

banco de terras de galicia



Galician Land Bank – 10 years of experience with land banking

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- **Area:** 29.575 km² **Inhabitants:** 2.7 millions **Settlements:** Almost 31.000



How is our "Land?"

- Extreme land fragmentation



... parcels ...

Autonomous Communities	Agrarian Area (Haa)	Agrarian Area %/Spain	Number Land Parcels	Number Land Parcels %/Spain
Andalucía	8.495.138,22	17,91%	2.780.768	7,05%
Aragón	4.721.969,17	9,96%	2.509.479	6,37%
Asturias (Principado de)	1.026.990,42	2,17%	1.491.839	3,78%
Baleares (Illes)	481.519,11	1,02%	270.869	0,69%
Canarias	683.081,26	1,44%	734.813	1,91%
Cantabria	501.925,07	1,06%	311.864	1,30%
Castilla y León	9.272.302,16	19,55%	9.146.293	23,20%
Castilla-La Mancha	7.830.287,34	16,51%	4.375.902	11,10%
Cataluña	3.041.218,07	6,41%	1.353.106	3,43%
Comunidad Valenciana	2.179.894,22	4,60%	2.208.704	5,60%
Extremadura	4.127.213,37	8,70%	1.246.859	3,16%
Galicia	2.841.905,66	5,99%	11.167.139	28,33%
Madrid (Comunidad de)	660.897,95	1,39%	423.562	1,08%
Murcia (Región de)	1.060.682,88	2,24%	467.937	1,19%
Rioja (La)	493.826,93	1,04%	706.390	1,79%
Ceuta	0	0,00%	0	0,00%
Melilla	0	0,00%	0	0,00%
	47.419.832,03	100,00 %	39.417.124,00	100,00 %
Provinces	Agrarian Area (Haa)	Agrarian Area %/Galicia	Number Land Parcels	Number Land Parcels %/Galicia
15 Coruña (A)	742.400,47	26,12%	2.766.818	24,78%
17 Lugo	971.339,48	34,18%	2.312.673	20,71%
32 Ourense	713.899,84	25,12%	3.544.570	31,64%
36 Pontevedra	414.265,86	14,58%	2.942.938	21,88%
	2.841.905,66	100,00 %	11.167.139	100,00 %

... land owners ...

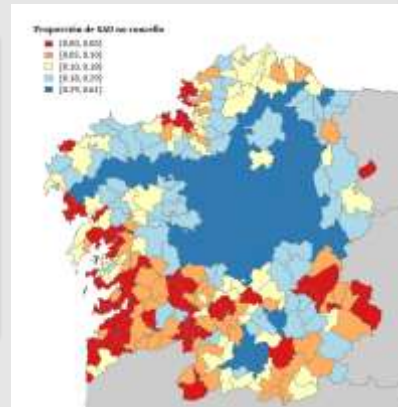
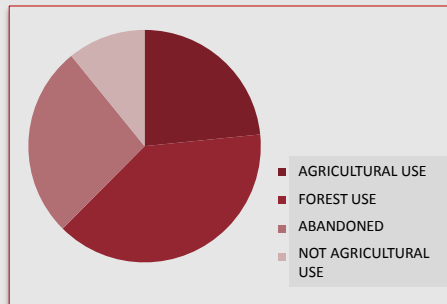
Autonomous Communities	Total	1 parcel	2 parcels	3 parcels	4 parcels	5 parcels	6 to 10 parcels	11 to 25 parcels	26 to 50 parcels	More than 50 parcels
01 Andalucía	1.051.223	511.018	197.626	102.404	65.050	42.767	80.836	36.842	4.301	1.377
02 Aragón	416.153	146.377	61.357	36.546	26.305	19.787	56.633	49.226	14.693	5.209
03 Asturias (Principado)	337.895	137.610	55.601	30.762	21.217	14.509	37.220	28.439	8.091	3.546
04 Baleares (Illes)	162.510	100.657	29.850	12.207	6.800	3.892	6.910	1.997	138	90
05 Canarias	286.048	142.131	51.590	26.307	16.467	11.261	23.909	12.171	1.832	350
06 Cantabria	141.364	58.851	25.346	14.048	9.418	6.515	15.261	8.856	2.254	815
07 Castilla y León	1.470.687	483.637	213.505	132.856	96.574	73.499	206.304	175.718	57.597	30.997
08 Castilla - La Mancha	811.720	296.616	125.633	74.447	52.632	38.437	103.764	82.237	25.500	12.754
09 Cataluña	390.879	185.499	70.086	35.292	22.314	15.200	35.414	21.541	3.929	1.604
10 Comunidad Valenciana	726.663	372.210	126.364	62.328	39.833	26.530	60.247	32.493	4.957	1.501
11 Extremadura	229.926	140.602	59.304	33.117	22.717	15.946	38.670	22.226	4.101	1.233
12 Galicia	1.661.280	637.383	222.043	127.309	90.548	67.472	199.473	197.930	83.597	36.115
13 Madrid (Comunidad de)	123.663	59.679	19.619	10.044	6.509	4.627	11.538	8.453	2.273	921
14 Murcia (Región de)	204.596	110.004	39.024	18.229	10.898	6.507	12.812	5.206	680	246
15 Rioja (La)	121.665	45.403	18.531	10.943	7.622	5.524	15.695	12.497	3.727	1.734
16 Ceuta	392	216	83	57	10	11	0	4	0	2
17 Melilla	220	144	43	27	0	5	8	0	3	1
	8.245.875	3.428.046	1.315.795	726.613	494.944	352.979	913.732	696.796	228.483	98.315

(Galician population: 2,7 millions of inhabitants)

Autonomous Communities	Area/parcel (m2)	Area/Owner (m2)	Parcela/Owner
Andalucía	30.551,74	80.811,92	2,65
Aragón	18.816,53	113.467,14	6,03
Asturias (Principado de)	6.884,06	30.393,77	4,42
Baleares (Illes)	17.776,83	29.630,12	1,67
Canarias	9.049,08	23.882,46	2,64
Cantabria	9.805,83	35.505,06	3,62
Castilla y León	10.137,77	63.047,42	6,22
Castilla - La Mancha	17.895,75	96.465,37	5,39
Cataluña	22.475,83	77.804,59	3,46
Comunidad Valenciana	9.869,56	29.998,70	3,04
Extremadura	33.106,88	121.733,79	3,68
Galicia	2.544,88	17.106,72	6,72
Madrid (Comunidad de)	15.538,09	53.443,47	3,44
Murcia (Región de)	22.688,59	51.914,51	2,29
Rioja (La)	6.388,88	40.585,07	5,81
Ceuta	-----	-----	-----
Melilla	-----	-----	-----

How is our "Land?"

- Problem of land abandonment /not well managed land



Land abandonment

Lost of population in rural areas and abandonment of agricultural activities

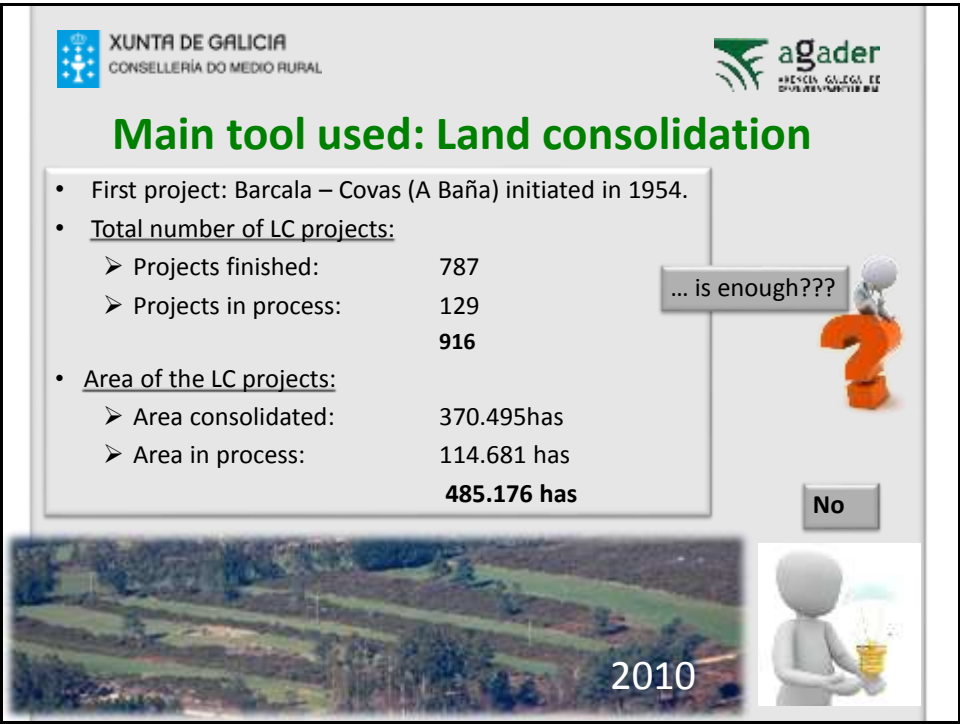
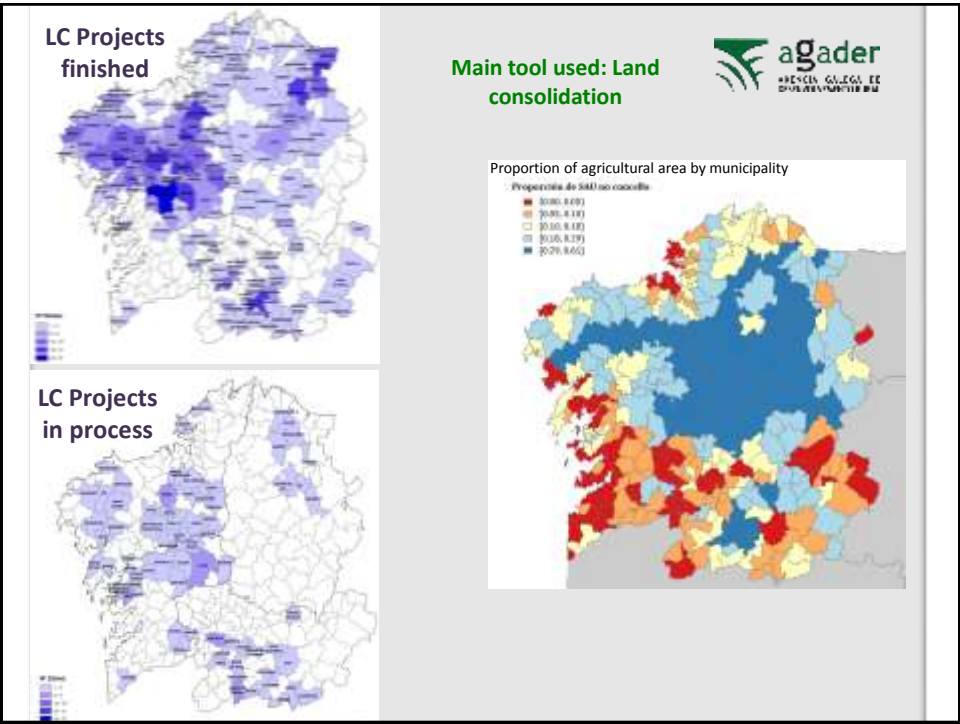
Ageing of rural population: retirement in agricultural activities without generational renewal

There is not an active land market, however land prices are high

Lack of trust in land leasing/renting

No control of land which is abandoned: there are tools based on sanctions but they are not applied, not popular

Land is considered as an asset



Tool box thinking



Land Bank of Galicia

- Created in **2007** by law, being modified substantially in **2011**.
- Managed by a **public agency: AGADER** that depends on the Regional Rural Department:
 - ☐ Sub-direction of "Land Mobility"
- Main goal: **promote the use of the land**
 - ☐ Intermediating in the process of leasing land between landowners and producers:
 - only acting on land use, non on ownership
 - providing guarantees to both: landowners and producers
 - voluntary bases
 - establishing guarantee prices for leasing
 - ☐ Fighting against land abandonment: the Land Bank can act on land mobility projects although no-agreement is done through the land bank
- **Main areas of activity:**



Ordinary procedure



Promotion of large scale projects



Innovative projects and coordination with other tools



Ordinary procedure

- The land bank **intermediate** in the process of leasing land between landowners and producers
- Type of land included:
 - ☐ **Land Funds** from LC projects finished, by law they belong to the Land Bank
 - ☐ **Private land included by their owners:** they include land use rights not ownership rights
- **Guarantees** are given to owners and producers:
 - ☐ Land well used
 - ☐ Annual rent is guaranteed
 - ☐ At the end of the rent, the landowner can recover their land in good conditions
 - ☐ Stability is given to producers/users (opposite to verbal agreements)
- **Various types of uses:** agriculture, forest, nature conservation, social



Ordinary procedure – Managing tool: SITEGAL

- **SITEGAL:** GIS tool based on free software



- Procedures:
 - ☐ **External:** application
 - ☐ **Internal:** all the procedures
 - ☐ Working on setting up **electronic procedures in all the steps** (2018)
- **Universal tool:** accessible by everybody through internet:
<https://sitegal.xunta.gal>
- **Transparent:** available parcels, land uses, prizes, ...



Ordinary procedure – Main figures

10 years

Nowadays

- 12.467 parcels included (5.837 ha)
 - ☐ Private landowners + unknown: 1.169
 - ☐ Land funds: 11.288
- 2.934 rented agreements signed
- 49 agreement were signed for nature conservation purposes (signed with NGOs)
- 118 parcels transferred (ownership) + 2000 in process (METAGA) to Municipalities: social goals

Province	Number of parcels	Area (ha)
A Coruña	5.042	2.422,94
Lugo	2.823	1903,77
Ourense	2.632	959,10
Pontevedra	1.960	511,98
Total Galicia	12.467	5.837,78

	Num. Parcels	Area
Rented	1.156	1.379,52
In process - Renting	2.295	1.777,08
Available	4.136	963,52
Not available	4.870	1.717,66



Ordinary procedure – Main figures

- **Technical instructions** were approved:
 - ☐ When and how to apply for parcels
 - ☐ Which land uses are permitted in the land bank parcels
 - ☐ Criteria to use in the case of coincidence in time of various applications on the same parcel
 - ☐ Methodology for the establishment of guarantee prices for renting (in review)
- **New regulation** will be available in 2018 including the experienced in renting as well as other procedures:
 - ☐ Selling land
 - ☐ Support to pilot projects
 - ☐ Establishment of rental prices





Promote large scale projects

- Leasing **“single”** parcels is **expensive** and goes **slowly**
- Not always **offer and demand agree** in the same area or in the same productive sector
- Focusing in **large areas** could have **more impact** in reducing land abandonment.
- A lot of **interest**: new projects, initiatives, interests are identified every year






First experience – Bustelo (Vilardevós)



- Three wine production companies + farmer (reallocation of his land)
- Designation of Origin for wine production: Monterrei










STAKEHOLDERS:

- Local people working for them to explain and convince people
- Good reception of the landowners for the projects
- Together they negotiate the conditions


LAND BANK:

- Meeting with landowners explaining the procedure and guarantees of the land bank
- Identification of their parcels in the cadastral maps
- Collecting the documents needed to all the landowners
- Field work to define the area rented








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❑ **1 parcel** rented to a individual wine producer (5 ha)




❑ **9 parcels** rented to a local farmer (1,8 ha)



❑ **70 parcels** rented together to 3 wine production companies (100 ha)

- 9 parcels of private common land (big parcels)
- 61 parcels of private landowners







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agader
#RESCEN GALICIA EE
DIVERSIDADE RURAL



LARGE SCALE PROJECT IN PROCESS

Mobilization of land - Projects



• Projects promoted by private stakeholders + municipalities

• Budget available by Galician Government for fighting against land abandonment

• First steps in 2017 and possibility to go on in the future

LARGE – SCALE PROJECTS

LOCATION: Sober, province of Lugo

BUDGET: 98.000 euros


SECTOR: Farmer, pastures

AREA: 30 ha

OBJECTIVE AND GOALS:


- **Restoration of agricultural land abandoned for pasture production**
- Local cooperatives and municipality involved in the project
- Possibilities of increasing the area in the future
- Previous experience in the area with a local land bank
- Support of the land bank
 - ☐ Research and contact with landowners
 - ☐ Formal agreements
 - ☐ Preparation works for implanting the pastures





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LARGE – SCALE PROJECTS



LOCATION:
Folgoso do Courel, prov. Lugo




BUDGET:
270.000 euros


SECTOR:
Chestnut production

AREA:
60 ha

OBJECTIVE AND GOALS:


- Restoration of traditional forest of chestnut trees traditionally managed for chestnut fruit**
- A mountainous area very depopulated
- Chestnut forest with important ecological and “emotional” values
- Possibilities of increasing the area in the future (20 ha)
- Support of the municipalities and landowners
- Support of the land bank
 - ☐ Research and contact with landowners
 - ☐ Marking out the “trees”: same parcel – different landowners of the chestnuts
 - ☐ Clearing, improving paths, forest treatments
 - ☐ Advice in joint management



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LARGE – SCALE PROJECTS



LOCATION:
Arnoia, Province of Ourense




BUDGET:
3.5000 euros


SECTOR:
Pepper production

AREA:
15.000 m2


OBJECTIVE AND GOALS:

- Restoration of land abandoned for pepper production**
- Area with a protection **designation of origin for pepper production**
- A producer is interested in the project and previous agreements with landowners have been established
- Support of the municipality
- Support of the land bank
 - ☐ Formal agreements between producers and landowners
 - ☐ Prepare the land and the facilities needed


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 CONSELLERÍA DO MEDIO RURAL

LARGE – SCALE PROJECTS



LOCATION:

A Fonsagrada and Ancares, Lugo

BUDGET:

120.000 euros

SECTOR:




Farmer, pastures


AREA:

70 ha


OBJECTIVE AND GOALS:

- **A mountainous area very depopulated**
- **Restoration of traditional permanent pastures.**
- Private land and private common land
- Association of farmers is involved
- Possibilities of increasing the area in the future
- Support of the land bank
 - ☐ Research and contact with landowners
 - ☐ Formal agreements between producers and landowners
 - ☐ Preparation works for the restoration of the pastures


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 CONSELLERÍA DO MEDIO RURAL

LARGE – SCALE PROJECTS



LOCATION:

Cualedro, province Ourense

BUDGET:

46.500 euros

SECTOR:




Wine and garden production

AREA:

100 ha

OBJECTIVE AND GOALS:

- Municipality with **land consolidated areas which are abandoned**
- Area affected by **forest fires** every year
- **Interest of various stakeholders of wine, chestnut and olive trees.**
- Area with a protection designation of origin for wine production
- Research work for identifying land, landowners and stakeholders interested in restoring land for garden and wine production

Singular projects and coordination with other tools

- The activity of the Land Bank it is not only to intermediate between landowners and producers, its main goal is **promoting the use of land**, giving support to other activities
- The land bank is another tool, **coordination with other tools** promoted from the public administration is needed.



Garden Project



Land Observatory



Coordination LC



UAXES



Support innovative solutions

GARDEN PROJECT

LOCATION: Ferrol, province of A Coruña

BUDGET: 150.000 euros

SECTOR: Garden Production + Social

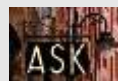
OBJECTIVE AND GOALS:

- **To develop an integral action between public administration (Land Bank and Social Policy Department, garden producers and social organizations to:**
 - ☐ Offer learning and experience to people at risk of social exclusion
 - ☐ Give support to projects and initiatives which could be developed after the training step.
 - ☐ Promote positive opinion in society about agriculture
- The project will be developed in different steps. In 2017:
 - ☐ Contact and agreement with social organizations was developed
 - ☐ Building the facilities for the training
- The support of the land bank it would include support in getting land for garden projects or initiatives developed in the future



Finca Proxecto Morla. © Finca proxecto Morla

- In 2013 and 2014, **AGADER** (Land Bank), the **Foundation Juana de Vega** (private) and the **University of Santiago de Compostela** (USC) developed a common project related to ownership and land mobility.
- One of the conclusions of the project was that it was necessary to increase and improve the information about land abandonment and mobility. As a consequence of the this it was created the OBSERVATORY OF LAND MOBILITY.
- It started to work in 2017 and there are different institutions involved:
 - ☐ Foundation Juana de Vega
 - ☐ USC
 - ☐ IET: Institute of Territory Studies (Galician Organization)
 - ☐ ATRIGA: Galician Fiscal Agency
 - ☐ FOGGA: Public Organization in charge managing C.A.P. Subsidies
 - ☐ IGE: Galician Institute of Statistics
 - ☐ Directorate General of Spanish Cadastre
- Two main objectives:
 - ☐ To create indicators which could be monitored every year:
 - area and prices
 - ☐ To give support and promote the research on land mobility



LAND CONSOLIDATION

- A new legislation was developed in 2015: METAGA
- The concept of land consolidation changed to a broader one
- Changes related to the speed of the procedures were established.
- A coordination with the Land Bank was established by law, the Land Bank will participate in the process through coordination groups.

RETIREMENT SCHEMES

- In 2017 a tool to give support to farmers who are going to retired was developed: UAXES
- The UAXES is a specific department that will give support and advice to farmers to transfer the use of the land as well as other facilities of the farm after being retired.
- The Land Bank will participate in this activity giving support and preparing the formal agreements of the transfers if the farmer wants.

- The Land Bank is interested and give support to the research and/or the establishment of other models to manage land.
- One example is what it has called the: “MARCOS” Model (“Agrarian Mechanism for Common Restructuration of Land”), developed by a student of the USC, that it is based on:

❑ **Land use consolidation** through exchanging the use of the land for creating productive units:

- Voluntary bases
- No ownership transaction

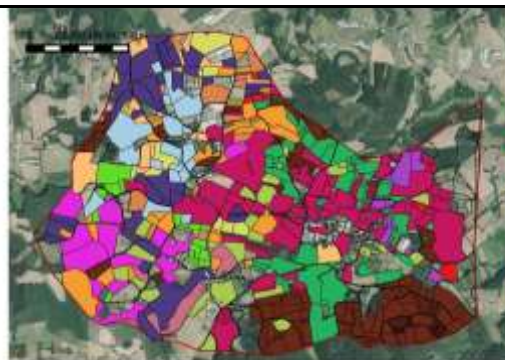
❑ **Two kind of stakeholders:**

- Landowners who don't use their land, they will rent their land
- Farmers who use their land: they will receive a productive unit according with the needs of their farms, what implies rent land from other owners and have their land rented to other farmers, depending on the unit, a compensation system will be established

❑ The exchange will be done taking into account:

- No roads/improving of roads will be developed
- The **shape of the parcels will be maintained**, only crossing paths between parcels (if needed)

❑ Land Bank will **intermediate, make formal agreements and guarantee them**



Farms

Landowners

Current situation

Future situation





the future...

- Focusing on large private areas
- Improving ordinary procedures through electronic procedures: no paper objective
- Initiating selling procedures for small parcels (only land funds)
- Strengthening the workforce structure of the Land Bank
- Improving the coordination with other policies and tools
- Looking for and promoting innovative solutions

Thank you for your attention

