

Management of state land in Azerbaijan

After gaining independence the one of the great problem of our republic was to modify building economy again, and economy course of our republic.

It was prepared “The Land Reform Program” under initiative and leadership of our Great Leader Haydar Aliyev after national discussion and it was built legal base providing to implement the land reform on this program.

On July 16, 1996 dated law of the Azerbaijan Republic “State Land Cadastre, Monitoring of the land and about surveying”, on December 22, 1998 dated law of the Azerbaijan Republic ‘About Land Lease”, on March 12, 1999 dated law of the Azerbaijan Republic, on June 25, 1999 dated law of that ratified “Land Code of Azerbaijan Republic,” About Land Market ,including on May 7, 1999 dated law Azerbaijan Republic accepted decree, law and other legal normative acts brought about a fundamental change to implement land reform and these laws directed to protecting right on the lands , paying for land ,buying and selling of land and property.

H.Aliyev abolished 2042 economy that is kolkhozes and state-farms in the first stage the finishing of the land reforms, and it was distributed to people rich soils fit for sowing

It was presented legal document ratified property right and making official by state acts in the nature every subject.

It has been implemented Land Reform in our republic. It was been modified three properties shaping in the result land reforms

Especially it is necessary to note that proprietorship rights for land has not been given to physical and juridical persons not a Azerbaijan citizen but it was given only using of usage legal of land

Generally, the aim of Land Reform is to create new property attitude on the basis of principles of economical freedom and social-justice, to improve market economy and ownership initiative to achieve food-stuff guarantee, and in the result being realized of this event it was consisting of rising the living standards of the Azerbaijan people.

It was created perfect base since 1996 to achieve the purpose of Land Reform, and more than 150 decree,order,law and other normative legal documents that having legal strength accepted and signed

The new type of land attitudes based the variety of the property forms on the land showed the constitution of Azerbaijan Republic and other legislation acts

The public relation norms as landowners and leaser institutes,hypothec,buying –selling and other contract a bargain on the land, the registration the rights on the land,and giving proper documents were legalized.

It became clear that there are not modern methods caring out state land cadastre as management means of land stocks.

The law situation of the land, quantity, quality and real information about cadastre evaluation and embracing other document on its implemented the state land cadastre is unit

system. On December 22, 1998 dated law Azerbaijan Republic “The State Land, monitoring of lands and about surveying of the state supervision” decree were ratified

4523960 ha is fit for agriculture, 161549 ha is under perennial plants, 1659672 ha is under plants land.

40 percent of land in the mountain areas suffered erosion. 47 percent of irrigating sowing areas becomes salted in the different degree

It is necessary implementing the land-reclamation measures in the 657 000 ha areas of this reason

The main directions in the implementing lands in our country are following:

- Land Reform
- Agriculture and its improvement
- The social –economy improvement of the regions
- Improving and preparing again the legislation and normative acts for carrying out State Land Cadastre and management the lands,implementing the pilot project for land consolidation
- Creating the Automated Unique Land cadastre system
- Controlling the usage of land
- Etc.

The main difficulties of areas are following

“Creating the Automated Unique Land cadastre System” in the Azerbaijan Republic

Improving and preparing again the legislation and normative acts for carrying out State Land cadastre and management the lands

Improving the methods of land valuing and the system of the job of an administration of tax ,creating real and full information source using the purpose of taxing

Intensification the state controlling to usage land,designing the program for efficient usage of lands

Modifying and cartographed the erosion,got saltly and other lands,preparing the suggestions connected with efficient usage of it

Modifying the land of needy land-reclamation events, and preparings large-scale maps

Implementing the project of the stained and became degradation lands

In the bringing cones of the Mountain Rivers, involving to production circulation the agriculture production

Preparing the numbers land –cadastre maps on administrative regions

Get stimulated involving unsung land fitting sowing

Prevented from building the apartments in the fit lands of sowing using of these lands only according to assignment preparing the suggestions of abolishing legislation in this areas

Inventarization land resources, specifying the quantity and quality indicators

Enlarging the problems on the increasing of the fertility lands and irrigating land areas

Get stimulated the consolidation on the basis voluntariness formed on share lands of farmer agriculture and small family

“Creating the automated system of the implementing the state land cadastre “ prepared by the State Land and Cartography Committee. The State Program Project has been presented to government and the perfection of normative –legal base was reflected in this program

The orthophoto of 65000 kv.km areas were prepared in the frame “The Project Registration Real Estate “implementing with Azerbaijan Republic and World Bank in the country and geodesy support stations were set up,37 base stations were set up in the different regions of Azerbaijan Republic.Net supports GPS,GLONASS,GALILEO systems. At the present it is being gone on the usage regulations of net

The maps of the municipality lands were prepared in the Azerbaijan Republic inside of municipality boundaries and it has given each municipality. The operation of land purchase is one of actual problems. Activity increased after land reform in the country in this areas and it support to liquidate the food-stuff safety in the agriculture. Purchase of land is implemented especially in the special property lands.

Municipality lands are sold to the people with the auction and contest ways. (On December 10, dated 2008, 34 decree by the president Azerbaijan Republic)

The chance of the State Land and Cartography Committee is a great to fulfill these problems. That is specialist potential fulfilling these problems in all regions of Azerbaijan Republic. The plan and measure of the land in the nature, to mark normative-economy-valuing of the lands and give a chance to collect tax in time.

The process of the modern fiber-optician net of the SLCC for the purpose providing the demonstrating high quality electron service.

