New perspectives for land consolidation in Croatia

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LANDNET 2015, 5th-7th October, Ankara, Turkey

Republic of Croatia

- geographically located at the transition from Central to Eastern Europe
- Area 88 073 km²,
- 14.446.451 cadastral parcels
- Population – 4 284 889
- in predominantly rural regions lives 56.3 %
- Administrative and territorial constitution: 21 county
- EU member since 01.07.2013.

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• Croatia is characterised by considerable natural and climatic diversity – it reflects in the range of agricultural production, ranging from traditional Continental rich and arable land, industrial crops and vineyards to Mediterranean fruits, vegetables and vineyards.

Croatian agriculture

• Agriculture is defined as a strategic sector of the economy in Croatia - contribution to GDP accounts for 4,3%
• Cca 2.700.00 ha – total area of agricultural land (?)
  • 738.126 ha – state owned agricultural land - 30 % - 601 893 cadastral parcels
  • Utilised agricultural area in 2013: 2 603 970 ha (source: Croatian bureau of statistics)
  • State owned agricultural land: Agricultural Land Law (ALL)
  • Private agricultural land: transfer and disposal has not so far been regulated by a special regulation - applied general regulations regulating ownership – Constitutional Court annulled the provisions of ALL
Croatian agriculture

- total number of farms - 233,280.00
  - 52.6% of farms using up to 2 hectares of agricultural land,
  - 42.7% use from 2 to 20 ha, and
  - 4.7% of farms used by more than 20 hectares of agricultural land.

*Characteristic: small average size of farms and their fragmentation*

*dominant farms up to 2 hectares*

Land Consolidation experiences until 2015.

- Land consolidated area 822 704 ha – period of 129 years

Source: State Geodetic Administration, 2013.
Land Consolidation experiences until 2015.

- Since 1991 – 2008. no land consolidation procedures
- 2008. special agreement between the Croatian Government and the Government of the Kingdom of Sweden on the implementation of the implementation phase of the project "Land Consolidation in Croatia",

- **Purpose of the project:**
  - to support the development of the national policy of land consolidation through design and development of the legal framework for land consolidation which we now have.

- **Result of the project:**
  - Educated staff, public awareness, base for Agricultural Land Law
  - But no legal framework of land consolidation

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Legal framework for LC in 2015.


- overall objective of the LC is to contribute to the development of a competitive agricultural sector and sustainable rural development in Croatia.

- **Finally moving forward after so many years**
Behind the legal framework

• ALA set up a base for implementation of LC
• **data-base of state owned agricultural land**
  – Legal framework in ALL
  – GIS based Information system
  – Basis: alphanumeric and graphic cadastral data and DOF,
  – Other data: Paying Agency (use of land), list of all the contracts for the state owned land, Financial Agency – Payment Details for leased land
  – we want to know the status of each cadastral parcel: history and future
• **data-base of private agricultural land**
  – Legal framework in Agricultural Land Consolidation Law – basis is alphanumeric and graphic cadastral data and DOF
Consolidation is implemented on the basis of multi-annual (5) and annual programs.

Multiannual and annual programs are to specify priority areas for conducting consolidation, financial sources and deadlines for their implementation.

**ALA** prepares multi-year Programs that should be passed in Parliament in the winter this year.

Starting the process: In accordance with the Programs Agency prepares conceptual design of consolidation for each cadastral municipality

The conceptual design includes:
- Explanation of the economic justification of consolidation
- Cadastral and land registry data
- Proposal of planned works - parallel with the land consolidation
- Technical description of the planned works on water structures for land reclamation
- Environmental issues
- Information on the estimated cost of LC
- Proof that the funds were provided
- Overview map with the border areas of the LC

Agency - brings and publicates a final decision on initiation of consolidation with the prior approval of the Ministry of Agriculture.
Agricultural Land Consolidation Law 2015.

• **Agency:**
  – concludes an contract with the municipality which defines the rights, obligations and financial sources
  – issues a public tender: for performing expert surveying works, works on water structures for land reclamation and the construction of the building
  – concludes an contract with a selected bidder
  – before starting the process of land consolidation convened a set of land owners, to learn about the purpose and the conditions under which it intends to implement the consolidation.

Financial sources

• **Funding:** main is RDP - adopted in May 2015

• **Measure 4: Investment in physical assets**

• **OPERATION: 4.3.2. land consolidation and regulation of agricultural and forest infrastructure – 32 mil €**
  – investment in the agricultural land consolidation and forest ownership consolidation
    • min. € 5,000 per project,
    • max to 3 mil. € by the project,
    • the aid intensity of 100% of eligible costs

• state budget 12 mil kn (1,7 mil €), donations...
• **Farmers don’t participate**
Agricultural Land Consolidation Law 2015.

• Implementation of LC in 2016.

• Pilot project – 2015.
  – **purpose**: to support the development of the national policy of land consolidation through:
    • Design and development of the organizational, institutional, technical and managerial framework for the implementation of land consolidation; and
    • Improving the ability to participate in decision-making processes of relevant interest groups at the national, regional and local level.

• 4 specific location: (geographical location, fragmentation, area, abandoned land, land registry)

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Land Consolidation Pilot Location

• **Criteria for selecting the location:**
  • Importance of the agricultural activity in the pilot location - geographical location,
  • Scale of fragmentation and area,
  • abandoned land,
  • land registry
  • Number of absent owners
  • % of state owned land

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To do list....

- Next week: Land Consolidation awareness campaign - 14th October 2015 in Zagreb.
  - Audience: municipalities and town mayors
  - By the end of the year one more in another city, monthly - state and local media
- Next month: start with the pilot location
- By the end of the year: finish the Programs
- Next month: parliament elections (?)
Land Consolidation in Croatia

Thank you for your time!
Questions?

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