

Technological Aspects of Land Plots Surveying in Russia

Prof. Y. K. NEUMYVAKIN, Russia

Key words:

ABSTRACT

As a result of land reform a new basis of land system has been created in Russia. Monopoly of state ownership on land has been abolished; a new class of land owners has been created, among them 45 mln. people. 130 mln. hectares of land were given to citizens and organizations as ownership.

Land Code of Russian Federation adopted on the 30th of December, 2001, put into effect conception of land not only as natural resources used as a means of production in agriculture and forestry, but at the same time as real property, an object of the right on ownership and right on land.

Every year on the territory of Russian Federation more than 0,5 mln. sale and purchase transactions of land plots between citizens have been implemented. Such transactions should be preceded by surveying of land plots, i.e., implementation of measures on definition of location and boundaries of land plots on the area.

Technological aspects of land plots surveying are given in the article which are subjects of sale and purchase between citizens of Russian Federation. Agreements between land plots owners and executors of work or judicial decisions can serve as background in such a case. Juridical persons or individual entrepreneurs having a licence on land use planning work fulfillment are executors of land plot surveying.

Land plot surveying should include the following main steps:

- To determine and co-ordinate land plots boundaries on the locality
- To fix boundaries location on the area by surveying signs and determine their flat rectangular coordinates
- To calculate land plot area
- To make a plan of land plot boundaries.

Russian Federation Committee on land resources and land use planning (Roskomzem) "Instruction on lands surveying" adopted in 1996 is the main normative – legal document of land plots surveying on the territory of Russia.

Technological aspects of land plots surveying in accordance with the stages of work adopted in Russian Federation are shortly stated below.

Determination of land plot boundaries on the locality and their agreement are made in land owners, proprietors and users of concerned land plots or authorized persons presence whose rights are legally certified. If some debates about land plots location and their boundaries on the area are appeared during agreement then land plot surveying is stopped up to its decision, including in legal form. Land plot boundaries determination and agreement results on the locality are registered officially by an act which must be signed by all participants of this procedure including an executor of work. The act is approved by the Committee on land resources and land use planning of the district (city) of the subject of Russian Federation.

CONTACT

Professor Y. K. Neumyvakin, Doctor of technical sciences
State University on Land Use Planning
Ministry of Agriculture of Russian Federation
15, Kazakov Str.
Moscow 103064
RUSSIA
Fax + 7 095 261 95 45
E-mail: guzru@cityline.ru