



dienst landelijk gebied  
voor ontwikkeling en beheer

## International Workshop on Land Consolidation and Land Banking

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A critical review to the draft “Land  
Banks and Funds – Instruments for  
Rural Development”...

Not many answers, some  
comments and...

more questions



## Index of the Draft

- 1 Introduction
- 2 Objectives
- 3 Approaches
- 4 Governance
- 5 Case studies
- 6 Basic steps to establish a land bank/fund
- 7 Conclusions – Recommendations

## *The **Why?** question.*

Indeed very important, usually forgotten,  
often not properly answered.

The key concept:

### **land mobility**

(land mobility as a process vs. Land consolidation as a state)



Regarding the **objectives** (point 2):

Which kind of land mobility are we looking for?

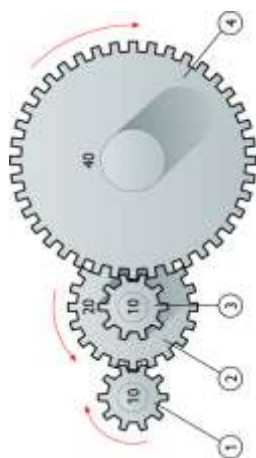
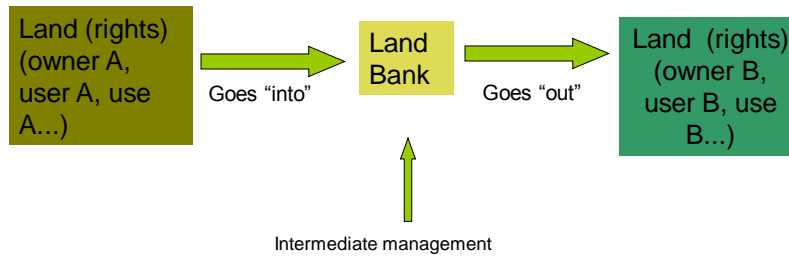
- Changing ownership
- Changing users
- Changing land use/land functions

**Promoting** land mobility (focussing on transactions costs) and / or **shaping** land mobility (influencing the market performance)



Adapted from Conselleria do Medio Rural 2008

Regarding the **approaches** (point 3): the essence



A “conceptual “  
introduction could be:

What “is/goes into”?

What is “done inside”?

What “goes out”?

Regarding the **governance** (point 4,6):

-Strategies to get the land into:

- Voluntary – compulsory?
- Incentives , stimuli?
- Selection?
- Price?



-Strategies to get the land out:

- Selection (priorities)?
- Land use requirements?
- Price?



Regarding the **governance** (point 4,6): very important

Clear legal framework (maybe not new)

As it deals with land mobility, it's important to identify the **relevant institutional framework, formal and informal** (land transaction regulations, land use regulation, etc.)

-Of course, all the other aspects:

- Procedures: more transaction costs?
- Financing: from the “process” or from “outside”?
- Technologies
- Transparency: dealing with property...
- Etc.

Thank you!