

## Land consolidation in Denmark

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The legal basis for the Danish land consolidations is the Land Consolidation Act. The principal features of this land management instrument include the following:

Land consolidation consists in a number of sales and purchases of land parcels, which are made effective at the same moment in time.

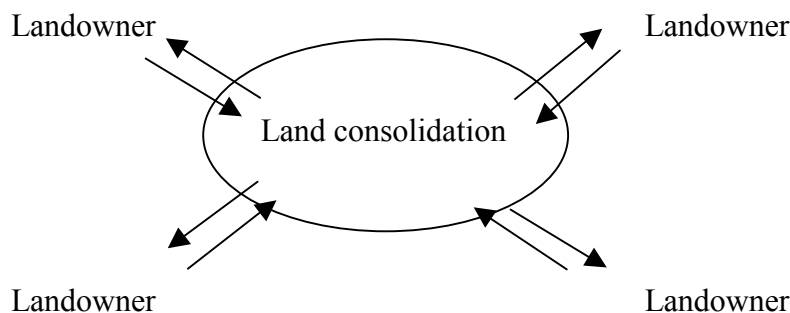
The majority of participants buy and sell land.

Agreements are made with a land consolidation planner, typically a land surveyor, who is assisted by a committee of elected representatives of the landowners.

Participants in a land consolidation do not have exchange relations with each other but sell to and buy from the land consolidation perceived as a fictitious person represented by the land consolidation planner.

There are no economic commitments between participants. Each landowner pays to and is paid by the land consolidation.

The land consolidation planner ensures that all rules concerning property transactions are adhered to and that the final result is registered in the Land Book.



*Illustration: Exchange of land takes place via the land consolidation.*

The overall objectives in land consolidation are:

- To support agricultural development in a certain area,
- To improve the location of farm land of particular farm units,
- To provide additional land for farms which may so need,
- To supply land of particular suitability to particular types of farms,
- To support territorial planning in the area.

Land consolidation may at first sight appear simple but reality is quite different. The success of a land consolidation depends on the psychological understanding by the land consolidation planner of the owners' attachment to their land. It is also critical that confidence is established in the pricing of each land parcel and that the agreements are finally made effective and legally valid. The land consolidation planner must also ensure the overall quality of the plan in that *all* participating landowners obtain advantages.