



New perspectives for land consolidation in Croatia



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Republic of Croatia



- geographically located at the transition from Central to Eastern Europe
- Area 88 073 km²,
- 14.446.451 cadastral parcels
- Population – 4 284 889
- in predominantly rural regions lives 56,3 %
- Administrative and territorial constitution: 21 county
- EU member since 01.07.2013.



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Republic of Croatia



- Croatia is characterised by considerable natural and climatic diversity – it reflects in the range of agricultural production, ranging from traditional Continental rich and arable land, industrial crops and vineyards to Mediterranean fruits, vegetables and vineyards.

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Croatian agriculture



- Agriculture is defined as a strategic sector of the economy in Croatia - contribution to GDP accounts for 4,3%
- Cca **2.700.00 ha – total area of agricultural land (?)**
 - 738.126 ha – state owned agricultural land - 30 % - 601 893 cadastral parcels
 - **Utilised agricultural area in 2013.: 2 603 970 ha** (source: Croatian bureau of statistics)
 - **State owned agricultural land:** Agricultural Land Law (ALL)
 - **Private agricultural land:** transfer and disposal has not so far been regulated by a special regulation -applied general regulations regulating ownership – Constitutional Court annulled the provisions of ALL

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Croatian agriculture



- total number of farms - 233,280.00
 - 52.6% of farms using up to 2 hectares of agricultural land,
 - 42.7% use from 2 to 20 ha, and
 - 4.7% of farms used by more than 20 hectares of agricultural land.

Characteristic: small average size of farms and their fragmentation

dominant farms up to 2 hectares



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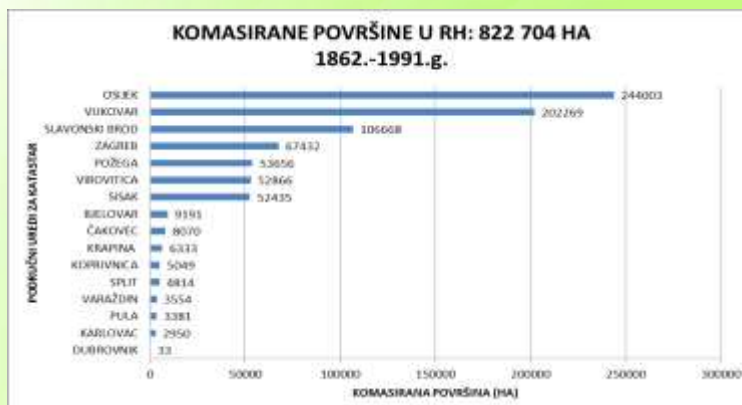
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Land Consolidation experiences until 2015.



- Land consolidation law 1766/1902/1947/1954/1979/1984/1987
- Land consolidated area 822 704 ha – period of 129 years



Source: State Geodetic Administration, 2013.

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Land Consolidation experiences until 2015.



- Since 1991 – 2008. no land consolidation procedures
- 2008. special agreement between the Croatian Government and the Government of the Kingdom of Sweden on the implementation of the implementation phase of the project "Land Consolidation in Croatia",
- **purpose of the project:**
 - to support the development of the national policy of land consolidation through design and development of the legal framework for land consolidation which we now have.
- **Result of the project:**
 - Educated staff, public awareness, base for Agricultural Land Law
 - But no legal framework of land consolidation

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Legal framework for LC in 2015.



- Proposal of Ministry of agriculture in 2014-adopted in Parliament - May 2015.
- overall objective of the LC is to contribute to the development of a competitive agricultural sector and sustainable rural development in Croatia.
- ***finally moving forward after so many years***

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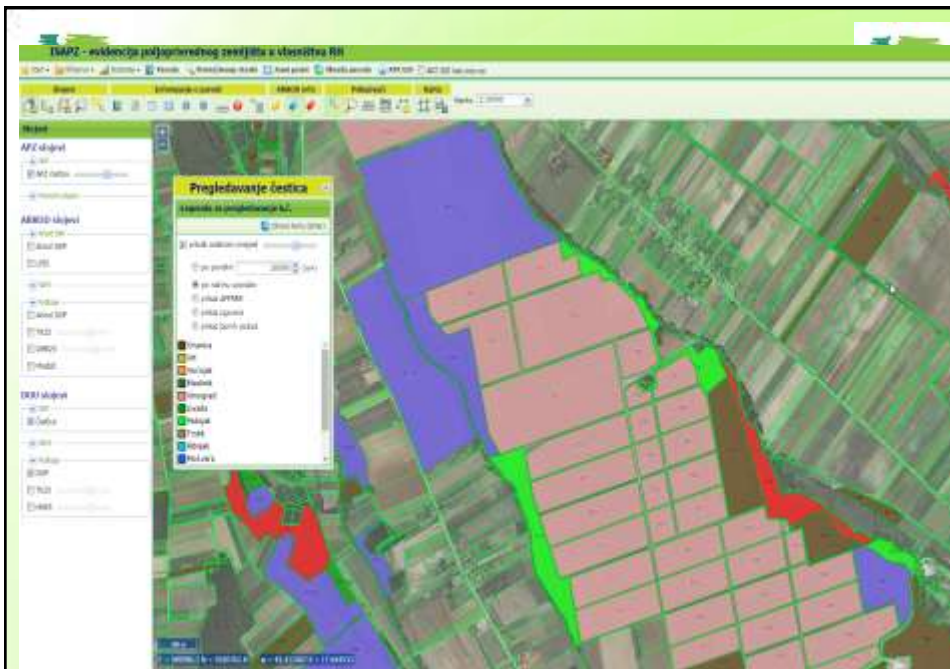
Behind the legal framework



- ALA set up a base for implementation of LC
- **data-base of state owned agricultural land**
 - Legal framework in ALL
 - GIS based Information system
 - Basis: alphanumeric and graphic cadastral data and DOF,
 - Other data: Paying Agency (use of land), list of all the contracts for the state owned land, Financial Agency – Payment Details for leased land
 - we want to know the status of each cadastral parcel: history and future
- **data-base of private agricultural land**
 - Legal framework in Agricultural Land Consolidation Law – basis is alphanumeric and graphic cadastral data and DOF

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The screenshot displays the LANDNET 2015 software interface. The central part of the screen shows a map of Ankara, Turkey, with various land use zones and project boundaries highlighted in yellow and green. On the left side, there is a sidebar with a tree view showing the project structure, including 'Sektörler' (Sectors) and 'Proje' (Project). The right side of the interface contains several data tables and forms. The top right table, titled 'Sektörler', lists various land use categories and their corresponding values. Below it, there is a table titled 'Proje' which provides detailed information about the project, including its name, location, and various parameters. The bottom right section of the interface shows a table with columns for 'Sektör', 'Alan', 'Değer', and 'Oran', which likely represent different land use types, their area, value, and ratio respectively.

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The screenshot displays the LANDNET 2015 software interface, focusing on a detailed data table. The table has multiple columns, including 'Sektör', 'Alan', 'Değer', 'Oran', 'Sektör', 'Alan', 'Değer', 'Oran', 'Sektör', 'Alan', 'Değer', 'Oran', 'Sektör', 'Alan', 'Değer', 'Oran', 'Sektör', 'Alan', 'Değer', 'Oran'. The table contains numerous rows of data, likely representing different land use types and their associated values. The interface also includes a sidebar on the left with a tree view showing the project structure, and a top bar with the 'apz' logo and navigation buttons.

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Agricultural Land Consolidation Law 2015.



- Consolidation is implemented on the basis of multi-annual (5) and annual programs.
- Multiannual and annual programs are to specify **priority areas** for conducting consolidation, **financial sources** and **deadlines for their implementation**.
- **ALA** prepares multi-year Programs that should be passed in Parliament in the winter this year.

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Agricultural Land Consolidation Law 2015.



- **Starting the process:** In accordance with the Programs Agency prepares conceptual design of consolidation for each cadastral municipality
- **The conceptual design includes:**
 - Explanation of the economic justification of consolidation
 - Cadastral and land registry data
 - Proposal of planned works - parallel with the land consolidation
 - Technical description of the planned works on water structures for land reclamation
 - environmental issues
 - Information on the estimated cost of LC
 - proof that the funds were provided
 - overview map with the border areas of the LC
- **Agency - brings and publishes a final decision on initiation of consolidation with the prior approval of the Ministry of Agriculture**

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Agricultural Land Consolidation Law 2015.



- **Agency:**

- concludes an contract with the municipality which defines the rights, obligations and financial sources
- issues a public tender: for performing expert surveying works, works on water structures for land reclamation and the construction of the building
- concludes an contract with a selected bidder
- before starting the process of land consolidation convened a set of land owners, to learn about the purpose and the conditions under which it intends to implement the consolidation.



Financial sources



- **Funding:** main is RDP - adopted in May 2015
- **Measure 4: Investment in physical assets**
- ***OPERATION: 4.3.2. land consolidation and regulation of agricultural and forest infrastructure – 32 mil €***
 - investment in the agricultural land consolidation and forest ownership consolidation
 - min. € 5,000 per project,
 - max to 3 mil. € by the project,
 - the aid intensity of 100% of eligible costs
- state budget 12 mil kn (1,7 mil €), donations...
- ***Farmers don't participate***



Agricultural Land Consolidation Law 2015.



- Implementation of LC in 2016.
- Pilot project – 2015.
 - **purpose:** to support the development of the national policy of land consolidation through:
 - Design and development of the organizational, institutional, technical and managerial framework for the implementation of land consolidation; and
 - Improving the ability to participate in decision-making processes of relevant interest groups at the national, regional and local level.
- **4 specific location:(geographical location, fragmentation, area, abandoned land, land registry)**

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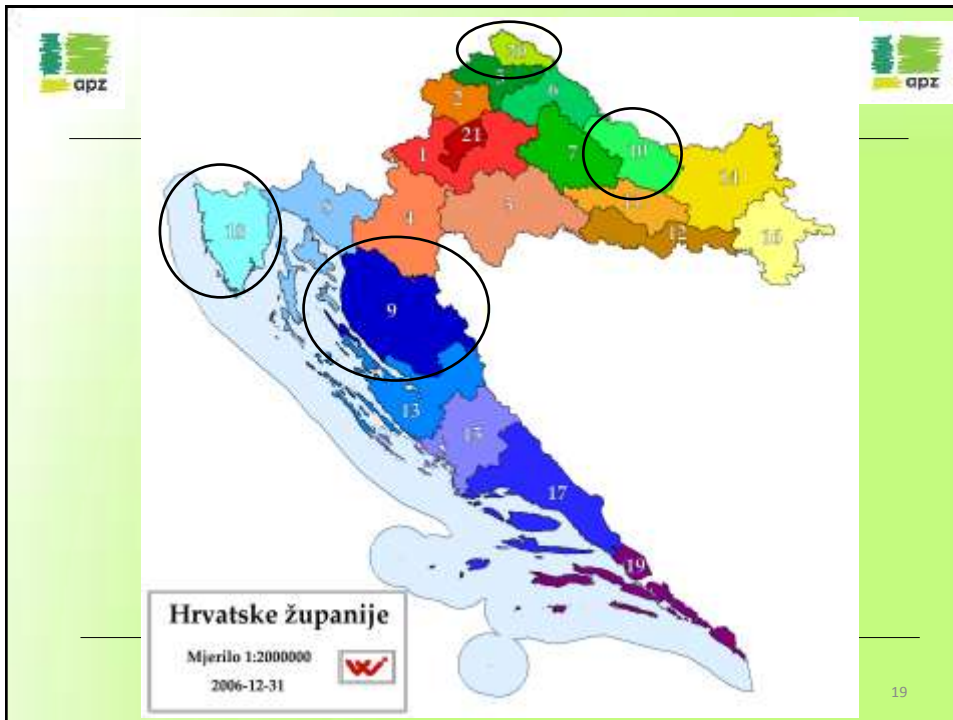
Land Consolidation Pilot Location



- **Criteria for selecting the location:**
 - Importance of the agricultural activity in the pilot location - geographical location,
 - Scale of fragmentation and area,
 - abandoned land,,
 - land registry
 - Number of absent owners
 - % of state owned land

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To do list....



- Next week: Land Consolidation awareness campaign - 14 th October 2015 in Zagreb.
 - Audience: municipalities and town mayors
 - By the end of the year one more in another city, monthly - state and local media
- Next month: start with the pilot location
- By the end of the year: finish the Programs
- Next month: parliament elections (?)

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Land Consolidation in Croatia



Thank you for your time!
Questions?



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