



The Land Bank of Galicia

Francisco Ónega López
Director of Land Bank of Galicia



Just remembering, high fragmentation:

Land tenure:

Around 97%, private property

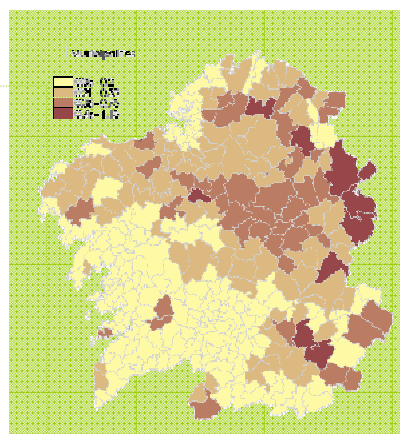
But, dual structure:

Individual private property highly fragmented:

+1,600,000 landowners of “rural” land
1.7 ha/owner
0.22 ha/plot

Private common land:

big parcels managed by the community
+600.000 ha
2.300 communities





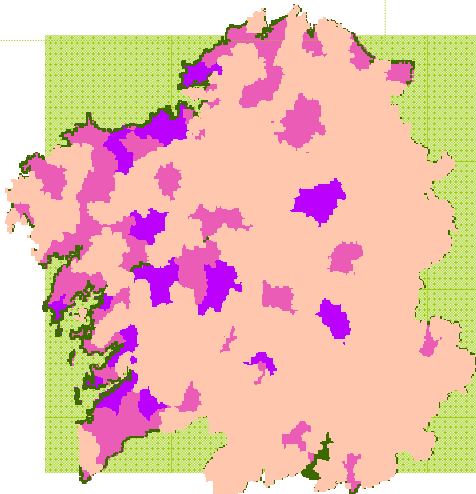
We saw as many people own rural land, but are they rural people?

Let's take a look:

50% people
living in 9%
of territory

75% people
living in 28%
of territory

25% people
living in 72%
of territory



Farms:

Average area per farm still very small (although differences between areas)

Forestry:

Even more fragmented

Extensive forestry surface, but not tradition in professional forestry production

Reduction of farms does not lead the others to enlarge sufficiently...

But, paradoxically, land abandon?!?





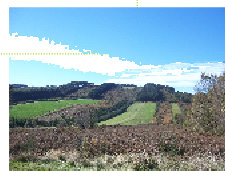
Low Land Mobility due to many causes, many of them linked to the high land fragmentation:

Sale markets:

Land as an asset: is still considered by the population as an important resource in case of crisis. Land is an element of wealth.

Other uses: afforestation with pine and eucaliptus, sprawl...

Low financial capacities and relative high land prices: “small is more expensive than big relatively”



5



Low Land Mobility due to many causes, many of them linked to the high land fragmentation:

Rental markets:

There are fears of losing the property in case of being leased, of delays or defaults of payment, damages in the plots made by the tenant.

Informal agreements don't provide adequate conditions to farmers



6



Low Land Mobility due to many causes, many of them linked to the high land fragmentation:

Both sale and rental markets: High information costs

Many owners with few surface each, and dispersed: a lot of transactions to gather a “big plot”

Important absenteeism: owners living in cities, many in other Spanish regions or abroad... geographical separation farmer-parcel-owner is growing

No “market price”: each parcel is “different”



Policies dealing with land fragmentation

- LC could not be the solely instrument to deal with **land use fragmentation**, especially if:
 - There is no good functioning of land markets
 - Without this, farms are still small and not competitive
- The problem was thought to be solved by **market mechanisms**, but it wasn't.



Act 7/2007 on administrative and tax measures for the conservation of the utilised agricultural area and on the *land bank of Galicia*.

Purpose: *Regulate the rational use of the agricultural areas in order to preserve them and prevent their abandonment* by implementing the following measures:

- Creation of the **Land Bank** of Galicia
- Creation of the management body of the Land Bank: **BANTEGAL**
- **Penalty regime** in case of having abandoned plots



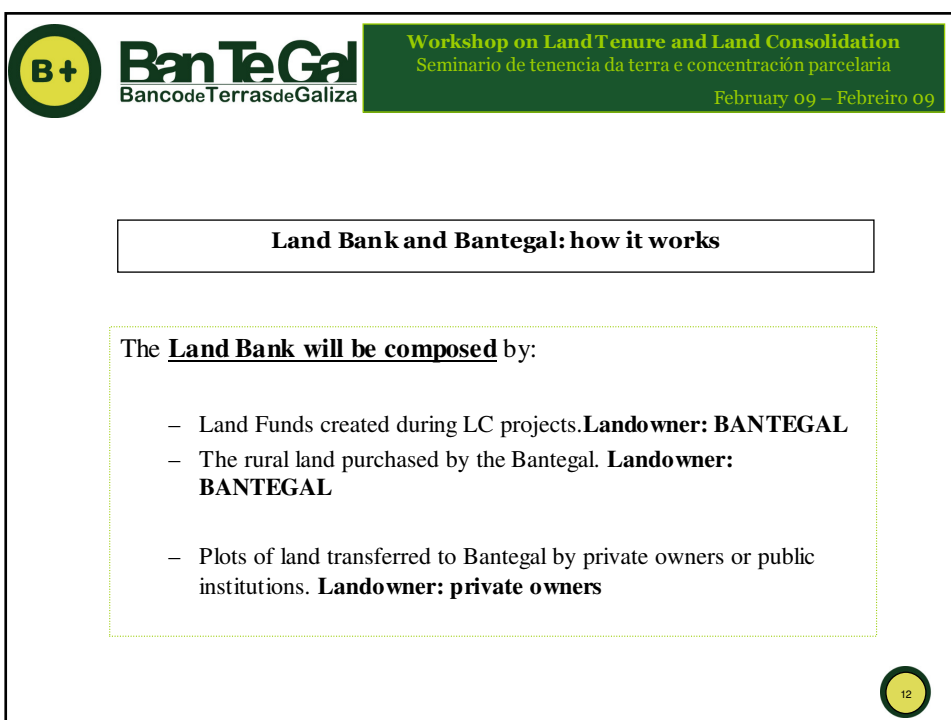
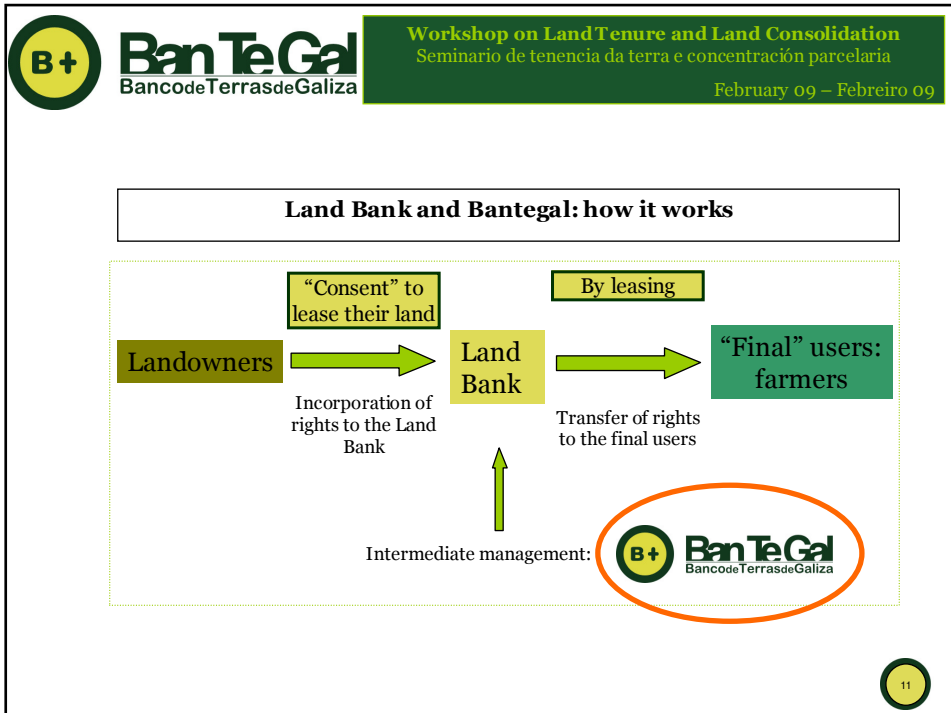
Promoting the leasing of plots

We saw some drawbacks for land mobility, specially in sale markets.

The option chosen was to **promote the leasing** of plots trough the mediation of a public institution. **“Softer” and “cheaper”**

but trying to **overcome the main obstacles** through measures which implies

- **Improving the information flow**
- **Providing general negotiation framework: referential prices...**
- Giving guarantees to the landowners about their ownership
- Giving guarantees about the payment of the rent once the plot is leased.
- The return of the parcel in suitable conditions to the landowner





Land Bank and Bantegal: how it works

Use of the plots incorporated to the L.B.

- **Extension of existing farms**, with special support to *young farmers* as well as *women*.
- **Establishment of new settlements**, particularly in areas that are seriously affected by aging and rural exodus.
- Establishment of **fields for agrarian research and experimentation**.
- Incorporation as public property by reasons of **environmental suitability or social needs**.
- Promoting the availability of **land for female farmers** who suffer from **gender-based violence**.



Promoting the leasing of plots


Every owner can apply for “incorporating” his/her parcel

Every farmer/new farmer can apply for renting the parcels available in the Land Bank

The guarantees:

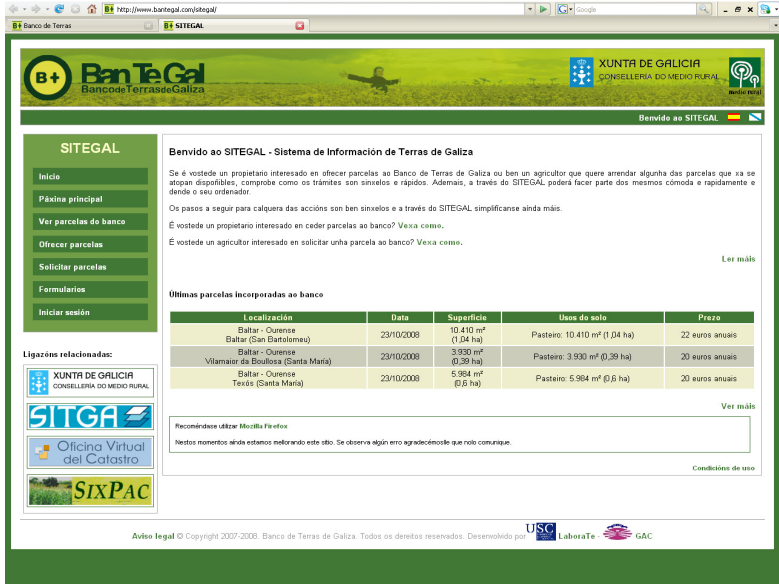
- Lease duration
- Payment
- Parcel conditions

And, very important, Information flow and GIS support




Ban Te Gal
Bancode Terras de Galiza


Workshop on Land Tenure and Land Consolidation
Seminario de tenencia da terra e concentración parcelaria
February 09 – Febreiro 09



The screenshot shows the SITEGAL website. On the left is a navigation menu with links like 'Inicio', 'Páxina principal', 'Ver parcelas do banco', etc. The main content area is titled 'Benvido ao SITEGAL - Sistema de Información de Terras de Galiza'. It contains introductory text about the system and a table titled 'Últimas parcelas incorporadas ao banco'. The table lists parcel details including location, date, surface, use, and price.

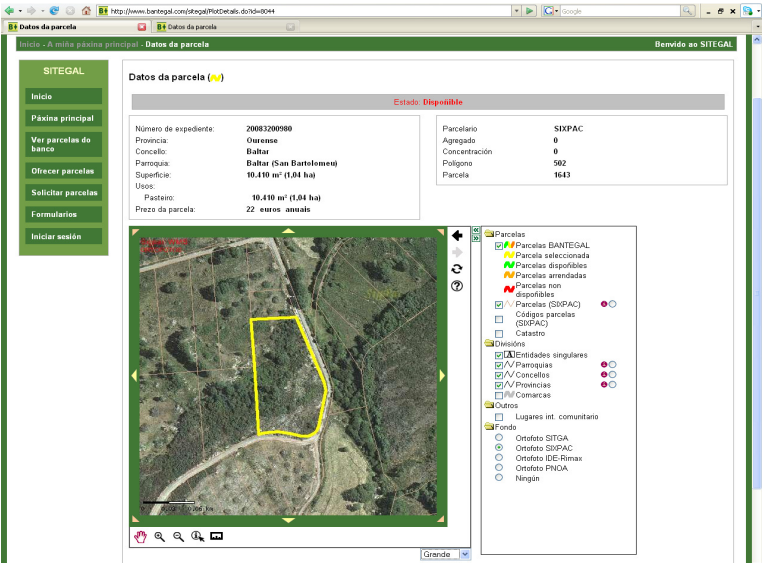
Localización	Data	Superficie	Uso do solo	Prezo
Baltar - Ourense	23/10/2008	10.410 m ² (1,04 ha)	Pastoreo: 10.410 m ² (1,04 ha)	22 euros anuais
Baltar - Ourense	23/10/2008	3.930 m ² (0,39 ha)	Pastoreo: 3.930 m ² (0,39 ha)	20 euros anuais
Baltar - Ourense	23/10/2008	5.984 m ² (0,6 ha)	Pastoreo: 5.984 m ² (0,6 ha)	20 euros anuais






Ban Te Gal
Bancode Terras de Galiza

Workshop on Land Tenure and Land Consolidation
Seminario de tenencia da terra e concentración parcelaria
February 09 – Febreiro 09



The screenshot shows the 'Datos da parcela' page in SITEGAL. It displays detailed information for a specific parcel, including its number, province, municipality, and surface. A map of the parcel is shown in the center, and a legend on the right lists various land use categories and cadastral data.

Datos da parcela (m)	
Número de expediente:	20083200580
Provincia:	Ourense
Concello:	Baltar (San Bartolomeu)
Parroquia:	Baltar (San Bartolomeu)
Superficie:	10.410 m ² (1,04 ha)
Uso:	Pastoreo
Prezo da parcela:	22 euros anuais





**A penalty regime for abandoned land:
an incentive for L.B.?**

Declaration a plot as **uncultivated or abandoned**.



Penalty regime: sanctions from 300 to 3,000 euros



What to do in case of being sanctioned?

- Clearing it or practicing an **agriculture of conservation**
- Transfer **the land** to other owner
- Transfer the right of use to the **Land Bank**

These measures are only applied if the plot belong to an **Area of Special Agricultural Interest**.



**A gradually start
Areas of Special Agricultural Interest**

Bantegal and the measures established in the act 7/2007 will be focused on the **Areas of Special Agricultural Interest**, considering these areas as those whose **plots were consolidated since 1992** (once one year has lapsed since the agreement is final), and those areas that the **government, by publishing a decision**, establishes as such.

In those areas the penalty regime can be imposed, but these areas and measures are going to be established in a **gradually way** with the intention that **in a few years all the territory of Galicia** would be considered as **Area of Special Agricultural Interest**.

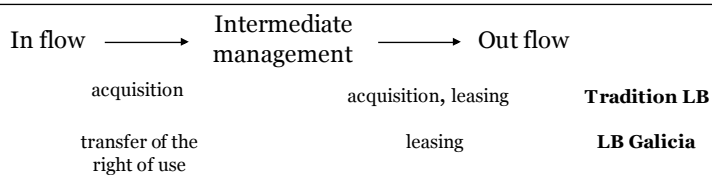


Establishment of prices when no land market tradition

- The price shall be established by Bantegal unless in the event of a mutual agreement between the owner and the assignee.
- A **Technical Committee of Prices and Valuation** is created: lease and buy prices.
 - shall issue an annual report so that the Consello da Xunta (Government of Galicia) may determine the prices that Bantegal must apply



LB of Galicia and traditional LBs



- Uses: agriculture, environmental and recreational uses
- Related to Land Consolidation projects