

Breakout Group 1 (Moderator: Wehrmann)

Land fragmentation: a problem

Is land fragmentation a problem? If so, to whom? Why? And under which conditions?

To whom?

- Commercial farmers
- Not to subsistence farmers – in the long run: it will as subsistence agriculture will decline
- Not to absentee land owners who want to keep the land as security
- Commercial investors

When does it become a problem?

- If land USE is fragmented too
- If many people are affected
- If rural infrastructure such as access roads are missing
- If parcels become too small (however there is no fixed minimum size)

Positive consequences of land fragmentation:

- Different soils
- Biodiversity
- Avoiding erosion
- Landscape protection and conservation of village shape
- Differentiated land use and protected landscape which favour rural tourism
- It is easier to change land use from agricultural to commercial or housing because one can proof that the land is not productive for agriculture

Negative consequences:

- Difficulties in selling and leasing
- Unused land
- Insecurity for land users because of many contracts with many different owners
- Certain technologies cannot be applied which leads to lower productivity

Land fragmentation is not only related to agricultural land!

Land Consolidation

Potential of land consolidation

- Enabling land markets
- Facilitating commercial farming which leads to an increase in harvests and exports and improves food security
- Ecological aspects: i.e. renaturalisation of rivers etc.
- Balancing different land use
- Realising large rural infrastructure projects
- Facilitating investments (industry / recreation)

Constraints of land consolidation

- Peoples who do not want to participate because of:
 - Lack of trust in the State
 - Complexity of L.C.
 - Duration of L.C.
 - Lack of information
 - Uncertainty of land valuation
 - Lack of information
 - Lack of skills to manage a consolidated farms
 - Long time to benefit
- Lack of funds
- If existing plots are dedicated o different uses
- Capacity: Lack of skills, lack of people
- Technical standards are too high, procedures and technologies too sophisticated and therefore too expensive
- Lack of urban employment (if people do not get employment elsewhere they will not give up farming)
- Lack of land valuation shemes
- Lack of good models which show low cost quick solutions
- Household food security might be affected

Is land consolidation a priority?

- Yes, but...(see other priorities)
- Yes, if included in a broader rural development

If not: what has to have priority?

- Financial instruments and institutions (functioning land markets; making credits available)
- Instruments to stop further fragmentation (changes in inheritance law)
- Income generating measures
- Efficient land registration systems
- Land banking

Alternative to land consolidation

- Informal arrangements
- Leases
- Farmers association