

# Land Consolidation in Serbia

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## Land consolidation before 1991

- In mid 19<sup>th</sup> century - first Land Consolidation projects on the territory of Vojvodina under the laws of Austrian Hungarian Empire
- Under the socialism – considered a capitalist measure that leads to the strengthening of private property
- In 1956 - began to be implemented with aim to group socially owned land
- In 1974 – law regulating Land consolidation was adopted and it began to be implemented in the wider territory of Serbia (mostly compulsory consolidation)

## Land consolidation before 1991

- Modest results: 20% of total agricultural territory is consolidated
- There was limit of 10 ha for private sector

		Central Serbia	Vojvodina
Public sector	before	1,09 ha	1,50 ha
	after	7,15 ha	10,58 ha
Private sector	before	0,24 ha	0,67 ha
	after	0,61 ha	1,40 ha

- In 1998 - consolidation works were completely suspended because the price of works was several times higher than the price of land itself

## Pilot experience

- In 2006 - the Project "Support to the preparation of a national Land Consolidation Strategy and a Land Consolidation pilot project in Serbia", no. TCP/YUG/3001 (A)
- Goal - preparation of a national Land Consolidation Strategy
- Carried out in local community Velika Mostanica (municipality Cukarica, city of Belgrade)
- Velika Mostanica characteristics – uncertain legal status of the property and titles, small fragmented land parcels, lack of interest of the local community to turn to agriculture, employment in other sectors

## Pilot experience

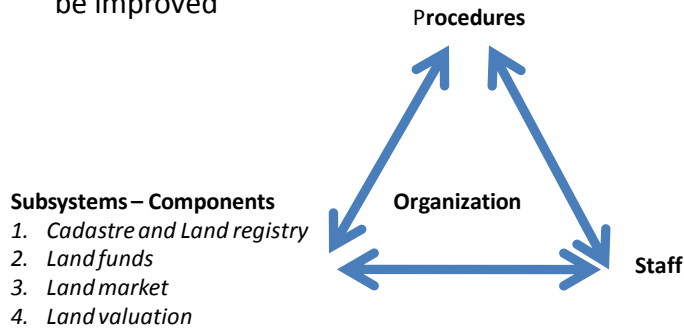
- Result - Draft of the Land Consolidation Strategy of the Republic of Serbia prepared for the Government adoption
- The Strategy identified three consolidation models that are most appropriate for conditions and needs in Serbia:
  - **Comprehensive compulsory consolidation** - includes extensive measures of rural development such as: construction of irrigation systems, prevention of land erosion, construction of local infrastructure, renewal of cultural and historical values etc.
  - **Consolidation as a part of investment project** - as a part of large infrastructural projects
  - **Simple voluntary consolidation** - based on mutual agreement between farmers

## Pilot experience

- The basic elements of a new concept for proposed Land Consolidation models in Serbia should be:
  - Distribution of responsibilities
  - Beneficiaries' participation
  - Land Consolidation as the sale and purchase of land
  - Connecting Land Consolidation with rural development
  - Connecting Land Consolidation with restitution and privatization
  - Connecting Land Consolidation with Land registration
- Formation of Land funds

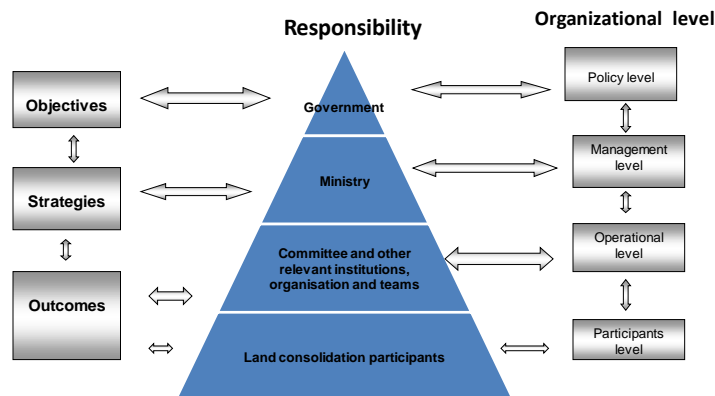
# Lessons learned

- Land Consolidation is the System
- Basic elements of the Land Consolidation System have to be improved



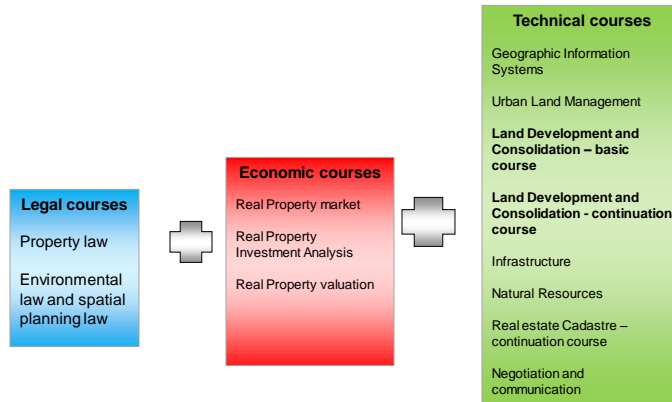
# Lessons learned

Who is responsible and what is necessary to improve in Land Consolidation System



# Changes after the Pilot

In 2009 new Master programme at the Department for Geodesy and Geoinformatics, Faculty of Civil Engineering, University of Belgrade was formed



## Land Consolidation 2007-2011

Municipalities	Area (ha)	Status
Opovo (Opovo), Bačka Palanka (Nova Gajdobra), Bački Petrovac (Maglič), Knjaževac	9.344,50	completed
Bač (Selenča), Bačka Palanka (Despotovo), Bački Petrovac (Kulpin, Bački Petrovac), Kanjiža (Adorjan), Vršac (Veliko Središte, Pavliš), Irig (Jazak)	30.338,00	project is underway
Zrenjanin (Botoš), Pančevo (Banatsko Novo Selo), Opovo (Baranda, Vrbas (Kosančić), Mali Idoš (Lovćenac i Feketić), Žitište (Banatsko Karadordevo), Ruma (Mardelos), Vršac (Vršac 1)	52.138,50	preparatory phase
Total:	91.821,00	

# Land Consolidation 2007-2011

Nova Gajdobra – Before LC



Total number of parcels	2203
Total number of owners	850
Area	1672ha91a76m
Total value of parcels	13.769.148vj
Average number of parcels	2,6
Average size of parcel	76a

# Land Consolidation 2007-2011

Nova Gajdobra – After LC



Total number of parcels	998
Total number of owners	850
Area	1672ha91a76m
Average number of parcels	1,2
Average size of parcel	1ha 68a

## Future plans

- Embed the Land Consolidation into rural development strategies
- Amend the existing legislation
  - Define clear rules and procedures for initiation and implementation of Land Consolidation projects
  - Develop clear procedures and guidelines for the funding of Land Consolidation projects
  - Give landowners a say in Land Consolidation projects
  - Allow formation of Land funds
  - Assign organization and coordination of Land Consolidation projects to one single authority – Directorate for agricultural land

## Future plans

- Decrease further fragmentation of agricultural land
- Capacity building
- Carry out a public awareness campaign
- Improve access to subsidies and loans
- Reduce fees and taxes

Thank you for your attention!