Land Administration Review
Republic of Armenia

HOUSING AND LAND MANAGEMENT
Background
- 2001 - 1st LAR – prepared separately from the 2002 Country Profile (CP)
- 2017 – 2nd LAR – part of the 2nd CP of Armenia

Overview of land administration
- Almost entire land stock is privately owned, including agricultural land
- All real estate registered in the Cadastre; property and land rights registration services efficient
- State Committee of Real Estate Cadastre (SCREC) – the body authorized for the conduct of the state unified cadastre
- Real property mass valuation system not based on market value (does not meet international standards)
- Outdated maps – initial examination carried out more than 10 years ago (resulted from topographic, political and economic factors)
Key recommendations*

- Update national maps
- Re-implement the programme of land consolidation set out in the Land Consolidation Concept Paper
- Carry out the valuation of residential land with the use of the comparative sales analysis method (the actual prices) instead of cadastral value.

These key recommendations are contained in the draft National Action Plan on Sustainable Housing, Urban Development and Land Management of Armenia.

* A full list of the recommendations can be found in the CP Armenia (2017), which is available at http://www.unece.org/index.php?id=45409&L=0
Update national maps

Accurate and updated maps: essential to ensure the maximum effectiveness of the taxation, valuation, registration and administration elements of land management.

Access to updated data and accurate information about the physical and natural resources of the country - will stimulate further economic development, particularly in the industrial and agricultural sectors, and contribute to the development of efficient infrastructures and environmental protection measures.
Re-implement the programme of land consolidation set out in the Land Consolidation Concept Paper

Desired outcome: To consolidate agricultural lands into large areas with more orderly boundaries (more than 300 thousand new family farms emerged from the land privatization, which was completed in 1993).

Economically unviable land fragmentation has hindered effective land management, and the formation and development of a land market in Armenia.

2004 land consolidation pilot project launched by the Food and Agriculture Organization and SCREC was successful. No further projects after that due to lack of available funding.
Carry out the valuation of residential land with the use of the comparative sales analysis method (the actual prices) instead of cadastral value.

Since 1997, Armenia has been using a system of mass valuation of land based on cadastral value (not according to international standards) – mainly due to lack of information on sales activities, as sales are not reported.

1996 UNECE Land Administration Guidelines states that “the most optimal requirements for efficient valuation of areas and tax systems are the international valuation standards, and the implementation of these standards benefits international markets, and consequently facilitates domestic investment.”
Thank you!