



**Statement by Mr Karam Hasanov, Chairperson of State Committee  
on Property Issues, the Republic of Azerbaijan, at the 9<sup>th</sup> Session of  
the UNECE Working Party on Land Administration  
(Geneva, Switzerland, 26 February 2015)**

Dear Colleagues, Ladies and Gentlemen,

First of all, I would like to note that the Azerbaijan's delegation is very pleased with the fact that the UNECE Working Party on Land Administration has organized such an important event within the 9<sup>th</sup> Session of the Working Party.

We can say with full confidence that the period from 2000 to 2015 has been marked in the history of Azerbaijan as a period of social and economic renaissance of the country. During this period, Azerbaijan saw significant progress in all areas. Our country has become one of the fastest developing countries in the world. The mere fact that the income of the population of Azerbaijan in the last 10 years has increased almost sevenfold is a clear evidence of stable economic development of the country. I want to note that over the past 10 years, there has not been a single area in the country that did not experience reforms or did not see the development.

One of these areas is the process of privatisation and state property management, introduction of a state register and unified real estate cadastre, improvement of the ownership and land relations, formation of an advanced address register as well as development of the National Spatial Data Infrastructure for the country which has recently restored its state independence.

In order to improve land administration, in 2004, the country began a new stage of establishing the legislative framework in the area of state registration of rights to real estate: the country had adopted the Law "On State Registration of Real Estate" and other legal acts, that was a major step in the area of introduction of state registration of property ownership by a unified registration body in centralized manner. I want to note that even during those times the state

registration of property and land ownership was being conducted by different bodies.

And in 2009, to improve governance and increase efficiency in the areas of state property management and state registration of rights to real estate, the State Committee on Property Issues was created, and, alongside with the state property privatisation and management issues, such activities as the state unified registration of land and real estate property as well as maintenance of a unified state cadastre and technical inventory of real estate were included into its mandates. Besides that, to centralize the land cadastre and land registration, most recently – three weeks ago, the State Land and Cartography Committee was abolished and its key functions were transferred to the State Committee on Property Issues. Today the State Committee on Property Issues implements its activity according to the existing legislation taking into account international best practices.

For instance, within the Real Estate Registration project – implemented jointly with the World Bank – the work is being conducted to create a unified automated system of registration, cadastre and real estate management, which will also contribute to the development of real estate market.

Just to serve the business environment and property owners more transparently and efficiently, we carry out the necessary measurements. With taking into account the instructions of the UNECE Working Party on Land Administration, the UN FAO and other international bodies as well as INSPIRE initiatives and modern trends of European land administration system, most of the services of our Committee has been digitalized. Currently, almost 30 e-services of the State Committee on Property Issues are integrated into a portal of e-government of Azerbaijan. And this helps the services to be provided more transparent, in online regime and in more qualitative manner. The number of services provided by our Committee is constantly growing and their quality is improving.

With the view of improvement of land administration and supporting security of tenure, we started developing an up-to-date cadastre system, including digital cadastre data. Thus, these data are already available for some of areas of the country. Besides what I mentioned, I would like to briefly note that with the technical support of the Norwegian government, in 2013 Azerbaijan established an address register information system based on modern international experience. By the way, we are planning to host in Baku in October 2015 a UNECE Working Party on Land Administration workshop dedicated to the issues of the development

of address register systems in the countries, their operability as well as addressing policies.

Within the framework of increasing the functional and human capacity and applying international experience to the areas of privatisation and state property management, state registration and unified real estate cadastre, we broaden the geography of bilateral cooperation with the relevant agencies of other states. We also pay special attention to cooperation with international organisations. We actively participate in the activities of the UNECE Working Party on Land Administration. In March 2010, Baku hosted a Working Party workshop on *“Effective and transparent land management in UNECE countries.”* In October 2011, an international scientific conference for *“The role of unified real estate cadastre and national spatial data infrastructure to effectively manage real estate”* was organized in Baku. In November 2014 the State Committee on Property Issues organized in Baku the Working Party on Land Administration, UN FAO and World Bank joint workshop *“Benchmarking of Land Administration Systems and Implementation of the Land Governance Assessment Framework in the UNECE Region”*. Those events were attended by representatives of foreign countries, international agencies, non-governmental organizations and the private sector.

As I mentioned before, we are in the process of completing the National Spatial Data Infrastructure Concept, and it is going to be adopted soon. Besides, we are finishing the development of the Real Estate Registration, Cadastre and Information System.

I don't want to list all the works we provide in order not take a lot of time. Thus, I'd like to be limited with one fact only. So, according to the rating of “Doing Business-2015”, Azerbaijan ranked 10<sup>th</sup> in real estate registration and 12<sup>th</sup> in business registration among 189 countries in the world thanks to the reforms implemented in these areas in the country.

Despite the noted successes, there are also areas in need of serious improvements. Those are mainly the development of private sector in conducting cadastral works and broadening cooperation with private sector, as well as developing professional skills of employees with the view of current requirements. We are working on those issues.

Dear colleagues, the High-level Segment organized within the Session of the Working Party is one of the unique ways to share our experience in land administration in the UNECE region comprising 56 member States. I would like to thank the Working Party on Land Administration and the UNECE Secretariat for giving us this opportunity to meet, and wish all my colleagues every success in implementing the goals in their countries.

Thank you.