To Consolidate or not to Consolidate – That’s the Question

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In many cases the answer is definitely **YES**!

However, several questions should be answered before we reach to Yes.

Moreover, one can ask the questions in a very different way
The possible questions (random list):

• When (at what circumstances) to use the LC?
• What are the expected results of LC (or why to do LC)?
• Who are the involved parties?
• What are the responsibilities of parties?
• What kind of tasks should be done in course of LC?
• … etc.
When to use the LC?

Define the problem (fragmentation, land acquisition)

Could LC solve the problem?

Is LC the best tool to solve the problem?

Are the preconditions for LC met?

Start LC

Take measures to meet the preconditions for LC

Seek for the other options to solve the problem
LC framework (or preconditions for successful LC) (1)

- Legislation – not only law on LC
  - LC procedures
  - “legal environment” for LC
- Economic rationality of LC
  - Direct (economic) effects
  - Indirect effects
- Political will
- Land owners attitude and awareness
- Financing
LC framework (or preconditions for successful LC) (2)

- System of land registration – providing correct data about parcels and securing the property rights
- Qualified staff (land surveyors but not only)
- Technical preconditions for land surveying (geodetic net work, coordinate system etc.)
- Responsible institutions
LC framework (or preconditions for successful LC) (3)

• LC methodology
  – For readjustment itself
  – For evaluation efficiency
  – For evaluation side effects
• …
Parties of the LC process

• Parties involved directly into LC process
  – Land owners
  – Land surveyors
  – Authorities directly responsible for LC

• Parties not involved directly into LC process
  – Administrators of different level
  – Politicians
Direct benefits of LC

• Reduction of land fragmentation
• Better farming conditions (costs for transport, cultivation etc.)
• Less harm in case of land expropriation for public needs (e.g. road construction)
• …
LC as procedure and its environment

LC environment:
- Legal
- Economic
- Social
- Nature
- ...

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Indirect benefits of LC

- Support to different activities, e.g. rural development
- Less land conflicts (e.g. access to property)
- Confidence of people with respect to state and local authorities
- …
LC versus “free market”

- Free market usually do not re-adjust the parcels
- Free market do not improve (optimize) in systematic way the landed properties structure
- Free market works on transactions (with all consequences of transactions)

- Can free market consolidate land? I guess that not. Free market is a good tool for land grab
## Checklist for testing the need for LC

<table>
<thead>
<tr>
<th>Questions</th>
<th>Yes</th>
<th>Unclear</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there land fragmentation?</td>
<td>x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are there access problems?</td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Do landowners are interested in the changes?</td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>… etc. (The actual list of questions is not short)</td>
<td></td>
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<td></td>
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</tbody>
</table>

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## Checklist for testing the readiness for the LC

<table>
<thead>
<tr>
<th>Questions</th>
<th>Yes</th>
<th>Unclear</th>
<th>No</th>
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</thead>
<tbody>
<tr>
<td>Do landowners are interested in the improvement of the land tenure structure?</td>
<td>x</td>
<td></td>
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<tr>
<td>Do landowners understand the essence of the LC</td>
<td></td>
<td>x</td>
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</tr>
<tr>
<td>Are there qualified land surveyors to perform the LC</td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>… etc. (The actual list of questions is not short)</td>
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<td></td>
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</table>
### Checklist for testing the readiness for the LC (2)

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<th>Rating (0÷5)</th>
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<tr>
<td>Do landowners understand the essence of the LC</td>
<td>1</td>
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<tr>
<td>Are there qualified land surveyors to perform the LC</td>
<td>2</td>
</tr>
<tr>
<td>… etc. (The actual list of questions is not short)</td>
<td></td>
</tr>
</tbody>
</table>
... that growth is controlled not by the total amount of resources available, but by the scarcest resource (limiting factor)

The shortest stave determines the volume of the barrel
To conclude the presentation:

• The profound analysis of all circumstances is needed in order to make the choice: to consolidate or not to consolidate
• LC needs system (holistic) approach
• LC as a tool can solve many land related problems but unsuccessful LC project will discredit it
Thank you for attention!

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