

Experiences with land consolidation and land banking in Slovenia since 1991

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Land consolidation workshop, Sarajevo, BiH, February 19, 2013

1 Land fragmentation

2 Land consolidation before 1991

3 Land consolidation in Slovenia

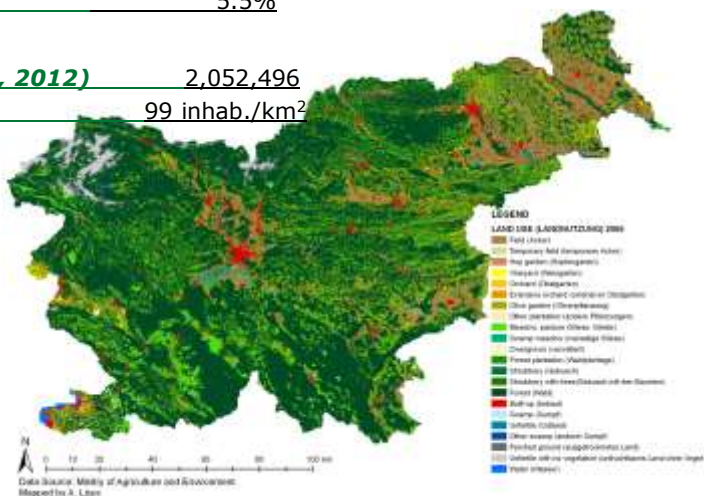
4 Conclusion

Introduction – land use in Slovenia

Total area	20,273 km²
Agricultural land	27.8%
Forest	66.0%
Barren land	0.7%
Other land	5.5%

Other data:

Population (January 1, 2012)	2,052,496
Population density	99 inhab./km²



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The problem of land fragmentation

High relief diversity

- limited arable land
- dispersed settlement patterns
- scarce quality agricultural lowland
- traditional small private farms
- fragmentation of farms' land

Climate

Mediterranean, Pannonian and Alpine

Average farm size

6.3 ha of arable land
22 agricultural land plots per farm

Average arable land plot size

0.3 ha

Arable land per capita

0.08 ha



**UNFAVOURABLE
CONDITIONS FOR THE
AGRICULTURE**

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Reasons for land fragmentation

Before WWII

- Increase of rural land fragmentation from the 18th century
- Land reform plan in 1920s – not realized
- Average arable land plot size 0,30 ha (in 1848) >> 0,06 ha (in 1940)

Period 1945-1990

- Nationalization process:
 - *all urban land was nationalized*
 - **over 90% of agricultural land remained private**

Period 1991-

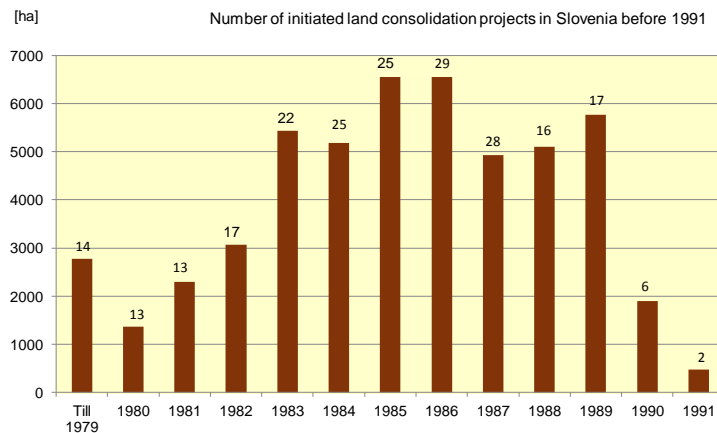
- Land restitution process started in 1991
- Transfer of ownership to:
 - *The Fund for Agricultural Land and Forests, 1993* (the agricultural land and forests)
 - *Local communities* (urban land)
- **The majority of land denationalization cases are solved** (financial compensation or return of real property)

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Land consolidation before 1991 in Slovenia

History of the implementation of land consolidation in Slovenia:

- before the WWII 772 ha
- 1. period after the WWII: 1945–1973 1333 ha
- 2. period after the WWII: 1976–1990 54,344 ha



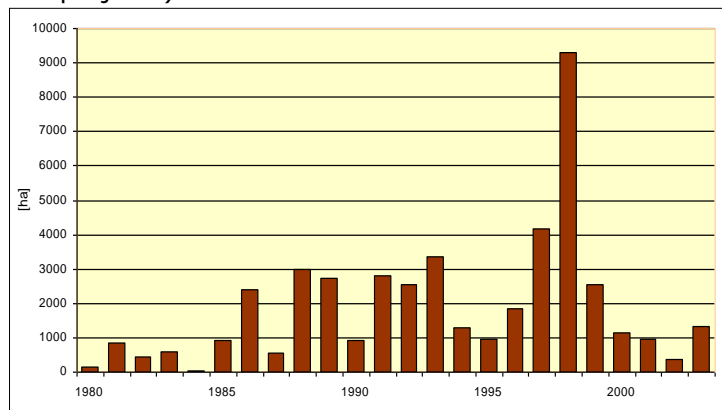
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Land consolidation and transition period

Uncompleted projects in the beginning of 90s
(125 land consolidation projects)



**PROGRAM OF LC
REHABILITATION**



Completed LC projects

NEW LEGISLATION IN 1996 (Agricultural land Act),
amendments in 2003 and 2011

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The impact of past experiences on today's practice

1) Negative connotation of past land consolidations:

- often enforced
- negative environmental consequences
- negative landscape consequences
- complex and lasting procedures
- etc.

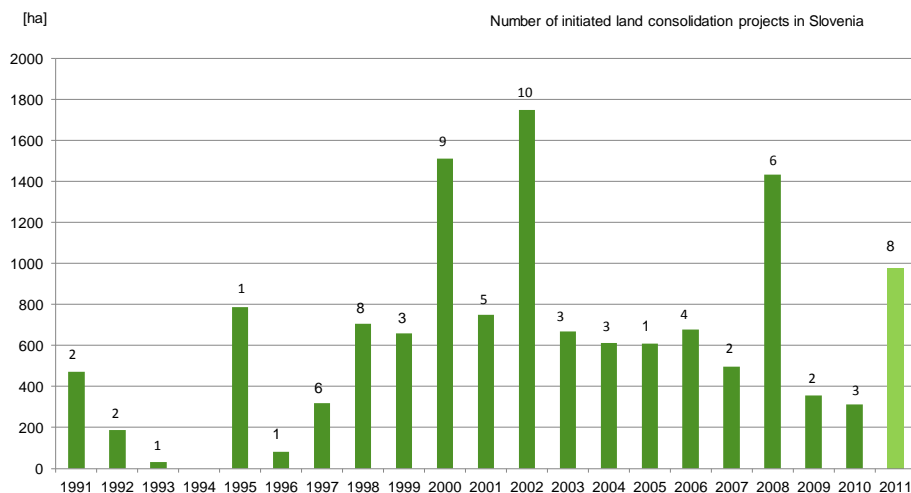
2) Traditional bonds to land



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Land consolidation in Slovenia

- LC under National Rural development programme (1996-2006)
- Rural Development Programme (2007-2013)
- The future perspective 2020?



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Land consolidation procedure (SI) - administrative

Actors:

- Public authority with the LC commission

Responsible for the administrative procedure

- Private surveying company

Implementation

- Municipality

- Land owners

Active participation – individually and by land owners' representatives

- Ministry responsible for agriculture

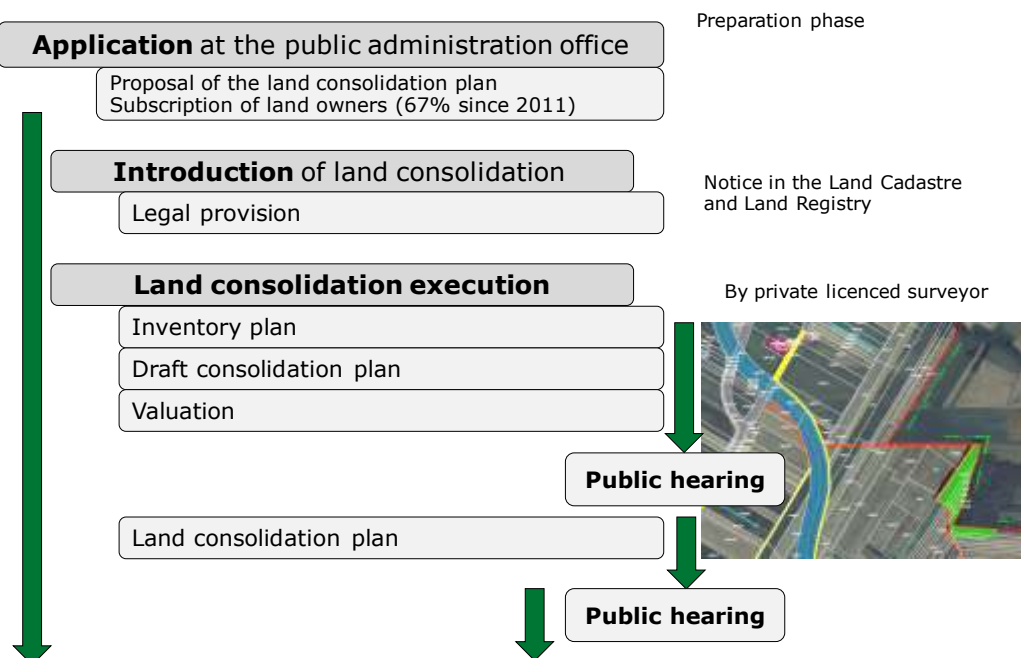
Decisions at the second level

SMA and Land Registry at the final stage – registration of new situation

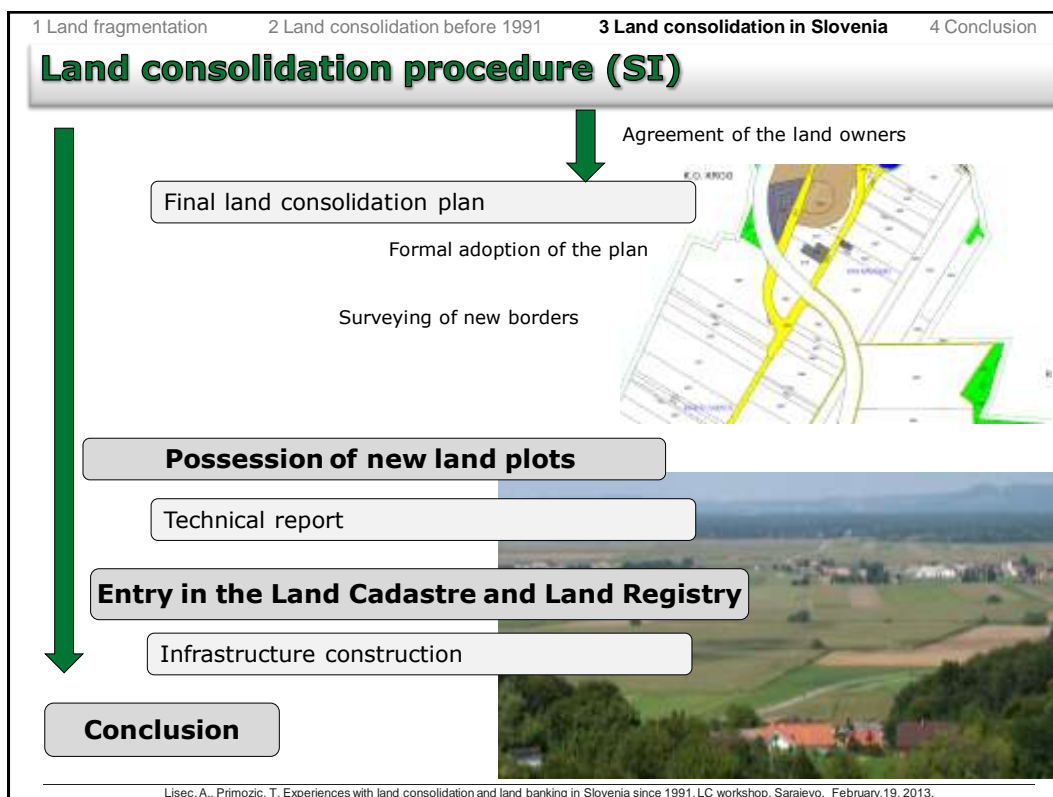


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Land consolidation procedure (SI)



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LC study cases - Krog and Prigorica

	KROG (2008-2010)		PRIGORICA (2001-2008)	
Area	402 ha		400 ha	
	Before LC	After LC	Before LC	After LC
Number of land plots	1132	541	4600	1160
Average plot size	3551 m ²	8147 m ²	867 m ²	3444 m ²
Average number of land plots per land owner	2.4	1.2	7	1.9
Roads	73,795 m ²	79,794 m ²	12,350 m ²	62,116 m ²

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KROG



Preparation: 2007
Introduction: 2008
Execution: 2008-2010
Appeals: /
Conclusion: 2010



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PRIGORICA



Preparation: 2000
Introduction: 2001
Execution: 2002-2004
Appeals: 2004-2008
End: 2008



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Challenges in Slovenia

1) Better institutional support, better knowledge:

- different sectors do not support LC
- a lack of information in the areas with no or less experiences

2) Land consolidation projects and **village renewal**

3) Landscape planning



**Education
Promotion
Good practice**

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Conclusions

- A huge problem of arable **land fragmentation** in Slovenia
- Tradition of land consolidation is an advantage but sometimes also obstacle
- The interest in land consolidation is being increased:
 - **Different benefits** of LC are being recognized
 - **Active participation** is supported
 - LC and **landscape management, LC in protected areas**
 - LC as land management tool by huge infrastructure projects



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THANK YOU FOR YOUR ATTENTION!

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