Overview of Land Consolidation in Estonia

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16.04.2014
Subjects

Introduction and background
  About Estonia
  Historical retrospect
Land reform and its influence on land use
Land consolidation
Knowledge gathering
Introduction
About Estonia

45,227 km²

Distances:
- north-south: 240 km
- east-west: 350 km

15 counties

226 municipalities

1,286,479 inhabitants
- 63% lives in towns
- 37% lives in rural municipalities

Density: 28 inhabitants per km²
- (1,265 in towns and 11 in rural municipalities)
Land distribution according to the Estonian Topographical Database

- Arable land: 24%
- Natural grassland: 10%
- Forest: 53%
- Roads: 1%
- Water body: 1%
- Wetlands: 8%
- Yards: 2%
- Other: 1%

Total area - 45 227 km²
Historical retrospect

In the previous Estonian Republic land reform was also carried out (law was enacted 1919)

After the land reform there were common land and plots were fragmented, etc

    Situation wasn’t suitable for farming

Land Consolidation Act in 1926, 1937

    23 741 farms were consolidated (475 595 hectares)

    Average farm size remained still 20 hectares

    Farm size wasn’t homogeneous, it varied from 1 ha to 1003 ha.

    Unfortunately, all land-use disadvantages could not be eliminated

    Number of farms 139 984

    Number of plots which belonged to these farms 335 282 (2.4 plots per farm)

    Separate plots situated 2-5 kilometres sometimes 10 kilometres or more from main plot
Land reform and its influence on land use
Land reform (since 1991)

Content of land reform:

unlawfully expropriated land is returned to its former owners or their legal successors or they are compensated therefor,

land is transferred for or without charge into the ownership of persons in private law, legal persons in public law or local governments,

land to be retained in state ownership is determined.
Pattern of land reform in Estonia

Before land reform – non-existence of real property

Land reform activities

Restitution  Privatisation  Land is retained in state ownership  Land is transferred into municipal ownership

Land is reformed and real properties are formed
Status of land reform

Registered, not registered land
- Registered land: 92%
- Not registered land: 8%

Ownership
- Privat ownership: 55%
- State ownership: 36%
- Municipal ownership: 1%
- Not reformed: 8%
Influence of land reform on land fragmentation

As a result of land reform land became even more fragmented, because e.g:

Land to be returned was divided between the entitled subjects of land reform

Land to be returned was divided between the subjects entitled to pre-emption and those entitled to return of land

Land reform was executed with the so called method of cheese holes
Land use pattern in coastal areas
Land use pattern in coastal areas
Land reform odds and ends
Land reform odds and ends
Land consolidation
Land Readjustment Act  (passed 25.01.1995)

This Act provides the procedure and principles for land readjustment

“Land readjustment” means activities with the aim of creating opportunities for the more expedient use and administration of immovables located in areas of dispersed settlement by the performance of land readjustment activities.

Land readjustment activities are reallocation, exchange and division of immovables, ascertainment of restrictions on immovable property ownership and determination of boundaries of immovables.

Land readjustment in the territory of a city or rural municipality is within the competence of the local government.

Land readjusters are sworn surveyors or persons with a corresponding licence.

Land readjustment shall be financed by the owner of the immovable unless otherwise provided by law or contract.
Land consolidation projects during the land reform

- Special regulation in Land Readjustment Act
- Estonia had loan from World Bank

<table>
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<th>Year</th>
<th>Number of Projects</th>
<th>Number of plots</th>
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<td>1998</td>
<td>3</td>
<td>388</td>
</tr>
<tr>
<td>1999</td>
<td>9</td>
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<td>2000</td>
<td>8</td>
<td>782</td>
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<td>598</td>
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<tr>
<td>Total number</td>
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<td>3 050</td>
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Scheme of land consolidation
Limitation of implementation of Land Readjustment Act

This act is outdated

- It needs renewal

  Sometimes objection: nobody needs that act
  (farmers don’t request land consolidation)

Strong title book

  Question: Do the participants make the transactions or it is just land management procedure?

Responsibility is on the level of municipality but there haven’t qualified staff.
Need for land management tools including land consolidation

Improve the outcome of land reform

  Reduction of land fragmentation

  Border correction

Correction of land reform „mistakes“

  Different methods of formalisation have created problems

Reconstruction of infrastructure

New infrastructure

  Rail Baltic

  Via Baltic

  etc
Land consolidation and related bodies

Ministry of Environment
Estonian Land Board

Ministry of Agriculture
Self governments

It is not clear, who is responsible for what, when we talk about land consolidation.
Knowledge gathering
Study visits in the field of land consolidation to Finland and Denmark

The Land Board applied (2013) for the support form NORDEN (Mobility Programme for Public Administration)

The Land Board was granted the support

Project participants:

- Land Board (5)
- Ministry of Agriculture (2)
- Association of Municipalities of Estonia (1)
- Sate Forest Management Centre (2)
Main objectives of study visit

Gather knowledge on the use of land management and land consolidation in Finland and Denmark.

Clarify land management and land consolidation organisational arrangement: regulations, organisational structures and arrangement, etc.

Learn about joint operation between different participants: state authorities, municipalities, private firms, land owners.

Gather experience from the states who have a long tradition of land management and land consolidation: learn about their best practices.
Study visit to Finland 11.09-13.09.2013
Study visit to Denmark 30.09-03.10.2013
Participants’ opinions

Study visits were very interesting
Participants got a lot of information, ideas and new viewpoints
Participants understood what land consolidation is and how it works in Finland and Denmark
Participants are thankful for the opportunity of study visits!

… and of course participants have now more questions concerning land consolidation as before study visits!
Thank you!

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