
Experiences With Land Consolidation and Future Perspectives in Kosovo

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Agricultural Sector in Kosovo

- Kosovo has an overall area of: 10,887km²
 - Agricultural land: 577,000 ha ,
 - Woodland: 464,800 ha ,
 - Other: 46,900 ha ,

 - Private property 88% of land
 - Public property 12% of land (over 26.2897 ha. privatized)

 - 460,000 Owners; 2.3 milion Plots; 1,300 Cadastral Zones

 - Approximately 180,000 households
 - 80% of farms < 4 ha
 - 0.6% of farms > 10 ha
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Main challenges for land use

- Loss of agricultural land due to illegal urban constructions
 - Extreme land fragmentation (use, ownership, farms)
 - Land abandonment
 - Absenteeism of landowners
 - Lack of information and transparency in market activity
 - Incomplete records on ownership
 - Deficient land administration system
 - No clear rural spatial planning schemes
 - The Policy of MAFRD is to address these problems with Ministry of Environment and Spatial Planning, Municipalities and other stakeholders.
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Structure of agricultural land

- ❑ According to the data available, the average farm per household in our country, is around 2.2 - 2.4 ha of arable land, usually fragmented in 6-8 plots.
- ❑ The average size of parcel is about 0.30 ha
- ❑ Plots are often scattered, sometimes over 7 km. from homestead and can be in two municipalities
- ❑ Farms are often owned by the elderly
- ❑ Geometric forms of parcels are not regular
- ❑ Farms are often on co-ownership
- ❑ Owners sometimes have no legal titles

Legislation and Legal framework

- ❑ Law on Arondation, Consolidation and Re-parcellation of Land,
- ❑ "Official Gazette KSAK" No.32/76
- ❑ Law on Consolidation "Official Gazette KSAK" Nr. 31/87,,
- ❑ Law on Agricultural Land Nr.02/I-26 dt.24.06.2006 Chapter IV Land Regulation-L.R. Administrative Instruction No. 35/2006
- ❑ Law on Land Regulation No.04/L-04 "Official Gazette RKS" Nr. 03. dt. 22.02.2012
- ❑ Five Administrative Instruction are approved based on LoLR
- ❑ **Agriculture and Rural Development Plan 2007-13.** The first Axis of **Measure 2** which provides for restructuring farm physical potential, where land consolidation is introduced as a very important action in increasing farm size, having an impact in increasing market competition and land market development. Land Consolidation will be an important instrument for the implementation of respective objectives.

Land Consolidation Strategy 2010-2020 and program implementation

- ❑ **The** Land Consolidation Strategy 2010-2020 and program implementation is approved by Kosovo Government Nr.09/21 dt.26.06.2011
- ❑ **Purpose of the Strategy** is to create a long term outlook for the implementation of land regulation in Kosovo. Government has decided that land regulation is a policy priority for MAFRD. Legislation is available. The strategy now delivers the "translation" of policy and legislation into a consistent medium term line of action, and delivers a 10 year action plan which sets time frames and priorities and estimates future budget requirements.
- ❑ **Specific objectives of the Strategy** are (i) to integrate land regulation in broader rural development efforts (i) to facilitate funding and preparation of land regulation projects (iii) to facilitate the process of land regulation.
- ❑ **Accommodates:** (i) Voluntary Land Consolidation, (ii) the 'unfinished land Consolidation, (iii) LC for public interventions, (iv) Settlement of Disputes and (v) supporting land related ARDP projects

Land consolidation 83-89

- ❑ In the irrigation system "Ibër Lepenc" land regulation works were carried out in:
 - ❑ Mitrovica in 4 cadastral zones
 - ❑ Vushtrri in 23 cadastral zones
 - ❑ Prishtina (Obiliqi, Fushë-Kosova) in 7 cadastral zones
 - ❑ Drenas/Glogovac in 21 cadastral zones
- ❑ In the "Radoniqi" irrigation system, land regulation works were carried out in:
 - ❑ Prizren in 6 cadastral zones
 - ❑ Rahovec in 11 cadastral zones
 - ❑ Gjakova in 16 cadastral zones
- ❑ In areas where no irrigation system was established, land regulation works were carried out in:
 - ❑ Municipality of Viti in 10 cadastral zones
- ❑ Agricultural land consolidation was carried out in 26.000 ha, in 98 cadastral zones, 8 Municipality and it was not completed.

Situation of the consolidated property in municipalities from 80's

- ☐ No property under consolidation was registered in the cadastral documentation.
 - ☐ The property is farmed based on the consolidation documentation, while the ownership remains as it was before consolidation.
 - ☐ There are cases where the property is being used as per the old situation, i.e consolidation has failed.
 - ☐ The legal ownership remains pending and there are often disputes on the ownership of these properties.
 - ☐ Illegal construction on lands included in the land consolidation area is obvious.
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Land Consolidation ALUP-Project 2006-07

- ☐ Selection of pilot municipality for LC
 - ☐ a) *pilot project Shishman –Gjakovë*, b) *pilot proj. Videj –Klinë*
 - ☐ Agree with MAFRD and other actors on LC principles, procedure, pilot locality
 - ☐ Develop and carry out a training program
 - ☐ Awareness activity in pilot area
 - ☐ Base line survey
 - ☐ Establish baseline situation of ownership
 - ☐ Valuation
 - ☐ Negotiate agreements
 - ☐ Prepare re-allotment plan
 - ☐ Implement agreements
 - ☐ Document and disseminate pilot experience
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Unfinished Land Consolidation Projects

Government of Kosovo has financed a project on Unfinished land Consolidation

- Unfinished land Consolidation (ULK), from 1983-1989
 - Land Consolidation project in 2008 in 18 CZ:
 - 1.413 ha in Gjakova Municipality
 - 1.318 ha in Rahovec Municipality and
 - 930 ha in Prizren Municipality
 - Land Consolidation project in 2011:
 - 3.335 ha in Vushtrri and 450 ha Obiliq Municipalities.
 - Planned for 2012-13:
 - 6 CZ, 3.539 ha (Gjakova) is being developed
 - Voluntary Land Regulation (VLR) is being developed in Pozharan village, Viti 35 ha Class 1 lands.
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Criteria for selection of the pilot area for Voluntary Land Consolidation in Pozharan –Viti Municipality

- A basic analysis is conducted to identify whether a satisfactory potential projects to voluntary regulation of land
 - Possible criteria.
 - A great interest from farmers and local government
 - Small number a absent of owners and those who oppose
 - There are sufficient data, and the small number of land conflicts
 - No major differences between parcels of owners on fertility of soil
 - Considerable distance plots by settlements for using them in a future for construction building
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Overall objectives of Pilot Project

- ❑ Contribution to sustainable rural and agricultural development in Kosovo through the longer-term improvements to rural land tenure arrangements by implementing a national strategy for land consolidation and the program 2010-20120;
 - ❑ **Specific objectives of the pilot project are to:**
 - ❑ Test the demand and feasibility of land consolidation with small landowners as the primary target group
 - ❑ Use the pilot experience as the basis for designing a potential national-level approach;
 - ❑ Assess the impact of land consolidation at the local level, including on land markets, increasing agricultural production improvements of rural land tenure
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Project activities

- ❑ Preparation for land consolidation planning
 - ❑ Selection of pilot Project area for the implementation of LC
 - ❑ Establish the Municipal Land Consolidation commission including 2 participant of pilot community
 - ❑ Develop and carry out a training program.
 - ❑ Develop a public awareness campaign Review and revise ownership maps for the baseline situation in pilot village
 - ❑ Clarification of ownership
 - ❑ Develop and put in place an approach for valuation of land in the project areas.
 - ❑ Negotiations and Preparation for land re-parceling planning
 - ❑ Land re-parceling planning
 - ❑ Registration
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Selection of pilot Project area for the implementation of LC



Measurements cadastral boundaries of parcels/Public discussion

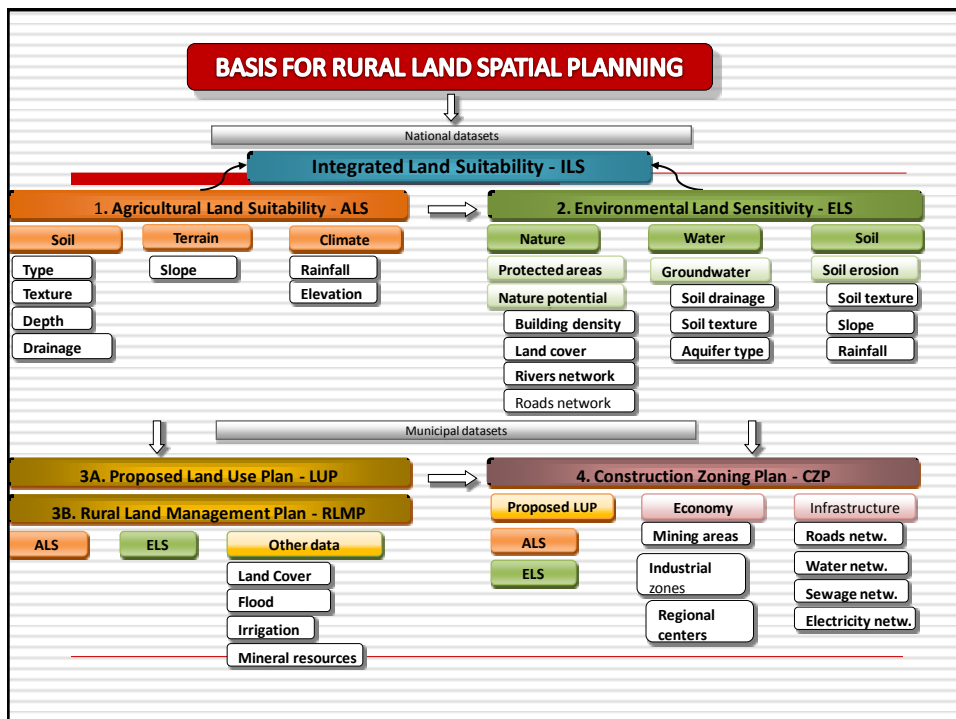


LC VERSIONS

❑ The first version

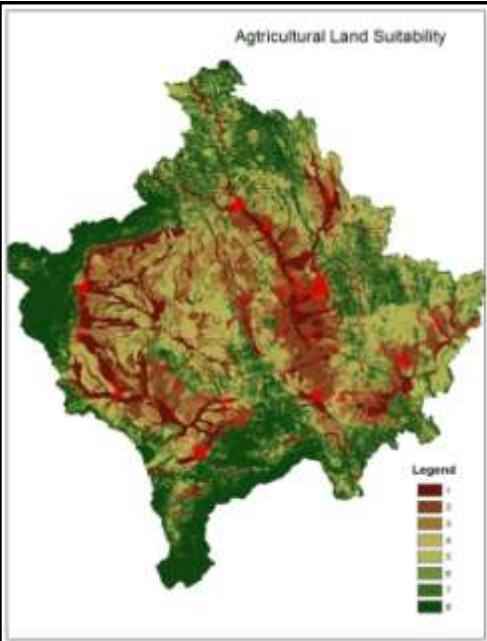


The second version



Agricultural Land Suitability - ALS

classes	Area, km ²		Area, %	
	All	Agricultural land	of Agricultural land	of Agricultural land
1	1054.51	907.01	20.77	81.32
2	1279.84	1014.84	23.24	
3	1354.42	956.36	21.90	
4	1445.45	672.35	15.40	
5	1323.13	374	8.57	18.68
6	989.06	186.25	4.27	
7	490.37	71.2	1.63	
8	2871.32	184.2	4.22	
Total	10808.1	4366.21	100.00	100.00



ALS classes

Suitability score	Land quality	Code	Land use groups
0	Unsuited	8	No mechanized arable agriculture possible
1-35	Very poor	1	Poor land; mainly woodland and grassland; not sensible to preserve for agriculture
36-45	Poor	2	
46-55	Below average	3	Decisions on preservation for agriculture have to be taken on merit
56-65	Average	4	
66-75	Above average	5	
76-85	Good	6	Strictly preserved for agriculture
85-100	Very good	7	

Conludition

- ❑ LC can be considered as an important and powerful instrument to reduce land fragmentation and to stimulate farm structure improvements in Kosovo
- ❑ Unfinished Land Consolidation will be used to:
- ❑ Facilitate the last phases of the privatization of state land
- ❑ Voluntary Land Consolidation is only used in areas where the privatization / registration is completely realized
- ❑ Voluntary participation of the land owners
- ❑ Bottom up approach;
- ❑ Selling , purchase and exchange at market price
- ❑ It will have to be coordinated with the other instruments of land development and spatial planning

Conludition

- ❑ Greater involvement of local population in land consolidation proceeding
 - ❑ Land consolidation can achieve sustainable rural development
 - ❑ Land consolidation proceeding that have been implemented in the past, have been in a way considered as compulsory consolidations, which aim was directed mostly in increasing ex-public agricultural complex, and not on increasing of individual family farms. This way local people have lost their trust and some time was needed, that they against realized the benefits of land consolidation.
 - ❑ *An overall conclusion of the assessment is that the land consolidation pilot project is excellent prepared, is being developed and modern tool to improve the land tenure situation in rural areas*
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Thank you for your attention!
