

Land Consolidation and Land Readjustment for Sustainable Development – the Issues to Be Addressed

Marije Louwsma, Christiaan Lemmen (Netherlands), Morten Hartvigsen (Hungary), Juhana Hiironen (Finland) and Jean Du Plessis (Kenya)

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SUMMARY

From 9 to 11 November 2016 the ‘symposium on land consolidation and land readjustment for sustainable development’ was held in Apeldoorn, the Netherlands. The symposium was a joint initiative from FIG commissions 7 and 8, the Food and Agriculture Organization of the United Nations (FAO), LANDNET, and the Dutch Cadastre, Land Registry and Mapping Agency. About 200 participants from 50 countries shared their experiences and knowledge about state of the art practices of land consolidation and land readjustment across the world. The symposium was closed with the publication of and a panel discussion on the ‘Apeldoorn declaration on land consolidation and land readjustment for sustainable development’.

Drawing on the Voluntary Guidelines on Tenure (VGGTs), the Sustainable Development Goals and the New Urban Agenda of the United Nations, the declaration describes relevant issues in the field of land consolidation and land readjustment to be addressed. The many practical experiences with land consolidation and land readjustment should be used, acknowledging that no one-size-fits-all solutions exist. Instead of a one-size-fits-all solution we should look for a comprehensive approach in land consolidation and land readjustment that favours a sustainable development in the way that it benefits the people, planet and economic profit. Therefore it is important to have a solid land administration that can contribute to the development and implementation of land consolidation and land readjustment and vice versa. Land administration in this situation is used well beyond its traditional ‘registration mode’. Furthermore, it is also important to have land available for the realisation of public purposes. Land consolidation and land readjustment are proven to be effective in relation to land acquisition for public purposes, because they may use systematic reduction and land banking in combination with a comprehensive and participatory approach.

The mentioned topics in the declaration address a diverse range of stakeholder groups, from

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governments, academia and professionals to land owners and land users, to take up the implementation. In general comprehensive, fit-for-purpose, participatory and inclusive approaches and solutions in land consolidation and land readjustment are promoted. In this paper we will elaborate on the declaration of Apeldoorn from different perspectives and different use contexts. Based on examples and practices across the world we will work towards a preliminary set of guidelines and recommendations for land consolidation and land readjustment practice.

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