



Food and Agriculture Organization
of the United Nations

European experiences with land consolidation and support provided by FAO

Key note presentation
Round table 3: Land consolidation

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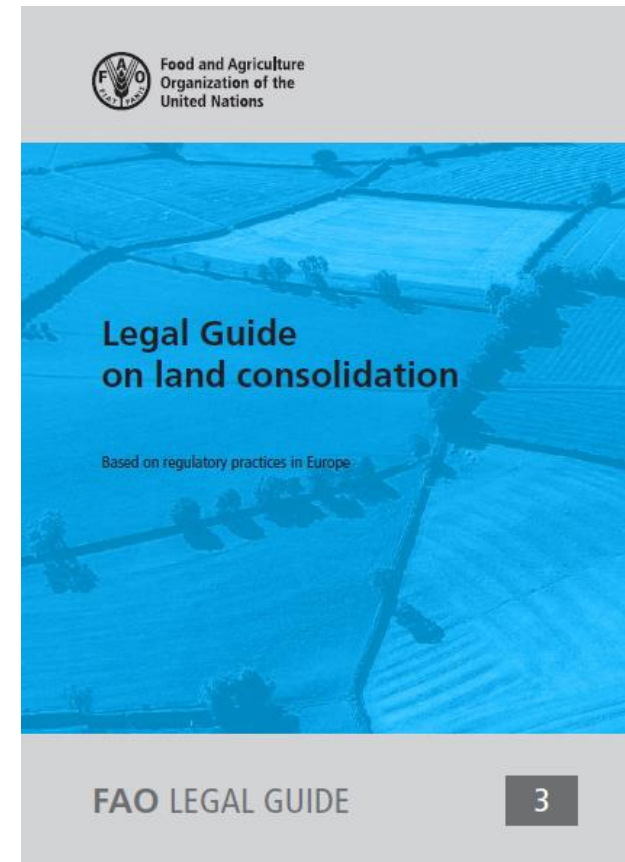
Land consolidation in a European perspective

- Well-established land management instrument in Europe and Asia and country experiences in other regions as well.
 - In Western Europe, land consolidation goes back more than 100 years.
 - Applied on both ownership and use rights (and combination).
 - Traditionally an instrument for agricultural development by facilitating reduction of land fragmentation and enlarging farm sizes.
 - More and more a multi-purpose instrument - improved agricultural infrastructure and/or public interventions such as large-scale infrastructure, nature restoration, environmental protection and climate change adaptation and mitigation.
 - Land consolidation has as the positive side-effects that informalities are formalized and land registration problems are solved and land registration updated.
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The FAO Legal Guide on Land Consolidation (2020) defines land consolidation as

- A legally regulated procedure
- Led by a public authority (Lead Agency)
- To adjust the property structure in rural areas through a comprehensive reallocation of parcels
- Ensuring a participatory process
- To reduce land fragmentation and facilitate farm enlargement
- When relevant to achieve other public objectives





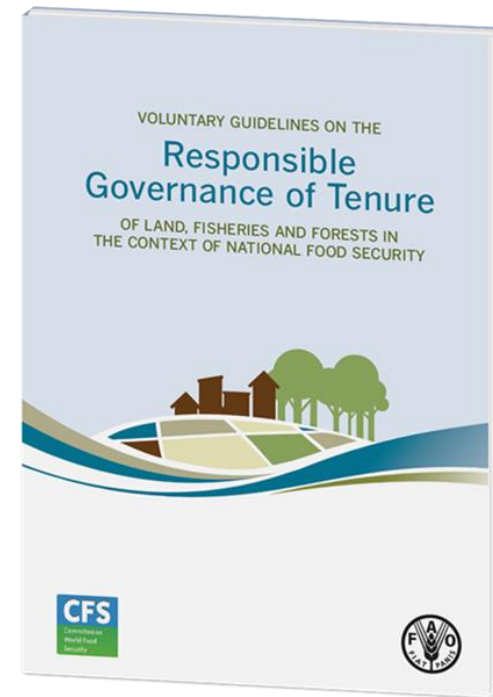
What is land consolidation and what is not? – three main approaches

VOLUNTARY LAND EXCHANGES	VOLUNTARY	MAJORITY-BASED	MANDATORY	EXPROPRIATION
Regulated or unregulated	Regulated	Regulated	Regulated	Imposed by state
Not facilitated by land professionals	Decisions are taken voluntarily	Land consolidation plan approved by a qualified majority	Land consolidation plan adopted by competent public body	No voting
Land market transactions	Facilitated by land professionals	Facilitated by land professionals	Facilitated by land professionals	Compensation in money



The Voluntary Guidelines on the Responsible Governance of Tenure (VGGT) and land consolidation

- Endorsed in May 2012 by the Committee on World Food Security on behalf of all UN member countries
- A reference to improve governance of tenure based on international best practice.
- Promotes secure tenure rights and responsible governance with respect to all forms of tenure.
- Implementation of VGGT in itself contributes to achieving SDGs.
- Section 13 on land consolidation:
States should ensure that participants are at least as well off after land consolidation compared with before.



Fragmentation of both land ownership and land use



FAO land
consolidation pilot
project in Terbuf
village, Albania

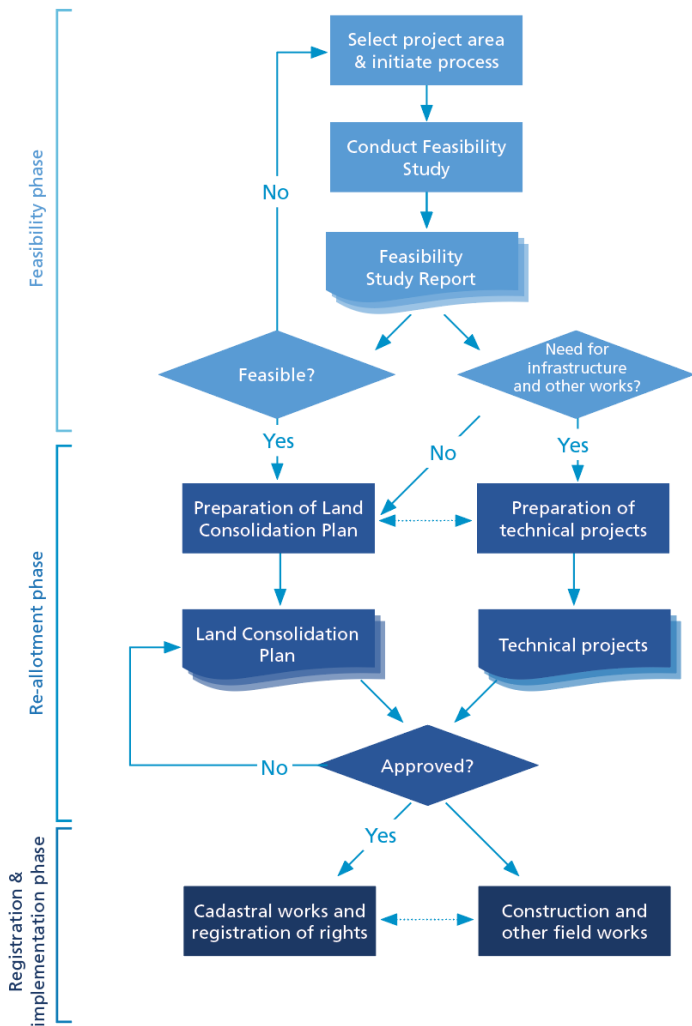


Key recommendation from FAO Legal Guide on Land Consolidation

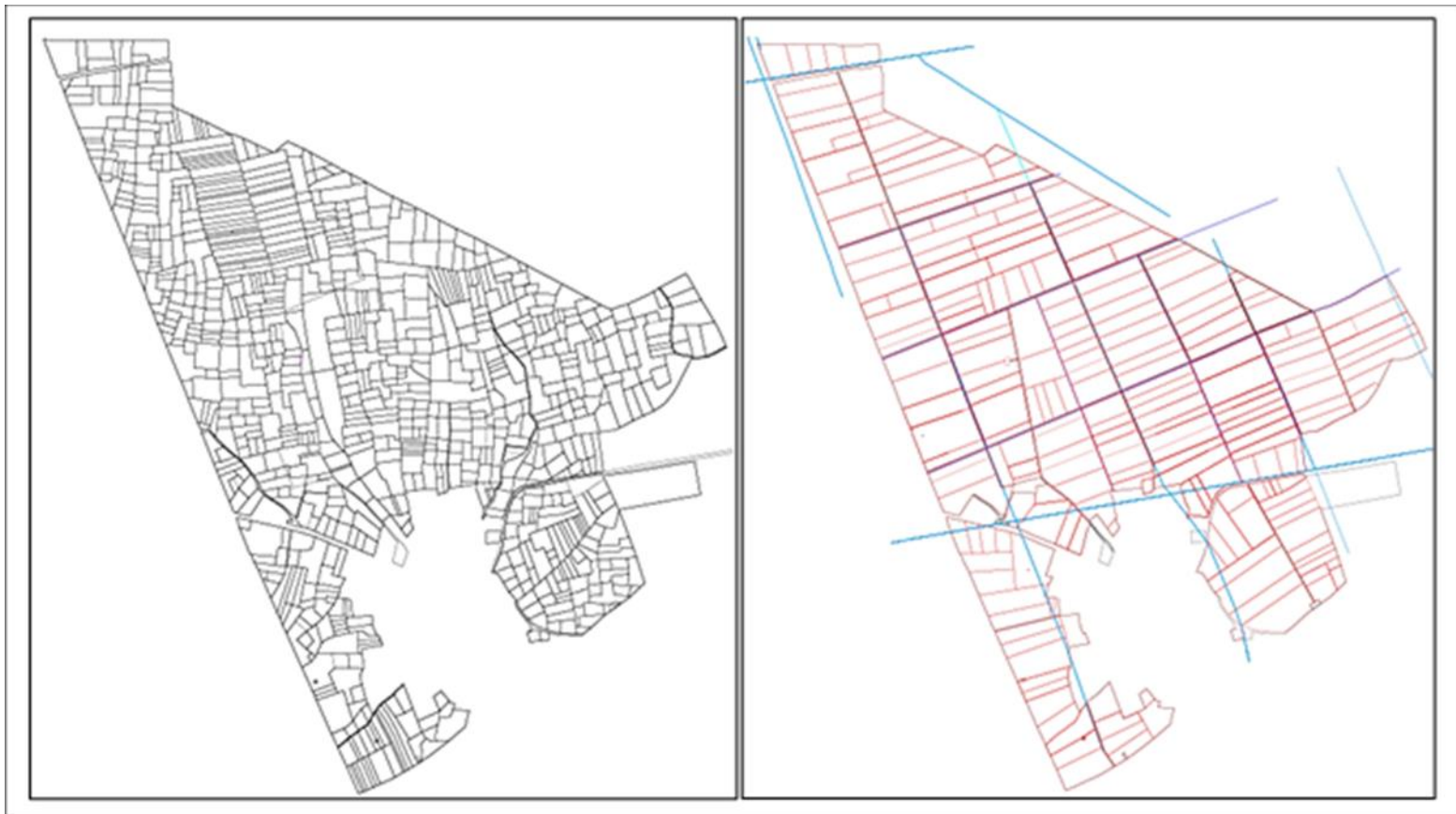
- The Guide has 123 specific recommendations.
- Western European experience shows the importance of a multi-purpose approach combining in the same area different objectives.
- Key to develop sound legal framework and test in pilots before scaling up to full national land consolidation programme.
- Land consolidation to be demand driven.
- The process to be participatory and transparent.
- To combine land consolidation and land banking instruments.
- To disseminate and exchange experiences on land consolidation across the different regions.

The three generic phases of land consolidation projects:

1. Feasibility Phase
2. Re-allotment Phase
3. Registration and implementation phase



Majority-based FAO land consolidation pilot project in Egri village in North Macedonia (approved 2020)



The number of parcels reduced with factor 3.5 and agricultural infrastructure improved (roads, irrigation and drainage)

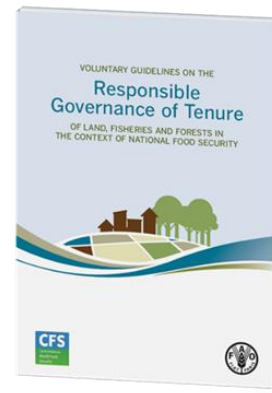
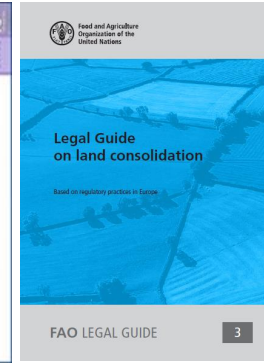
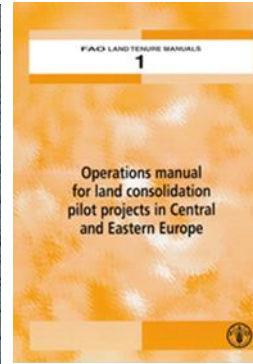
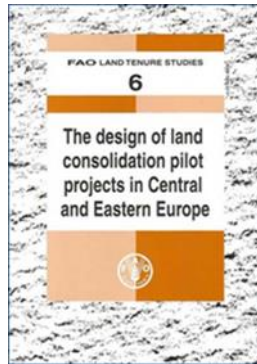
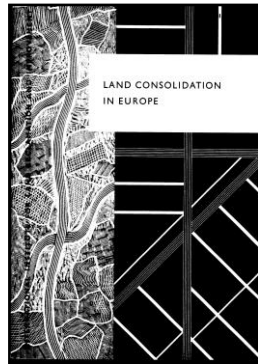
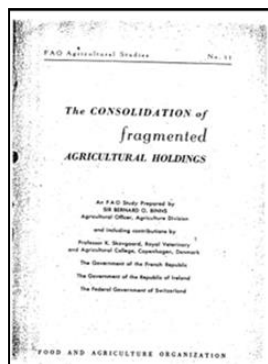
Land banking

- In Western Europe a well-proven instrument that supports land consolidation programmes by increasing land mobility in the project area.
- Land banking allows the facilitation of enlargement of farms in land consolidation projects and the use of land for non-agricultural purposes.



Three pillars of the FAO regional programme on land consolidation in Europe and Central Asia (ECA)

1. Technical guidelines (new Legal Guide on Land Consolidation)
2. Field projects in so far 11 FAO programme countries in ECA
3. LANDNET - the informal network of land tenure professionals interested in land consolidation, land banking, land market development etc.





Thank you very much!

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VGGT and Governance of Tenure:
<http://www.fao.org/nr/tenure/en/>

FAO Regional Initiative on Empowering Smallholders and Family Farms in ECA:
<http://www.fao.org/europe/regional-initiatives/smallholders-family-farms/en/>

Proceedings from LANDNET workshops 2002 – 2019:
<http://www.fao.org/europe/resources/land-tenure-workshops/en/>

Published papers:
<https://aalborg.academia.edu/MortenHartvigsen>
https://www.researchgate.net/profile/Morten_Hartvigsen
