



Land Consolidation (LC) in Cyprus

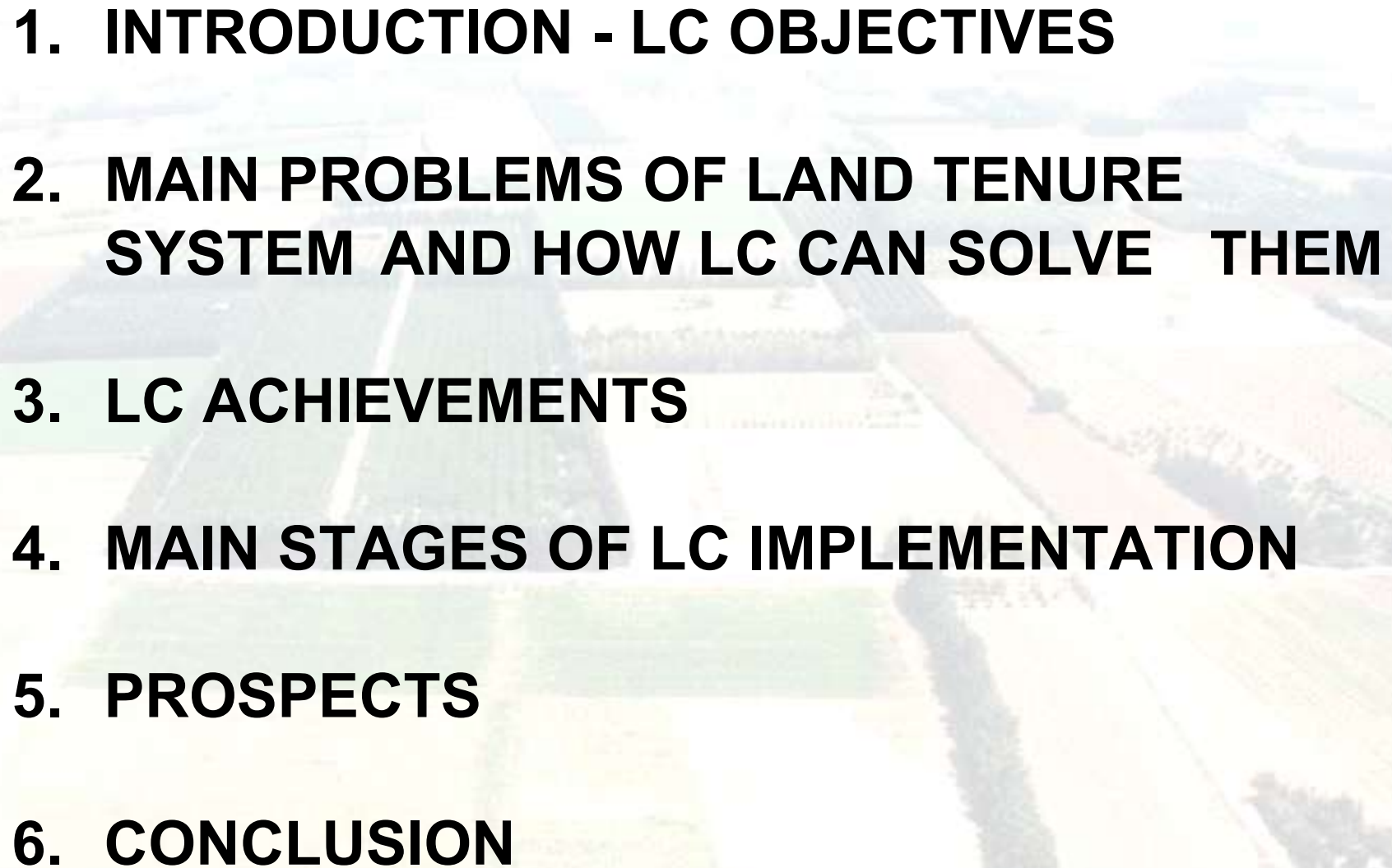
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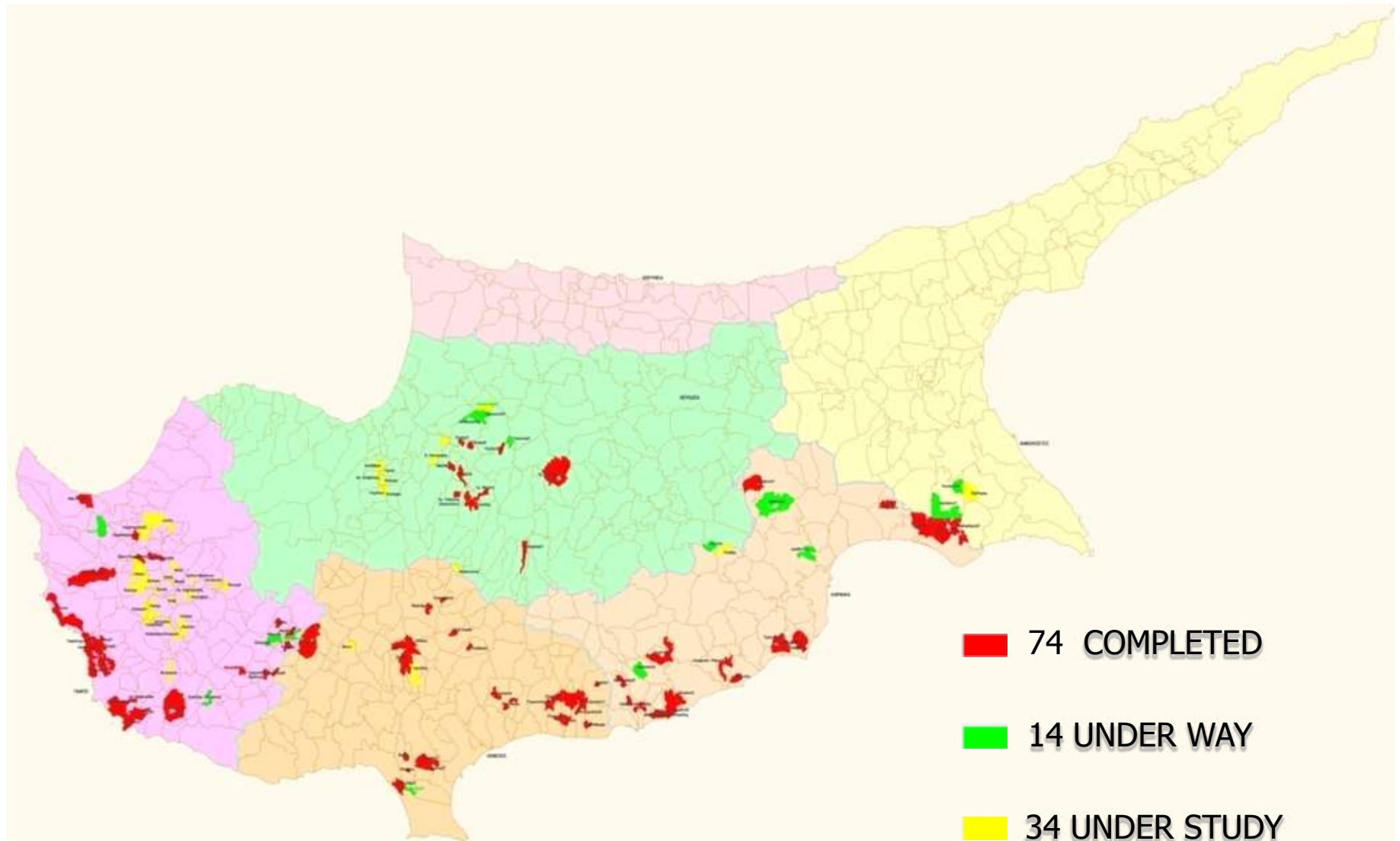
Nicosia – Cyprus

30 May 2011

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- An aerial photograph of a rural landscape, showing a network of roads and fields. The fields are divided into various colored sections, likely representing different crops or land use. A prominent road runs diagonally across the image, and several smaller roads branch off from it. The overall scene is a typical agricultural landscape.
- 1. INTRODUCTION - LC OBJECTIVES**
 - 2. MAIN PROBLEMS OF LAND TENURE SYSTEM AND HOW LC CAN SOLVE THEM**
 - 3. LC ACHIEVEMENTS**
 - 4. MAIN STAGES OF LC IMPLEMENTATION**
 - 5. PROSPECTS**
 - 6. CONCLUSION**

LAND CONSOLIDATION IN CYPRUS

(December 1969 - 31.12.2010)



1. INTRODUCTION - LC OBJECTIVES

- Lc measures adopted in 1970 after enactment of Law of 1969.
Basic and urgent land reform for the strengthening and modernization of agriculture.
- Land Consolidation Department (LCD) of M.A.N.R.E. responsible for coordination, administration and execution of lc measures in agricultural land – **Agrotikos Anadasmos.**
- To create a greater number of holdings which should be economically viable.
- To improve the conditions of agricultural utilization.

Mainly through:

- the grouping of fragmented and scattered plots, into consolidated plots,
- the construction of new rural road network serving all consolidated plots,
- the increase in the size of holdings by buying immovable property and allocating it to farmers,
- the creation of plots of adequate size and regular shape,
- the elimination in appropriate cases of small holdings, of dual/multiple ownerships and of ownerships held in undivided shares.

Thus, the following are achieved:

- rational cultivation of lands,
- reduction in cost of execution of irrigation, soil conservation works and other land improvement works,
- utilization of abandoned agricultural land,
- facilitating the use of new (modern) and improved methods of agriculture,
- mechanization of farm work,
- reduction in costs of production,
- increase in productivity.

KISSONERGA



ΑΚΡΟΥΝΤΑ

1980



XYLIATOS



2009

1980



PELENDRI



2009

ORMIDEIA



XILOTYMOVU

PEGIA



POTAMI



XYLOFAGOU



YPSONAS



2. MAIN PROBLEMS OF LAND TENURE SYSTEM AND LC :

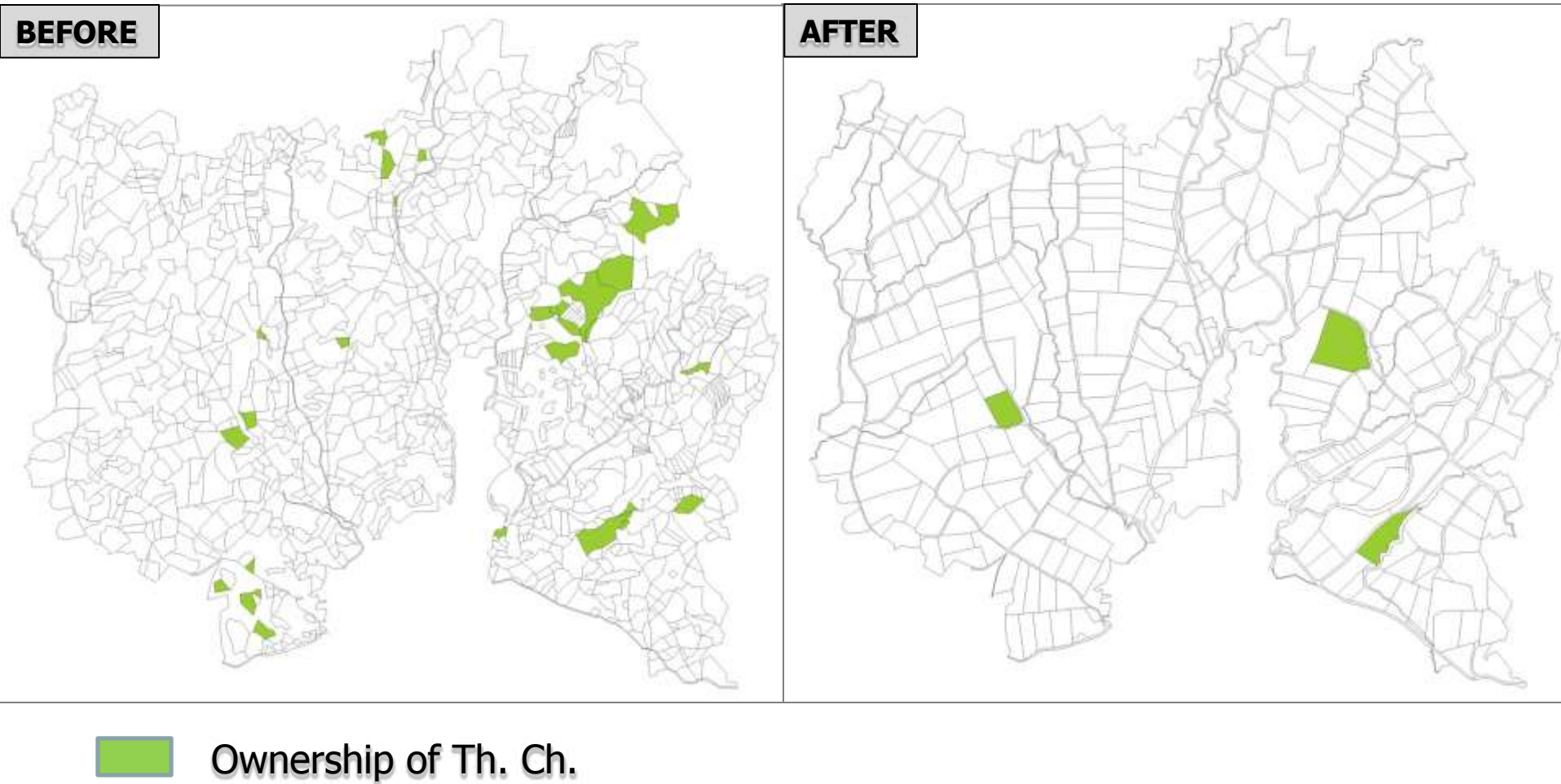
a) Small holding size

- Last Census (2003), average size of holding 3,5 hectares.
- In 74 lc areas, average increase in size of plot/share by 106%.

b) Land fragmentation

- Last Census (2003), agricultural holdings consisted of 5 parcels on average.
- 1994 Census, 4.5 parcels per holding.
- Application of lc in 74 schemes, land fragmentation reduced by 55%.
- Figure 1 typical example.

Figure 1: Reduction of land fragmentation



Monagroulli

2. MAIN PROBLEMS OF LAND TENURE SYSTEM AND LC :

c) **Ownerships held in undivided form**

- Widespread phenomenon.
- This land cannot be properly exploited.
- Lc measures eliminate this. Figure 2.

d) **Dual or multiple ownerships**

- Land owned by one proprietor and trees or water on it, by others.
- An anachronism, adverse effects on agricultural utilization.
- Where lc measures effected, abolished.
- Figure 3 exemplifies this.

Figure 2: Land held in undivided form



Agios Georgios Kafkallou

Figure 3: Dual/Multiple Ownership



Foinikaria

2. MAIN PROBLEMS OF LAND TENURE SYSTEM AND LC :

e) Lack of road access

- Few roads exist, most plots “enclosed”.
- Frequent disputes among farmers - Land left unexploited.
- Lc measures (construction of proper farm road network) access to all consolidated plots.
- Figure 4, real example.

f) Irregular shape of plots

- Rational exploitation hindered.
- Execution of soil conservation, irrigation, other land improvement works hampered.
- With lc, all plots regular shape, enlarged in size, more easily cultivated.
- Figure 4 illustrates this.

Figure 4: Lack of road access – Irregular shape of plots



Maroni – Zygi - Psematismenos

Access to the fields



Access to the fields

BEFORE



AFTER




3. LAND CONSOLIDATION ACHIEVEMENTS

From 1970 until now:

- Completion of 74 lc schemes, total area 17901 hectares.
- Promotion/implementation of another 47, total area 7982 hectares.
- Landscape renovation plans: planting of shrubs and trees, creation of small parks, protection/conservation of cultural heritage and physical environment.

Land Consolidation



and the Environment

and the Environment

Protection of cultural heritage

After



Agios Georgios,
Choirokoitia, Larnaca



Before

Protection of cultural heritage



Kalavassos, Larnaca

Protection of cultural heritage

Traditional Watermill



«Skarfou Bridge» (1618)



Simou-Fylousa, Paphos

Protection of native flora

“Matsikorida” (Narcissus tazetta cypri)
Pano Arodes



Protecting flora and fauna

«Gorge of snakes» – Pano Arodes



Rare natural feature- Lush endemic flora – Wild birds roost in grooves of rocks. Exchange private land, area 440 daa, and granting it to the State.

Protection of natural entities



Choirokoitia

Protection of fauna



Wild birds nests - Skarinou

TABLE: Overall results (structural) of land consolidation implementation in 74 schemes

	BEFORE	AFTER	CHANGE (%)
No. of owners	24313	17543	-27,85
No. of plots/shares	53164	24272	-54,35
Average no. of plots/shares per owner	2,19	1,38	-36,99
Average size of plot/share (ha)	0,33	0,68	+106,06
Average size of ownership (ha)	0,71	0,94	+32,39
% area in undivided form	29,84	3,13	-89,51
% of plots in undivided form	21,24	2,36	-88,89
% of plots served by farm roads	32,79	98,09	+199,12
Road length (Km), for 82 schemes	439	1310	+198,40

OTHER RESULTS:

- Capital productivity rose by 45%,
- Labour productivity rose by 100%,
- Production increased by 100%,
- Agricultural income raised by as much as 300%,
- Economically viable holdings increased by 16%,
- Internal rate of return in fifteen completed schemes between 10%-22%.

New / profitable cultivations in lc areas

Vegetable cultivation under glass
Maroni/3, Larnaca



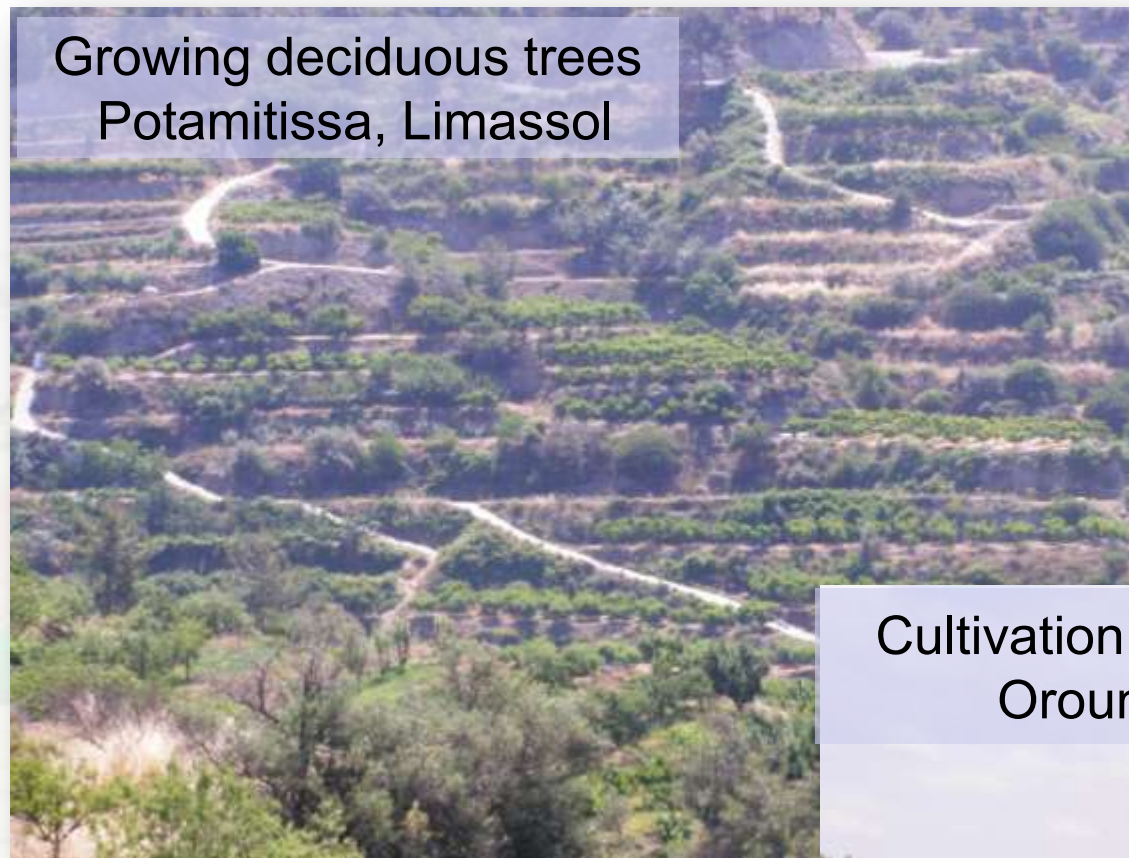


New plantations of fruit trees,
Agios Georgios (K), Nicosia



New vineyard,
Akrotiri/2, Limassol

Growing deciduous trees
Potamitissa, Limassol



Cultivation of aromatic plants
Orounta/1, Nicosia



Mechanization of cultivations



4. MAIN STAGES OF LC IMPLEMENTATION (within provisions of consolidation law)

- Land consolidation promoted democratically.
- So far, applied on voluntary basis.
- Participation of owners ranges from “per se” representation in various Committees, to right to object to any published plan and even appeal to court as last resort.

4. MAIN STAGES OF LC IMPLEMENTATION (within provisions of consolidation law)

- Enlightenment of owners by LCD.
- Submission of application form, from owners.
- Preparation of feasibility study and environmental impact assessment study.
- Preliminary meeting of owners, establishment of Provisional Committee.
- Delineation of area to be consolidated (Provisional Committee), request of preparation of list of owners from Department of Lands and Surveys.

4. MAIN STAGES OF LC IMPLEMENTATION

(within provisions of consolidation law)

- First meeting of owners: if majority of entitled owners who also own at least half the total assessed value of land, vote in favour, a land consolidation area is established. This resolution is binding on all owners in scheme.
- Election of elected members of Land Consolidation Committee (LCA) and Valuation Committee (VC) for every lc area. Entitled owners elect three members for LCA and two members for VC.
- Preparation of valuation list, publication of list, examination of objections, publication of amended list, finalization.
- Preparation of new road network plan, publication, examination of objections, republication of amended plan, finalization.

4. MAIN STAGES OF LC IMPLEMENTATION (within provisions of consolidation law)

- Invitation, awarding of tenders, construction of new road network.
- “Preference sessions”: each owner/operator invited to submit to LCA, preference as regards plots to be allotted to him/her.
- Preparation of lc plan and landscape renovation plan. Publication of plans, examination of objections, republication, finalization.
- Demarcation of consolidated holdings, registration and assumption of possession of new plots by owners.

5. PROSPECTS

- Lc scheme in agricultural areas - **Agrotikos Anadasmos**, favourably perceived by Cypriot society.
- New request-forms for land consolidation measures submitted to LCD.
- Cyprus joined European Union: Cyprus Government took re-enforcing measures, for lc.
- Despite enormous difficulties (institutional, financial, psychological, technical), land consolidation made great progress but came against decline of agriculture and severe competition for land (residential, commercial, industrial, transport tourism).

5. PROSPECTS

- As from 2000, the Implementation of Consolidation, Management and Reallocation of Immovable Property in Development Zones of a non-agricultural nature, which similarly to agricultural areas face land tenure problems and cannot be rationally developed and managed, has been contemplated – **Astikos Anadasmos**.
- An ad hoc Technical Committee (Ministries of Agriculture and Interior), studied extensively the implementation of this measure in Development Zones.

5. PROSPECTS

- Exercised application on paper in a peri-urban area in Nicosia. Pilot application beneficial results for owners involved and country in general.
- At present, the draft legal framework for **Astikos** **Anadasmos** (approved in December 2009 by Council of Ministers) is in the hands of the Cyprus House of Parliament and expected to be enacted into a Law.

5. PROSPECTS

- **Purpose of the new Law:**

The set-up and functioning of a mechanism for the Consolidation, Management and Reallocation of immovable properties within Development Zones, aiming at bringing into active use land found in inertia, through the provision and allocation to owners of land plots ready for development with the appropriate infrastructure.

5. PROSPECTS

▪ The Law provides for:

- The supply of land suitable for development and the safeguarding of appropriate and sufficient areas for common use e.g. spaces for communal buildings, multiple-use rooms, nursery homes, old peoples homes, outpatient's clinics and for public use (infrastructure) e.g. roads, pedestrian paths, parking places, green areas.
- The reorganization of land properties within Development Zones (e.g. resetting of boundaries and shapes of land properties).
- The rational set-out of big-scale land uses within the area of Astikos Anadasmos.
- The rehabilitation of areas from physical or human destructions.

5. PROSPECTS

- **The impact of such measures:**
 - “Enclaved” land properties can be developed.
 - The spreading of sporadic and informal settlements with their associated economic and social problems, is hampered.

6. CONCLUSION

- **Need for Astikos Anadasmos:**

“Enclaved” land property in peri-urban areas which cannot be developed:

- Affects adversely the land market (continuous rises in value of land).
- Exerts pressure for extending the limits of designated Development Areas.
- Encourages sporadic settlements.

- **Need for Agrotikos Anadasmos/Other Socioeconomic measures:**

To retain rural population especially the young and educated persons in the countryside.



*Thank You
for your attention*

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