

Definition and main objective

Danish land consolidation aims to reduce fragmentation of agricultural land. It can be defined as:

A procedure for simultaneous handling of a (sometimes large) number of sales and purchases of land in which farmers exchange land allowing fields to be moved to a closer vicinity of the farm buildings. The farmers achieve a better location of their land and as a side effect the traffic with slow and heavy agricultural machinery by road is reduced.

Direktoratet for FødevarerErtverv

Principles and procedure

The Danish Land Consolidation Act defines and empowers the agents that carry out land consolidation and it sets out the main principles. The following few principles characterise the classical Danish land consolidation:

- Participation is voluntary.
- A land consolidation planner (chartered surveyor or agronomist) negotiates with farmers and authorities. The farmers do not buy and sell from each other; sales and purchases go through the land consolidation.
- A particular land consolidation agreement contains all transactions for each landowner. This means that there is only one document for each owner irrespective of how many transactions he is involved in.
- All changes in the land consolidation scheme are made legally effective in one legal ruling by a land commission.
- Owners accept approximate indications of areas, which permits that cadastral surveys are only carried out when the changes are formally effective.
- All costs are paid by the state.

Direktoratet for FødevarerErtverv

Danish Land Consolidation – three main types.



Land consolidation transfers ownership of landed property but it follows different principles than ordinary private agreements. There are three common variants of land consolidation in Denmark.

- Improvement of location & structure. At times in combination with minor public projects. Participation is voluntary.
- Public projects, for example afforestation, and improvements of the structure of holdings concerned. Participation is voluntary - 10% can be forced to join, however.
- Public works of construction notably main roads. Participation is compulsory as far as those areas, which are directly expropriated by the project, are concerned. Relocation of other areas is voluntary.

Direktoratet for FødevarerErtverv

Improvement of location & structure



Land reserves: Important advantages if land is available from land reserves (the “land bank”).

Planning: Private chartered surveyor in co-operation with the land owners committee. In some cases the planner is from the Division of Land Consolidation.

Cadastral surveying: Private chartered surveyors.

The Division of Land Consolidation has the following responsibilities:

- Adherence to existing legislation.
- Consideration of complaints from landowners.
- Payments between buyers and sellers.
- Implementation of cadastral survey by private chartered surveyors.
- Updating of cadastre and land registry.
- Valuation of the new holdings.
- Adjustments of land taxation.

Participation is free. All costs are paid by the Division of Land Consolidation under the Ministry of Food, Agriculture and Fisheries. Time perspective: 2-3 years depending of numbers of participants.

Direktoratet for FødevarerErtverv

Time-consumption for each activity in a land consolidation

Activity	Sum in months	Actor(s)
First public meeting, 1 day	0	Land Commission and Division of Land Consolidation.
Planning, 6-9 months	9	Division of Land Consolidation or private chartered surveyor.
Control, 3 months	12	Division of Land Consolidation
Preliminary ruling and registration, 1 day	12	The Land Commission
Payment and transfer of ownership of the areas concerned, 1 day	12	Division of Land Consolidation.

At a predefined date shortly hereafter or on the 1st day on the following month: Owners now have full rights to dispose over their new areas even though ownership has not yet been finally registered in the land registry.

Cadastral surveying, 6 months	18	Private firms
Registration (in cadastre and land registry), valuation, adjustment of land taxation, 18 months	36	Cadastral, land registration, Division of Land Consolidation.
Final ruling, 1 day	36	Land Commission and Division of Land Consolidation

Direktoratet for FødevarerErtverv

Land consolidation in public projects.

Such projects would commonly concern afforestation, nature reserves and urban development and often a combination hereof.

Compensation land from the "land bank" is necessary.

Planning: The Division of Land Consolidation in cooperation with a land owners committee. In a few cases planning is done by a private chartered surveyor and the land owners committee.

Cadastral surveying: Private chartered surveyors.

Responsibilities of the Division of Land Consolidation: As above.

Participation is free. All costs by the land consolidation are paid to the Division of Land Consolidation by the agency that implements the project and has requested the land consolidation - for example the Ministry of Environment.

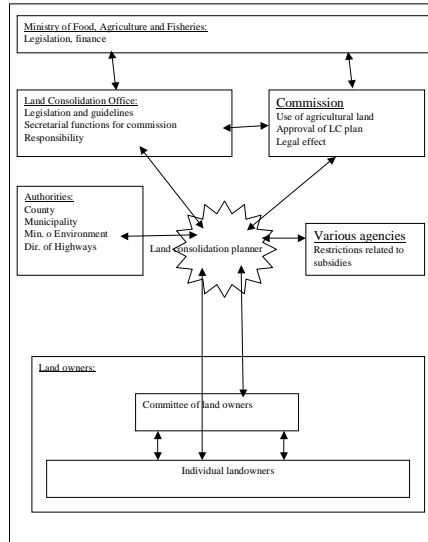
Time perspective: Approximately 3 years.

Direktoratet for FødevarerErtverv

The institutional setting

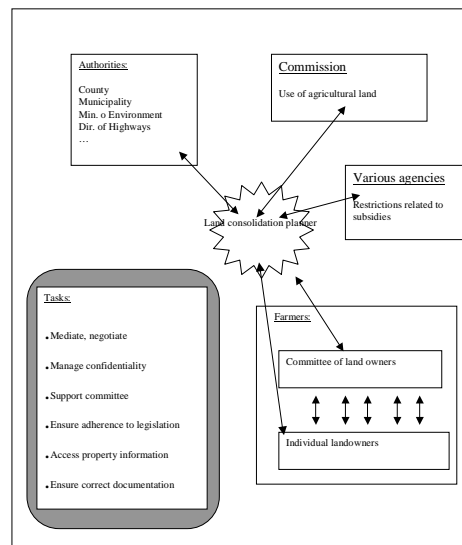


The institutional actors and their key roles in a Danish land consolidation:



Direktoratet for Fødevarer og Landbrug

The land consolidation planner



Direktoratet for Fødevarer og Landbrug

Ministeriet for Fødevarer, Landbrug og Fiskeri
 Direktoratet for Fødevarer/Erhverv
 Jordfordelingskontoret

Ejder: Johannes Jørgensen Matr.konr.: 4 Boldrup
 Adresse: Persevej 31 Ejendoms størrelse i ha: 56,96
692 Boldrup Overtaget og skæringstid: 1 April 1998
 Telefon: 74 64 67 92

Der sælges
 Areal (tegnstreg (matrikel nr.)) Følgebog nr. Forbeholdt areal (ha) Areal (ha) Værdingsfaktor Sælgpris kr. Særlige bemærkninger / vkr.

Areal (tegnstreg (matrikel nr.))	Følgebog nr.	Forbeholdt areal (ha)	Areal (ha)	Værdingsfaktor	Sælgpris kr.	Særlige bemærkninger / vkr.
<u>Del af matr. 4 Boldrup 28 94</u>	<u>35</u>	<u>1,72</u>	<u>0,1</u>		<u>51.000</u>	
<u>" " " "</u>	<u>29</u>	<u>7,04</u>	<u>4,2</u>		<u>244.000</u>	
<u>" " " "</u>	<u>29</u>	<u>0,15</u>	<u>0,3</u>		<u>6.800</u>	
<u>" " " "</u>	<u>8</u>	<u>0,05</u>	<u>0,4</u>		<u>76.300</u>	
<u>" " " "</u>	<u>8</u>	<u>2,02</u>	<u>0,9</u>		<u>56.500</u>	
<u>" " " "</u>	<u>8</u>	<u>0,82</u>	<u>0,6</u>		<u>32.800</u>	
<u>" " " "</u>	<u>8</u>	<u>1,06</u>	<u>0,7</u>		<u>47.600</u>	
Sælt areal		Areal i alt	15,36	Sælgsum	565.300	

Bemærk: Sælges er indstillet med et stille garanti, for at de solgte arealer kan stilles inden for overenskomstens gyldighedsperiode.
 Sælger erklærer, at der kun forekommer flytning på de solgte arealer.

Der købes
 Areal (tegnstreg (matrikel nr.)) Følgebog nr. Forbeholdt areal (ha) Areal (ha) Værdingsfaktor Købspris kr. Særlige bemærkninger / vkr.

Areal (tegnstreg (matrikel nr.))	Følgebog nr.	Forbeholdt areal (ha)	Areal (ha)	Værdingsfaktor	Købspris kr.	Særlige bemærkninger / vkr.
<u>Del af matr. 4 Boldrup 28 94</u>	<u>35</u>	<u>3,44</u>	<u>20,2</u>		<u>86.000</u>	
<u>" " " "</u>	<u>29</u>	<u>0,20</u>	<u>1,1</u>		<u>110.000</u>	
<u>" " " "</u>	<u>29</u>	<u>1,60</u>	<u>0,6</u>		<u>29.500</u>	
<u>" " " "</u>	<u>29</u>	<u>0,50</u>	<u>2,5</u>		<u>27.600</u>	
<u>Del af matr. 4 Boldrup 28 94</u>	<u>8</u>	<u>0,20</u>	<u>2,6</u>		<u>31.800</u>	
<u>Matr. nr. 107 Raved 28 3</u>	<u>23</u>	<u>0,23</u>	<u>2,4</u>		<u>89.200</u>	
<u>Matr. nr. 106 Raved 28 3</u>	<u>21</u>	<u>2,53</u>	<u>21,1</u>		<u>428.000</u>	
Sælt areal		Areal i alt	23,11	Købsum	887.100	

Bemærk: Køber er bekendt med, at der kan forekomme flytning på de solgte arealer.
 Køber er indstillet med et stille garanti for at de solgte arealer kan stilles inden for overenskomstens gyldighedsperiode.

Netto areal
 Ejendoms størrelse med skat: 56,96 Netto areal (ha): 80,00
 Ejendoms størrelse med skat: 56,96 Ejendoms størrelse med skat: 80,00

Undertegnede indgår denne jordfordelingsoverenskomst med dens almindelige vilkår (se bagside), idet jeg erklærer, at have modtaget genpart af overenskomsten.

Sted og dato: 13/9 98 Boldrup Underskrift: Johannes Jørgensen

Til vittorielighed om underskriverens ægthed, dateringens rigtighed og underskriverens myndighed:
 Navn: Jens Jørgensen Navn: Johannes Jørgensen Plads: Boldrup
 Sprog: Dansk Stilling: Landmand
 Foged: Boldrup Foged: Boldrup

Kantonnementgade 3, 1780 København V • Tlf: 3395 8000 • Fax: 3395 8028

Ministeriet for Fødevarer, Landbrug og Fiskeri
 Direktoratet for Fødevarer/Erhverv
 Jordfordelingskontoret

Ejder: Johannes Jørgensen Matr.konr.: 4 Boldrup
 Adresse: Persevej 31 Ejendoms størrelse i ha: 56,96
692 Boldrup Overtaget og skæringstid: 1 April 1998
 Telefon: 74 64 67 92

Der sælges
 Areal (tegnstreg (matrikel nr.)) Følgebog nr. Forbeholdt areal (ha) Areal (ha) Værdingsfaktor Sælgpris kr. Særlige bemærkninger / vkr.

Areal (tegnstreg (matrikel nr.))	Følgebog nr.	Forbeholdt areal (ha)	Areal (ha)	Værdingsfaktor	Sælgpris kr.	Særlige bemærkninger / vkr.
<u>Del af matr. 4 Boldrup 28 94</u>	<u>35</u>	<u>1,72</u>	<u>0,1</u>		<u>51.000</u>	
<u>" " " "</u>	<u>29</u>	<u>7,04</u>	<u>4,2</u>		<u>244.000</u>	
<u>" " " "</u>	<u>29</u>	<u>0,15</u>	<u>0,3</u>		<u>6.800</u>	
<u>" " " "</u>	<u>8</u>	<u>0,05</u>	<u>0,4</u>		<u>76.300</u>	
<u>" " " "</u>	<u>8</u>	<u>2,02</u>	<u>0,9</u>		<u>56.500</u>	
<u>" " " "</u>	<u>8</u>	<u>0,82</u>	<u>0,6</u>		<u>32.800</u>	
<u>" " " "</u>	<u>8</u>	<u>1,06</u>	<u>0,7</u>		<u>47.600</u>	
Sælt areal		Areal i alt	15,36	Sælgsum	565.300	

Bemærk: Sælges er indstillet med et stille garanti, for at de solgte arealer kan stilles inden for overenskomstens gyldighedsperiode.
 Sælger erklærer, at der kun forekommer flytning på de solgte arealer.

Der købes
 Areal (tegnstreg (matrikel nr.)) Følgebog nr. Forbeholdt areal (ha) Areal (ha) Værdingsfaktor Købspris kr. Særlige bemærkninger / vkr.

Areal (tegnstreg (matrikel nr.))	Følgebog nr.	Forbeholdt areal (ha)	Areal (ha)	Værdingsfaktor	Købspris kr.	Særlige bemærkninger / vkr.
<u>Del af matr. 4 Boldrup 28 94</u>	<u>35</u>	<u>3,44</u>	<u>20,2</u>		<u>86.000</u>	
<u>" " " "</u>	<u>29</u>	<u>0,20</u>	<u>1,1</u>		<u>110.000</u>	
<u>" " " "</u>	<u>29</u>	<u>1,60</u>	<u>0,6</u>		<u>29.500</u>	
<u>" " " "</u>	<u>29</u>	<u>0,50</u>	<u>2,5</u>		<u>27.600</u>	
<u>Del af matr. 4 Boldrup 28 94</u>	<u>8</u>	<u>0,20</u>	<u>2,6</u>		<u>31.800</u>	
<u>Matr. nr. 107 Raved 28 3</u>	<u>23</u>	<u>0,23</u>	<u>2,4</u>		<u>89.200</u>	
<u>Matr. nr. 106 Raved 28 3</u>	<u>21</u>	<u>2,53</u>	<u>21,1</u>		<u>428.000</u>	
Sælt areal		Areal i alt	23,11	Købsum	887.100	

Bemærk: Køber er bekendt med, at der kan forekomme flytning på de solgte arealer.
 Køber er indstillet med et stille garanti for at de solgte arealer kan stilles inden for overenskomstens gyldighedsperiode.

Netto areal
 Ejendoms størrelse med skat: 56,96 Netto areal (ha): 80,00
 Ejendoms størrelse med skat: 56,96 Ejendoms størrelse med skat: 80,00

Undertegnede indgår denne jordfordelingsoverenskomst med dens almindelige vilkår (se bagside), idet jeg erklærer, at have modtaget genpart af overenskomsten.

Sted og dato: 13/9 98 Boldrup Underskrift: Johannes Jørgensen

Til vittorielighed om underskriverens ægthed, dateringens rigtighed og underskriverens myndighed:
 Navn: Jens Jørgensen Navn: Johannes Jørgensen Plads: Boldrup
 Sprog: Dansk Stilling: Landmand
 Foged: Boldrup Foged: Boldrup

Kantonnementgade 3, 1780 København V • Tlf: 3395 8000 • Fax: 3395 8028

Slut

