

The Effectiveness of Land Consolidation in Slovakia

Lubica Hudecová (Slovakia)

Key words: Cadastre; Land management; land consolidation; real estate registering; registering of the titles to real estate; injustice against property owners; land ownership fragmentation

SUMMARY

Land Consolidation in Slovak republic in addition to the rational arrangement of landscape area is aimed at legal settlement and concentration of fragmented land holdings. For the owner, this means that after many years their land can be not only leased or sold, but also the right conditions are created, if the owner wants to use the land. Land fragmentation, fragmentation of joint-ownership shares and access to land will be settled. For the state it is a market opening with an agricultural land, stabilization of the proportion of leased land in relation to the proportion of the land farmed by the owners, the stability of the business environment, preconditions for a healthy agricultural land market, which excludes speculative intentions, improvement of the environment and sustainable development of the rural landscape. Land Consolidation also alleviate injustice against property owners from the period 1948-1989 that occurred in the ownership relations system as well as in the recording of the title to the real estate. Efforts to enforce the land use relations regarding the collectivized forms of the use of agricultural and forest land in contrast to traditional ownership relations were accompanied by simplified view of recording tools. Since it is an issue of interconnected problems associated with a specific socio-historical background, the evaluation of agricultural policy and the functioning of the state via the success of land consolidation is only possible by the monitoring of measurable indicators that can be understood by international observers. The focus of this paper is to explain some of the milestones that have significantly affected the holdings of agricultural land in Slovakia. The paper addresses problem areas and explains certain specific features of land consolidation procedures. It brings several statistical indicators and comparisons that describe the effectiveness of land consolidation in terms of alleviation of injustice against the property owner from the past and in terms of the state of agricultural policy and the functioning of the state in the age of social transformation. We discuss the improvements of land fragmentation and fragmentation of joint-ownership shares.