

**Speech by Mr. I. Bayramov, Deputy Chairman of
the State Register Service of Real Estate
under the Cabinet of Ministers of Azerbaijan Republic**

Ladies and gentlemen,

First, I would like to express gratitude to my Georgian colleagues for organizing this event and hosting us. Let me tell you about the establishment of the body that conducts registration of rights in all kind of immovable property in the Republic of Azerbaijan, nowadays. Under the Cabinet of Ministers of Azerbaijan Republic, the State Register Service of Real Estate was established by the president decree, dated February 7, 2005. The main aim of its establishment is delegation of functions of property rights registration to a single state organization with the view of creating entire state registry. Before the adoption of law, the different state bodies, including State Committee on Land and Cartography, Ministry of Economic Development, State Committee on Construction and Architecture, conducted registration. In accordance with the status of the Service, it conducts registry of immovable property and land cadastre on whole territory of Azerbaijan Republic.

It should be mentioned that in accordance with the state law, realization of the immovable property rights is possible only after data entering into the State Register Service of Real Estate and following registration procedure in our regional departments. The proof of registration of rights at the State Register Service of Real Estate is appropriate extract from the State Registry. In the legislation, it is strictly determined, that ownership right in the immovable property originates only after its registration in the State Register Service of Real Estate.

At present, work is proceeded for further perfection of legislative acts related to activities of Service.

For optimization of the hypothec relations and simplification of procedures for state registration of hypothec, we have submitted to the state government some proposals.

Since the establishment of Service, 25 regional offices were set up, that facilitates improvement and perfection of the service rendered to the population.

To meet the requirements of Service, as well as its regional subdivisions, electronic version of the legislation base was created, also it was published. With the growth of the population welfare, increase is detected of the interest towards immovable property of the particular citizens, as well as physical and legal persons with entrepreneur activities.

From 1993 to present day, more then 860 000 families, including about 3 billion citizens have received state land acts. Thus, 98% of lands, formerly belonged to the Kolkhoz and Sovkhoz, have been privatized. 33 000 objects of immovable property was transferred into the ownership of physical and legal persons. This process continues nowadays. After beginning of the privatization of the housing resources by the state bodies of technical inventory as of January 1, 2006, 379 000 flats are privatized, that comprises 75% of the privatized housing resources.

In addition, I want to note that registration of rights in immovable property in the State Registry is conducted simultaneously electronically as well as manually. For the maintenance of state registry of immovable property manually were elaborated forms of the registry and land-books, application journals, as well as forms of the certificate of immovable property. Besides, to conduct registry electronically special program is elaborated, that insures information storage in the entire database. This program provides automated issuing of different certificates and extracts from the State Registry of immovable Property; registration of applications submitted for registration of rights to the State Registry of immovable property; turnover of the documents electronically, as well as entering into the program all information regarding immovable property (description, right, restriction).

From May 1, 2006, maintenance of the registry of the immovable property began in the entire database. Thus, to this day, only in the Bakins Regional Department 4 895 different kind of objects of immovable property were registered. Besides, for creation of the entire system, it is planned to transfer to the electronic database all information on registration of rights in the immovable property collected in the regional offices up to day.

In the nearest future, new, specialized software and net will be created that will provide connection between the Central Office and other regional departments within the republic. In accordance with the status of Service and existing legislation, establishment of unified cadastre of immovable property is intended. For this, creation of entire database of the digital map of whole territory of the Republic is planned. Some work in this field has already begun. This is not an easy process, of course. For the implementation of this plan, great financial resources and high potential of the specialists in the given field are essential. On this map (major map), all objects of immovable property will be reflected.

At present Service is in the formation and organization stage of its activities. While organizing its activities, Service places high emphasis on learning from foreign and international experience of the similar bodies operating beyond the bounds of the Republic of Azerbaijan.

In conclusion, I want to add, that Service holds an interest in establishing long-term partnership relations with the similar systems. Partnership between our organizations can be insured by exchange of experience, getting acquainted with the formation of structure, form and method for recording immovable property rights. Head of the State Register Service of Real Estate under the Cabinet of Ministers of Azerbaijan Republic appreciates assistance that can be provided by donors and appropriate international organizations regarding indicated matters.

Thank you for attention.