

Proposal for structure and contents of Land Consolidation Guidelines by FAO and GTZ

1. Outcome of land reforms - Land fragmentation as a problem

- definition of land fragmentation
- defining the problems which result from land fragmentation
- discussing which of these problems can be tackled by land consolidation

2. General framework for solving the problem

- recommendations on how to achieve political willingness, i.e. pilot projects to demonstrate positive effects, comparative analysis, case studies, activating pressure groups, information, education, demonstrating financial benefits
- highlighting the importance of clear visions for land policy, rural development and L.C.
- list of relevant political, legal, financial/economic, institutional, social and ecological aspects that should be analysed as well as recommendations on how to improve them

3. Land consolidation as an important approach; opportunities / chances

- definition of land consolidation; distinguishing between L.C. in a narrow sense and L.C. in a broader sense which both can be done in a simple or sophisticated way.

3.1. Land Consolidation in a narrow sense

3.2 Land Consolidation in a broader sense

3.3 Advises on how to combine L.C. with other instruments facilitating rural development

4. Specific, land consolidation – oriented frame conditions

4.1 Basic political decision

- expressing the need for intensive co-operation and consensus building between political, administrative and technical institutions responsible for L.C. on each level
- underlining that financial benefits and positive social impacts by LC are the major arguments to convince decision makers and that therefore information should be prepared accordingly

4.2 Legislation

- Possibilities to legally back-up land consolidation
- Check-list on existing laws that should be reviewed
- Laws to stop further land fragmentation

4.3 Institutional Issues

- overview on which task can be done at which level by which institution (national, regional, local level, land owners and land users, civil society etc.)
- highlighting the importance of an inter-ministerial approach
- different organisational set-ups which guarantee the transfer of local preferences to decision makers and advices on how to create them

4.4 Technical Aspects

- discussing the use of existing technologies
- elaborations on compatible technologies (hard and soft ware)
- underlining the importance to use technologies which are not too complicated (low-cost)
- advantages and disadvantages of different technical approaches

4.5 Financial Issues

- highlighting that LC is profitable for participants but also for society in a broad and long term context; among many other benefits such as increased productivity, consolidated land has a better chance for lease and sale on land market
- recommending government incentives to trigger off LC
- ways of funding from EU or international banks
- recommendations on fund-rising, i.e. incremental approach from simple to comprehensive LC spread over longer period to facilitate fund rising

4.6 Capacity building

- list of graduate and post graduate programs
- information on tailor-made courses
- possibilities of distance learning
- advise on curriculum development

4.7 Information

- examples for permanent public awareness process concerning L.C.
- ways to ensure information exchange on SWOT with regard to social, economic and ecological and cultural aspects at local level

5. Procedure

- highlighting the need for pilot projects to develop adequate procedures adopted to individual conditions and to demonstrate advantages of land consolidation.
- Recommendations on how to achieve proposals and results with positive demonstration effects

5.1 Initiating the process

- different ways to initiate the process (such as informal pilot activities)
- possible key actors (association of municipalities, professional farmers association, local government etc...) and their roles and responsibility
- information on preparatory phase / pre-planning

5.2 Participation

- underlining that L.C. process should be structured and driven by the demand from the local level / rural communities
- highlighting that different pressure groups should help local people to analyse the situation, to define the problems and to show alternatives
- role of NGOs

5.3 Co-operation

- role of international donors
- ways to achieve private-public-partnerships; recommendations on division of tasks and responsibilities
- ways to achieve the right balance between top down and bottom up

5.4 Management and Structure

- defining clear roles
- transparency and accountability

5.5 Financial contributions

- explaining why LC cannot be for free for beneficiaries

5.6 Costs-benefits of different standards

- explaining the need for low cost instruments
- overview on the relation of costs and quality for cadastre, land register etc.