







# Budapest International Workshop 2010

## Draft Technical Paper: Land Banks and Funds - Instrument for Rural Development

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*International Workshop on Land Consolidation and Land Banking – Budapest, 8-11 November 2010*

## 1 Introduction

- 1.1 Why a paper about Land Bank/Funds?
  - 1.1.1 Securing access to land and other natural resources
  - 1.1.2 A short history of land tenure in transition countries
    - 1.1.2.1 1st wave of land reform
    - 1.1.2.2 2nd wave of land reform
  - 1.1.3 Voluntary Guidelines on Responsible Governance of Tenure of Land and other
  - 1.1.4 What are the problems – Why to establish a land bank/fund?
- 1.2 Terminology and basic concepts

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## 2 Objectives

high

Aggregation

low

objective	chapter
to manage structural adjustment and face socio economic challenges like migration and demographic change	2.1
to support implementation of regional development and infrastructure projects	2.2
to support the development of land markets	2.3
to support the land consolidation	2.4

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## 3 Approaches

- 3.1 Living from the capital**  
State land that needs to be privatized (e.g. Arm, Bul, Cro, East-Ger, Hun, Kos, Pol, ...)
- 3.2 Trading (buying, selling and leasing)**  
Buying, selling and leasing land for different purposes, mostly LC (e.g. Cro, Bul, Den, Pol, ...)
- 3.3 Savings and credits**  
Maintaining property rights, but transferring use rights (e.g. BanTeGal in Spa)
- 3.4 Facilitating investment in land and production**  
Specific credit lines, guarantees and bonds for mortgage (e.g. Ukr proposal)

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## 4 Governance

### 4.1 Governance and Institutional Framework

#### 4.1.1 Governmental

- 4.1.1.1 on national level
- 4.1.1.2 on regional level
- 4.1.1.3 on local / municipality / community level

#### 4.1.2 Para-statal




#### 4.1.3 Private sector solution

### 4.2 Means to acquire land

- a) pre-emptive rights
- b) expropriation
- c) buy on market

### 4.3 Legal Framework

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## 5 Case studies

### 5.1 Case studies - best practices

### 5.2 Overview of other country's models

## 6 Basic steps to establish a land bank/fund

### 6.1 Preconditions

### 6.2 Basic principles and requirements

### 6.3 Selection of a model




*Matrix 1*

		Aims (functions) of a land bank (A)			
Features of models (F)	F1	A1	A2	A3	A...
	F2				
	F3				
	F...				

*Matrix 2*

		Features of models (F)			
Land bank models (M)	M1	F1	F2	F3	F...
	M2				
	M3				
	M...				

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## 7 Conclusions – Recommendations – Lessons Learnt

- 7.1 Positive aspects
- 7.2 Negative aspects
- 7.3 The Tonder Statement (Tonder 2004)

## 8 References

## 9 Annexes

- 9.1 Terminology
- 9.2 Matrix
- 9.3 Inventory




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# Discussion - Questions

Thanks to Istvan Pesti and Jan Johannsmeier




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## ***Working session for participants to discuss and refine specific chapters of the Draft Technical Paper***

- **Are the questions we want to know about addressed?**
- **Missing information?**
- **Proposal for case studies by participants**

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## ***Working session for participants to discuss and refine specific chapters of the Draft Technical Paper***

**Morning session:**

- **Are the questions we want to know about addressed?**
  - **The WHY and the FOR WHAT?**  
Section 1 & 2

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## Working session for participants to discuss and refine specific chapters of the Draft Technical Paper

**Afternoon session:**

- **Are the questions we want to know about addressed?**
  - The HOW, the WHO?

Section 3 & 4

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- **The HOW,**
  - Public / private land
  - Property rights, use rights,...
  - Kind of land (every kind, agriculture, forest...)
  - Selection of target land
  - Incentives for getting the land from the current owners/users: paying (price?), regulating?, other incentives/compensations
  - Land Bank just intermediating? OR Land Bank doing something else (land improvement, property clarification, direct management...)
  - Selection of final users/owners
  - Selection of final use
  - How does the land 'go' out?
    - Sold/rented short term/rented long term...
    - Prioritization after application; direct selling/leasing out; public tender
- **the WHO?**
  - National, regional, local level?
  - Public/private organizations?

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