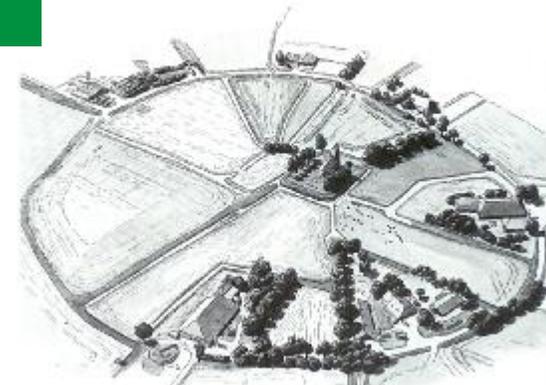




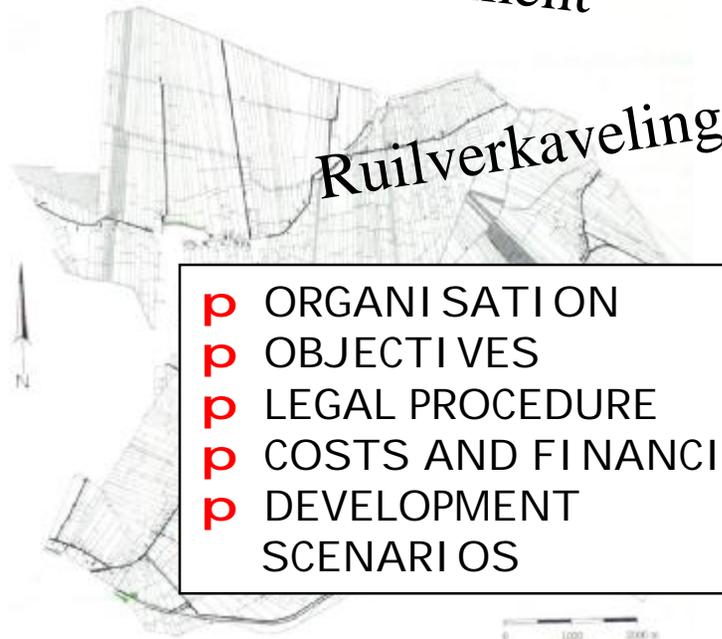
Arvo Vitikainen
An Overview of Land Consolidation in Europe



[© The Land Development Act – an Outline]

Remembrement

Flurbereinigung



- p** ORGANISATION
- p** OBJECTIVES
- p** LEGAL PROCEDURE
- p** COSTS AND FINANCING
- p** DEVELOPMENT SCENARIOS

Omarrondering





Arvo and a camel in Africa
[The camel on the right]



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Doctor of Science (Technology)
Professor of Land Management and Cadastral Science
Helsinki University of Technology
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- â Cadastral surveyor 1979... 1985
- â Head of Land Consolidation office
1985...1989
- â Head of Lappland Cadastral District
Office 1989...1999
- â Professor of Land Management and
Cadastral Science 1999 ->
- â Doctor of Science (Technology) 2003
[dissertation: Development of the Land
Consolidation Procedure]

Land Consolidation means {in this context} a comprehensive reallocation procedure of a rural area consisting of fragmented agricultural or forest holdings [real estate units] or their parts.

- q to improve land division;
- q promote the appropriate use of the real estates ;
- q form plots that are better adapted to their proper use (e.g. plots are larger and/or better shaped).
 - q improvement of transport infrastructure and water management;
 - q landscaping;
 - q environmental management;
 - q conservation projects.

q A strictly limited area

q The organisation in the form of projects, with stakeholders participation are also the characteristics of land consolidation.

The European Expert Meeting on Land Consolidation in Germany 1988 estimated that the need for the traditional land consolidation still existed for

qca. 0,7 million agricultural hectares in the Netherlands,

qca. 1,7 million hectares in Spain,

qca. 4,0 to 5,0 million hectares in Portugal,

qca. 1,5 million hectares in Poland,

qca. 7,4 million hectares in France, and

qca. 0,3 million forested hectares in Sweden.

At the moment, land consolidation projects are executed broadly in Austria, Belgium, France, Germany, Luxembourg, the Netherlands, and Switzerland, as well as in Finland, Norway and Sweden.

Land consolidation
is based on
legislation in all
countries

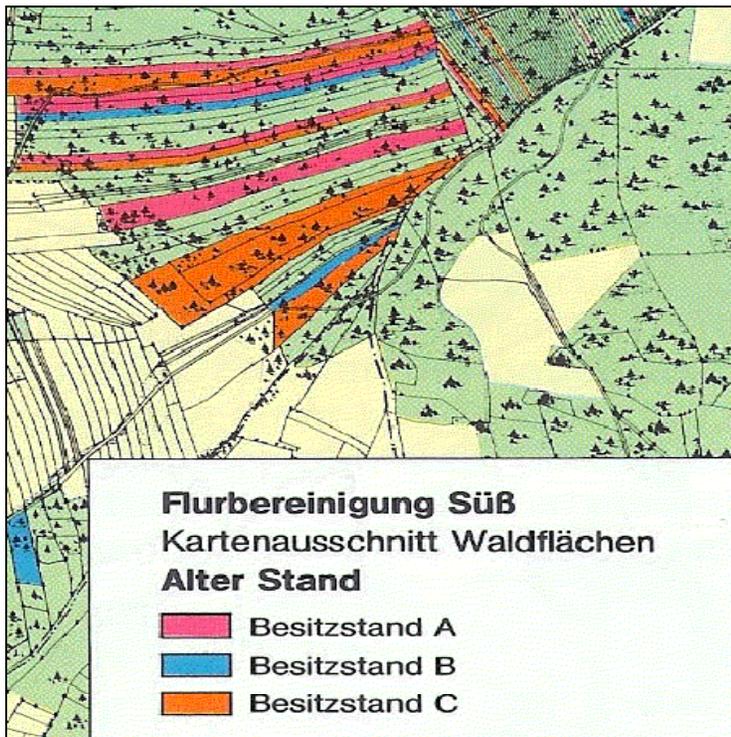


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q Generally the legislation dates back to the 1970's (e.g. in Austria, Belgium, Germany, Norway and Sweden) or to the 1980's (e.g. in the Netherlands, Poland, France and Hungary).

q Along with the amendments of legislation the traditional land consolidation has, especially in Western Europe, formed into multidimensional rural development instrument, which can additionally be used for improving the infrastructure, enhancing landscape and nature protection, and implementing various recreation area projects.

EXECUTIVE ORGANISATION



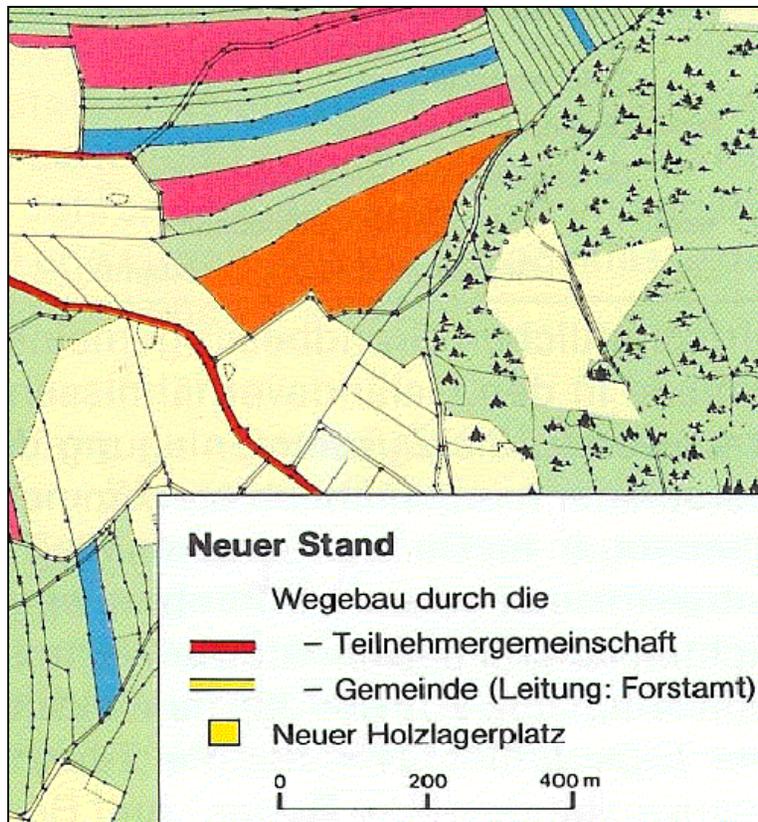
q The land consolidation procedure is regarded as administrative decision-making, and in most of the countries it is entrusted to the administrative authorities.

q The administrative organisation is typically tripartite. In addition to the Central Administrative Board it consists of the land consolidation authorities of the regional and local administration level.

Two primary alternatives for the execution responsibility:

- 1) the "cadastral surveyor model"
- 2) the "committee model".

OBJECTIVES OF LAND CONSOLIDATION



Objectives set by the landowners:

- common objectives
- personal objectives.

Objectives set by society:

- state objectives
- provincial objectives
- municipal objectives.

OBJECTIVES OF LAND CONSOLIDATION

- agriculture and forestry
- other industries
- housing/living environment
- other land use needs

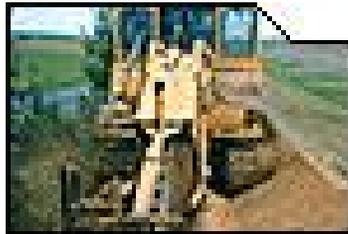
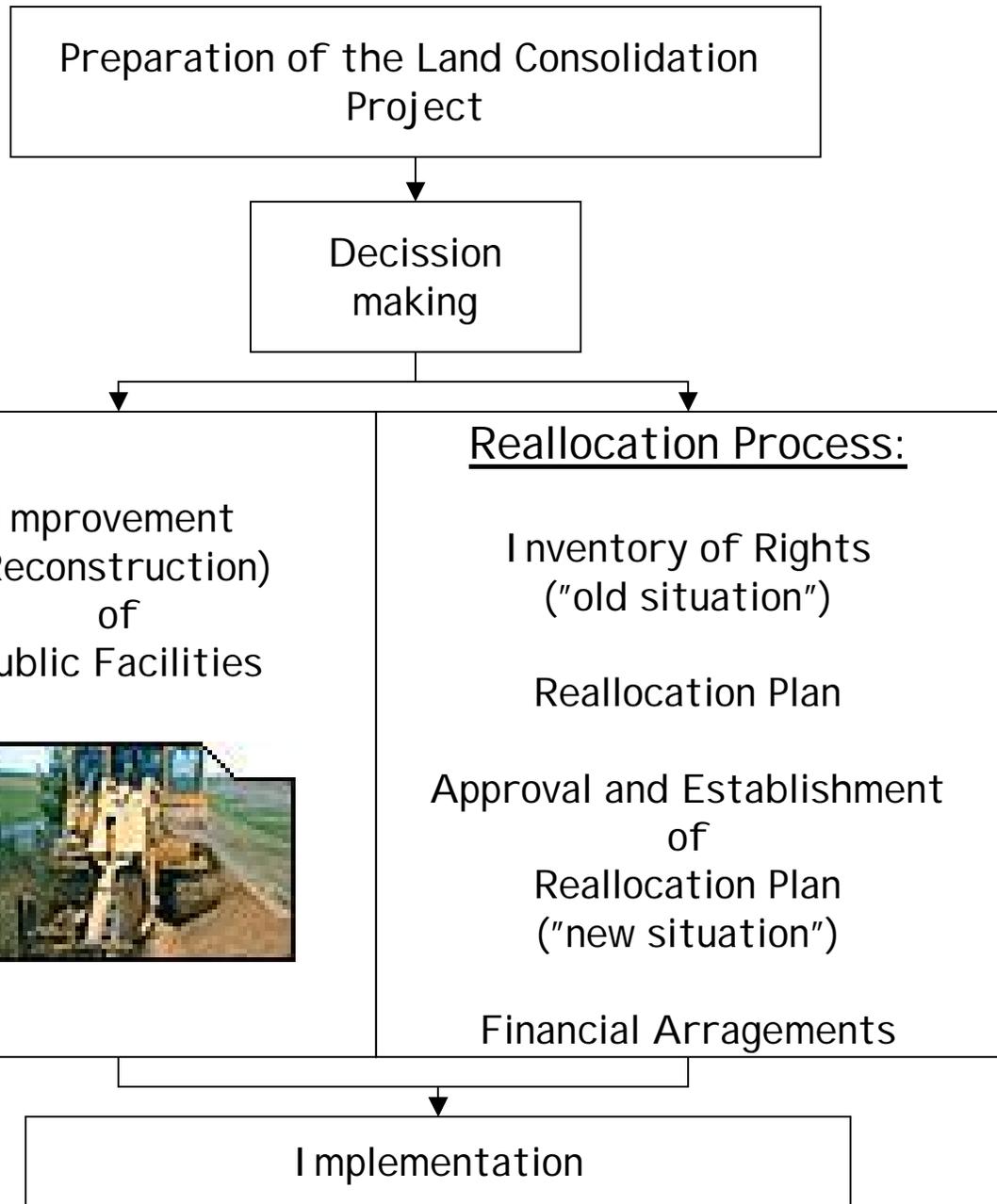
Objectives set by other interested parties:

- tenants
- easement and usufruct holders
- encumbrancers
- etc.

Objectives set by other interest groups:

- village residents
- nature and environmental protection organisations
- consultants
- contractors
- etc.

LAND CONSOLIDATION PROCEDURE



By Jan K. B. Sonnenberg 2002

PROCESS DURATION

The duration of a land consolidation process from the start-up to becoming legal varies considerably in different countries.

q In Norway the duration is about 2 to 4 years.

q In Sweden the forest readjustments are implemented in 5 to 7 years.

q In Finland the duration of a traditional land consolidation is 8 to 12 years.

q In Germany and in the Netherlands the total duration of a land consolidation project from the execution decision to the conclusion may last 10 to 15 years. And in the Netherlands the preparation stage may last longer than 10 years at the maximum.

APPEAL PROCEEDINGS:

q Appealing in a multi-phased process is economically unfavourable and will prolong the implementation.

q Mostly the disputes on the land consolidation procedure are treated in three different administrative levels before the legal proceedings, and after that in two different instances (Zhou 1999).

q According to Sky (2001) the three-level appeal procedure is in practice sufficient to guarantee the landowners' legal protection



COSTS AND FINANCING:

The costs of the land consolidation can be divided into two groups:

- 1) Costs of the procedures, including the costs to the land consolidation authorities, e.g. wages, rent of the premises, etc.
- 2) Implementation costs, e.g. including the costs for the improvements of the agricultural engineering works and costs for other associated projects implemented in connection with the land consolidation project, demarcation costs, etc.

The costs of the land consolidation procedures are paid in total or in part by the state (50-100 %) in different countries.

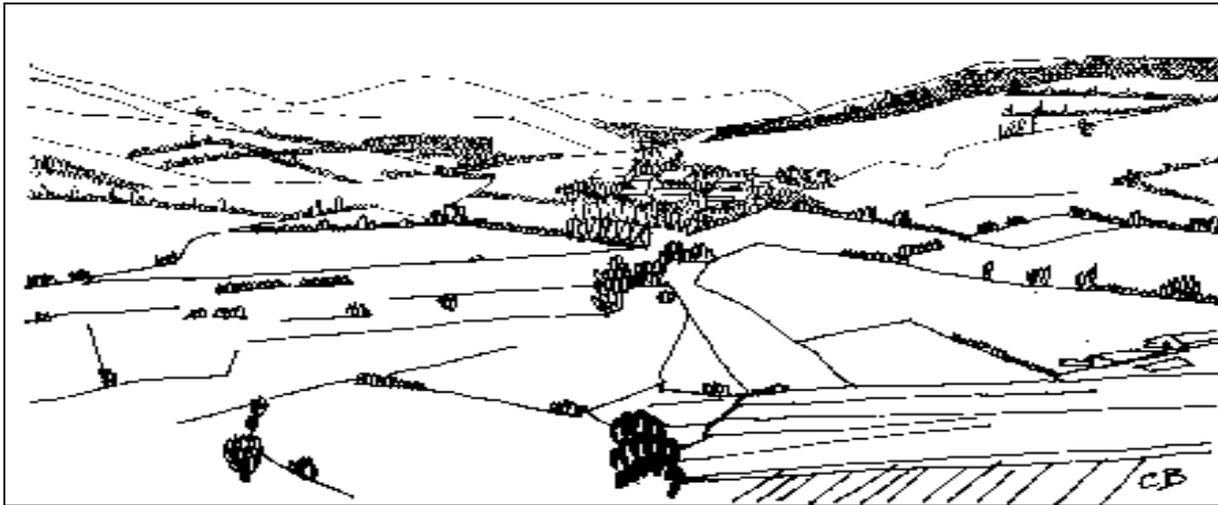
The landowners primarily pay the implementation costs, but they regularly get government subsidies and/or loan for the financing (0-100 %).

DEVELOPMENT SCENARIOS

The operational environment of the agricultural land consolidation is undergoing thorough changes at the moment in all of Europe.

q The governments decrease the productivity of agriculture through farming subsidies and structural policy, and to reduce the production costs.

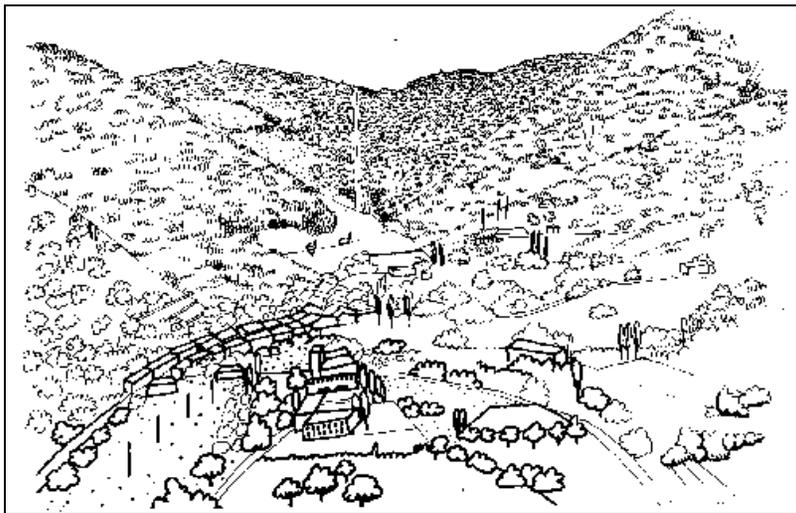
q The farmers want to increase their income level by rationalising the use of their production resources and adapting the production to the new market situation.



The traditional land consolidation for agricultural purposes is seen as means to rectifying fragmented property conditions and obtaining the full benefits arising from production intensification (increase of income) to the farmers continuing the production.

For this reason the modern agriculture is still in need for land consolidation of fragmented land parcels.

However, the prerequisite for this is that land consolidation can be implemented so rapidly and economically that the landowners feel the benefits obtained are larger than the present costs.



Land consolidation is confirming its position outside the traditional sphere of agricultural functions.

A clear development trend in Western Europe is the integration of land consolidation into the rural development programmes and e.g. various conservation programmes, village development projects or the improvement projects on transport infrastructure and water management.



The critical success factor for land consolidation in the future is to develop the land consolidation procedure so that the proceedings will be simplified, cost-effective and shorter in duration.

This is achieved by:

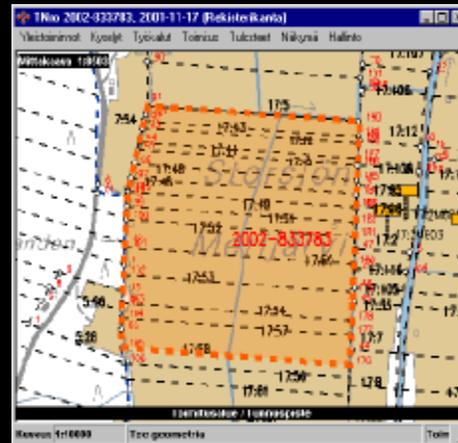
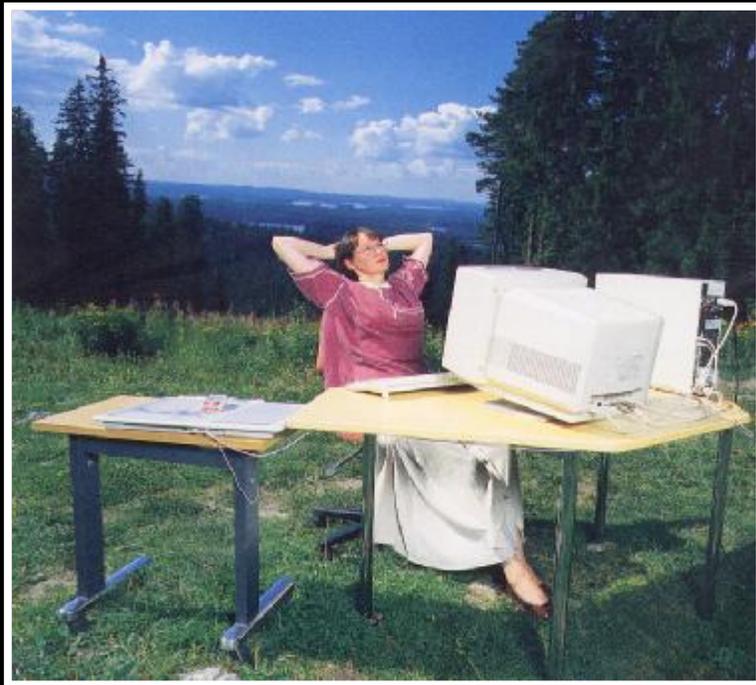
q cutting the project sizes,

q availing the existing data banks and modern information technology,

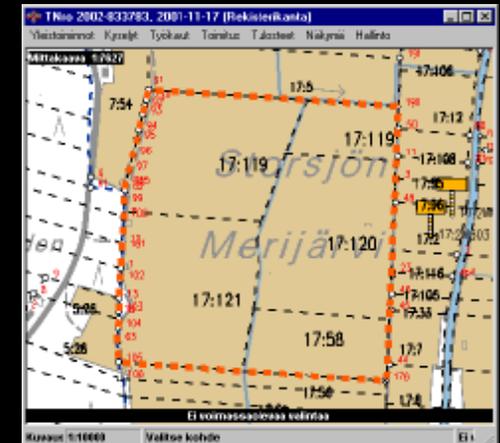
q minimising the waiting times between the different stages and tasks of the process, and

q omitting the associated projects delaying the process, such as improvements of the road and drainage networks. The emphasis of the targeting and the proceedings will thus be on the solving of certain core problems in an area.

THANK YOU !



BEFORE



AFTER