A framework for land consolidation

Food and Agriculture Organization of the United Nations

Food Security, Poverty Alleviation and Rural Development

- Advice to Governments
- Development assistance
- Information
- Neutral forum
Land Tenure for Food Security and Rural Development

- Improving access to land:
  - State interventions
  - Land markets

- Improving security of tenure:
  - Private property regimes
  - Common property resource management

FAO - one of the largest specialized UN agencies

A multi-disciplinary group:
- Land tenure and land administration
- Development law
- Land and water management
- Forest resource management
- Remote Sensing and GIS
FAO - over 50 years of responding to the change

- Help formulate projects
- Provide technical support
- Assist in monitoring and evaluation
- Help identify experts

Land fragmentation: constraint on rural development

- A global problem
  - Central and Eastern Europe
  - Near East
  - East Asia

- Developing a response in partnership
Land Consolidation in CEEC
An Overview

Land fragmentation is a regional phenomena which affects all countries in Central and Eastern Europe. Fragmentation of land ownership is common to most countries. However, it is not pervasive in all countries. However, it is a significant problem in a number of them (e.g. Romania, countries of the former Yugoslavia, Caucasian countries, etc.)
Land consolidation

Definition:

- There are two types of land consolidation: Simple and complex
- Common feature: Both types focus on the spatial restructuring of ownership and/or user rights based on legal procedures regarding land administration (Registration and cadaster)
- Simple land consolidation addresses principally the issues of exchange and reallocation of parcels to optimize conditions in the agriculture sector
- Complex land consolidation adds elements of rural development, land use planning and management in order to improve the sustainability of livelihoods and increase people access to capital assets including environmental concerns

Findings

- Land fragmentation (LF) is acknowledged as a problem by decision makers, however:
  - Its impact on economic growth and social stability in rural areas is largely underestimated
  - LF is regarded as an isolated land administration issue
  - The current Land Policy can not address the problems
- LF seriously affects rural development in terms of:
  - Productivity, efficiency, competitiveness for farmers,
  - LF impedes public and private investment
  - LF hinders environmental protection / sustainable resource management
- Rural development policies / strategies based on stakeholder participation are not in place as of yet
Land Consolidation (LC)
A Gate for Sustainable Rural Development

Tools for sustainable rural development

Better Land Use

Better Land Administration / Management

Better Land Policy

Good Land Information

Source: The Bathurst-Declaration, FIG Publication No. 22/1999
Land Consolidation - Why ?

**New Rural Development paradigms**

- Changes in agricultural structures
- Disintegration of rural society
- New rural development paradigms
- Awareness among decision makers and stakeholders
- EU accession as a catalyst
- The political climate is changing
- The technical know how is ready available
- Agriculture is not the sole source of income
- Increased agro-environmental awareness
- Disintegration of rural society
- Radical shifts in demographic patterns
- Over aged rural population
- Migration of the young and skilled
- Smaller investments in rural development
- Threats on the social and political stability
- Economical and social gap among regions
- Smaller investments in rural development

**Land Consolidation (LC)**

**Guiding Principles**

- LC has to be participatory, democratic and community driven
- The focus is on rural livelihood rather than on primary production of food staples
- The community defines new usage of its resources and re-organises its spatial components (parcels) accordingly.
- LC is a comprehensive, cross-sector approach, integrating elements of rural-regional development including the urban nexus
- Starting point: Land use plans, area development plans
- LC has to consider geographical and cultural differences
- Implementation of tailor made LC practices
- Informal LC proceedings should be integrated

The final outcome is community renewal; sustainable development in rural areas

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Land Consolidation (LC) Logical framework

Integration of complementary activities
• Farm structures / management
• Land use planning / master plans
• Off farm employment

Participatory project planning

Course of action
• Activity plan
• Assignment plan
• Budget plans

Indicators, M&E and quality control

FAO Land Consolidation (LC) Activities

- Comparative studies: Land fragmentation and its impacts on rural society in four EU accession countries
- LC inventory (Best practices, strategies, policies and concepts)
- LC guidelines
- Strategy for land consolidation and improved land management in Armenia and Georgia (Pre-feasibility)
- Technical Co-operation Program (TCP) concerning LC, improved land management, village mellioration and rural development
- Knowledge management (Networking, training programs, syllabus development, workshops, seminars)