

**Grondsoortenkaart Nederland**

**Land valuation in Land consolidation**

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## Principles valuation in LC

Map of soil suitability classes

- Choose agricultural use (arable/dairy)
- Productivity based on physical aspects
  - Soil type
  - Hydrology
- Minimum scale 1:25.000
- Minimum 3 classes



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## Valuation of classes

Soil suitability class

Acreage

% of total surface of project area

Valuation

Ruilklasse	oppervlakte (ha)	percentage van geheel	schattingswaarde
1	80	1	49.000
2	550	9	47.500
3	2419	39	46.000
4a	1949	31	44.500
4b	143	2	44.500
5	367	6	41.500
6	341	5	37.000
7	405	6	35.500
subtotaal	6234		
rest	364		
totaal	6618		
Gemiddelde schattingswaarde:			43860
Bij gemiddelde agrarische waarde van € 45.000,- dan is de factor 1,026			

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## Allocation right

- Allocation of same acres of land in same class (quality)
- Exception of max 1 class difference
- Compensation in extra acres of land

## Legal framework

### Old law (1985)

**Valuation** of classes is basis for re-allotment

**2** separate estimations' maps:

- Soil productivity (physical aspects)
- Assets (agricultural engineering)

For both **right to appeal**

**Field work** for mapping on forehand

### New law (2007)

**Acreage** is basis for re-allotment

**1** soil suitability map (physical aspects)

Assets in "List of financial arrangements"

No right to appeal

Local experts do check the map

## Legal process

Right to appeal:

- List of rightful claimants (inventory of properties)
- Re-allotment plan
- List of financial arrangements



No appeal to soil suitability classes map

## New law

No appeal to soil suitability classes map

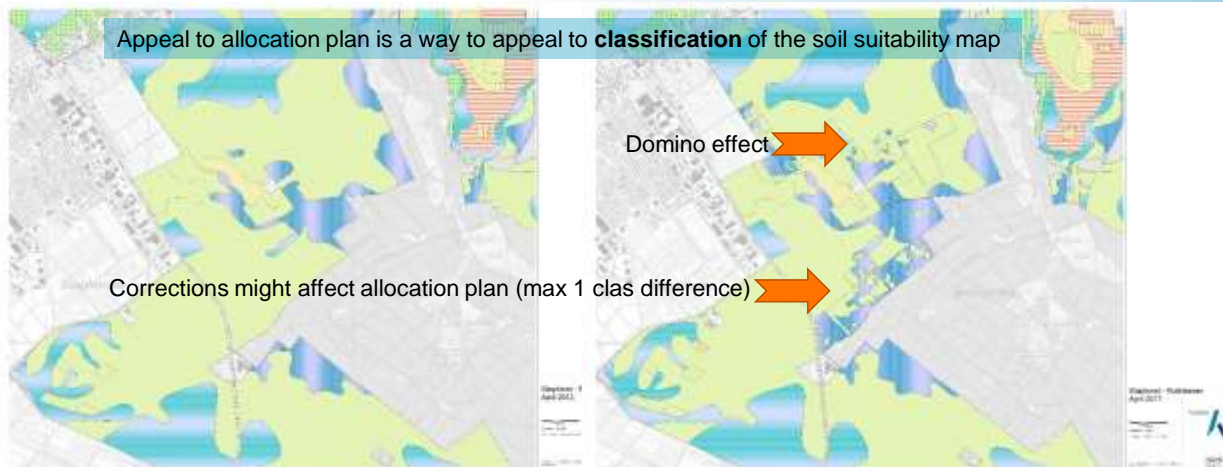
- Appeal to allocation plan is a way to appeal to **classification** of the soil suitability map
- Corrections might affect allocation plan (max 1 clas difference)
- Domino effect

## Case: Staphorst

Classification map before re-allotment plan

Classification map after appeal to re-allotment plan

Appeal to allocation plan is a way to appeal to **classification** of the soil suitability map



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## New law

If neighbour wants his/her classification changed as well:

- Appeal to financial arrangements is a way to appeal to **classification** of soil suitability map
- Appeal to financial arrangements is a way to appeal to **valuation of classes** of soil suitability map

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## Case: Staphorst

If neighbour wants his/her classification changed as well:

- Appeal to financial arrangements is a way to appeal to **classification** of soil suitability map
- Appeal to financial arrangements is a way to appeal to **valuation of classes** of soil suitability map

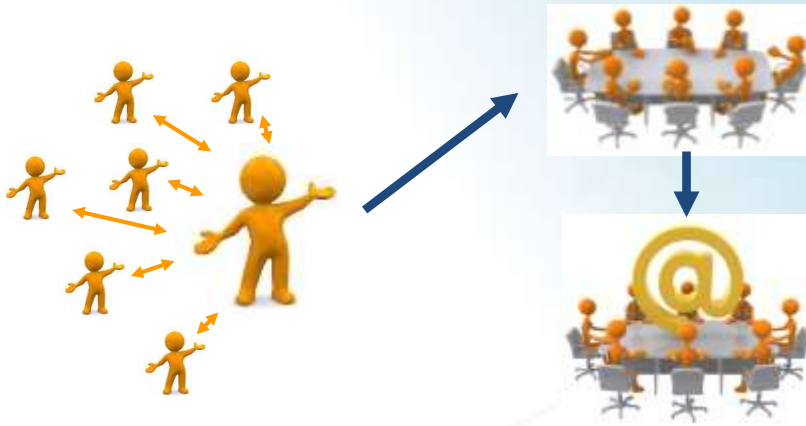


## Other instruments

- |                       |       |
|-----------------------|-------|
| - Land lease          | - Yes |
| - Pre-emption rights  | - No  |
| - Taxation            | - No  |
| - Fiscal arrangements | - Yes |
| - Expropriation       | - No  |



# Voluntary re-allotment



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# Voluntary re-allotment



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## Voluntary re-allotment



- Exchangeable – non exchangeable
- Number of wishes

