



What's on Regarding Land Consolidation in Europe

- relevance and trends -

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current state of land consolidation in Europe

▪ **West Europe**

▪ **Land Consolidation :**

- mean for
 - improving the production and working conditions in agriculture and forestry,
 - promoting the general use of land,
 - development of rural areas
- by re-arrangement of agricultural land:
- sometimes restricted to simple re-allotment of parcels,
- sometimes as a bundle of comprehensive infrastructural measures, village renewal included.



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current state of land consolidation in Europe

▪ **West Europe**

▪ **Land Consolidation** is well established since more than 100 years

- mostly established as a sovereign compulsory tool
- based on a special law
- with a broad participation of the land owners
- mostly under the leadership of a state authority



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current state of land consolidation in Europe

▪ **West Europe**

▪ **Land Consolidation** changed

- from a farm – focused instrument and
- a landscape destroying instrument

▪ **to** an instrument, which is likely

- to improve the general livelihood in rural areas,
- to solve land use conflicts in rural areas
- and to cover public demand in land for infrastructure projects.



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current state of land consolidation in Europe

▪ **West Europe**

- in some countries there are big acceptance problems, in some no;
- in some countries only a couple of procedures are going on,
- in few countries are thousands of procedures in work.

▪ In Germany, land consolidation is embedded in a sophisticated tool box with other voluntary and compulsory land readjustment instruments:



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current state of land consolidation in Europe

▪ **Central and East Europe**

▪ **Land Consolidation** is seen

- as „secret weapon“ against
 - the socialistic legacy,
 - the land reform disaster.
- in mind of the International Community, as for example FAO,
 - for improving agricultural efficiency,
 - for efficient multiple use of rural land,
 - for natural resource management,
 - for rural development,
 - infrastructure,
 - environment.



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current state of land consolidation in Europe

- **Central and East Europe**
- Various approaches
 - „Land consolidation by market transactions“ (Albania)
 - Voluntary exchange of land parcels (Armenia, Georgia etc.)
 - Comprehensive compulsory land consolidation (Czech Republic, Slovenia etc.)
- Common features
 - a broad participation,
 - community - driven decision making,
 - transparency



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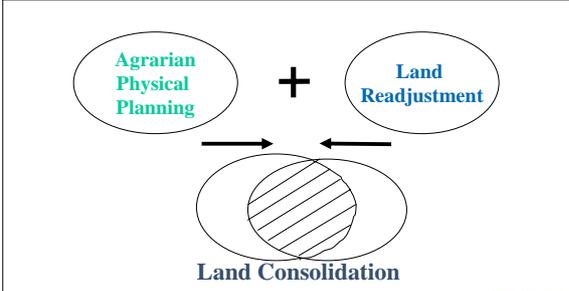
preliminary conclusion

- Diffuse situation concerning land consolidation !
- “Babylonian confusion” in terminology !
- Different designs of land consolidation in Europe are caused by different national and regional circumstances and prerequisites.
- There is
 - as well a lack of analytical assessment
 - as conceptual and conclusive approaches concerning land consolidation.



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an analytical approach



the essence of „land consolidation“



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relevant components of a „land consolidation design“

Good Governance	Impact orientation
<ul style="list-style-type: none"> ▪ Legal base for the land readjustment tool ▪ Legality / transparency ▪ Participation ▪ Institutional frame ▪ State funding 	<ul style="list-style-type: none"> ▪ Goals ▪ Measures ▪ Environmental issues



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the indicators

Legal base for land readjustment

- without
- Civil Law
- Special Law
 - as voluntary measure
 - as sovereign measure
 - with ability of expropriation



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the indicators

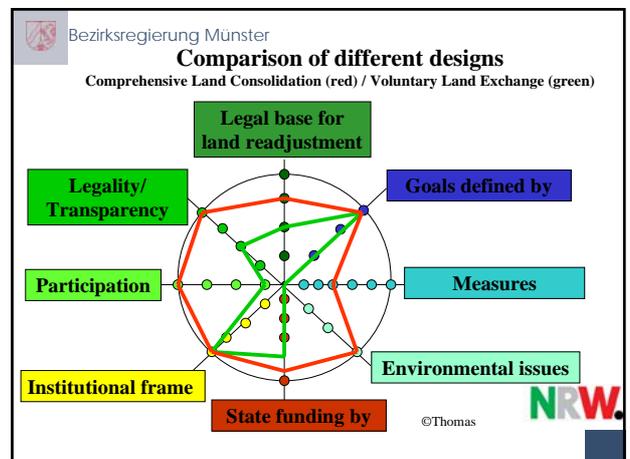
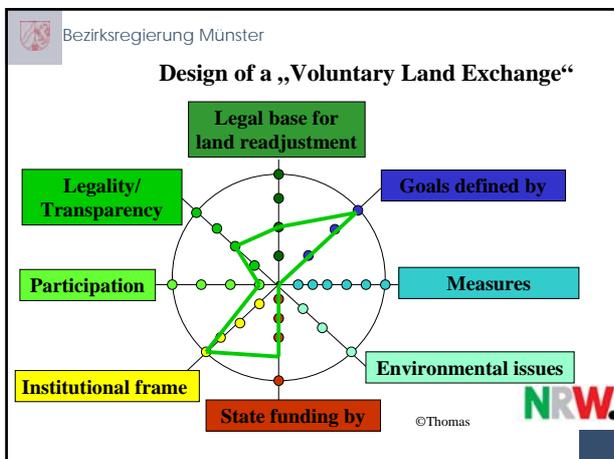
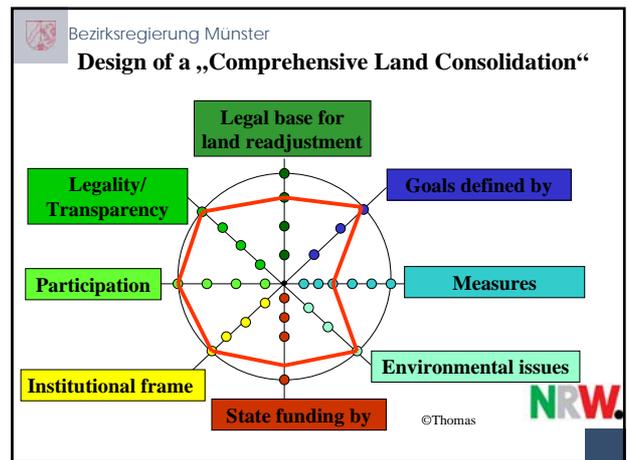
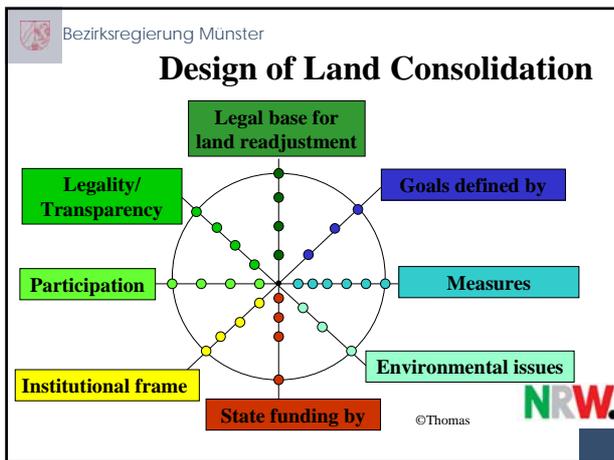
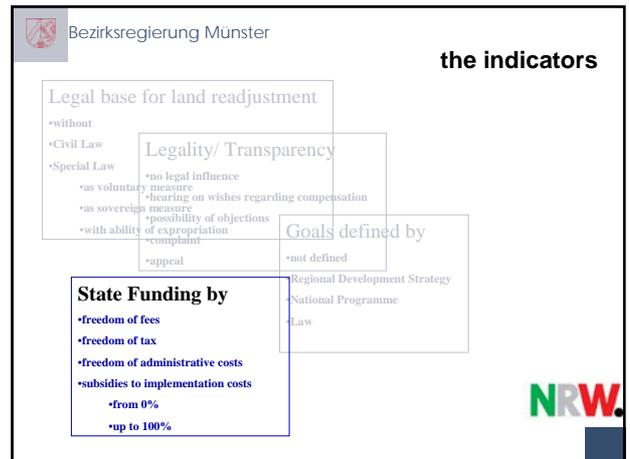
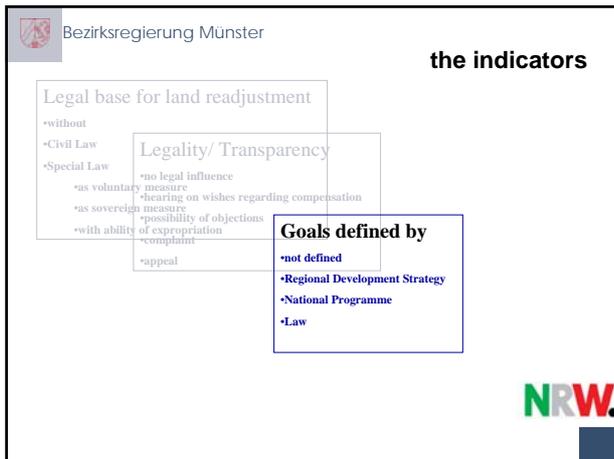
Legal base for land readjustment

- without
- Civil Law
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Legality/ Transparency

- no legal influence
- hearing on wishes regarding compensation
- possibility of objections
- complaint
- appeal







thank you for your attention

