

Project “Land consolidation in Croatia”

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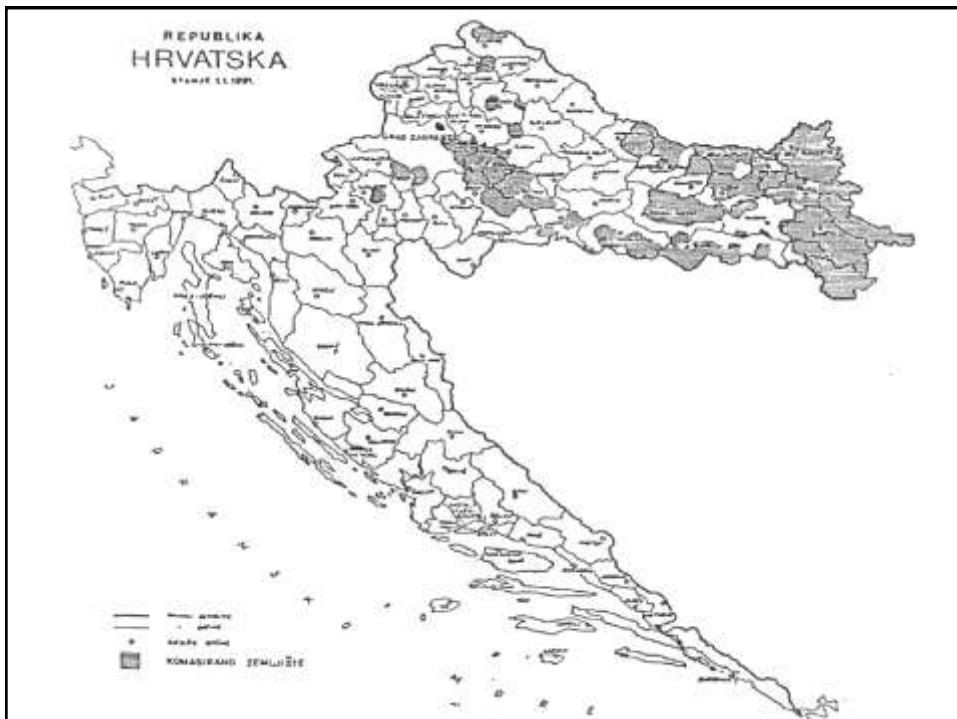
History of land consolidation

- Since Maria Theresia in 1766 there was URBAR law for land consolidation
- In 1902 Croatian Parliament has adopted the land consolidation law –results:
until 1947 in 120 cadastre municipalities consolidated cca 200.000 ha of land
- 1954 Land consolidation law
- 1979- today: valid consolidation law (1984 and complemented 1987)

- Effects: 1956 – 1991 consolidated 656.782 ha of land in 489 c.m.
- In Croatia (according to the DGU - 3360 c.m. with 14.379.154 cadastre parcels (c.p.)
- size of a average c.p. from 0,4 ha to 1,04 ha
- number of c.p. on a single farm from 8,8 to 3,4

**Since 1991 there has been no land consolidation-
the law is not in force (hasn't been adjusted)**

- Making of the first Land survey in Croatia 1818-1836
- Cadastral tax payments by classes of land was abolished in 1996



- In Croatia (according to the DGU - 3360 c.m. with 14.379.154 cadastre parcels (c.p.)

List of Agriculture 1960 shown 1,920,564 ha

List of Agriculture 2003 shown 1,300,195 ha

- 440.000 ha state land (ex-conglomerates)
- 860.195 ha private land in 1.918.358 parcels (average 4,3 parcels pro farm size 0,45 ha)
- in 40 years time 204.842 private farms ruined

Project “Land consolidation in Croatia”



- Varaždin county, municipality Vidovec
- Zagreb county, city of Vrbovec and municipality Krašić
- Primorsko-goranska county, municipality Vinodolska
- Vukovarsko-srijemska county, municipality Tompojevci

Project goals

- To contribute to the sustainable development of agriculture and rural areas
- To support the development of a national policy of land consolidation
- To develop institutional, legal and technical framework for the consolidation of agricultural land

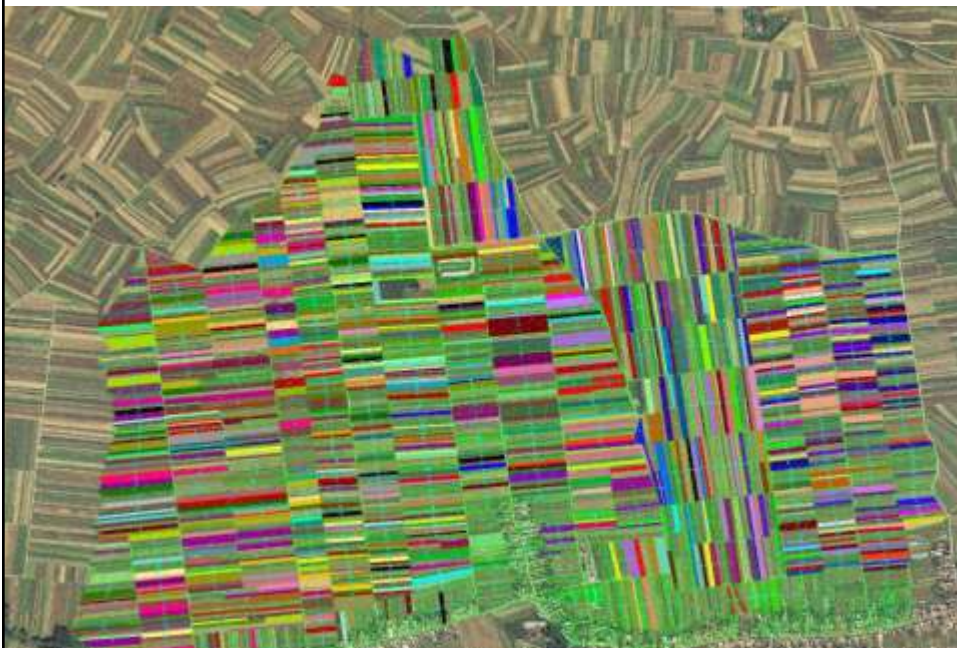
Project components

1. Establishing a structure for implementation of land consolidation
2. The implementation of land consolidation on 5 selected pilot locations
3. Improving the efficiency of the agricultural land market
4. Establishing a pilot land fund at the county level

**Project “Land consolidation in
Croatia” in selected pilot location
Vidovec**



Pilot location Vidovec



- c.m. Vidovec
- c.m. Zamlača

Location total	Project participation
740 ha	395 ha
100%	53%
2800 cp	1346 cp
100%	48%
1100 land owners	351
100%	32 %

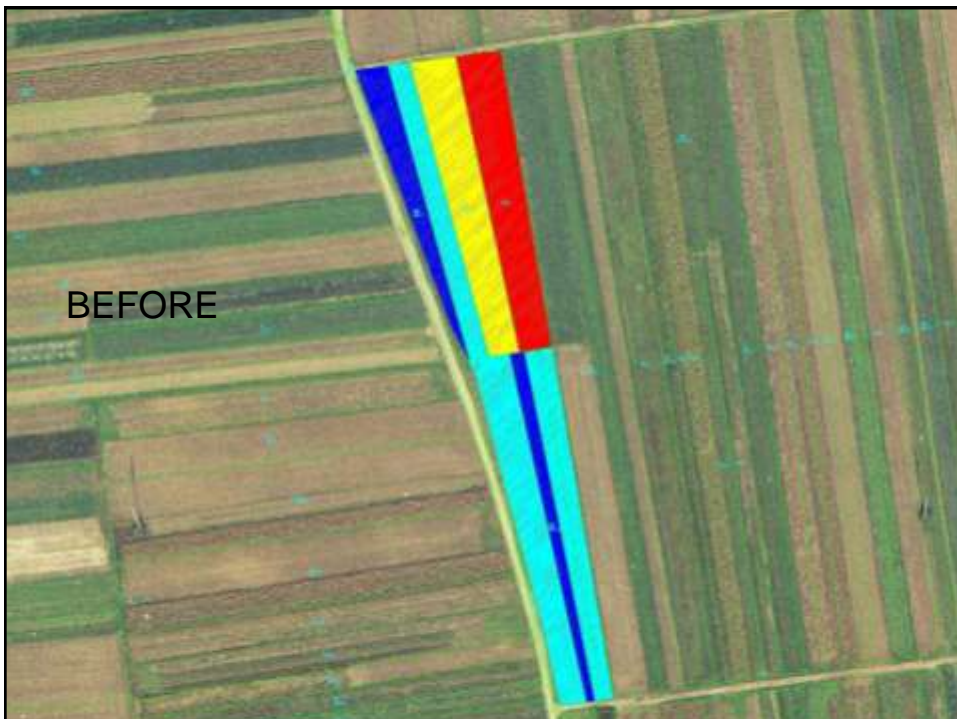
- The average size of the property is 0.67 ha
- The average size of the parcel is 0.26 ha
- The participation in the project only on a voluntary basis

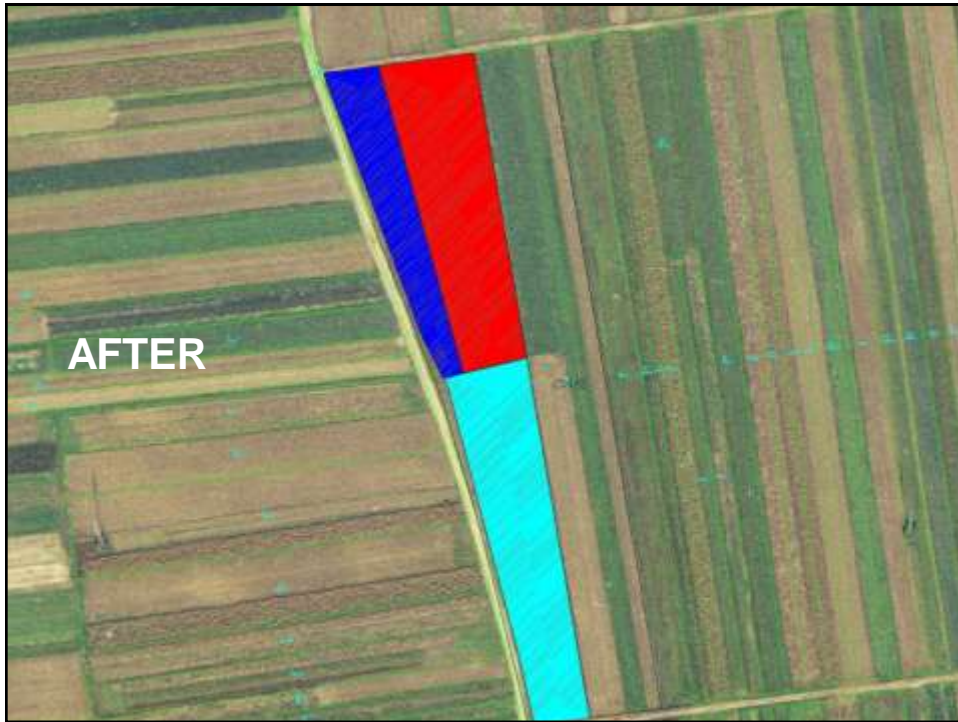
Disunion and dispersion



Results achieved

- 173 proposals for individual correction procedure included 224 cp
joined 26 cp
- 27 parcelation elaborats (studies)
joined 22 cp
- 64 contracts
joined 18 cp





Achievements

- Land owners are satisfied with the results
- The farm structure improved
- Identified problems are to be solved with laws
- Experiences gained were used in establishing the regulations in agriculture
- Consolidation has become noticeable in the political public

What about after the project?

- the legal framework for land consolidation-
NOT ENACTED
- the law regarding ownership and other real
rights – NOT CHANGED
- land books content is STILL NOT settled
with the land cadastre