



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK
17-21 MAY SOFIA BULGARIA 2015

Organised by:   CHAMBER OF GRADUATED SURVEYORS

Platinum Sponsors:  



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK
17-21 MAY SOFIA BULGARIA 2015

**Systematic registration in Romania
a new opportunity for land consolidation**

  CHAMBER OF GRADUATED SURVEYORS

Platinum Sponsors:  



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

Paper objectives:

- Open a debate for land consolidation in Romania.
- Raise awareness about land fragmentation



Platinum Sponsors:



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

KEY MESSAGE

- Without a consolidated legal situation one cannot speak about introduction of land consolidation. Also a land market cannot be supported..
- Sustainable agriculture is difficult without land consolidation; Land consolidation depends on systematic registration



Platinum Sponsors:

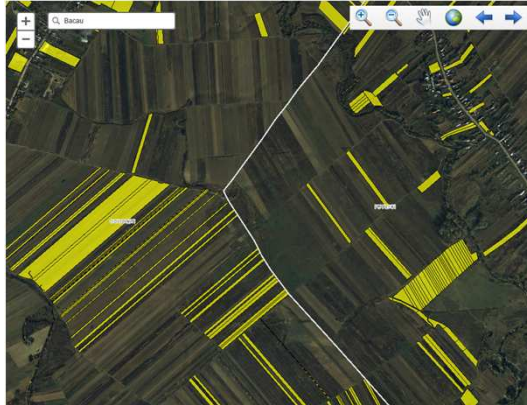




"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

LAND FRAGMENTATION



Platinum Sponsors:



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA



Platinum Sponsors:





"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

LAND FRAGMENTATION

- **PARCELS** - 3 meters width and length of 300 meters
- **21.27 % of land registered until now (source ANCP)**
- **Around 40.000.000 parcels**



CHAMBER OF
GRADUATED
SURVEYORS

Platinum Sponsors:



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

SYSTEMATIC REGISTRATION

- **The systematic registration process started in 2011 with 19 communes and continued in 2013 with another 31 as part of World Bank and Romanian Government funded project.**
- **In 2015 it is expected that over 100 communes starts systematic registration**
- **EU structural funds available for systematic registration in cca 1000 communes (rural level of administrative units in Romania), (out of 2948)**
- **Program for cadastre and land registration approved by Govt. for 2015 ? 2023 in remaining administrative units.**



CHAMBER OF
GRADUATED
SURVEYORS

Platinum Sponsors:

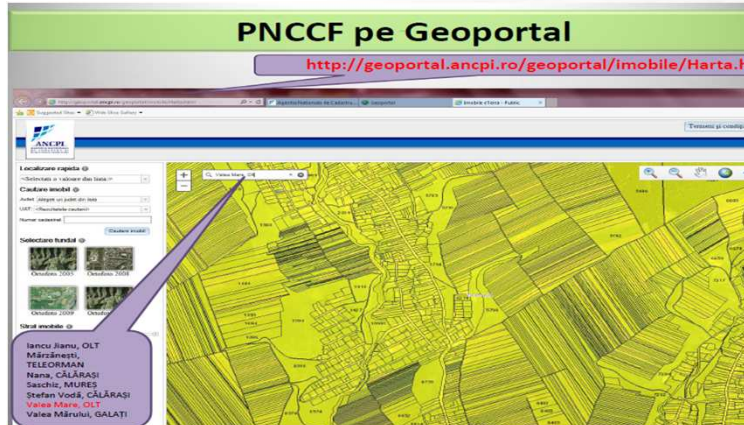




"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

SYSTEMATIC REGISTERED LAND (source ANCP)



Platinum Sponsors:



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

LAND CONSOLIDATION

- Pilot project for Land Consolidation has been implemented in area of Jirlau in 2011-2012
- One of the issues encountered in the pilot project G2G was registration of the new situation.



Platinum Sponsors:





"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

LAND CONSOLIDATION

- Kovács and Osskó (2004) state very clear in relation to an evaluation of land consolidation pilots: after 50 years of collectivization and bad memory of "socialist land consolidation" the new land owners did not show too much interest in the project (Lemmen et al., 2012).



Platinum Sponsors:



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

ISSUES FOR CONSIDERATION

- The local committee be elected or appointed? Sufficient representation of local farmers is needed: small and big farmers. Owners and tenants.
- Registration of participants. Is it a good idea to ask commitment by signing an agreement between committee and participant?
- Valuation? Valuation committee is the same as the local committee? Is there a valuation map available? The valuation could be simplified to the valuation of soils that have to be exchanged; unless a complete valuation before and after the land consolidation has to be performed to identify differences in value before and after lc. Is this needed?



Platinum Sponsors:





"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA



Platinum Sponsors:



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

ISSUES FOR CONSIDERATION

- Data publication
- Tolerance in reallocation of 3%.
- Exchange can be based on areas or on value.
- Exchange based on ownership or on land use (tenancy).



Platinum Sponsors:





"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

CONCLUSIONS AND RECOMMENDATIONS

- Before starting a Land Consolidation process, it is necessary to have the availability of a sound land administration of that area.
- It is recommended first to try to apply Land Consolidation on voluntary base in Romania. Due to the reluctant attitude of the rural people towards central directed activities referring to land it is not wise starting with Land Consolidation by law.
- It is recommended only to transfer one big deed to the notary. In this deed all the transactions of the whole area have to be mentioned. From the original situation until the final situation.



Platinum Sponsors:



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

CONCLUSIONS AND RECOMMENDATIONS

- Land banking makes the best match with Romania's fragmentation problems in the short term.
- Systematic reduction should be considered were more land is restituted on paper then is available in tarla in reality
- ANCPPI should have an important role in land consolidation projects



Platinum Sponsors:

