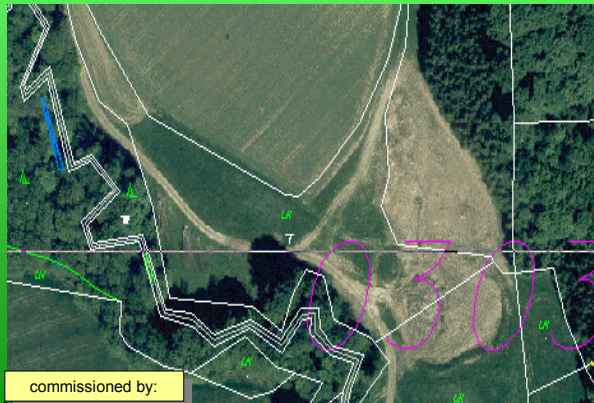


O
V
E
R
V
I
E
W

Land Consolidation In CEEC An Overview

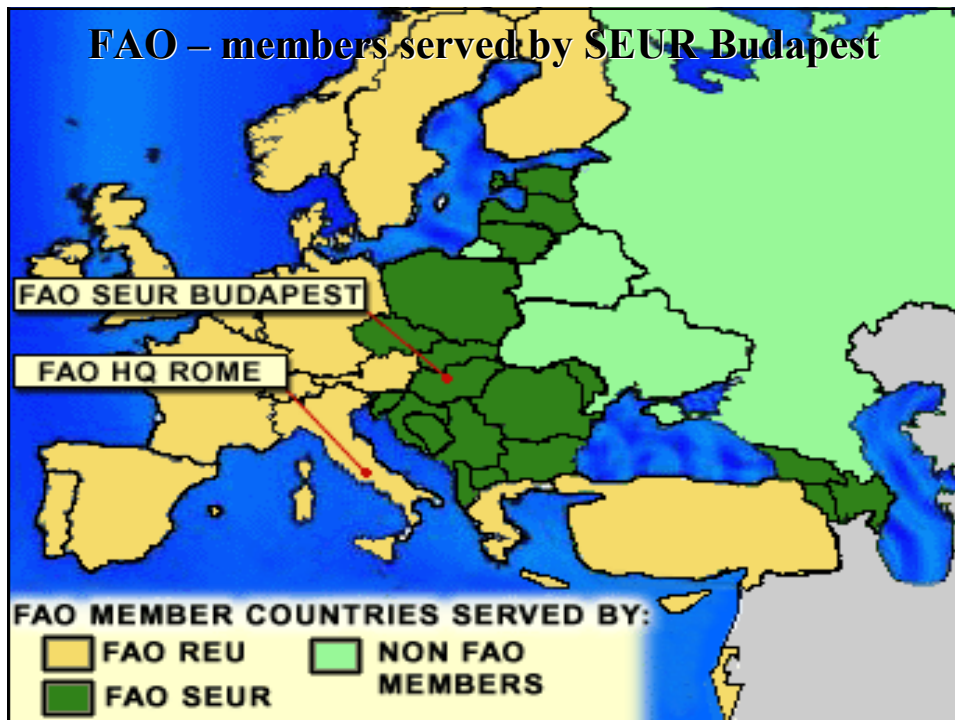


FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

FAO – members served by SEUR Budapest



The Purpose of the Study

- ❖ Collecting evidence regarding the magnitude and impact of Land fragmentation
- ❖ Raising decision makers awareness
- ❖ Identifying and assessing fundamental issues, preconditions and externalities of LC processes
- ❖ Providing inputs and entry points for implementing LC strategies policies and projects



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEURSUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

Methodology

- ❖ Setting up the logical framework
 - ❖ Rationale, objectives, activities, work plans
 - ❖ Identification of core elements
 - ❖ legal framework,
 - ❖ economic environment,
 - ❖ sociological analysis,
 - ❖ land administration issues
- ❖ Defining the surveyed area and criteria
- ❖ Contracting local research institutes
- ❖ Providing technical guidance
- ❖ Ensuring adequate monitoring and quality control
- ❖ Motivating follow up activities



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEURSUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE



Findings

OVERVIEW

- ❖ **Land fragmentation (LF)** is acknowledged as a problem by decision makers, however:
 - ❖ Its impact on economic growth and social stability in rural areas is largely underestimated
 - ❖ LF is regarded as an isolated land administration issue
 - ❖ The current Land Policy can not address the problems
- ❖ LF seriously **affects** rural development in terms of:
 - ❖ Productivity, efficiency, competitiveness for farmers,
 - ❖ LF **impedes** public and private investment
 - ❖ LF **hinders** environmental protection / sustainable resource management
- ❖ **Rural development policies / strategies** based on stakeholder participation are **not in place** as of yet



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR SUBREGIONAL OFFICE FOR CENTRAL AND EASTERN EUROPE

Summary of Findings Rural dwellers opinions:

Rural dwellers recognize land fragmentation

as an obstacle but:

- a.) don't have other economic choices
- b.) fear to lose their property
- c.) are not or insufficiently informed
- d.) don't trust solutions from the top
- e.) do have workable (informal) local agreements



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

Research team proposals to come over Land Fragmentation

- ✓ To **evaluate** the political, socio-economic and ecological impact of **Land Consolidation (LC)**
- ✓ To direct governments policies towards LC as an integrated part of **Rural Development strategies** + prepare LC laws
- ✓ To evaluate the +/-, structure and establish **Land Banks**,
- ✓ To establish LC as Dep. or as part of Land Offices / Cadastre.
- ✓ To provide resources for specialized **staff training**
- ✓ To rise **public awareness** about positive effects of LC
- ✓ To **start LC - projects** on a pilot level



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

O
V
E
R
R
V
I
E
W

Research team proposals next steps

- Land fragmentation hampers sustainable rural development
- The social, economic and ecological **impacts of land fragmentation** for rural society are **not yet assessed**
- Full implications of LC projects are still very much a **black box** and therefore careful appraisal is required to avoid negative externalities

- LC is an essential requisite for **further interventions** in the rural space

- Complex LC provide an excellent **opportunity** to integrate land administration issues into the framework of **regional development**



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

O
V
E
R
R
V
I
E
W

Land Consolidation (LC) A Gate for Sustainable Rural Development



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

Tools for sustainable rural development



Source: The Bathurst-Declaration, FIG Publication No. 22/1999

Land Consolidation - Why ? New Rural Development paradigms

- ❖ Changes in agricultural structures
 - ❖ Disintegration of rural society
 - ❖ Large family farms are replaced by large estates substitutes family farming
 - ❖ Economic and social gap among regions
 - ❖ Small investments in rural development
 - ❖ Threats on the social and political stability
 - ❖ Rural dwellers have less access to capital assets
 - ❖ Migration of the young and skilled
-
- ❖ Awareness among decision makers and stakeholders
 - ❖ EU accession as a catalyst
 - ❖ The political climate is changing
 - ❖ The technical know how is ready available



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

Land Consolidation (LC) Guiding Principles¹

- LC has to be participatory, democratic and community driven
- The focus is on rural livelihood rather than on primary production of food staples
- The community defines new usage of its resources and re-organises its spatial components (parcels) accordingly.
- LC is a comprehensive, cross-sector approach, integrating elements of rural-regional development including the urban nexus
- Starting point: Land use plans, area development plans
- LC has to consider geographical and cultural differences
- Implementation of tailor made LC practices
- Informal LC proceedings should be integrated

The final outcome is community renewal;
sustainable development in rural areas

1) J.Ridell,F.Rembold: **Farm Land Rationalisation and Land Consolidation: Strategies for Multifunctional Use of Rural Space in Eastern and Central Europe**, FIG-WW Praha 2001

Common Misconceptions

- LC is too costly
- High demands on institutions
- Rural dwellers' attitudes



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

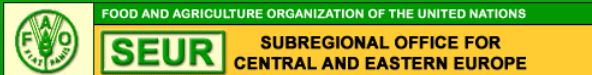
SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

SwOT: Strengths and opportunities

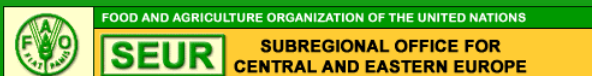
- Improving the agriculture sector
- Improving Land Management
 - Better land use planning
 - Environment protection
 - Natural resource management
 - Settlement of land disputes
 - Regional development (peri-urban, peri-rural)
- Improving Rural Development
 - Village renewal
 - Improving Infrastructure
 - Attracting investments
 - Creating employment and income opportunities

The final outcome:
Increasing attractiveness of rural areas



Land Consolidation (LC) Concepts

Market Mechanisms  Sustainable Rural Development Policy



O
V
E
R
V
I
E
W

Land Consolidation (LC) Evolution (Germany)

Goals:

- 1950s: Food security
- 1960s-70s: Infrastructure development
- 1980s: Village renewal
- 1990s: "Re-naturation"

Simple LC



Complex LC



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

O
V
E
R
V
I
E
W

Simple LC ↔ Complex LC

Optimises conditions in
the agriculture sector via

- re-allotment of plots
- exchange of parcels

Adds elements of

- rural development,
- land use planning
- land management

Common feature:
restructuring of ownership and/or user rights



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

Land Consolidation (LC) Implementation

- ❖ Preconditions
- ❖ Institutional setting
- ❖ Logical framework
- ❖ Pilot projects
- ❖ Investment



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

Land Consolidation (LC) Preconditions

- ❖ Adequate legal framework
- ❖ Land valuation schemes
- ❖ Land Bank
- ❖ Know How
- ❖ Reliable information
- ❖ Trust building (awareness)



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

Land Consolidation (LC) Institutional setting 1

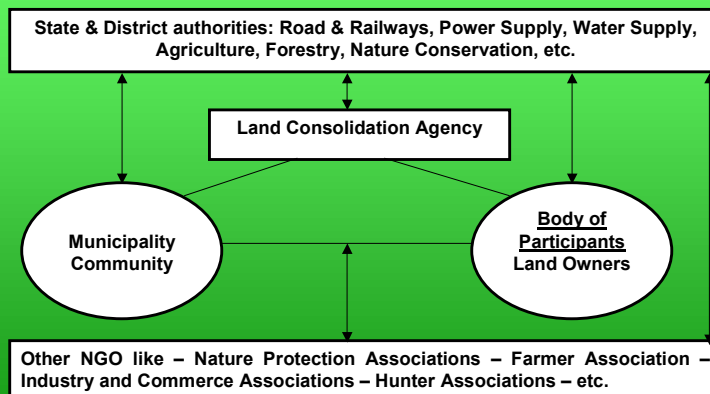
Horizontal and vertical links¹

Administrative Area	Planning tools
State: Ministries of Environment, Regional Development, Agriculture:	Policy Framework Plan: State Development (1:1million, 1:200.000)
Region / Province Regional Planning Authorities	Regional Development Plan Master Plan (1:50.000) Landscape Management Agrarian structural Development
District / County District Council, Agencies	Sector Plans Landscape protection, Maintenance plan
Community	Communal Development Plan

1) K.Kollmer: Land use planning processes in Germany

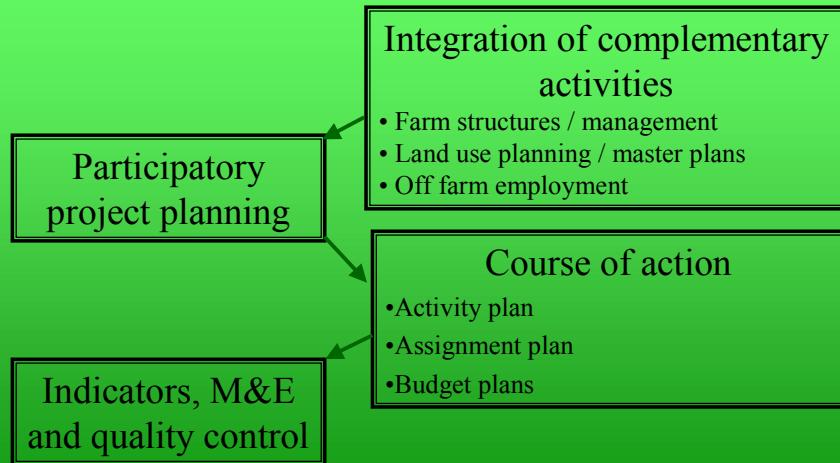
Land Consolidation (LC) Institutional setting 2

Interaction of participating institutions on the local level



K.Kollmer: Local Level Land Management / Land Consolidation

Land Consolidation (LC) Logical framework



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS



SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

Land Consolidation (LC) Pilot projects¹

Criteria for selection

- The extend of land fragmentation
- The attitude of rural dwellers
- Local authorities support
- Development potentials
- Availability of state / municipal land
- Availability of geo-information

Examples

The countries' cultural, social and economic diversities demand pilot projects implemented in various geographic zones

Land Consolidation (LC) Investment

Opportunities

- Re-allocating domestic resources
- EU pre-accession programmes
- Bilateral financing
- Multilateral financing



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

FAO Land Consolidation (LC) Activities

- ❖ Comparative studies: Land fragmentation and its impacts on rural society in four EU accession countries
- ❖ LC inventory (Best practices, strategies, policies and concepts)
- ❖ LC guidelines
- ❖ Strategy for land consolidation and improved land management in Armenia and Georgia (Pre-feasibility)
- ❖ Technical Co-operation Program (TCP) concerning LC, improved land management, village melioration and rural development
- ❖ Knowledge management (Networking, training programs, syllabus development, workshops, seminars)



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE

Rural development- Practices and experiences

FAO

EU

- LEADER
- SAPARD / PHARE / ISPA
- INTERREG

WB

- Land Policy Network

Others

- GTZ,
- DLG



FOOD AND AGRICULTURE ORGANIZATION OF THE UNITED NATIONS

SEUR

SUBREGIONAL OFFICE FOR
CENTRAL AND EASTERN EUROPE