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## The Effectiveness of Land Consolidation in Slovakia

Lubica Hudecová

# FIG WORKING WEEK 2015

## 17-21 MAY SOFIA BULGARIA

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### Content

- Overview of LC
  - to 1950
  - 1950 – 1989 (socialist reconstruction of society)
  - today
- Land tenure specifics in Slovakia
- Indicators of LC effectiveness
- Discussion
  - agricultural land market
  - farm restructuring
- Conclusion - LC in future

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## Before 1848

- LC before 1848 - arrangement of the titles between landlords and serfs

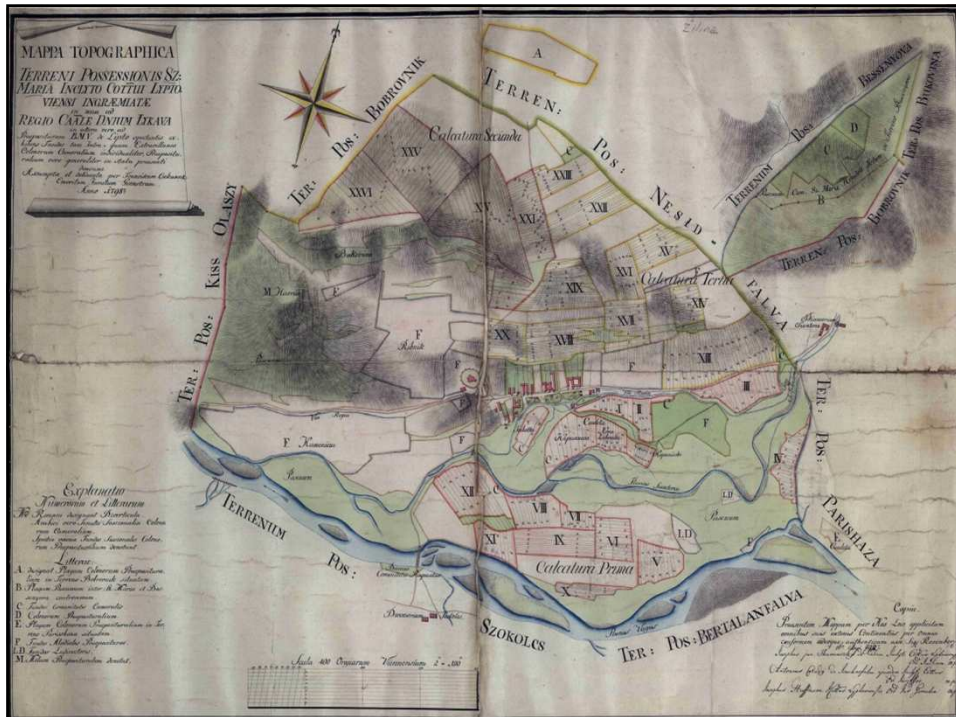
SZENT- MARIA 1798

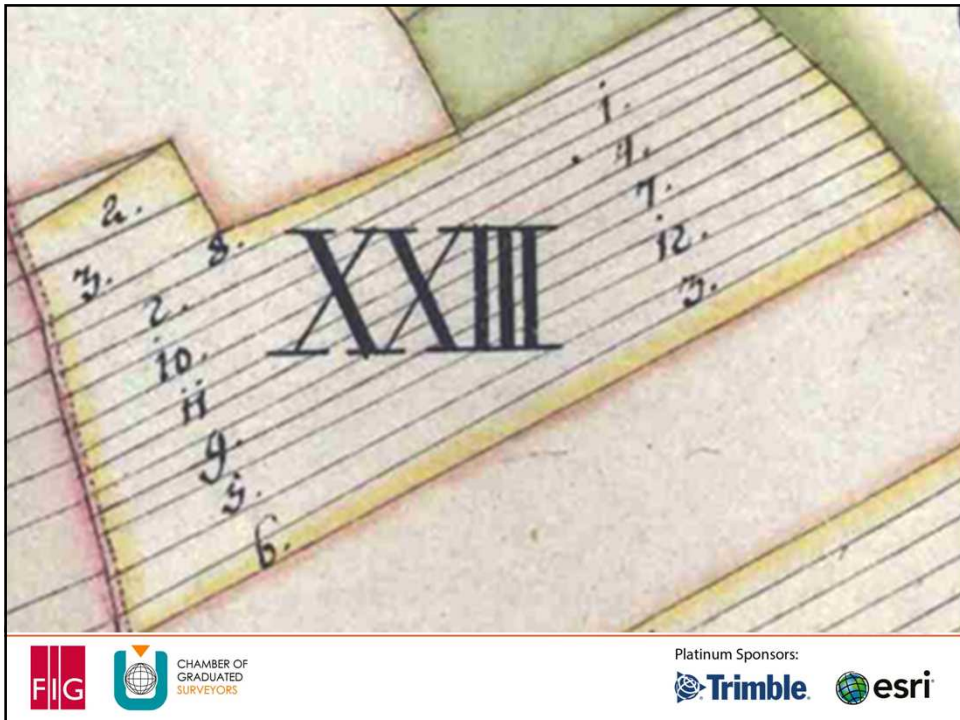


SZENT- MARIA 1886



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### Copyhold redistributions

- LC after 1848 so-called "copyhold redistributions" the transformation of feudal ownership structure
- The bigining of land administration system
  - Land register
  - Land cadastre
- The size of parcel depends on the size of used land before 1848

A historical land survey map showing a grid of land parcels. The parcels are numbered with two-digit numbers: 63, 61, 67, 68, 69, 72, 75, 74, 73, 72, 54, 55, 58, 56, 57.

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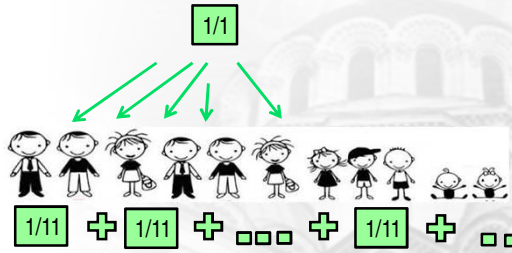
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### Hungarian customary law

Hungarian customary law



increase of fragmentation



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### Land fragmentation, fragmentation of ownership relations



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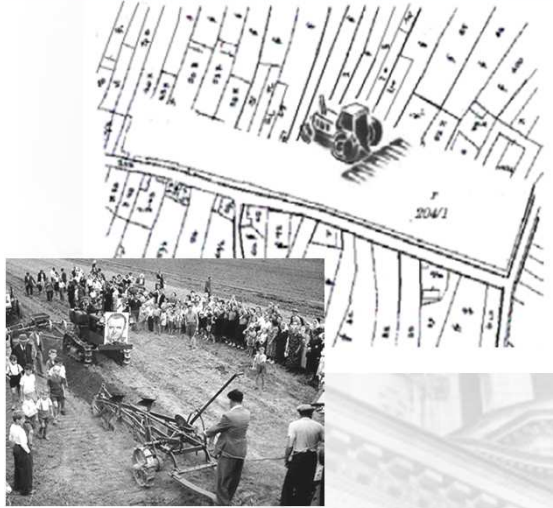


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### Socialist reconstruction of society - 1950

- Massive fields for collective farming
- „socialist“ LC - attenuation of owner's awareness regarding the relevant ownership rights and preference for land use relations regarding the real estates (especially in rural areas)



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### The maps in state land inventory were changed



cadastral  
map



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## Land fragmentation and fragmentation of ownership rights gradually continued



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## Connection between the man and the land was broken

### Land fragmentation:

- dispersion of parcels
- size of parcels
- size of holdings
- shape of parcels
- accessibility of parcels
- number of parcels per holding
- shared ownership



the only option remains for the owner - to keep the land in lease



injustice of the past is resolved by:  
Act on Land Consolidation  
- Peasant can cultivate the land



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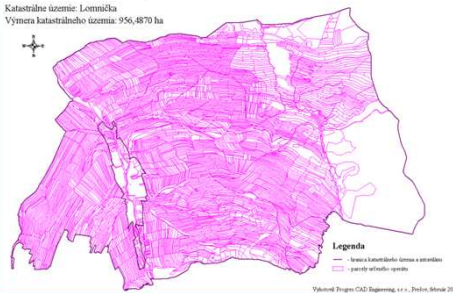
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## LC in today's Slovakia – parcel size

### Original situation before LC

Mapa určeného operátu

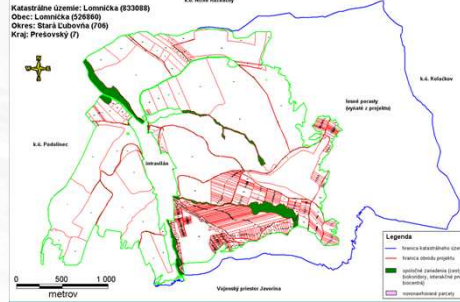
Katastrálne územie: Lomnička  
Výmera katastrálneho územia: 956,4870 ha



### New situation after LC

Rozdeľovací plán, verzia 1, Prehľad

Katastrálne územie: Lomnička (532088)  
Obec: Lomnička (532089)  
Okres: Stará Ľubovňa (706)  
Kraj: Prešovský (7)



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## The decrease of number of plots

Finalised LC	Number of plots		Proportion of new plots to original plots
	Original	New	
SR (260)	556 787	378 468	67,97%

## The decrease of number of ownership relations

Finalised LC	The number of owners and the number of ownership relations			Proportion of new to original ownership relations
	Owners	Original ownership relations	New ownership relations	
SR (260)	224 671	5 435 074	1 636 699	30,11%



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### The decrease of the number of joint-owners per one plot and the number of plots per one owner

Finalised LC	The number of joint-owner per one plot		The number of plots per one owner	
	Original state	New state	Original state	New state
SR (260)	9,76	4,32	24,19	7,28



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### Agricultural land market

- non-existence of statistical research in whole country
  - Since 2001 - research in 6 selected districts (7,5%)
  - Since 2007 – research in 12 selected districts (15 %)

2002 - 0,63% of total agricultural land area was sold (2100 ha)

2010 - 3% of total agricultural land area was sold



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## Farm restructuring

the major part of the land area is utilized by large farms, the median of area managed by an agricultural entity is 500 ha which is by far the largest within EU!!!

### the reasons:

- the low portion of land ownership in proportion to the sum of land managed by agricultural entities

75% of agricultural land is owned by private individuals and

25% of agricultural land is managed by Slovak Land Fund

### consequences:

- average farmer rents more than 90% of agricultural land he cultivates



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## Future of LC

- Government of Slovak Republic issued a Plan of action for development of agriculture for period 2014 – 2020 (Ministry of agriculture) 4 key problem areas of current state of agriculture were defined.
- The solution of one of these problems is dependent upon finalization of LC.



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### Staking-out new borders



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### New field road



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### New water system



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**Thank You!**



**Lubica Hudecová**

lubica.hudecova@stuba.sk  
Slovak University of Technology in Bratislava  
Faculty of Civil Engineering  
SLOVAKIA



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