

Land consolidation in Croatia

Ana Budanko Penavić

Ministry of Agriculture, Forestry and Water Management

Maja Pupačić

State Geodetic Authority

The presentation comprises two parts as follows: the pilot project “Land Consolidation in Croatia” and the “National Program on State Survey and Real Estate Cadastre for the period 2001-2005”.

1. Pilot project “Land consolidation in Croatia”

The description of the project “Land Consolidation in Croatia” (henceforth referred to as the project) including planned project activities and expected results will be presented.

The overall objective of the project is to contribute to the development of a competitive agricultural sector and sustainable rural development in the Republic of Croatia.

The project purpose is to assist the development of a national land consolidation policy for Croatia by:

- Designing and developing the necessary legal, organizational, institutional, technical and managerial framework for the implementation of land consolidation; and
- Improving the participatory capacity in decision-making processes of relevant interest groups at national, regional and local levels.

Key project components are:

1. Implementation of the land consolidation pilot projects in the town of Novi Vinodolski (cca 500 ha), the town of Vrbovec (cca 500 ha), Tompojevci Municipality (cca 500 ha), Vidovec Municipality (cca 750 ha) and Krašić Municipality (cca 720 ha);
2. Establishment of the Land Fund at the regional level (Vukovarsko-srijemska County, Primorsko-goranska County, Zagrebačka County and Varaždinska County), as a support to the land consolidation pilot project activities on these locations;
3. Establishment of the structures, which would enable the realization of project objectives and which would in the future, if proven to be efficient, implement the land consolidation on national, regional and local levels. These structures are:
 - The National Land Committee and the Project Coordinating Unit;
 - The County Land Committees and the County Land Offices in the counties of Primorsko-Goranska, Zagrebačka, Varaždinska and Vukovarsko-Srijemska
4. Improvement of the efficiency of the agricultural land market by following measures:
 - Preparation of a draft of amendments to and changes of the existing regulations and a draft of new regulations (related to abandoned agricultural land, land transaction taxes, inheritance of the agricultural property, medium and long term leases of the private agriculture land, others to be defined);
 - Strengthening of the loan sector for the purchase of agricultural land.
5. Capacity-building and promotion of public participation in land related issues.

The implementation of the pilot project is an essential activity in the process of the design of the national land consolidation policy. These experiences are unique and a key to the successful land consolidation policy making. While the establishment of the Land Fund and organizational structures represent key project measures, capacity-building and providing information to the public will develop in time, since these measures are necessary to project stakeholders, decision makers and others for an efficient land consolidation policy.

By supporting private voluntary initiatives to consolidate parcels, the government would provide a better environment for the improvement of the farm structure and development of more efficient land market. Most measures will require changes of the existing legal framework.

The implementation of the project will start in June 2006 and will last three years till 2009.

2. National program on state survey and real estate cadastre for the period 2001 – 2005

The State Survey and Real Estate Cadastre Law stipulates that the state survey and real estate cadastre are based on annual and multi-years programmes.

In the year 2001, the National Program on State Survey and Real Estate Cadastre for the period 2001 – 2005 was launched (henceforth referred to as the Programme). The Programme defines the affairs and tasks under the scope of the State Geodetic Administration, and the areas in which these will be performed. The aim of the Programme is to establish precise, reliable and up-to-date cadastral records based on the real situation. They would be coordinated with land books for the fixed locations with the aim of ensuring legal safety of the real estate ownership. The Programme should be implemented through four sub-programmes representing complete legal, technological, organizational and financial units. Sub-programme A encompasses affairs and tasks related to the creation of the real-estate cadastre for the agricultural land which is of special interest to the Republic of Croatia. The project envisages organization of records for the area of 25,000 hectares of agricultural land. The implementation of this Sub-programme will enable the realization of several aims:

- The process of harmonization between cadastral and land book records and the real situation on the field;
- The improvement of the cadastral and land book records with the aim of creating a real estate cadastre;
- Enabling the disposal, especially the selling, of state-owned agricultural land;
- Improvement of water goods;
- Improvement of road infrastructure;
- Support to the tax evaluation and value of the land (new land classification following the survey);
- Creation of legal safety of real estate ownership;

The table below shows the condition of the survey of state-owned agricultural land according to the Programme. The largest areas of state-owned agricultural land have been surveyed in Vukovarsko-Srijemska County, where one of the selected pilot locations is situated. It needs to be emphasised that 26,057 of the state-owned land has been surveyed, but updates for 22,240 hectares of that land still have not been made in land book and cadastral records.

Table: The condition of the state-owned agricultural land survey

County	Surveyed and registered	Surveyed but not registered	In the process of survey	In the process of acquisition preparation
Osječko-Baranjska		2,344	3660	10,909
Vukovarsko-Srijemska	4,500	5,542	1,122	
Brodsko-Posavska	2,437	6,771	6.397	915
Virovitičko-Podravska		1,581		26,321
Sisačko-Moslavačka		1,086	910	4,343
Bjelovarsko-Bilogorska		1,596	3,221	17,753
Koprivničko-Križevačka	200		1,756	1,277
Total	3,817	22,240	17,066	61,518

Source: State Geodetic Administration, 2006.