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# «Real estate cadastre» journal №1(26) – 2012

## Topics notice



«Real estate cadastre» journal begins his work in 2012 with topic «Quality value: price for cadastral activities». Price for cadastral activities is actual issue for its participants. After transfer of real estate objects formation from the government to free market almost all criteria of its pricing were cancelled there. Federal law FZ-93 30.06.2006 «Changes in some laws of RF concerning simple registration of rights on some real estate objects» (known as law of dacha amnesty) art.11 resolved to make it possible for RF subjects to fix the maximum price for land management activities up to 2015 year. However, as time has shown, this hasn't settled the problem but intensified it because all land management costs haven't been taken into account in some regions.

For several years professional community has already been discussing the project «Rating method of pricing for cadastral activities by state federal enterprises which are parts of the Federal state registration service, cadastre and cartography for surveying maps issue» and lay account for sorting out its activities.

Methodology is one of the most expected documents in the cadastral sphere. Explanatory note for this document says this project has been developed for pricing uniformity of cadastral activities for surveying maps issue, validity and efficiency improvement of applicable pricing.


SRO NP «Cadastral engineers» systematically researches the opinions of its members about federal legislatives regulative influence and forms the conclusion likewise about above-named order of Ministry of Economic Development. Partnership participants opinion is reflected in the paper «Pricing policy of cadastral activities job-costing» by general director of NP «Cadastral engineers» Petrushina M.

Considering that in 2012 in the most RF subjects there will be the procedure of state accounting for constructions, buildings, incompleted construction objects for the period of transition which provides the preparation of technical plans for cadastral accounting of specified real estate objects; it is necessary to analyze pricing for preparation of technical plans activities for development of proposals to RF subjects authorities. This idea is proposed by general director of GUP MO «MOBTI», presidium member of SRO NP «Cadastral engineers» V.Denisov in his paper «Price for cadastral activities is a factor of professionalism and quality».

«Using this Methodology of Ministry of Economic Development and other collected prices for cadastral activities (including special software) we ought to remember self-control of budget because of minimum two factors:

1) competition – your prospective client may choose another cadastral specialist if your price is 100 rub higher

2) «cadastral activities cost limits of local RF subjects» – director of Public corporation «Glavzemproekt» (Moscow) Semenischenkov A. declares his opinion in the article «Price for cadastral activities in terms of method and common sense» This number of journal also contains a scientific opinion about price for cadastral activities in the article «Socioeconomic factors of budgeting for cadastral activities» by professor assistant of Saint-Petersburg State Architectural and Construction University (SPSACU) Polikarpov A. and student of SPSACU Gurieva M.



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There are interesting materials in heading «Public policy concerning State Real Estate Cadastre» which contains articles “Main directions of legislation reformation in the sphere of state real estate accounting, state registration of rights in real estate and its deals” by director of department of management theory and practice of real estate in Higher School of Privatization and Business – Institute, doctor of economics Zavyalov A. and general director of Center of continental law development Usovich L. as well as «Rational land use organization of agricultural lands in the EU countries» by rector of SULUP, academician of RAAS, professor, doctor of economics, honourable land manager of RF Volkov S.

Another interesting heading is «Point at discussion». In this number the authors discuss actual for cadastral specialists topic: «Delimitation of permissible value of land parcels boundaries intersection in the state real estate cadastre». This question was on the agenda of conference of Rosreestr Research advisory board O1.11. 2011 in which NP «Cadastral engineers» participants took part. At the instance of sector of methodical maintenance of rights registration and cadastral accounting of Rosreestr Research advisory board it was S. Miroshnichenko (FGUP «Rustechinventarisat – federal BTI», SRO NP «Cadastral engineers» member) who developed «Guidelines to land parcels boundaries intersection». Media portal for discussion about this project was GIS–Association site.

The readers of our journal also can get to know these Guidelines and another materials: S. Miroshnichenko «Guidelines to land parcels boundaries intersection»; V. Leonov «Permissible variation of cadastral results»; D. Antonov «Causes of cadastral mistakes and methods of its correction»; V. Guygul «To guidelines to land parcels boundaries intersection and divergence of land parcels area results in State Real Estate Cadastre».

Among traditional headings of our journal is topic «To director attention». This time it was presented by two actual articles: Service record fate (I. Delyagin) and Intermediate court is the most effective method of problems solution (Bolshakova D., Intermediate court chairman of NP «Cadastral engineers», director of legal department of «Morion» companies, St.Petersburg). Intermediate court is legal and worldwide recognized efficient alternative to arbitrage and regular courts. It is ancient type of settlement of a dispute. Intermediary functions of umpires preceded to regular courts. Point of the article is draw attention to NP participants and journal readers to Intermediate court NP «Cadastral engineers» activities (hereinafter referred to as Intermediate court) as well as to describe the amendments in legal documents (December 2011).

For cadastral sphere participants it may be interesting heading «Federal legislation». We also recommend the article of our regular author, candidate of jurisprudence N. Malova «New method of land parcel creation» in the heading «Field of activity». There are comments and explanation to Federal law 19.07.2011 № 246–FZ «Artificial land parcels on the federal water bodies and changes to some RF laws». These and other information in our journal should be interesting for specialists as well.

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