

DEVELOPMENT OF AGRICULTURAL LAND MARKET AND LAND CONSOLIDATION IN THE RUSSIAN FEDERATION

**ALEXANDER SAGAYDAK
ANNA SAGAYDAK**

© 2014 All rights reserved

INTRODUCTION

**Voluntary Guidelines on the
Responsible Governance of Tenure of
Land, Fisheries and Forests
in the Context of National Food
Security**

The VG

Where appropriate, States should recognize and facilitate fair and transparent sale and lease markets as a means of transfer of rights of use and ownership of land, fisheries and forests.

Where markets in tenure rights operate, States should ensure that all actions are consistent with their existing obligations under national and international law, and with due regard to voluntary commitments under applicable regional and international instruments.

Transactions of tenure rights to land, fisheries and forests should comply with national regulation of land use and not jeopardize core development goals.

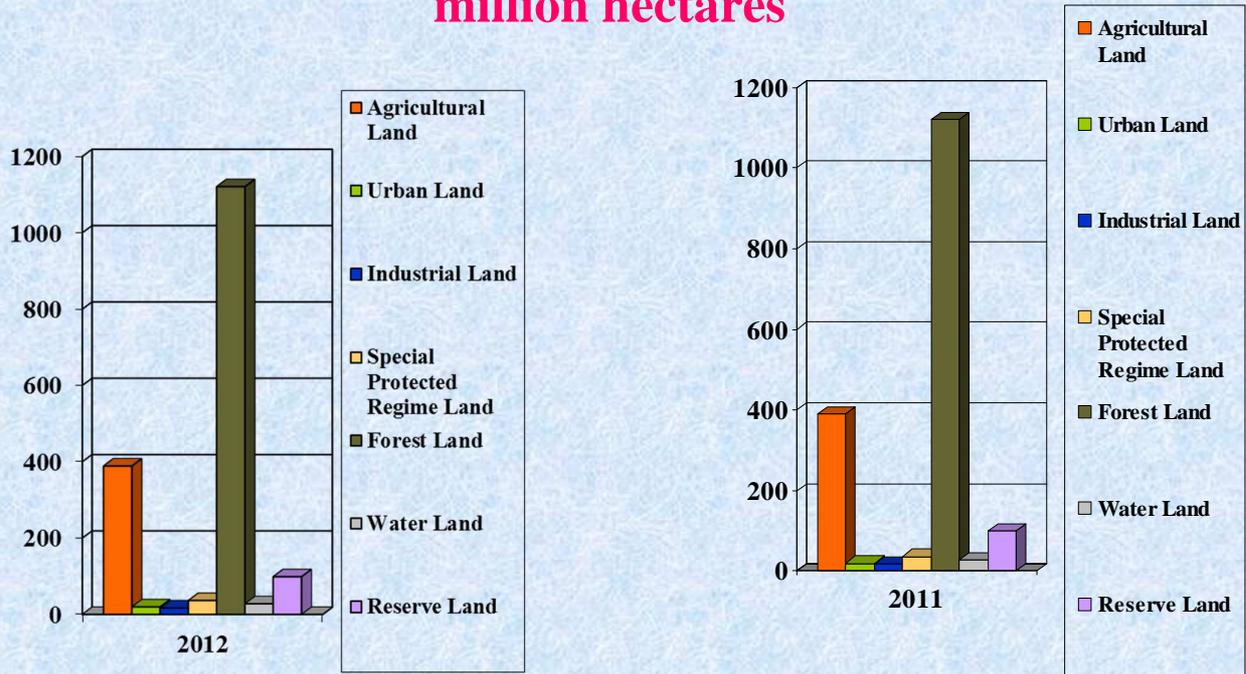
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

The VG

Where appropriate, States may consider land consolidation, exchanges or other voluntary approaches for the readjustment of parcels or holdings to assist owners and users to improve the layout and use of their parcels or holdings, including for the promotion of food security and rural development in a sustainable manner. States should ensure that all actions are consistent with their obligations under national and international law, and with due regard to voluntary commitments under applicable regional and international instruments, and ensure that participants are at least as well off after the schemes compared with before. These approaches should be used to coordinate the preferences of multiple owners and users in a single legitimate readjustment.

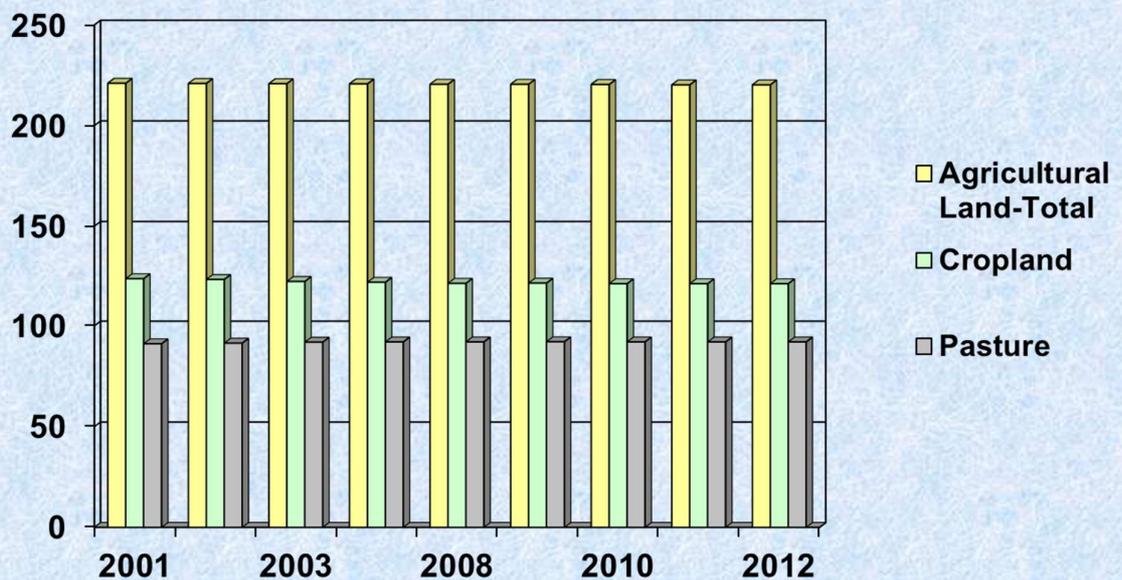
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Land Categories, Russian Federation, 2011-2012 , million hectares



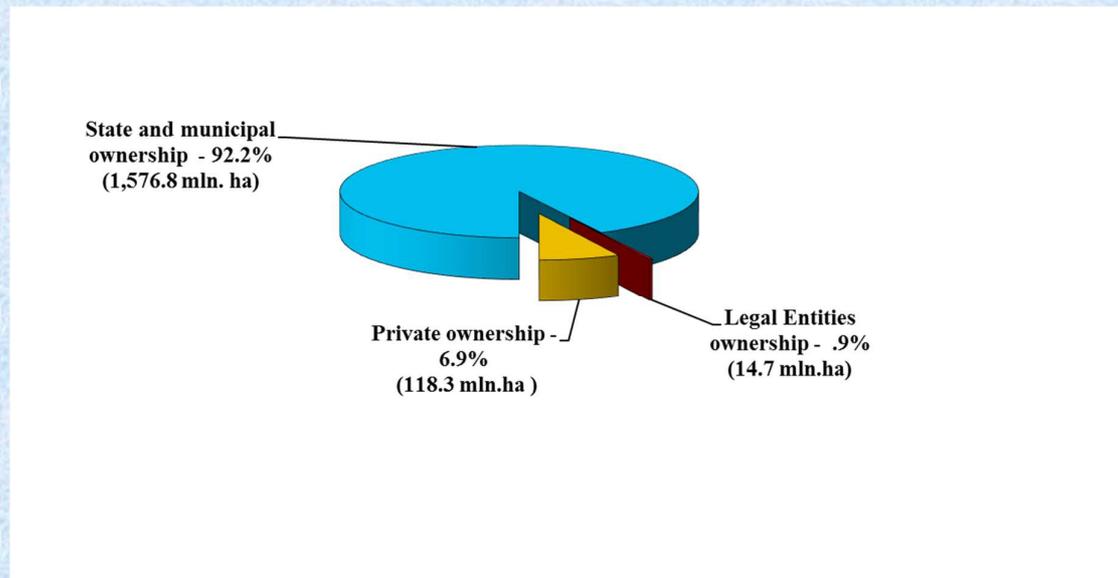
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Agricultural Land, Russian Federation, 2000-2012, million hectares



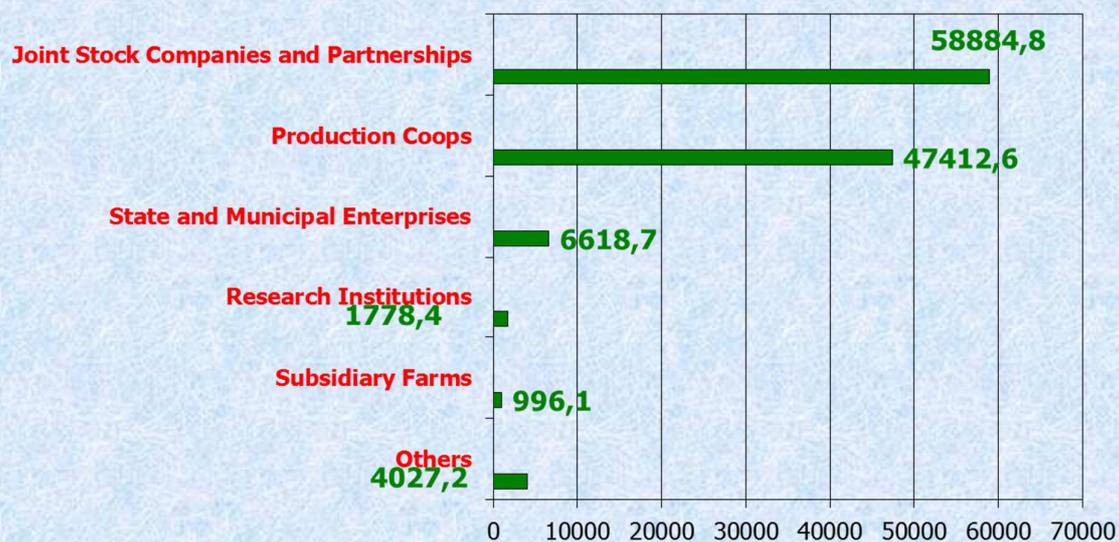
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Agricultural Land Tenure, Russian Federation, 2012



XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

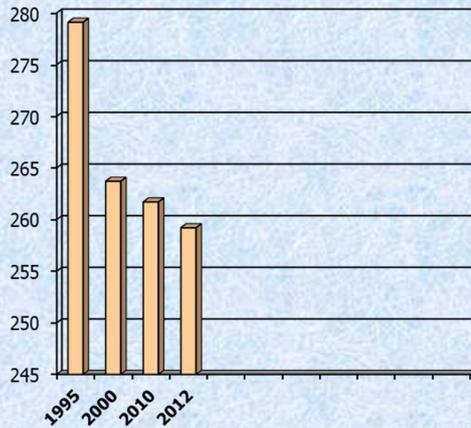
Land Area of Parastatals, Russian Federation, 2012, 1000 hectares



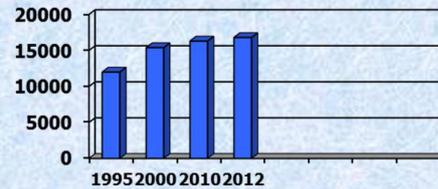
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Private Farms, Russian Federation, 1995-2012

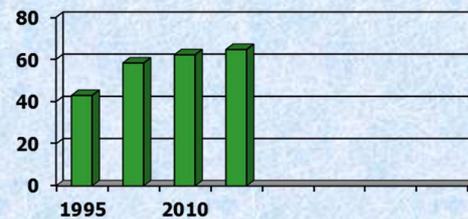
Number of farms, 1000



Total Land Area, 1000 ha



Average Land Size, ha



XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Land Market Transactions, Russian Federation, 2007-2012, number of transaction/hectares

| Item | 2007 | 2010 | 2011 | 2012 |
|---|--|---|---|---|
| Total | 4,519,093 / 115,843,859 | 5,321,798/ 159,061,489 | 5,244,936/ 192,725,762 | 5,792,019/ 203,399,619 |
| Leasing of state and municipal owned lands | 3,628,109 / 114,103,370 | 3,403,608/ 138,576,736 | 3,254,244/ 159,420,525 | 3,424,018/ 156,923,677 |
| Buying and selling of lands by citizens and legal entities | 405,670 / 560,286 | 917,354/ 4,706,821 | 908,867/ 7,787,562 | 1,130,449/ 20,886,379 |
| Land Granting | 49,715 / 126,596 | 159,134/ 4,733,135 | 189,043/ 4,899,058 | 218,811/ 2,260,221 |
| Land Heritage | 162,151 / 336,092 | 346,227/ 5,089,960 | 410,125/ 10,244,033 | 460,247/ 13,747,792 |
| Land Mortgage | 25,907 / 198,856 | 83,743/ 1,786,080 | 109,055/ 3,553,569 | 148,932/ 2,447,216 |

XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Land Mortgage Transactions, Russian Federation, 2012, million hectares

| Land owned by citizens and legal entities- total | including | | including | |
|--|----------------|-----|--------------------|------|
| | Mortgaged Land | % | Mortgaged AgriLand | % |
| 133.0 | 2.4 | 1.8 | 2.0 | 82.8 |

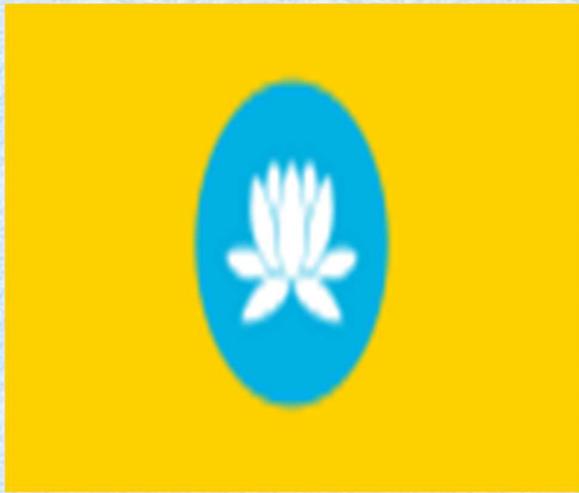
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Average size of Land Transaction, Russian Federation, 2007-2012, hectares

| Item | 2012 | 2007 | 2012/2007 ,% |
|---|-------|------|-----------------|
| Total Transactions | 35.1 | 25.6 | 137.1 |
| Leasing of state and municipal owned lands | 45.8 | 31.4 | 145.9 |
| Selling of rights of leasing of state and municipal owned lands | 179.0 | 10.8 | 16.6 |
| Selling of state and municipal owned lands | 2.5 | 1.6 | 156.2 |
| Buying and selling of lands by citizens and legal entities | 18.5 | 1.4 | 13.2 times |
| Land Granting | 10.3 | 2.5 | 4.1 times |
| Land Heritage | 30.0 | 2.1 | 14.3 times |
| Land Mortgage | 16.4 | 7.7 | 2.1 times |

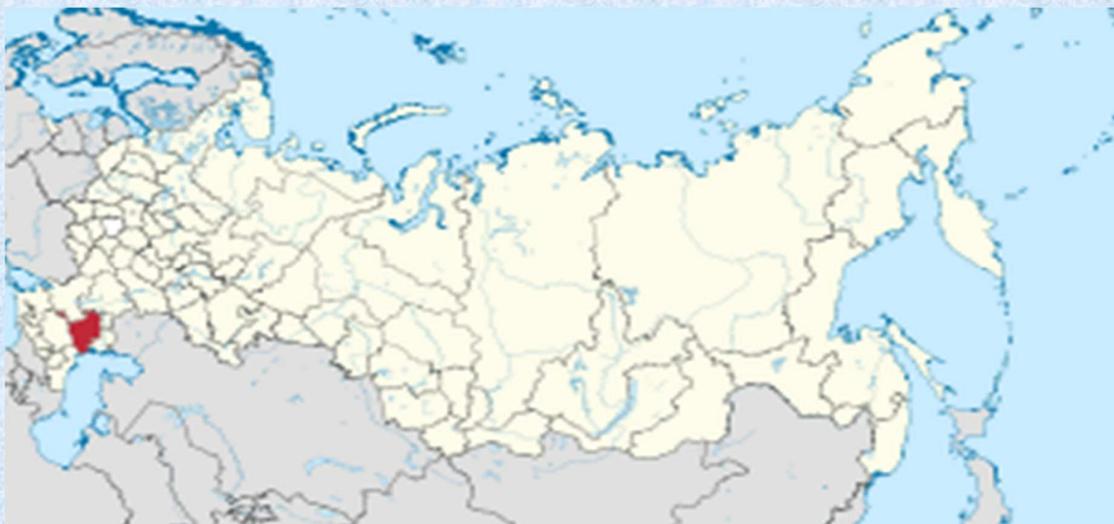
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

REPUBLIC OF KALMYKIA



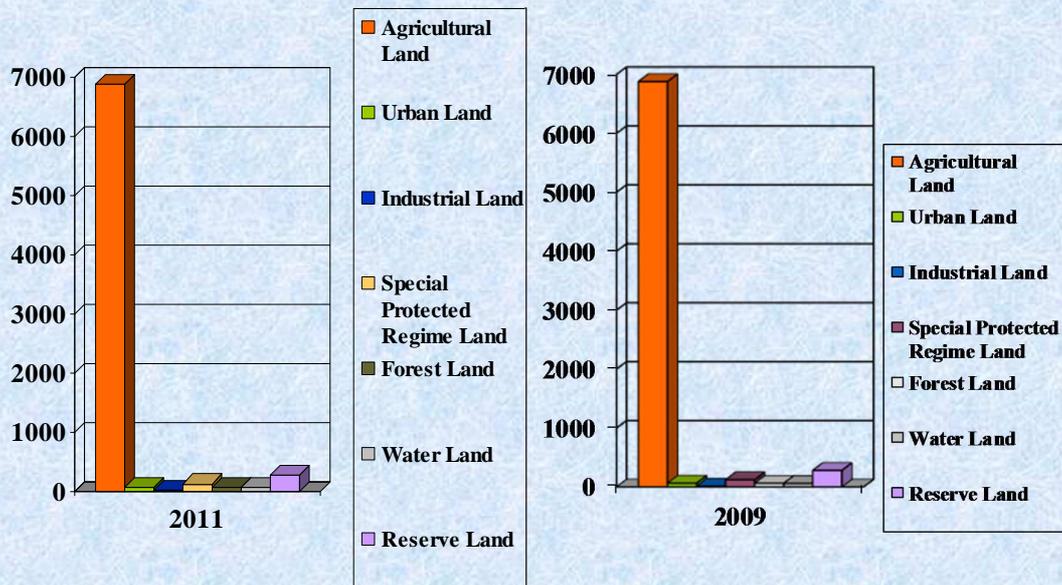
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

REPUBLIC OF KALMYKIA



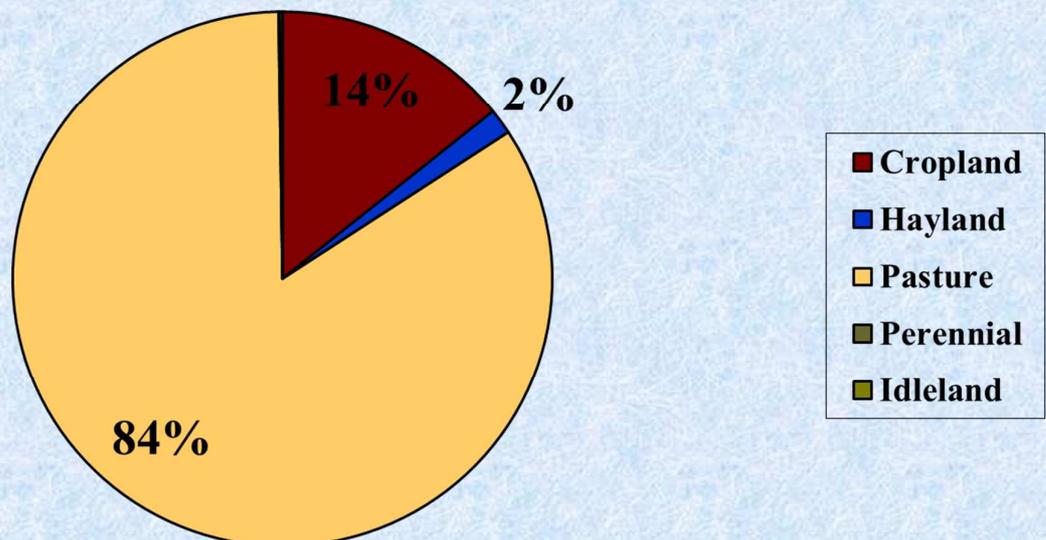
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Land Categories, Republic of Kalmykia, 2009-2011, 1000 hectares



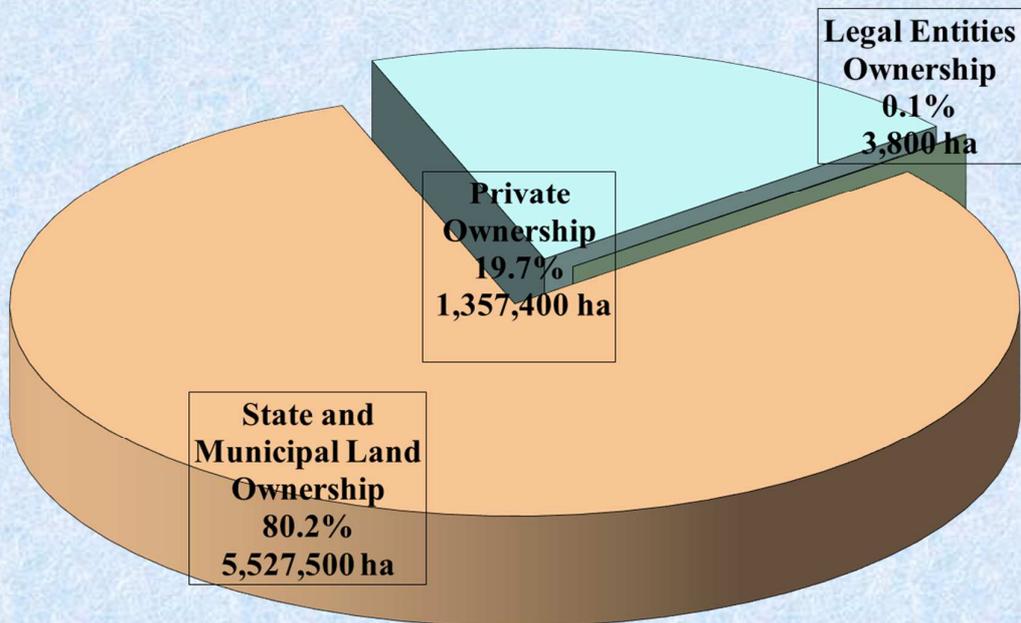
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia, 16 – 21 June 2014

Agricultural Land, Republic of Kalmykia, 2011



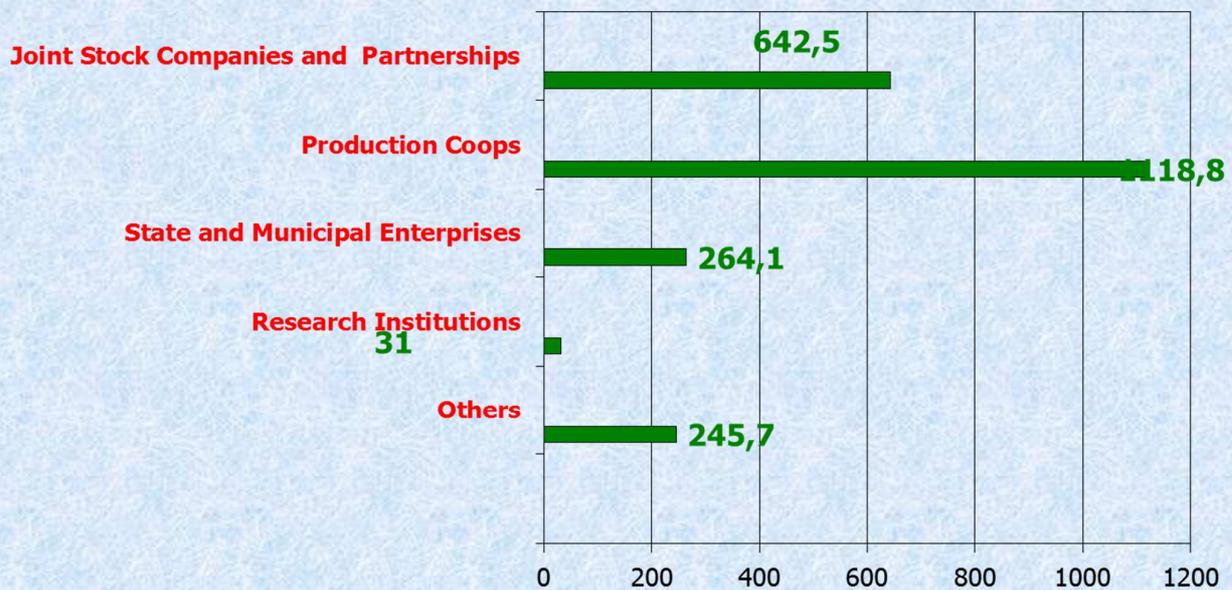
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia, 16 – 21 June 2014

Agricultural Land Tenure, Republic of Kalmykia, 2011



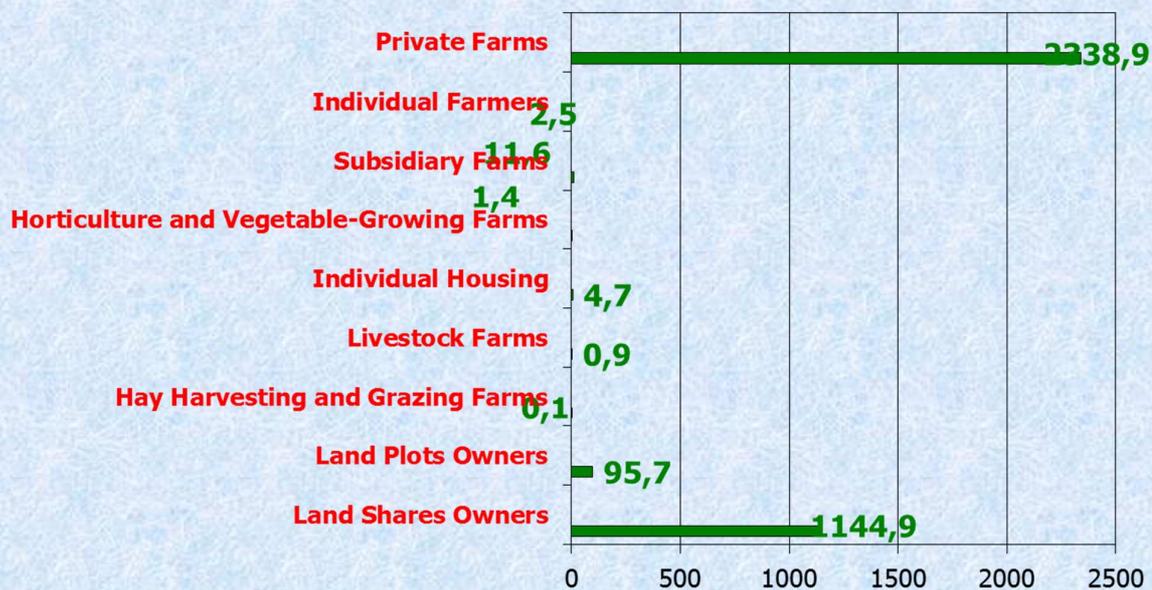
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia, 16 – 21 June 2014

Land Area of Parastatals, Republic of Kalmykia, 2011, 1000 hectares



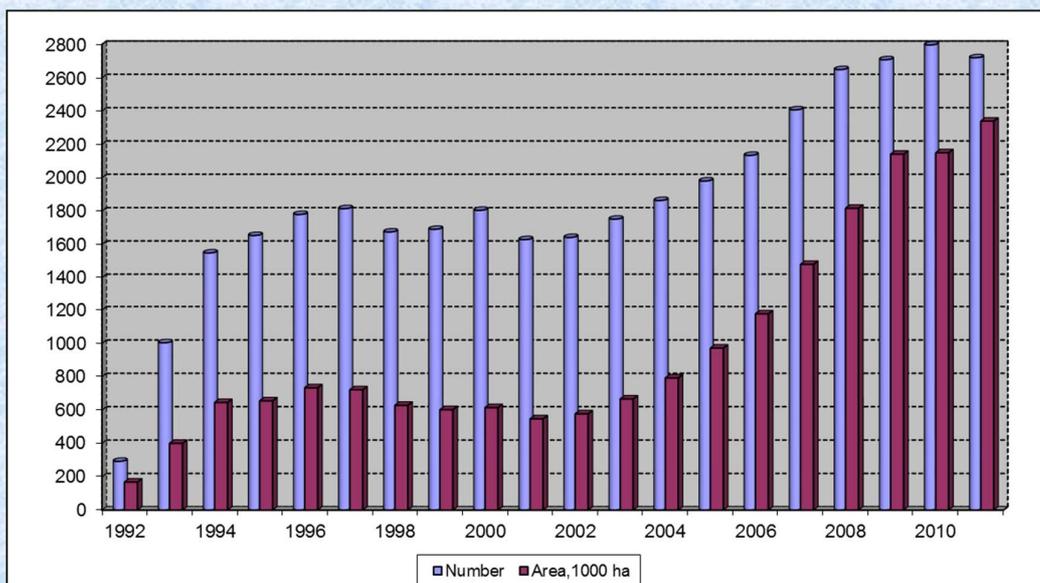
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia, 16 – 21 June 2014

Private Land Area, Republic of Kalmykia, 2011, 1000 hectares



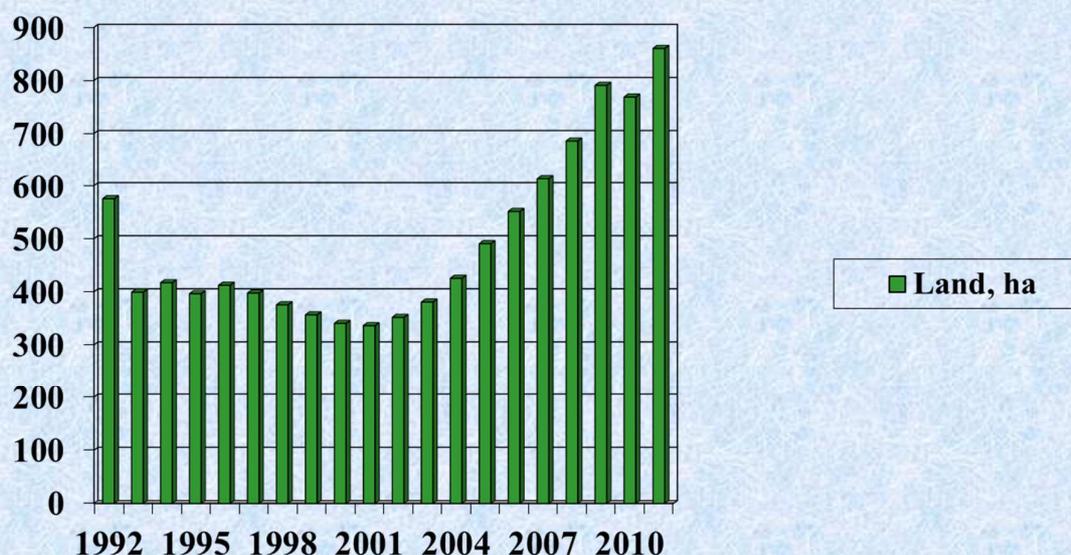
XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia, 16 – 21 June 2014

Private Farms, Republic of Kalmykia, 1992-2011



XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia, 16 – 21 June 2014

Average Size of Land owned by Private Farm, Republic of Kalmykia, 1992-2011



XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Land Market Transactions, Republic of Kalmykia, 2009-2011, number of transaction/ hectares

| Item | 2011 | 2009 |
|---|-----------------------------|-----------------------------|
| Selling of state and municipal owned lands | 616/312.2 | 1,253/125 |
| Selling of lands by citizens and legal entities | 2,948/41,692 | 959/428 |
| Leasing of state and municipal owned lands | 4,431/ 3,084,023 | 4,517/ 3,618,992 |
| Other transactions, total including: | | |
| Land Granting | 445/61,798 | 252/116,781 |
| Land Heritage | 771/9,904 | 483/559 |
| Land Mortgage | 232/18,403 | 9/4.1 |
| Total | 9,532/ 3,284,964 | 7,544/ 3,762,087 |

XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Conclusion

- **The following measures must be implemented to strengthen the organizational as well as institutional sustainability of Agricultural Land Market and Land Consolidation in the Russian Federation:**
- **The Agricultural Land Market Legislation must be revised and improved both at federal as well as at regional level.**

XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Conclusion

- **The institutional framework for implementation of Agricultural Land Market and Land Consolidation must be improved both at federal as well as at regional level too.**
- **The Agricultural Land Auctions must be introduced to stimulate development of Agricultural Land Market and Land Consolidation in regions of the Russian Federation.**

XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Conclusion

- **The training and retraining programs related to the Agricultural Land Market and Land Consolidation issues must be introduced.**
- **The public relation campaign to strengthen people's ability to understand the role and importance of the VG, the RAI, Agricultural Land Market and Land Consolidation Development must be initiated.**
- **The pilot projects focused on Agricultural Land Market and Land Consolidation Development should be launched in some regions of the Russian Federation to make demonstration effect.**

XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

More developments:

**You can find more developments
on that on:**

www.facebook.com/agridepguz

as well as

www.facebook.com/alexandersagaydak

XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Sources:

- **Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security, FAO, Rome, 2012**
- **Zero Draft of the Responsible Agricultural Investments, FAO, Rome, 2012**
- **2012 RUSSIAN NATIONAL REPORT ON LAND, Rosreestr, 2013**
- **THE REPORTS ON THE STATUS AND USE OF LANDS IN THE REPUBLIC OF KALMYKIA IN 2009-2011. Kalmykiareestr, Elista, 2009-2011**

XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014

Thank you

XXV International Federation of
Surveyors Congress, Kuala Lumpur,
Malaysia 16 – 21 June 2014