

Land Consolidation as an Unused Potential



<http://naled.rs/en/vest-za-komasaciju-zemljista-u-srbiji-potrebne-tri-i-po-godine-1725>

NALED study: Objectives

- **Resolution of ownership**, parcels entered with unsettled legal ownership relations (*which were legalised in the process*)
- Reduction of farmers **production costs**,
- **Environmental** protection,
- **Social** effects (*more time*),
- Access to **roads**, irrigation,
- **Village renewal**,
- **Wetland drainage**
- Land consolidation helps **avoid high expropriation costs**
- Modern agricultural machinery requires **road width of six meters**

NALED study: Capacities

- *Not all effects are measurable – yet*
- Data... far from being complete and comprehensive
- **mandatory land consolidation with previous agreement ...** build **trust and good relationship** with the land consolidation participants
- Commission, if being paid per day (...) it may seem as if they are doing everything to **prolong land consolidation** as much as possible.
- **insufficient use of powers** vested into municipalities regarding the **supervision of works** in scope of land consolidation
- ...around **one fourth of registered geodetic organizations** apply to calls for contractors in scope of land consolidation

NALED study: Framework

- Subnorming, *insufficient resources, commissioning model(?)*
- Passing a **separate law**
- Central body to ensure systemic dealing with land consolidation
- Consultation mechanisms: **Membership in bodies, Presentations, Summons, Informing using () media, Citizens assembly, Referendum**
- Promote land consolidation as a measure with **multiple positive impacts**
- *Serbia: Objectives from Agricultural Larger Parcels to more complex projects: **expropriation as more unfavorable***
- About larger share of **ownership rights registered in favor of women**
- *Starting point to **urban consolidation** (or village renewal)*

NALED study: Time

- Land consolidation duration in **Europe: 5 to 12 years**
- GIZ in Serbia decreased the **LC process time to less than 26 months** (bef. 50)
- At this pace in *the northern province of Vojvodina*, **half of the area** to be consolidated (accounting for 400,000 ha) would take **more than 30 years**
- The **longer land consolidation takes, the greater the chances it will not be successfully completed**
- **extension of duration exhausts enthusiasm and finances** of the land consolidation actors, and **erodes patience** of the land consolidation participants
- **5 five out of 43 LC** processes (past 2006) resulted in updated ownership rights in cadasters

NALED study: Participation

- Besides all benefits it is bound to bring about in an ideal case scenario, land consolidation is a type of **stress for the local community**.
- One of the keys for successful implementation of land consolidation is **intensive and careful communication** with its participants.
- Law on Agricultural Land ... does not speak much about **civic participation** (->law)
- question arises whether the land for the needs of a broader community should be secured by reducing the land of participants in land consolidation, or should it be secured by the **local government unit**

- *Dilemma: How to **reduce costs but ensure participation?***
- **Average price of land consolidation per hectare** is around RSD 48,000 (ca. **400 EUR**), with weighted average of RSD 40,000 (**340 EUR**), and median RSD 35,000 (**300 EUR**)
- *Cost/benefit: **6-10 years** amortization of quantifiable savings/benefits (calculation based on study)*
- *Costs depend on extent of clearing of old plantations/ overgrowth, construction, reconstruction, rehabilitation, development of field roads, canal network for drainage/ irrigation*
- Land for common needs... **a few percent** only
- field roads- related costs amount to from RSD 7,000 (**60 EUR**) to even RSD 44,000 (**375 EUR**) per hectare



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