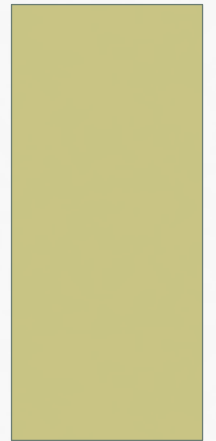


**DEFINITION OF TERRITORIES'  
BOUNDARIES AS AN EFFECTIVE TOOL  
FOR LAND MANAGEMENT**



# RUSSIAN LAND LEGISLATION (MAIN LAWS)

- Civil code (1999)
- Land Code (2000)
- Law on land formation (2008, 2015)
- Zoning act (2006)
- Law on taking (2016)
- Rights of property registration Act (1999) Cadaster Act (2000, 2007) repealed by Law on property registration(2017)
- Public land property distribution Act (2015)
- Renovation and development territory laws (2010, 2015, 2017)
- Joint property management Act regarding flats houses (2007)
- Drafts of laws
- *Utility easement act (2017?)*
- *New zoning act (2017?)*
- *Property formation act (2018?)*
- *Joint property management Act (2019?)*
- *Rural planning act (2019?)*
- *Rural protection act (2019?)*

# LAW ON PROPERTY REGISTRATION, 2017

Unified State Register of Real Property (key links are cadastral number and coordinates of property)

## **Right register:**

- name of right holder;
- title;
- burdens;
- claims to title holder and so on

## **Cadaster i.e.**

- legal description of property:
- borders (coordinates of points);
  - address;
  - assessment and so on

## **Maps:**

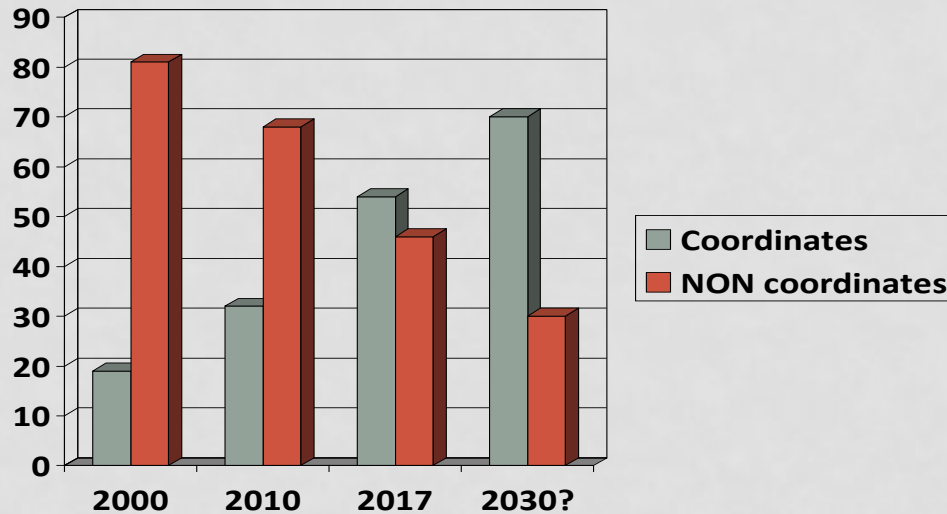
- orthophoto (if there is any);
- other maps or plans;
- network of national geodesic points

## **Public border register:**

- municipal and region borders;
- zoning maps and spatial regulation:
  - detail development plans etc

If borders points have coordinates

# RATE OF LAND PLOTS DELIMITATION IN RUSSIA



**Low rate -  
It needs to  
boost up**

# WHY THE DELIMITATION RATE IS SO LOW?

- The clear rules on accuracy of measure and the method of plot description were introduced not very long ago (1997). It became obligatory since 2000;
- There were (and is) no demand to delimit land plots at once, only before conveyance;
- The surveying costs are sometimes higher than land value;
- The huge amount of land is hold by the State. There was no money for surveying in budget;
- In the 1990s and in the beginning of 2000s people and the State did not have sufficient funds.

**NO CLEAR BORDERS = NO  
EFFECTIVE APPLICATION OF THE  
NEW LAW ON PROPERTY  
REGISTRATION**

**SO, WHAT TO DO?**

# MEASURES TO BOOST UP LIMITATION

- Massive financing programs for public land delimitation (the amount discussed is somewhat up to 1 billion euros for 5 years/it depends on economic situation);
- To ban legal conveyance without plot delimitation;
- To help people and municipality to carry on their duty to provide delimitation (special law).

# SPECIAL LAW TO BOOST UP LIMITATION PROVIDES:

- The State shall finance limitation of all kind property (not only public);
- To survey all unlimited plots at once for a certain area (part of municipality);
- To use a simplified rule on approval of boundary marks (on meeting not by approval minuets with every landholder);
- To enter into cadaster all new borders (even those that are argued). If no court judgment upon borders for 15 years then there is no dispute; the entered coordinates are valid.



# WHO BENEFITS?

- The State, as it makes the registration system more reliable and accurate, finds more land for taxation;
- The municipality since they got more precise picture of land pattern and that lets a better zoning and spatial regulations;
- Private land holders spare money;
- Surveyors got stable source of financing.

# SUMMARY

- The new law on property registration gives many opportunities but it depends on rate of land delimitation;
- The more accurately described borders (by coordinates) the fuller and more reliable registration system is;
- That is why there is special measure to provide land delimitation.

THANK YOU FOR ATTENTION!

QUESTIONS?

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