LAND ADMINISTRATION AND REGISTRATION SYSTEM IN THE REPUBLIC OF TAJIKISTAN

Mr. Khabirov M, Deputy Director of the Agency for Land Management, Geodesy and Cartography of the Republic of Tajikistan

Geneva 19 - 20 November 2007
According to Constitution of the Republic of Tajikistan:

Land is exclusively owned by state.

Land is granted for:
- Perpetual use
- Fix term use
- Life long inheritable use
- Lease
Legislative acts

• Land code of the republic of Tajikistan adopted in 1996. In 2004 amendments and supplements were added. Draft of amendments and supplements is under consideration of Parliament (2007).

• Law of the republic of Tajikistan “On land management” adopted in 2001;

• Law of the republic of Tajikistan «On Dehkan Farms» adopted in 1992. In 2002 the new edition was adopted;

• Law of the republic of Tajikistan «On land valuation» adopted in 2001;

• Law of the republic of Tajikistan «On registration of immovable property and rights to it». 2007;

• Law of the republic of Tajikistan «On Mortgage» - under consideration of Parliament

Working group established for the improvement of legislation and other legal-normative acts on land;
Territory of the Republic of Tajikistan

- Total area of the republic - 14,255 th.hc
- Arable land – 723,7 th.hc
- 93% of the republic constitutes mountains
- Population – 7 mln people
Land categories diagram of land fund of the Republic of Tajikistan

- **Land for agricultural purposes**: 7784 tho.hc
- **State reserve lands**: 2798 tho.hc
- **State forest lands fund**: 908,9 tho.hc
- **Land for urban purposes**: 71,8 tho.hc
- **Land for industrial purposes such as transportation, communication and defense**: 177,4 tho.hc
- **State water fund lands**: 39,3 tho.hc
- **Land for nature conservation, health, recreation, historical and cultural heritage purposes**: 2631 tho.hc
Data on quantity of dehkan farms and their disposed area of lands
dated on 01.11..2007г.

<table>
<thead>
<tr>
<th>Number of agricultural enterprises</th>
<th>Reorganized in to the dehkan farms</th>
<th>From which</th>
<th>Number of shareholders</th>
<th>Total area</th>
<th>Including arable land</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Collective dehkan farms</td>
<td>Family individual dehkan farms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total in the republic starting from reorganization</td>
<td>698</td>
<td>33171</td>
<td>10222</td>
<td>24498</td>
<td>894201</td>
</tr>
</tbody>
</table>
Current situation of land administration and registration system in Tajikistan

- No private ownership on land
- Limited transactions with land
- No established land market
- No unified property register system
- Paper based (manual) registration
- No public access to the information
- Lack of modern information technologies
- Lack of financial and human resource capacities for effective cadastre and registration system establishment and maintenance
Important measures for the development of land administration and registration system:

• Improvement of legislation, which will support the development of registration process;
• Development of unified, modern cadastre and registration system;
• Simplification of registration processes;
• Digitalization, archiving and standardization of the information;
• Introduction of centralized data management
• Keeping, updating, securing of digital information;
• Ensuring exchange of information;
• Attraction of financial recourses for the creation of registration system which will meet international standards;
• Preparation of professional highly qualified personal;
• Introduction of modern technologies and communication systems;
Agency cooperation with international organizations

• UN FAO - Improved food Security and enhanced livelihoods through institutional and gender-sensitive land reform in Tajikistan
• SIDA (SWEDESERVEY) – Establishment of modern cadastre system in Tajikistan;
• World Bank (LRCSP) – Land registration and cadastral system for sustainable development of the agriculture sector
• OSCE – with local NGO’s conduct awareness and monitoring campaigns on land reform;
• UNIFEM – gender issues and monitoring of land reform with gender perspectives;
• EC Food security program – Free of charge issuance of land use rights certificates for private subsidiary farms (presidential lands), conducted awareness and agitation through mass media;
• USAID — Analysis of legislation;
• DFID — establishment of Arbitrary courts and debts resolution;
• EC TACIS – Capacity building of the Agency on cartography and certification project
Thank you for your attention !!!