

International Workshop on Land Consolidation and Land Banking

Budapest

8-11 November 2010

Results of the wrap up session

An inventory among workshop participants was made to define topics for the LAND NET to focus on in the next workshop in spring 2011 (**bold and underlined**). In addition, it was also agreed to work on some tasks in-between the two workshops (**bold**).

Besides general statements about the value of international teamwork and the importance to learn from other country's experiences, the topics and key words / key questions below were mentioned. They were prioritized during the workshop and grouped after the workshop.

It was agreed to focus initially on the first three topics:

1. **Land abandonment:** sustainable land use, food safety, environmental protection, rural development, forest land; economic conditions / reasons for including/excluding land from production; relation with land consolidation and land banking (report from Oeiras-FARLAND, JRC research, etc.).
2. **Land valuation:** purpose of land valuation (for market, for land consolidation or for taxation?), standards, methodologies, e.g. how to value land in a non existing or low mobility land market?, experiences from countries, taxation as a tool for land use management (e.g. land abandonment), focus (production, nature value, culture value, etc.), land valuation in combination with pre-emptive rights procedures, how to evaluate land objectively in large volumes?
3. **Technical Paper land banking:** presentation of preliminary final draft of land bank/fund paper, procedures to establish a land bank and lessons learnt by different countries, template (main features) for an inventory of land bank and land consolidation experiences in all countries (annex to paper), summary on one A4 per country for all Europe, impact assessment, cost/benefit analysis of land banks/funds (implications for willingness to pay for taxpayers and for farmers, impact on land markets), institutional framework/set-up of land bank.
4. **Support measures for land mobility:** how to stimulate mobility in the land market (taxation, registration, etc.), how to fight land fragmentation, i.e. different options, pre-emption rights (inventory), land market rules in relation to EU rules, how to deal with the effect of land restitution? how to deal with inheritance practices related to land?
5. **Land consolidation approaches:** bottom-up approaches in land consolidation, land consolidation and forestry (renewable energy, fire prevention and management), impact assessment, cost/benefit analysis of land consolidation

(implications for willingness to pay for taxpayers and for farmers, impact on land markets), definitions, approaches and conditions for land consolidation: voluntary – compulsory? depending on the conditions what models work in the specific social, cultural and historic conditions? other objectives/roles of land consolidation, e.g. HVN farming, implementation of spatial plans, land reform, rural development, improvement of land markets, institutional framework/set-up of land consolidation.

6. Management of state land: how to make this more optimal? how to stimulate demand for buying state land? experience on privatization process of state owned land and in relation to LC programs; including restitution process.
7. Land information systems: proper use of data (related to both the facts and the process).
8. Knowledge and awareness: to get stronger support for land market instruments, education of land use planners referring to land consolidation, how is this organized in different countries?, land advisory service through education, research, extension, governance issues; political support and commitment, voluntary guidelines of land tenure, how to create public / private partnership? how to change the political mindset about land consolidation and land banking?