

Land Reform and Its Result in Azerbaijan.

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SUMMARY

Among the countries of the former Soviet Union for the first time in Azerbaijan in 1996 year carried out radical land reforms. On July, 16th 1996 year to the country “the law passes about land reform” and on August, 2nd enters validity. With the purpose carrying out of reform the regional and local commissions are created the State Commission on the Agrarian reform and also. Carrying out and the control over carrying out of Land reform is entrusted to the State Committee Land and Cartography. According to the Law on Land reform all the lands of the country are divided on state, municipal and private property. In the country by general complexity are accepted more than 100 laws, decision of the Cabinet Ministry and another standard legal acts provided agrarian reform carrying out. In 1999 of the new Land Code is accepted. Was adopted laws “About land tax”, “About land rents”, “About land market”, “About land cadastre, monitoring and survey”, “About land fertility”, “About land farm” and etc., In the main project lands in state property, given to municipality and the lands.

Distributed to the population are certain by contours. In state properties are left the lands under the state objects, and pastures of a general purpose, parks, streets, the lands under the areas, the unsuitable and of little use lands as a whole are given to municipality. Expert for this up to 5 % of the privatized lands have been allocated in fund of municipalities. The land areas for perspective development of settlements are switched off in reserved fund. All the remained lands have been given to a personal property. Arable lands have been given to a personal property, deposits lands, hayfields and lands under permanent groups. Expert for this personal plots used by citizens, the lands earlier allocated, under gardening’s also have been given to them him to a personal property. When carrying out land reforms takes into account all the elements of soil fertility and evaluated bonitos score. The basis criteria for soil that are dependent fertility. Among them the reserves of humus, nitrogen, phosphorus, texture, amount of absorbed bases, soil acidity. Pay special attention to water and physical properties of soils that are connected to the bioclimatic potential of soil. By calculation a point-hectares. Depending on quality of lands to citizens from the high-quality lands given out small, and from the lands of poor quality big areas. In case of even if the land areas received in the small or big, size depending on quality of the lands, their standard prices are equated. The local commissions of an agrarian reform of documents State Committee Land and Cartography prepares each family the State act on the property right of the land and shows to their citizens. In the presented State acts the scheme of the land area, the area, coordinates, the neighborhood, the basic parameters fertility, and standard prices are specified. All families are issued state acts (legal documents) on the ownership of land. On the official acts all parcels of land given coordinates, which are derived from satellites. All the present time all results of

land reform are shuffled on the Internet. You can easily find any land in the website of the State Committee Land and Cartography and specify its location and coordinates. In addition you can find out who owns the land, the quality, fertility and regulatory cost. During the reform of all lands of the former collective and state farms with a total area of 3,6 million hectares of land reform involved. Lands in the form of property are as follows: mln.hectares % The land, former collective farms and state farms 3, 93 100,00 From them: are transferred in a private property 1,70 43,26 are allocated to municipality 2,03 51,65 are left to the state 0,20 5,09 As a result of land reform 3,5 million people in villages of Azerbaijan or 875 thousand families was received in a personal property with the land areas. The size of the land areas allocated under the property varies depending on land resources of facilities if in villages of areas where by stocks to the land are limited, but differing high quality and growing up in put on the whole valuable fruit, on one person drops out from 0,3 up to 1,5 hectares. The land for that in the bank of the rivers Kur-Aras area and in north Shirvan of a zone this norm reaches several hectares. Expert for this in a personal property of citizens it is transferred used by them 300 thousand in yard lands and 3800 hectares garden sites. Thus the total area of the land transferred in a personal property makes 1,7 million hectares, that 43, 26% of the lands captured by reform are equal. In connection by carrying out of land reform 2028 collective farms existing in the country and state farms are liquidated. In territories of 41 facilities state farms have been created, allocated in the small size of the land. From the same facilities, the purpose of creation of state farms is maintenance of the population with perfect agricultural seeds and perfect breeds of animals. The results of land reform for the first time in Azerbaijan became creation municipalities-self- government institutions. Now in the country 1400 municipalities operate. The state acts on the property right to the land are given out to municipalities, and they independently operate the lands. A prevailing part of the lands of municipalities it is privatized by sale and purchase, other part it is leased by the legal physical person with the purpose of reception of profit. Municipalities real solve all the questions connected with development and management of territory. Taxes from the land and property collected in territory are used for need of municipality. For 15 years period carrying out of land reform in the country manufacture grain and leguminous cultures has raised 60%, manufacture of a potato in 5,8 times, manufacture of vegetable on 31%, and manufacture milk on 29%. All the became possible as a result of effective utilization of the lands which are being a personal property. Thus 97,2% of made grain and leguminous cultures, 99,8% of potato, 99,7% of a cotton, 99,3% of vegetables, 94,8% of grapes, 88,8% meat, and 99,9% of milk have been made on lands which are being a private property. During toss-ups for placing of the land we often applied first experiments of consolidation lands in the course land reform which started on 2nd of August in 1996. People created separate lands which consist of related close families and they asked allocate together their land shares. Basically brothers, sisters, fathers, mothers, sons, daughters and other relatives are united in these lands. The local agrarian commissions and their land areas it is related close families have allocated with a number from each other. It was the first fact consolidation lands in Azerbaijan. Consolidation lands have big advantages. First it's easier than processing of files, than small land areas. The small land areas not probably to use big labor-consuming tractors and other farms techniques. Such sites no tractors have only maneuver, and sometimes can't simply turn. United land owners don't a lot of indirectly and indirect expenses not have crop

education. These land owners everyone separately protect sites, everyone separately build auxiliary construction, warehouses and is mediocre is engaged in realizations of ready products. Land owners don't understand basically an agro technology, farm technicians they don't know as will apply herbicides, pesticides an fertilizer, they skills planning to manufacture and to spend accounting and etc. In incorporated economy, these entire questions dare small expenses. For example: if 50 land owners are united, it is the place of 50 warehouses but the it needs one warehouse, the place of 50 watchmen suffices 2-3 watchmen, enough one premise for work organization. In these economies 50 persons are engaged in question of realization ready products 3-4 worker to a place for 50 people. Processing's of large files agro technical advantages such files soil not be trampled down, when small sites it often happens. In these files are successfully applied an irrigation both other complex mechanical and chemical actions. In Azerbaijan last years consolidations of lands have got by mass character. For stimulation such economy it is carried out some actions. Parallels by process will be organized new large state enterprises for the account development of state land fund last year, it is mastered more than 200 thousand hectares. Scientifically-proved propagation of experts and bodies of central and local executive power a distance a push of these processes. In comparison with 1999 in 2013 number of the united economy has increased 22%. The present used to these economies of area of the lands has reached 300 thousand hectares.