

REPUBLIC OF ARMENIA MINISTRY COUNCIL

DECISION

About confirmation of the regulation of land allotment  
mediation creation and discussion order

/March 5, 1991, #166

Yerevan/

Republic of Armenia Ministry Council Decides:

1. Confirm the regulation about land allotment mediation creation and discussion order /attached/.
2. Consider to have lost its force decision # 715 of Ministry Council of Armenian SSR, December 13, 1974, "About Confirmation of Regulation of Land Allotment Mediation Creation and Discussion order".

Prime Minister of  
Republic of Armenia

V. Manukian

Deputy secretary  
of Ministry Council  
of Republic of Armenia

H. Hakobian

Confirmed by the decision  
of Ministry Council of  
Republic of Armenia  
March 5, 1991, decision # 166

**Regulation**  
**about land allotment mediation creation and discussion order**

General provisions

1. The following regulation determines the order of alienation and allotment of all kinds of land plots, independently from the fact who uses or owns them.
2. It is prohibited for Ministries, departments, organizations, projecting or other institutions to make surveys or projects on land plots belonging to agricultural organizations, institutions, forestry, private owners or land users, without the decision of Ministry Council of Republic of Armenia.
3. In the case of alienation or temporary use of land for state or public needs land users or land owners must be compensated for damages. Compensation must be paid for damages caused to land, houses, cultural-social objects, industrial and other buildings, for their transportation to new places, for the price of fruit and other perennial trees and the price of not finished activity (ploughing, fertilizing, sowing, etc.), for the price of agricultural harvest and other expenses of land user and land owners, which concern land alienation and allotment.

Land plots allotted to citizens, farmers and collective farms of the Republic of Armenia can be alienated in the case when new land plots are allotted to citizens, farmers and collective farms, by their agreement.

Organizations and institutions must compensate a citizen, a farmer or a collective farm by building new houses, industrial

and other objects on the new plot, if such objects have existed on the former plot. and by paying other expenses.

4. On the land plots of farmers or collective farms agricultural production objects can be built only when authorized by the local (regional or city) councils. The list of settlements, where building of agricultural production objects is allowed only for personal plots is made by Ministry Council of the Republic of Armenia.

5. Citizens, farmers and collective farms, institutions and organizations can begin using their plots after determination of the boundaries of these plots and upon reception of documents authorizing their right for the plots.

Citizens, farmers and collective farms can buy and sell their plots according to the order, determined by the Law "About Farmers and Collective Farms".

#### The order of alienation and allotment of plots

6. To alienate or allot plots for building of objects of state importance local land agency makes a registration record . A preliminary survey (land estimation and registration of plans) is made to determine the location of objects, for the registration document.

Registration document is made for building of the whole object

7. In the case of allotment an extra plot for the existing object, during the preparation of registration document a scrupulous survey of preliminary allotted plot is made and the method of its use is reviewed.

8. The allotment of plots for non-agricultural uses is made gradually, according to their development and, as a rule, after the collection of the harvest.

9. If the plot is allotted for minerals extraction by the open method or for a kind of building which spoils the fertile layer of land, then the organizations and institutions allotting land plots must extract and save this layer in order to use it later for recultivation of land.

The order of land allotment mediation creation and discussion

10. Citizens, farmers and collective farms of the Republic of Armenia, institutions, public and religious organizations produce a request for a plot allotment to the local deputy council executive committee, indicating the location of the plot, allotment purpose and the size of needed plot.
11. The executive committee of the local deputy council considers the request within 10 days and makes a registration document for the plot through the land agency.
12. In the case if the requested plot is owned by citizens, farmers or collective farms, during the preliminary consideration of the matter the demands of the former owner must be satisfied, according to Article 3 of the following regulation.

Land disputes concerning allotment, alienation, termination of rights for land owning and using are solved by the arbitrage.

13. In preparation of documents for land allotment, map of the region, project of the plot development, master plan of the settlement development, physical geography and survey materials, comparative land estimation materials, seismologic, ecological and other materials necessarily must be considered.

14. Selection of land plots is made in two ways, taking into consideration their economic and other advantages.
15. Local land reform and privatization committee activity results are registered by a deed, in which the areas of the registered plot with its land variations, its kadastral estimation, compensation price, characteristics, conclusion of the committee about its location expediency are described.
15. Land allotment for non-agricultural uses is made in two phases-preliminary and final.
  - a. The purpose of preliminary allotment is to make the project of object location, considering the size of necessary plot.
  - b. The purpose of final allotment is to make the final allotment in the boundaries, defined by the project.
17. The materials of land allotment (preliminary and final) are presented to the Agricultural Ministry of the Republic of Armenia by the executive committee of the local deputy council.
18. For preliminary allotment the following documents are necessary:
  - a. Request of the higher body of the mediator organization or institution for land allotment.
  - b. Joint deed of local and regional committees, which select plots.
  - c. Deed of plot estimation.
  - d. Conclusion of the local deputy council.
  - e. Map of allotted plot landscape, where the boundaries and area of the requested plot and its kadastral estimation indices are indicated.
  - f. Agreement of the land owner or user for the allotment of the plot.
  - g. Agreement of the higher organization of the former user.

19. The Agricultural Ministry considers received preliminary allotment document and presents its conclusion together with decision project and materials to Ministry Council of the Republic of Armenia for discussion.

If within 2 years after the decision about building of the object is made, the materials about final allotment are not presented to the Ministry Council by the established order, the land user loses his right of land use.

20. For final allotment the following documents are necessary:

- a. Development project of the allotted plot with its land variations.
- b. Final deed of land estimation.
- c. Title-page of building.
- d. Decision of the Agricultural Ministry of the Republic of Armenia together with the decision project.

These material are presented for discussion to Ministry Council of the Republic of Armenia and it makes a decision about land allotment for building of the object.

A state deed of right for land use is given to organization and institutions, and only after that they have right to begin development works.

After making decision about land allotment to a new land user, he must compensate the damages caused to the former user within 3 months, according to the estimation deed.

21. In the case of minerals extraction by the open method a conclusion of appropriate bodies about reserves is necessary for land allotment.

22. In the case of allotment of plots which have preservation importance (preserves, national parks, botanical gardens, natural monuments), substantiation of special conditions of the requested area is necessary,

except the documents, described in Articles 18 and 20 of the following regulation.

23. Allotment of plots of recreational areas (rest homes, holiday hotels, health resorts, tourist centers, health camps, children tourist centers, parks around cities and settlements, green zones, tourist paths, marked ways and sport camps, which are not included in plots of health importance) is made according to Articles 18 and 20 of the following regulation.

24. In the case of allotment of plots which have historical-cultural importance (historical-cultural preserves, memorial parks, historical and architectural monuments, architectural-landscape complexes), substantiation of special conditions of the requested area is necessary, except the documents, described in Articles 18 and 20 of the following regulation.

25. Allotment of plots included in forest, water fund, transportation communication and other non-agricultural land is made accordingly to Articles 18 and 20 of the following regulation.

26. Accommodation of objects which influence negatively on land and environment is made by a state committee constituted by Ministry Council of the Republic of Armenia, which includes representatives of central, branch, regional, local committees of land reform and privatization, architectural and urban development state committee, central agency of historical and cultural monuments preservation and use, state committee of nature and land development service and other interested organizations. Land allotment for the mentioned purposes is made accordingly to Articles 18 and 20 of the following regulation.

27. If land plots, allotted for non-agricultural uses to organizations and institutions are not used in designed

purposes within 2 years, they are alienated by the established order and stay under the authority of the local council.

28. Personal plots are allotted to citizens with right to own them from reserve fund in the following order: the local (village, settlement) deputy council creates mediation to the regional deputy council, which creates a registration document within 10 days and after making decision sends it to the Agricultural Ministry of the Republic of Armenia, attaching the following documents:
- a. Mediation of the local (village, settlement) deputy council.
  - b. Map of allotted plot, with the description of land variations.
  - c. Conclusion of chief engineer-land surveyor.
  - d. Decision of the regional deputy council.

The Agricultural Ministry of the Republic of Armenia considers the matter and presents its conclusion together with the decision project to Ministry Council of the Republic of Armenia for determination within 10 days.

Ministry Council of the Republic of Armenia considers the matter and makes a decision about allotment of the personal plot.

29. Plots are allotted to farmers and collective farms as private property with partial compensation, which can be paid by a one-time payment.

Allotment is made according to the decision of Ministry Council of the Republic of Armenia, taking into consideration the decision of the village, settlement, region or deputy council, within its authority.

The following documents must be included into the registration documents:

- a. Request of a farmer or a collective farm to the local deputy council, in which the purpose of plot allotment is indicated.
- b. Conclusion of the appropriate committee of land reform and privatization and decision about plot allotment to farmers or collective farms (for 2 years).
- c. Plan of plot development, where land variations are indicated.

After the decision of Ministry Council of the Republic of Armenia the plot boundaries are marked in nature and a state deed about land use is given.

The order of allotment of state fund summer and winter pastures for live-stock farming

30. Summer and winter pastures, independently of the fact in which administrative region they are located, are allotted for live-stock farming to farmers, collectives, agricultural organizations, institutions and citizens by the decision of Ministry Council of the Republic of Armenia for 1 year, by lease. rent is paid to the accounts of the executive committees of local deputy councils and used for cultural- technical purposes.
31. Agricultural organizations, institutions, farmers, collective farms and citizens who need summer and winter pastures for live-stock farming present their requests to the Agricultural Ministry of the republic, indicating the location of the plot, quantity of live-stock and their kind.
32. The Agricultural Ministry considers the matter and presents its conclusion together with the decision project to Ministry Council of the Republic of Armenia.
33. To the document of the Agricultural Ministry Of the Republic of Armenia presented to Ministry Council of the

Republic of Armenia the following documents must be attached.

- a. Requests of agricultural organizations, institutions, collectives and citizens about plot allotment.
- b. A resume about the quantity and kind of live-stock of the organizations, institutions, collectives or citizens.
- c. Conclusion of the Agricultural Ministry of the Republic of Armenia and the decision project about plot allotment.
- d. A resume about rental payment size.
- e. The map of the allotted plot.

The order of allotment of plots for horticulture (cottages) to citizens and collectives

34. Upon the request of citizens and collectives plots for horticulture (cottages) are allotted by decision of regional deputy councils, according to the plan made and established for that region by Ministry Council. For the mentioned use plots can be allotted according to Articles 18 and 20 of the following regulation.

Land allotment to collectives is fulfilled by the appropriate organizations and institutions.

35. For the effective use of horticultural plots (cottages), which are established by the plan, the local deputy councils must allot the plots gradually, by land-masses, after allotting one land-mass entirely.

36. For collective horticulture (cottages) the projects of development and estimation documents are prepared and confirmed by executive committees of local councils and presented to citizens and collectives after they pay the cost of the project to the accounts of the council.