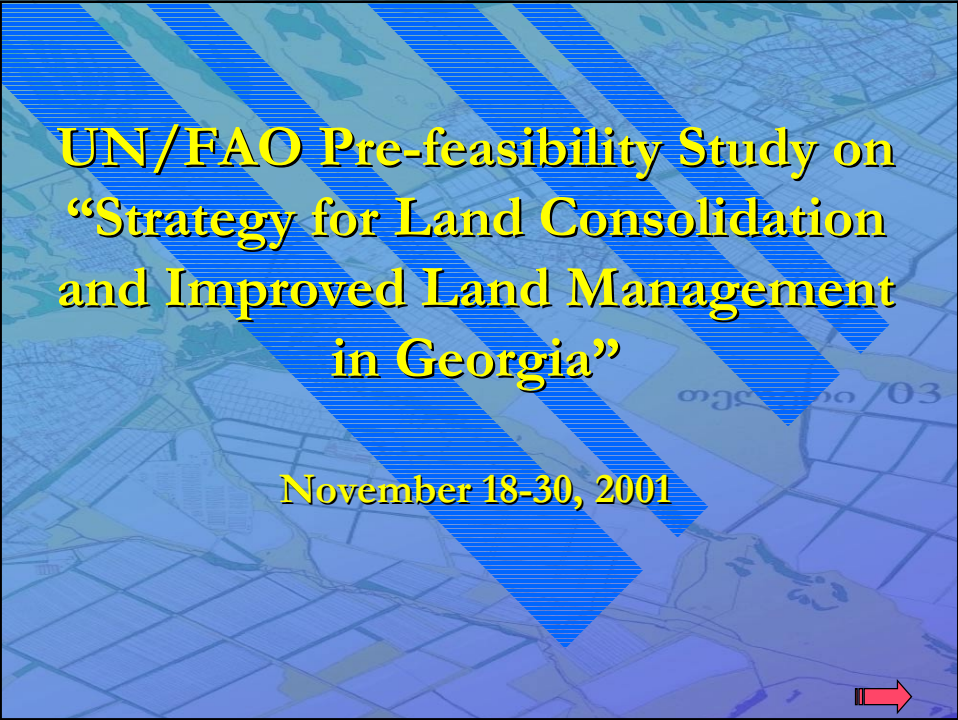




**Strategy for Land Consolidation  
and Improved Land Management  
in GEORGIA**

By *David Egiashvili*  
State Department of Land  
Management of Georgia  
(SDLM)



**UN/FAO Pre-feasibility Study on  
“Strategy for Land Consolidation  
and Improved Land Management  
in Georgia”**

November 18-30, 2001



## Understanding Land Consolidation

- Concerted Effort Towards Sustainable Rural Development at a Local Level

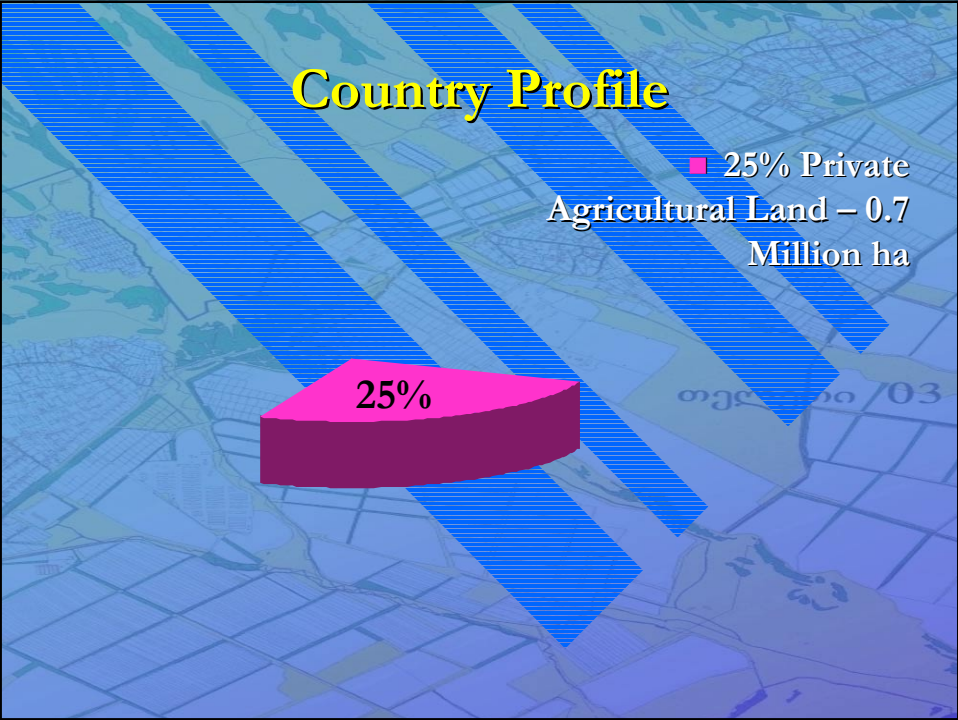
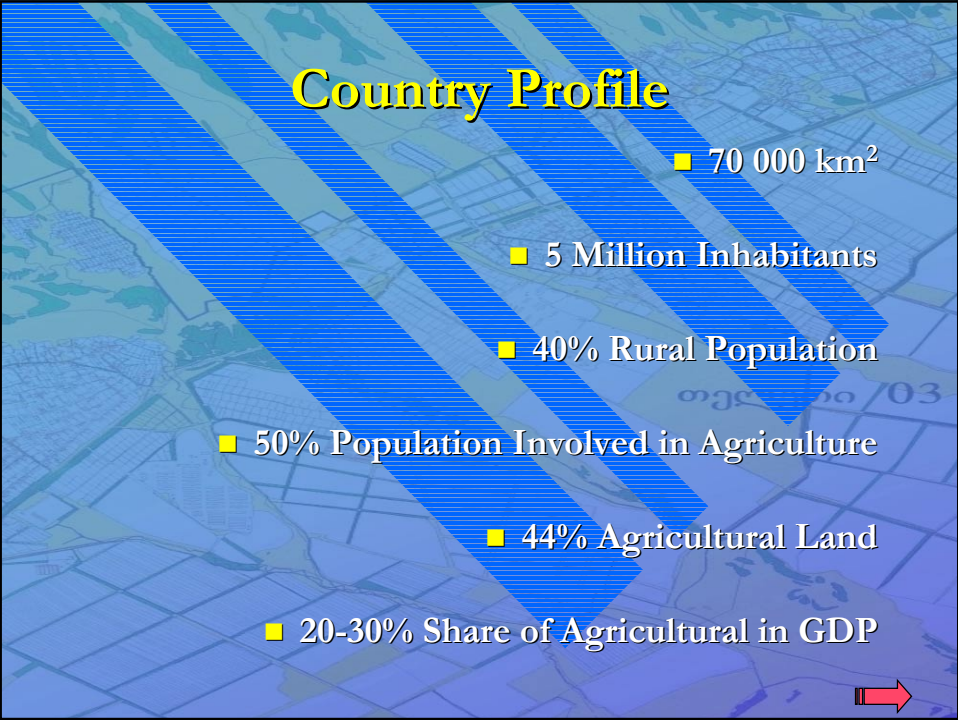
*'Concerted' Implies: Involvement of Many Actors in Various Interventions*

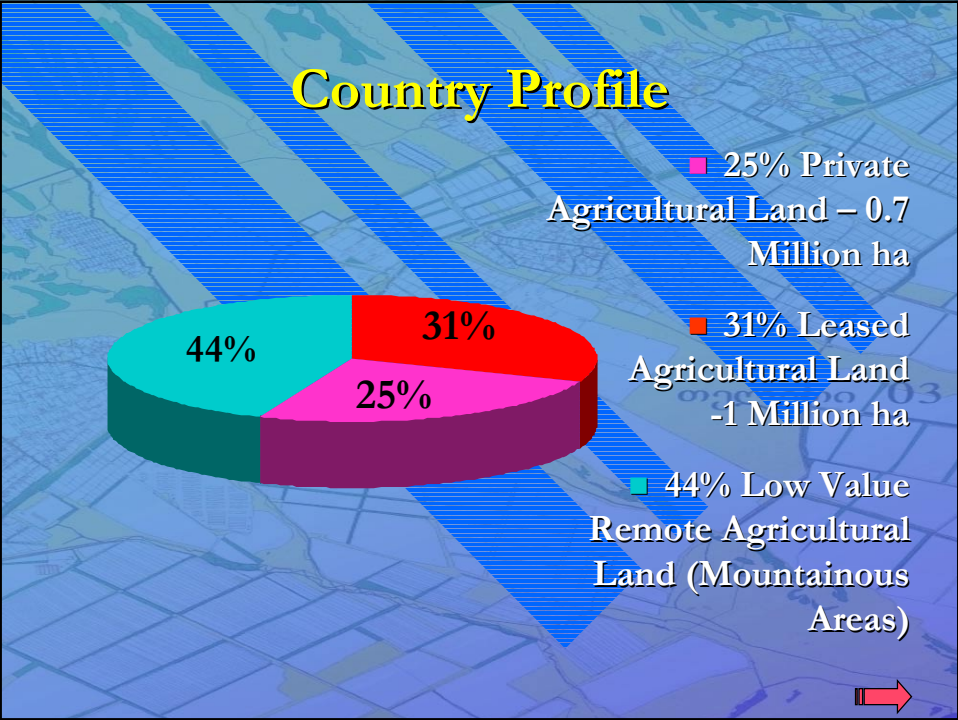
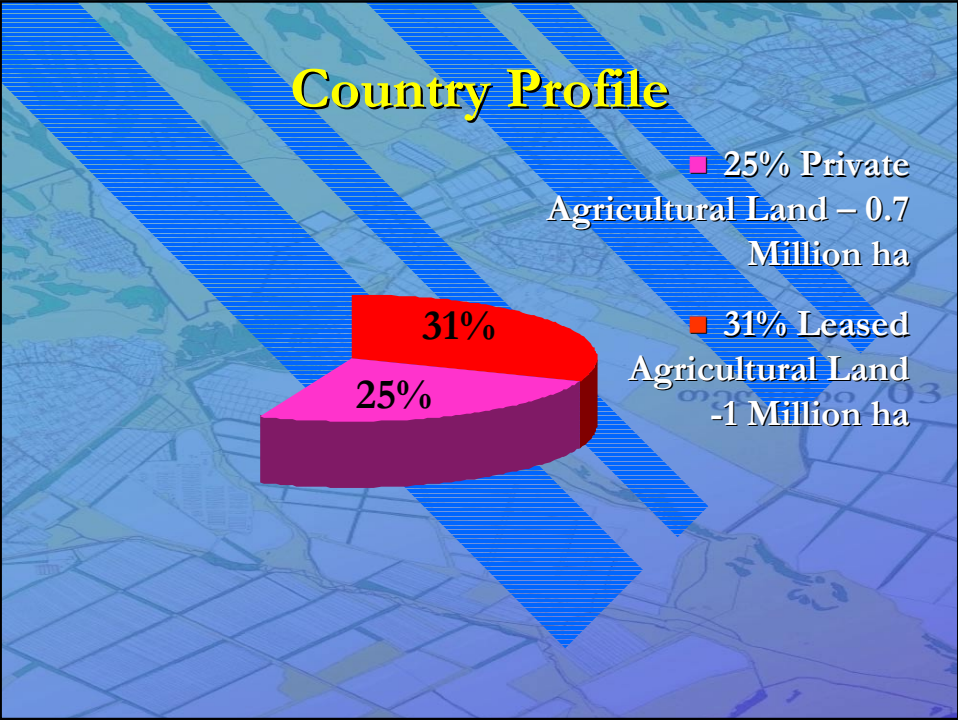


## Presentation Structure

- Country Profile
  - Land Reform
  - Degree of Fragmentation
- Legal Framework, Main Actors and Donors
  - Rural, Agricultural, Settlement and Land Market Specifics
- Pros and Cons of Land Consolidation
  - Initial Aims of Land Consolidation
  - Strategy for the Introduction of Land Consolidation
- Conclusions





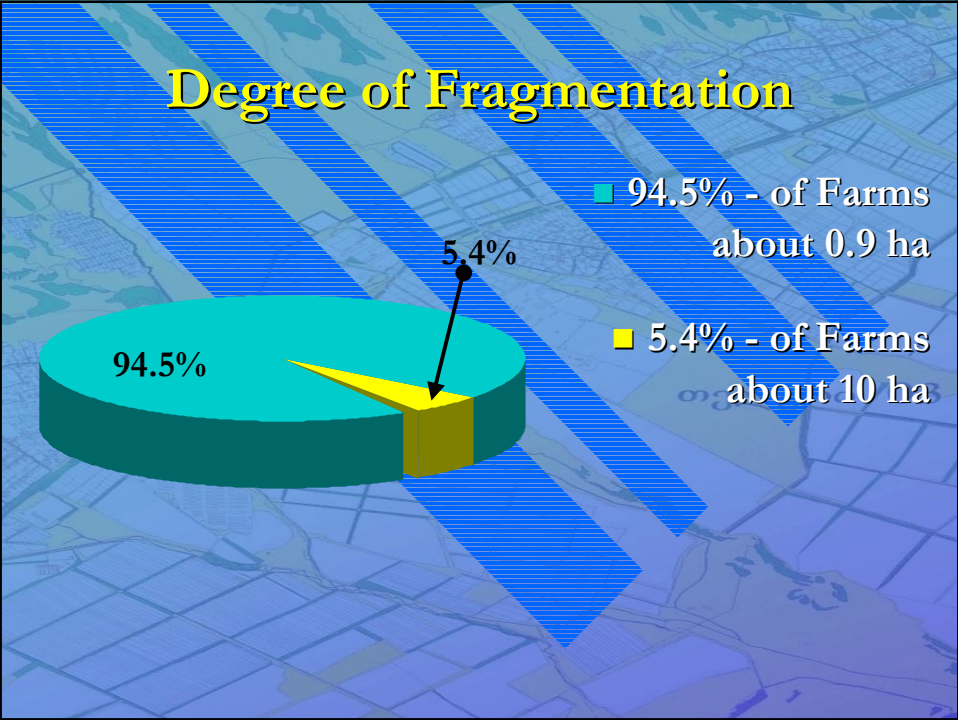
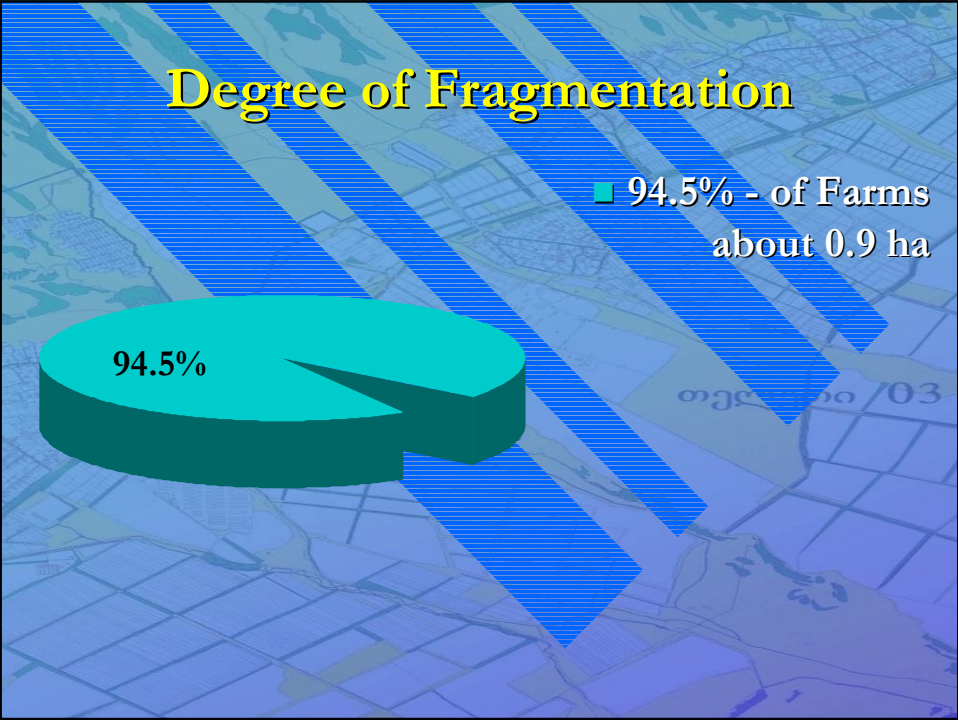


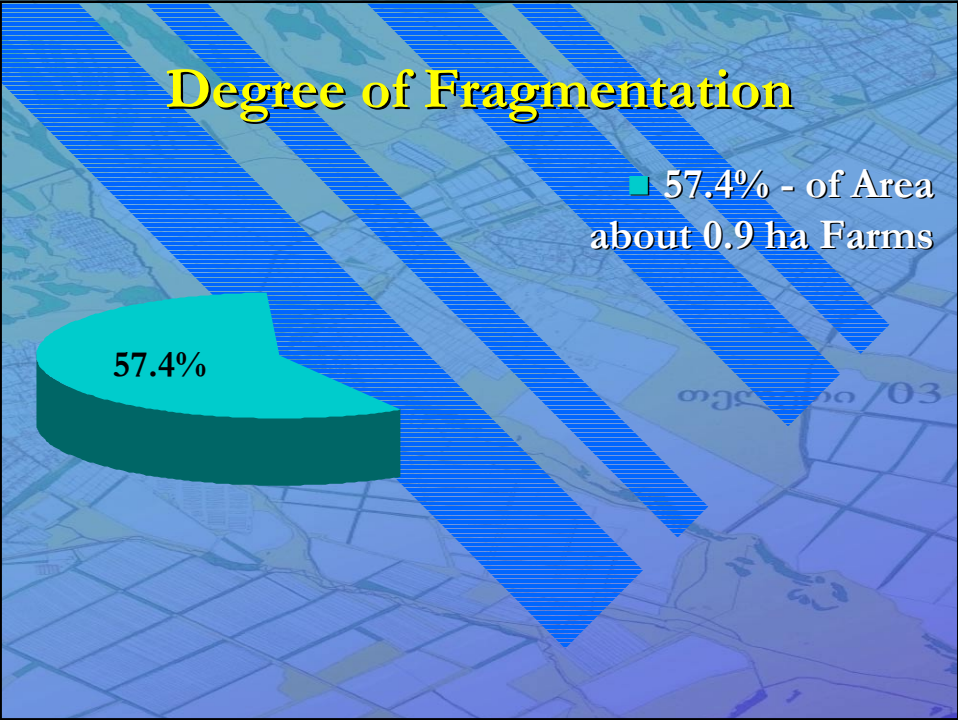
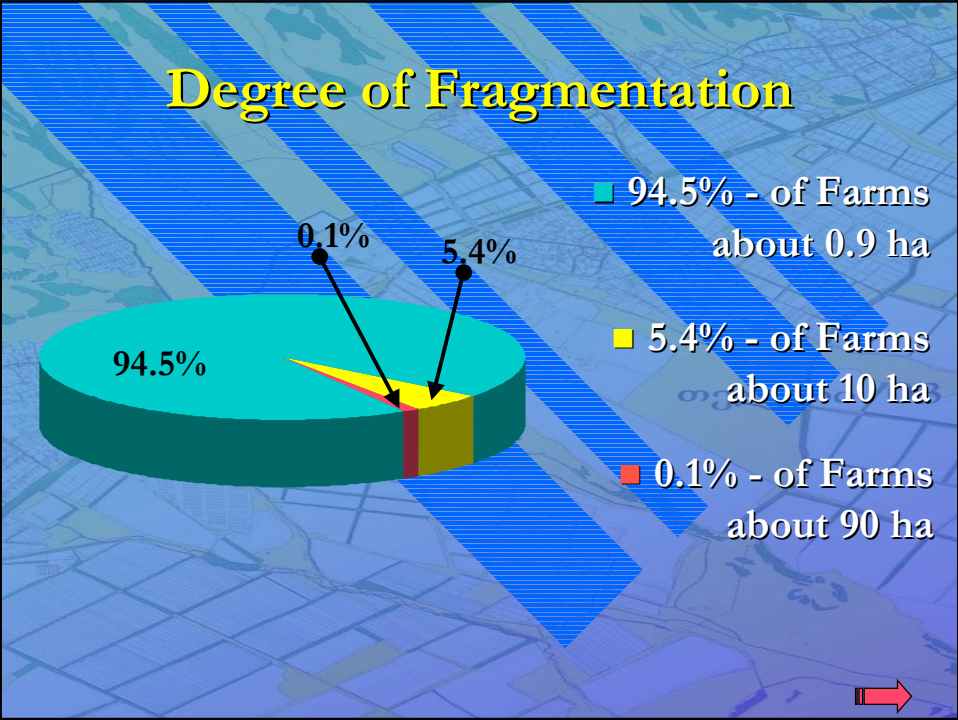
## Land Reform

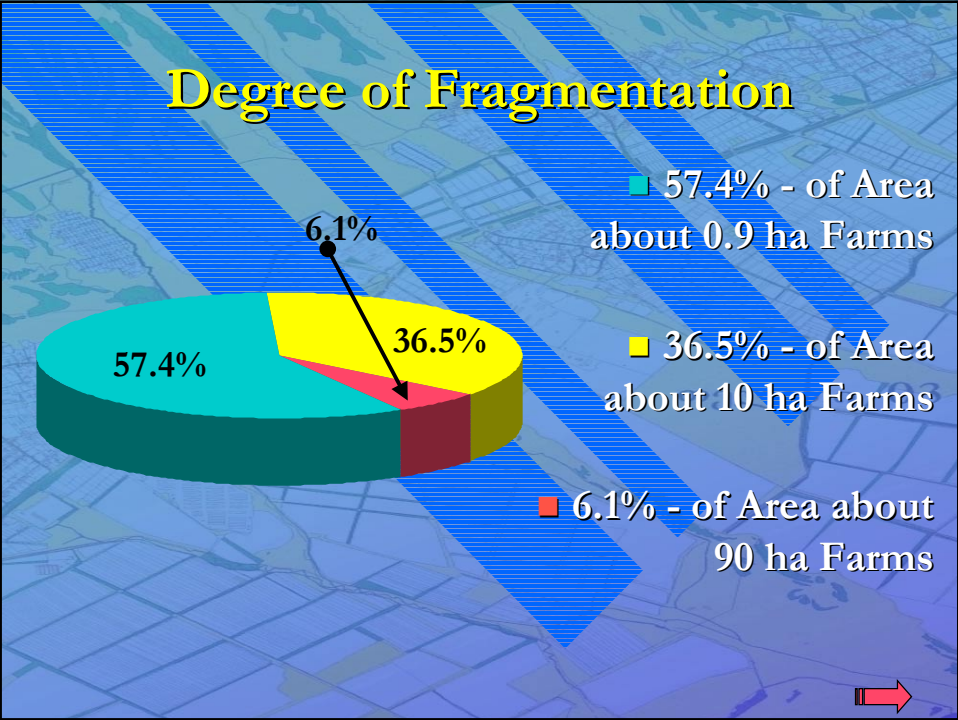
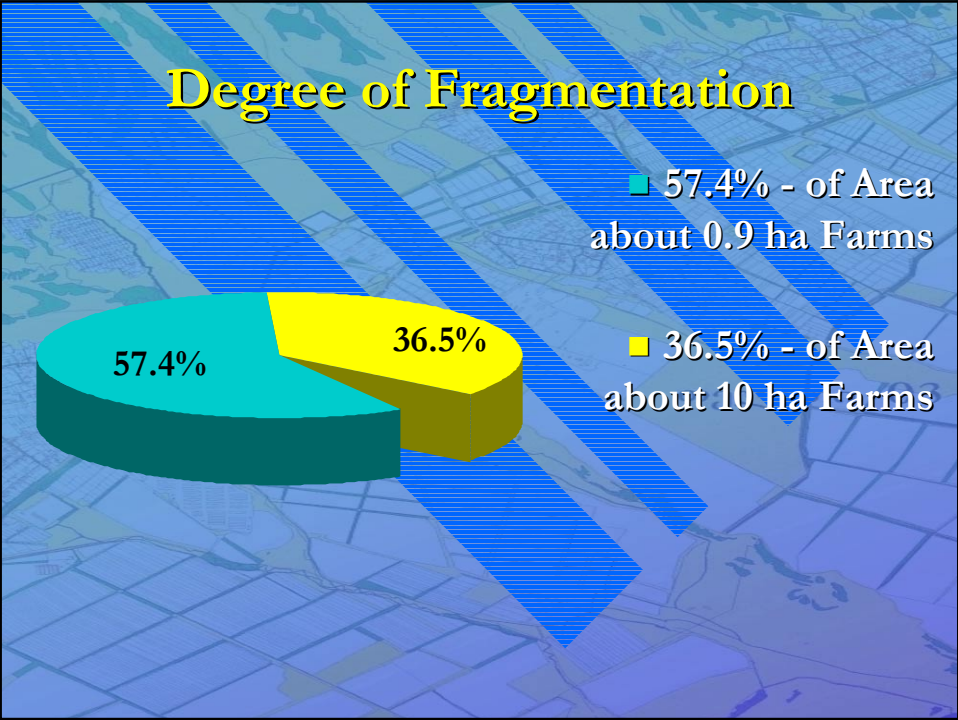
- Equity Principle
- 1992 – Start Date
- Max. of 1,25 ha per Rural Household
- 1 Million Agricultural Land Owners
- Intended Second Phase of Privatization (Mainly Leased Land)

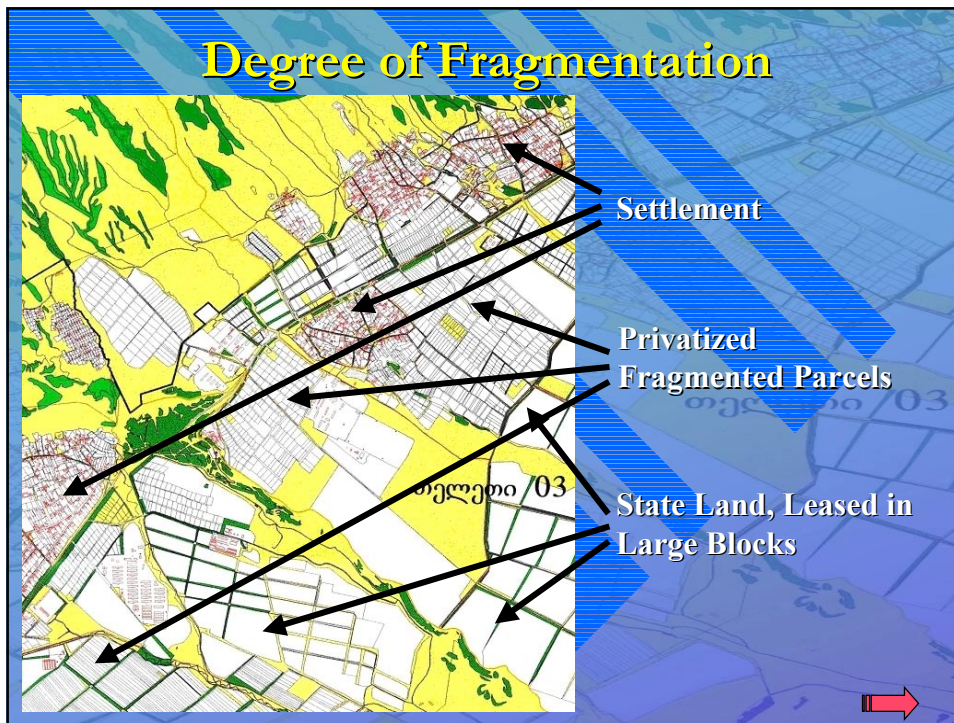
## Degree of Fragmentation

- 0.9 ha – Average Private Holding
- 4-5 Parcels per Owner
- 0.25 ha – Average Private Parcel Size









## Legal Framework

- **GEORGIAN CONSTITUTION:** Inviolability of Property; Restriction Possibility for Public Needs with due Procedures and Compensation
- **CIVIL CODE** – Regulation of Ownership, Acquisition, Transfer, Inheritance, Easement, Due Procedures, Notary Approval, ect.
- **LAW ON AGRICUTURAL LAND OWNERSHIP** – Rules of Acquisition and Use, Governmental Interventions, Rational Land-use
- **LAW ON LAND REGISTRATION** –Security of Tenure if and when Rights are Registered

## Main Actors

- **State Department of Land Management** - State Land Policy, Land Programmes, Rational Land-use, Land Cadastre and Registration, ect.
- **Ministry of Agriculture and Food** – Agrarian Reform, Agrarian Policy, Agricultural Extensions, etc.
- **Ministry of Urbanization and Construction** – Spatial Development Policy, Relevant Regulations, Land-use Planning Policy, etc.
- **Ministry of Environmental Protection and Natural Resources** – Planning and Implementation of Environmental Measures, Landscape Measures, ect.



## Main Actors

- **NGOs**- Protection of Landowners, Farmers Rights, Improved Farming, etc.
- **Municipalities** – Combination of National Level Representation and Underdeveloped Self-governance, etc.
- **Utility Companies** – Power, Water, etc. Suppliers.



## Main Actors

- **General Public** – Interest in Land Consolidation, Informal Co-operation, Lack of Community Spirit, Lacking Trust in Top-down Approaches, etc.
- **Politicians** – Awareness of the Urban-Rural Disparities and the Land Consolidation, Lack of Concrete Strategy, etc.

## Donor Activities

- **Donors in Land Cadastre, Registration and Market Development (UNDP, GTZ, KfW, EU, WB, IFAD, USAID, SIDA)** – 40-50% of Registered Parcels, Support to Land Market Development, Recent Aerialphotos-Orthophotos, Digital maps, Training, Equipment, ect.
- **Number of Donors in Agricultural Sector**
- **Number of Donors in Community Development Sector**

## Rural and Agricultural Development

### Negative

- Subsistence Agriculture
- Land as Social/Food Security rather than Economic Asset
- Desolate Physical Infrastructure
- Weak Self-government
- Lacking Community Spirit
- No Comprehensive Policy
- Scarce Off-farm Employment Opportunities

### Positive

- Favorable Natural Conditions
- Developed Local Self-Identification
- Production Variety
- Local Tourism
- Developed Social Infrastructure
- High Literacy Rate



## Rural Settlement/Spatial Structure

### Regional Diversity

- Climate from Subtropical to Arid
- Settlement Structure from Dispersed to Concentrated
- Landscape
- Habits and Customs
- Agro-structure



## Land Market Development

### Negative

- Limited Number of Transactions
- Land as Social Security
- Unfavorable Credit System
- Unfavorable Taxation
- Missing Land Valuation System

### Positive

- Doubling Number of Registered Transaction over Last 4 Years
- Private-to-Private Leasing
- Informal Co-operation in Cultivation



## Land Consolidation at Present

### Negative

- No Special Legislation
- No Special Authority
- No Comprehensive Policy
- Lack of Expertise

### Positive

- Political Awareness
- Informal Actions
- Indications of Donor Interest



## Cons of Land Consolidation

- Poverty and Low Income
- Poor Infrastructure
- Poor Agricultural Infrastructure
- Lack of Credit and Insurance System
- Low Capacity Agricultural Industry
- Limited Off-farm Employment Opportunities
- High Number of Subsistence Farms
- Underdeveloped Services and Inputs

## Pros of Land Consolidation

- Political Awareness
- Most of the 'High' Quality Agricultural Land Privatized
- Developed Legal Base
- Recent Maps and Orthophotos
- Successful and Progressing Initial Registration
- Successful Donor Activities
- Demographic and Migration Trends

## Initial Aims of Land Consolidation

Land Consolidation will not resolve the overall difficult situation but

can contribute to:

- Improvement of Rural Infrastructure and Settlement Structure
- Reduction of Existing Fragmentation on Privatized Land
- Avoidance of Future Fragmentation Through Privatization and Inheritance
- Improvement of Living Working Conditions in Rural Areas



## Strategy for the Introduction of Land Consolidation

Creation of the

- Institutional Framework
  - Legal Framework
  - Public Awareness
- Training Programmes
  - Pilot Projects



## Institutional Framework

Setting up of an Interministerial Steering Committee  
Leaded by the SDLM  
and involving NGOs  
to Create for Land Consolidation

- Common Understanding
  - Strategic Guidelines
  - Operational Guidelines
- Institutional Development Strategy



## Legal Framework

- Drafting of the Land Consolidation Act
- Development of the Regulations for Land Consolidation Models i. e. Voluntary, Simplified, Comprehensive Schemes
- Necessary Amendments to the Relevant Legislation



## Public Awareness

### Creation of the Public Awareness on Two Levels to Improve Rural Livelihood for

- Decision-makers on a National Level to Understand Advantages of a Concerted Effort
- Local People on a Local Level to Built-up Trust and Understand the Advantages of Consolidation



## Training Programmes

### To Assure Ultimate Success Training Measures for

- Decision-makers
- Public Employees
- Local People
- Private Sector
- Community Workers



## Pilot Projects

### To Gain Experience and Test

- Different Models
- Different Approaches
- In Different Regions

## Conclusions

### Land Consolidation in Georgia has to be Seen as:

- Long Term
- Flexible
- Well-timed
- Region-tailored
- Step-by-step
- Cross-flow i. e. Combining Bottom-up and Top-down

### Strategy

