Considerations for a National Land Consolidation Program – workshop wrap up

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Considerations for a National Land Consolidation Program

Be clear: what do you want to use a land consolidation instrument for (objective)

- Approach and procedures depend of objectives!
- Is the objective to improve agricultural structures (reduce land fragmentation and enlarge agricultural holding sizes)?
- Shall land consolidation be integrated with local rural development? How?
- Shall land consolidation be an instrument for implementation of large infrastructure and nature and environmental restoration projects?
- Why limit the objectives?
- Develop a multi-functional instrument!
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Don’t be limited by the “simple ↔ complex” discussion

• First decide if land consolidation shall be voluntary or compulsory (or both under certain conditions)
• It is possible to do “simple” / voluntary land consolidation in an integrated approach (e.g. at the same time improvement of agricultural structures and nature restoration and improve local recreation)
  => Integrated voluntary approach
• Land consolidation should be more than the sum of bilateral agreements!
• Take into consideration the funds available (very comprehensive and integrated projects are very expensive and take long time)
• Develop tailor-made solutions for each country based on local preconditions and land policy
Approval of land consolidation projects

- The approval of the negotiated re-allotment plan is the “engine of the vehicle” and must be considered carefully.
- The approval system shall ensure simplified and cost-effective simultaneous implementation and registration of the re-allotment plan as opposed to normal bilateral land transactions.
- If the approach is voluntary, then the need for appeal is limited.
- If the approach is compulsory, then the need for an appeal system that ensures the legal rights of the participants is extensive.
Land consolidation can warm up a frozen land market:

- Moldova example:
  - Through the land consolidation pilot, the farmer was able to acquire and consolidate another 15 hectares from about 80 landowners.
  - In the future the land market can begin to function.
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How to ensure high land mobility

• High land mobility in land consolidation projects is crucial for the results in a voluntary approach
• A State Land Bank / Land Fund can be used as a tool to increase land mobility and support the land consolidation instrument
• Make sure that the Land bank / Land Fund is operational in the land market like private actors
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Relationship between change of ownership and land use

Plan 1.

Plan 2.

Plan 2.+ Lease
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Recommendations

• Ensure flexibility. With a robust and flexible LC instrument the objectives and priorities can change over time without any substantial change needed in procedure or legal framework

• Establish a “lead agency” for land consolidation and make sure that the role and participation of different institutions and stakeholders is clearly distributed (including central and local government and private sector)
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Where to start

- Will (of cause) depend on what you have done already
- Consider to develop and have adopted a National Land Consolidation Strategy to ensure thorough preparation process and political support (worked very well in Lithuania)
- Get field experiences from pilots before the launch of a national land consolidation program either to get initial experience and build up capacity or to test proposed approach and procedures
Next steps in Baltic cooperation on land consolidation?

- Perhaps the next (third) Baltic land consolidation workshop in Spring 2015 in Estonia or Lithuania?
- Perhaps even a regional event under the LANDnet umbrella?