Land Consolidation and Jointly Owned Forest
Case Haukipudas

Mikko Marjomaa
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The Haukipudas forest land consolidation area is located in Finland, in the region of Northern Ostrobothnia and the city of Oulu.
Why do we need land consolidations?

Challenges for Finnish forestry

- Fragmented ownership of forest properties
- Changes in the ownership structure
- Decreases the availability of timber and active forest management
- Is an obstacle to nationally important projects (such as forestry and bioeconomy)
Haukipudas before the land consolidation
First steps ...

- 2010 presentation to landowners about forest land consolidation and jointly owned forests

  Landowners in the area requested a preliminary report on a land consolidation from the NLS

  2010–2011 interviews and drafting the report

  The land consolidation requested by landowners started in December 2011
Land consolidation step by step

• 2011 landowners applied for land consolidation
• 2011 financing decision from the Ministry of Agriculture and Forestry: 80% financing for land consolidation and 100% financing for founding a jointly owned forest
• 2012–2013 valuation of growing stock
• 2012–2014 negotiations concerning the jointly owned forest
• 2014–2015 interviews concerning the land consolidation
• 2016–2017 planning the redistribution of parcels
Costs and Benefits

- The estimated costs in the report were 980,000 euros.
- The actual costs of the land consolidation are approx. 500,000–600,000 euros.
- The estimated benefits in the report were 2 million euros on an area of 5,438 hectares.
- The final benefits to the 6,216 hectares that were included in the land consolidation will be calculated in 2018.
Results on the map

Before

After
Results on the map

Before: 17 parcels

After: 3 parcels
Results (6,216 hectares)

Before
- Jointly owned forest:
  - 98 parcels
  - Average parcel size 17.1 hectares
  - Largest parcel 200.8 hectares
- Entire area:
  - 468 register units
  - Average size of forest holdings: 27 hectares
  - 574 parcels, inconvenient shape
  - Average parcel size: 11.1 hectares
  - Privately owned forest, parcel size 7.4 hectares

After
- Jointly owned forest:
  - 15 parcels
  - Average parcel size 113.5 hectares
  - Largest parcel 1,231.8 hectares
- Entire area:
  - 169 register units
  - Average size of forest holdings: 36.6 hectares
  - 244 parcels, more convenient shape
  - Average parcel size 25.5 hectares
  - Privately owned forest, parcel size 19.8 hectares
Thank you for your attention!