



# Public Land Management in Estonia

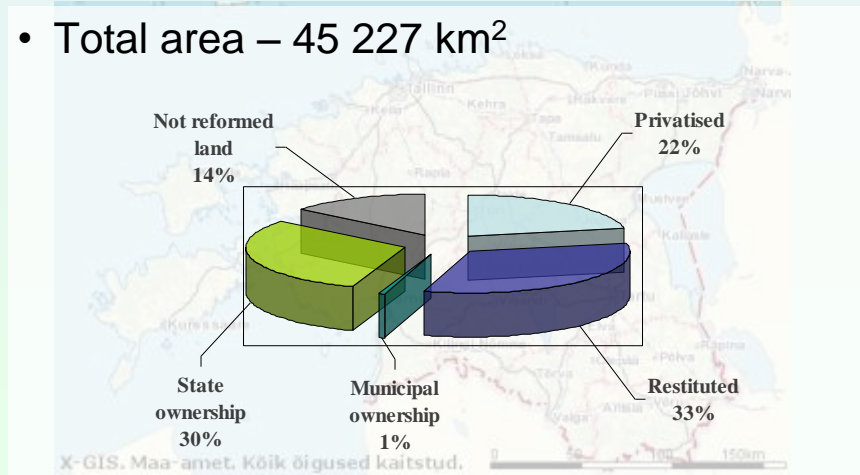
Evelin Jürgenson  
Siim Maasikamäe

## Content of presentation

- Some facts about Estonia
- Legal framework
- Institutional framework
- Overview about state land distribution
- Some examples of land maintenance
- Questions
- Conclusion

# Facts about Estonia

- Total area – 45 227 km<sup>2</sup>



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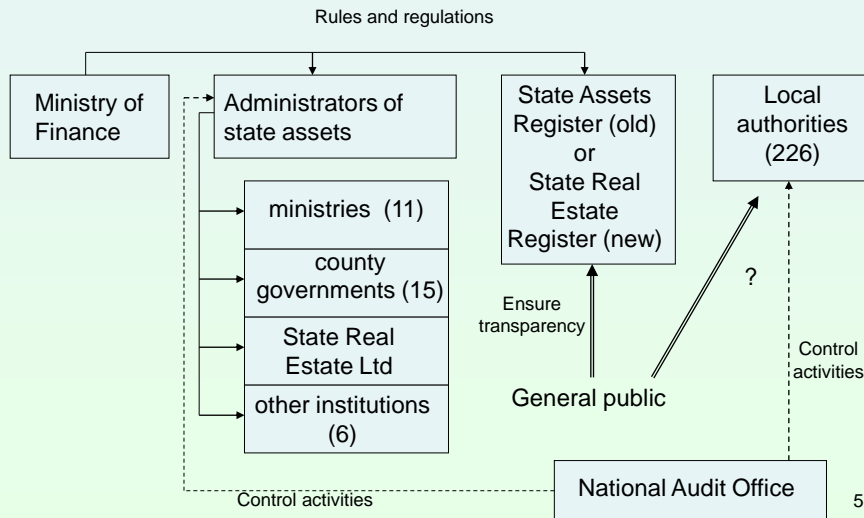
## Legal framework



- State Assets Act, adopted 11.11.2009 – it is new one (the previous one was passed on 15.02.1995)
- The act regulates governing of the state assets.
- It gives main rules for administration of state assets.
- The special procedures for selling and renting is adopted by ministry of Finance.
- Every municipality adopts its own procedure for municipal assets.

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# Institutional framework

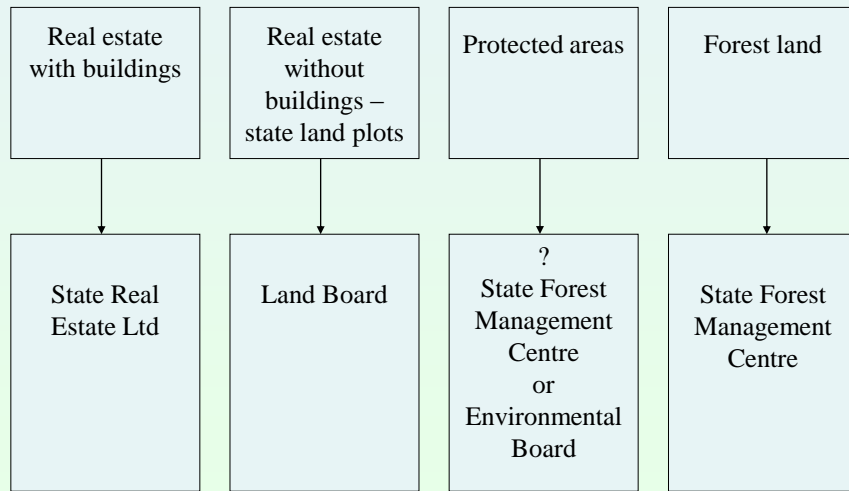


## State assets register will be changed (1)

- According to the old system (1995 – 2010) - state assets have been registered in the national state assets register.
- This register is
  - accessible through the internet but
    - it is old-fashioned,
    - It has not been always updated,
    - there are a lot of mistakes.



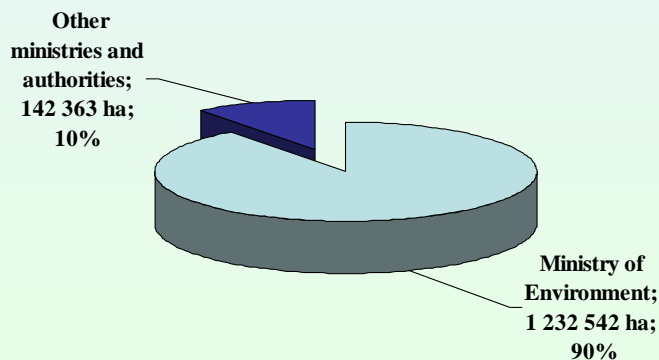
## New system - State Real Estate Strategy



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## State land distribution

- State land area is 1 374 905 hectares (30 % of the total Estonian area)

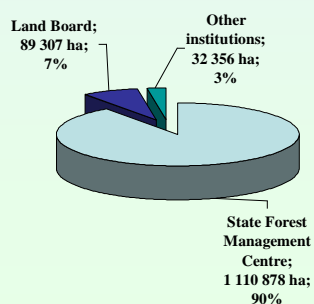


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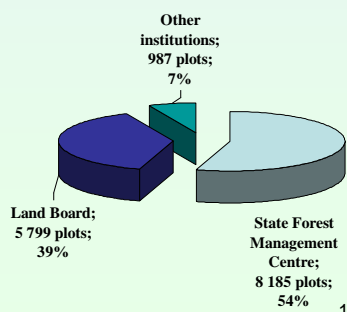
# Land distribution under the Ministry of the Environment

- Total area 1 232 542 ha
- Total number of plots – 14 971

Distribution according to the area

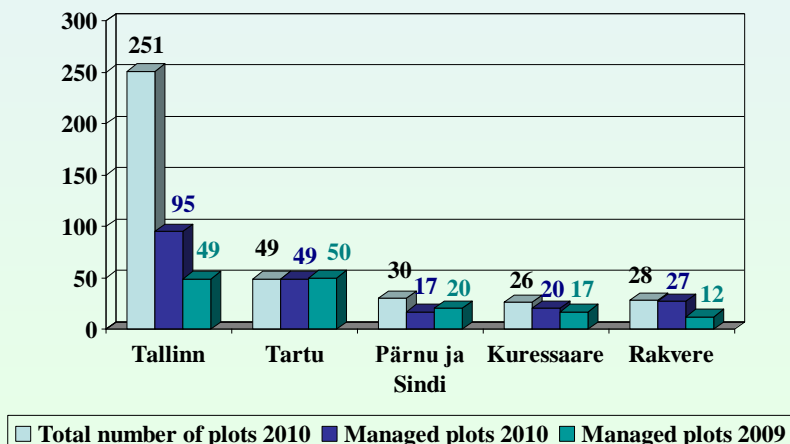


Distribution according to the number of plots



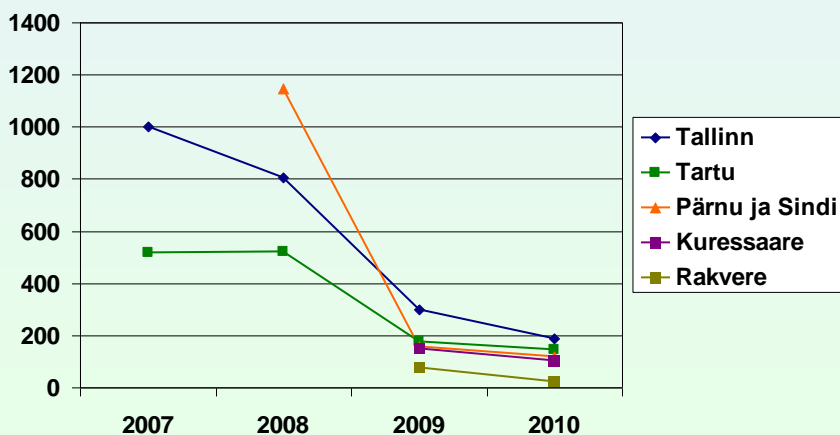
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## Land Board's activity with land maintenance in urban areas



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## Average maintenance cost per plot (2007-2010)



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## Problems with state land maintenance

- For better organization of maintenance, it would be useful to map the problematic state lands and to create a proper database or map.
- Sometimes there is a lack of information on the land units that need maintenance.
- Before organizing procurement, all state lands what need to be maintained, should be checked and then ranked in accordance with necessary works.
- Maintenance work prices are very different, depending on the various aspects of the subject.
- There is need for maintenance standards – it would clarify the work content and also simplify supervision.

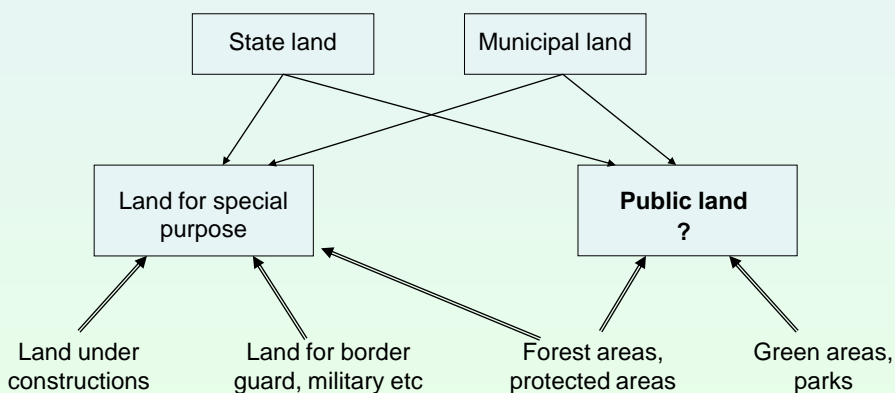
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# Questions

- How much state and municipal land we need to carry out the tasks of state and local government?
- How much land is economically reasonable to be kept on public sector?
- How to convince the government (state or local authority) that sometimes real estates are more useful to keep than sell out?
- Public land - what does it mean?

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## Public land – what does it mean?



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## Conclusion (1)

- It is important to determine how much and which land is needed to carry out the tasks of state and local government.
- The concept of state, municipal land and different sub-types need to be clarified.
- Land what is essential according to the future development must keep in state ownership.
- Unnecessary land has to be sold or rented out, a long time action plan is needed for that purpose.
- The availability of tools for land acquisition (also compulsorily) for public purposes is very important.

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## Conclusion (2)

- A user-friendly and transparent database is needed for efficient public land management.
- The state and municipal land management can be costly.
- Find out the cost sharing possibilities.
- The cost calculation is important.
- To compare the land management costs, it is necessary to develop a cost calculation model for public authorities.

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Thank you!