



Actual developments of land consolidation in Finland

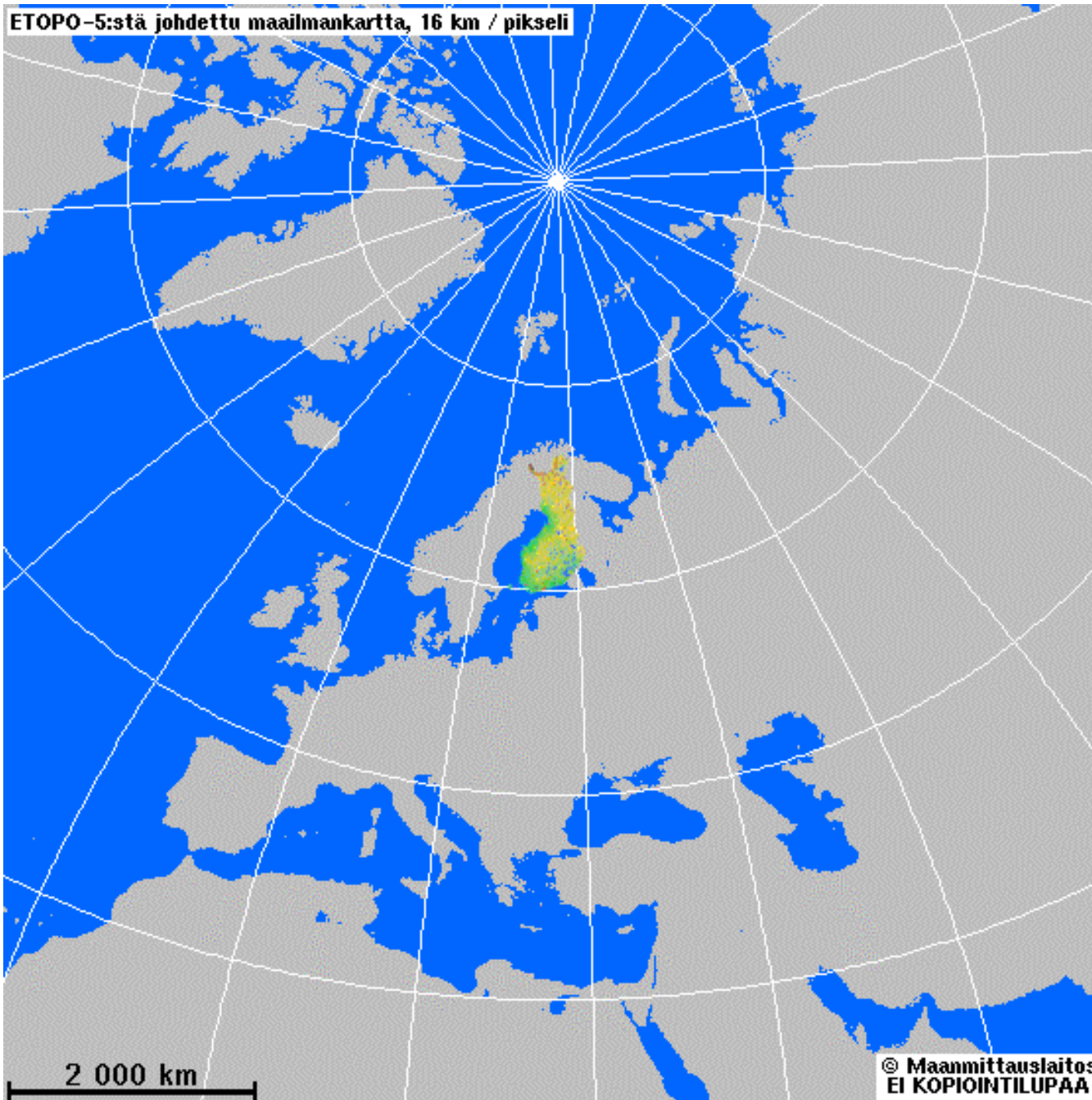
Symposium on Modern Land Consolidation

Volvic, France

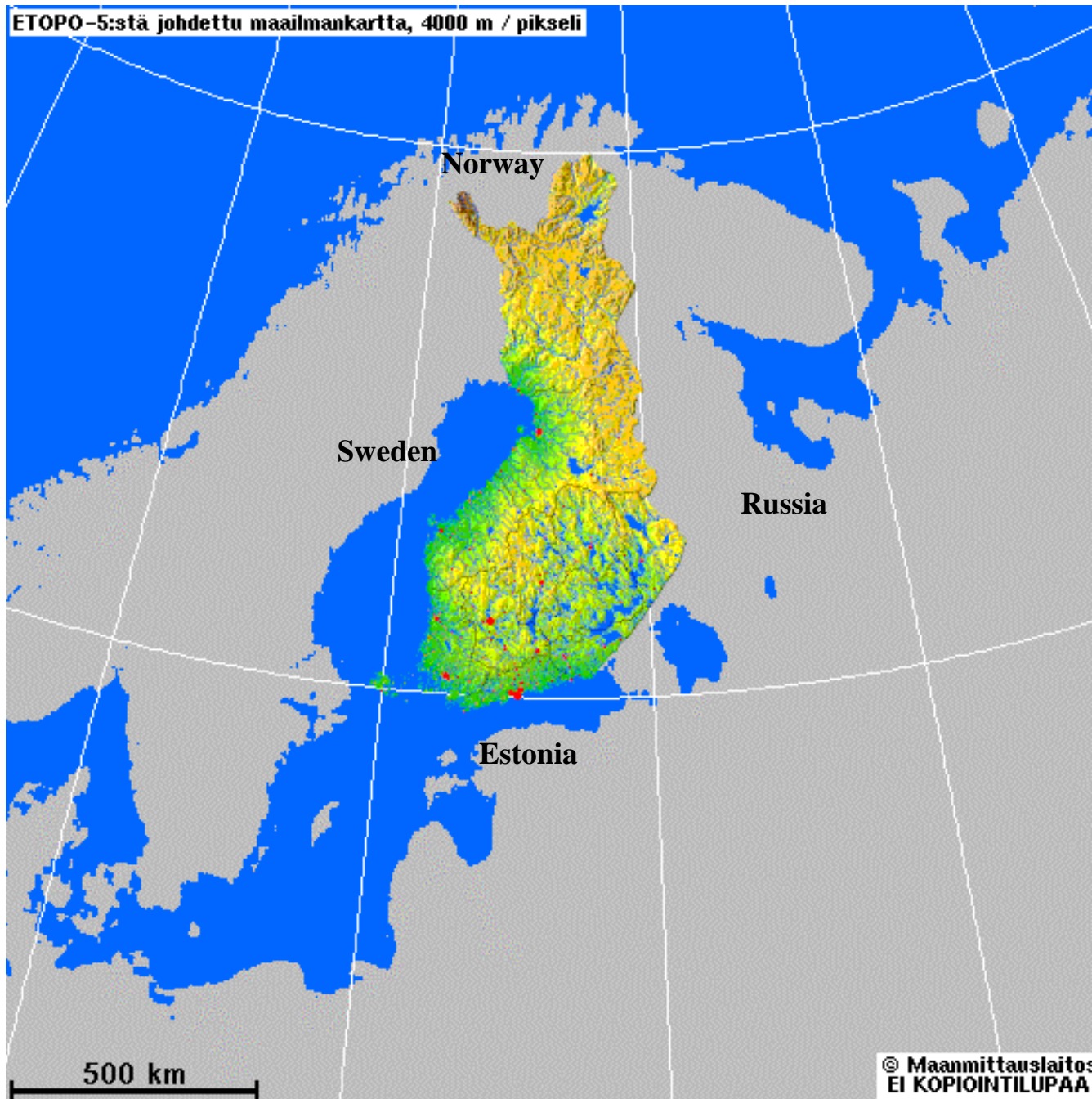
10 - 11 September 2004

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Finland



2002-04-23



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Contents of the presentation

- **Short history of land consolidation in Finland and state of the art currently**
- **Developments that have influenced the land consolidation instrument and its application in the last decade**
- **Institutional and operational changes that are prepared and implemented**
- **Lessons learned and critical success factors**



History of land consolidation

- **First land rearrangements (sarkajako) began in the 14th century - to ensure taxation**
- **In 1757 began the first form of land consolidation (isojako, storskifte). At that time this was regarded as final**
- **From 1848 it was possible to consolidate once consolidated areas (uusjako, nyskifte)**
- **New more effective and more comprehensive legislation in 1917, 1951 and in 1975**
- **Reform of the legislation in 1997 (Kiinteistönmuodostamislaki, Act on cadastral surveys)**



State of the art currently (1)

- **Demand for land consolidation services in Finland has increased recently**
- **It is used to improve conditions for farming in fragmented areas and to implement [nature conservation](#) or [road safety](#) programs (reallotment)**
- **Road and drainage works are often combined with land consolidation**
- **We have developed the process, tools and legislation during the last 10 years**
- **New land consolidation projects are completed in ca 5 years and reallotment for nature conservation in 2 years**
- **The National Land Survey of Finland (NLS) is a government agency responsible for carrying out land rearrangement activities**



State of the art currently (2); how much (performance, money)

- **Annually 80 man years and 5,0 Mio € is spent on the activity**
- **Subsidized by the state, funding is also possible from the EU**
- **In fragmented areas the state is financing ca 75 % of the costs. In relation to nature conservation the Min. of Environment finances the costs**
- **The number of on-going projects is approx. 40+60, with a total area of approx. 75 000+15 000 ha :s**
- **Approximately 7 000 ha +35 pieces is completed per year**



State of the art currently (3); (who ?)

- **Land consolidation projects are carried out as legal land surveys (NLS is responsible)**
- **Executors: 2 trustees and the surveyor (civil servant)**
- **Land owners are our customers**
- **Land owners elect their trustees to help the executors and are able to elect representatives for most important phases of the project**
- **Interest groups: Municipality, Regional Environment Centre, Regional Council...**
- **Subcontractors : contractors for roads etc, planners, environmental experts...**



Developments that have influenced the land consolidation instrument and its application in the last decade (1)

- **We must intensify our processes, because**
 - public funding is decreasing
 - we have increasing demand for the services
 - there is a privatisation trend in the administration and
- **For the same reasons also public-private partnership (PPP) is increasing**



Developments that have influenced the land consolidation instrument and its application in the last decade (2)

- **The structure of agriculture is changing fast. The farms are growing in size and their fragmentation is increasing. The amount of farms has declined from 110 000 to 65 000 in the last 10 years**
- **Common European Agricultural Policy (CAP) makes it profitable to keep all the arable land in production**
- **The public bodies are more interested in their image in the eyes of the tax payers (Environmental Authorities, Road Administration, Ministry of Agriculture etc.)**
- **We have more existing data that we can utilize in the process, boundary data, topographic data, ortophotos etc**
- **Development of the legislation**



Institutional and operational changes that are prepared and implemented

- **New process implemented**
 - Finland has introduced a new land consolidation process
 - **Characteristics: examining the need and preconditions in advance, more power to the land owners, utilizing existing cadastral and topographic data, faster and cheaper than the old one**
- **New tools implemented**
 - **We have taken into use new tools:
a new application within JAKO that consists of tools for the needs of the new processcadastre JAKO/VLC**
- **Quality management**
 - **ISO9000:2000 and the EFQM quality model are being implemented**
- **We are utilizing international examples**
- **Scientific research in co-operation with the universities**



Lessons learned and critical success factors

- You can never **inform** the public too much of the new possibilities of land consolidation
- **Resistance for change** in the organisation is bigger than you expect
- **Resource management**: Difficult balance between the resources and marketing
- **Recruiting** is a long process, uncertainty, image of the career (new students?)
- **Future of agriculture** (GATT negotiations, CAP)



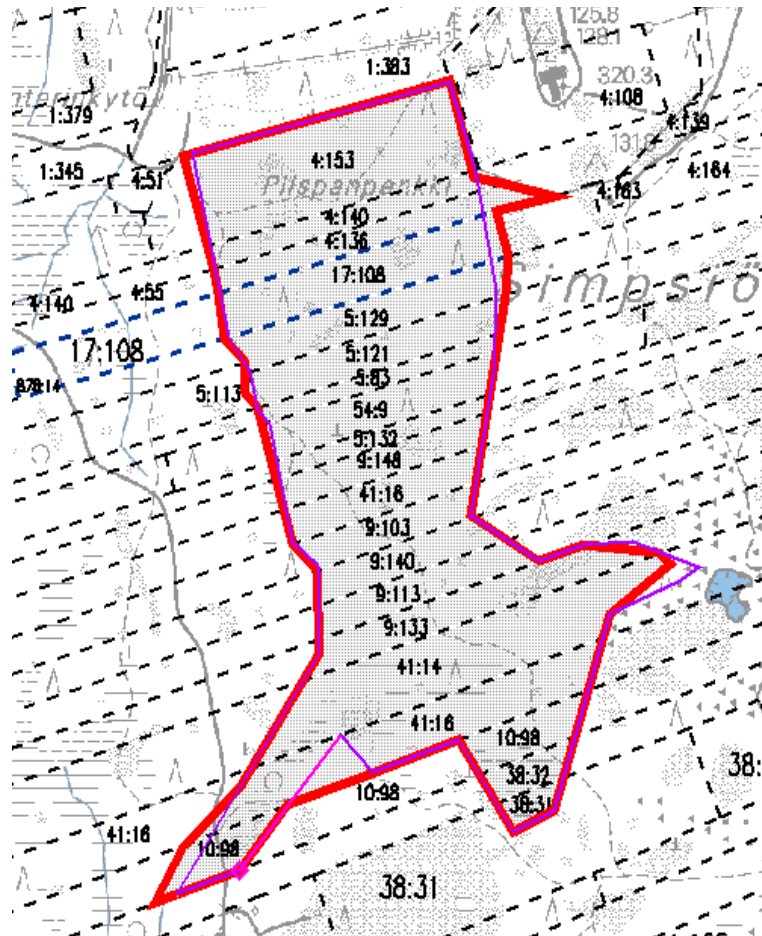
Merci beaucoup!

Thank you very much!

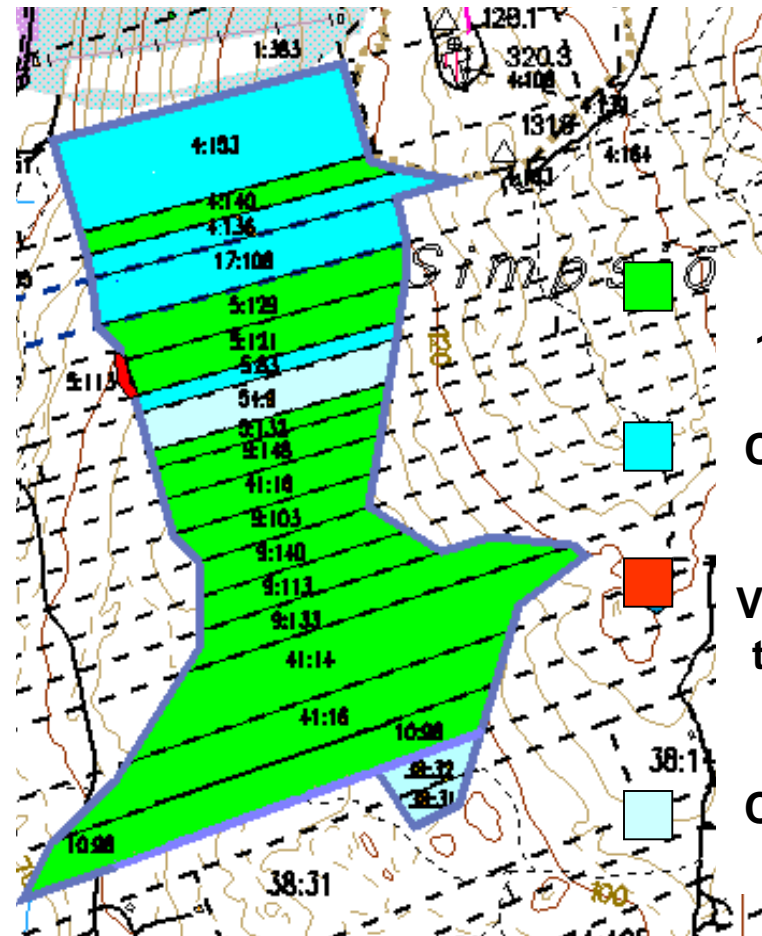


Example: implementing nature conservation

Starting point



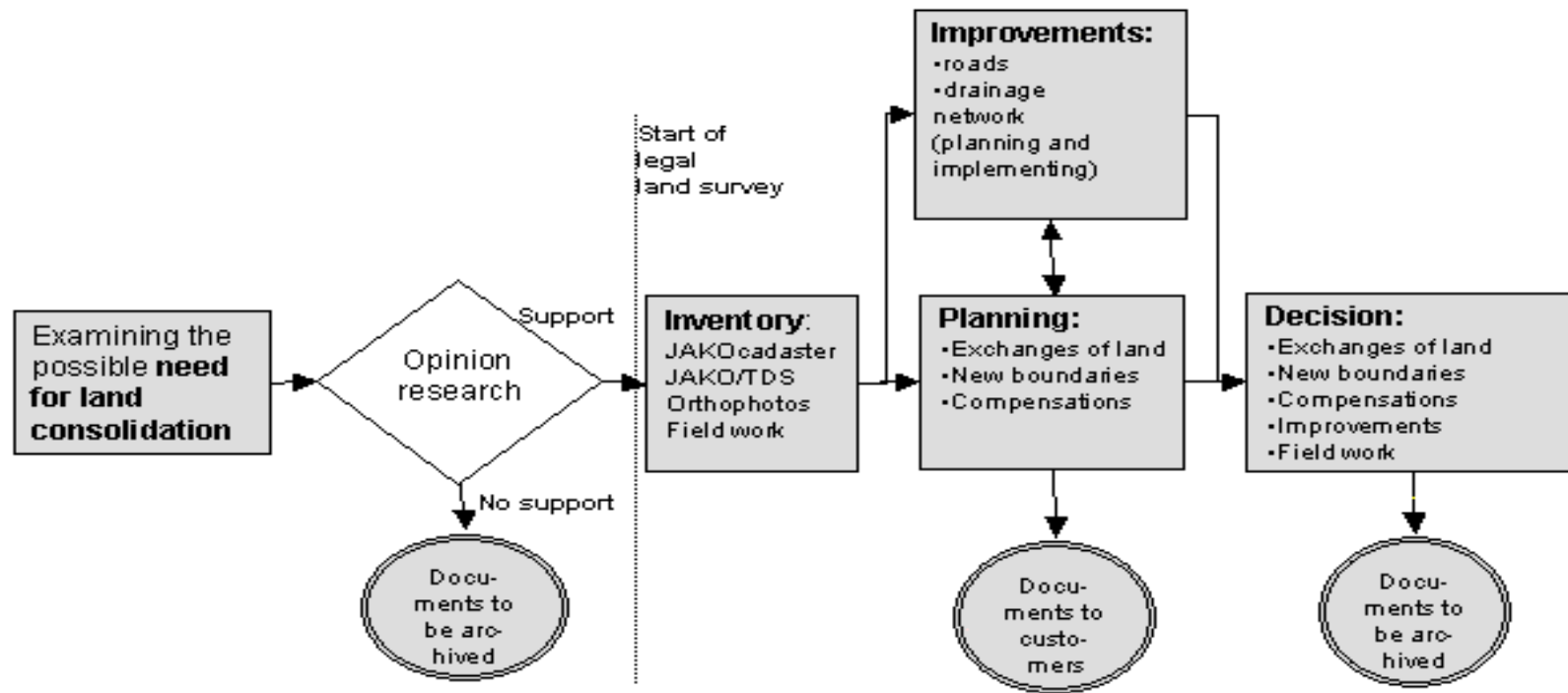
Situation today



-  Sale
13 lots
-  Change
4 lots
-  Vol. pro-
tection
1 lot
-  Change
3 lots



The new land consolidation process





Definition of terms

Land rearrangement

General term that describes all types of rearrangements of cadastral parcels

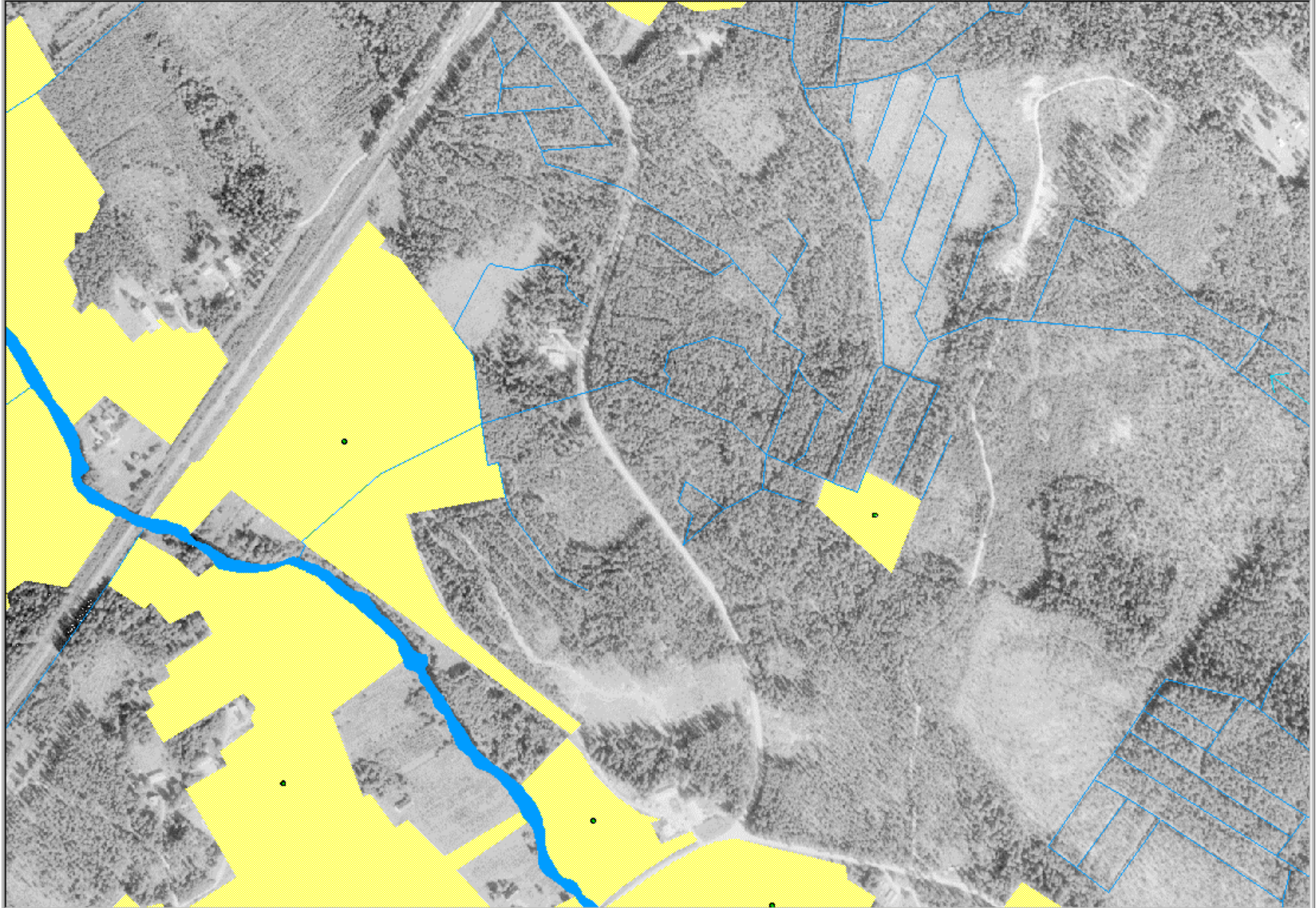
Land consolidation

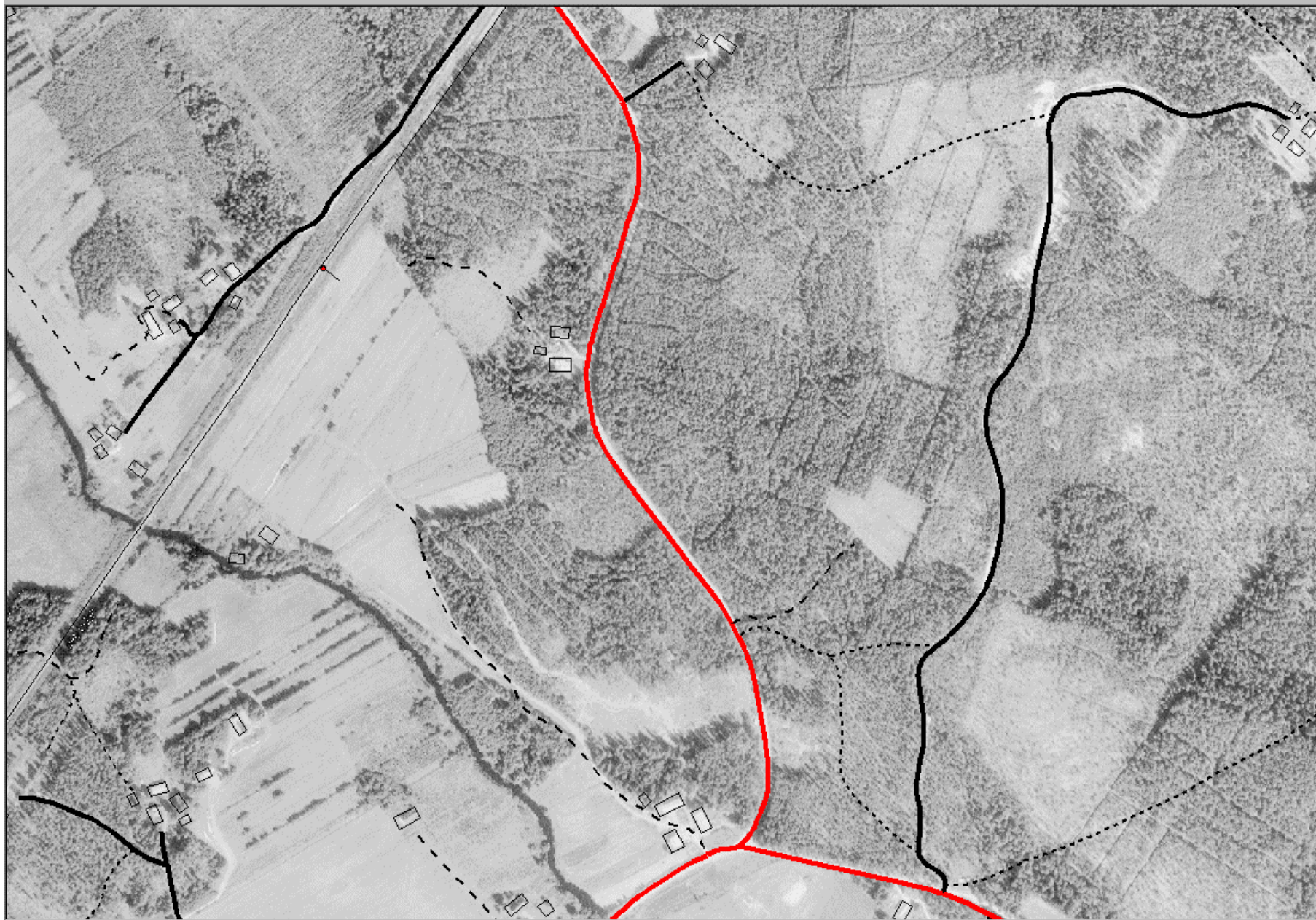
Comprehensive reallocation process affecting a rural area consisting of fragmented holdings. Holdings are more or less consolidated by exchanging land to form larger plots that are better adapted to their proper use

Reallocation of parcels

Exchanges of land in an area that is affected by a public land-use project.

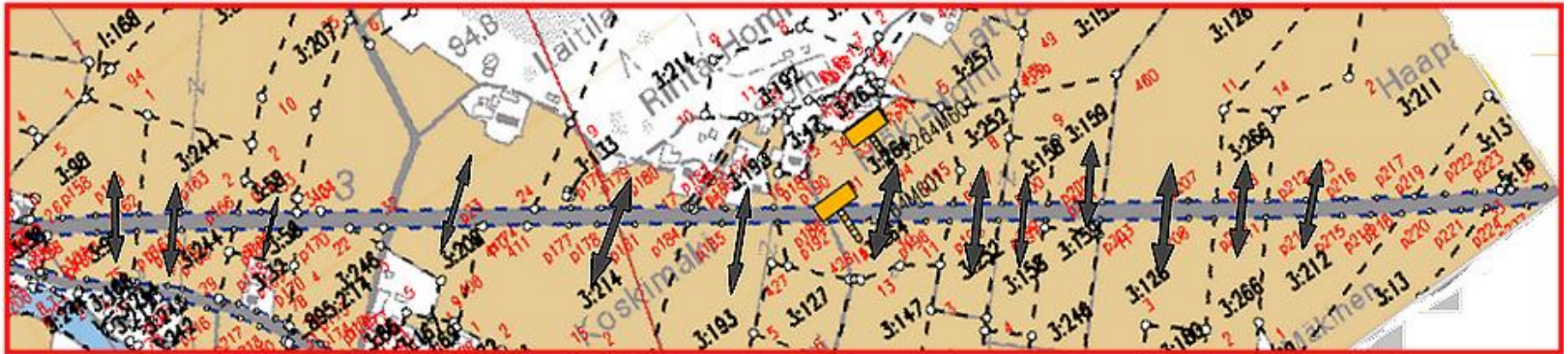








Reallotment of parcels



In addition to the land consolidation projects, several projects involving the reallotment of parcels are being tested. These projects are connected with the improvement of road safety.