



LAND CONSOLIDATION IN SLOVAKIA *(An Overview)*

Peter Repan, Jozef Bujnak
Presov, Slovakia



Introduction

- Historical development of Land Consolidation (LC) in Slovakia
- Milestones
- Problems to solve
- Our Solutions
- Improvements of LC processes
- Future challenges



Historical problems

- In years 1951-1989 land-use relations to real estates were prioritized and the ownership rights were suppressed,
- **1950 – obligation of property changes registration in Land Books cancelled,**
- **1950 – forced collectivization** of agricultural and forest land in rural areas,
- completely cancelled rights for land use,
- partly cancelled ownership rights,
- various land reforms – unfinished,
- various historical mapping campaigns,
- **fragmentation** – bad inheritance rights.



Historical development

- **1989** – Significant political change
- Private ownership became importance, including **land ownership** especially in **rural areas**
- Our government decide to start with **restitution** and **reallotment** immediately, to force rural development



Legal frame for LC

- **1991** – Land Consolidation Law (Nr.330/1991, we choose Bavarian LC model)
- Creation of Land Consolidation Offices structure
- Creation of Land bank (Slovak Land Fund)
- Under Ministry of Agriculture and Rural Development of Slovak Republic



We started to work

- **1992** – Just after legal frame set up we started with LC pilot projects
- We encounter to the **big problems with ownership registers** (Land Book) and with old analog maps in rural area
- We are forced to **stop** works on LC projects



Regeneration of ownership register

- **1993** – After setting up new law, we started work on transferring analog ownership records from **Land Book** into digital form into modern **Real Estate Cadastral system**
- We started digitizing and vectorization of analog maps
- We called it „**Simplified initial state register**“



Stronger approach

- **1995** – After collection some knowledge's, we decide not only to transfer rights (law update, instruction changes)
- We establish for each project commission to **decide** on the land rights
- Main reason was big amount of **not registered deeds**, held by owners and not transferred into LandBook
- We called it „**Renewed land register**“ (we will end it in 2014 for whole Slovakia in rural and in not registered urban areas)



We started LC again

- **1997** – We started the work on complex LC project again, based on renewed land register
- Complex = voluntary, spatial planning, reallocation, environmental protection, ecological stability, agricultural measures, field roads network, water management, anti-erosion and other issues (General plan for rural area)
- Till today we are working on LC (350 projects, half of them finished) and on renewed registers
- LC projects financed by EU in 2007-2013 period



Improvements of LC processes

- **1991-2011**: Continually **improvements** of legal frames and methodical instructions
- We started with high level of **skepticism** and **mistrust** on owners and users side
- Nowadays we have opposite problem, **LC projects are too popular**
- We don't have enough financial power to start each voluntary project



Future challenges (2014-2020)

- **Co-financing** (government, EU funds, region, investors, owners, users, ...)
- **Speed up** whole process
- **Simplified** process and legal steps
- **Optimization** of working steps and outputs
- More **cooperation** and **integrated approach**
- **Highlight gains** (rural development, employment, environmental protection, natural disaster protection, climate change, food security, tenure rights security, land market, tax income, etc.)
- **Sensitive approach** to older land owners



Time for pictures...





Land uses = ownership before 1950



Forced collectivization

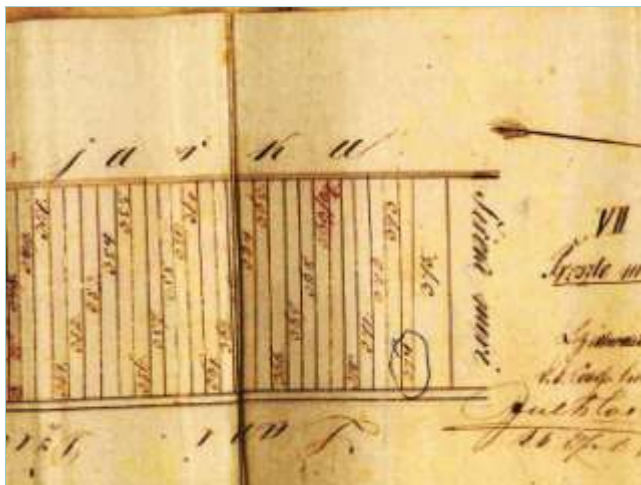




After collectivization



Land book sketch





Land book map



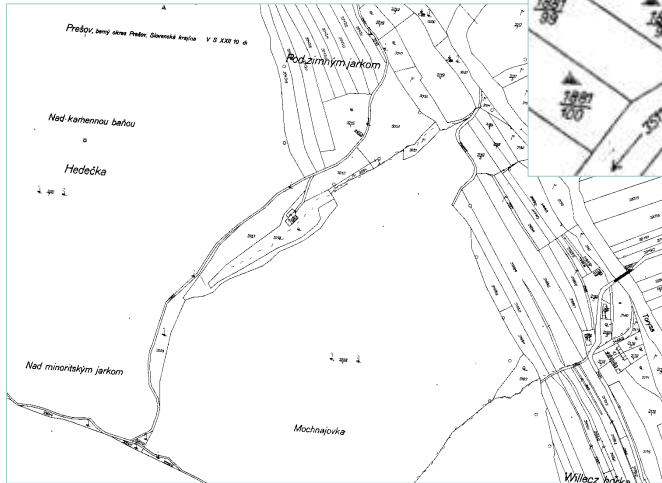
Old partition sketch





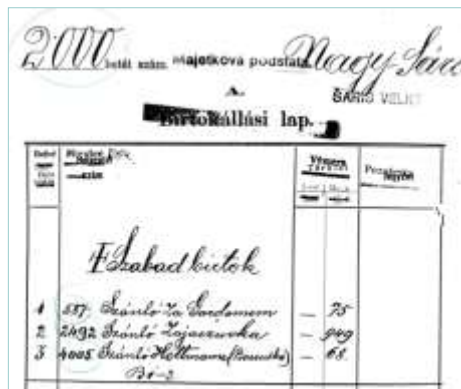
Cadastral map

(older but valid, scale 1:2880)



Land book sheet

- Handwritten,
- three fully different languages: **German, Hungarian, Slovak**,
- bad readable,
- bad condition.

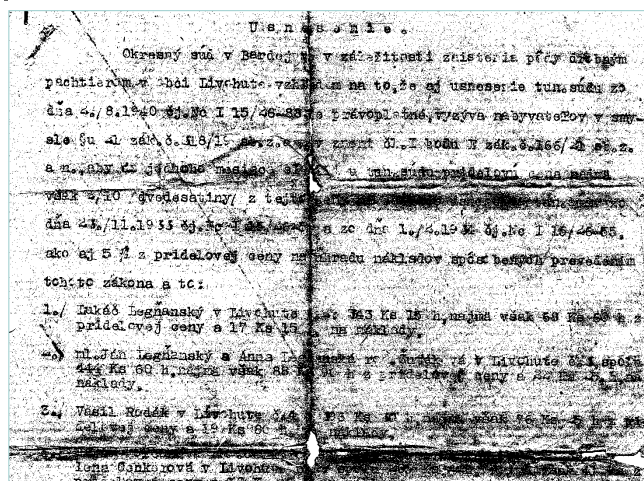




Old sales agreement



Old judicial decision





Property sheet

Ime: Polj. Senci Datum: 2022
Mesto: Bečica

LIST VLASTNÍCTVA

K. vrst. listu č.: 432

Parcela	A	Mimo vlastnicku sponu	Právní vztahy	Katastrální údaje					
				Číslo parcely	Pol. vzt. k. katastr.	Číslo parcely	Pol. vzt. k. katastr.	Číslo parcely	Pol. vzt. k. katastr.
1		<u>Parcela polje (zast. staveb)</u>							

C Číslo listu vlastnických vkladů: první

D Právní vztahy
Parcela je v držení Polj. Senci, který ji má v držení na základě dědictví po otci.

Podpis: Polj. Senci



Digital property sheet

PARCELY registra "E" evidované na mapě určeného opisu

Parcelní číslo	Výměra v m ²	Druh pozemku	Původně k.č.	Počet č. ú.	Účastníci
1921	1	622 Orná půda	1	1	1
286	870	Orná půda	1	1	1
620	4825	Orná půda	1	1	1
680	3894	Orná půda	1	1	1
774	4897	Orná půda	1	1	1
890	1179	Orná půda	1	1	1
890	6482	Orná půda	1	1	1
890	6627	Orná půda	1	1	1

Legenda:
Účastníci pozemku:
1 - Pozemek je umístěn v rámci zastavěného území obce
CPU - číslo původního A.č.

1 - SVABY

ČÁST B: VLASTNÍCI A NEOPRAVNĚNÉ OSOBY
Por. číslo: Příjmení, jméno (půjmení), rodní příjmení, datum narození, rodní číslo (JČO) a -dávatelem jmen
mimo vlastnický vklad (vlastník)

Účastník příslušného státního: Vlastník

1. Schlobová Alžběta r. Gerhardtová, Otáková 6, Praha 6, SR
Datum narození: 28.12.1928

Titul nadobudnutí: Z 2485/2004-OSV, O DED, D 1983/88

Účastník příslušného státního: Vlastník

2. Káiser Zdeněk r. Gerhardt, Křemžská 11, 86122 Třebíč, Československo, Německo
Datum narození: 18.12.1978

Titul nadobudnutí: Z 2382/09 - Osv. o ded. 80 488/88

Účastník příslušného státního: Vlastník

3. Schlobová Alžběta r. Gerhardtová, Otáková 6, Praha 6, SR
Datum narození: 28.12.1928

Titul nadobudnutí: H 12/10 - Žádost o opravu datumu narození

Účastník příslušného státního: Vlastník

4. Káiserová Zdenka r. Schlobová, Mgr., Kamenická 18, Praha 6, PSČ 880 05, SR
Datum narození: 28.03.1986

Titul nadobudnutí: V 3377/2009 - Darovací smlouva

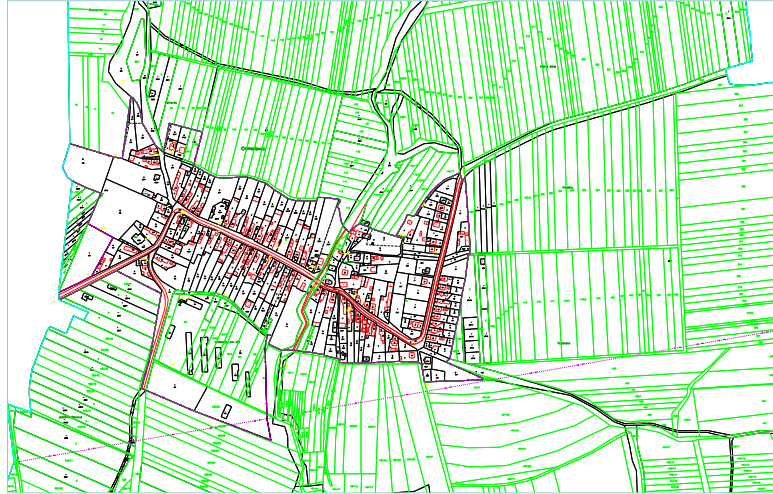
Titul nadobudnutí: H 1562/09 - Žádost o změnu údajů

Titul nadobudnutí (M)
D 790177 Klatava Rozhodnutí OÚ odber kat.c.X 1996.

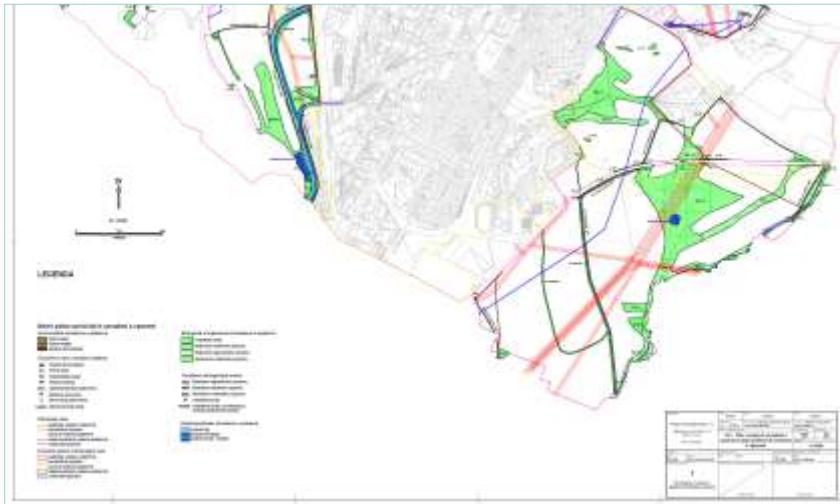
ČÁST C: TARCHY
Bez zápisu.



New cadastral map



LC - General plan for rural area





Initial register map

Mapa určeného operátu

Katastrálne územie: Lomnička

Výmera katastrálneho územia: 956,4870 ha



Informační Program CAD, Bratislava, s.r.o. - Práca: 04.04.2000

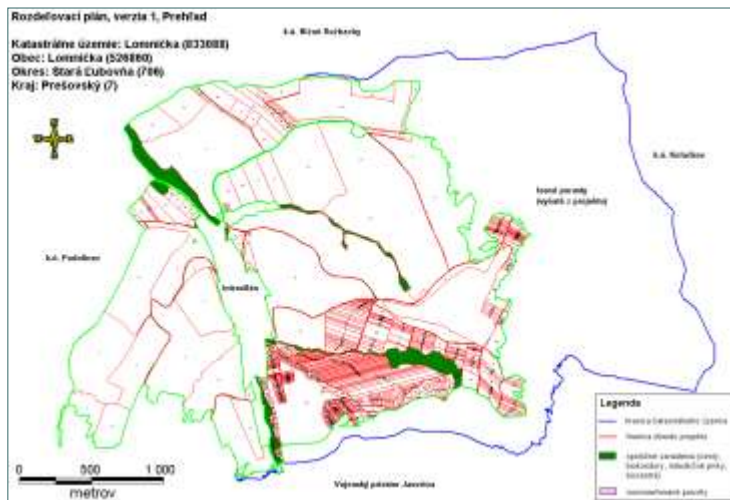


Reallotment presentation





After LC project



Staking-out new borders





New field road



New water system





Construction works



Main field road and anti-erosion protection





Construction works



Finished work





**Thank
You!**

