



Food and Agriculture Organization  
of the United Nations

Presented at the FIG Working Week 2017,  
May 29 - June 2, 2017 in Helsinki, Finland

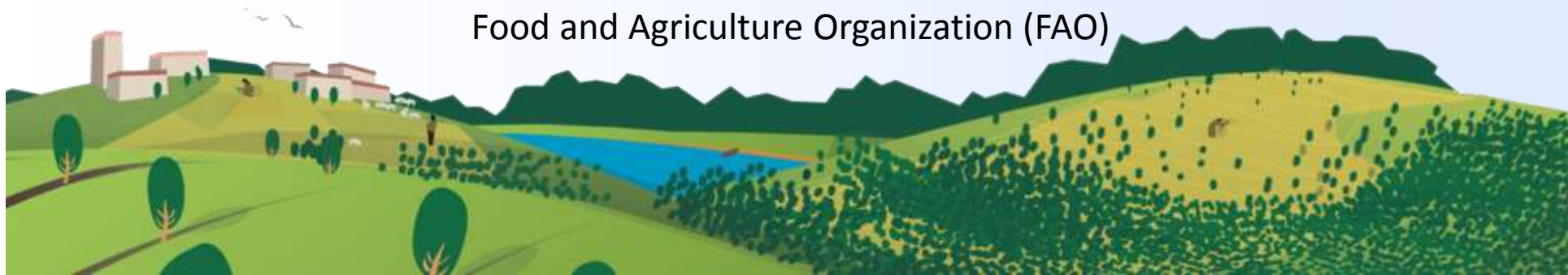
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# The relationship between land administration, land consolidation and VGGT implementation

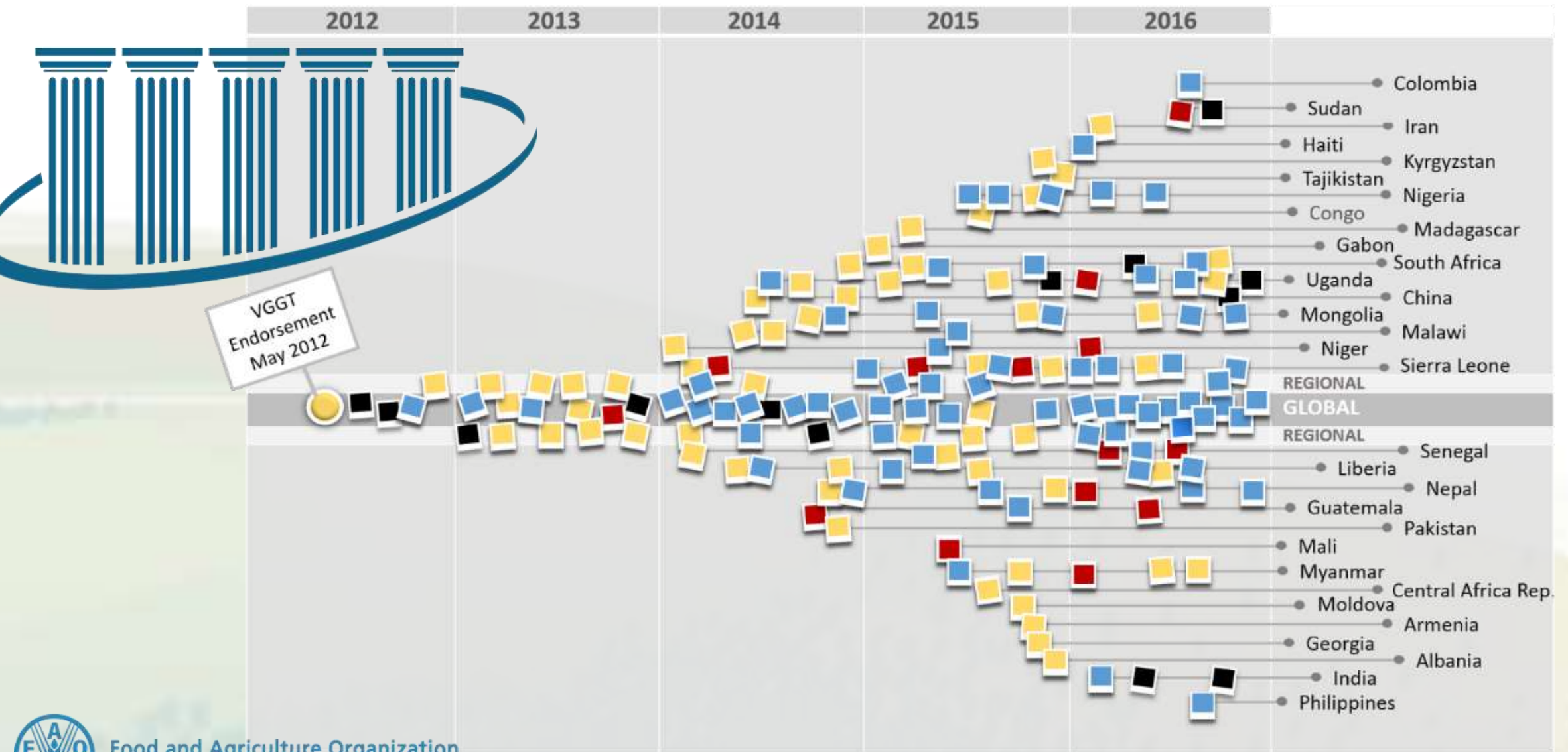
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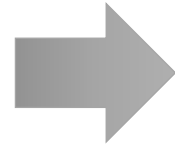


# FAO VGGT PROGRAMME PHASE 1 (2012-2016)



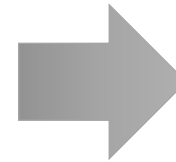
# FAO VGGT PROGRAMME - PHASE 2 (2016-2020)

**Global level**



**Collaborative partnerships**

**Communication and dissemination**



**Country / regional level**

**Capacity development**

**Monitoring**





# FAO VGGT PROGRAMME PHASE 2 (2016-2020)

## CAPACITY DEVELOPMENT PRODUCTS

5 blended Learning Programmes



Online

Face-to-face

Online mentoring

13 e-learning programmes

Over 16,000 learners



- ADAPTATION, TRANSLATION, DISSEMINATION OF EXISTING PRODUCTS
- DEVELOPING NEW PRODUCTS



8 technical guides



# VGGT Section 13

## Land consolidation and other readjustment approaches

- **Where appropriate, States may consider land consolidation, exchanges or other voluntary approaches for the readjustment of parcels or holdings to assist owners and users to improve the layout and use of their parcels or holdings**
  - including for the promotion of food security and rural development in a sustainable manner.
  - States should ensure that all actions are consistent with their obligations under national and international law, and with due regard to voluntary commitments under applicable regional and international instruments
  - ensure that participants are at least as well off after the schemes compared with before.
  - These approaches should be used to coordinate the preferences of multiple owners and users in a single legitimate readjustment.
- **Where appropriate, States may consider the establishment of land banks as a part of land consolidation programmes to acquire and temporarily hold land parcels until they are allocated to beneficiaries.**
- **Where appropriate, States may consider encouraging and facilitating land consolidation and land banks in environmental protection and infrastructure projects**
  - to facilitate the acquisition of private land for such public projects
  - to provide affected owners, farmers and small-scale food producers with land in compensation that will allow them to continue, and even increase, production.



# VGGT Section 13

## Land consolidation and other readjustment approaches

- **Where fragmentation of smallholder family farms and forests into many parcels increases production costs, States may consider land consolidation and land banks to improve the structure of those farms and forests**
  - States should refrain from using land consolidation where fragmentation provides benefits, such as risk reduction or crop diversification.
  - Land consolidation projects to restructure farms should be integrated with support programmes for farmers, such as the rehabilitation of irrigation systems and local roads.
  - Measures should be developed to protect the investment of land consolidation by restricting the future subdivision of consolidated parcels
- **States should establish strategies for readjustment approaches that fit particular local requirements**
  - Such strategies should be socially, economically and environmentally sustainable, and gender sensitive.
  - Strategies should identify the principles and objectives of the readjustment approaches; the beneficiaries; and the development of capacity and knowledge in the public sector, the private sector, organizations of farmers and small-scale producers, of fishers, and of forest users, and academia.
- **Laws should establish clear and cost-effective procedures for the reorganization of parcels or holdings and their uses**
  - States should establish appropriate safeguards in projects using readjustment approaches.
  - Any individuals, communities or peoples likely to be affected by a project should be contacted and provided with sufficient information in applicable languages.
  - Technical and legal support should be provided.
  - Participatory and gender-sensitive approaches should be used taking into account rights of indigenous peoples.
  - Environmental safeguards should be established to prevent or minimize degradation and loss of biodiversity and reward changes that foster good land management, best practices and reclamation



# Role of Land Administration in implementation of Land Consolidation projects

## Activities

### Overall Activities:

- Review of institutional framework
- Analyses of legal and procedural issues
- Assessment of State and Municipal land status within the framework of land consolidation activity
- Review land taxation system

### Specific activities for the pilot area:

- Assessment of existing ownership maps
- Demarcation of State, Municipal and Private land
- Facilitation of drafting sale/exchange contracts and registration

## Potential challenges

### • Unregistered land plots

- Therefore one of the important criteria for identifying Land Consolidation Pilot is to select project area with high percentage of registered land

### • Complicated and expensive procedures for land registration

### • Poor quality of registration and cadastral data

### • Existence of non-formalized transactions

### • High level of absentees and lack of authorized individuals

### • Registration of Abandoned land

### • Unregistered state and municipal land



# Role of Land Administration in implementation of Land Consolidation project

**Outcome**

- **Legal, regulatory and practical challenges of land administration system identified**
- **Recommendations for streamlining registration process of sale, exchange and land lease prepared**
- **Special regulations for land consolidation project areas developed**
- **Dispute resolution and mediation practices developed**
- **Public awareness on land rights, restrictions and registration increased**
- **Stakeholders including local government, registrars, notaries, surveyors and mediators capacity in service provision improved**





Thank you



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