

Land Allocation, Acquisition and Readjustments, Different Techniques for Land Redistribution

Tommy Österberg
Swedesurvey

“Access to land for poor people
one of the most important
questions to reduce poverty in the
world”

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Land Redistribution

- Land allocation
 - distribution of state owned (controlled) land
- Readjustment
 - Development of undeveloped land
 - Division of common land
 - Redistribution within existing land resources (land consolidation)
- Access control
 - acquisition control, influence of prices, suitable manager
- State land acquisition - Land Bank
- Strengthening rights of tenants
- Influence on land prices

Land allocation

- Distribution of economic viable properties to interested people
- Usually through a (district) Land Commission (Chiefs?)
- Demands on:
 - development plan
 - proof of possibilities to implement
 - development within a certain time frame
 - Example: Resettlement schemes in Zambia

Readjustment

- Comprehensive readjustment within a village, sometimes combined with extensive new investments in infrastructure, example continental Europe
- Development of undeveloped land
- Distribution of common land, example Northern Europe
- Readjustment within fixed land resources, example Vietnam

Access control through land titling

- To stop land speculation and make productive land available for common people
- Control of who is allowed to buy productive land, (and to which price).
- Preference for a defined group of people, e.g. family farming, living on the production on the site and with enough knowledge.

State Land Acquisition -Land Bank

- State land acquisitions supported by
 - acquisition control
 - expropriation
 - allocation policy, e.g. family farming, settlement condition, income policy
 - examples Philippines, Scandinavia
- Financed e.g. through a Land Fund

Strengthening tenants rights

- Right of prolongation
- Responsibility for maintenance of fixed assets (buildings)
- Procedures and conditions for setting ground rent
- Transfer of leasehold and investments
- Pre-emption right for the tenant
- Special court to settle disputes
- Conversion

Influence on Land Prices

- Land has no value, examples Mozambique, Tanzania, Zambia (Namibia etc.)
- State acquisition and control
- Expropriation possibilities
- Valuation regulations, influence of speculations, expectations values, the influence of the activity for which the land is expropriated