

MINISTRY OF AGRICULTURE AND FORESTRY  
SOFIA, BULGARIA

International Workshop  
“Land Banking/Land Funds as an  
Instrument for Improved  
Land Management  
for CEEC and CIS”  
17-20 March 2004  
Tonder, Denmark

# BULGARIAN LEGISLATION

- Law on Cadastre and property register
- Law on Ownership and use of agricultural land
- Law on lease in agriculture
- Law on supporting farmers
- Restoration of ownership over forests and lands in forest territory
- Law on Protection of agricultural lands
- Law on Conservation of environment

## Used digital maps

- **Digital maps of agricultural lands and forest rated territory** – available for all territory of the country
- **Digital soil maps** – available for 87% of the agricultural lands in Bulgaria

# Available digital maps of agricultural land and forest areas for 4761 settlements in 263 municipalities in 28 Regions

- They are very detailed (scale 1:5000)
- They work out with accuracy according to our laws and regulations
- They provide parcels with a unique reference number
- They consist of all graphical information for rural and forest parcels (administrative boundaries, delineation of parcels and all the permanent boundaries on the terrain)
- They consist of data base for agricultural lands (land use, ownership rights, restitution type, owners, restriction and bans over the property, issued documents, property rights etc.)

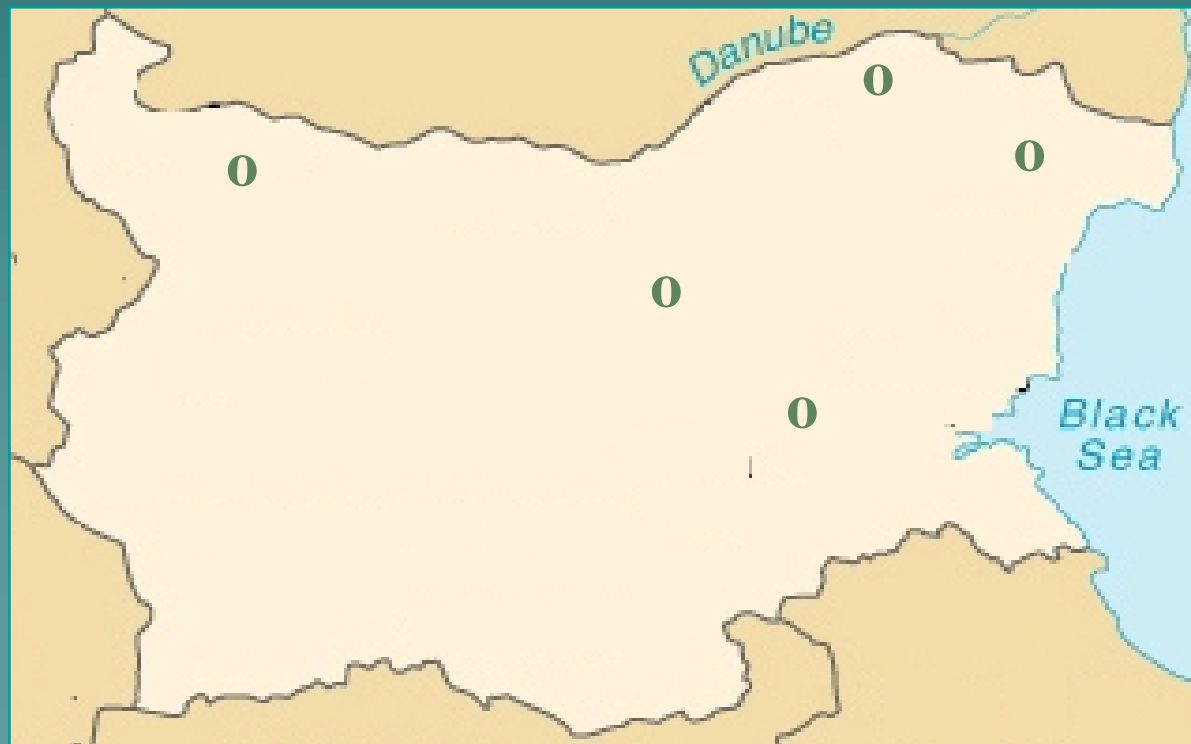
# Land Consolidation in Bulgaria

Several acts dealing with farm land consolidation have been passed in Bulgaria. The last one - Cadastre and Land Consolidation Act was passed in 1941. Land consolidation processes took place in a number of farm land areas in the North-West part of Bulgaria. However, for starting land consolidation now, after the restitution of farm land and the supervening multiple land divisions, it is necessary to execute land consolidation within some pilot areas. This can be considered as a first step, without the normative basis (legislation), and the following limited goals could be pre-set:

- ◆ acquisition of practical experience;
- ◆ establishment of an appropriate for our conditions technology;
- ◆ preparation of the normative framework;
- ◆ ensuring public support to the land consolidation;
- ◆ introduction of a modern system for use and protection of farm land, by means of consolidated farming and application of modern effective agricultural technologies;
- ◆ incorporating deserted farm land;
- ◆ activation of agricultural land market;
- ◆ creation of an interest in investments in agriculture and credit relief;
- ◆ creation of conditions for proper organisation of the land use in farms;
- ◆ accounting and registration of farms.

# Pilot project for land consolidation of agricultural land in Bulgaria

Two land consolidation projects, covering five TBSs allocated in different geographical regions with specific agricultural characteristics.



# Project Objectives

## Main Objective:

Intensification of agricultural production and harmonization with EU standards

## Additional objective:


- ◆ Public awareness campaign for land consolidation opportunities
- ◆ To support MAF in preparation of relevant policy and land consolidation rules and regulations aiming drafting of Land consolidation Act
- ◆ To support MAF and land owners in Land consolidation .



# Key stakeholders

- ◆ State Institutions
  - ◆ MAF
  - ◆ Ministry of Justice
  - ◆ Cadastre Agency
- ◆ Owners
- ◆ Project Executors
  - First Project - Kadaster International, The Netherlands
  - Second Project - CMS Bruno Morel, France

# Project Stages

1. Collection and analysis of the source materials and data
  2. Defining the final list of owners. Evaluation of farm land properties
  3. Public hearing
  4. Design (first draft plan, second draft plan and final LC plan)
  5. Setting out of property boundaries on the terrain
  6. Registration of ownership
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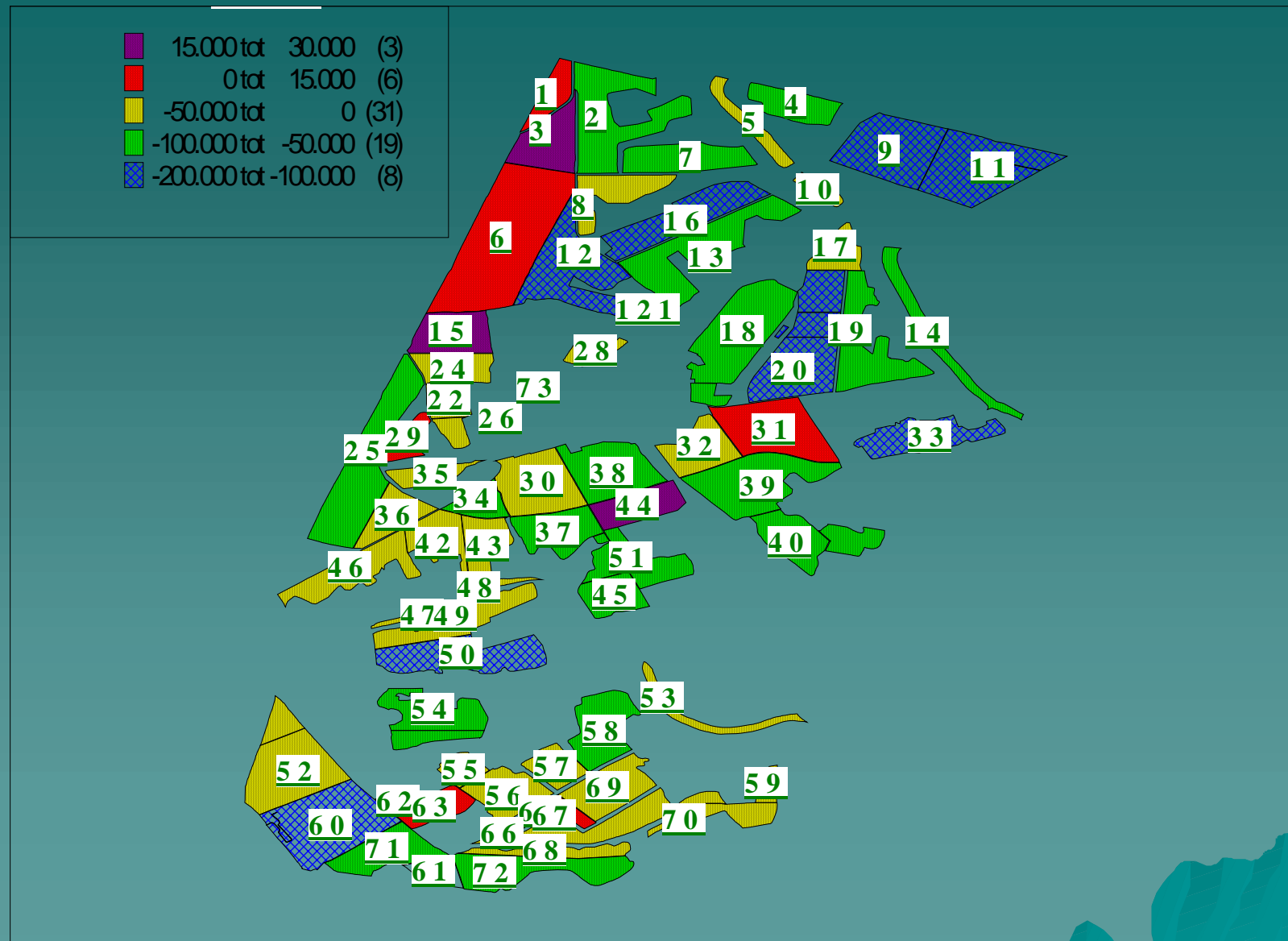
# Results from the public hearing

- ◆ The public hearings on the participation in the process with the owners of arable land in the pilot TBSs took place in April and June 2003
- ◆ In Lomtsi were interviewed 68% of the owners, where 86% of them expressed their wish to participate
- ◆ In Golesh were interviewed 29% of the owners, and 87% of them expressed their wish to participate

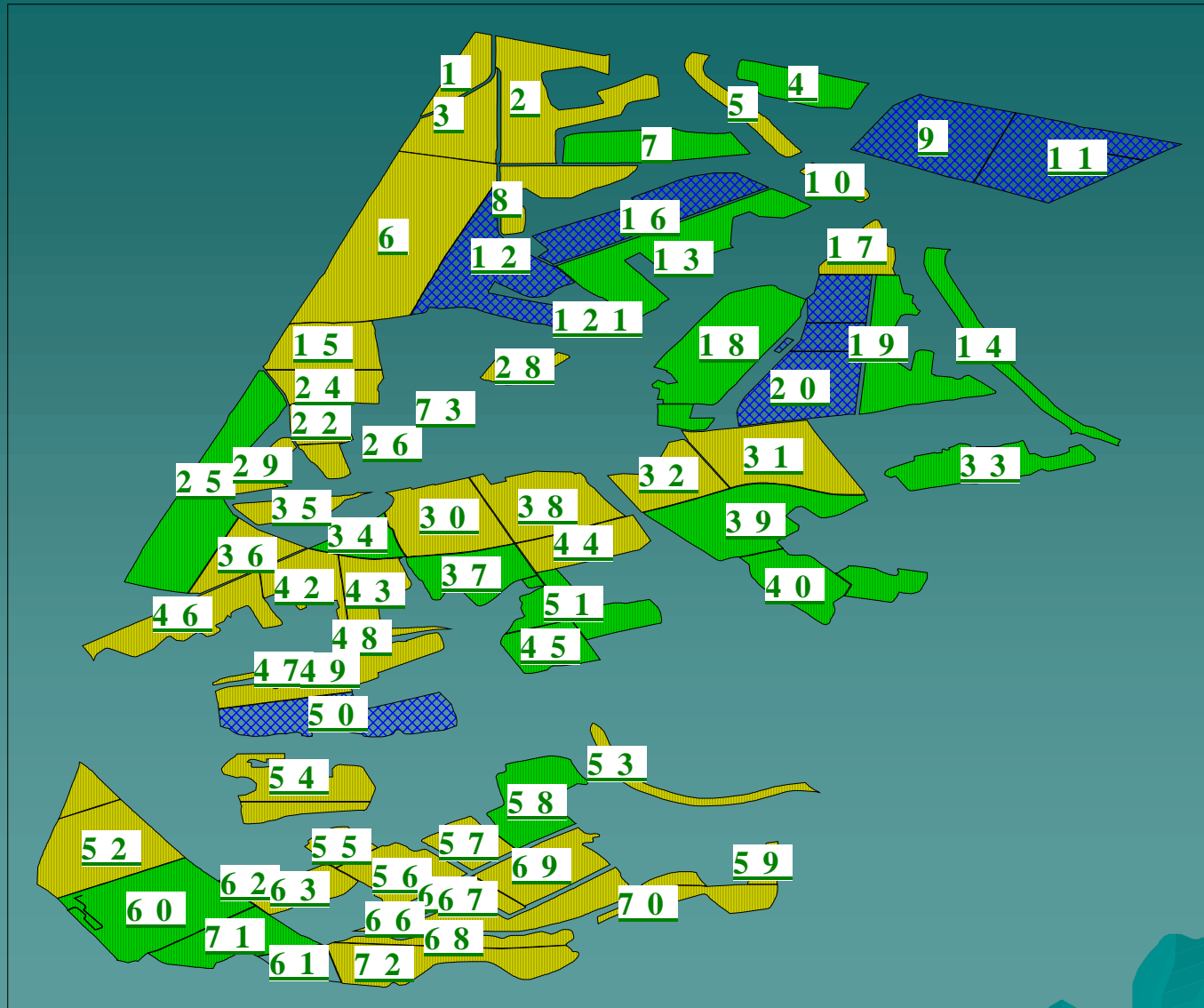
# Rules for designing on land consolidation plans

- ◆ The existing 'structure' of the massifs will be respected
- ◆ Exchange to and from other TBS's will be accommodated as much as possible (only own parcels)
- ◆ Total 'value' for each owner in LC plans must be equal to the present total
- ◆ Consolidation of parcels is more important than moving one parcel
- ◆ First wish of an owner who wants to consolidate his parcels in a massif, he is already in, is more important than the first wish of an owner who wants to consolidate his parcels in another massif (he does not possess any parcel there)

# Analyzing the wishes of the owners: results per massif

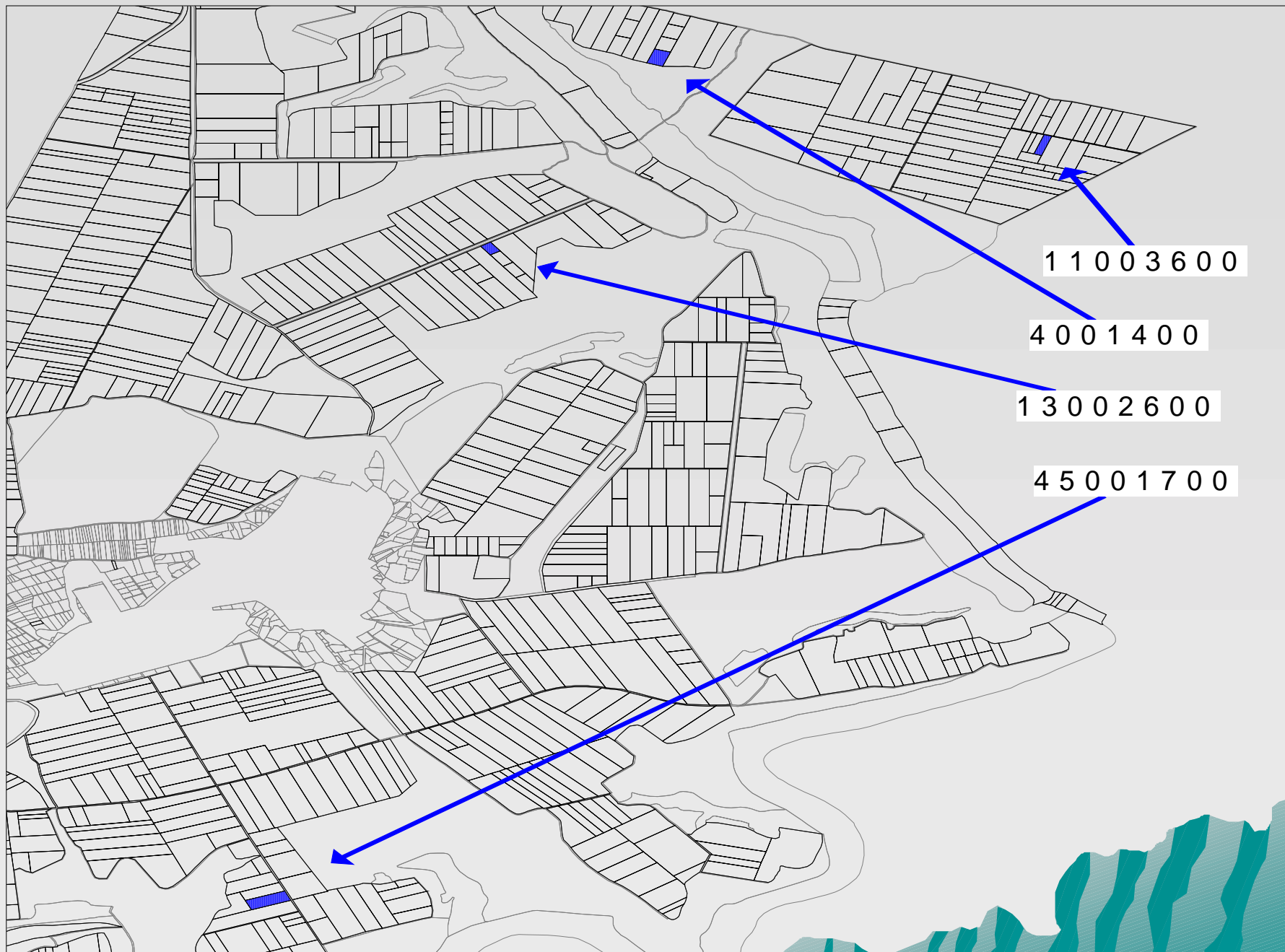


# Solving the over-asked massifs



## Some results about number of parcels before and after land consolidation in two pilot areas

|                         | <u>Lomtzi</u> |      | <u>Golesh</u> |     |
|-------------------------|---------------|------|---------------|-----|
| Owners with 1 parcel    | 113           | 335  | 65            | 127 |
| Owners with 2 parcels   | 146           | 78   | 39            | 8   |
| Owners with 3 parcels   | 98            | 13   | 31            | 0   |
| Owners with > 3 parcels | 73            | 4    |               |     |
| Average area            | 12,7          | 22,0 |               |     |
| 15,3    26,6            |               |      |               |     |








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# Regional division

Bulgaria is divided into six regions due to specific climate, landscape, social and economic conditions:

- ◆ North-western
  - ◆ Central-North
  - ◆ North-eastern
  - ◆ South-western
  - ◆ Central-South
  - ◆ South-eastern
- 
- A stylized, dark teal mountain range graphic is located in the bottom right corner of the slide, extending from the right edge towards the center.

# Problems in Land rental market

- ◆ Bad management
- ◆ Insufficient financial support
- ◆ Unfavorable market situation, low market prices and low demand of agricultural products
- ◆ Import of cheap agricultural products from the neighboring countries

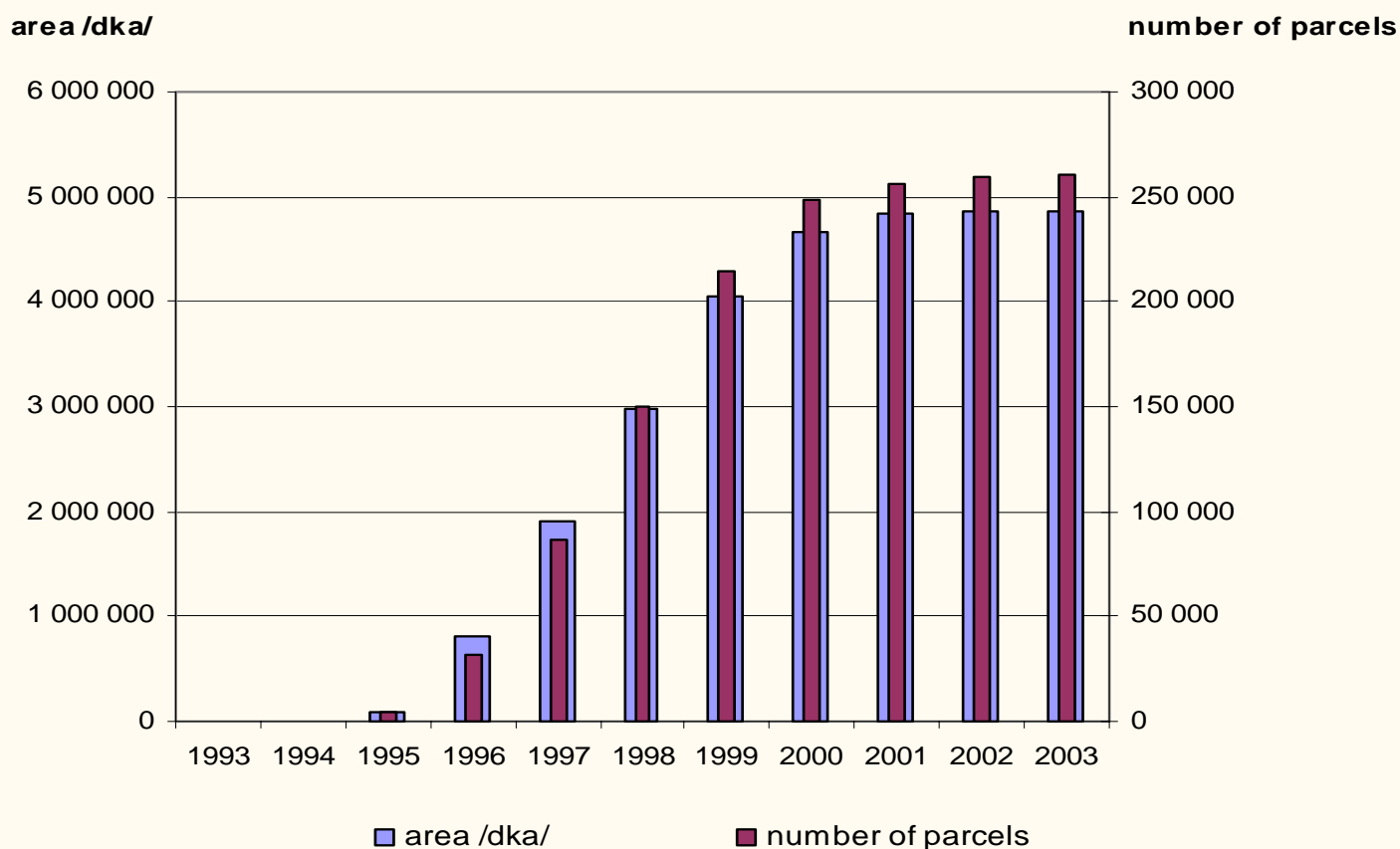
# Rental contracts

|   |        |
|---|--------|
| ◆ Written and Registered at notary office | 24.28% |
| ◆ Written and Registered in MCAF          | 27.75% |
| ◆ Written but not registered              | 9.29%  |
| ◆ Oral agreement                          | 4.27%  |
| ◆ No contract                             | 0.41%  |
| ◆ No contract information                 | 2.93%  |
| ◆ No renting                              | 31.07% |

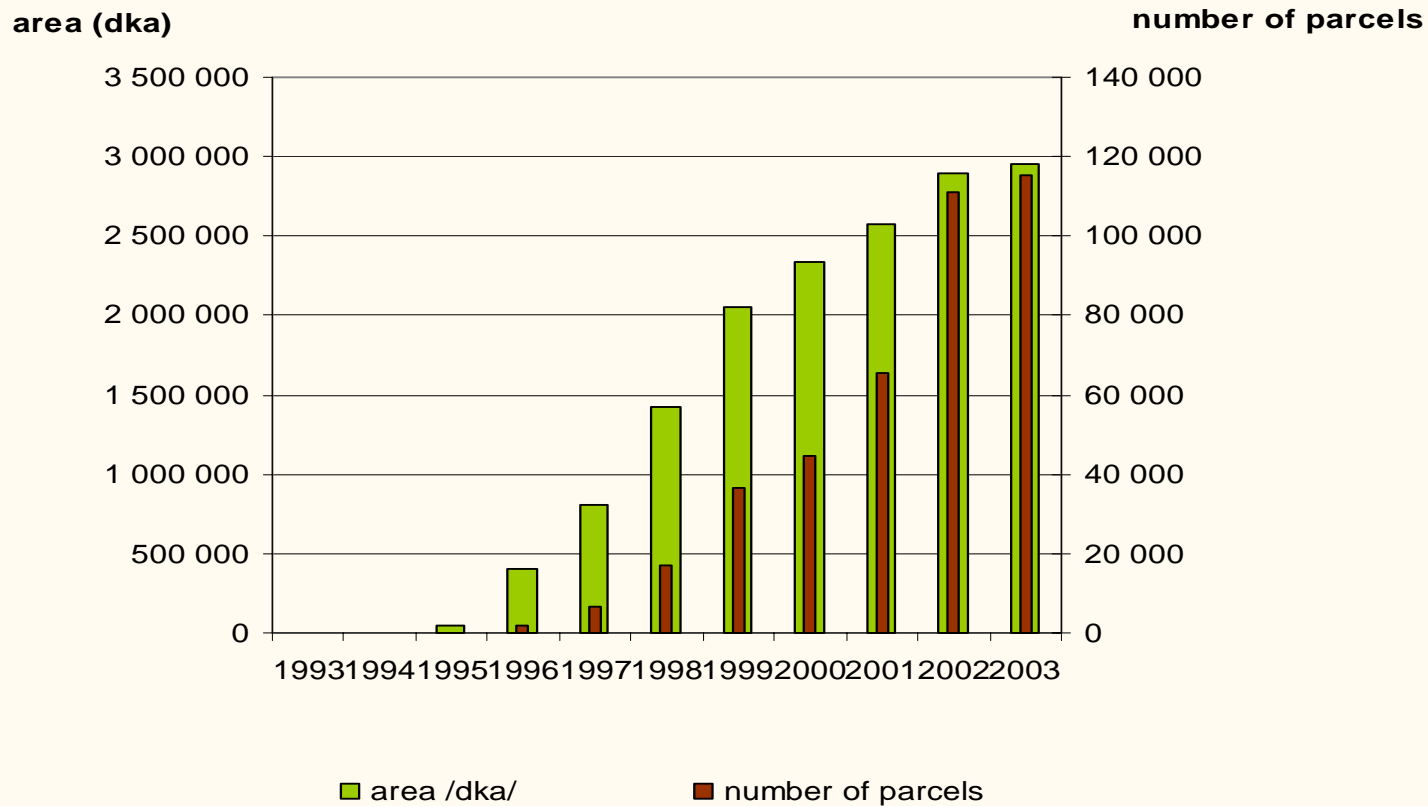
# Land Fragmentation

As a result of the implementation of the activities according to the Law on Ownership and use of agricultural land, land reallocation plans by Territories Belonging to Settlements (TBSs) were drawn up and came into force for the entire territory of the country. There were established about 10 million land properties, belonging to 2 million owners, which means that the average area of a property is about 5.8 dka, including perennial plantations, meadows, and pastures.

# Municipal Land - area and number of parcels within 1993-2003 for all the country



# State Land Fund owned parcels – area and number of parcels within 1993-2003 for all the country



# National Company “Land”

- ◆ Status – state company
- ◆ Main purposes:
  - Forming and supporting on consolidated parcels;
  - Effective agricultural land management;
  - Implementation of an agrarian government policy for stable development of the land relations;
  - Creation of national and international interest in investments
  - Activation of agricultural land market;



# Main activities

- ◆ Managing and renting out of agricultural land;
- ◆ Purchasing, selling and disposing of agricultural land;
- ◆ Intermediation and market investigation;
- ◆ Management of financial means from national and international projects and programs;
- ◆ Improvement the productivity of agricultural land;
- ◆ Realization of infrastructure and investment projects.

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