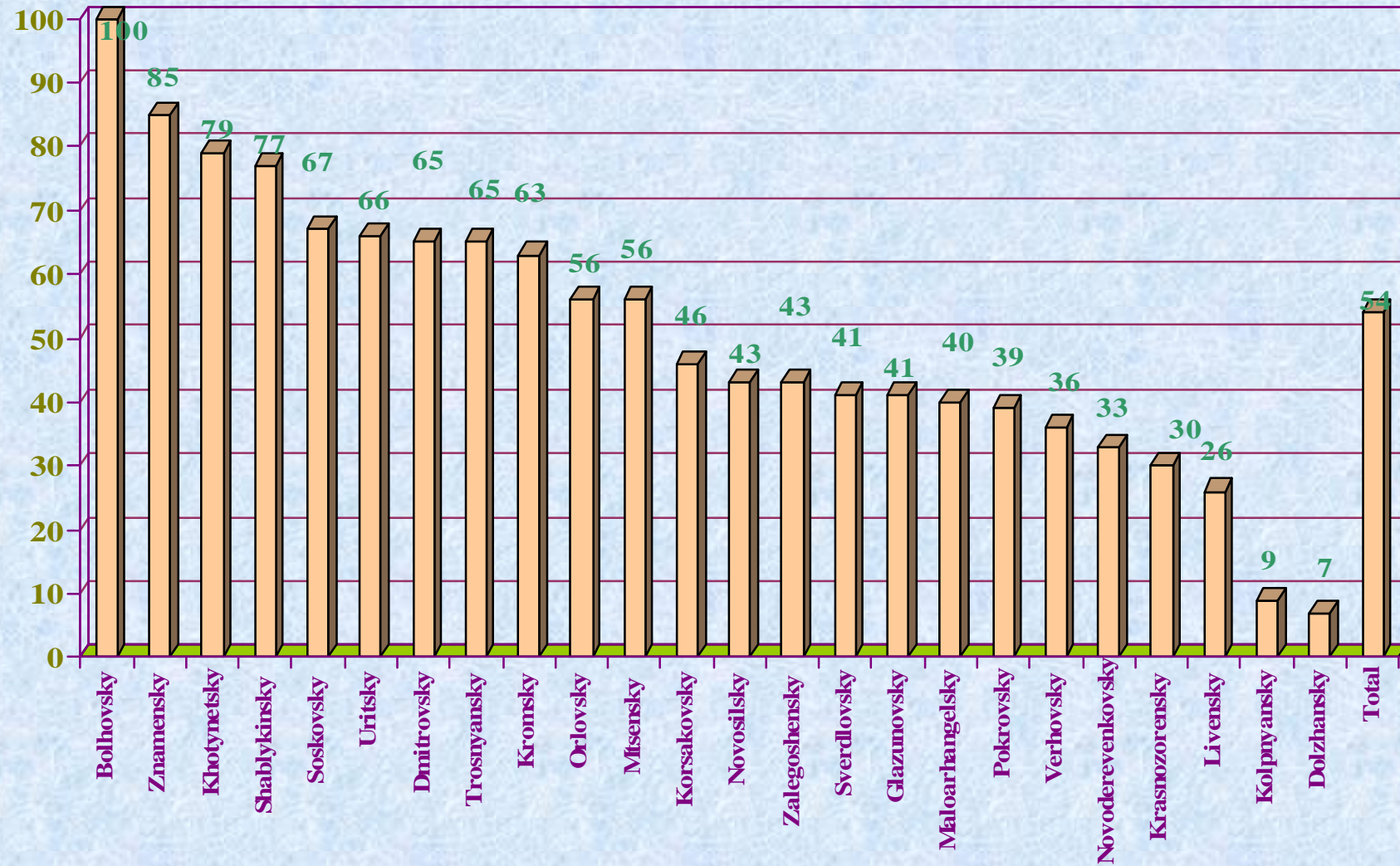
Area, 1000 hectares



Average Agricultural Land Share Size, Orel Oblast, 2004, hectares



Agricultural Land Shares Registered, Orel Oblast, 2004, %



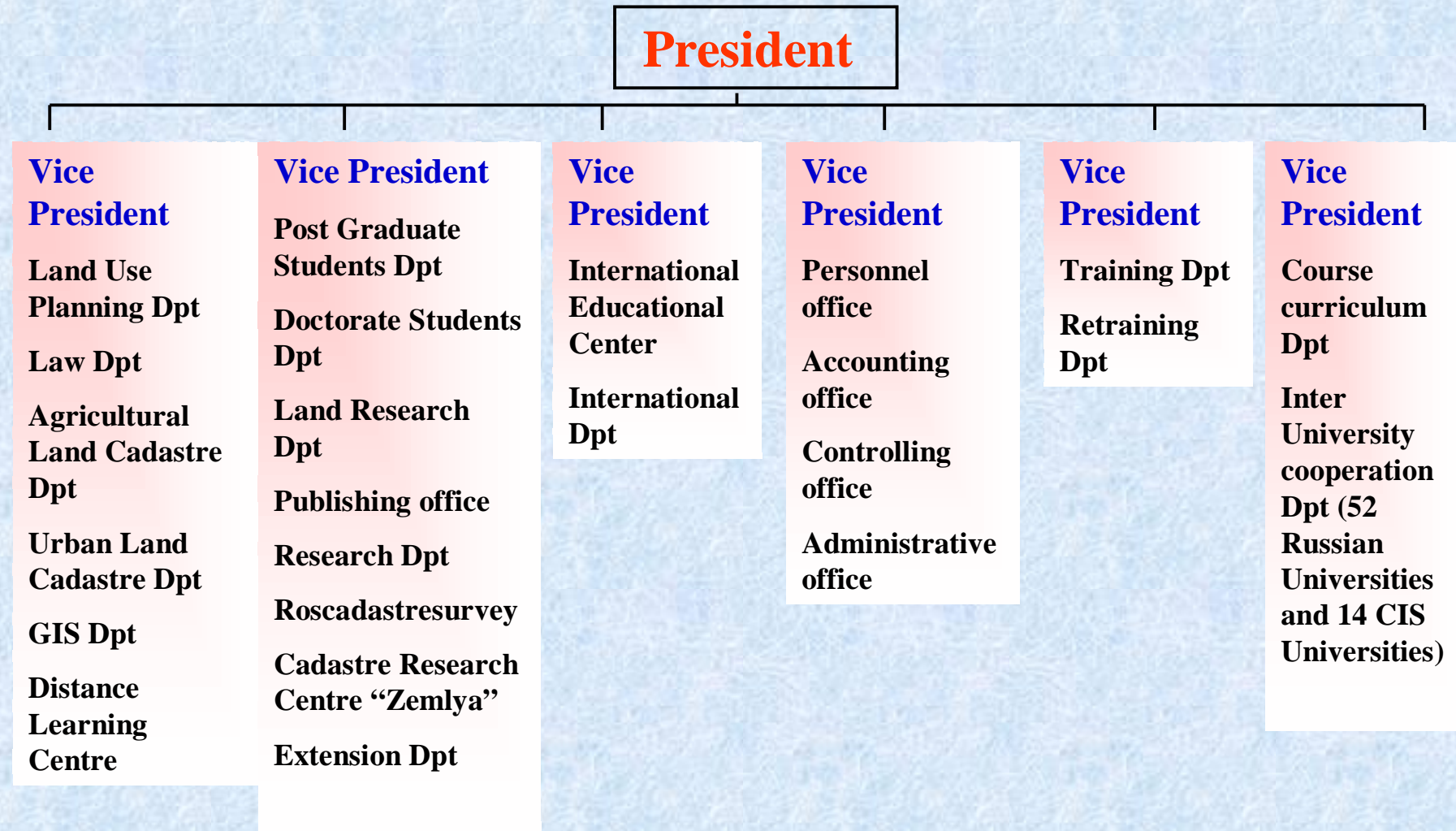
Agricultural Holding Corporation's Land, Orel Oblast, 2004

Item	Number of operating districts	Total Land, 1000 Hectares	including		Percentage, %	
			Agri Land	Cropland	Holdings Land	Oblast land
Orlovskaya Niva	17	323.7	285.3	224.5	32.5	18.0
Agrokombinat	11	234.5	213.9	183.5	23.5	13.0
Orelinvest	1	43.4	40.7	35.6	4.4	2.4
Pshenitsa	7	124.6	113.7	96.8	12.5	6.9
Agroindustria	2	8.5	7.9	7.0	0.8	0.5
Orlovskie chernozemy	3	61.6	56.2	45.6	6.2	3.4
Sroytrans	1	17.6	13.6	9.5	1.8	1.0
OrelNobelAgro	2	90.1	86.4	68.1	9.0	2.0
Russkoe pole	3	35.0	32.6	28.7	3.6	2.0
Orlovsky Lider	1	10.7	9.2	7.4	1.1	0.5
Agribusiness firms	7	47.8	41.9	33.8	4.6	2.7
Total agriholdings	-	997.5	901.4	740.5	100.0	55.4
Total Orel Oblast	24	1,800.4	1,623.1	1,327.04	-	100.0

Land Market Transactions, Orel Region, 2004

Item	Number of transactions				Area, hectares			
	Total	Including			Total	Including		
		Urban Land	Industrial Land	Agri Land		Urban Land	Industrial Land	Agri Land
Selling of state and municipal owned lands	617	581	22	13	291,91	211.53	36.18	39.2
Selling of lands by citizens and legal entities	1,688	1,616	-	12	439,32	377.51	-	58
Leasing of state and municipal owned lands	10,406	8,747	169	688	113,228.82	2463.37	758.8	109,756.03
Other transactions, total	1,051	1,024	2	-	241.28	235.01	4.5	-
Land Granting	227	221	-	-	46.72	46.36	-	-
Land Heritage	821	802	-	-	189.66	188.65	-	-
Land Mortgage	3	1	2	-	4.9	0.4	4.5	-
Total	13,762	11,968	193	713	114,201.33	3,287.42	799.48	109,853.23

State University of Land Use Planning



Conclusion

The following measures must be implemented to strengthen the organizational as well as institutional sustainability of Land Administration in Russian Federation.

- **Land and Real Estate Market Legislation must be revised and improved both on the federal as well as the regional level.**
- **The institutional framework for implementation Land and Real Estate Market must be improved both on the federal as well as the regional level too.**
- **Land and Real Estate Cadastre Management should be improved in accordance with market economy standards.**
- **Mortgage Bank System should be introduced to encourage people to use their land and other real estate as collateral to get access to credit system**
- **The training and retraining programs related to Land and Real Estate Market issues must be introduced.**
- **The public relation campaign to strengthen people's ability to understand the role and importance of Land and Real Estate Market Development must be initiated.**
- **Orel Regional Land Policy or Orel Model is one of successful ways of development of Land Market in Russian Federation.**
- **Orel Oblast Land Reform experience should be scrutinized and replicated in other Russian regions.**
- **Orel Land Investment Company experience should be introduced to other Russian regions to encourage farmers to buy and sell their land as well as use it as collateral.**
- **It is very important to develop cooperation between Russia and the UN as well the EU on mentioned above issues.**