

The Problems of Expropriation Practice in the Republic of Armenia

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SUMMARY

The purpose of this paper is to examine the expropriation, valuation and compensation practice in Armenia. The present article concerns the expropriation institution, operation spheres of that institution and application conditions. It is mentioned that at the base of each legal norm is the notion of public interest because the law is formed in the public for making the lives of people as comfortable and as civil as possible. This paper tries to investigate how the law on expropriation and compensation are implemented when privately held real property is taken for public purpose. In the article the issues of social concussions arising as a result of expropriation operation and the challenge of avoiding them are also discussed. The short history and the past of expropriation in Armenia are also presented. The main finding of the paper is the gap between the actual practice of expropriation, valuation and compensation and the existing legislation, which creates situations of unfair valuation and compensation. The practical meaning of the paper is, that the living conditions and life standards of affected people before and after expropriation could be useful. The paper is valuable for government officials, real property valuers, investors and other interested people, because transparency, consistency and just compensation are useful for them.