



# **Land Property Transactions and the Hungarian Land Consolidation Strategy**

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- **Some facts about the land market**
- **The acquisition of the ownership rights of arable land**
  - Hungarian private persons and legal entities
  - Acquisition of ownership by foreign nationals
  - Transaction possibilities for foreign citizens
- **Control of acquisition of ownership**
  - Right of first refusal upon transfer of arable land
- **Land lease**
- **Guiding principles of Land Policy**
- **The Land Consolidation Strategy**





# Pilot Projects for Land Consolidation

**TAMA 1**

**TAMA 2**

**PRIDE**

**TALC**

**OTKA 1997-2000**

**BIME**



# The TAMA Project

## The German – Hungarian co-operation on

- **Computer aided land consolidation TAMA 1 (1993-1999)**
- **Pilot on the integration of land consolidation into establishment rural development programme TAMA 2 (1999-2000)**

### Spin-off:

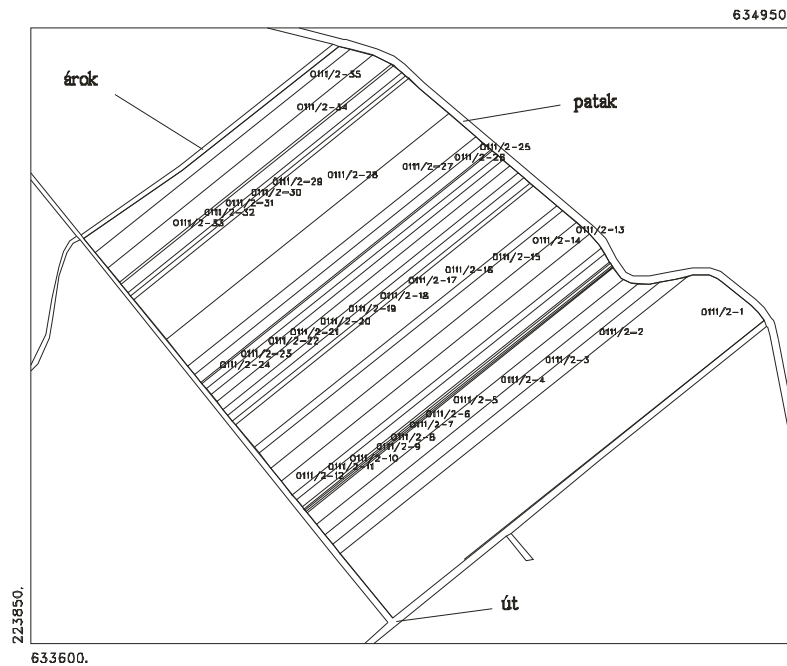
- **Capacity building in Land offices on County and Districts level,**
- **Rural development-oriented institutional networking,**
- **Establishment of appropriate vocational training partly in international co-operation (OLLO, LIME, etc.)**





# Pilot Projects for Land Consolidation

## TAMA 1



Pest: Tárnok



Pest: Tárnok





# **TAMA Project on Land Consolidation**

**1994-2000 bilateral (GER-HU) co-operation 5 counties with 4-4 settlements and 3 micro regions selected.**

## **Achivements:**

- **Expertise and know how transfer (bfb Kiel)**
- **Contribution for Legislation Development**
- **Education and Training**
- **Awareness raising and PR (local to central)**
- **Methodology development applicable in integrated rural development**





## **Preconditions for successful Land Consolidation**

### **Positive:**

**Political will, economic need,  
institutional/personal commitment and  
expertise**

### **Negative:**

**Still lack of the facilitating Act on Land  
Consolidation**

**Shortage in capitals, lack of motivations**

**Land market: 4-3 million properties transactions  
registered yearly. Estimated average for lands:  
Less than 100 000 HUF/hectares**





# **OTKA 1997-2000**

## **Land Consolidation before 2000**

### **Preparation and organisational work**

- **Raw data and documents**
- **Briefing the inhabitants of settlement**







# OTKA 1997-2000

## Land Consolidation before 2000

- **Decree of the Land Consolidation**
- **Guarantee of the Necessary Expenses**





# **OTKA 1997-2000**

## **Land Consolidation before 2000**

### **Execution**

- **1. Land Consolidation Committee (Tasks of LCC)**
- **2. Definite Plan annunciation, guarantee for expenses**
- **3. Viewpoints and Principles of Planning**
- **4. Implementation of the Project**
- **5. Registering**





## Some recent activities

- **Study for the present state of the land tenure database (supported by FAO)**
- **Dutch-Hungarian project on the Practice of Integrated Rural Development (PRIDE)**
- **Land and mapping contribution to the Tisza Agreement**
- **Project on „Property rights and land market project for EU Candidate and Balkan Countries“**
- **TALC**





# TALC (Technical Assistance in Land Consolidation)

## Dutch-Hungarian on Land Consolidation pilots project

Dutch Ministry of Agriculture, Nature management and Fisheries, represented by the Government Service for Rural Areas (DLG)

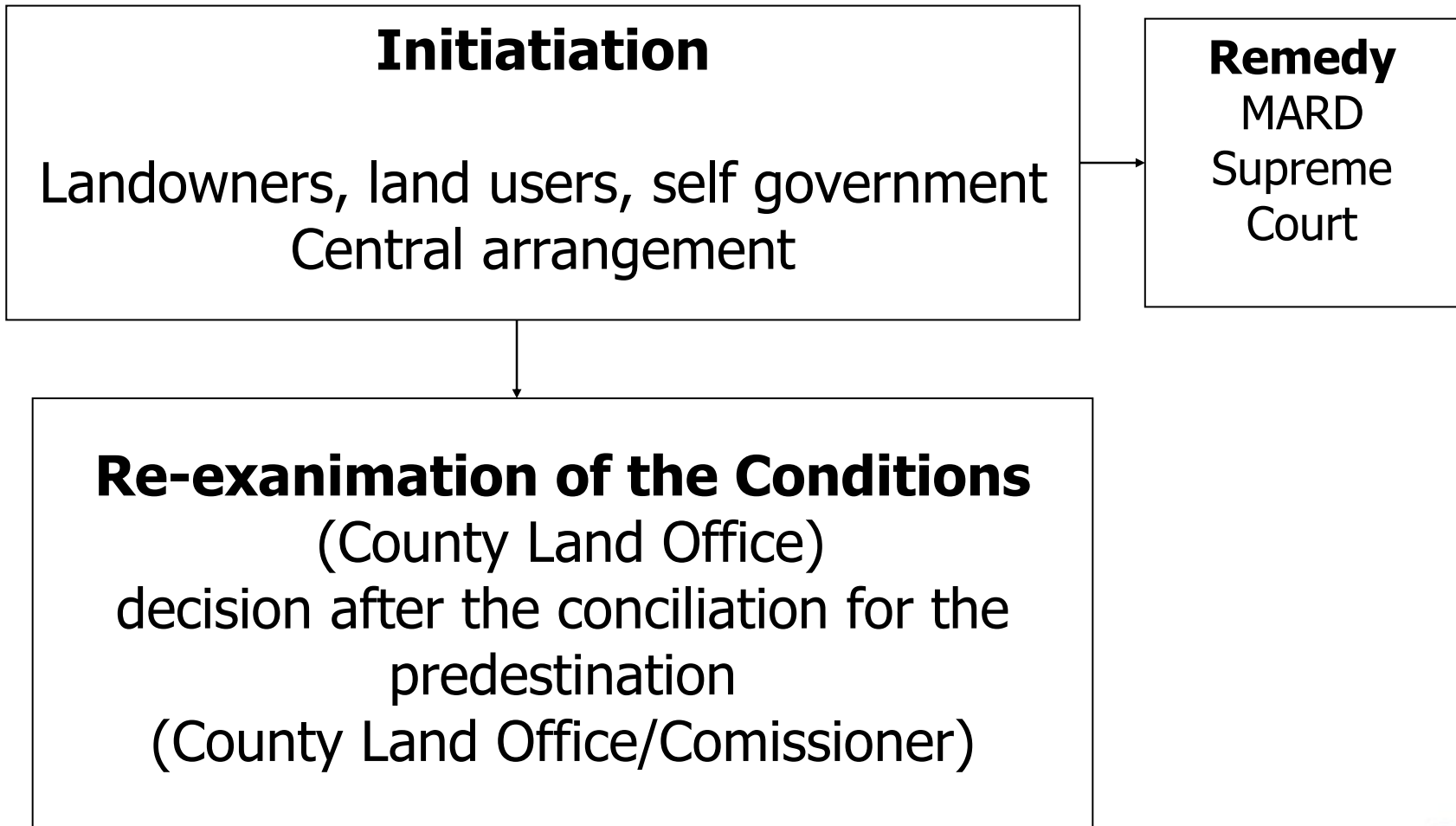
**The main task of TALC is to produce certain outlines and papers about LC to MARD :**

**„The foundation of the Hungarian strategy on property structure and land consolidation“**





# Land Consolidation STRATEGY





# Land Consolidation STRATEGY

## PREPARATION

### Creation of the Land Consolidation Committee (LCC)

Land Office, Self Government, County Office of  
Land affairs, manager of small region, farmers



# Land Consolidation STRATEGY

## Preparation

- Marking and identification of Project area (settlement, block, land use)
- Measuring of claim
- Planning of the process

## Schedule and Previous Budgetary

LCC and Experts





# Land Consolidation STRATEGY

## EXCECUTION

### Previously planning of the Land Consolidation

1. Revision of the water- and road network
2. Concentration of the parcels







# Land Consolidation STRATEGY

## Reconsiliation of the Authorities' interest

- Special authorities
- Water affairs, Land development, Architectural authorities, etc.

## Review Meeting on the Parcels Location at the Villages

(LCC)





# Land Consolidation STRATEGY

- **Set up the new line of the constructive works**
- **In case of the complex settlement charge for the executive planning**

## **Reconsiliation of Individual interest**

Claims of the land owners or land users





# Land Consolidation STRATEGY

**Permanent detailed plan for the land consolidation**

**Reconsiliation of Authorities, coordination**

Control of the Land Office and Building Affairs  
Authority  
**Approval**





# Land Consolidation STRATEGY

**Set up The new Parcels Boundary**

**Taking possession**

**Settling of the Expenses**

**Compensation**

(Value differences)

**Contract, agreement**





# Land Consolidation STRATEGY

**Put in the Land Register and in the Maps**

**Review**

**Remedy**  
Land office, MARD, Court



**The management of LC is a complicated and complex process which includes the following:**

**Coordination at national level**

**Coordination at local level**

**Implementation („execution“)**

**Opportunity for legal remedy**



## **Definite Governmental Land Tenure Policy New legislation and expected further actions**

### **By the way**

- **The legal background of LC**
- **EU conform institutional development of the Land Administration**
- **Educational and vocational training**
- **Creating the financial and other conditions**
- **Public acceptance and preparation**
- **Land related informations: pillar for the National Spatial Data Infrastructure for multipurpose use**



## The main tasks are as follows:

- **1.) Development of a GIS-based model for decision support**
- **2.) Integration heterogeneous data sources**
- **3.) Analysis of multi-criteria, multi-function decision models**







- **4.) Investigations on visualization techniques**
- **5.) Modelling land valuation processes**





GISS 2005 - Microsoft Internet Explorer

Éjl Szerkesztés Nézet Kedvencek Eszközök Sűgő


Vissza Keresés Kedvencek Ugrás

Cím http://www.geo.info.hu/giss2005/


**Székesfehérvár, Hungary, 12-19 August 2005**

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for your attention**

