

3rd International Workshop
on Land Markets and
Land Consolidation

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Current Policy Developments in Land Management and Land Banking

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CONTENT

Where are we?

What do we want to reach?

In which way?



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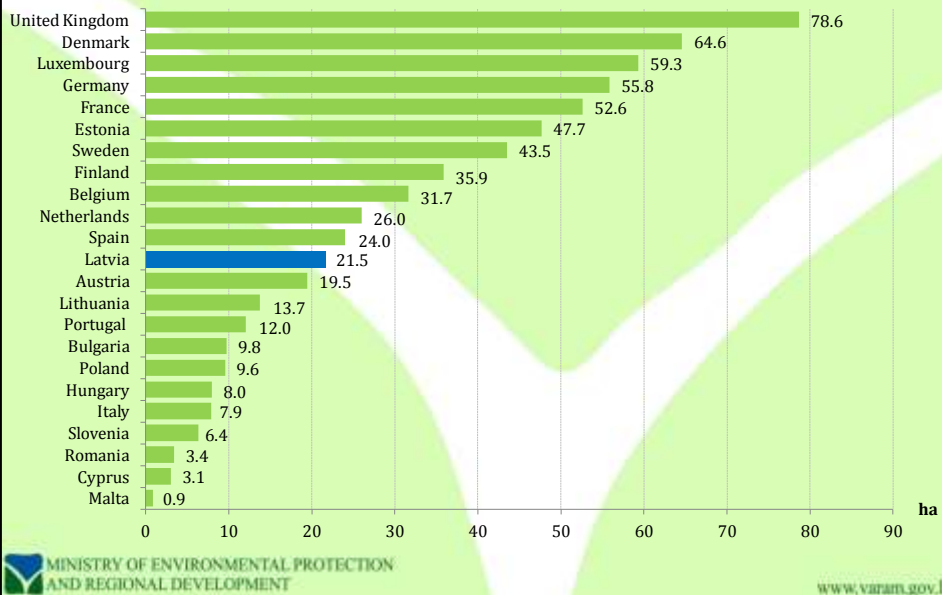
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Where are we?



- Population :
~ 2 millions
- Total area:
6.46 millions ha
- Agricultural land:
38%
- Forest land:
46%

Utilised Agricultural Land Average Area per Farm

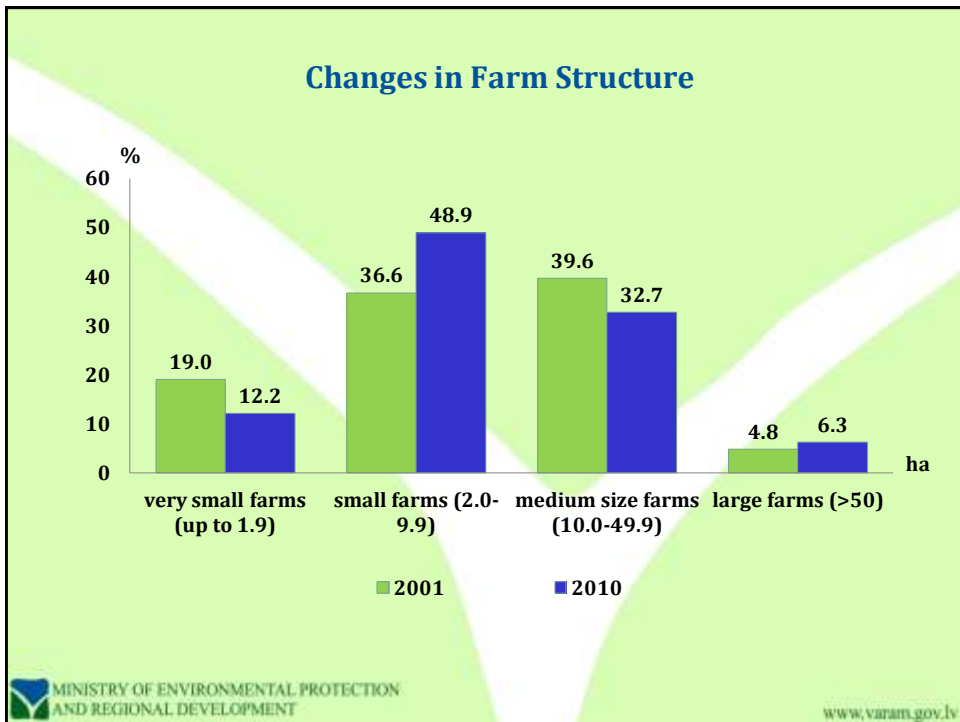


Agricultural Holdings by Holder Status

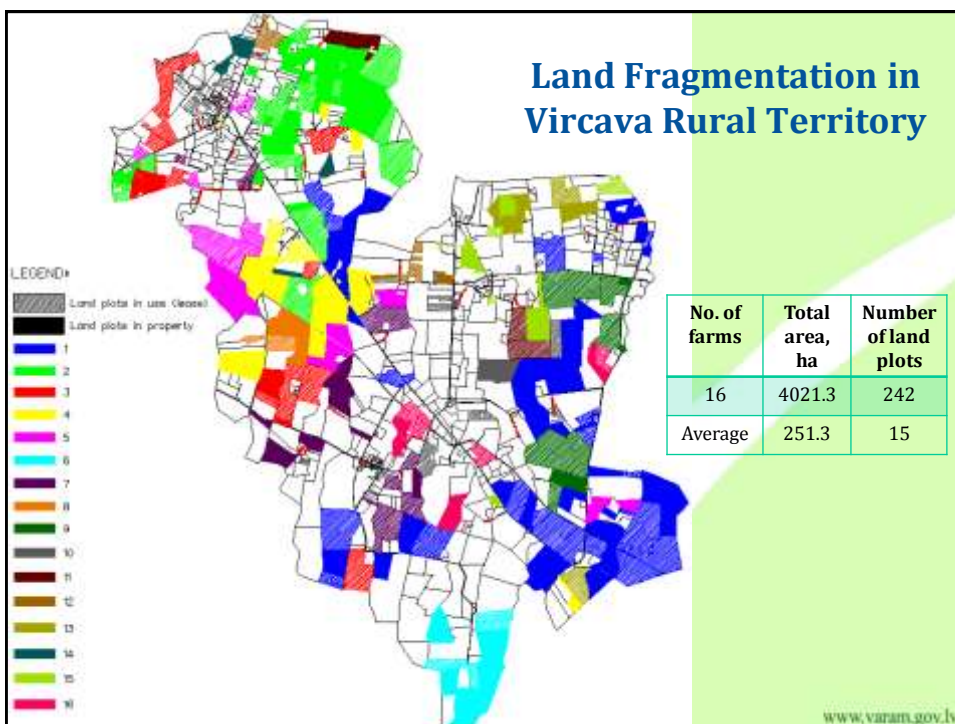
Status	Number of land parcel	Total area (ha)	Utilized agricultural area, ha	Average area of land parcel (ha)	Utilized agricultural area on average per land parcel (ha)
In natural person's ownership	398779	3058724	1839334	7.67	4.61
In natural person's use	26915	120817	83238	4.49	3.09
In legal person's ownership	35476	510899	300831	14.40	8.48
In legal person's use	356	2477	1564	6.96	4.39

Grouping of Economically Active Farms by Utilized Agricultural Area

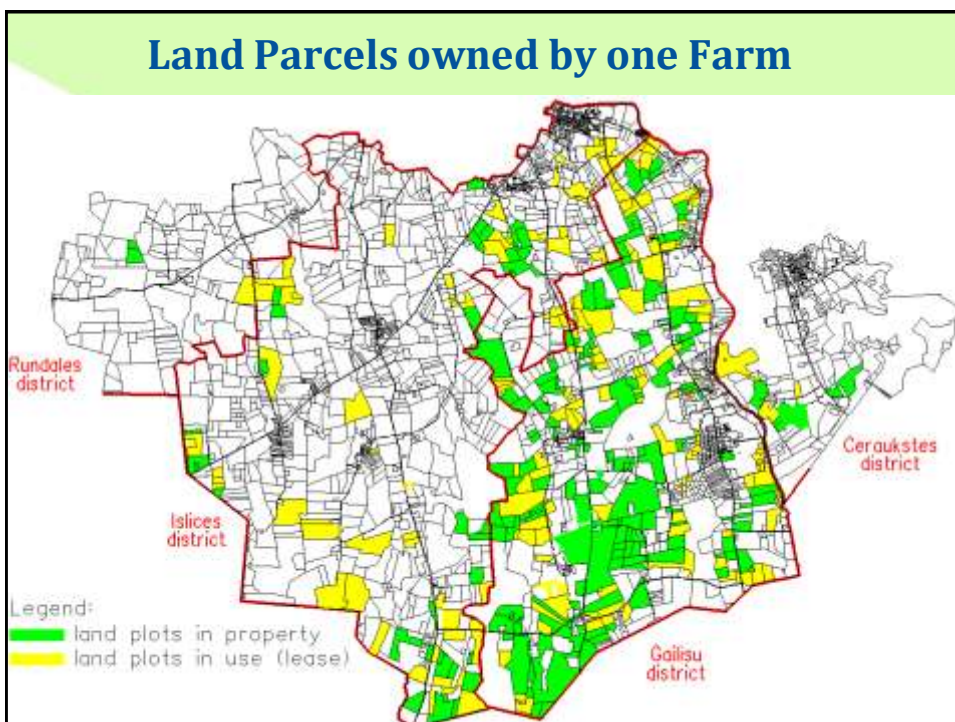
Group intervals, ha	Number of farms, thousand	% of the total number	Utilized agricultural area, thsd ha	% of the total utilized agricultural area	Utilized agricultural area on average per farm, ha
up to 1.9	10.1	12.2	9.1	0.5	0.9
2.0 - 4.9	17.8	21.4	61.1	3.4	3.4
5.0 - 9.9	22.8	27.4	163.0	9.1	7.1
10.0 - 49.9	27.2	32.7	531.5	29.7	19.5
50.0 - 99.9	2.7	3.2	184.9	10.3	68.5
above 100.0	2.5	3.0	837.6	46.9	331.3
Total	83.1	100	1787.2	100	x
Average	x	x	x	x	21.5



Land Fragmentation in Vircava Rural Territory



Land Parcels owned by one Farm



In which way?



Regulation on Land Consolidation

Preparation of the Land Management Law (LML)

- ❖ **The Land Policy Guidelines 2008-2014** (adopted in 2008); main actions:
 - to align legislation
 - to facilitate the registration of property rights
- ❖ **The Concept of LML** (approved in 2010):
 - land use principles and responsibilities of land owners/users
 - the responsibilities of state and local government
 - the prevention of land degradation and the preserving of land quality
 - the monitoring and supervision of land
 - land funding and land consolidation

Land Management Law (LML)

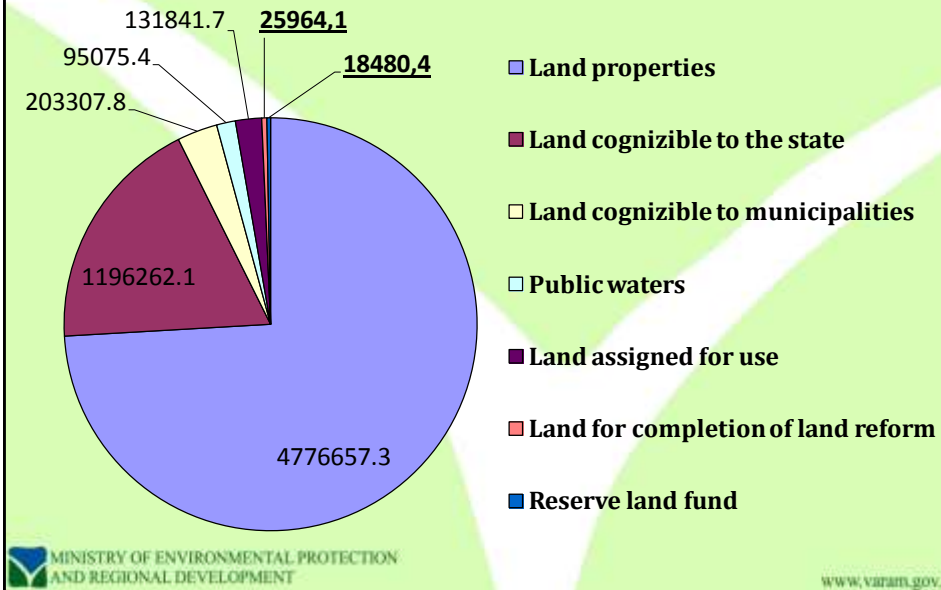
- ❖ **Topics being regulated by LML:**
 - land use principles and responsibilities of land owners/users
 - the responsibilities of state and local government
 - the prevention of land degradation and the preserving of land quality
 - the monitoring and supervision of land
 - land funding and land consolidation

The Objective of Land Fund

- ❖ The Land Fund can be used:
 - ✓ as a compensation when land is expropriated for public needs;
 - ✓ for the development of public infrastructure (roads, communications);
 - ✓ to improve the access to land parcels;
 - ✓ to promote land consolidation.

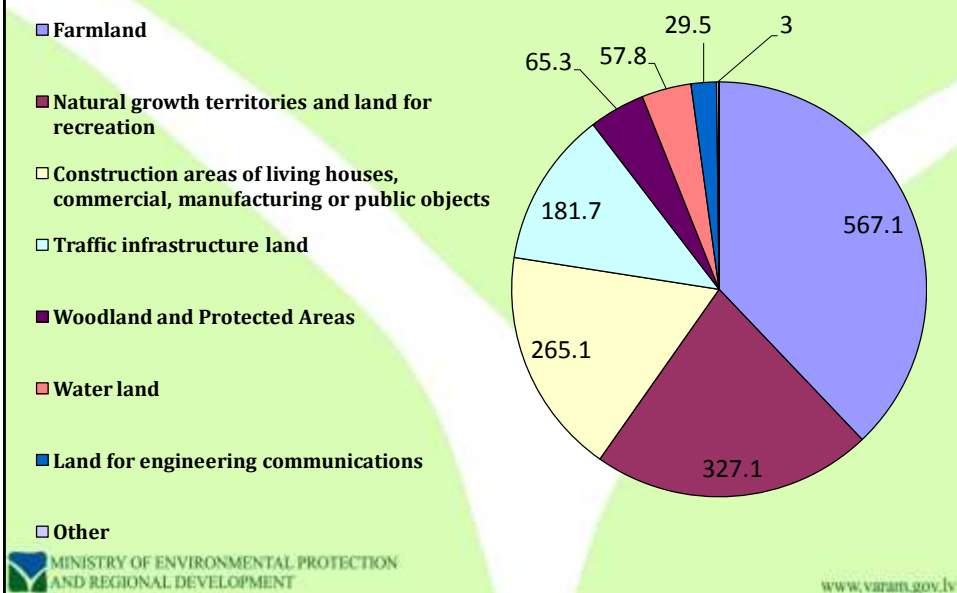
Reserve Land Fund (I)

The structure of total area according to land ownership status (ha)



Reserve Land Fund (II)

The structure of Reserve Land Fund according to land use type (ha)



Land Fund

Land Fund would include:

- ❖ Reserve Land Fund (fund which was formed by land reform laws)
 - Municipal land previously been in municipality's use but not needed anymore for fulfilling its functions
 - Both land parcels with or without buildings or constructions
 - State land not needed for fulfilling state functions
 - Both land parcels with or without buildings or constructions
 - Inter-areas (too small plots to use them appropriately according to spatial plan)
 - Land meant for finishing land reform and left after the restitution of property rights
- ❖ Land previously been in private use but not privatized
- ❖ Land obtained by using the pre-emption rights of municipality or according to Civil Law

The Dilemmas (I)

❖ Institutional Dilemma

❖ Money Dilemma

State Land Service (SLS) as a holder of fund

- | | |
|--|-------------------|
| + single supervision, comprehensive view | ✓ state budget |
| - low capacity to develop LC plans | ✓ private finance |
| | ✓ EU support |

Local municipality as a holder of fund

- | | |
|--|--------------------|
| + closer to people | ✓ state budget |
| + higher capacity to develop LC plans | ✓ municipal budget |
| + option to tender the development of LC plans | ✓ private finance |
| - not so comprehensive view | ✓ EU support |
| - not so transparent procedure | |
| - various approaches to LC | |

The Dilemmas (II)

- ❖ **Legal framework dilemma**
- ✓ Thematic plan as a part of municipal spatial plan
 - + adopted as local binding regulations
 - + can include various instruments favouring LC (pre-emptive rights etc.)
 - + greater area, comprehensive view
 - complicated elaboration procedure (public discussions)
 - expensive, long procedure
- ✓ Land survey project
 - very limited instruments favouring LC
 - lack of comprehensive view
 - + simpler elaboration procedure
 - + lower cost

Thank you!

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