



Analyzing the feasibility of rural land readjustment in Guatemala

Problem Statement

Land readjustment (LR) refers to a method to provide a more efficient and equitable assembly of suitably large parcels of land and recovering “socially created” value from landowners in order to recover the costs of infrastructure associated with a project. The present thesis suggests that in Guatemala land readjustment could be a very useful tool in order to transform the patterns of land use, to achieve the social, economic and environmental services of lands and to create suitable parcels in accordance with the principles of land readjustment techniques. In order to clarify the land readjustment topic and to address the rural problematic issues in Guatemala, this thesis provides the background behind the readjustment theory and discusses how it could be implemented. Furthermore, it analyses the feasibility of the implementation of such a project.

Objectives of the Research

- To find how LR could be useful to address the rural problematic issues in the country;
- To analyze the available instruments of LR needed for such process in Guatemala and identify whether it is feasible or not to implement and
- To suggest a strategy to develop LR in the rural areas of Guatemala.

Hypothesis

- To develop land readjustment programs in Guatemala could be a useful tool in order to achieve sustainable use of rural lands and the adequate development of their social, economical and environmental services.
- The implementation of land readjustment programs in Guatemala is feasible due to the existence of favorable political, social and technical instruments needed to develop such programs.

Research Methodology

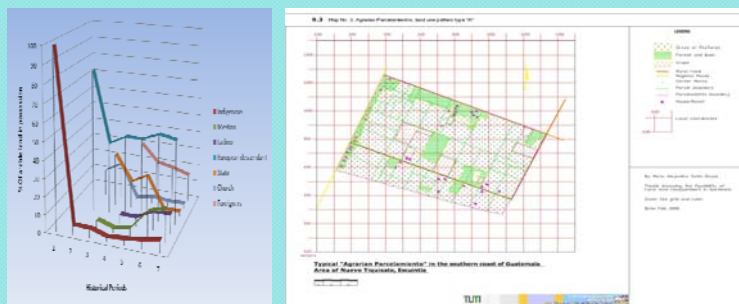
Quantitative approach based on socio-economic-environmental data to analyze the rural situation and a qualitative approach to describe and explore the feasibility of the implementation of rural LR.

Main findings

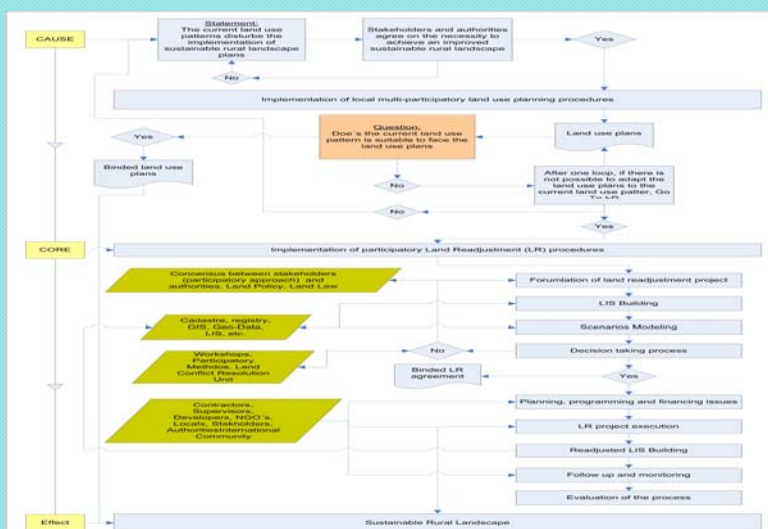
Hypothesis No.1 has been confirmed. It was proved that, currently, the functional course of the rural lands suggests a cultural orientation and the environmental and economic services are present but hindered. Therefore, there is a requirement of improving the performance of the services to be provided by the rural lands and to use LR could be certainly the way to achieve this objective.

Hypothesis No. 2 has been rejected. The existence of the needed instruments for rural LR was recognized and confirmed it's presence despite of some defects. However, an eminent LR program should start first as a pilot program where the objective should be to mitigate all the deficiencies coming from all the actors and thus to be able to support efficiently the process. Therefore, it is still not feasible to implement LR, until the social and institutional defects are addressed.

Historical dynamic of the agrarian structure of Guatemala



Understanding the logic of the Land Readjustment



Modeling and selection of readjusted scenarios



Conclusion

The thesis basically establishes that the roots of the rural problems are the social imbalances and the results of the implementation of different political systems at different time. It also exposes that the status of the instruments needed to develop land readjustment are not really the reasons why land readjustment are not be still performed in the country. The most important constraint found is that there is no real condition or mechanism which can facilitate the agreement among different rural stakeholders due to their social differences. Finally, the thesis concludes that it is not possible to develop rural land readjustment until the social disputes which may arise from the readjustment process are being mitigated. The thesis also suggests a model of land readjustment which is suitable to be performed in Guatemala. The model also explains some constraints that may arise during the development of it and the advantages as well.