LAND CONSOLIDATION IN SLOVAKIA (An Overview)

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Introduction

- Historical development of Land Consolidation (LC) in Slovakia
- Milestones
- Problems to solve
- Our Solutions
- Improvements of LC processes
- Future challenges
Historical problems

- In years 1951-1989 land-use relations to real estates were prioritized and the ownership rights were suppressed,
- 1950 – obligation of property changes registration in Land Books cancelled,
- 1950 – forced collectivization of agricultural and forest land in rural areas,
- completely cancelled rights for land use,
- partly cancelled ownership rights,
- various land reforms – unfinished,
- various historical mapping campaigns,
- fragmentation – bad inheritance rights.

Historical development

- 1989 – Significant political change
- Private ownership became importance, including land ownership especially in rural areas
- Our government decide to start with restitution and reallocation immediately, to force rural development
Legal frame for LC

- **1991** – Land Consolidation Law (Nr.330/1991, we choose Bavarian LC model)
- Creation of Land Consolidation Offices structure
- Creation of Land bank (Slovak Land Fund)
- Under Ministry of Agriculture and Rural Development of Slovak Republic

We started to work

- **1992** – Just after legal frame set up we started with LC pilot projects
- We encounter to the big problems with ownership registers (Land Book) and with old analog maps in rural area
- We are forced to **stop** works on LC projects
Regeneration of ownership register

- **1993** – After setting up new law, we started work on transferring analog ownership records from Land Book into digital form into modern Real Estate Cadastral system.
- We started digitizing and vectorization of analog maps.
- We called it "Simplified initial state register".

Stronger approach

- **1995** – After collecting some knowledge's, we decided not only to transfer rights (law update, instruction changes).
- We establish for each project commission to decide on the land rights.
- Main reason was big amount of not registered deeds, held by owners and not transferred into LandBook.
- We called it "Renewed land register" (we will end it in 2014 for whole Slovakia in rural and in not registered urban areas).
We started LC again

- **1997**: We started the work on complex LC project again, based on renewed land register
- Complex = voluntary, spatial planning, reallocation, environmental protection, ecological stability, agricultural measures, field roads network, water management, anti-erosion and other issues (General plan for rural area)
- Till today we are working on LC (350 projects, half of them finished) and on renewed registers
- LC projects financed by EU in 2007-2013 period

Improvments of LC processes

- **1991-2011**: Continually *improvements* of legal frames and methodical instructions
- We started with high level of *skepticism* and *mistrust* on owners and users side
- Nowadays we have opposite problem, LC projects are too popular
- We don not have enough financial power to start each voluntary project
Future challenges (2014-2020)

- **Co-financing** (government, EU funds, region, investors, owners, users, ...)
- **Speed up** whole process
- **Simplified** process and legal steps
- **Optimization** of working steps and outputs
- More **cooperation** and **integrated approach**
- **Highlight gains** (rural development, employment, environmental protection, natural disaster protection, climate change, food security, tenure rights security, land market, tax income, etc.)
- **Sensitive approach** to older land owners

Time for pictures...
Land uses = ownership before 1950

Forced collectivization
After collectivization

Land book sketch
- Land book map

- Old partition sketch
Cadastral map
(older but valid, scale 1:2880)

Land book sheet
- Handwritten,
- three fully different languages: German, Hungarian, Slovak,
- bad readable,
- bad condition.
Old sales agreement

Old judicial decision
Property sheet

Digital property sheet
New cadastral map

LC - General plan for rural area
General plan for rural area
Initial register map

Mapa určeného operátu
Katastrálné území: Lovnička
Výměra katastrálního území: 956,4870 ha

Legendy

- území katastrálního území
- parcela určená operátoru

Reallocation presentation
After LC project

Staking-out new borders
New field road

New water system
Construction works

Main field road and anti-erosion protection
Construction works

Finished work
Thank You!