

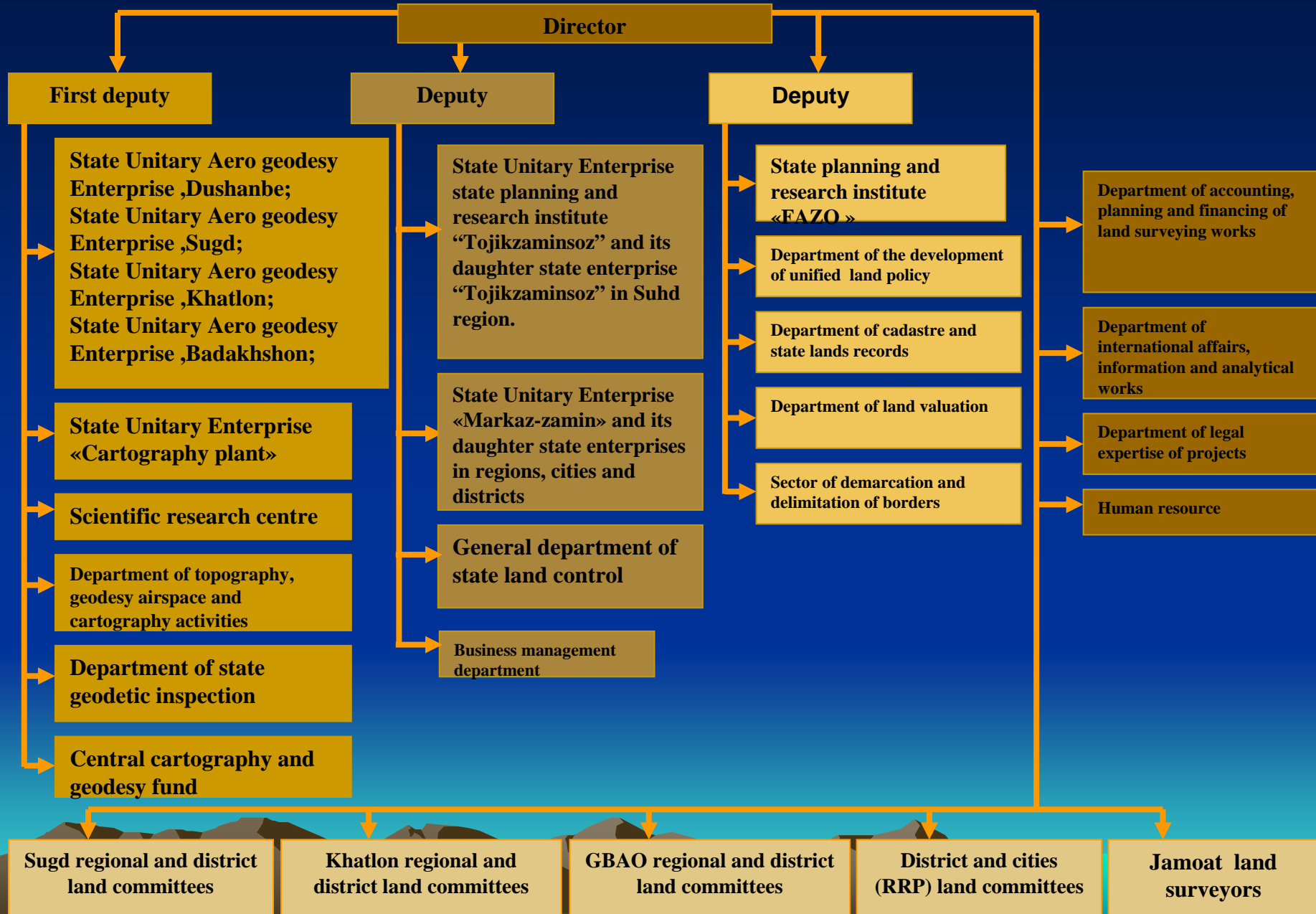
LAND ADMINISTRATION AND REGISTRATION SYSTEM IN THE REPUBLIC OF TAJIKISTAN

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Structure of the Agency for Land Management, Geodesy and Cartography of the Republic of Tajikistan



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

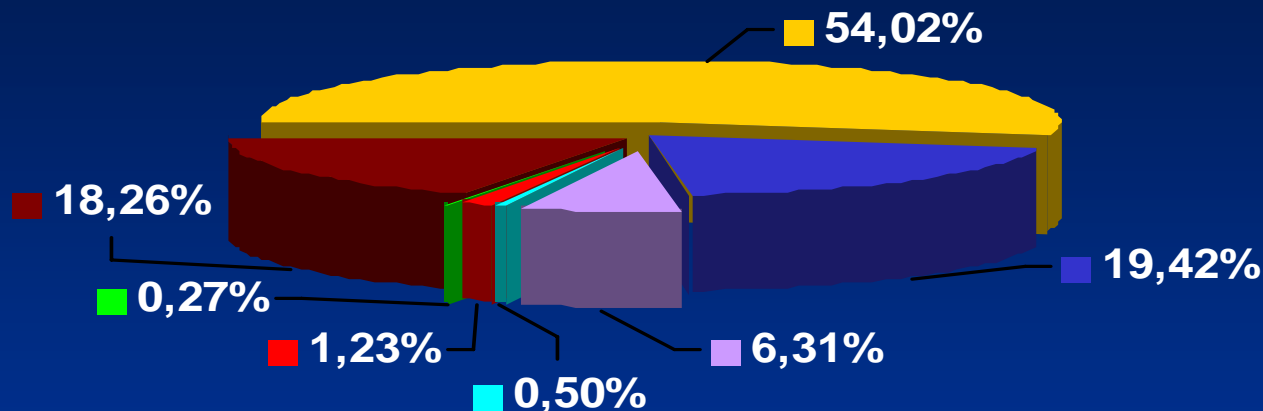
Working group established for the improvement of legislation and other legal-normative acts on land;

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 th.hc
- State forest lands fund- 908,9 th.hc
- Land for urban purposes -71,8 th.hc
- Land for industrial purposes such as transportation, communication and defense -177,4 tho.hc
- State water fund lands - 39,3 th.hc
- Land for nature conservation, health, recreation, historical and cultural heritage purposes - 2631 th.hc

Data on quantity of dehkan farms and their disposed area of lands

dated on 01.11..2007г.

Number of agricultural enterprises	Reorganized in to the dehkan farms	From which		Number of shareholders	Total area	Including arable land
		Collective dehkan farms	Family individual dehkan farms			
Total in the republic starting from reorganization						
698	33171	10222	24498	894201	5562149	543095




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 resources 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 !!!**

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