

Land consolidation in Central and Eastern Europe: a regional approach

Summary

In 1989, Central and Eastern European countries began a programme of land reform and farm restructuring as part of an overall strategy of transition from centrally planned agriculture to privatization and market development. The case study documents the experiences of Armenia, Serbia and Lithuania. Despite the differences in their context and readiness of their institutional and organizational structures, the three countries strongly recognized the need for modernization in agriculture and led the formulation process for a national strategy for land consolidation. FAO and its partners have been engaged in supporting these processes for almost ten years.

The factors which contributed to the success of this intervention were:

Opportunity arising from interconnected national/international factors: The post-socialist reform programmes in Central and Eastern Europe, together with accession to and membership of the European Union, enabled the reorganization of privatised land holdings through land consolidation.

Ownership and commitment: Armenia, Lithuania and Serbia recognized the importance of a legal framework for land consolidation and participated actively in the programme.

Mix of modalities of intervention: Institutional and individual capacities were developed, over a significant period of time, through a combination of three types of intervention: regional workshops, technical publications with reference guidelines, and field projects for practical experience.

Creation of a regional peer network: The creation of a peer network, sustained in part through annual workshops, was an important mechanism for national actors to learn collectively about modern approaches to land consolidation.

Customisation of training materials: A range of training materials customised to local languages and contexts were developed with training units that emerged at national/local level.

FAO's technical experience: FAO, together with its partners, mobilised experience in developing responses to the problems of land fragmentation and using land consolidation as a development tool.

1. Context

Post-socialist countries in Central and Eastern Europe have undergone radical land reforms over the past 15 years. The majority of these countries saw an important transfer of land rights from state farms and cooperatives to individual farms.

The transition from socialist to private property was driven by three processes: restitution of land ownership, privatization of state property, and reorganization of cooperatives into new private companies. These processes were accompanied by building land registration and cadastral systems. The small and highly fragmented farms that emerged from the reforms were important for household food security for many, but over time they became an obstacle to land market development, productivity and competitiveness of landholders in a globalizing economy. In this respect, during the 1990s the issue of land fragmentation was put high on the development agenda of the region and the need for a “second wave” of land reform was widely expressed.

In 2000, FAO, in the light of its long experience of analysing modernization of agriculture structures in Western Europe after World War II,¹ began to document the problems of land

¹ The first FAO publication on “The consolidation of fragmented agricultural holdings” dates back to 1950.

fragmentation in Central and Eastern Europe. These include the continuing deterioration of rural conditions and the substantial demographic changes that were taking place in many countries: rural to urban migration, migration to other countries, the ageing of the population.

In addition, in the same period, land consolidation became part of the European Union's (EU)² new Rural Development Policy, and co-funding was potentially available for new EU members and accession/pre-accession countries for improving agriculture.

2. Capacity development intervention

In 2001, FAO, together with government institutions (Ministry of Agriculture, Czech Republic) and technical agencies in Western Europe (GTZ, Germany; Land Consolidation Division, Denmark; and DLG, the Netherlands) launched a **multi-year programme** to assist countries in the region to develop responses to the problems of land fragmentation and to use land consolidation as a tool for agricultural and rural development. This programme encompasses **three components: regional workshops and a series of technical publications,³ field projects, training course and materials.** A training course and materials have been developed and translated into local languages to inform, support and develop capacities at different levels of programme implementation. Specifically, the training course on land consolidation pilot projects was translated into Albanian, Croatian, Lithuanian, and Moldovan.

2.1 Regional workshops and technical publications

The regional workshops provided a forum for specialists from different countries and sectors to meet, exchange experiences and develop a peer network. The initial workshops assessed the need for information on how to start land consolidation in a country. Based on the assessment, FAO with its partners developed normative guidelines on the design of land consolidation pilot projects in Central and Eastern Europe and an operational manual. The subsequent workshops were instrumental in disseminating guidelines and technical documents on related topics, and in sharing countries' experiences.

The **normative guidelines** on land consolidation were prepared according to the needs identified by the target audience during the regional workshops. For each guideline, an initial draft was prepared and reviewed by selected specialists. The following draft was shared with the target audience and the feedback was then incorporated to ensure that needs were met. The guidelines also incorporated early experiences with land consolidation carried out in other countries and the results of the pilots, so that the experience of countries that had already started land consolidation initiatives could be available to other countries.

² Initially, the EU provided co-funding for its members through the 2000-2006 European Agriculture Guidance and Guaranteed Fund (EAGGF), and subsequently with the European Agriculture Fund for Rural Development (EAFRD) for 2007-2013. Candidate countries could also access the Special Accession Programme for Agriculture and Rural Development (SAPARD) from 2000, allowing pilot projects for rural development, and the EU Instrument for Pre-Accession (IPA) from 2007.

³ The technical publications and guidelines are: "The design of land consolidation pilot projects in Central and Eastern Europe", also available in Russian (FAO Land Tenure Studies 6); "Operational manual for land consolidation pilot projects in Central and Eastern Europe" (FAO Land Tenure Manuals 1); "FAO land tenure training materials on land consolidation pilot projects"; "Good practice guidelines to agricultural leasing arrangements" (FAO Land Tenure Studies 2); "Leasing agricultural land" (FAO Land Tenure Notes 1); "A short introduction to micro regional planning"; and "Opportunities to mainstream land consolidation in rural development programmes of the European Union" (FAO Land Tenure Policy Series 2).

From 2002 to 2008 eight regional workshops⁴ were implemented, five of which were funded by the Czech Republic. Almost 19 transition countries participated in the regional workshops organized between 2005 and 2008.

2.2 Field projects

Upon request from countries, FAO engaged in the implementation of projects in the form of Technical Cooperation Programmes (TCPs) in Armenia,⁵ Hungary,⁶ Lithuania⁷ and Serbia⁸ to prepare national land consolidation strategies and to provide practical experience with modern land consolidation.

2.2.1 Development of national strategies in Armenia, Serbia and Lithuania

Each country needed to develop its own solutions. The preparation of a national strategy was the means to frame solutions.

An important aspect in the design of each project was that the strategy was prepared by the countries and not by outsiders. International experts and FAO staff provided advice but did not drive the process of defining the content of the strategies; in fact each project provided funds for a team of four national consultants who had to work closely with government staff to identify the needs and to prepare the draft strategy. The preparation of each strategy went through three drafts, with a final version being prepared, after the final review, by the required government ministries. It took 12-18 months depending on the review period.

The strategies set out the vision, provided a situation analysis of the country and set forth recommendations. They started an internal process of research encompassing economic, social, environmental, legal, organizational and policy aspects of land consolidation, and highlighting relationships and synergies with other strategies for agriculture and rural development, water, forestry and tourism development, poverty reduction and EU programmes. They identified principles, goals, objectives and beneficiaries of land consolidation as well as approaches. Armenia and Lithuania defined land consolidation to be voluntary, while Serbia defined voluntary and compulsory approaches, leaving space for communities to decide the approach to be used according to their particular circumstances.

⁴ The “GCP/INT/790/CEH: Training Programmes in Selected Areas” project funded the regional workshops held in 2005-2008. The Czech Government and other interested donors intend to continue providing support in the future to this series of workshops. Appendix 1 gives the whole list of the land consolidation regional workshops organised by FAO and its partners.

⁵ “TCP/ARM/3004 Support to Preparation and Implementation of Land Consolidation and Improved Land Management Schemes” approved by FAO in 2004 with a budget of US\$ 320,000 and a scheduled duration of 24 months. The Government Agency responsible for project implementation was the State Committee of the Real Property Cadastre of the Republic of Armenia.

⁶ “TCP/HUN/3002 Support to the development of a strategy for territorial organisation and sustainable land management in areas with high natural disasters” approved by FAO in 2007 with a budget of US\$ 338,000. This project has only a small land consolidation component; therefore no further reference has been made in the paper.

⁷ “TCP/LIT/3101 Support to the Preparation of an Operational Land Consolidation system” approved in 2006 with a budget of US\$ 241,000 and duration of 18 months. The National Land Service of the Ministry of Agriculture was responsible for it.

⁸ “TCP/YUG/3001 Support to Preparation of a national Land Consolidation strategy and a land consolidation pilot project in Serbia” approved by FAO in December 2005 with a budget of US\$ 230,000 with a duration of 21 months. The Ministry of Agriculture, Forestry and Water Management was the responsible institution for project implementation.

Measures to implement the strategies were identified at various levels: institutional and organizational (definition of roles and responsibilities: central, regional and local governments, private sector); legislation (amendments and new laws, regulations); funding (EU, national, municipal, other programme and project funds); participation of landowners (incentives, public awareness); training programmes (short- and longer-term courses); links with land use regulation plans; and methodology to measure effectiveness of land consolidation. The strategies also identified the methodology to assess the status of implementation, and an action plan.

2.2.2 Experiences with pilot communities

In Armenia and Serbia the projects included direct implementation activities with communities on land consolidation. The pilots served to: design and test approaches that could be used in a long-term programme; identify issues that should be addressed (some problems will be uncovered only when the pilot project is underway); enable people to gain experience with practical aspects of land consolidation; and have the community serve as a successful model for others.

Hence, the pilots became a way to test the system on a small scale. In fact, for their success they required strong collaboration and synergies between all stakeholders: the responsible Ministry, the local municipality, the community where the pilots were located and the team of national consultants. The operational activities with communities were structured around practical trainings that were held at strategic moments of the project implementation.

Box 1. Use of FAO's community pilot approach in projects funded by other partners

FAO's approach to the implementation of community pilots and the related training materials on land consolidation have also been used in a SIDA project in Croatia, in a World Bank project in Moldova and in an EU project in Kosovo.

2.3 Training course and materials

As a complement to the normative guidelines ("*Design of land consolidation pilot projects*" and "*Operational manual for land consolidation pilot projects*"), a training course was developed for national project personnel to implement land consolidation community pilots. The training materials were focused on the profile of the target audience and on the specific information they needed.

The **training course** provided step-by-step and operational training to the national project teams who were responsible for implementing land consolidation in a pilot community. The course was developed from the training provided in the Armenia Technical Cooperation Project but in such a way that the content could be tailored and adapted to different contexts. Specifically, after each of the Armenian training sessions, the FAO expert and an international expert on land consolidation documented and reviewed what was presented in the form of training notes and PowerPoint presentations. The Armenian project personnel were then asked to review the materials and suggest changes that they thought would make the materials more relevant and useful from their perspective. Following the last training session, the materials

were further revised so that all the modules were consistent and focused.

The training course was articulated in 12 modules,⁹ to be presented in five or six sessions over a period of 15-18 months. The timing of the sessions depended on the start of a critical new activity of the project, i.e. each module was intended to explain the practical work to be done until the following training session. The modules were presented in a classroom environment and followed by application in the field of the knowledge learned.

3. Results

At the regional level, the capacity development intervention on land consolidation through its three interrelated modalities (regional workshops and technical publications, field projects, and training course and material) resulted in the creation of a network of about 19 countries that share knowledge and information on land consolidation and discuss particular issues with specialists. For example, the 2007 regional workshop on “EU Rural Development Programme: its application to land consolidation” was specifically requested by countries accessing the EU. The workshop enabled participants from different countries with ongoing EU support programmes to share their experiences. During the workshop it became clear that many issues related to land tenure and land consolidation needed further clarification and capacity development. In a participatory exercise, a number of issues emerged as priorities for the 2009 Regional workshop, including: land banking as an instrument for efficient land administration and land consolidation; and methodologies for monitoring, evaluation and impact assessment of land consolidation. It is anticipated that future workshops will focus on issues around the legal and institutional aspects of land consolidation, land markets, land registration and land information systems, and participatory approaches to land use planning and land consolidation. This annual forum gives voice to countries on core matters related to the development and modernization of their agriculture sector.

At country level, the results varied according to the readiness of the existing institutional and organizational structures, the technical capacities of the concerned individuals and the availability of funds.

Armenia

In 2000, the State Committee of the Real Property Cadastre of the Government (SCC) of the Republic of Armenia recognized the need for urgent land consolidation measures. It decided to promote the land consolidation process by drafting appropriate programmes based on voluntary participation of some pilot communities. In 2001, a new Land Code was adopted envisaging regulations stopping land fragmentation, implementing consolidation measures, conserving rural areas and supporting land use planning. Pilots were introduced in eight communities; however the initiative failed due to lack of experience and of specialists in land administration.

⁹ The training modules are: 1. The general concept of land consolidation pilot projects; 2. Selection of a community pilot project; 3. Public awareness campaign; 4. Inventory of cadastral and registration records at the start of the project (“plan 1”); 5. Situation analysis and needs assessment; 6. Community area development planning; 7. Starting negotiations with landowners and other stakeholders; 8. Valuation of land parcels; 9. Draft reallocation plan (“plan 2”); 10. Finalization of re-allotment plan (“plan 2”); 11. Registration and implementation of the signed agreements of transfer”; 12. Results of the project.

Following a request from the country, FAO carried out a pre-feasibility study in 2001 which was presented at the regional workshop in 2002. In early 2003, the Ministry of Agriculture and the SCC approached FAO with a request for TCP assistance based on the recommendations of that study; in 2004 the SCC signed an agreement for the implementation of land consolidation pilots to guide the national strategy development. Project activities were initiated with an inception workshop held in November 2004. A key step was the set-up of a **Project Steering Committee** at national level with senior representatives from the SCC, the Regional Administration and Infrastructure Coordination, the Land Monitoring Division, the Ministry of Agriculture, the Land and Atmospheric Protection Division, the Ministry of Environmental Protection, the Urban Policy and Area Planning Department, the Ministry of Urban Development, and the State Committee of Water Resources. This early involvement at inter-ministerial level through the Steering Committee maintained government commitment and enabled the the content and progress of the strategy development to be monitored. The team of national consultants conducted an internal analysis on the existing legislative framework and regulations, also examining the gaps and the needs in the light of the pilot activities at local level.

In May 2006, a draft national strategy on land consolidation was presented at a national workshop. The draft strategy incorporated the following principles:

- voluntary implementation of land consolidation;
- active participation of landowners in decision making concerning land consolidation and its implementation;
- Guarantee of owners' rights as a result of consolidation;
- informational, technical and legislative support to the landowners;
- transparency in the land consolidation process;

The strategy also stipulated that land consolidation projects should be initiated by landowners, the head of the municipality or the head of the region.

Parallel to this, a state organization was contracted to implement a land consolidation pilot in a community. The work was comprised of four components: public awareness campaign, elaboration of the community area development plan, land consolidation, and training. In March 2005 a mass media campaign was carried out in order to generate local interest in the implementation of the pilot projects. Meetings were held with representatives of communities and regional administrators to select the pilot community. The choice was made in May 2005. The international experts organized a practical training in preparation of a community area development plan, and a project inception workshop in the pilot area was also organized. Then, the state organization and the national team started data collection and needs assessment activities.

In November 2005, at a local workshop, a final community area development plan was presented to the community inhabitants and the local administration. The local government officially endorsed the plan, which was submitted to government ministries for final approval.

Box 2. Practical land consolidation in the pilot community

Land consolidation in the community was voluntary. Approximately 36 percent of owners participated in the project, and a further 24 percent wanted to participate but were unable to for various reasons (e.g. co-owners were absent, heirs did not have legal proof of inheritance, and it was not possible to find options for some owners to exchange their land with others). Through the project, farmers were able to sell or exchange land with others to improve the parcel structure. Previously, a farmer with

three parcels may have worked with only one parcel because travelling to all parcels required considerable time, and because of the difficulties and costs of irrigating all the parcels. The project enabled land to be re-allocated so that farmers have fewer parcels, but those parcels are larger and better shaped for agriculture. This has encouraged more land to be brought under production. Some farmers were also able to increase the size of their farms by acquiring land from owners who wished to leave farming.

Instrumental to the official endorsement of the community plan, were the training activities and the study tour carried out for the people who were involved in government (national/regional /local) and in the private sector. Individual and institutional capacities were strengthened through training seminars that provided information on land consolidation and international experiences: six training workshops were held for community landowners (100 participants), two seminars were organized for 28 representatives of the SCC, the Ministry of Agriculture and the Ministry of Nature Protection, and municipalities, and two training seminars were organized for 63 participants (lecturers and students) of the Department of Land Management and Land Cadastre of the Agrarian University. In September-October 2005, a study tour was organized to Denmark and Germany to provide information and direct observation on the practice of land consolidation in these two countries.

Serbia

Unlike most transition countries, Serbia had a long tradition of land consolidation. Following World War II, land consolidation was used to increase the size of socially owned land. In 1992, a Law on agricultural land was enacted, but its progress was limited by the lack of continuity in rural planning, the lack of economic principles and the lack of democratic participation of all actors. Three years later the government, through the Ministry of Agriculture, introduced another Law on territorial planning, enabling a simple form of land consolidation; however, the results were still modest.

Following participation in regional workshops since 2002, the government requested FAO's technical assistance to redefine the legislative framework guiding interventions for revitalizing agricultural production and rural areas. An FAO TCP project started in 2006 with two parallel processes. At national level, the team of consultants – working closely with the Ministry of Agriculture – began to analyse the existing policy and legal framework, the organizational arrangements, and the key problems associated with land consolidation. The draft national land consolidation strategy was prepared and reviewed formally by relevant ministries and other institutions; it was then presented at the Prague regional workshop in June 2007. The proposal provided recommendations for organizational arrangements, including the establishment of the Administration for Agricultural Land; legislative amendments; the financing of projects, including the provision of permanent funds from the state, provinces and municipalities; improving the participation of beneficiaries and stakeholders in projects; and the provision of land banks. The draft strategy went through a formal review process and was presented at a national workshop in October 2007. The strategy was revised to address comments and was submitted to the Ministry of Agriculture, Forestry and Water Management.

The project also provided an opportunity for participants to gain practical experience by implementing land consolidation in a pilot community. The direct work with the municipality and with the community of Velika Mostanica resulted in the development of a detailed regulation plan for that area and in the legalisation of all agreed transactions by the Land Consolidation Commission.

A manual on land consolidation projects was developed for the municipalities. Five training workshops on modern approaches to land consolidation were held for selected government staff and national consultants. A study tour was organized to Denmark in April 2007 to provide information on the practice of modern land consolidation. The participants had meetings with the Danish Land Consolidation Division, Aabenraa Municipality, the University of Aalborg and a private sector firm in Aarhus.

Lithuania

Lithuania's first experiences with land consolidation came from two pilot projects supported by Denmark in 2000-01 and 2002-03. In 2004, the Lithuanian Parliament adopted the Land Law on the regulation of ownership, management and use of land. In June 2005, the Government Resolution n. 697 approved the rules on development and implementation of land consolidation plans. In the context of EU membership, Lithuania included land consolidation in the Single Programming Document (SPD) for 2004-2006.

As a result of Lithuania's participation in a number of regional workshops since 2002, it requested FAO's assistance to support the preparation of an operational land consolidation system in 2006. Lithuania is moving rapidly to country-wide implementation of land consolidation, as the country already had a clear vision and prepared institutional structures for it. In the FAO project, institutional links were created at the national level, through the establishment of a Project Steering Committee with senior representatives from the National Land Service, the Ministry of Agriculture, the Ministry of Environment, the Ministry of Transport and Communications, the county government administration and the Association of Lithuanian Municipalities. The creation of a Technical Working Group with focal points from the various departments further supported these links. A national land consolidation strategy was prepared including recommendations to address land consolidation to resolve rural problems in a comprehensive way.¹⁰ On 23 January 2008, the National Land Consolidation Strategy was approved by the Government of the Republic of Lithuania.

A strategy was prepared for a public awareness campaign for land consolidation projects, together with informative material. Guidelines in Lithuanian on the design of land consolidation projects were also prepared to guide the project team in implementation at local level, along with a manual on the application for support from EU structural funds for future projects. Five training workshops were held for members of private-sector companies eligible to carry out land consolidation projects and for staff of county administrations. The workshops provided information on modern international practices as well as on the practice under current Lithuanian legislation. Certificates were issued to 57 participants from the private sector, from county governments, from the University of Agriculture and from the National Land Service. Study tours were organized to Austria, Denmark and Slovenia to provide information on the practice of land consolidation within the context of the EU's Rural Development Programme for 2007-13.

4. Critical factors leading to successful capacity development intervention(s)

¹⁰ The recommendations were to: ensure the rational use of natural resources; form rational land tenure structures of farms and sustainable farming lands; create the conditions to use land for public needs; ensure the planning and implementation of environmentally sustainable measures; plan infrastructure development in a rational way; improve transportation conditions and traffic safety; create the conditions for preservation and enhancement of biodiversity and foster cultural heritage and typical countryside landscapes; develop alternative agricultural activities; and ensure effective management of state-owned land.

The factors which contributed to ensuring the success and the expansion of land consolidation in Central and Eastern Europe are:

Opportunity arising from interconnected national/international factors

The broad social process regarding land property, induced by post-socialist reform programmes and by the demographic changes in Central and Eastern Europe, offered the opportunity to reorganize the results of privatisations through land consolidation. Belonging to the same geopolitical area and sharing a common history resulted in countries facing common problems. Moreover, for some countries EU membership and the accession process had profound implications on their economy, on their internal political structures and on the possibility to access funds to enhance competitiveness for their land markets.

FAO's technical experience

The long experience of FAO in land consolidation, and the development of strong partnerships with government agencies and technical institutions of Western Europe specialized in this topic, enabled FAO to bring in its experience and adapt it to the context and constraints in Central and Eastern Europe. In this regard, FAO's extended practice in this area strongly demonstrated that land consolidation was an important tool for increasing agricultural competitiveness, improving rural conditions and developing land markets. At the same time, it favoured the integration of agriculture with other sectors such as transportation and the environment.

Ownership and commitment

A key implication from the interventions in these three countries is that **change emerges out of the complex interactions of national and supranational, internal and external factors** which influence the change process within countries. Several factors are required to make capacity development interventions an explanation for the development of capacity. On one hand, the strong leadership of these countries is crucial. Armenia, Lithuania and Serbia clearly recognized the importance of a legal framework on land consolidation to have an enabling environment for modernization in agriculture. Hence, they expressed need for a national land consolidation strategy and their active participation in national and supranational initiatives. On the other hand, the strong commitment of FAO and its partners to work in this technical area over a significant period of time was also a key.

Mix of modalities of intervention

Moreover, institutional and individual capacities were strengthened through the combination of different modalities of intervention (regional workshops, normative guidelines, training courses, study tours, network creation). Land consolidation policies and processes are surely context-specific; however the mix of modalities used enabled solutions to be identified and tailored to the specific country needs. In this regard, the initial regional workshops provided information and assessed the needs of countries, and guidance was given on how to design and implement pilot projects. The subsequent regional workshops were an occasion to share information with neighbouring countries and to discuss issues with specialists. An incremental approach was adopted: governments started an internal process of analysis to prepare the ground for developing the necessary policy, legislative and programme instruments for land consolidation as well as beginning pilot projects for developing and testing techniques before engaging in long-term programmes. This resulted in country-driven national strategies on land consolidation.

Customisation of training materials

The development of different types of training materials (normative guidelines and a training course, manuals on the design and implementation of pilots projects), “emerging from experience” and technically focused for target audiences, was fundamental to the sustainable acquisition of skills by individuals and institutions.

Creation of a regional peer network

The creation of a peer network, through the annual regional workshops, became an important way for Central and Eastern European countries to access and exchange information on the most modern approaches to land consolidation and to raise issues to be approached in the subsequent workshops for collective learning. Recently, the Governments of Albania, Bosnia and Herzegovina, and Ukraine, which participated in the series of Prague workshops, requested technical assistance from FAO to start the national strategy formulation process for land consolidation and for land consolidation pilots.

5. Further reading and information

Land consolidation and related documents prepared by FAO together with its partners:

- “The design of land consolidation pilot projects in Central and Eastern Europe” (FAO Land Tenure Studies 6)
- “Operational manual for land consolidation pilot projects in Central and Eastern Europe” (FAO Land Tenure Manuals 1)
- “FAO land tenure training materials on land consolidation pilot projects”
- “Good practice guidelines to agricultural leasing arrangements” (FAO Land Tenure Studies 2)
- “Leasing agricultural land” (FAO Land Tenure Notes 1)
- “A short introduction to microregional planning”
- “Opportunities to mainstream land consolidation in rural development programmes of the European Union” (FAO Land Tenure Policy Series 2).

The papers and presentations of the 2004 Tonder Regional Workshop and 2005, 2006 and 2007 Prague Regional Workshops on Land Consolidation can be accessed at:

2007: http://www.fao.org/regional/seur/events/landcons3/LANDCONS3PROC_EN.HTM

2006: http://www.fao.org/regional/seur/events/landcons2/landcons_en.htm

2005: http://www.fao.org/regional/seur/events/landcons/landcons_en.htm

2004: www.dffe.dk/Default.aspx?ID=22311

Appendix 1

Land consolidation regional workshops organized by FAO and its partners

- 2002 Munich Symposium – “Land fragmentation and land consolidation in Central and Eastern European countries”
- 2002 Rome Workshop – “Developing guidelines on land consolidation pilot projects”
- 2002 Prague Regional Workshop – “Land Consolidation, Improved Land Management and Territorial Organization in the Countries of Central and Eastern Europe”
- 2004 Tonder Regional Workshop – “Land Banking/Land Funds as an Instrument for Improved Land Management for CEEC and CIS
- 2005 Prague Regional Workshop – “Land Consolidation and Territorial Organization”
- 2006 Prague Regional Workshop – “ Land Consolidation and Land Development”
- 2007 Prague Regional Workshop – “EU Rural Development Programme 2007-13 and its application to land consolidation”
- 2008 Prague Regional Workshop – “Land Tenure and Land Consolidation - Land Banks and Impact Assessment”