



Republic of Croatia

Ministry of Agriculture, Forestry and Water Management
State Geodetic Administration

Croatian Report

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**Workshop on Land Banking/Land Funds as an Instrument for
Improved Land Management for CEEC and CIS**

March, 17th - 19th 2004.



Agricultural Law

(National Gazette 66/01)

**Croatia on the way of agricultural
reforms**



The goals of the agricultural policy

- to improve agrarian structure
- to enhance rural financing
- to upgrade market organisation & distribution channels
- to foster rural development & environmental protection
- to encourage cooperatives & associations
- to enable food safety
- to provide institutional support



The national measures of the agricultural policy

1. Market-pricing policy measures
2. Structural policy measures
3. Land policy measures



Farm register (introduced in December 2002.)

139.657 registred family farms

Family farms are divided into:

- Commercial family farms & family farms with potential to become commercial
- Non-commercial family farms



Law on government Support in Agriculture, Fisheries and Forestry

(National Gazette 87/02)

1. Production support scheme
2. Income support scheme
3. Capital investment scheme
4. Rural development scheme



Agricultural Land Law

(National Gazette NN 66/01)

Land policy measures:

1. Protection of the agricultural land
2. Exploitation of agricultural land
3. Change of the intended use of agricultural land and compensation
4. Management of state-owned agricultural land



Agricultural land area

- Total farmland area:
3.155.690 ha
- Privately owned agriculture land:
2.089.253 ha (66%)
- State owned agriculture land:
1.066.437 ha (34%)



Management of State-owned agricultural land

- Selling
- Leasing
- Granting a concession
- Restitution



Land Management Program for the State-owned agricultural land

- prepared by local authorities (municipalities and towns)
- planned agricultural land area for lease, sell, concession, and restitution
- approved by the Ministry of Agriculture, Forestry and Water Management



Public bidding

- Selling & leasing
local authorities
- Granting a concession

Ministry of Agriculture, Forestry and Water
Management



Preemptory rights for:

- **Selling and leasing**
 - the highest price
 - co-owner of land
 - family farm
 - a farmer using land adjacent to the land that is being sold/leased
 - war veteran
 - agricultural entity
- **Granting a concession**
 - the highest price
 - agricultural entity
 - war veteran
 - a farmer

Farming structure

- 486 000 private farms:
small & fragmented (average 2,8 ha)
- large agricultural agrocompanies



Need for the implementation of the land consolidation schemes!

- to prepare a new Land Consolidation Law
- change of the Inheritance Law
- Pilot project on land consolidation
(Swedish International Development Agency (Sida)
& Ministry of Agriculture, Forestry and Water Management)



Sorting out unsorted State-owned Agricultural Land

- **Problem definition:** State-owned agrocompanies have gained land without registering it in Cadastre and Land registry
- **Problem impact:** no land can be sold or leased if it is not registered in Cadastre or Land registry
- **Magnitude of problem:** 20% to 25% of state owned agricultural land

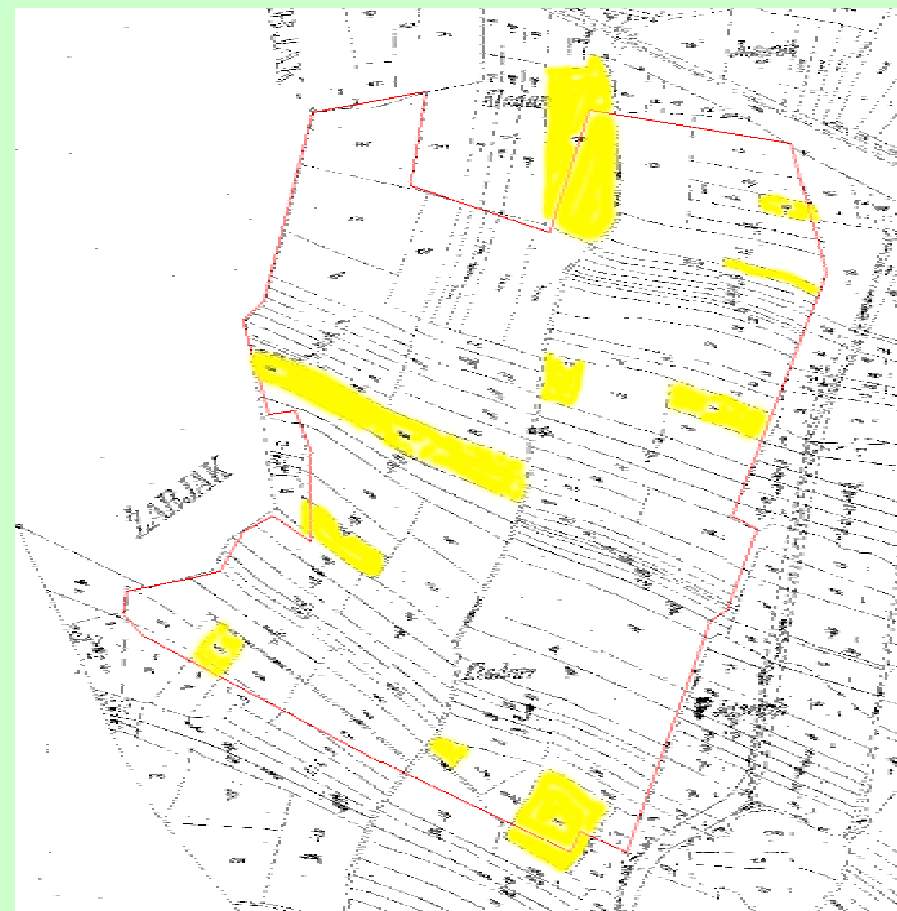



K.o. Klokočevac

Situation in field



Situation on Cadastral map



 Parcels with unsolved ownership


K.o. Sirač

Situation in field



Situation on Cadastral map



 Parcels with unsolved ownership


K.o. Orovac

Situation in field



Situation on Cadastral map



 Parcels with unsolved ownership

Sorting out model

- **Participants:** local authorities, regional authorities, State Geodetic Administration, State Attorneys office, Municipal courts, Ministry of Agriculture, Forestry and Water Management
- **Financing model:** 1/3 local authorities, 1/3 regional authorities, 1/3 central government

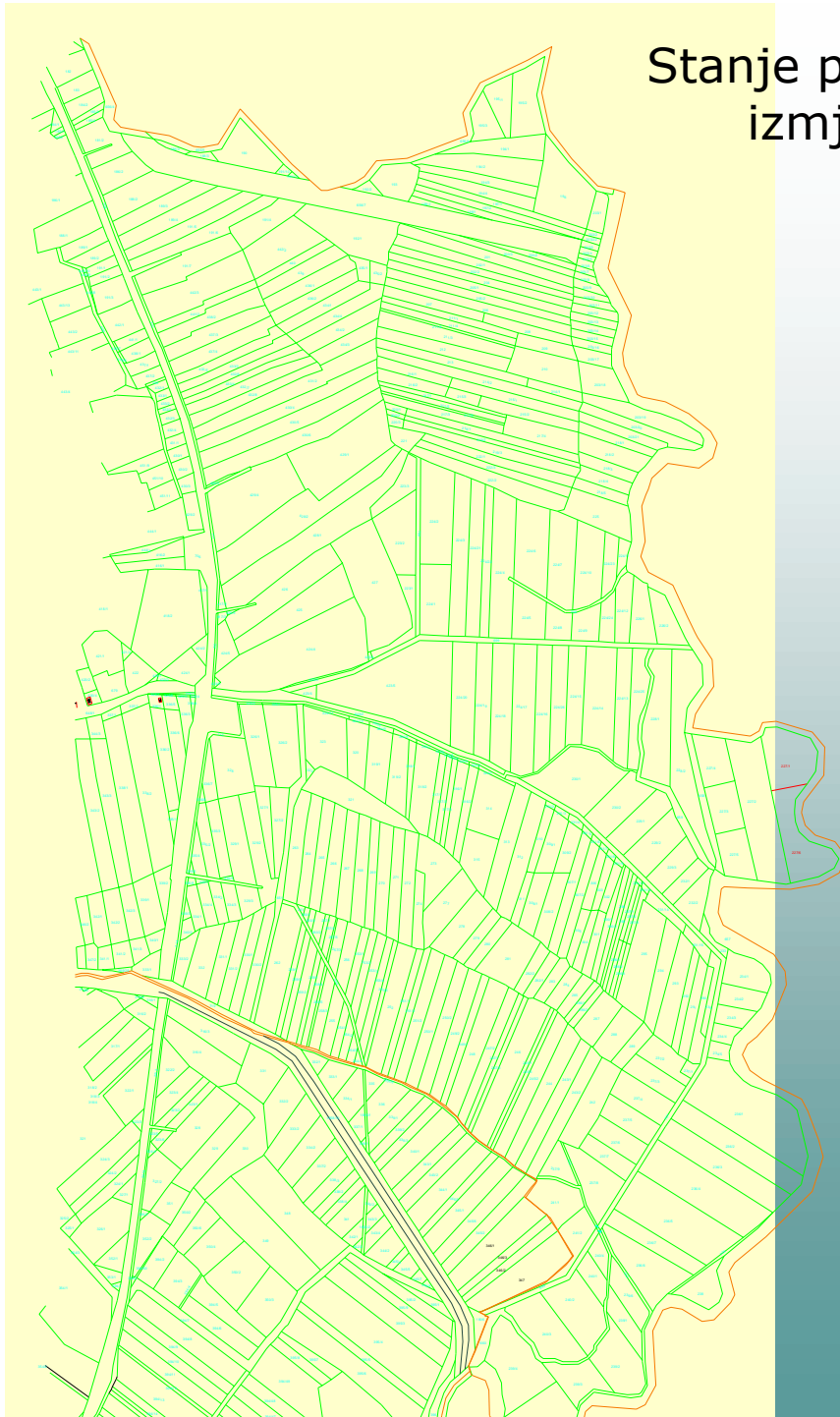


Present status

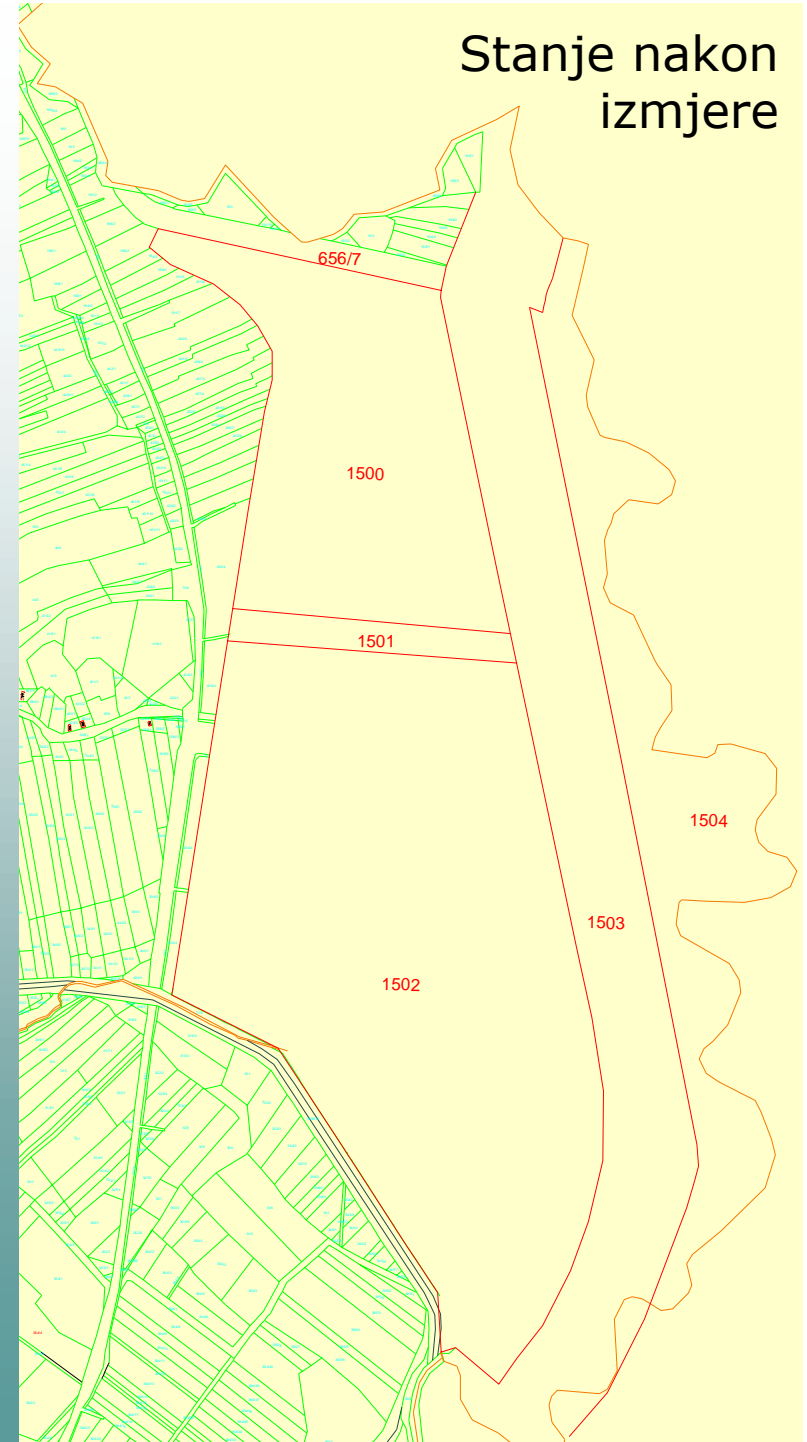
- Finished projects: **4**
- In-work projects: **37**
- Projects to be tendered in 2004: **60**
- Agreements to be signed in 2004: **30**
- Total area involved: **84.364 ha**
- Average price achieved: **98€/ha**
- Average duration: **12-16 months**



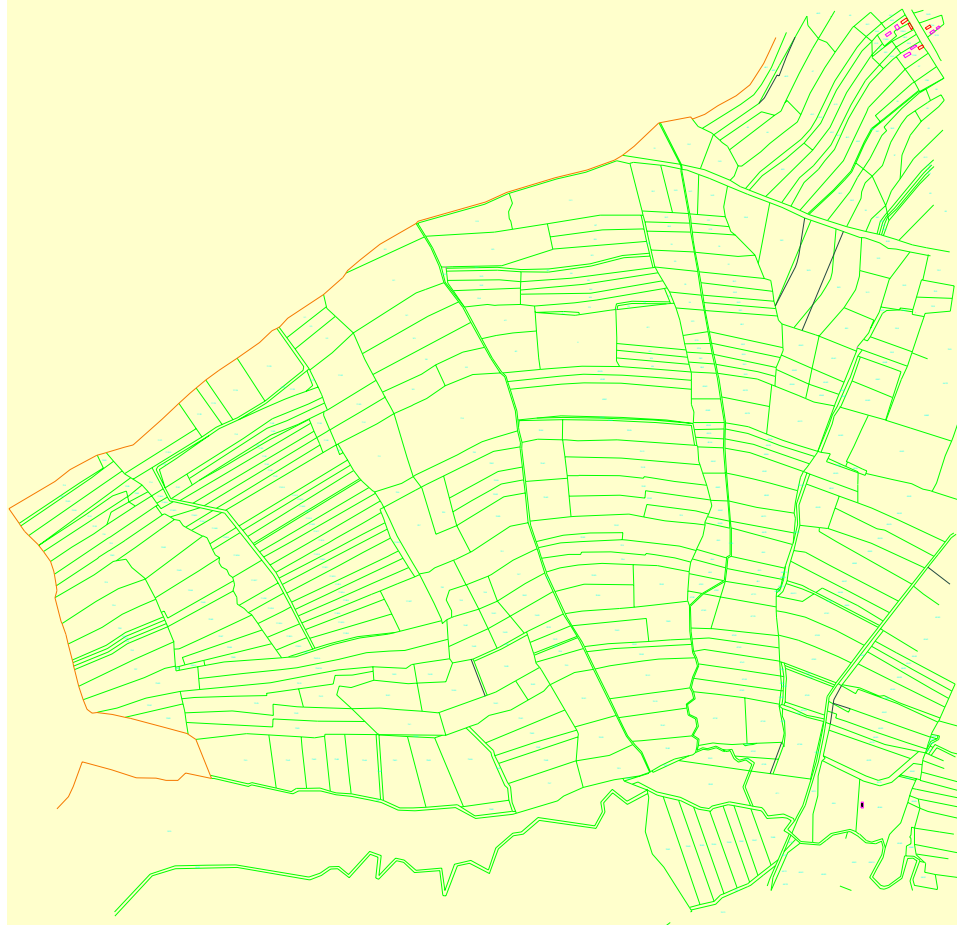
Stanje prije
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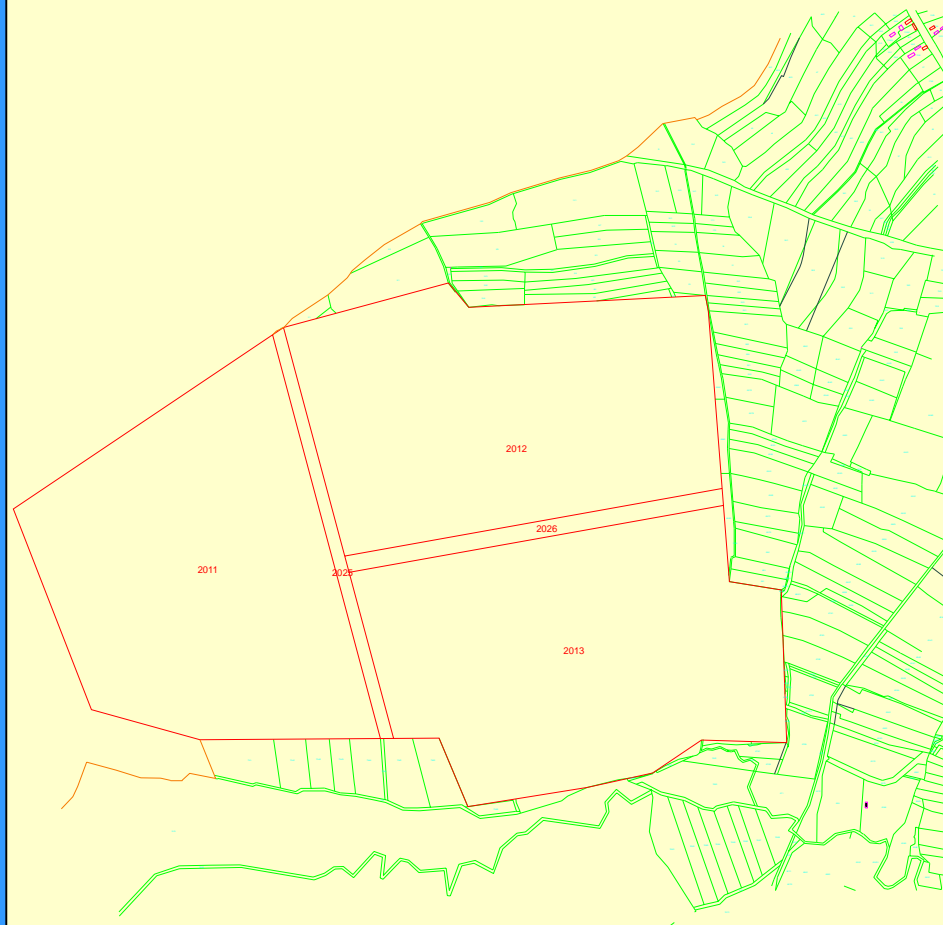
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Stanje prije
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Stanje nakon
izmjere



Effects to be achieved

- Sorting out all unsorted state-owned agricultural land till 2008.
- Implementing Land Management Programmes to sorted land
- Achieving direct and indirect financial effects
- Reducing number of involved parcels on aprox. 5% level (-750.000 plots)

