

# IS LAND CONSOLIDATION JUST A DREAM IN HUNGARY?

Enikő Kovács

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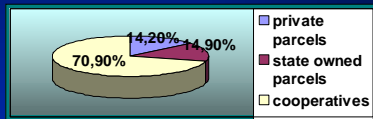
## Historical background

Area: 93029 km<sup>2</sup>  
Inhabitants: 10.2 million  
Change of political regime in 1989

Changes on ownership:  
Re-privatisation process in all territory of the economy

## Historical background

Division of agricultural land by sectors in 1989:



Compensation policy, re-privatisation of the former socialist co-operatives

## Historical background

Over 5.1 mil. ha. of agricultural land and forest has been split up into about 2.6 mil. parcels and divided between about 1.8 mil. new owners

## Impacts of compensation, re-privatization



inadequate size, shape of parcels

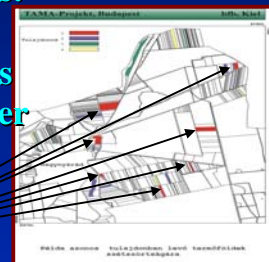


(ca. 3 m x 365 m)

## Impacts of compensation, re-privatization

Badly situated parcels: very fragmented distribution of parcels belonging to one owner

one owner

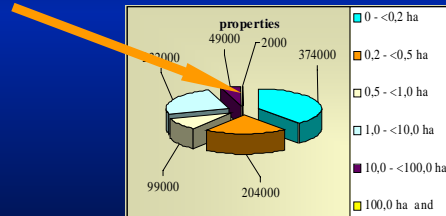


## Impacts of compensation, re-privatization



## Impacts of compensation, re-privatization

don't fulfil the requirements of the agricultural system of the EU



Land property: average size distribution

## Problem solution: TAMA

- Computer-aided land consolidation project
- Launched:1993, finished 2000
- Hungarian-German co-operation



## The aim of TAMA project

Develop a method for a computer-aided land consolidation

At the beginning: exchange, concentration of parcels

Later: more elements:

- village development,
- ecological planning,
- village melioration .

} Framework for complex village renewal, rural development

Final goal: to improve the living conditions in the rural areas

## Land consolidation. Definition

The Munich Statement on land consolidation:  
„Land consolidation is gate towards sustainable rural development.”

„A main objective of land consolidation is to improve the land holdings of farmers by concentrating their farms in as few parcels as possible, and to support the farms with roads and infrastructure when needed. Protecting the environment and fostering better livelihoods in rural communities have become increasingly important elements in land consolidation.

Land consolidation can be carried out in a variety of forms ranging from the simple reorganisation of farmlands to comprehensive rural development projects...”

## Land consolidation Definition

Two types of land consolidation: Simple, Complex  
Common feature: Both types focus on the spatial restructuring of land ownership and/or user rights based on legal procedures regarding land administration.

Simple land consolidation: exchange and reallocation of parcels in order to optimize conditions in the agriculture sector.

Complex land consolidation:

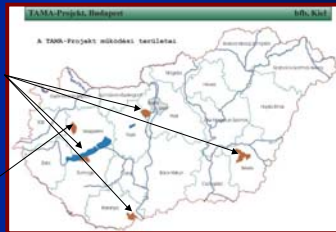
- integrated method, enlarges the possibilities, adds elements
- improve the sustainability of rural livelihood

## Participating villages in TAMA

Pilot:

16 settlements

1998: small region



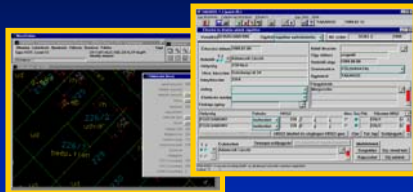
Aspects of selection: differences in interest, localisation, natural endowments, agricultural cultivation, structure of parcels.

## Preparation for the implementation

- General preparations (info, meetings)
- Analysis of the opinions (confidence, contrary opinions.)
- Establishment of working teams in the villages (connection, Questionnaires for surveying the demands)
- Meetings, open days (Interactive connection)

## Preparation Data collection I.

- land registry data (owner, properties, legal circumstances): Land Registry
- information on land users: User's Inventory



## Preparation Data collection II.

Cadastral maps

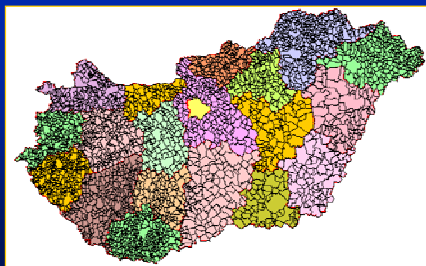
Topographical maps 1:10 000

Topographical maps 1:100 000



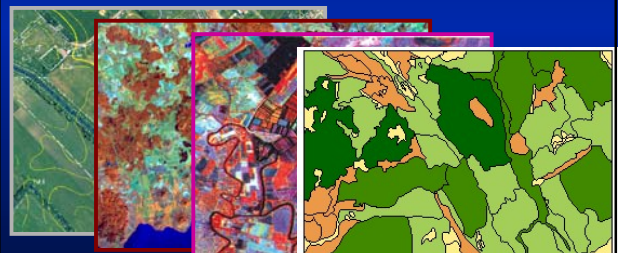
## Preparation Data collection III.

Database of Administrative Boundaries



## Preparation Data collection IV.

Aerial photographs, high resolution satellite imageries, geological, hydrographical maps



## Infrastructural and institutional framework

- Installation of the information technology infrastructure (hw/sw)
  - softwares:
    - Hungarian GIS sw (ITR)
    - German GIS sw (PIA, db\_G)
    - Coreldraw
    - MSOffice (Excel, Access)
- Establishment of the institutional framework by education, training

## Preparing the starting digital maps

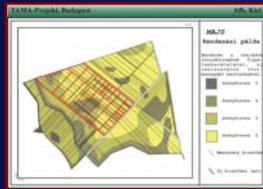
- land cultivation,
- soil types,
- slop categories,
- subsoil water,



## Draft of land consolidation plan

The thorniest step in the whole process.

Reason: the lack of the land consolidation law



The only way to realize the land consolidation plan: voluntarily, compromise.

Without compromise: failure of the process

(partial land consolidation)

## Summarised result of the project in the 16 pilot communities

County	Village 1	Village 2	Village 3	Village 4
Baranya	+	+	-	-
Békés	-	-	-	-
Pest	Partly (16/26)	-	-	-
Somogy	Partly (24/56)	-	-	-

## Land consolidation in the “Three Brooks Small Region”



## Land consolidation in the “Three Brooks Small Region”

model for rural development program initiated by small regions (bottom up)

difference: primary goal

- to start the sustainable development
- to improve the quality of life via the implementation of land consolidation
- land consolidation became a tool for rural development. (sustainable agricultural development, landscape and environmental protection, village development, village renewal, ecological planning).



## Results in the “Three Brook Small Region”

The land consolidation process turned into complex rural development. Some results:

- Elaboration of a strategy program for rural development
- Preparation of applications, competition for EU funds, assistance
- Farmers understand and accept the necessity of land consolidation

Bottom up initiative → complete fulfilment

## Analysis of the experiences of the land consolidation project

General result:

- the TAMA project called the attention to the possibilities and benefits of land consolidation.
- need of land consolidation recognised



outcome  
Why???

## Analysis of the experiences of the land consolidation project

Overview and general remarks

- Political aspect: political will existed, but changes in the different governments
- Legal aspect: lack of law (Land Consolidation, National Land Fund)
- Social aspect: untimely schedule
- Financial aspect: expensive - who pays?
- Ecological aspect: need for complex rural development
- Bottom up initiative!!!

## The continuation

2002: Dutch-Hungarian project: : Practice of Integrated Rural Development in Hungary

Main principle: (Munich statement):

„The application of land consolidation should be seen in the framework of an overall agricultural and rural development policy, and as an essential tool within a range of instruments to achieve sustainable rural development”.

## Conclusion

Is land consolidation just a dream in Hungary?

Land consolidation is a starting point for solving problems of rural development, agriculture, environmental protection, social, cultural matters

**No, it is not!**

Must will: develop a suitable structure of agricultural land in the interest of the sustainable development

**Thank you for your attention!**

Contact:

eniko.kovacs@fomigate.fomi.hu