

LAND REFORM IN AZERBAIJAN

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Starting, in 1980 of authority of steel, already to feel an inefficiency of the enclosed means. Allocated from the budget on normal activity of state farms and in general shortage in enough of the means allocated by him. The scale bureaucracy, on the other hand unwillingness works, reception of not earned money, compelled the state to make by all this radical steps. At last the decision to begin delivery of the lands in rent to rent was accepted way. The land areas of state farms and collective farms lease to separate citizens on a contractual basis, and the facilities receive percent from made production. In spite of these action declines of facilities go deep.

Formation of cooperative societies begins with 1985; small enterprises and the suitable lands surrender him on constant using or in rent. From the lands handed over on constant using the facilities does not take a rent. All the fertile lands of a facilities pass to cooperative societies and small enterprises. The persons, who are not having cooperative societies and small enterprises using the created anarchy and absence of control, grasp the lands of state farms and collective farms. The state gives cooperative societies and small enterprises on favorable terms fuel and fertilizers. Formation of villager-farms begins. After these actions there is a small prosperity. But the collective-farm and state-farm lands use and create to it favorable conditions only 5-10 % from the general number of the population. The majority of population does not have opportunity to grow up areas under crops and this support family. The state of affairs still worsens.

After disintegrate of Soviet Union, Azerbaijan found independence, faces greater problems. Attempts to restore collective farms and state farms do not give the necessary effect. At the state have not necessary means to enclose in these businesses. Grasp the collective-farm and a state-farm land covers all country.

Wisely estimating the developed situation, President of the Azerbaijan Republic spends radical measures, liquidating collective farms and state farms and begins agrarian reforms. All the lands and property of facilities are distributed to the population. Originally by way of experiment land reform is spent in areas Zagatala and areas Khizi. For the first time in history to peasants in the property are given the lands and he shows the State Acts about the property right to the land. In other areas distribution of the lands to the population on a time basis too begins.

On July, 16th 1996 year to the country “the law passes about land reform” and on August, 2nd he 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 of land and Cartography.

AS IT WAS SPENTS LAND REFORM IN AZERBAIJAN:

- 1. According to the Law on Land reform all the lands of the country are divided on State, municipal and a personal property.**
- 2. Is accepted more than 40 laws and standard-legal acts about Land reform and land attitudes?**
- 3. With the purpose of carrying out distribution of the lands, the State Committee Land and Cartography together with the local and regional commissions of an agrarian reform prepare for the main project of land management for each separately taken facility.**

The citizens born up to 2-th August, of 1996 and constantly living before this date in data of district are included in the list of the citizens receiving the land areas, that is up to statement by virtue of the law all.

In the main project the lands left 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 spare 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 the 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.

Method to draw lots pl., the populations have defined a direction carrying out of section of the land by the same way the sequence of reception of the land area is certain.

- 4. Land norms are read through in view of quality of the lands and distributed.**

By calculation a point-hectares. Depending on quality of lands to citizens from the high-quality lands give 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.

- 5. On the basis of the prepared projects of land management and presented. The local commissions of an agrarian reform of documents State Committee of Land and Cartography prepares each family the State act on the property right to 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.**

Looking land reform to of figures:

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| - 1. The total area of the country | 8,64 mln. in hectares | 100 % |
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- the land, left in state properties	4,92 mln. in hectares	56,9 %
- the land, allocated to municipality	2,03 mln. in hectares	23,5 %
- the land, allocated in a personal property	1,70 mln. in hectares	19,6 %
- 2. The land, former collective farms and state farms	3,60 mln. in hectares	100 %
From them:		
- are transferred in a personal property	1,37 mln. in hectares	38,1 %
- are allocated to municipality	2,03 mln. in hectares	56,4 %
- are left to the state	0,20 mln. in hectares	5,5 %

- 3. As a result of land reform 3,5 million people in villages of Azerbaijan or 872 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 southern 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 0,1 up to 0,5 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 the lands and 3800 hectares garden sites. Thus the total area of the lands transferred in a personal property makes 1,7 million hectares, that 47,0 % 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.

- 4. As a result of occupation from Armenia zones Mountainous Karabackos and nearby areas of Azerbaijan, in territory of the country in the area 1,2 million hectares carrying out of land reform and delivery approximately 700 thousand people the lands the given moment became impossible.

All cartographical and registration materials for carrying out of land reform on occupied territories with the area approximately 175 thousand in hectares of the lands will be transferred in a personal property and thus the area of the lands involved in reforms will be finished up to 4,8 million hectares, and the area of the lands under personal properties up to 1,9 million hectares.

5. The result of land reform for the first time in Azerbaijan became creation municipalities-self-government institutions. Now in the country 2757 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 and physical person with the purpose of reception of profit. Municipalities real solve all the questions connected with development and management of by territory. Taxes from the land and property collected in territory are used for need of municipality.

6. There is already a process of formation of the incorporated farms and other joint structures of the families which have received in the property of the lands. The present time their number has reached up to 11900, and the used lands up to 470 thousand in hectares.

We shall result comparison of figure of results of land reform of Azerbaijan with 1990 year which Azerbaijan was in structure of the USSR, year earlier before to beginning reforms 1995 and year end of reform 2005.

1. Number of collective farms and state farms	1990	1995	2005
Collective farms	1176	1119	1
State farms	752	688	-
Personal facilities	-	313	1941
Individual businessmen	66	1999	2681
2. Sown area of agricultural crops, in one thousand hectares			
Grain and leguminous	583	609	802
Cotton	264	210	112
Tobacco	15	8	3
Potato	24	16	71
Vegetables	40	27	79
Grapes	181	98	10
Tea	13	11	3
3. Gross output of agricultural crops, in one thousand tones			
Grain and leguminous	1414	921	2127
Cotton	543	274	197
Tobacco	53	12	7
Potato	183	156	1083
Vegetables	856	424	1127
Grapes	1196	309	80
Tea	31	2	1
4. Number of livestock, in one thousand heads			
Stock of cattle and buffaloes	1832	1682	2367
Stock of sheep and coats	5419	4644	7648
Stock of pigs	157	30	23
5. Main animal products, in one thousand tones			
Meat	175	82	15
Milk	970	826	1252

Process of sharp reduction in relative density of areas under crops of agricultural crops and the general manufacture of a crop in state farms have gone, and in facilities leaning a personal property process increase has gone.

All this internal is possible will see from the table.

(One thousand tones)

Agricultural products	The facilities at state properties			Facilities in personal properties		
	1990	1995	2005	1990	1995	2005
Grain crops	1396	888	59	17	33	2068
Cotton	543	269	5	-	5	197
Vegetables	479	212	8	377	352	1119
Grapes	999	184	5	197	125	75
Meat	78	16	17	98	65	133
Milk	398	84	8	572	743	1244

For 10 years period carrying out of land reform in the country manufacture grain and leguminous cultures has raised 50 %, manufacture of a potato in 5,8 times, manufacture of vegetable on 31,0 %, and manufacture milk on 29 %.

All this 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 the lands which are being a private property.