Land Consolidation as an Unused Potential


NALED study: Objectives

- **Resolution of ownership**, parcels entered with unsettled legal ownership relations (*which were legalised in the process*)
- Reduction of farmers **production costs**,
- **Environmental** protection,
- **Social** effects (*more time*),
- Access to **roads**, irrigation,
- **Village renewal**,
- **Wetland drainage**
- Land consolidation helps **avoid high expropriation costs**
- Modern agricultural machinery requires **road width of six meters**
NALED study: Capacities

- Not all effects are measurable – yet
- Data... far from being complete and comprehensive
- mandatory land consolidation with previous agreement … build trust and good relationship with the land consolidation participants
- Commission, if being paid per day (...) it may seem as if they are doing everything to prolong land consolidation as much as possible.
- insufficient use of powers vested into municipalities regarding the supervision of works in scope of land consolidation
- ...around one fourth of registered geodetic organizations apply to calls for contractors in scope of land consolidation

NALED study: Framework

- Subnorming, insufficient resources, commissioning model(?)
- Passing a separate law
- Central body to ensure systemic dealing with land consolidation
- Consultation mechanisms: Membership in bodies, Presentations, Summons, Informing using () media, Citizens assembly, Referendum
- Promote land consolidation as a measure with multiple positive impacts
- Serbia: Objectives from Agricultural Larger Parcels to more complex projects: expropriation as more unfavorable
- About larger share of ownership rights registered in favor of women
- Starting point to urban consolidation (or village renewal)
NALED study: Time

- Land consolidation duration in Europe: **5 to 12 years**
- GIZ in Serbia decreased the **LC process time to less than 26 months** (bef. 50)
- At this pace in the northern province of Vojvodina, half of the area to be consolidated (accounting for 400,000 ha) would take **more than 30 years**
- The longer land consolidation takes, the greater the chances it will not be successfully completed
- **Extension of duration exhausts enthusiasm and finances** of the land consolidation actors, and **erodes patience** of the land consolidation participants
- **5 five out of 43 LC** processes (past 2006) resulted in updated ownership rights in cadasters

NALED study: Participation

- Besides all benefits it is bound to bring about in an ideal case scenario, land consolidation is a type of **stress for the local community**.
- One of the keys for successful implementation of land consolidation is **intensive and careful communication** with its participants.
- Law on Agricultural Land … does not speak much about **civic participation** (->law)
- question arises whether the land for the needs of a broader community should be secured by reducing the land of participants in land consolidation, or should it be secured by the **local government unit**
Dilemma: How to reduce costs but ensure participation?

Average price of land consolidation per hectare is around RSD 48,000 (ca. 400 EUR), with weighted average of RSD 40,000 (340 EUR), and median RSD 35,000 (300 EUR)

Cost/benefit: 6-10 years amortization of quantifiable savings/benefits (calculation based on study)

Costs depend on extent of clearing of old plantations/ overgrowth, construction, reconstruction, rehabilitation, development of field roads, canal network for drainage/ irrigation

Land for common needs… a few percent only

Field roads-related costs amount to from RSD 7,000 (60 EUR) to even RSD 44,000 (375 EUR) per hectare

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