



A framework for land consolidation

**Food and Agriculture Organization
of the United Nations**



Food Security, Poverty Alleviation and Rural Development

- **Advice to Governments**
- **Development assistance**
- **Information**
- **Neutral forum**



Land Tenure for Food Security and Rural Development

- **Improving access to land:**
 - State interventions
 - Land markets
- **Improving security of tenure:**
 - Private property regimes
 - Common property resource management



FAO - one of the largest specialized UN agencies

A multi-disciplinary group:

- **Land tenure and land administration**
- **Development law**
- **Land and water management**
- **Forest resource management**
- **Remote Sensing and GIS**



FAO - over 50 years of responding to the change

- **Help formulate projects**
- **Provide technical support**
- **Assist in monitoring and evaluation**
- **Help identify experts**

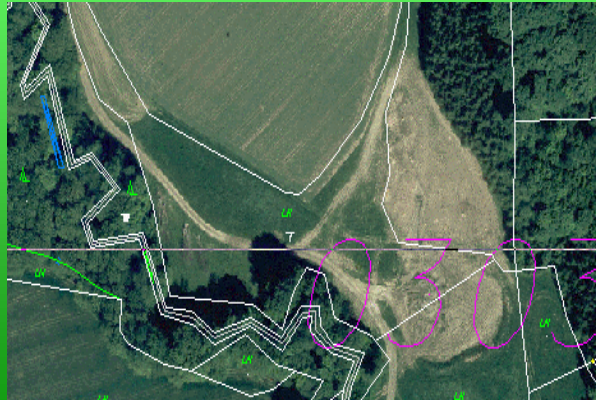


Land fragmentation: constraint on rural development

- **A global problem**
 - Central and Eastern Europe
 - Near East
 - East Asia
- **Developing a response in partnership**



Land Consolidation in CEEC An Overview



Incidence and Scope of Land fragmentation in the region

- ☞ Land fragmentation is a regional phenomena which affects all countries in Central and Eastern Europe
- ✂ Fragmentation of land ownership is common to most countries
- ☒ Fragmentation of use of land is not pervasive in all countries. However, it is a significant problem in a number of them (e.g. Romania, countries of the former Yugoslavia, Caucasian countries, etc.)



Land consolidation Definition:

- ✎ There are two types of land consolidation: Simple and complex
- ✂ Common feature: Both types focus on the spatial restructuring of ownership and/or user rights based on legal procedures regarding land administration (Registration and cadaster)
- ☒ Simple land consolidation addresses principally the issues of exchange and reallocation of parcels to optimize conditions in the agriculture sector
- ✂ Complex land consolidation adds elements of rural development, land use planning and management in order to improve the sustainability of livelihoods and increase people access to capital assets including environmental concerns



Findings

- ❖ Land fragmentation (LF) is acknowledged as a problem by decision makers, however:
 - ❖ Its impact on economic growth and social stability in rural areas is largely underestimated
 - ❖ LF is regarded as an isolated land administration issue
 - ❖ The current Land Policy can not address the problems
- ❖ LF seriously **affects** rural development in terms of:
 - ❖ Productivity, efficiency, competitiveness for farmers,
 - ❖ LF **impedes** public and private investment
 - ❖ LF **hinders** environmental protection / sustainable resource management
- ❖ Rural development policies / strategies based on stakeholder participation are not in place as of yet



Land Consolidation (LC) A Gate for Sustainable Rural Development



Tools for sustainable rural development



Source: The Bathurst-Declaration, FIG Publication No. 22/1999



Land Consolidation - Why ?

New Rural Development paradigms

Changes in agricultural structures

- ❖ Disintegration of rural society
 - Commercial farming on large estates substitutes family farming
- ❖ Economical and social gap among regions
 - Reduced share in domestic and export markets
- ❖ Threats on the social and political stability
 - Smaller investments in rural development
 - Rural dwellers have less access to capital assets
 - Migration of the young and skilled

- ❖ Awareness among decision makers and stakeholders
- ❖ EU accession as a catalyst
- ❖ The political climate is changing
- ❖ The technical know how is ready available



Land Consolidation (LC)

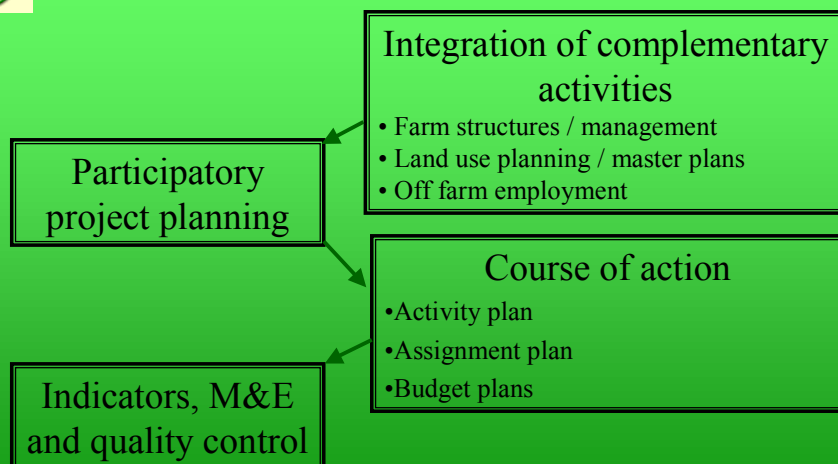
Guiding Principles¹

- ☐ LC has to be participatory, democratic and community driven
- ☐ The focus is on rural livelihood rather than on primary production of food staples
- ☐ The community defines new usage of its resources and re-organises its spatial components (parcels) accordingly.
- ☐ LC is a comprehensive, cross-sector approach, integrating elements of rural-regional development including the urban nexus
- ☐ Starting point: Land use plans, area development plans
- ☐ LC has to consider geographical and cultural differences
- ☐ Implementation of tailor made LC practices
- ☐ Informal LC proceedings should be integrated

**The final outcome is community renewal;
sustainable development in rural areas**

1) J.Ridell,F.Rembold: **Farm Land Rationalisation and Land Consolidation: Strategies for Multifunctional Use of Rural Space in Eastern and Central Europe**, FIG-WW Praha 2001

Land Consolidation (LC) Logical framework



FAO Land Consolidation (LC) Activities



- ❖ **Comparative studies: Land fragmentation and its impacts on rural society in four EU accession countries**
- ❖ **LC inventory (Best practices, strategies, policies and concepts)**
- ❖ **LC guidelines**
- ❖ **Strategy for land consolidation and improved land management in Armenia and Georgia (Pre-feasibility)**
- ❖ **Technical Co-operation Program (TCP) concerning LC, improved land management, village melioration and rural development**
- ❖ **Knowledge management (Networking, training programs, syllabus development, workshops, seminars)**