



XUNTA DE GALICIA
CONSELLERÍA DO MEDIO RURAL



Aspects of the procedure of
the Draft of the new law on

Agrarian Structure Reform

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Steps

- Initiation.
- Decision-making process
- Decision: Decree.
- Provisional Basis.
- Definitive Basis.
- Land Consolidation Project.
- Agreement.
- Execution of the agreement.
- Ownership reorganization certificate
- Title deeds.

1.- INITIATION

•TOP-DOWN:

- Where extreme land fragmentation is a social structural problem.
- When it is applied by the municipalities
- Because of public works
- Because of mining uses

•BOTTOM-UP

- With 75% of the landowners
- With any number of landowners who had the 75% of the area

3.- “PROVISIONAL BASIS”

- PLANIMETRY
- CLASIFICATION OF EACH PARCEL WITH VALUE POINTS
- ECONOMIC VALUATION OF THE VALUE POINTS:
BANTEGAL
- PROPOSALS
- ENVIRONMENTAL IMPACT ASSESMENT
- Public consultation

3.- "PROVISIONAL BASIS"

- **PLANIMETRY**
 - Maps: Not surveying all the area, use of cadastral maps
 - Results of the ownership research
- **CLASIFICACION OF EACH PARCEL WITH VALUE POINTS**
 - Minimum dimension: opportunity for BANTEGAL
- **ECONOMIC VALUATION OF THE VALUE POINTS: BANTEGAL**

3.- "PROVISIONAL BASIS"

- **PROPOSALS**
- Demarcation of agrarian and forest areas
- Demarcation of forest unit areas
- Proposals of land consolidation and association areas
- Proposals of parcels and areas to be excluded
- Definition of initial land uses and crops
- Proposal of land use plan and definition of the minimum area of the parcel for the area of the project
- Proposal of the new road network and other infrastructures needed

4.- “DEFENITIVE BASIS”

- They will include the results of the claims against the PROVISIONAL BASIS
- Title deed certificate, including their economic value
- Quota of participation of each landowner (including its economic value) inside the perimeter of the forest unit areas or of the areas of land association
- Demarcation of the land uses approved in the land use plan
- Environmental Impact Assessment with its correction measures, including Environment Impact Statement if it is needed
- Once the BASIS are approved, the landowners can present appeals

5.- PROJECT

It will reflect the final situation of the area and it will include:

- New plots
- Type of interventions: traditional land consolidation, forest unit areas, areas of land consolidation or areas of land association
- Land use plan
- Maps with the initial and final distribution of properties
- Detailed road network
- Reduction of the area of each landowner: 12% (value points)
 - Areas of land consolidation: 2-6 %
 - Areas of land association: 6%
 - Forest unit areas: No reduction

6.- AGREEMENT: Expiring or continuing

- They will include the results of the claims against the project
- A feasibility report for finishing the procedure:
 - Number of appeals against the Agreement
 - Reports and changes happened in the procedure
 - Efficiency in consolidating plots
 - Compatibility with the Environment Impact Assessment
- If it is unfeasible: Decree expiring the procedure
- Once the AGREEMENT is approved, the landowners can present appeals

7.- EXECUTION OF THE AGREEMENT

- Execution of new road network
- Demarcation of new plots
- Take possession of new plots
- Compensations with land funds or money because of differences in the area of the new plots compared with the initial parcels
- Once the appeals are solved, the Agreement will be FINAL

8- OWNERSHIP REORGANIZATION CERTIFICATE and TITLE DEEDS

- The new plots couldn't be divided under units of less area than the minimum area established in the agreement, only in case of:
 - Adjacent landowners (to create a bigger parcel)
 - Ownership access through historic leasing contracts
 - Because of expropriation
 - To build (and according with the municipal urban planning)
- The administration will order to do the title deeds and to register them, after this, they will be given to the landowners

MOITAS GRAZAS POLA SÚA ATENCIÓN !!!!
THANK YOU VERY MUCH FOR YOUR ATTENTION!!!!