



**What's on Regarding Land Consolidation in Europe**  
- relevance and trends -

XXIII. FIG Congress, Munich, 12th of October 2006

Prof. Dr.-Ing. Joachim Thomas  
Münster (Germany)




Bezirksregierung Münster

**current state of land consolidation in Europe**

▪ **West Europe**

▪ **Land Consolidation :**

- mean for
  - improving the production and working conditions in agriculture and forestry,
  - promoting the general use of land,
  - development of rural areas
- by re-arrangement of agricultural land:
- sometimes restricted to simple re-allotment of parcels,
- sometimes as a bundle of comprehensive infrastructural measures, village renewal included.




Bezirksregierung Münster

**current state of land consolidation in Europe**

▪ **West Europe**

▪ **Land Consolidation** is well established since more than 100 years

- mostly established as a sovereign compulsory tool
- based on a special law
- with a broad participation of the land owners
- mostly under the leadership of a state authority



Bezirksregierung Münster

**current state of land consolidation in Europe**


▪ **West Europe**

▪ **Land Consolidation** changed

- from a farm – focused instrument and
- a landscape destroying instrument

▪ **to** an instrument, which is likely

- to improve the general livelihood in rural areas,
- to solve land use conflicts in rural areas
- and to cover public demand in land for infrastructure projects.




Bezirksregierung Münster

**current state of land consolidation in Europe**

▪ **West Europe**

- in some countries there are big acceptance problems, in some no;
- in some countries only a couple of procedures are going on,
- in few countries are thousands of procedures in work.

▪ In Germany, land consolidation is embedded in a sophisticated tool box with other voluntary and compulsory land readjustment instruments:



Bezirksregierung Münster

**current state of land consolidation in Europe**

▪ **Central and East Europe**

▪ **Land Consolidation** is seen


- as „secret weapon“ against
  - the socialistic legacy,
  - the land reform disaster.
- in mind of the International Community, as for example FAO,
  - for improving agricultural efficiency,
  - for efficient multiple use of rural land,
  - for natural resource management,
  - for rural development,
  - infrastructure,
  - environment.



Bezirksregierung Münster

## current state of land consolidation in Europe


- **Central and East Europe**
- Various approaches
  - „Land consolidation by market transactions“ (Albania)
  - Voluntary exchange of land parcels (Armenia, Georgia etc.)
  - Comprehensive compulsory land consolidation (Czech Republic, Slovenia etc.)
- Common features
  - a broad participation,
  - community - driven decision making,
  - transparency



Bezirksregierung Münster

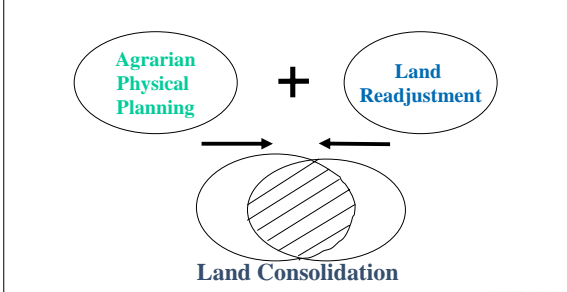
## preliminary conclusion

- Diffuse situation concerning land consolidation !
- “Babylonian confusion” in terminology !
- Different designs of land consolidation in Europe are caused by different national and regional circumstances and prerequisites.
- There is
  - as well a lack of analytical assessment
  - as conceptual and conclusive approaches concerning land consolidation.




Bezirksregierung Münster

## an analytical approach




the essence of „land consolidation“



Bezirksregierung Münster

## relevant components of a „land consolidation design“

Good Governance	Impact orientation
<ul style="list-style-type: none"> <li>▪ Legal base for the land readjustment tool</li> <li>▪ Legality / transparency</li> <li>▪ Participation</li> <li>▪ Institutional frame</li> <li>▪ State funding</li> </ul>	<ul style="list-style-type: none"> <li>▪ Goals</li> <li>▪ Measures</li> <li>▪ Environmental issues</li> </ul>



Bezirksregierung Münster

## the indicators

**Legal base for land readjustment**

- without
- Civil Law
- Special Law
  - as voluntary measure
  - as sovereign measure
  - with ability of expropriation



Bezirksregierung Münster


## the indicators

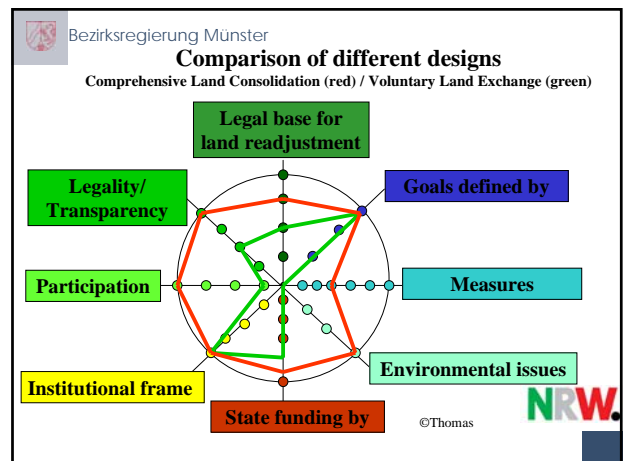
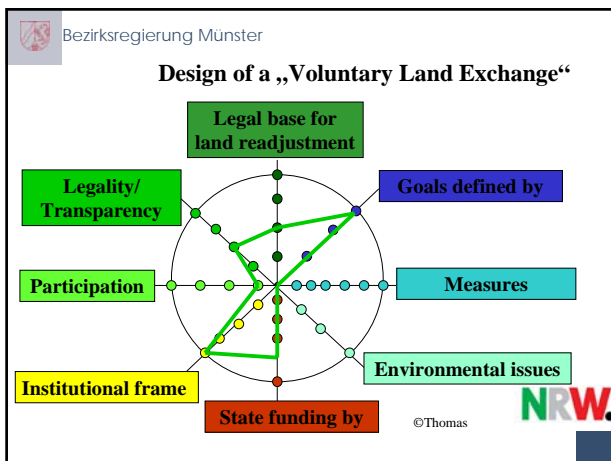
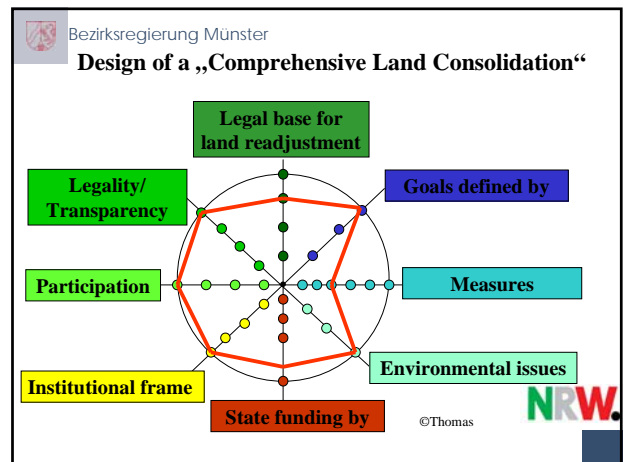
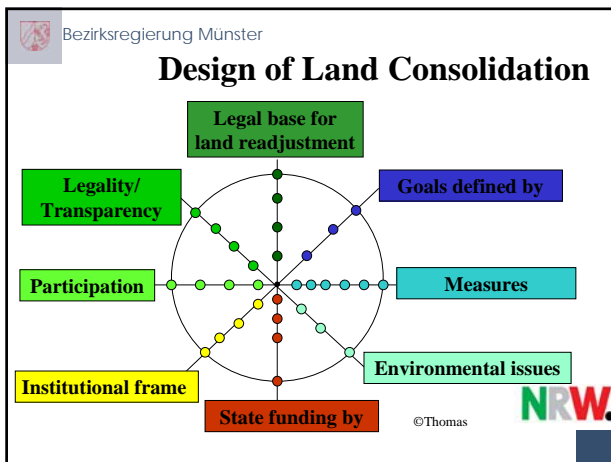
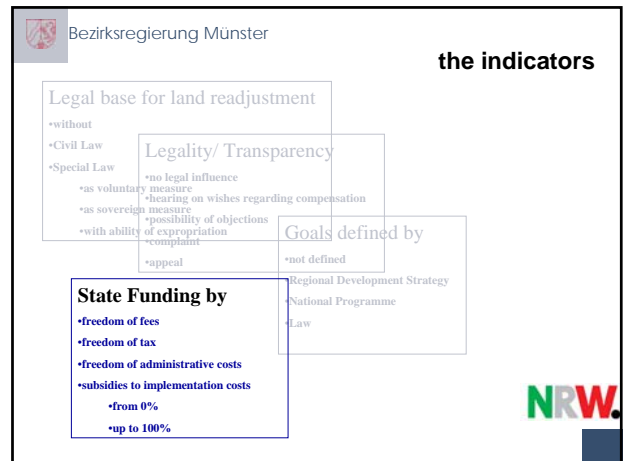
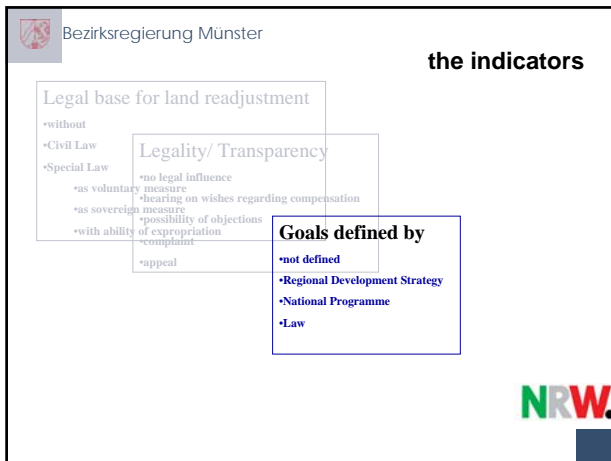
Legal base for land readjustment

- without
- Civil Law
- Special Law
  - as voluntary measure
  - as sovereign measure
  - with ability of expropriation

**Legality/ Transparency**

- no legal influence
- hearing on wishes regarding compensation
- possibility of objections
- complaint
- appeal







thank you for your attention

