

STATE COMMITTEE OF LAND AND CARTHOGRAPHY OF AZERBAIJAN REPUBLIC



LAND MANAGEMENT IN THE AZERBAIJAN REPUBLIC

BUDAPEST - 2012

AZERBAIJAN REPUBLIC



TERRITORY: 86 600 sq.km
NUMBER OF INHABITANTS: 9.1 mln.people
CAPITAL: BAKU city

Nationalities living in our country:

azerbaijani-91%, russian-3%, talish-2%, lezgins-2%, avars-1%
other nationalities-1%

Neighboring states: Turkey (15 km), Russia (390 km), Georgia (480 km), Iran (765 km), Armenia (1007 km)

Caspian Sea: Territory-400 000 sq.km

The biggest rivers: Kur-1515 km, Araz-1072 km, Alazan-413 km

The biggest lakes: Sarisu-67 kv.km, Aghgol-56.2 kv.km, Aghzibirchala-37 kv.km, Mexman-35 kv.km, Boyukshor-9.2 kv.km, Hajigabul-8.4 kv.km

The highest mountain peak: Bazarduzu-4466 m

The biggest islands: Pirallahı-14.4 sq.km, Chilov-11.5 sq.km, Xere-Zire-3.5 sq.km, Boyuk Zire-1.4 sq.km

9 climate zones of 12 climate zones in the world exist in Azerbaijan Republic

The most successful project: Bakı-Tbilisi-Jeyhan oil pipeline named after Haydar Aliyev

State Program of Azerbaijan Republic

“State Program of socio-economic development of Azerbaijan Republic regions. (2004-2008)”

“State Program of socio-economic development of the regions of the Azerbaijan Republic in 2009-2013 years.”

“State Program of poverty reduction and economic development in the Republic of Azerbaijan (2008-2015)”

State program on decrease of poverty and Sustainable development in 2008-2015 years.”

“National strategy and activity plan on protection and sustainable use of biological differences in Azerbaijan Republic”

“State Program on efficient use of winter and summer pasture and preventing deserters in Azerbaijan Republic”

STATE COMMITTEE OF LAND AND CARTHOGRAPHY

State Committee of Land and Cartography created in 17 July in 1992 according to Azerbaijan Republic's president 54 numbered decree. In 1996 State Committee of Land and Cartography started to fulfill the implementation of Land Reforms which foundation was laid in 1992 in Shurut and Gal villages of Julfa region of Autonomous republic Naxchivan by national leader Haydar Aliyev and gradually spread all over Azerbaijan. In 2001 in the framework of structural reforms, State Land Committee, State Geodesy and Cartography Committee liquidated and State Committee of Land and Cartography created on their base according to Azerbaijan Republic president's 460 numbered decree signed in 18 April 2001.

The Committee is the organ of central executive authority for State Land Cadastre,, monitoring of land, geodesy, topography, cartography, geodeziya, gravimeter, land reform, organization of rational use of land reserves, rise and restoration of land fertility, regulation of land-citizen relationship, definition of administrative unites, implementation of state supervision on geodesy and cartography activities.

Apart from this the Committee prepares technical documents for organization of state registration of property rights on land according to legislative rules, creates state important geographic information systems, provides the projection and edition of theme maps among general geography, land, geo botanical, political-administrative, scientific informational and other fields.

It also implements delimitation and demarcation works of Azerbaijan Republics State borders, including part of Caspian sea belonging to Azerbaijan Republic.

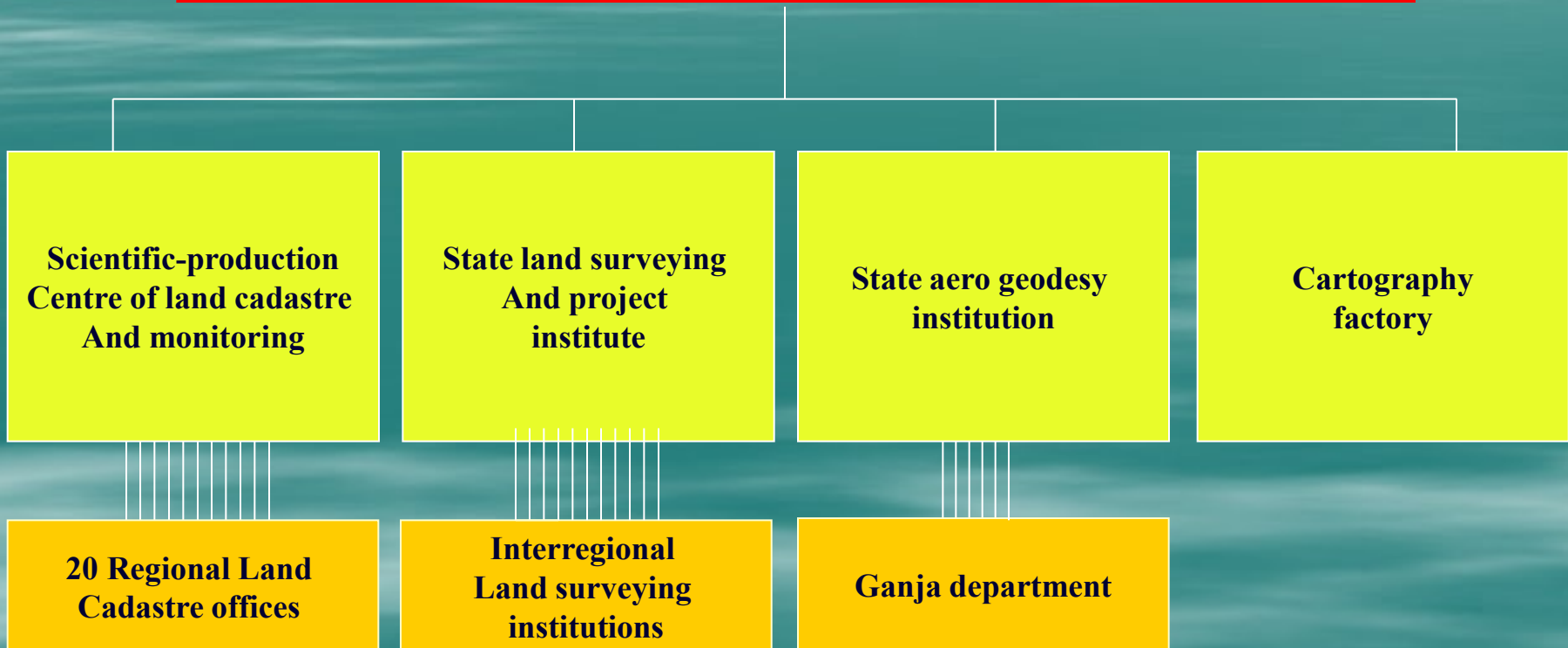
One of the main activities of the State Committee of Land and Cartography till now was Land Reforms. In this period land parts were given to 3 million 500 thousand people who had rights to get land. Lands which was given citizens as private property introduced and provided with state acts confirming property right to them.

Experts coming to State Committee of Land and Cartography from USA, Canada, Turkey, Japan, France, Sweden, Finland, German and Holland highly appreciates the secure level of Committee with modern equipments and informational technologies. The land reforms of our republic always caused great attention by other UFS republics, and they always wanted to know legal base which surrounds the process of land reforms. Today State Committee of Land and Cartography closely cooperates with Ukraine, Russia, Belorussia, Qazaxistan, Dagestan, Tajikistan and other foreign countries.



STRUCTURE OF THE STATE COMMITTEE OF LAND AND CARTHOGRAPHY

STATE COMMITTEE OF LAND AND CARTHOGRAPHY



Land Legislation in Azerbaijan Republic

Azerbaijan Republics law
“About Land Reform”

Azerbaijan Republics law
“About Land Lease”

Azerbaijan Republics law
“About Land Market”

Azerbaijan Republics law
“About State Land Cadastre
Land Monitoring and Land
Survey”

Azerbaijan Republics law
“About Land Futility”

**Land Code of
Azerbaijan
Republic**

Other Legislative
acts

Azerbaijan Republics law
“About Management of
Municipal Lands”

Information about Land Reform in Azerbaijan Republic

After our republic acquired the sovereignty one of the biggest problem was recreation of the economy, determination of the economy course as getting independence. During 10 years from 1993 to 2003 with National leader Haydar Aliyev's challenges after public discussions was prepared the land reform program and according to this program was created juridical base which provide for implementation of land reforms. Including "About Land Reforms" of Azerbaijan Republic Decree signed 1996, 16 June, "About State Land Cadastre, monitoring of land and surveying" Decree of Azerbaijan Republic signed 1998, 22 December, "About Land lease" Decree of Azerbaijan Republic signed 1999, 12 March, confirmed on 25 June, 1999 Decree of Azerbaijan Republic "About Land Code of Azerbaijan Republic" "About Land Market" Decree of Azerbaijan Republic signed 1999, 7 May accepted decree, law and other normative acts found to implement the land reforms principally. However, during the national leader Haydar Aliyev's leadership period in Naxchivan Autonomous Republic which foundation was laid the in Shurut and Gal villages of Julfa region started gradually spread all over Azerbaijan. Speedily Implementation process of reforms started after Azerbaijan Republics president 534 numbered decree signed in 10 January 1997 about "Confirmation some normative-legal acts which supplies Agrar reforms implementation. At the result of immortal leader's perspicacious policy according to the duties of Azerbaijan Republics legislation the process of dividing unique land fund into 3 properties (state, municipal, special) carried by structural units providing on the basis of high scaled state land cadastre and surveying measurement and documentation works in giving property rights to land owners for use started.



About Land Reforms in Azerbaijan Republic

Property form	%	M In. Hectar
State lands	56,90	4,91
Municiple lands	23,50	2,03
Privatized lands	19,60	1,70
Total	100,00	8,64



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



Information about Land management in Azerbaijan Republic

1. This process began in 1996.
2. Lands were divided into 3 properties – special property, state property and municipal property.
3. Land reforms finished with the liquidation of kolxoz and state farms in 1998.
4. The arable lands of Kolxoz and State farms were shared among 4 million people.
5. Land market strengthened after land reforms.

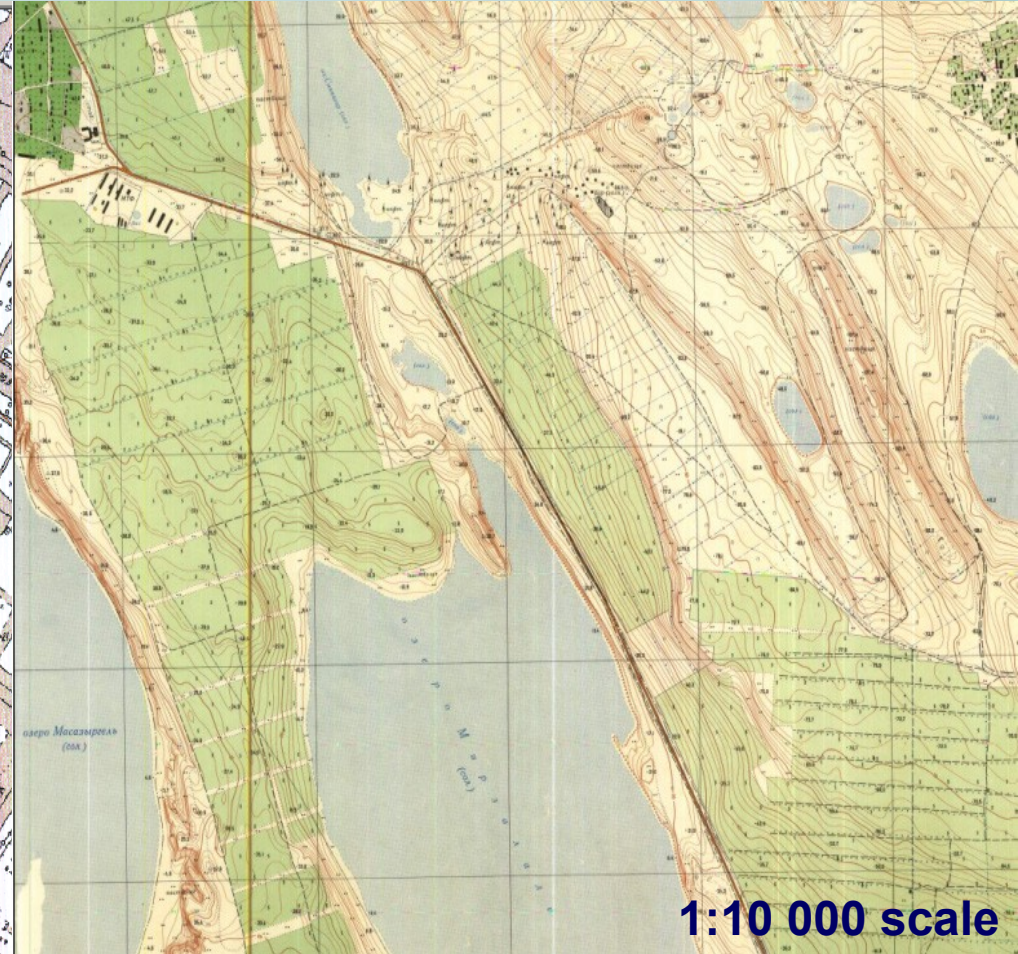
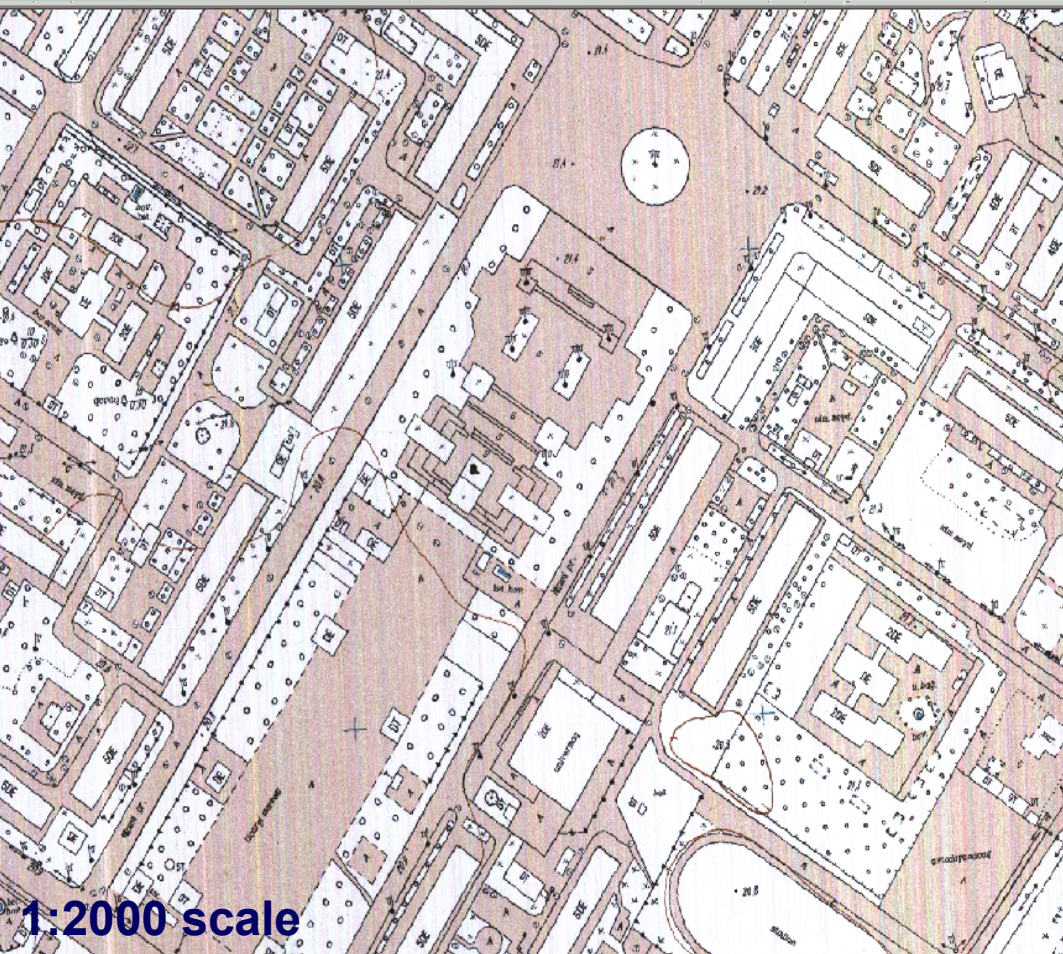


Basic difficulties and problems of land managements in Azerbaijan

- 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 coming 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 unsung sowing;
- Buy front of carry take away 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 co-operations of consolidations in the small family which has formed on the basis of part land and on the basis of voluntariness of farmer economy farms.



Scanned Topographic plans and maps (rastre type data)

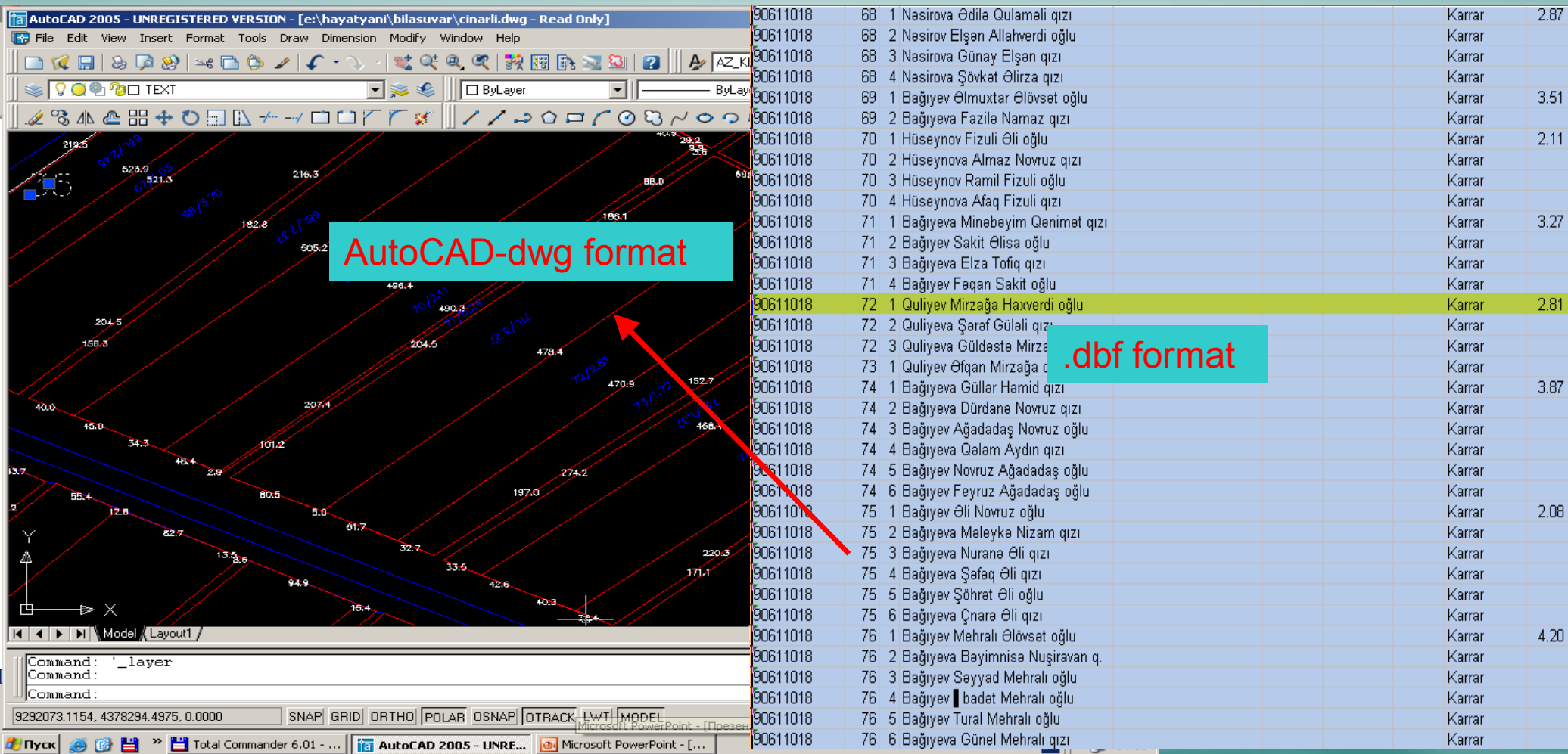


Scanned with 300 dpi resolution they were georeferenced to WGS-84 (zones 38-39) coordinate systems in UTM projection. They reflect important information on the following: features of the area, settlements, relief structure of the area, as well as constructions and installations, roads, underground and 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



Land-cadastre

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



The image displays a screenshot of the AutoCAD 2005 software interface. The main window shows a technical drawing of land parcels with various dimensions and labels. A red arrow points from a table on the right to a specific parcel in the drawing. The table lists land parcels with their identification numbers, owner names, and other details. A red box highlights the text 'AutoCAD-dwg format' and another red box highlights the text '.dbf format'.

Parcel ID	Owner Name	Area
90611018	68 1 Nasirova Ədila Qulameli qızı	2.87
90611018	68 2 Nasirov Elşan Allahverdi oğlu	
90611018	68 3 Nasirova Günay Elşan qızı	
90611018	68 4 Nasirova Şövkət Əlirza qızı	
90611018	69 1 Bağıyev Əlmuxtar Əlövsət oğlu	3.51
90611018	69 2 Bağıyeva Fazilə Namaz qızı	
90611018	70 1 Hüseynov Fizuli Əli oğlu	2.11
90611018	70 2 Hüseynova Almaz Novruz qızı	
90611018	70 3 Hüseynov Ramil Fizuli oğlu	
90611018	70 4 Hüseynova Afaq Fizuli qızı	
90611018	71 1 Bağıyeva Minəbəyim Qənimət qızı	3.27
90611018	71 2 Bağıyev Sakit Əlisa oğlu	
90611018	71 3 Bağıyeva Elza Tofiq qızı	
90611018	71 4 Bağıyev Faqan Sakit oğlu	
90611018	72 1 Quliyev Mirzağa Haxverdi oğlu	2.81
90611018	72 2 Quliyeva Şəraf Güləli qızı	
90611018	72 3 Quliyeva Güldəstə Mirza	
90611018	73 1 Quliyev Əfqan Mirzağa o	
90611018	74 1 Bağıyeva Güllər Hamid qızı	3.87
90611018	74 2 Bağıyeva Dürdana Novruz qızı	
90611018	74 3 Bağıyev Ağadadaş Novruz oğlu	
90611018	74 4 Bağıyeva Qəlam Aydın qızı	
90611018	74 5 Bağıyev Novruz Ağadadaş oğlu	
90611018	74 6 Bağıyev Feyruz Ağadadaş oğlu	
90611018	75 1 Bağıyev Əli Novruz oğlu	2.08
90611018	75 2 Bağıyeva Məleykə Nizam qızı	
90611018	75 3 Bağıyeva Nurana Əli qızı	
90611018	75 4 Bağıyeva Şəfaq Əli qızı	
90611018	75 5 Bağıyev Şöhrət Əli oğlu	
90611018	75 6 Bağıyeva Çnara Əli qızı	
90611018	76 1 Bağıyev Mehralı Əlövsət oğlu	4.20
90611018	76 2 Bağıyeva Bəyimnisə Nuşiravan q.	
90611018	76 3 Bağıyev Səyyad Mehralı oğlu	
90611018	76 4 Bağıyev İbadət Mehralı oğlu	
90611018	76 5 Bağıyev Tural Mehralı oğlu	
90611018	76 6 Bağıyeva Günel Mehralı qızı	

• It was implemented land parcels of subjects on the basis of dbf by the Committee of Region Agrarian Reforms and it was prepared project on it. On the basis of this project land parcels were introduced to people in the nature (area).



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**



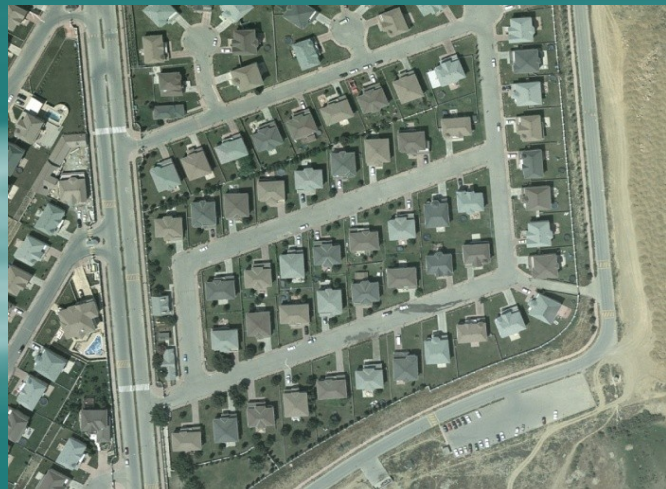
Results of Real Estate Registration Project:

The orthophotos covering 65000 sq.km of Azerbaijan Republic.

View of Baku from an orthophoto



Prepared ortophotomaps in "The project of Real estate Registration" framework



Works on other subcomponent of the «Preparation of Ortophotoplan for 65 thousand square km» project are finished and for the first time in the country for so short time are made high-quality ortophotomaps by 1:1000, 1:5000 and 1:10 000 scales. As a result of the given project the State Land and Cartography Committee creates base of the maps which development will promote and serve also to other spheres of economy, that in turn will play the important role at creation systems of electronic service of citizens so actually today.

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.

Attributes of Torpaq sahəsi

FID	Shape*	ID	REYESTR	Huquq_suby	unvan_öld	Təyinatı	Maqsadlı_i	Mülkiyyət	saha	Bonit	Normal	Kac
93	Polygon	309013000889		Qafarov Mirzə Ənvər oğlu	Sumqayıt, Sumqayıt şəhəri ə/dCeyranbatan qəsəbəsi3-	Hayətyarı	Yaşayış məntəqələrin	Xüsusi	0.12	0	600	0
94	Polygon	309013000792		Mirvatova Natavan Mürsəl qızı	Sumqayıt, Sumqayıt şəhəri ə/dCeyranbatan qəsəbəsi2-	Hayətyarı	Yaşayış məntəqələrin	Xüsusi	0.12	0	600	0
95	Polygon	309013000901		Usubov Mütəllib Məhiş oğlu	Sumqayıt, Sumqayıt şəhəri ə/dCeyranbatan qəsəbəsi7-	Hayətyarı	Yaşayış məntəqələrin	Xüsusi	0.08	0	400	0
96	Polygon	309013000909		Babayev Lətif Şükür oğlu	Sumqayıt, Sumqayıt şəhəri ə/dCeyranbatan qəsəbəsi1-	Hayətyarı	Yaşayış məntəqələrin	Xüsusi	0.08	0	400	0
97	Polygon	309013000912		Əliyev Tofiq Əli oğlu	Sumqayıt şəhəriNovxanı bağ massivı1514A nömrəli ba	Hayətyarı	Yaşayış məntəqələrin	Xüsusi	0.07	0	1260	0
98	Polygon	309013000890		Abbasov Kazım Abbas oğlu	Sumqayıt şəhəriXovlu İplik Fabriki rayoru	Sahibkarlıq	Ehtiyat fondu torpa	Xüsusi	0.6	0	7800	4
99	Polygon	309013000891		Abbasov Kazım Abbas oğlu	Sumqayıt şəhəriXovlu İplik Fabriki rayoru	Sahibkarlıq	Ehtiyat fondu torpa	Xüsusi	0.4	0	4800	4
100	Polygon	309013000778		Bəşirova Pakizə Əlövsət qızı	Sumqayıt, Sumqayıt şəhəri ə/dCeyranbatan qəsəbəsi5-	Hayətyarı	Yaşayış məntəqələrin	Xüsusi	0.08	0	400	6
101	Polygon	309013000919		Mərdiyev Oqtay Əvəz oğlu	Sumqayıt şəhəri21-ci mikrorayon245/1 nömrəli hayət	Hayətyarı	Yaşayış məntəqələrin	Xüsusi	0.03	0	0	0
102	Polygon	309013000591		Babayev Nəriman Bələca olu	Sumqayıt şəhəriSaray bağlar massivıB-3894 nömrəli	Hayətyarı	Yaşayış məntəqələrin	Xüsusi	0.12	0	2160	3



Expected outcome from Real Estate Registration Project:

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



Municipal boundaries
(Residential and executive power)

• Central lines of streets

• Cadastre places

land parcels

• Centers of constructions

• Addresses

• Communication facilities:

gas pipelines;

oil pipelines;

water pipelines;

electricity lines;

sewage lines;

streets and roads;

coordinating lines;

hydrography objects;

and ets.

Modern technologies used in the State Committee of Land and Cartography

GPS



Plotter



Scanner



Elektronic taxeometr



Server



Workstation

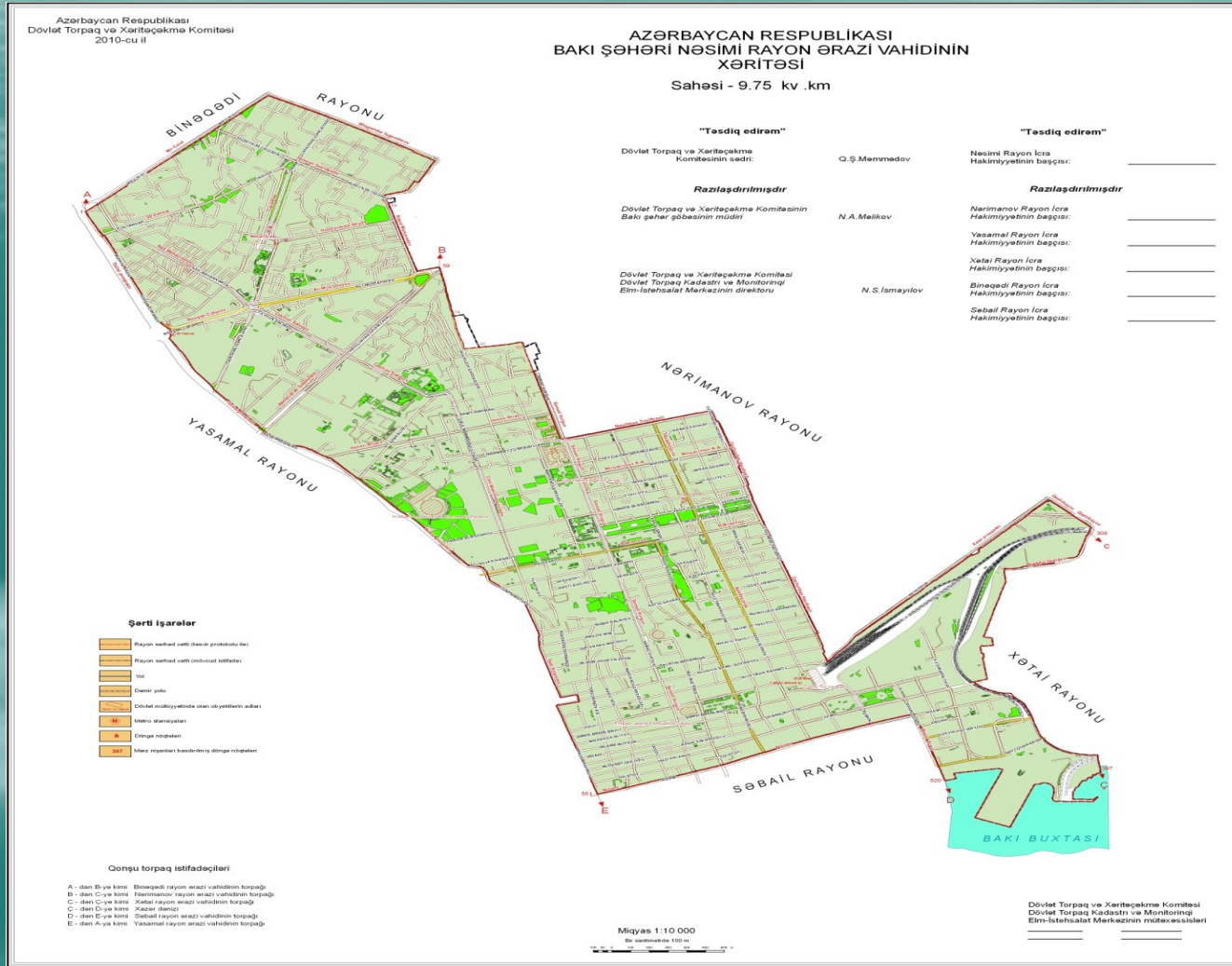


International projects

Baku-Tbilisi-Ceyhan Oil pipeline named after Haydar Aliyev	Azərbaycan-Switzerland cadastral project
Project of privatization of the farm	Azərbaycan -Korean project of “Improvement of cadastral system in Azerbaijan”
Project of the development of the agriculture	Tvinnig project
Project of registration of immobile property	Other projects



Maps of Administrative territories and territory unites

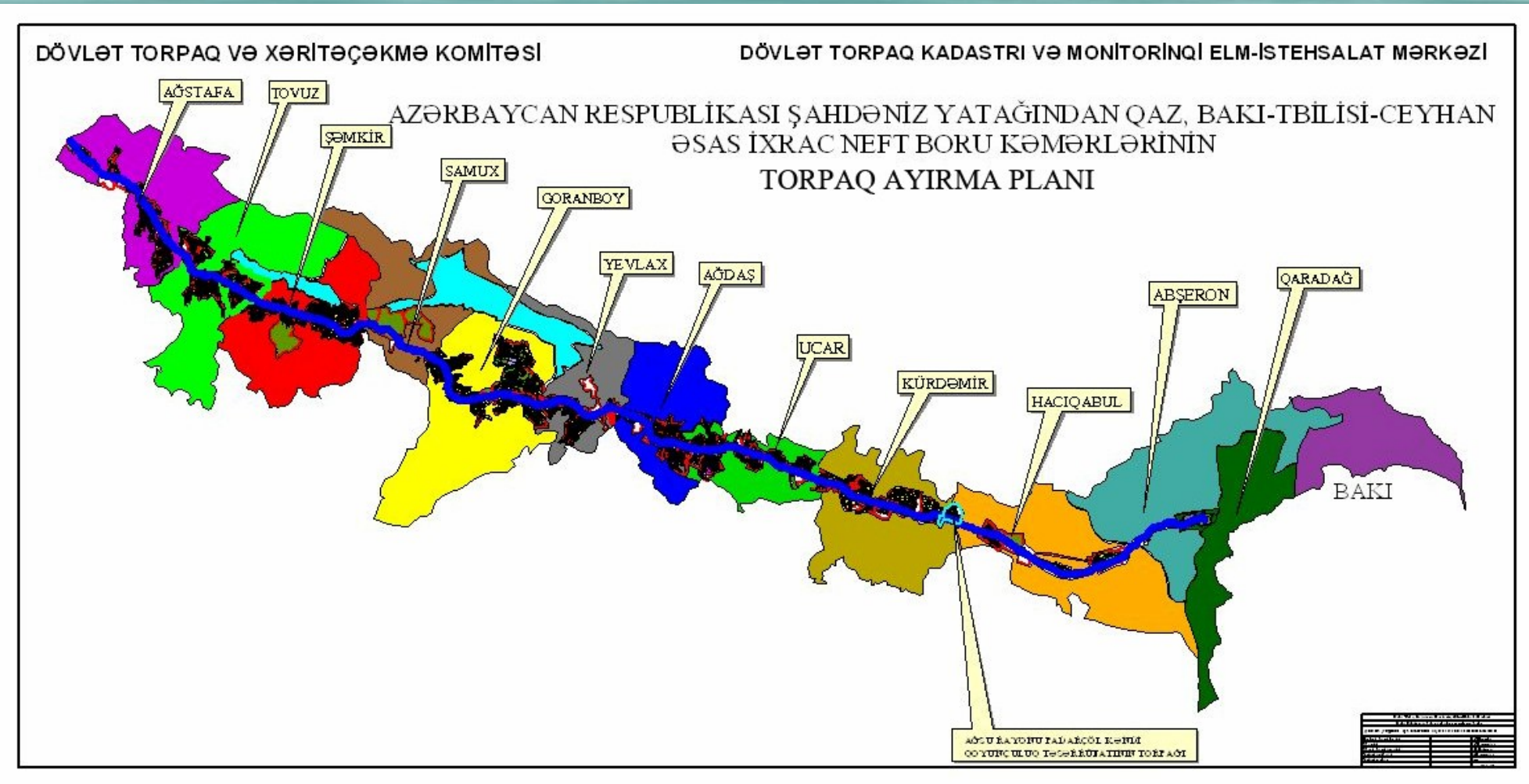


Maps of 5000 territory unites from 1959 administrative territories were prepared for carrying out state registration program and giving certificates to them. Final document presents to Milli Maclis.

Urban Cadastre



CADASTRAL MAP OF TERRITORIES WHERE BAKU-TBILISI-JEYHAN PIPELINE IS PASSING



Map of Territories Including to Planting Turnover

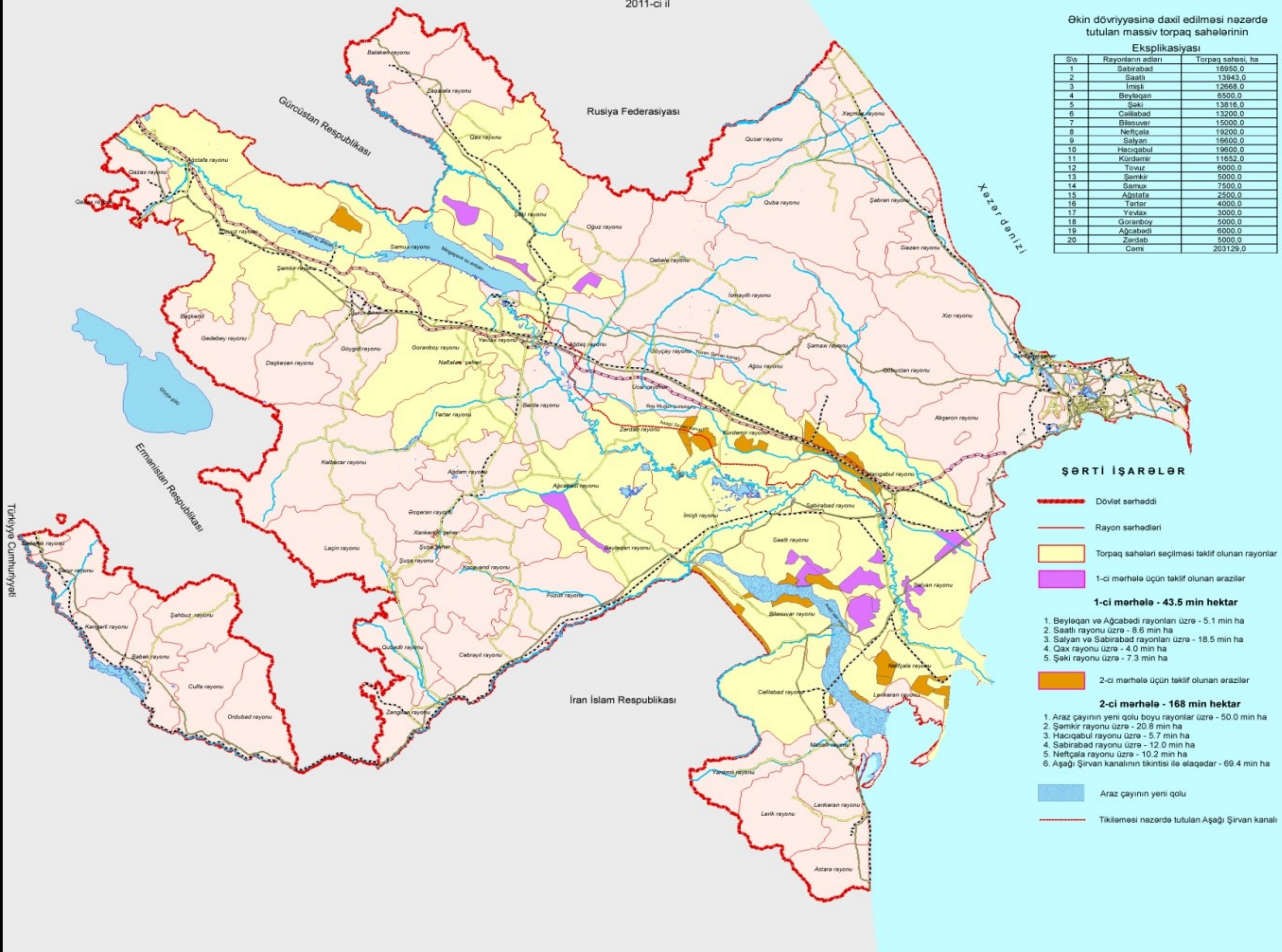
AZƏRBAYCAN RESPUBLİKASI
DÖVLƏT TORPAQ VƏ XƏRİTƏÇƏKMƏ KOMİTƏSİ

AZƏRBAYCAN RESPUBLİKASINDA ƏKİN DÖVRİYYƏSİNƏ DAXİL EDİLMƏSİ NƏZƏRDƏ TUTULAN ƏRAZİLƏRİN (MASSİVLƏRİN) SXEMATİK PLANI

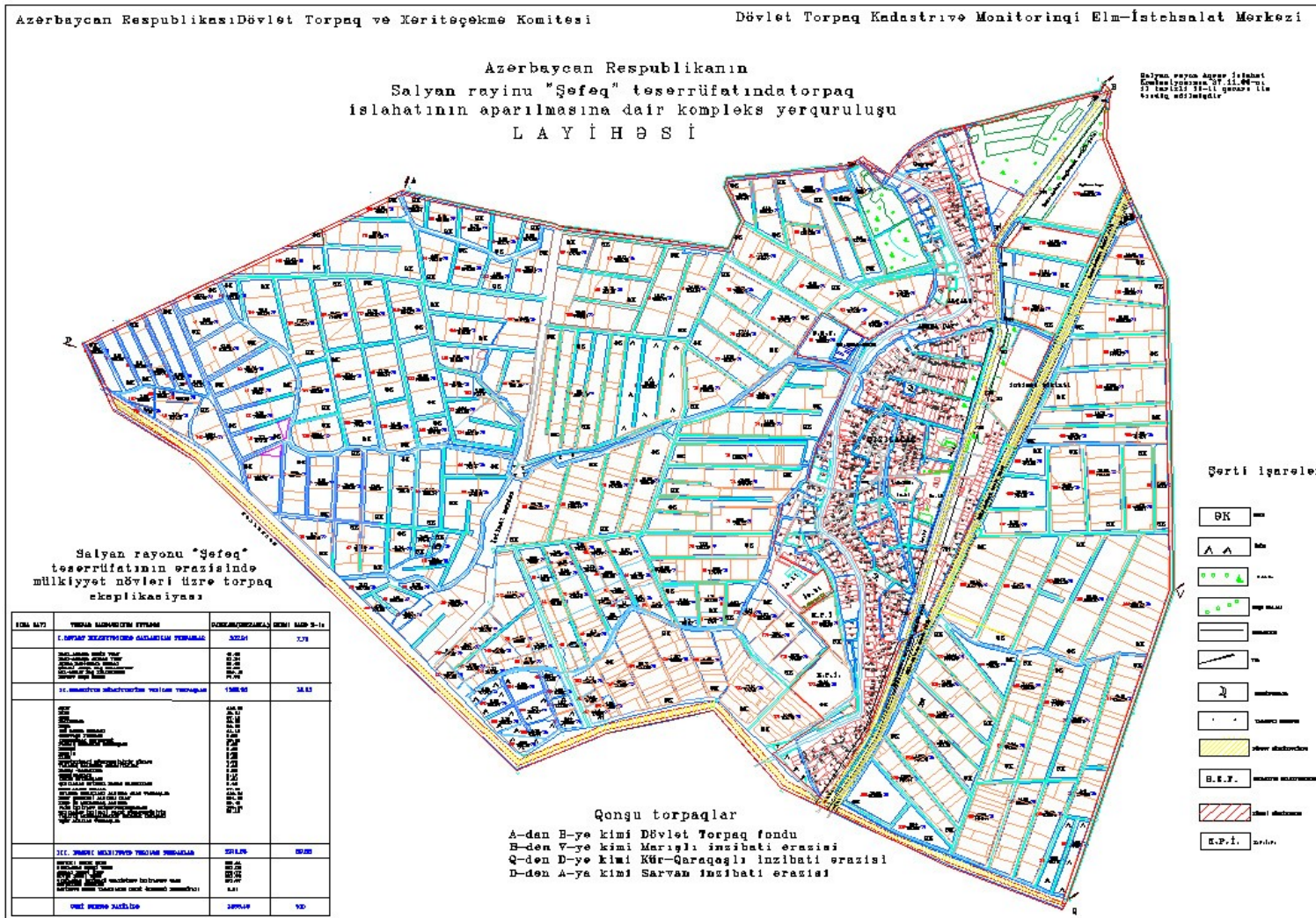
(AZƏRBAYCAN RESPUBLİKASININ NAZİRLƏR KABİNETİNİN
13 APREL 2011-Cİ İL TARİXLİ PROTOKOLU)

Miqyas 1:600 000
2011-ci il

DÖVLƏT TORPAQ KADASTRI VƏ MONİTORİNQI
ELM-İSTİHSALAT MƏRKƏZİ



In connection with maintenance of the population of the Azerbaijan Republic by food at the expense of local manufacture for timely execution of instructions of Mr. President I. Aliyev on creation of large grain husbandry, in 20 administrative districts of Republic survey on places (in nature) of administrative territories in which result on the lands of the State Land Spare Fund, and also on the lands of state and municipal organization - 203129,0 hectares of the lands are revealed, in the form of files which can be included in a crop rotation has been spent



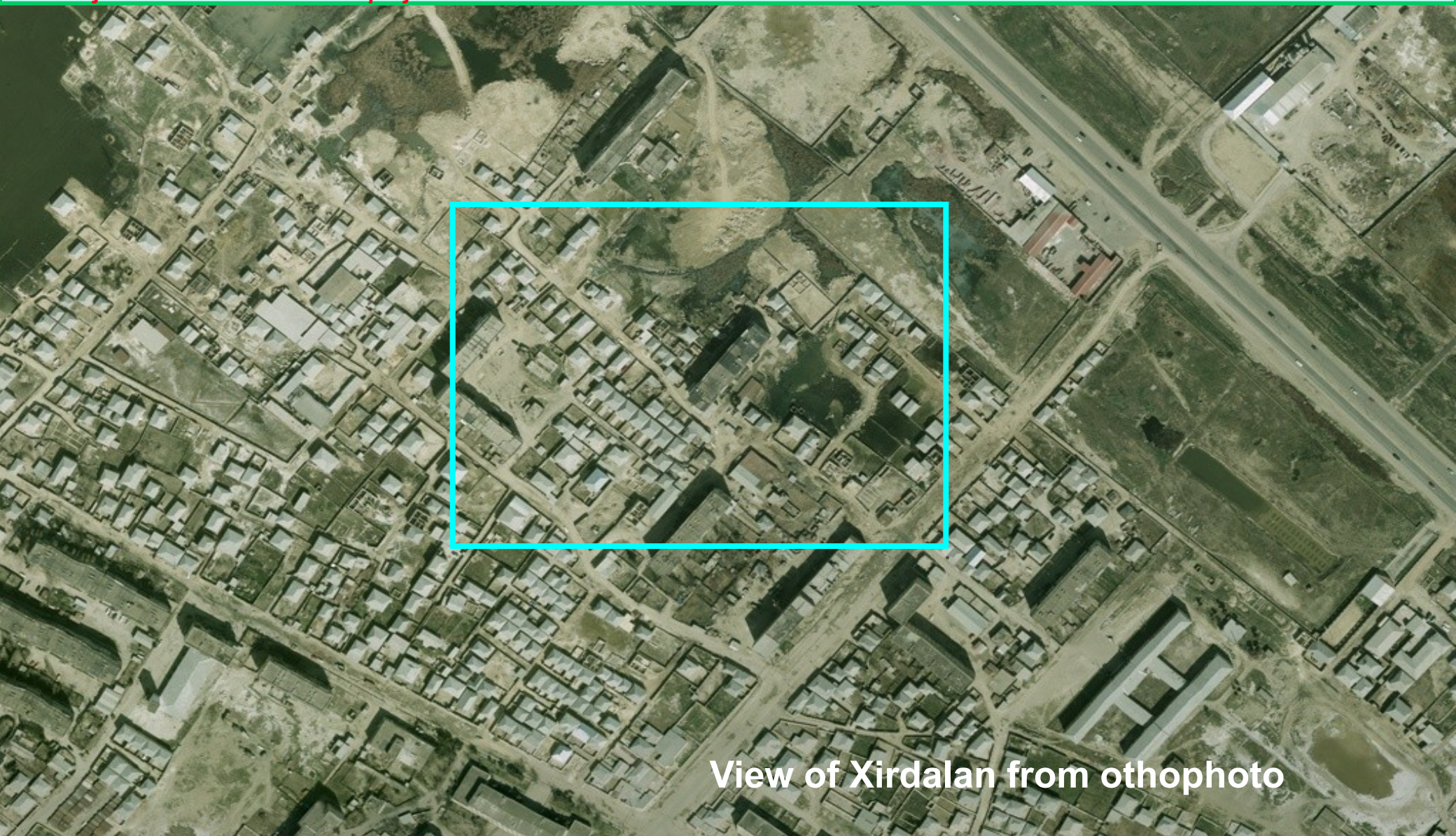
Cadastral maps prepared in 2 pilot territories on the basis of urban and village examples in the framework of Azerbaijan-Sweden cadastral project.

Novxani



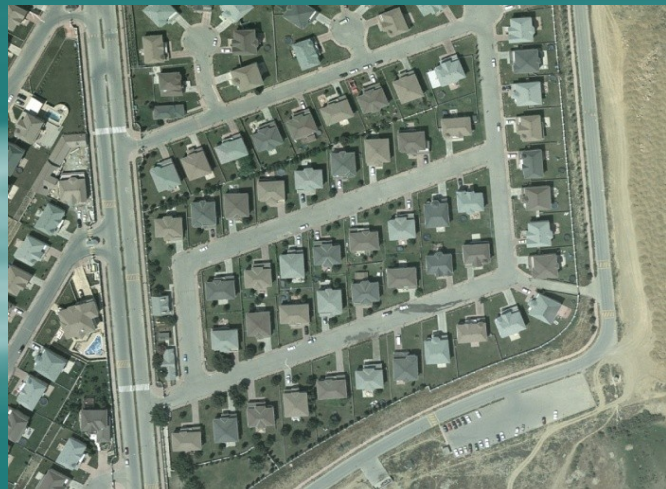
Xirdalan





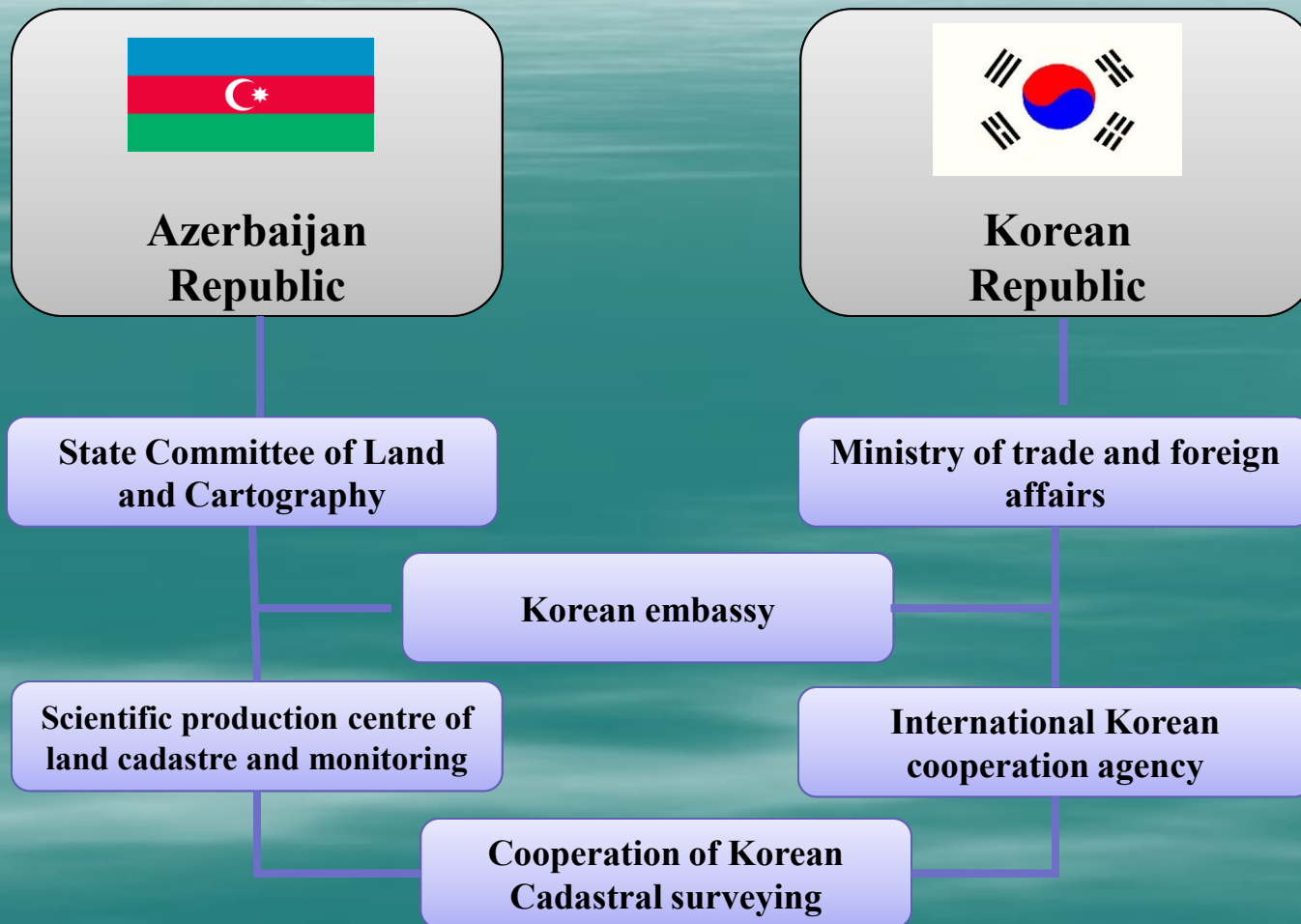
View of Xirdalan from orthophoto

Prepared ortophotomaps in "The project of Real estate Registration" framework



Works on other subcomponent of the «Preparation of Ortophotoplan for 65 thousand square km» project are finished and for the first time in the country for so short time are made high-quality ortophotomaps by 1:1000, 1:5000 and 1:10 000 scales. As a result of the given project the State Land and Cartography Committee creates base of the maps which development will promote and serve also to other spheres of economy, that in turn will play the important role at creation systems of electronic service of citizens so actually today.

Structure of companies participating in the project



Comparison of the investigation of two boundaries

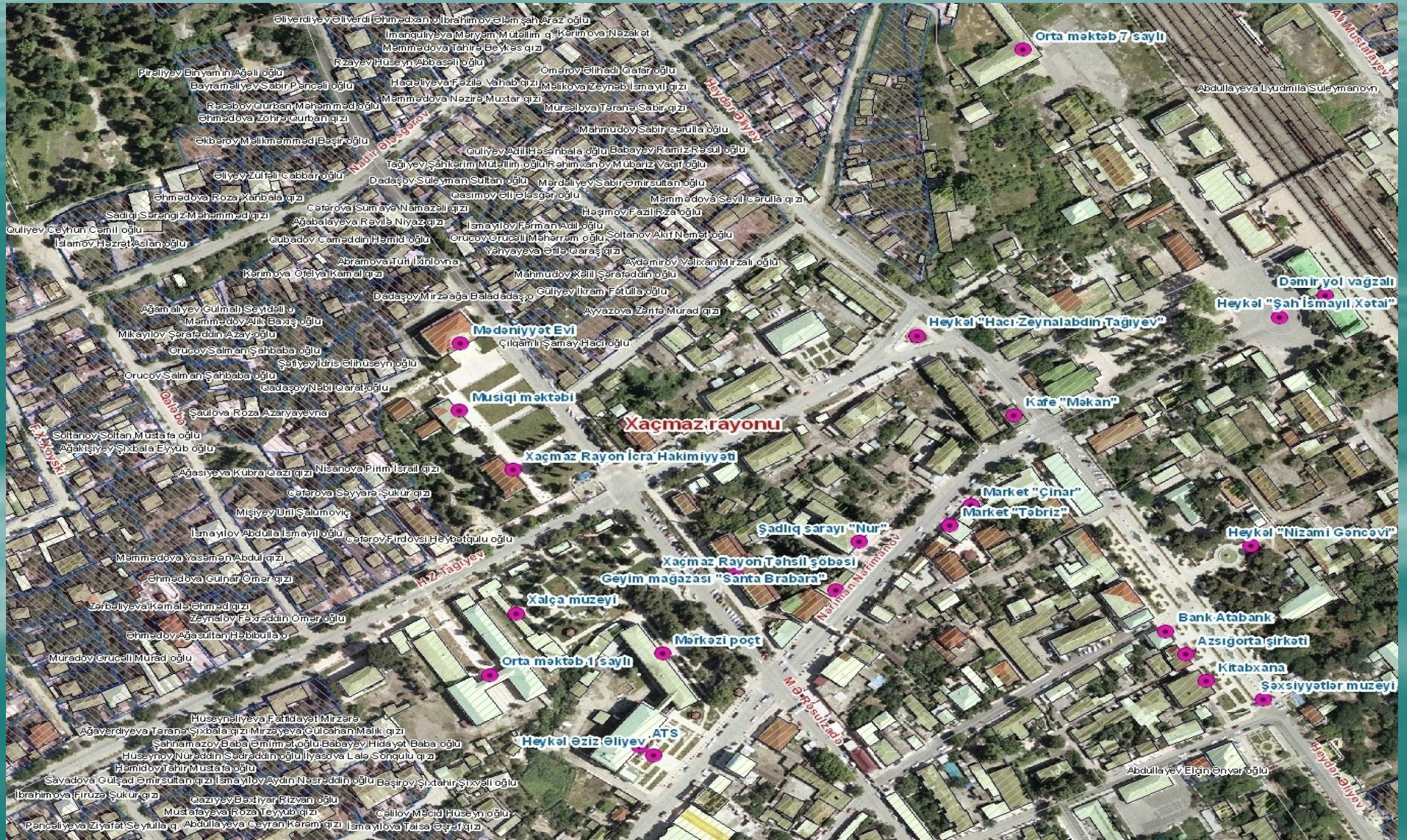


Electron service

The following electron services are conducted by the State Committee of Land and Cartography according to the “rules of rendering electron service on concretely fields by the bodies of the Central Execution Power” and the “list of kind of the electron service”

- ❖ Giving special consent (license) on the cartography activity
- ❖ Giving the references on the land cadastral information
- ❖ Preparing of the land cadastral information and e-appeal for conducting cadastral service
- ❖ Works of geodesy, gravimetry, photogrammetry, topography, and engineer-geodesy
- ❖ Arrangement and publication of different appointed map and atlases
- ❖ Land surveying works, soil research, conducting geobotanical research, preparing bonitirovca maps
- ❖ To make up land cadastral maps and GIS maps
- ❖ Preparing of the maps of the territory units and administrative territory districts
- ❖ Preparing of the maps of the municipalities

Interactive Maps in the Service of the Electronal Government





Thank you for your attention!

