Regional Workshop on Land Consolidation and Land Development

The Work of FAO on Land Tenure and Land Consolidation in Transition Countries

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Overview

- FAOs mandate and REU region
- Addressing land tenure issues - a multi-year program
  - Workshops
  - LANDNET
  - FAO’s work in land consolidation
  - Land consolidation and rural development
- Voluntary Guidelines on Responsible Governance of Tenure
- FAO land consolidation projects - some features
- From pilots to national programs
- Way forward and conclusions
FAO’s mandate: food security, poverty alleviation, rural development

FAO’s role: advice to governments, development assistance, information, neutral venue
REU Region

Focus Countries:
- Albania
- Armenia
- Bosnia and Herzegovina
- Georgia
- FYR Macedonia
- Kyrgyzstan
- Moldova
- Montenegro
- Tajikistan
- Ukraine
- UNMIK Kosovo*
- Uzbekistan
Addressing land tenure issues - a multi-year program

Workshops
(http://www.fao.org/europe/activities/land-tenure/landconscee/en/)

Technical publications
(http://www.fao.org/nr/tenure/information-resources/en/)

Voluntary Guidelines on Responsible Governance
(http://www.fao.org/nr/tenure/voluntary-guidelines/en/)

Technical projects
Workshops

- 2002 Munich Symposium
- 2002 Rome Workshop
- 2004 Tonder Workshop
- 2005 – 2008 Prague Regional Workshops
- 2009 Galicia Regional Workshop
- 2010 Prague Regional Workshop
- 2010 - 2012 Budapest International LANDNET Workshops
- 2103 Sarajevo Regional Land Consolidation Workshop
- 2013 Skopje 5th International LANDNET Workshop
- 2014 Belgrade 6th International LANDNET Workshop
• Since 2002 regular annual workshops to discuss instruments like land consolidation, land banking, and other land tenure related issues
• Since 2007 connected with FARLAND
• Between 2010 and 2012 activities supported by DLG (Dutch funding)
• The idea of formalizing the network of land tenure related experts was born under the title LANDNET
The aim of the LANDNET is to stimulate proper and timely responses to (changing) needs of society regarding land use and land tenure in rural and peri-urban areas. By various activities like studies, collection of knowledge and experiences, exchange and capacity building, innovation of institutional frameworks and implementation approaches is stimulated.
FAO’s work in land consolidation

1950s publications
Technical Publications – Training Manuals – Guidelines
Potential support for land consolidation from EU RD programs

- To be updated by midyear to reflect the new program
Land consolidation and rural development

*Potential support for land consolidation:*

- **direct support:**
  
  (i) giving direct support to land consolidation

- **indirect support:**
  
  (ii) indirect support to land consolidation by funding necessary changes in infrastructure, e.g. rural roads, irrigation and drainage, etc.

  (iii) create favorable preconditions and provide support for successful implementation of land consolidation, e.g. institution building, planning and training, etc.
Land consolidation and rural development

Potential support for land consolidation:

- **direct incentive:**
  (iv) increase the potential value or economic return of the consolidated parcels

- **indirect incentive:**
  (v) benefit from the release of scarce resources, such as land or labor through successful land consolidation activities
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**RD measures to support direct land consolidation (direct contribution) = 5**

**RD measures in support of land consolidation, e.g. related infrastructure (indirect contribution) = 4**

**RD measures that create necessary conditions for implementing land consolidation, e.g. institution building, planning, training, etc. (indirect contribution) = 3**

**supply side**

**Improving and developing infrastructure related to the development and adaptation of agriculture and forestry (Axis 1; Article 30) - A5**

**Basic services for the economy and rural population (Axis 3; Article 56) - A15**

**Village renewal and development (Axis 3; No specific article) - A16**

**Setting up of young farmers (Axis 1; Article 22) - A1**

**Early retirement of farmers and farm workers (Axis 1; Article 23) - A2**

**Use of advisory services by farmers and forest holders (Axis 1; Article 24) - A3**

**Setting up of farm management, farm relief and farm advisory services as well as forestry advisory services (Axis 1; Article 25) - A4**

**LEADER (Axis 4: Article 63)**

**EU member countries => EAFRD**


**Demand side**

**RD measures that increase the value of consolidated land (direct incentive) = 2**

**RD measures that benefit from land consolidation through release of scarce resources, e.g. land and labour (indirect incentive) = 1**

**Natura 2000 payments (agriculture) (Axis 2; Article 38) - A6**

**Agri-environment payments (Axis 2; Article 39) - A7**

**First afforestation of agricultural land (Axis 2; Article 43) - A8**

**First establishment of agroforestry systems on agricultural land (Axis 2; Article 44) - A9**

**First afforestation of non-agricultural land (Axis 2; Article 45) - A10**

**Natura 2000 payments (forests) (Axis 2; Article 46) - A11**

**Forest environment payments (Axis 2; Article 47) - A12**

**Diversification of non-agricultural activities (Axis 2; Article 53) - A13**

**Encouragement of tourism activities (Axis 3; Article 55) - A14**
Potential support - EAFRD

- **direct support**
  - Improving and developing infrastructure related to the development and adaptation of agriculture and forestry (Axis 1; Article 30)
- **indirect support**
  - Basic services for the economy and rural population (Axis 3; Article 56)
  - Village renewal and development (Axis 3; No specific article)
  - Setting up of young farmers (Axis 1; Article 22)
  - Early retirement of farmers and farm workers (Axis 1; Article 23)
  - Use of advisory services by farmers and forest holders (Axis 1; Article 24)
  - Setting up of farm management, farm relief and farm advisory services as well as forestry advisory services (Axis 1; Article 25)
  - LEADER (Axis 4; Article 63)
Land Banks and Land Funds in Europe - Instruments for Rural Development (forthcoming)

- “why a paper about land banks?”
- particularities of land markets => ‘why’ of land banking
- ‘what justifies government involvement in land markets’
- ‘how’ of land banking
- ‘who’, institutions and legal framework, rural development
- conclusions, recommendations and lessons learnt
- case studies to illustrate the different concepts
- annexes provide an overview of steps to be taken while setting up a land bank and references
Technical Assistance Projects

- Projects dealing with land consolidation pilots, land consolidation strategies and programs:
  - Albania; Armenia; Bosnia and Herzegovina; Lithuania; Macedonia; Moldova; Serbia; Turkey;

- Donor funded project where FAO contributed with TA:
  - Croatia (SIDA); Kosovo (EU); Moldova (WB)

- Ongoing:
  - Macedonia; Implementation of LC Strategy
  - Turkey; Establishment of monitoring and evaluation system
  - Moldova; Revision of land code
  - Bosnia; 2nd phase of LC pilots and strategies plus legal component
Endorsed by the Committee on World Food Security in May 2012
The voluntary guidelines include a section on land consolidation and other readjustment approaches
13. Land consolidation and other readjustment approaches

13.1 Where appropriate, States may consider land consolidation, exchanges or other voluntary approaches for the readjustment of parcels or holdings to assist owners and users to improve the layout and use of their parcels or holdings, including for the promotion of food security and rural development in a sustainable manner. States should ensure that all actions are consistent with their obligations under national and international law, and with due regard to voluntary commitments under applicable regional and international instruments, and ensure that participants are at least
FAO land consolidation projects – some features

- Support to the development of a national land consolidation strategy/program
- Land consolidation pilot(s)
- Training and capacity development

Approach in pilots:

- Voluntary participation of stakeholders
- Land transactions based on market price
- Land consolidation is seen in an integrated local rural development context (community development)
Preparation stage

Identifying the owners

Land ownership map from Cerme Proshke pilot village in Albania
Re-allotment stage

The interest of landowners – land mobility

Land mobility map from Dracevo pilot village in Bosnia-Herzegovina
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Registration and implementation stage

Normally following normal land transaction procedures in the absence of land consolidation legislation

Local project team facilitating negotiations between farmers in Terbuf pilot municipality in Albania

Agriculture in Terbuf, Albania
Results of land consolidation pilots

Land ownership in part of Buldoresti village, Moldova, before land consolidation pilot

Land ownership in part of Buldoresti village, Moldova, after land consolidation pilot
Results of land consolidation pilots

Land ownership in part of Ghiduleni village, Moldova, **before** land consolidation

Land ownership in part of Ghiduleni village, Moldova, **after** land consolidation
# Community Development

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**Community Development Plan for Trnčina (Ravno) Pilot Area**

*by Liveka Kausara, Vladimir Pijanovic, February 2018*
Way forward and conclusions

- Land reform in transition countries led to different degrees of fragmentation of ownership and use
- FAO has developed a multi-year program working on land tenure issues in all areas
- With the endorsement of the Voluntary Guidelines for the Responsible Governance of Tenure, FAO has managed to put the topic high on the international policy agenda
● LANDNET will create continuity
● Land fragmentation and small farm sizes cause difficulties in many transition countries
● Land consolidation (integrated with rural development) can help solve fragmentation problem and increase land mobility
● FAO recommends integrated voluntary approaches (community development)
● A state land bank / fund can support the implementation of land consolidation projects by increasing land mobility
Thank you for your attention

Questions & Answers

Links: