



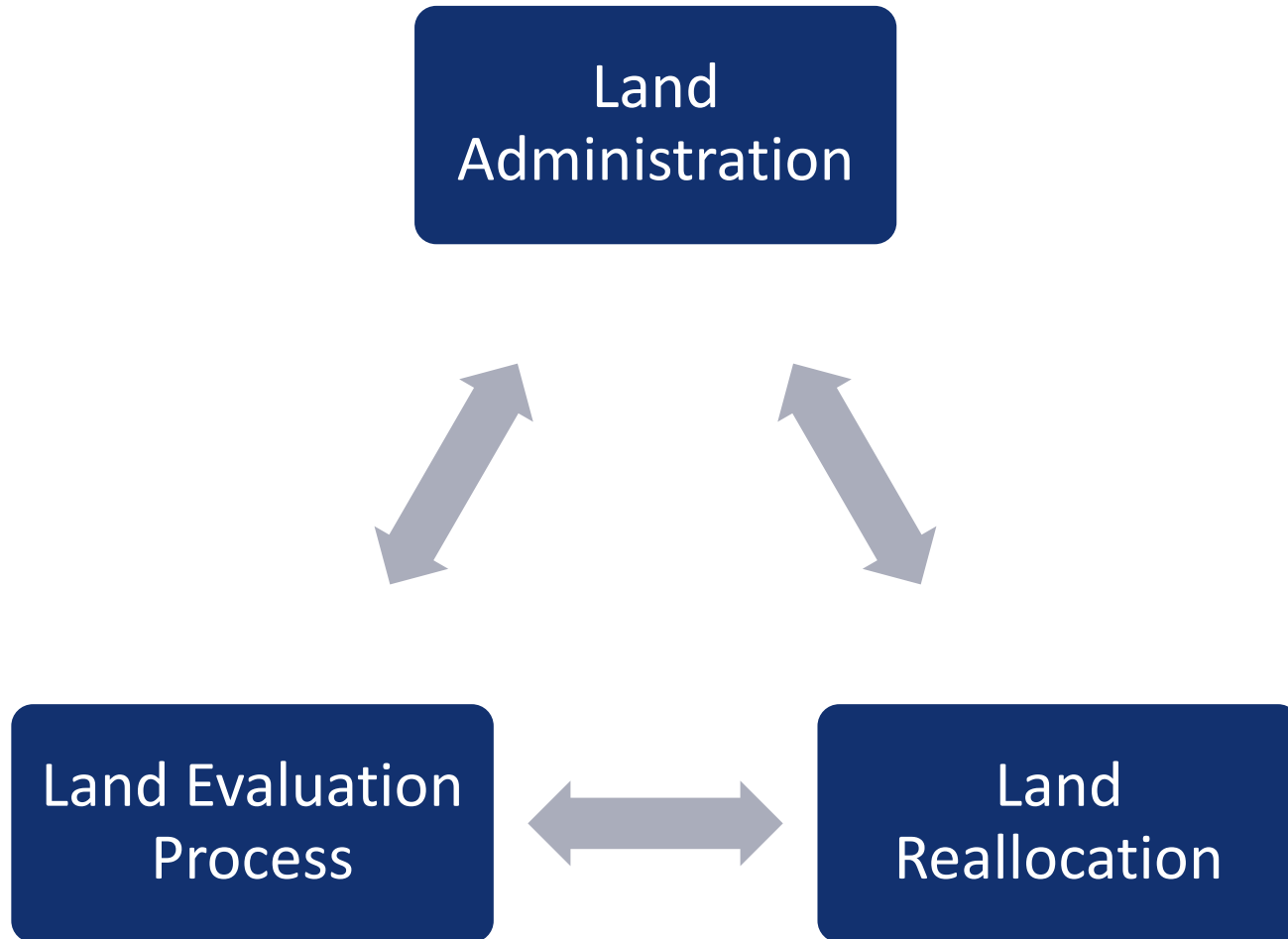
# **AN INTERROGATION OF THE LAND CONSOLIDATION TRADITIONS OF THE PEOPLE'S REPUBLIC OF CHINA, GERMANY, THE NETHERLANDS AND RWANDA**

By

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- Introduction of key Concepts
- 4 Case Studies:
  - ✓ Germany
  - ✓ Netherlands
  - ✓ China
  - ✓ Rwanda
- Key takeaways from the Study

# Key Processes in Land Consolidation:



## **Market Value Approach**

- Asset Appraisal
- Estimating Objective and Reasonable prices
- Technically mature and relevant approach

## **Agronomic Value Approach**

- Influence on Profitability and Productivity
- Key factor contribution (Soil fertility, irrigation, climate etc)
- Relevant classification considerations



- Land consolidation an important tool for development. (**Sustainability**)
- Land Consolidation Act.(FlurbG)
- Market value approach for buildings and Agronomic value approach for arable land as well as grassland.

- The results of land valuation in this process are not absolute but allow for deviations within the **tolerances allowed** (Bundesamt für Justiz, 2008)
- For arable land, there are two indices, the **soil index** (Bodenzahl), which refers to differences in spontaneous yield due to soil conditions, and the **arable index** (Ackerzahl), which also considers differences in yield due to natural conditions such as climate and topography.



- Long tradition of Land Consolidation practice (Over Centuries)
- Relative Value → Market Value → Determine difference between old and next allocation

- The Dutch land survey agency classifies soil findings into seven categories according to **international standards** set by the FAO. From one to seven, higher values mean better soil quality.

- Before allocation:

Land Value(1) = area x average exchange class x value

- After the allocation:

Land Value(2) = area x average exchange class x value

- Difference of the valuation due to allocation:

Difference= Land Value (1) – Land Value (2)



# The People's Republic of China: Consolidation or Compensation?

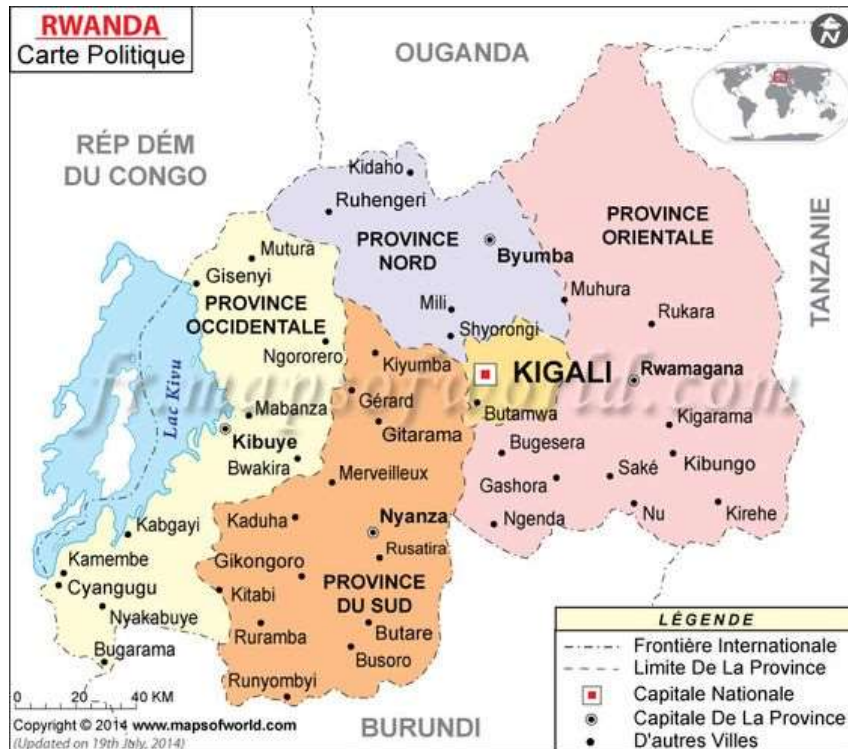


- Land Consolidation in the modern sense in China started in the late 1980s and has roughly gone through the initial **development stage** (1986-1997)
- Cost method
- Comparative method
- Hypothetical Development Method.

# The People's Republic of China: Consolidation or Compensation?

- The current land consolidation in China is mainly divided into two kinds of land consolidation for **agricultural land** and **urban land consolidation**.
- There are two ways to get a return on investment in land consolidation:
  - I. One is to get a corresponding return by operating and using the consolidated land parcels.
  - II. The other is to sell all the consolidated land parcels and get a one-time return on investment.

# Rwanda: A Land Management-Rural Development Nexus?



- Land Use consolidation was launched in Rwanda in 2007 and implemented in 2008 under the Crop Intensification Program (CIP) for **Food Security**.
- Simple Land use consolidation
- Modern Land use consolidation

# Rwanda: A Land Management-Rural Development Nexus?

- The aspects of land use consolidation relevant to rural development include but not limited to food security, food specialization, **boosting of small enterprises** in transforming and marketing of crops. Attraction of investors (Partner with local communities to increase yields per parcel, thus translating to job creation and **enhanced living conditions**).
- A key characteristic of land use consolidation that is publicized to suit the customary tenure of land ownership in most Sun-Saharan countries owes to the fact that it **does not involve swapping of land ownership and use rights**.

- Land consolidation has evolved in various regions across the globe.
- The role of the governments in land consolidation and its control provides an insight into the use of land consolidation.
- Valuation of land consolidation or other forms of it must take a wholistic perspective.

**Thanks for your attention**

**Danke !!! Xiexie !!! Met dank!!! Asante!!!**