Project “Land consolidation in Croatia”

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Contents

• History of land consolidation in Croatia
• General information about ”Land consolidation project in Croatia”
• Project goals
• Project components
• Results of pilot location Vidovec
• Despite of successfully completed pilot project on location Vidovec the valuable experience has not been used to bring any significant changes on State level

• While working on a Project we concluded that the Land registry content is not aligned with cadastre land, except in the areas where consolidation has been made
History of land consolidation

• Since Maria Theresia in 1766 there was URBAR law for land consolidation

• In 1902 Croatian Parliament has adopted the land consolidation law – results: until 1947 in 120 cadastre municipalities consolidated cca 200,000 ha of land

• 1954 Land consolidation law
• 1979- today: valid consolidation law (1984 and complemented 1987)
• Effects: 1956 – 1991 consolidated 656.782 ha of land in 489 c.m.
• In Croatia (according to the DGU - 3360 c.m. with 14.379.154 cadastre parcels (c.p.)
• size of a average c.p. from 0,4 ha to 1,04 ha
• number of c.p. on a single farm from 8,8 to 3,4

Since 1991 there has been no land consolidation - the law is not in force (hasn’t been adjusted)

• Making of the first Land survey in Croatia 1818-1836

• Cadastral tax payments by classes of land was abolished in 1996
• In Croatia (according to the DGU - 3360 c.m. with 14.379.154 cadastre parcels (c.p.))

List of Agriculture 1960 shown 1,920,564 ha
List of Agriculture 2003 shown 1,300,195 ha

• 440.000 ha state land (ex-conglomerates)
• 860.195 ha private land in 1.918.358 parcels (average 4,3 parcels pro farm size 0,45 ha)
• in 40 years time 204.842 private farms ruined

Project “Land consolidation in Croatia”

• Varaždin county, municipality Vidovec
• Zagreb county, city of Vrbovec and municipality Krašić
• Primorsko-goranska county, municipality Vinodolska
• Vukovarsko-srijemska county, municipality Tompojevci
Project goals

- To contribute to the sustainable development of agriculture and rural areas
- To support the development of a national policy of land consolidation
- To develop institutional, legal and technical framework for the consolidation of agricultural land

Project components

1. Establishing a structure for implementation of land consolidation
2. The implementation of land consolidation on 5 selected pilot locations
3. Improving the efficiency of the agricultural land market
4. Establishing a pilot land fund at the county level
Project “Land consolidation in Croatia” in selected pilot location Vidovec
• The average size of the property is 0.67 ha
• The average size of the parcel is 0.26 ha
• The participation in the project only on a voluntary basis

<table>
<thead>
<tr>
<th>Location total</th>
<th>Project participation</th>
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<tbody>
<tr>
<td>740 ha</td>
<td>395 ha</td>
</tr>
<tr>
<td>100%</td>
<td>53%</td>
</tr>
<tr>
<td>2800 cp</td>
<td>1346 cp</td>
</tr>
<tr>
<td>100%</td>
<td>48%</td>
</tr>
<tr>
<td>1100 land owners</td>
<td>351</td>
</tr>
<tr>
<td>100%</td>
<td>32%</td>
</tr>
</tbody>
</table>

Disunion and dispersion
Results achieved

• 173 proposals for individual correction procedure included 224 cp
  joined 26 cp
• 27 parcelation elaborats (studies)
  joined 22 cp
• 64 contracts
  joined 18 cp

BEFORE
Achievements

- Land owners are satisfied with the results
- The farm structure improved
- Identified problems are to be solved with laws
- Experiences gained were used in establishing the regulations in agriculture
- Consolidation has become noticeable in the political public
What about after the project?

• the legal framework for land consolidation - NOT ENACTED

• the law regarding ownership and other real rights – NOT CHANGED

• land books content is STILL NOT settled with the land cadastre