



## Land Consolidation framework in Galicia

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## Galicia



- **Area:** 29.575 km<sup>2</sup>
- **Inhabitants:** 2.7 millions
- **“Autonomous Community” since the 80s:**
  - ☐ Agriculture
  - ☐ Spatial planning
  - ☐ Nature Conservation
  - ☐ ....
- **Extreme land fragmentation**
  - ☐ 2500 m<sup>2</sup>/parcel-1,6 Ha/owner-6,6 parcels/owner



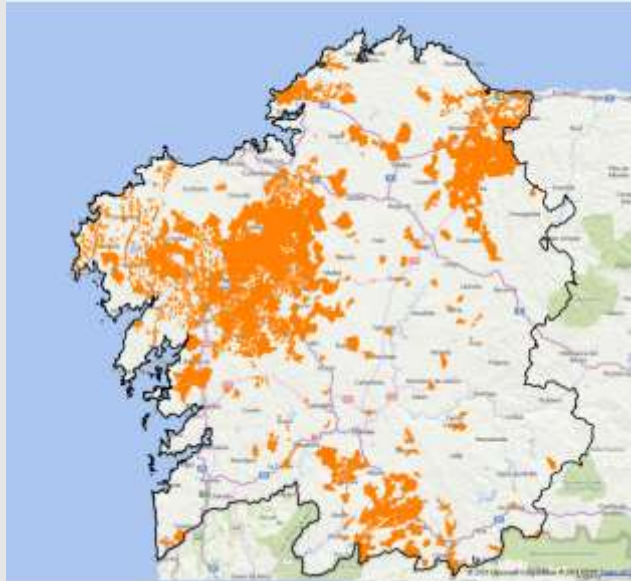
## Land Consolidation Legal Framework

- Spanish Level
  - ❑ 1952 – Law on Land Consolidation
  - ❑ 1973 – Law on Land Reform and Agrarian Development (D 118/1973)
- Galician Level:
  - ❑ 1985: Law 10/1985 on Galician Land Consolidation
    - Compulsory bases: “public land consolidation”
    - Voluntary bases:
      - “Private land consolidation”
      - Consolidation through exchange or parcels
  - ❑ 2001: Law 12/2001 that changes in the Law 10/1985
- 2015: Law 4/2015 “improvement of the land structure of Galicia”

## Some data about LC projects in Galicia

- First project: Barcala – Covas (A Baña) initiated in 1954.
- Total number of LC projects:
  - Projects finished: 787
  - Projects in process: 128
  - 916**
- Area of the LC projects:
  - Area consolidated: 370.495has
  - Area in process: 114.681 has
  - 485.176 has**





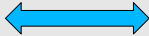
### ... some things to take into account

- Register of Ownership rights:
  - ☐ Voluntary
  - ☐ Protection against third people
  - ☐ Depends on the Spanish Ministry of Justice
  - ☐ Not all the properties are registered
- Cadastre
  - ☐ Compulsory
  - ☐ It was used for taxes
  - ☐ Depends on the Spanish Ministry of Financing
  - ☐ All the properties are included, but in some areas it doesn't represent the real properties in the field
- Cooperation Cadastre – Register: last years

## Law 4/2015: METAGA - Why a new Law?

New philosophy of managing agrarian land

CONSOLIDATION



RESTRUCTURATION



Less number of new  
land parcels



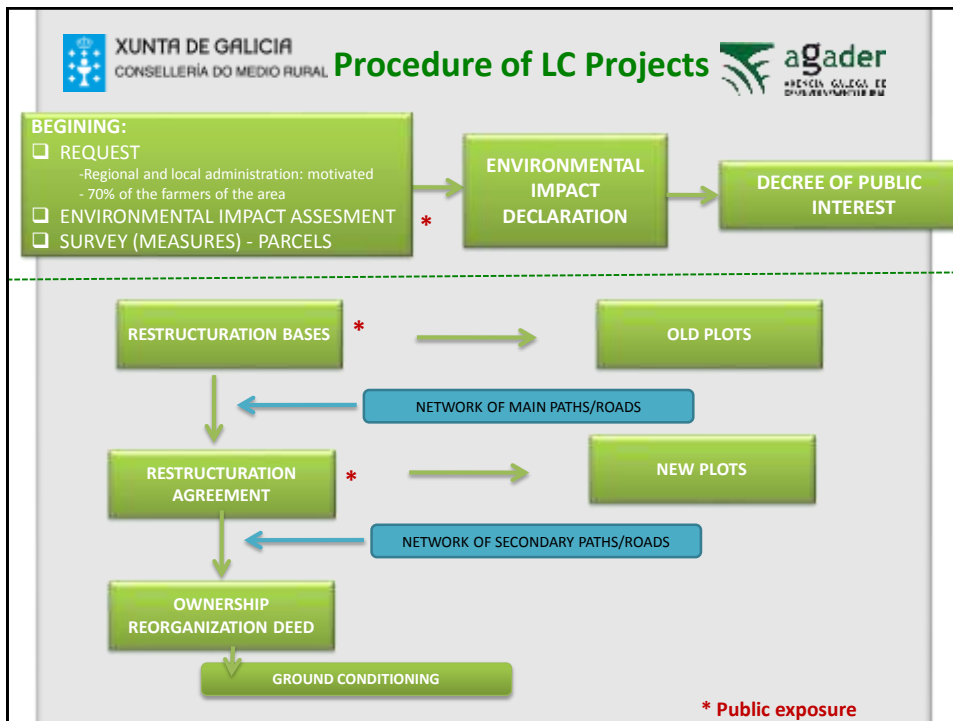
Maximum agrarian use of  
land

- Objectives:

- ☐ 1.- Restructuration as a way to increase use of the land, trough special land use plans (POPEVA)
- ☐ 2.-Speed up the procedures: more simple and structured procedure
- ☐ 3.- Improving the governance by creating the Technical Advice Committee and involving the Land Bank in the procedures
- ☐ 4.-Reducing costs with better coordination with other organization and financing
- ☐ 5.-Promoting the use of new technologies

## Tools included in METAGA

1. Public Land Restructuration.
2. Land Restructuration by the owners. (private LC)
3. Land Exchanges.
4. Procedures related with the development of projects of big infrastructures or mining.
5. Promoting the use of land abandoned after LC projects
6. Intensive projects in rural areas
7. Reduced taxes when buying farms (inter vivos or mortis causa)



**XUNTA DE GALICIA**  
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**Private Land Consolidation**

**agader**  
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- The main LC procedure developed in Galicia is based on “compulsory” measures (public land consolidation), but procedures based on voluntary guidelines are also possible.
- They were included in the Galician Law of 1985 and 2015
- In the Law 4/2015– METAGA
  - ☐ Land Restructuration projects developed by private owners under the Law 10/2015
    - Group in an association: minimum 3 people
    - Minimum area:
      - 3 Ha for intensive production
      - 30 Ha in other cases when forest area is less than 25%
      - 60 Ha in other cases when forest area is more than 25%
      - Enclave area not included less than 10%
    - Once it is applied by the association the decision is taken by the Regional Ministry of Rural Affairs.
    - If the decision is doing the project the LC is obliged by all the owners who participate in the association
    - The project is done by the association with the approval of the Regional Ministry (provincial level) financing the procedure (paying at the end or advancing money)
  - ☐ Land Restructuration projects made by exchanging parcels
    - Minimum: 2 people
    - Two possibilities: modifying the geometry or not of the parcels
    - Advice from the Regional Ministry and less bureaucracy in the process

## How to deal with ...

- **No titles:**
  - ☐ Show documents of ownership
  - ☐ If not, a declaration of ownership
    - In case of conflict: court
  - ☐ Public exhibition
- **MVMC: “Monte vecinal en man común”**
  - ☐ Common land but private – managed by people who live in the village
  - ☐ By law, it can be consolidated but the area can’t be reduced
  - ☐ Consultancy to the coordination body of this type of land
- **Unknown owners:**
  - ☐ Old plots that are not claimed are considered to be owned by an “unknown” owner
  - ☐ If an owner appears they can claim land which wasn’t claim till 5 years after the final phase of the procedure, after this time if land is not claimed the land belongs by law to the Spanish Minister in charge of Financing

## Coordination with other Instruments



- Toolbox thinking in land development
- At political level in coordination with other policies:
  - ☐ Promoting LC in specific areas/sectors
  - ☐ Protecting LC plots in specific land use plans (POPEVA) and in spatial planning
- Two coordination tools in the implementation of the projects
  - ☐ Local boards for each LC project: representation of different sectors at local level
  - ☐ Provincial advice committee: representation of different sector/administration at provincial level

**Thank you for your attention**

