





Government Service for Land and Water Management  
Ministry of Economic Affairs, Agriculture and Innovation

# 4<sup>th</sup> International Workshop Budapest

12-15 November 2012

FEEDBACK – Land Banking Questionnaires Feb 2012

Frank van Holst



4<sup>th</sup> International Workshop on Land Market Development and Land Consolidation – Budapest, 12-15 November 2012





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## History

- Tonder 2004 - Land Banking / Land Funds as an Instrument for Improved Land Management in CEEC and CIS
- Prague 2008 - Land Banks and Impact Assessment
- Santiago de Compostela 2009 - Land Development Instruments and Information Tools to Assist Land Structure Reforms: the Galician Experience
- Prague 2010 - Land Banking and Public Land Management
- Budapest 2010 - International Workshop on Land Consolidation and Land Banking
- Budapest 2012 - International Workshop on Land Markets and Land consolidation



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## FAO's Programme in Land Tenure Policy Papers – Technical Publications – Training Manuals – Guidelines

Opportunities to mainstream land consolidation in rural development programmes of the European Union

FAO Land Tenure Studies  
**6**  
The design of land consolidation pilot projects in Central and Eastern Europe

FAO Land Tenure Manuals  
**1**  
Operations manual for land consolidation pilot projects in Central and Eastern Europe

FAO Land Tenure Training Materials  
on Land Consolidation Pilot Projects  
  
Version 3.0



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## Why a technical paper?

- Land banking is a current policy issue in many countries
- Little / no guidelines on land banking exist

DRAFT 1.0

Land Banks and Land Funds  
in Europe  
Instruments for Rural Development

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9. Land Banks and Land Funds in Europe


10. Land Banks and Land Funds in Europe



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## Inputs for the paper

- Earlier workshops
- Budapest workshop 2010
- Bilateral projects
- Survey Lithuanian land bank 2009
- Questionnaire

**Land Banking Questionnaire**

**Purpose**  
This questionnaire is meant to get to know the state of the art of rural land banks in Europe and Central Asia. Information will be used for a Review on Land Banking as part of the FAO Land Theme Series. The Review is written under responsibility of the FAO Regional Office for Europe and Central Asia (Contact person is Károly B. Bócsa). You are kindly requested to answer the questions [before 10 January 2012](mailto:karoly.bocs@fao.org).


Please send it back to: [karoly.bocs@fao.org](mailto:karoly.bocs@fao.org) by email.  
[karoly.bocs@fao.org](mailto:karoly.bocs@fao.org)

The paper is currently being developed. Your information might be used in the overall land or possibly as case or example. A full draft will be available in the end of January 2012. It will be distributed to persons who have returned the questionnaire. In a future issue and in publications of the LANDNET newsletter, held in Budapest from 12-16 February. For information about this workshop please refer to: [www.fao.org/landnet](http://www.fao.org/landnet).

Please do not hesitate to contact Frank van Hulle in case of questions on the email address above or telephone nr. +36 1 8 5240 3 404.

Thank you very much for your participation!

**Definition of land banking (used for the paper)**  
The intermediate process of buying, selling or leasing (out) land by a public or public-private institution in order to increase land mobility, to facilitate the rural land market in general and to meet public policy targets related to sustainable rural land use in particular.



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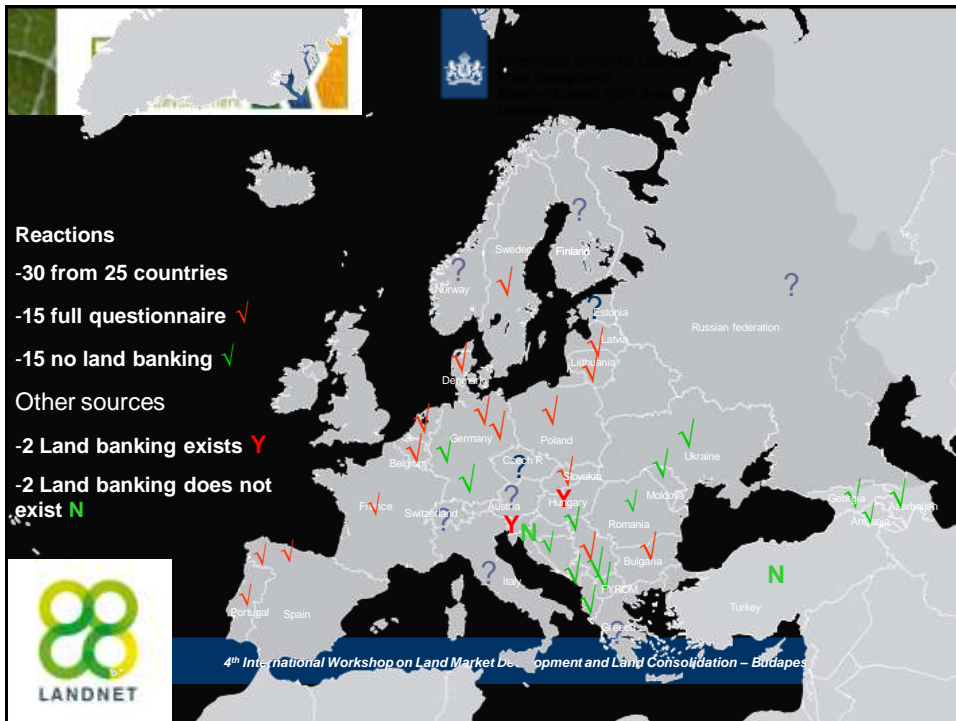


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**Farland**  
Future approaches to land development


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**FAO**  
F A O  
P A R I S


	BE Belgium	BG Bulgaria	DE Germany	DE Germany	DK Denmark	ES Spain	FR France	LT Lithuania	LV Latvia	NL Netherlands	PL Poland	PT Portugal	RS Serbia	SK Slovakia	SE Sweden
<b>Basic information</b>															
Area owned (ha)	1370	240000	281000	93000	2000	3850	133000	0	44430	38000	195000	2000	400000	?	18000
Area leased (ha)					2000	1350	0	0			1483000		290000	?	
Average area acquired / year	155			700	475		80000	0		8000				?	1150
No of parcels involved	2158				180		9000	0		25000		5600	570000	?	300
Average area transferred			121000	700	400		?	0		8000			93000	?	?
Annual budget (Million EUR)	12.5		60	8	34	3.7	800	0		400			40	?	?
Static (positive) fund	N	Y		Y	N	Y	N	Y	Y				Y	Y	
Dynamic fund	Y	N		Y	Y	Y	Y	?		Y			N		Y
Other			Y												
<b>Objective</b>															
Stimulating land markets															
- secure demand	N	N	N	Y	N	Y	Y	N	N	Y	N	Y	N	N	Y
- provide information	N	N	N	N	N	Y	Y	N	N	Y	Y	N	Y	N	Y
- simplify / reduce transaction cost	Y	N	N		N	Y	N	N	N	N	Y	N	Y	N	Y
- assist specific target groups	Y	N	N	Y	N	Y	YN	Y	N	Y	N	Y	Y	N	N
Complementing land markets															
- secure land use by mediating	Y	N	N	N	N	Y	Y	Y	N	N	N	Y		N	Y
- buffer lack of financial liquidity	Y	N	Y	Y	N	N	Y	N	N	N	Y	Y	N	N	N
Guiding land markets															
- support national projects	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
- support regional projects	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
- create viable land structures	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
- stimulate diversification	Y	N	N	Y	Y	Y	Y	Y	N	Y	N	Y	Y	N	Y

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## Approach


	BE	BG	DE	DE	DK	ES	FR	LT	LV	NL	PL	PT	RS	SK	SE
															
Approach															
Activities															
- provide information	N	N	N	N	N	A	Y	S	N	N		N	A	N	O
- offer advice about procedures	N	N	N	S	N	A	Y	S	N	S		N	A	N	O
- contacting / mediating	Y	N	N	S	A	S	Y	S	N	Y		Y	S	N	A
- offering standard contracts	Y	N	N	N	S	A	N	S	N	N		N	A	N	O
- other			N		N	N	N	S	O	Y		N	S	N	N
Instruments to acquire land															
- voluntary buying	O		N	A	A	N	O	Y	O	Y	N	A	N	S	A
- buying via other measures	O		N	S	S	N	S	Y	N	N	N	O	S	N	O
- pre-emption rights	O		N	O	N	N	S	Y	O	N	Y	A	S	N	O
- leasing	O		N	N	A	O	Y	O	Y	Y	Y	A	O	N	S
- state land left after restitution	Y	Y	Y	A	N	T	N	Y	O	N	Y	N	A	Y	O
- receiving trust rights	Y	Y	Y	A	N	O	Y	O	N	N	N	N	O	N	O
- special procedures	N		N	N	S	N	S	Y	N	N	N	N	A	N	S
- other															
Type of land															
- agricultural land	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
- forest land	Y		Y	S	N	Y	Y	Y	Y	N	Y	N	N	N	Y
- land in peri-urban areas	Y		Y	Y	N	Y	Y	N	Y	Y	Y	N	Y	N	N
- land with specific functions	Y		Y	Y	N	Y	Y	N	Y	Y	Y	N	N	Y	N

Y=yes A=always O=often S=seldom N=no/never




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## Approach (continued)

	BE	BG	DE	DE	DK	ES	FR	LT	LV	NL	PL	PT	RS	SK	SE
															
Approach (continued)															
Instruments to transfer land															
- direct selling	Y		O	O	S	N	O	N	Y	A	O		N	N	A
- as part of LC procedures	Y		N	O	A	N	S	Y	Y	O	S	A	O	Y	A
- open auctions	Y	Y	S	N	S	N	A	N	N	S	O	N	O	N	N
- closed auctions	Y	Y	N	S	S	N	N	N	Y	N	O	N	O	N	N
- applications with conditions	Y		O	O	N	Y	A	N	Y	S	O	A	O	N	O
- long term lease	Y	Y	N	N	N	Y	N	N	Y	N	N	N	S	N	N
- short term lease	Y	Y	O	O	A	Y	O	N	Y	N	S	N	O	N	N
- other						Y		N							
Intermediate management															
- managing the condition	S	Y	O	N	S	S	S	N	N	A	O	O	N	N	O
- leasing out on short term basis	O	Y	S	A	O	N	O	N	O	A	S	A	O	N	N
- improving the condition	S	N	O	N	S	S	S	N	N	A	N	A	N	N	O
- anticipating on other land use	O			S	S	O	S	N	O	S	N	O	S	N	O
- allocating land as part of LC	O		N	S	A	N	S	S	O	O	N	A	S	Y	A
- other			S					N						N	
Maximum period for holding the land	-	-	-	12Y	-	-	5Y	-	-	-	-	-	40Y	-	-

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## Organisational Set up

	BE	BG	DE	DE	DK	ES	FR	LT	LV	NL	PL	PT	RS	SK	SE
															
Organisational set up	regional	national	federal	national	national	regional	regional	national	local	national	federal	local	national	national	regional
Level / status															
- level															
- government institution	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
- government enterprise	N		Y				Y								
- public / private cooperation	N			Y											
Structure															
- one central office	N		Y	Y	Y	Y	N	N							
- de-centralised structure	Y	Y	Y	Y			N	N		Y		Y			
- decentralised structure	N						N	N	Y		Y		Y	Y	Y
- total staff	5		694	185	15	10	1000	310		150		5	200	250	15
- combined with other functions?	Y		N	Y	Y	Y	Y	Y		Y		Y	Y	N	Y
Political responsible															
- Ministry of Agriculture / RD				Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y
- Ministry of Environment / Nature	Y														
- Ministry of Finance			Y			Y									
- Provincial government										Y					
- Municipality									Y						
- Other						Y									

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## Organisational Set up (continued)

	BE	BG	DE	DE	DK	ES	FR	LT	LV	NL	PL	PT	RS	SK	SE
	Flanders		BWV	NRV		Cataluña									
Organisational set up (continued)															
Decision making															
- director	Y			Y	Y	Y		Y				Y			Y
- director to a certain level	Y			Y				Y						Y	Y
- management board	Y														
- responsible person in Ministry	Y	Y					Y		Y	Y			Y		
- other			Y										Y		
Supervision															
- parliamentary committee			Y	Y						Y	Y				
- inter-Ministerial committee				Y				Y				Y			
- Ministry of Agriculture / RD			Y		Y	Y	Y			Y	Y		Y	Y	Y
- Ministry of Finance			Y		Y		Y								
- independent accountability			Y												
- External board (PPP)	Y						Y								

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# Thank you!