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**TRENDS AND OUTLOOKS**  
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The review provides a detailed analysis of main trends in Russia's economy in 2015. The paper contains 6 big sections that highlight single aspects of Russia's economic development: the socio-political context; the monetary and credit spheres; financial sphere; the real sector; social sphere; institutional challenges. The paper employs a huge mass of statistical data that forms the basis of original computation and numerous charts.

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## The market of land plots in Russia in 2015<sup>1</sup>

According to the data released by the Rosreestr, the area of land plots owned by Russian nationals keeps decreasing and as of 1 January 2015 amounted to 115,400,000 ha or 6.8% of the land of the Russian Federation against 117m ha (6.84%) as of 1 January 2014 (*Table 9*). On the contrary, the area of land in public and municipal ownership and ownership of legal entities keeps growing. Within a year, the area of land plots owned by legal entities increased by 1.3m ha and amounted to 17.2m ha or 1.0% of the land of the Russian Federation. The area of land plots in public and municipal ownership increased by 37,900 ha. As of 1 January 2015, Russian nationals' land shares decreased by 3.0m ha and amounted to 5.2% (89.3m ha) of the country's land or 67.3% of land in private ownership. A decrease in the area of land in shared ownership is regarded as positive factor as land plots in shared ownership by virtue of incompleteness of that title are used inefficiently.

*Table 9*

### The pattern of land plots of the Russian Federation by the form of ownership, 2012–2015

Form of ownership	01.01.2012		01.01.2013		01.01.2014		01.01.2015		
	Million ha	%	Million ha	%	Million ha	%	Million ha	%	
Public and municipal ownership	1576.7	92.2	1576.8	92.22	1576.9	92.23	1577.3	92.25	
Individuals' ownership	119.6	7	118.3	6.92	117	6.84	115.4	6.8	
including:	Individuals' land shares;	97.6	5.7	94.9	5.55	92.3	5.4	89.3	5.2
	On the basis of individuals' other titles of ownership	22	1.3	23.4	1.37	24.7	1.57	26.1	1.52
Legal entities' ownership	13.5	0.8	14.7	0.86	15.9	0.93	17.2	1.0	
TOTAL land in ownership	133.1	7.8	133	7.78	132.9	7.77	132.6	7.8	

Source: State (national) Report "On the status and utilization of land in the Russian Federation in 2014".

As of 1 January 2015 as in 2014, in 14 constituent entities of the Russian Federation the share of privatized land exceeded 40% of the land of constituent entity. It is mainly southern and southwestern regions. In 12 constituent entities of the Russian Federation, the share of privatized land amounts to less than 0.40%. The Southern Federal District boasts of the highest index (43.11%) while the Far Eastern Region has the lowest one (0.32%). Russia's average nationwide index amounts to 6.75%. In Moscow and St Petersburg individuals own 6.99% and 6.41% of land, respectively (*Table 10*).

*Table 10*

<sup>1</sup> Author of this section: Zadonsky G. – RANEPА.

**The level of privatization of land by federal districts and subjects  
of the Russian Federation as of 1 January 2015\***

Federal districts and subjects of the Russian Federation	Level of privatization by individuals, %	Level of privatization by legal entities, %	Total area, thousands ha	Land owned by individual, thousand ha	Land owned by legal entities, thousand ha	Place by the level of privatization by individuals
<b><i>Southern Federal District</i></b>	<b>43.11</b>	<b>4.60</b>	<b>42 087.6</b>	<b>18 43.3</b>	<b>1937.3</b>	<b>I</b>
Rostov Region	61.54	6.57	10 096.7	6 213.5	662.9	1
Volgograd Region	55.79	5.65	11 287.7	6 296.9	637.2	4
Astrakhan Region	18.16	1.81	4 902.4	890.1	88.7	38
<b><i>Privolzhsky Federal District</i></b>	<b>29.26</b>	<b>4.96</b>	<b>10 3697.5</b>	<b>30 341.5</b>	<b>5143</b>	<b>II</b>
Orenburg Region	58.29	2.43	12 370.2	7 210.2	301.2	3
Saratov Region	54.52	8.36	10 124	5 520	846.3	5
Perm Krai	7.54	2.26	16 023.6	1 207.8	362.9	52
<b><i>Central Federal District</i></b>	<b>28.89</b>	<b>8.69</b>	<b>65 020.5</b>	<b>18 786.6</b>	<b>5651.9</b>	<b>III</b>
Orel Region	50.82	9.56	2 465.2	1 252.7	235.6	6
Voronezh Region	47.98	8.37	5 221.6	2 505.5	436.8	8
Moscow Region	16.59	12.07	4 432.9	735.3	535.2	41
Moscow	6.99	12.61	256.1	17.9	32.3	53
<b><i>North-Caucasian Federal District</i></b>	<b>24.60</b>	<b>3.06</b>	<b>17 043.9</b>	<b>4 192.6</b>	<b>520.7</b>	<b>IV</b>
Stavropol Territory	58.68	7.51	6 616	3 882.5	496.7	2
Republic of Karachaevo-Cherkessia	18.59	0.48	1 427.7	265.4	6.8	36
Republic of North Osetia-Alania	1.29	0.79	798.7	10.3	6.3	77
<b>Russia</b>	<b>6.75</b>	<b>1.01</b>	<b>1 709 911</b>	<b>115 385.7</b>	<b>17 213.6</b>	<b>V</b>
<b><i>Siberian Federal District</i></b>	<b>5.65</b>	<b>0.38</b>	<b>514 495.3</b>	<b>29 050.7</b>	<b>1 946.6</b>	<b>VI</b>
Altai Territory	37.16	2.13	16 799.6	6 243.3	358.2	15
Omsk Region	32.28	3.80	14 114	4 556.3	536.8	24
Republic of Tyva	0.42	0.02	16 860.4	71.6	3.2	71
<b><i>Urals Federal District</i></b>	<b>4.85</b>	<b>0.49</b>	<b>181 849.7</b>	<b>8 822.1</b>	<b>887.7</b>	<b>VII</b>
Kurgan Region	41.40	3.45	7 148.8	2 959.5	246.7	12
Chelyabinsk Region	33.01	2.13	8 852.9	2 922	188.6	56
Yamal-Nenets Autonomous Region	0.00	0.00	76 925	1.6	0.7	82
<b><i>North-Western Federal District</i></b>	<b>2.40</b>	<b>0.44</b>	<b>168 697.2</b>	<b>4 049</b>	<b>740.8</b>	<b>VIII</b>
Kaliningrad Region	29.50	9.55	1 512.5	446.2	144.5	27
Pskov Region	26.54	2.88	5 539.9	1 470.2	159.6	30
St. Petersburg	6.41	17.11	140.3	9	24	55
Nenets Autonomous Region	0.00	0.00	17 681	0.2	0.1	83
<b><i>Far Eastern Federal District</i></b>	<b>0.32</b>	<b>0.06</b>	<b>616 932.9</b>	<b>1 989.4</b>	<b>384.1</b>	<b>IX</b>
Primorsky Krai	4.28	1.00	16 467.3	704.3	164.1	59
Jewish Autonomous Region	2.85	0.03	3 627.1	103.4	1.1	61
Chukotka Autonomous Region	0.00	0.00	72148.1	0.2	0.2	84
<b>Crimea</b>						<b>X</b>
Sebastopol	12.15	1.74	86.4	10.5	1.5	47

\* In each federal district, two constituent entities of the Russian Federation with highest indices as regards the share of land plots in individuals' ownership and a constituent entity of the Russian Federation with the lowest index are presented. Additionally presented are the Moscow Region, Moscow, and St. Petersburg.

Source: State (national) Report "On the status and utilization of land in the Russian Federation in 2014".

By the beginning of 2015, 8041.2 households were provided land plots totaling to 1,002,900 ha for individual housing development, which is 1.37% and 2.46% higher as regards the number of households and the area of land, respectively than in 2013. In 2014, over 158,600 citizens acquired land plots for individual housing development with total area of 15,400 ha. The highest

number of citizens owing land plots envisaged for housing construction accounts for Krasnodarsky Krai (454,400), Moscow (406,900), Rostov (343,000), Kemerovo (317,900), Sverdlovsk (299,600), Irkutsk (252,300) regions, Republic of Bashkortostan (220,500), Stavropol Krai (210,900), Chechen Republic (206,500), Voronezh region (203,800), Perm Krai (182,100), Republic of Tatarstan (180,400), Saratov (178,500), Volgograd (177,400), Nizhny Novgorod (154,200), Leningrad (152,400), Orenburg (148,300) regions, Krasnoyarsk Krai (157,700), Altai Krai (144,300), Republic of Dagestan (133,900), Penza (139,100), and Belgorod (132,500) regions (*Table 11*).

*Table 11*

**The pattern of ownership of land allocated for individual housing development, 2012–2014**

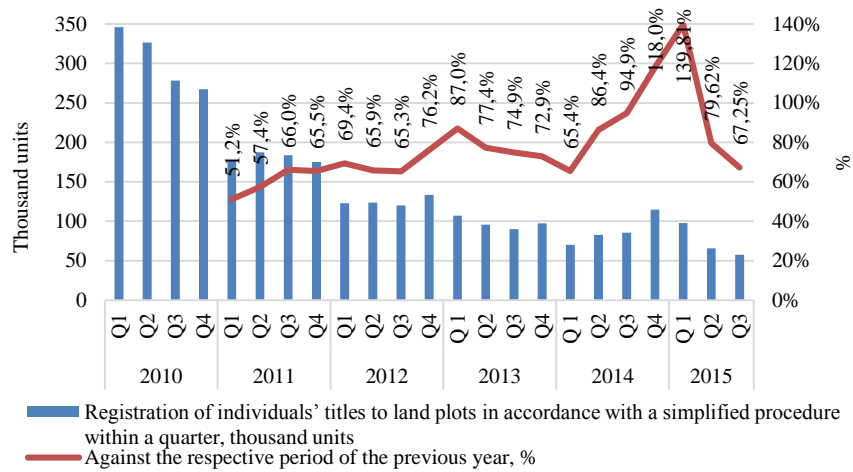
Pattern of ownership	2012		2013		2014	
	Thousand ha	%	Thousand ha	%	Thousand ha	%
Private ownership	546.2	56.7	576.9	58.4	606.5	60.5
State and municipal ownership, including:	417.6	43.3	410.6	41.6	396.4	39.5
Permanent (timeless) utilization	202.7	21	197.4	20	187.9	18.7
leasehold	119.1	12.3	120.4	12.2	121.4	12.1
Free of charge limited utilization (temporary utilization)	3.5	0.4	2.5	0.2	1.2	0.1
lifetime ownership with hereditary succession	54.8	5.7	54.0	5.5	52.4	5.2
Without execution of the title to land	37.5	3.9	36.3	3.7	33.5	3.4
Total	963.8	100	987.5	100	1002.9	100

*Source:* State (national) Report “On the status and utilization of land in the Russian Federation in 2014”.

According to data released by Rosreestr, the procedure of the “summer cottage” amnesty, that is registration in accordance with a simplified procedure of individual’s title to land plots provided prior to the adoption of the Land Code of the Russian Federation for individual subsidiary, summer cottage husbandry, vegetable gardening, horticulture and individual garage and housing building slowed down (*Fig. 1*).

According to the data released by the Rosreestr, as of October 1, 2015, the overall volume of registration of individuals’ titles to land plots (4,420,376 deeds) increased by 1.07% as compared to October 1, 2014. The number of registered titles of legal entities to land plots during the same period decreased by 13.72%, having amounted to 176,357 deeds (contrary to growth as of October 1, 2014 by 5.1% against October 1, 2013). As of October 1, 2015, lease of land plots by individuals (63,252 deeds) went up by 11.8% as compared to October 1, 2014 (as distinct from reduction by 3.84% as of October 1, 2014 compared to October 1, 2013). Lease of land by legal entities (15,677 deeds) fell by 55.1% during the same period (in addition to a reduction by 41.9% as of October 1, 2014 against October 1, 2013).

As compared to October 1, 2014, the number of registered mortgages on land plots for individuals (429,157 deeds) fell by 12.61% (when compared with October 1, 2014 reduction constituted 29.1% against October 1, 2013). The number of registered mortgages for legal entities (95,141 deeds) in 2015 fell by 12.4%.



*Fig. 1. Dynamics of registration of individuals' titles to land plots in accordance with the simplified procedure*

Source: The Rosreestr.