

Linkages Between Land Tenure Rights And Land Reform Processes.

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Abstract: Rights and Restrictions on Land Use The value of a property depends in part on what can be done with it. Land use rights and restrictions strongly influence the behavior of the land market and are one of the important factors that determine the value of real estate.

Key words: rights, restriction, land use, real estate, information, land resources, environment.

Objects and methods of research.

Land Use Rights and Restrictions The value of a property depends in part on what can be done with it. Land use rights and restrictions strongly influence the behavior of the land market and are one of the important factors that determine the value of real estate.

It is very important to use a good practical solution, it will recognize that:

- Information on the rights and restrictions of use that relate to the immovable property must be provided without delay to the person entering into the land transaction;
- Land use rights are becoming increasingly complex as society becomes more interested in protecting the environment and reducing the adverse effects of activities that pollute the land, such as landfilling.

The role of land administration in land-use planning is a major part of land use and land reform.

Land-use planning involves the allocation of resources, especially land-use rights, in ways that should improve the physical environment [1-5].

Results.

Land administration influences land-use planning (and vice versa) through the identification and registration of rights of use. At the same time, you need to know that:

- Land administration is linked to land-use planning

Insofar as it monitors what is happening and provides the necessary information about the Earth. Monitoring may include the registration of building permits in registers;

- The implementation of land-use plans may require the expropriation of land and the redistribution of land rights. There should be a legally defined procedure with appeal mechanisms so that people can be sure that their titles are protected;
- Information on public rights and obligations relating to individual plots of land should be readily available [6-10].

The development plan is an integral part of the planning process in that it provides the basis for the development of the property. Any physical development on land affects property prices and the land market. The land administration authority must be notified when development takes place. A good practical solution would be to recognize that:

- Legislation governing the physical development of land and real estate should specify how development plans are drawn up, how they are approved and what role the land administration authority has in monitoring their implementation.
- Many elements of geospatial data needed for land-use planning are or may be in the inventory. However, the cadastre should contain only those types of information that are economically justified;
- The data contained in the inventory should be available for use at the regional and local levels;
- The solution to many environmental problems lies in stricter regulation of land use through legislative or financial restrictions on land use rights. Both forms of restriction have an impact on the land market;
- Land use rights can influence the outcome of any land development project and should therefore be as accessible as property rights.

Land consolidation and redistribution are processes that result in more efficient and more equitable land use. Land administration authorities should work closely with those responsible for land consolidation, monitoring changes that affect cadastral mapping,

valuation and title information. A good practical solution would be to recognize that:

- The land administration authority can be one of the main sources of information in support of land reform. One of the basic prerequisites for the development of both rural and urban areas is the accurate cadastral registration of the territory concerned;
- Land restitution, where necessary and possible, should be accompanied by land consolidation;
- Land consolidation differs from land redistribution in that in consolidation, the relative size of farms should remain the same, with individual plots that are larger in area, more convenient in configuration, and part of the land given over to infrastructure (e.g., new roads);
- If the State's need for land for development or protection is met, land consolidation should eliminate, or at least significantly reduce, the possible negative impacts of development on any existing useful land uses. The land administration authority should monitor such aspects of development [11-16].

Environmental Monitoring and Geographic Information Systems (GIS) GIS is an integrating technology that facilitates the collection, storage, validation, analysis, and display of spatially referenced data. GIS allows you to find new information by combining data from different sources.

Discussion and conclusion of the research results.

Land administration authorities should take into account the use of GIS as a means to add value to their existing information products and services through processing, and recognize that:

- It is necessary to structure information on land administration resources in ways that allow it to be used through GIS and therefore contribute to the creation of added value;
- GIS can be used to analyze cadastral data and support environmental monitoring and environmental assessment.

Influences;

- The successful use of GIS depends to a large extent on the quality of the recorded data and the use of a homogeneous system for spatial referencing of the data. Land administration authorities should ensure that they have such opportunities;
- Land registers, cadastres, tax registers and municipalities should use the same parcel linking system so that real estate-related data can be easily integrated into all networks.
- The type of data to be included in the inventory should be revised to meet environmental needs without undue complexity [17-21].

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