



The implementation of the Rail Baltica – acquisition of agricultural and forest land for the project

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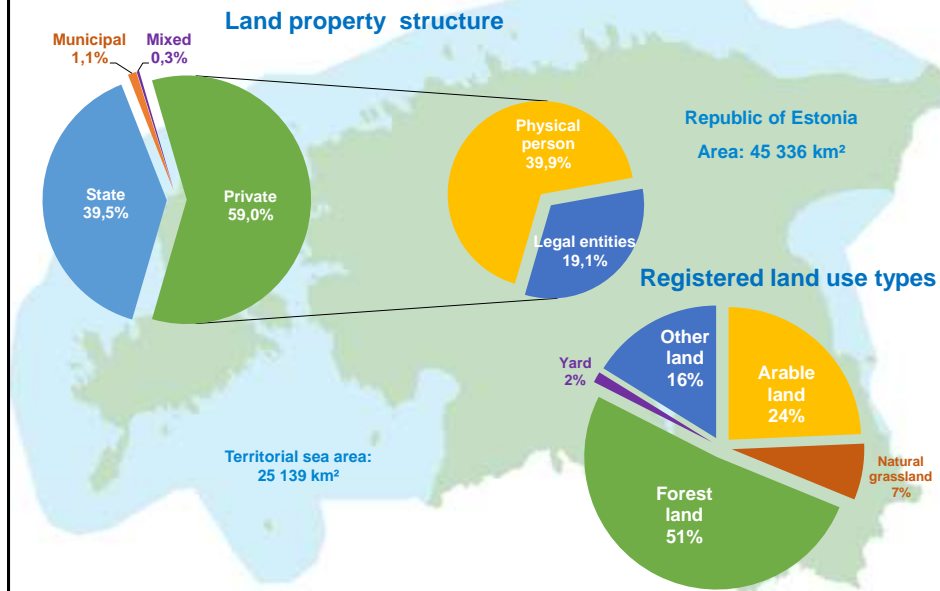
Land Consolidation Department
Estonian Land Board

27.11.2018 Tallinn

Presentation structure

- Starting points
- Preliminary works
- Where are we now?
- Goals for the future

Land property structure in Estonia



Land acquisition by state



- road construction (94% of all land transactions)
- building of state border. The government decided to demarcate the Estonian-Russian border by the 100th anniversary of the Republic of Estonia
- creation of military training areas
- acquisition of land in nature protection areas with strict restrictions on land use

The Rail Baltica route in Estonia

- It is the first-of-its-kind infrastructure project in Estonia
- About 650 private properties have to be acquired within four to six years
- no previous experience with land consolidation



Preliminary works

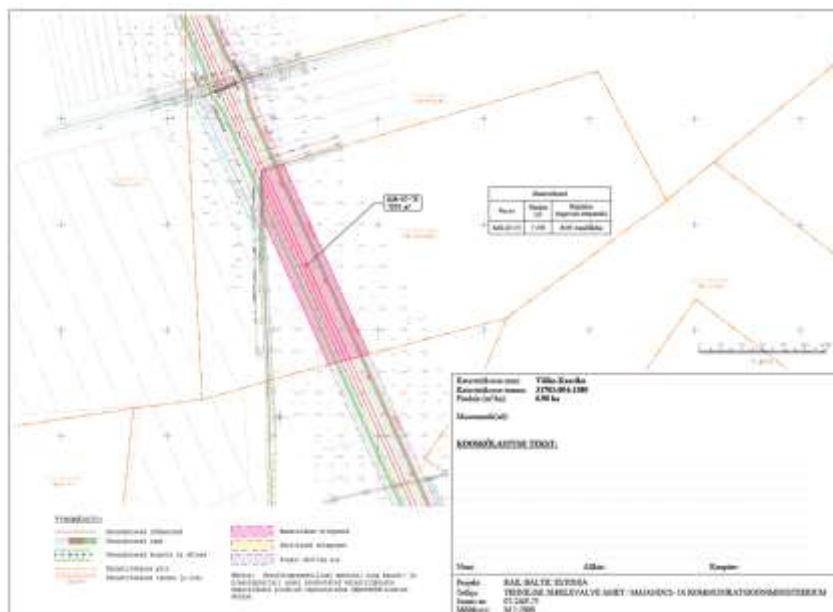
- Planning (February 2018)
- Legislation (July 2018)
- Meetings with landowners (2016 - ...)
43 meetings with 343 landowners of the 422 parcels

Land structure on the route of Rail Baltica

- ~ 650 private properties
- ~ 450 grass land, arable land or forest land



First contact with landowners



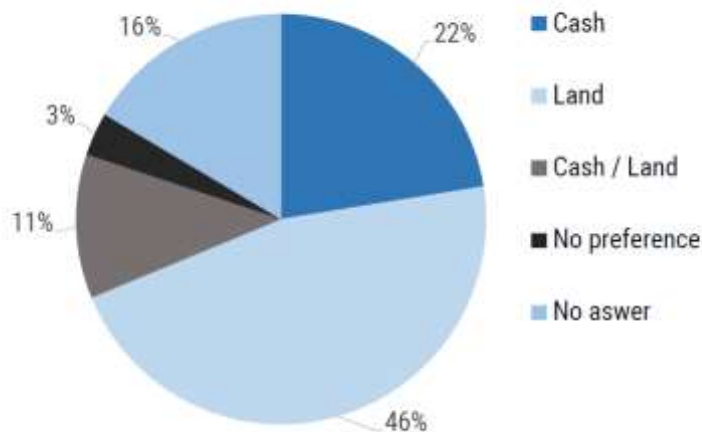
First meeting with landowners (1)



First meeting with landowners (2)



Preferred solutions of landowners



Valuation of land (1)

- Value is determined by the [Land Board](#) on the basis of the transaction data contained in the [transaction database](#)
- Where necessary, valuation is commissioned from a [property valuator](#) holding a level 7 professional certificate in accordance with the Professions Act



Valuation of land (2)

- Value of **real property with forest** is determined based on the inventory data of growing forest and the selling price of timber provided by the State Forest Management Centre.



Valuation of land (3)

- When carrying out land consolidation, the valuation of forest is based on the method of valuation of real property with forest. Valuation of other land use types (arable land, grassland, etc.) is made based on the average transaction prices in the area.



First offers

- Done in September 2018
- First agreements with the landowners

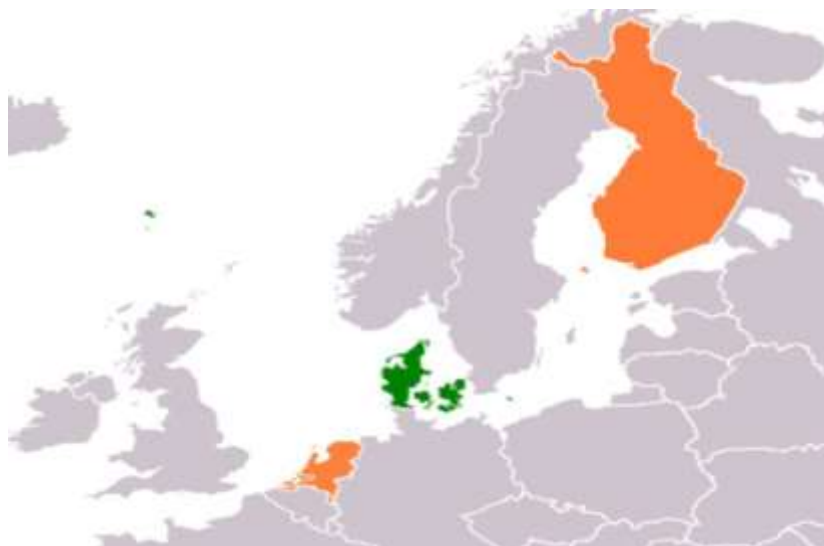


Goals for 2019

- To acquire ~ 140 privately owned parcels
- ~ 10 land consolidation projects



Thank you for the cooperation!



REPUBLIC OF ESTONIA
LAND BOARD



*A hundred years of the
Republic of Estonia*

Thank you!

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