Development of rural areas in the implementation of the "Far Eastern Hectare" program

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Abstract. One link in land use management is the state redistribution of land, which includes confiscation, seizure, allotment, and the formation of land funds. Direct regulation of the market turnover of land is carried out through their purchase and sale, leasing, regulation of prices and taxes. In order to improve the management of land resources in rural settlements during the implementation of the Far Eastern Hectare program, we have proposed the following possible options for the development of a rural settlement structure in priority areas: expanding the boundaries of an existing settlement; the revival of areas with a very low population; creation of a new settlement. For each option, we preliminarily worked out the town planning documentation and designed the road infrastructure, as well as carried out the calculation of costs.

1. Introduction

For 15-20 years, the outflow of the rural population has not stopped in Russia, which leads to a complication of the demographic situation and socio-economic conditions of life in these areas and their desolation, this tendency is especially acute in the Far East. This is due primarily to a decrease in the level and quality of life of the population, a decrease in wages and a deterioration in working conditions led to an outflow of residents. To solve the problems that have arisen, several programs of federal significance have been created. One of them is "Comprehensive Development of Rural Areas". With the help of Federal Law No. 119 "On the Far Eastern Hectare", it becomes possible to revive rural settlements with a low population. The deadline for the implementation of this program is January 1, 2020 - December 31, 2025. The total amount of financial support of the State Program is 2288.0 billion rubles. It should be noted that many researchers in their works have addressed the obvious discrepancy between the level of development of this region and the potential that it possesses [1–4]. In this regard, the mechanisms that make it possible to realize this potential for the purposes of further sustainable development of the region are becoming especially relevant.

The Khabarovsk Territory is one of the largest timber raw material regions in Russia. The forests of the region are very diverse in composition, ranging from pure (homogeneous) deciduous, ending with mixed multi-breed cedar-broad-leaved stands. Conifers occupy the vast majority of forests, 75% of the area and 86% of the timber stock. According to the data provided by the state statistical reporting, the area of the land fund of the Khabarovsk Territory as of January 1, 2019 is 78,763.3 thousand hectares, of which 93.6% falls on the lands of the forest fund. In 2019, the Fund for the Redistribution of Agricultural Lands increased by 2.5 thousand hectares as a result of the return of unclaimed land shares of citizens mainly in the Vyazemsky and Khabarovsk municipal districts and amounted to 399.7...
thousand hectares of agricultural land. The area of agricultural land is 241.9 thousand hectares, including as of January 1, 2019 in 11 administrative districts of the region, in the composition of agricultural land, agricultural lands account for more than 70% [5–7].

2. Materials and methods
The Far Eastern Hectare program is an unprecedented mechanism that allows a person to quickly, without unnecessary bureaucracy, choose, register and receive free of charge a land plot with an area of up to 1 hectare in the Far East. This mechanism is enshrined in the Federal Law of May 1, 2016 No. 119-FL "On the specifics of providing citizens with land plots in state or municipal ownership and located in the territories of the constituent entities of the Russian Federation that are part of the Far Eastern Federal District, and on amending certain legislative acts of the Russian Federation”. The Far Eastern Hectare program assumes maximum freedom of self-realization of citizens. For this, a fundamentally new model for the provision of land plots has been proposed: the citizen himself chooses the land and the type of permitted use, activities on it, and conduct any activity on it, permitted by the legislation of the Russian Federation.

Objectives of the program: 1. Development, implementation and improvement of a new mechanism for the simplified provision of land. 2. Creation of additional benefits for life and work in the Far East. 3. Development of free territories in the Far East. 4. Expansion of economic activity of citizens, creation of measures to support citizens who have received the right to a land plot under the project. 5. Reducing the outflow of the local population. 6. Attracting citizens to permanent residence in the territory of the Far Eastern Federal District. 7. Providing employment for the population. 8. Creation of conditions for comfortable living of citizens who have received the right to a «Far Eastern hectare».

3. Research on the development of rural areas in the implementation of the program «Far Eastern Hectare»
On the territory of the Far Eastern Federal District, the Federal Law of 05/01/2016 N 119-FL (as amended on 07/18/2019) "On the specifics of providing citizens with land plots in state or municipal ownership and located in the territories of the constituent entities of the Russian Federation” has been in force for four years now, included in the Far Eastern Federal District. On amendments to certain legislative acts of the Russian Federation, the law on “Far Eastern hectare” provides for a program for the settlement of the Far East and the development of local infrastructure. The total number of the area to be distributed exceeds 140 million hectares, which means that almost every resident of the country can receive 1 hectare. The program will run until 2035.

Khabarovsk Territory stretches from south to north for 1800 km, from west to east - 125-750 km. The total area of the region is 788600 km², which is 4.5% of the entire territory of the country. Khabarovsk Territory is one of the most sparsely populated regions of Russia. According to Rosstat, the population for 2020 is 1,321,473 people, the density is 1.67 people / km². The territory is dominated by the urban population and accounts for 82.05 percent of the total. The Khabarovsk Territory has a variety of natural resources - land, water and other biological resources of water and land, as well as numerous minerals [3].

Over the entire period of implementation of the federal law, more than 85 thousand people received land plots for free use, and in 2020 about 10 thousand people took the land. The total area of the provided land plots is 60 thousand hectares. Despite the coronavirus pandemic, the Far Eastern Hectare program demonstrates a steady interest of citizens in the Far Eastern land. About 10 thousand people received land this year, which is even higher than the figure for the same period last year. Recipients of land plots are actively developing the land, submit declarations on the use of hectares, and those who took land for housing construction have already begun to register land plots ahead of schedule [2].

For the entire period of implementation of the Far Eastern Hectare program, the largest number of participants is noted in Primorye - about 22.5 thousand people received land here. In second place there is the Republic of Sakha (Yakutia), where 14.8 thousand people received land. Khabarovsk Territory closes the top three - here the "Far Eastern hectare" received more than 12.5 thousand people. Land on
the territory of the new regions of the Far East - the Republic of Buryatia and the Trans-Baikal Territory, where in just a year the land was taken by 2.6 thousand and 3.7 thousand people, respectively.

The Human Capital Development Agency in the Far East collects statistics on the implementation of the Far Eastern Hectare program, studies the history of land development by citizens and participates in the development of support measures. So, people take land for the construction of personal housing - 43%, 37% - chose to engage in agricultural activities. About 10% took land to open shops, cafes, technical centers and engage in other types of entrepreneurial activity. 7% of recipients of "hectares" are going to implement projects in the tourism industry and 3% - decided to engage in other activities.

When developing land plots, citizens use support measures - grants, subsidies, concessional financing, methodological assistance, etc. During the entire period of implementation of the Far Eastern Hectare program, 2,853 recipients of land plots have taken advantage of support measures for the development of land plots. The total amount of support exceeded RUB 900 million. Today, there are many examples of successful projects implemented by citizens using support measures - these are the opening of farms, and the construction of tourist centers, the construction of a poultry farm in the Far North, and many others.

An important milestone in the development of the Far Eastern Hectare program was the adoption by the Russian Government of the criteria for the use of land plots - the program participants who built housing were given the opportunity to register the land they had received in their ownership ahead of schedule. Arkady Archakov, a resident of Yuzhno-Sakhalinsk, was one of the first to receive the land received under the program in 2016. On the site, the user built a residential building, the ownership of which was registered in accordance with the established procedure.

It is important to note that the criteria are designed in such a way as to make it as easy as possible to obtain ownership of the "Far Eastern hectare". You can confirm the use of your "hectare" according to one of four parameters - the first criterion is the presence of a capital construction object on the site, even an unfinished one, for example, a house, the second is the cost of developing the site, the third is income from manufactured products, and the fourth is results of activities in accordance with the type of use of the site [4].

Statistics on applications received for state cadastral registration according to the statistics department of the Federal Cadastral Chamber of Rosreestr for the Khabarovsk Territory is presented in Figure 1 (excluding land plots falling under the Far Eastern Hectare program, which were leased). The types of land use that passed the cadastral registration in 2019 are shown in Figure 2.

![Figure 1](image_url)

**Figure 1.** Statistics of applications received for the State Cadastral Accounting
The most popular type of permitted use is individual housing construction - about 54%. The second most popular type of land use is for agriculture - 24%. About 7% want to equip a garden plot and personal subsidiary plots. 8% of the Far East plan to use the land for the implementation of tourism projects or for recreation. Other types of entrepreneurship, including trade, hotel services, entertainment, catering and vehicle maintenance, account for 7% of the total number of applications submitted to the Federal Information System (according to the data of the Agency for the Development of Human Capital in the Far East). Statistics on received applications for state cadastral registration and state registration of rights according to the statistical department of the Federal Cadastral Chamber of Rosreestr in the Khabarovsk Territory for the entire period is presented in table 1.

Table 1. Received applications for state cadastral registration and state registration of rights

| Year   | Registration | Additional documents | Accounting for changes | Removal from the register | Registration of the contract | Withdrawal from the contract |
|--------|--------------|----------------------|------------------------|---------------------------|----------------------------|-----------------------------|
| 2016   | 1358         | .                    | .                      | .                         | 371                        | .                           |
| 2017   | 7227         | .                    | .                      | 73                        | 1604                       | .                           |
| 2018   | 971          | 90                   | 827                    | 13                        | 302                        | 25                          |
| 2019   | 927          | 135                  | 869                    | 112                       | 622                        | 337                         |
| Q1 2020| 145          | 41                   | 404                    | 53                        | 131                        | 211                         |
| Total  | 10628        | 266                  | 2100                   | 251                       | 3030                       | 573                         |

Table 1 shows that the peak in the receipt of applications for state cadastral registration falls to 2017. This is due to the fact that since 2017, citizens who are not residents of a particular region have been allowed to apply for a "hectare" [1]. One of the most important problems in the implementation of the "Far Eastern Hectare" project is the imposition of a land plot on the "gray zones", common land, previously accounted land plots. The information about them is received by the authorized body from
the owners of land plots who learned about the carrying out cadastral works to clarify the boundaries of previously recorded land plots). According to the Federal Law of 13.07.2015 No. 218-FL "On State Registration of Real Estate", the registered land plots cannot be removed from the cadastral register without serious grounds, and from January 1, 2017, all land plots registered in the cadastral register are accounted for. It follows from this that at the stage of concluding contracts for the free use of land plots provided under the Far Eastern Hectare program, the imposition on which was revealed after cadastral registration cannot be removed. Consequently, when receiving or allocating plots, disputes arise between the potential recipients of the "hectare" and local residents. The number of people who want to get free land is growing noticeably every day, and for the local population faced with this problem, there is less and less time to solve it [8].

More and more often, there are legal proceedings to solve the problem. The Far Eastern Hectare program was conceived as an additional incentive for citizens moving to the Far Eastern constituent entities of the Russian Federation and for self-employment of citizens who already live in the Far East. Nevertheless, practice shows that the effectiveness of the measures taken remains at an insufficiently high level and the regulatory framework of the program requires further adjustment. At the same time, the Khabarovsk Territory is among the leading regions in the implementation of the "Far Eastern Hectare" program - the first settlement on "hectares" was created here, the Dalnevostochnoe village in the district named after the municipal Lazo. Design and working documentation for the construction of access roads to agglomerations of "Far Eastern hectares" in the area of the villages of Elabuga and Krasnoznamenka and Svechino has been developed. In addition, design and working documentation for the construction of highways on the territory of the Kruglikovsky and Galkinsky rural settlements has been prepared, as well as contracts for construction and installation works have been concluded. At the moment, more than 10 thousand agreements on gratuitous use of land have been registered on the territory of the Khabarovsk Territory. Since the beginning of the program, more than 19.5 thousand applications for receiving allotments have been received. Any resident of Russia can issue a plot of land for free use according to the project calculated until 2035 [9–11].

4. Conclusion
The state policy of the Russian Federation on land management is aimed at improving the demographic situation, socio-economic living conditions and the desolation of territories. On the territory of the Far Eastern Federal District, 747 programs are being implemented aimed at strengthening the population and improving the quality of life of rural settlements. On the territory of the Khabarovsk Territory, the program "Far Eastern Hectare" is currently operating, which corresponds to the goals of state policy. Over the entire period of the Federal Law No. 119-FL, more than 11 thousand applications were submitted to the territory of the Khabarovsk Territory, of which: more than 10.5 thousand were registered; more than 1.5 thousand applications were returned without consideration; more than 10 thousand applications have passed the registration of the contract. Most of the land plots provided about 99.4%, located within the boundaries of settlements near the main roads. Thus, within the framework of the "Far Eastern Hectare" program, there is an opportunity for more effective land management through the development of the rural settlement structure of the Khabarovsk Territory.

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