



**Actual Trends**  
concerning  
**Land Management, Land Readjustment  
and Land Consolidation**  
**in Europe**  
- possible fields of research -

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## content

- starting point
- terminology
- actual development and trends
- international support and scientific activities
- probable fields of research
- final remark





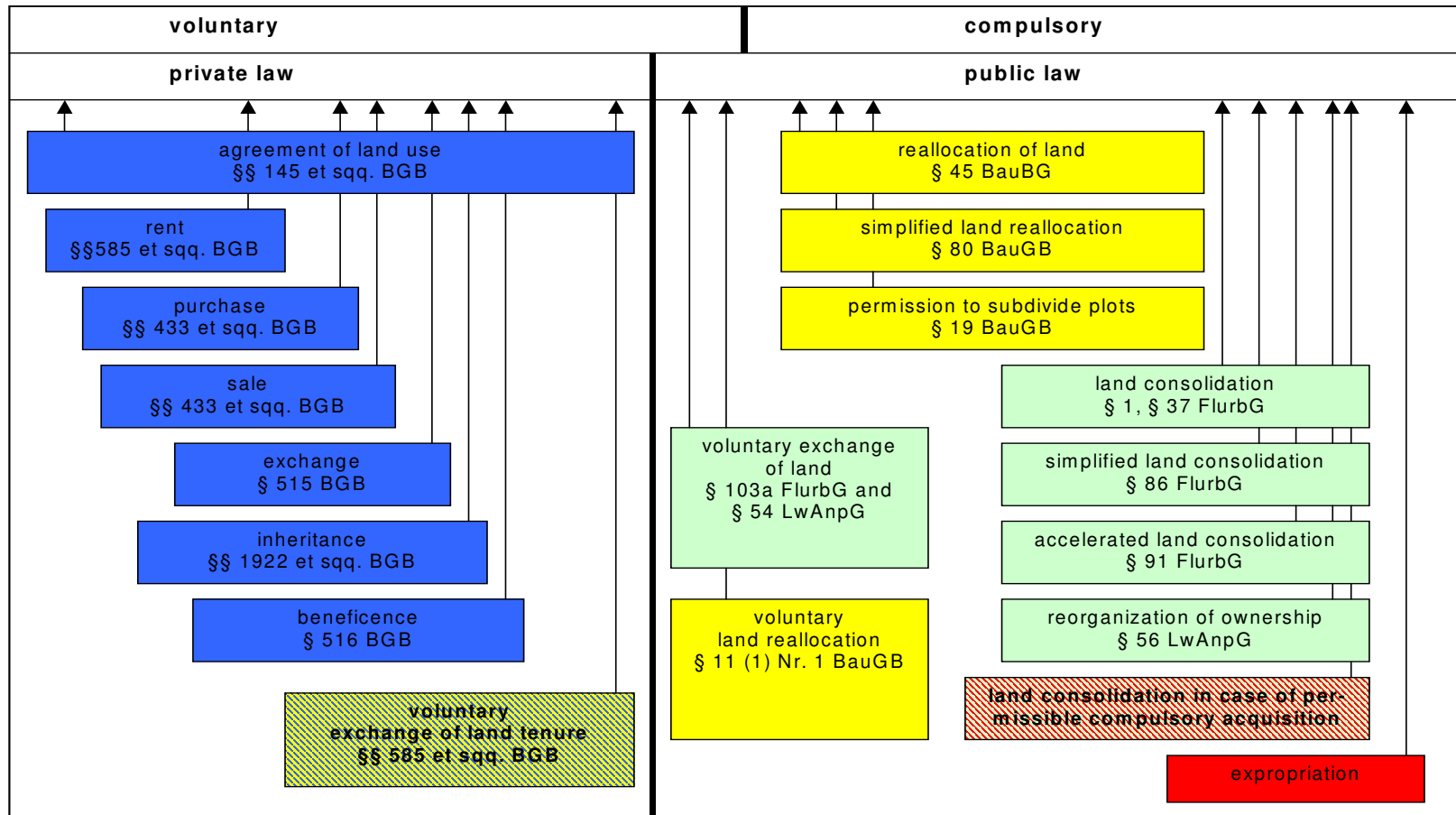
## definition

- **Land Readjustment** is likely to bring current land use, land ownership issues and other land tenure (individual subjective property rights) in accordance with private and public requests on land use (manifested in planning goals) and / or to eliminate disturbing effects according to plan.
  - **land readjustment** as the tool for urban areas
  - **land consolidation** as the tool for rural areas





# Land Readjustment in Germany



(THOMAS 1995 b) (MAGEL 2004)





## definition

- **Land Consolidation** is a mean with view to improving the production and working conditions in agriculture and forestry as well as promoting the general use and development of land and rural areas by re-arrangement of agricultural land





## actual development and trends

### land readjustment in urban areas

- no obvious important development ( neither in West nor in East Europe)
- but even two aspects in Germany:
  - a new simplified land readjustment instrument
  - the application of sovereign land readjustment tools is decreasing





## actual development and trends

### land consolidation in rural areas

- in West European countries (WECs)
  - turn over from a sectoral agricultural to an integrated approach
  - an instrument for solving land use conflicts
  - an environmental-friendly and sustainable land management instrument
  - an indispensable mean for an integrated rural development





## actual development and trends

### land consolidation in rural areas

- in Central and East European countries (CEECs)
  - „secret weapon against the land reform disaster“
  - driving forces with view to future
    - improvement of agricultural efficiency
    - CAP of EU
    - general rural development
    - natural resource management
    - rural infrastructure, environment







## actual development and trends

### land consolidation in rural areas

- in Central and East European countries
  - various approaches
    - „land consolidation“ by market transactions (Albania)
    - voluntary exchange of parcels (Armenia, Georgia, Bulgaria etc.)
    - comprehensive compulsory land consolidation (Czech Republic, Slovenia etc.)
- in China
  - „land consolidation“ as a re-arrangement of land tenure





## international support and scientific activities

- Food and Agriculture Organization (**FAO**)
  - workshops
  - publications
  
- United Nations Economic Commission for Europe –
  - Working Party on Land Administration (**UN ECE – WPLA**)
  - periodical workshops (twice per year)
  - „Land Administration Reviews“





## international support and scientific activities

- Central European Land Knowledge Center (**CELKCenter**)
  - CELK services
    - networking service
    - knowledge pool service
    - project coordination service
  - Exchange Programme
  - Research Programme





## international support and scientific activities

- Concerning CEECs by FAO:

- „Current and emerging issues for economic analysis and policy research“ (**CUREMIS II**)

- Concerning WECs:

- a transnational INTERREG III C project „**FARLAND**“

- (partners: Portugal, Galicia, Flanders, Netherlands, Northrhine Westphalia, Hungary, Lithuania)

- **impact oriented controlling** of the land consolidation (calculation of the public/ domestic added value) (Northrhine - Westphalia)





## probable fields of research

### ▪ fundamental research

- why different legislation
- indispensable legislation needs
- linkage to the constitutional rules
- what's on voluntary land consolidation
- interaction costs
- key factors for success/ unsuccess
- how to link land consolidation programmes to agricultural/  
national development programmes
- capacity gaps
- terminology etc.





## probable fields of research

### ▪ procedural questions

- general and specific preconditions for land consolidation
- appropriate technical standards
- appropriate valuation schemes
- financing models for land consolidation
- appropriate monitoring and evaluations system
- ppp in land consolidation
- .....





## final remark

- land readjustment in general  
and
- **land consolidation in particular**

**is an actual and wide field of research!**





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**Thank you for your attention**



**NRW.**

