



Land Consolidation Thesaurus – finding common ground

*9th International LANDNET workshop
3-5 October 2017
Budapest, Hungary*

Maxim Gorgan, Land Tenure and Rural
Development Specialist,
FAO Regional Office for Europe and Central Asia



Glossary or Thesaurus of Land Consolidation

- The purpose of the presentation – to discuss the terminology related to land consolidation and take steps towards reaching the common ground
 - The focus of the presentation is not to give the precise definition to terms but to rather discuss the context when particular terms shall be used
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Definition of Tenure

Tenure is how people gain access to land, fisheries, forests and other natural resources. Having secure and equitable access to natural resources can allow people to produce food for their consumption and to increase income. Inadequate and insecure tenure rights to natural resources often result in extreme poverty and hunger.



What is land fragmentation?

- Land fragmentation is defined in the literature as the situation in which a single farm consists of numerous spatially separated parcels (King and Burton, 1982; McPherson, 1982; Van Dijk, 2003).
 - Alternative definition: as a multiplicity of non-contiguous plots within single ownership
 - King and Burton (1982) characterize land fragmentation as a fundamental rural spatial problem concerned with farms whose land is poorly organized at locations across space.
 - When land fragmentation is a problem, the main shortcomings associated with it include the small size and irregular shape of the land parcels, the dispersion of parcels and, in particular, the large potential distance between the parcels and the owner's farmstead
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Types of land fragmentation

There are distinguished four fundamentally different types of land fragmentation rooted in different reasons for fragmentation:

1. That which is unavoidable by reason of natural conditions
2. That which arises from physical conditions from human activities not connected with agriculture (e.g. due to construction of roads, railways, canals etc.)
3. That which is agricultural rational (to minimize the potential risk of climatic and natural disasters, greater variety of soils, crops and growing conditions – different harvesting schedules depending on altitudes)
4. That which, not falling within the first two categories, is agriculturally irrational.

Thus, not all land fragmentation can or shall be combatted.



Land fragmentation indexes

- Indices were developed in the 1960s and 1970s that incorporate some of the above factors (e.g. Edwards, 1961; Simmons, 1964; Dovrin, 1965; Januszewski, 1968; Igbozurike, 1974; and Schmook, 1976, Demetriou, 2012).
 - There appears to be no standard measurement of land fragmentation (Bentley, 1987; Van Hung et al., 2007) and no index takes into account all the factors (Monchuk et al., 2010).
 - Factors: shape of parcels, number of parcels, size of parcels, spatial distribution – dispersion of parcels (distance), accessibility to parcels (has road access or not), dual ownership, shared ownership
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Land use vs. land ownership fragmentation

- Ownership fragmentation refers to the situation where the ownership of agricultural land is split between many owners of small and often badly shaped parcels.
- Land use fragmentation has to do with the actual use of the land.

Fragmentation of land use \ Fragmentation of ownership	High	Low
	High	Often high limiting impact on agricultural and rural development as well as on land market development
Low	Land fragmentation will often have low impact on agricultural and rural development but can have medium-high impact on land market development	Land fragmentation has little impact on land market development and on agricultural and rural development



Most countries in Central and Eastern Europe suffer from structural problems in agriculture - land fragmentation and small farm sizes



Land fragmentation in Terbuf Municipality, Albania



Example of land fragmentation in Ukraine – ownership and use



Part of Didivshina
village, Fastiv
Rayon, Ukraine



Definition of land consolidation – alternative 1

Various approaches to land consolidation exist within Europe and the term *land consolidation* is often used to describe different traditions and procedures. As a consequence, a commonly accepted definition of land consolidation does not exist.

Land consolidation is the process through which small land parcels or shares in land are exchanged for one or more larger parcels that are approximately equivalent in value to the original holding. It creates parcels of more economic and rational size, shape and location.

Source: Glossary of Land Related Terms with a Focus on the VGGT



Definition of land consolidation – alternative 2

- Land consolidation is a sequence of operations designed to reorganize land parcels in an area, regrouping them into consolidated holdings of more regular form and with improved access.
- Consolidation of parcels of land into a single holding, whether voluntary or enforced, is intended to provide a more rational distribution of land to improve the efficiency of farming. Each agricultural enterprise, consisting prior to the consolidation of many parcels spread over a wide area, will consist afterwards of a small number or perhaps a single parcel. Land consolidation operates on the basis of assessing the quality of land and providing owners with equivalent land in exchange. Once the **consolidation scheme** is agreed, the proposals are made available to the public for a period of notice to enable any appeals to be made. The consolidation process should not therefore affect the size or number of agricultural enterprises. UNECE, 1996

Source: Multilingual thesaurus on land tenure, Rome, 2003



Definition of land consolidation – alternative 3

Land consolidation is a term used broadly to describe measures to adjust the **structure (!)** of property rights through co-ordination between **owners and users (!)**. Land consolidation involves the reallocation of parcels to remove the effects of fragmentation but the term goes well beyond these actions. Land consolidation has been associated with broad economic and social reforms from the time of its earliest applications.

Source: Operations manual for land consolidation pilot projects in Central and Eastern Europe. FAO Land Tenure Manuals no. 1, p. 1. FAO (2004 1)



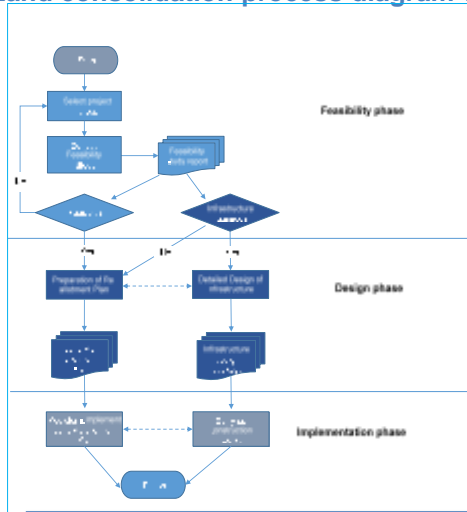
Land consolidation approaches

The different approaches are distinguished by the decision – making system and the components of the project

- **Comprehensive land consolidation**
- **Compulsory land consolidation**
- **Mandatory land consolidation**
- **Statutory and Legal land consolidation** - don't have a meaning that allows to distinguish the several forms of LC
- Majority based LC (for ~ 90 % it is voluntary still)
- **Voluntary land consolidation vs Agreement based LC**
- **Simple voluntary land consolidation** – normal land market development – not a land consolidation
- **Integrated voluntary LC** (its more than re-parceling – includes wider range of measures than just re-parceling)



Land consolidation process diagram with three overall phases



- Need to have a unified generic methodology
- Modular structure
- 3 main phases
- Products / Deliverables names
- Land re-allotment plan or land consolidation scheme?
- Land Planner - is a generic term used to refer to the organization represented by a group of professionals responsible for facilitation of land re-allotment



Land Mobility

- The term *land mobility* in land consolidation projects has so far not been clearly defined. In this paper, *land mobility in land consolidation projects is defined as the coordinated extent of re-structuring of land rights through sale, purchase, exchange or lease from one owner to another as it proves possible during the re-allotment process.*

Source: HARTVIGSEN, Morten. *Land Mobility in a Central and Eastern European Land Consolidation Context. Nordic Journal of Surveying and Real Estate Research*

- Hence, land mobility is a term which can be used at the initial stage of the land consolidation project to describe the potential transfer of land rights in a land consolidation project. It can, however, also describe the realized transfer of land rights after the project has been finalized.
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Proposal for the group work

- Define land concentration, large scale acquisition and land grabbing - is it the same or something different?
 - What are the frequently used terms which in your opinion create confusion and require clarification (e.g. land use planning vs spatial planning vs land management planning; unknown ownership vs abandoned land)? Please discuss and deliberate over them in the groups.
 - After the workshop we will disseminate a 2-3 pager synthesis of the group work discussion
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Definition of land consolidation programme

Land consolidation programme is a set of activities, usually implemented by government, to consolidate land. A programme will often require a law authorizing the activities (particularly if participation by land owners is mandatory); a budget that includes additional funds to introduce benefits such as improved road access, irrigation or other forms of infrastructure; and a recording system to record the new boundaries and ownership.

Source: Glossary of Land Related Terms with a Focus on the VGGT



Land banking

- Land that is kept for use in the future, such as due to increased population, reform programmes, compensation for land that has been expropriated, etc.

(Source: *Glossary of Land Related Terms with a Focus on the VGGT*)

- The intermediate process of buying, selling or leasing of land, by a public or public-private institution in order to increase **land mobility**, to facilitate the rural land market in general and to pursue public policy targets related to sustainable rural land use in particular.”

Source: **Land Banks and Land Funds in Europe - Instruments for Rural Development** (draft Land Tenure Working Paper)



Land bank vs. Land Fund

- A land fund is understood as the institutional and organizational framework for the regular management of state - or publicly-owned agricultural land.

Source: EXPERIENCES WITH LAND CONSOLIDATION AND LAND BANKING IN CENTRAL AND EASTERN EUROPE AFTER 1989

- How much will this intervene in the freedom of people to operate on the market?
 - Will the land bank be in favour of land owners or users or will the state mainly care about its own interests?
 - Will procedures be fair, understandable and simple?
 - And what about costs involved?
 - Won't it create a vehicle for corruption?
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Land grab controversy

- Land grabbing is a contested term.
 - Land grab: the taking of land without authority, which can involve displacing others from the land.
- (Source: ***Glossary of Land Related Terms with a Focus on the VGGT***)
- *Multilingual thesaurus on land tenure* (Rome, 2003) does not define land grabbing
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