

Full Length Research Paper

Analyses of development models of land consolidation in Kosovo and its perspectives

Murat Meha^{1*} and Bashkim Idriz²

¹University of Prishtina, Prishtina, Republic of Kosova.

²State University of Tetova, Republic of Macedonia.

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This paper presents the regulatory role of lands in the Republic of Kosovo, through various forms of land consolidation. Land consolidation is a technical-agrarian process and it is a very good combination of legal works, geodetic and agrarian fields. With this system of regulation for land administration and management, property and other natural resources, provided under the approved policies for land management, were directly or indirectly related to land consolidation properties. It is clear that in Western European countries, land management and administration systems have a high level, whereas in the countries of Central and Southeast Europe, these processes are in the trend of development. Land consolidation forms of lands in Kosovo, as seen in the paper, are special opportunities for their administration and management. An important factor in this technical agrarian process was the active participation of owners in the area that land consolidation introduced the implementation of the project. Land consolidation is a comprehensive regulatory process to land, because it starts with the smallest unit and aims to continue within the database, cadastre and management system up to land policies. To achieve the objectives in this area is slow as a result of high costs, meanwhile, it is a long-term project based on the policies of land development. The paper presents also, the results of the unfinished land consolidation during 1983/1989 simultaneously with the results from voluntary land consolidation form, as a new form of land consolidation in Kosovo.

Key words: Land consolidation, land registration, cadastre, legislation, land use.

INTRODUCTION

Land consists property, which is the greatest resource of a state and it is the main wealth of rural settlements. In Kosovo the land area that is in use is 0.28 ha per citizen, respectively, 1.4 ha per an owner. The statistics show information that about 50% of the population live in rural areas, where the value of 2.8 ha for an owner is a small area of land per citizens. Also, according to the information from the Kosovo Cadastral Agency (KCA) and the Ministry of agriculture forestry and rural development (MAFRD), farmer's property is divided approximately into five (5) parcels. This data has also added information regarding the title to their property and their updating. In Albania, the area of agricultural land per capital is 0.24 ha, meanwhile for every farm turns out to be about 2.8 ha,

knowing that Albania ranks in European countries with one of the smallest area of arable land (Musta and Musta, 2001).

On May 01, 2004, Hungary, after a long period of being under the socialist system, passes into the democratic system in 1990 and becomes a member of the European Union, therefore the owners of the "land consolidation of socialism" have not awakened interest; while the new land consolidation projects on a voluntary basis may be applied (Osskó and Sebestyén, 2005). In Judi, N 1995 paper (Judit, 1995), it is explained that land consolidation system of Hungary during the period of transition and the new opportunities for decision making are clarified very clear. By comparison of transition period in Hungary and in Kosovo, there are very similar elements that can be used as basics for new land consolidation in Kosovo. Many countries in the world, consider agricultural land a very precious national source, and as such it is the only resource that cannot grow. This shows that before any

*Corresponding author. E-mail: mmeha@yahoo.com. Tel: +377 44 120 958.

development of land management policies and, agrarian reforms or projects, it is necessary to be done as a comprehensive assessment for land components, as follows:

- (i) Characteristics of the land.
- (ii) Types of products that can be extracted from that land.
- (iii) Location and extension of land surface.
- (iv) Cadastral data compatibility with situation at the terrain.
- (v) Database for land information system.

The above mentioned components are related to the land market. The first two characteristics: land characteristics and types of products that can be extracted from the land are directly related to agricultural developments. The two other components in the following: location with the extension of land surface and the compatibility of cadastral data with the actual situation in terrain, are more related to the land market. During the period 2000 - 2010, the agricultural land market has had a really great dependency on infrastructure and other factors as building complexes.

Property rights in Kosovo are presented through several forms: possession of the paper which is documented in possession list, with certificate documenting ownership of the property, social property which has not yet been privatized as a whole. Public properties, mortgages, rents, servitudes, and expropriation are property forms on which the property right is based on the applicable law, as the law on cadastre (Law 2003/25), the mortgage law, law on the Register of immovable property rights (Law 2002/22), law on agricultural lands (Law 02/L-26), etc. All these forms of properties have directly or indirectly influenced the implementation of land consolidation. Current issues and necessarily to land use, established by the MAFRD in Kosovo are:

- (i) Legislation for the land use.
- (ii) Land consolidation.
- (iii) Rural Spatial Planning – urban zoning.
- (iv) Land market.
- (v) Public land management.
- (vi) Pollution of agricultural lands.
- (vii) Creation of database for agricultural lands in the GIS system and harmonization of the model with INSPIRE standards.
- (viii) Updated land administration system.

The development of land consolidation as a process

Based on FAOs technical guidelines (FAO, 2003; 2004) and food requirements for the world, the need of land consolidation for agricultural land is increasing rapidly. This is a necessary process in Central European countries and in those in Eastern Europe, as countries in

transition which at the same time changed the political system and the transition from planned economy to market economy. Agricultural lands in transition countries, even after one or two decades have not elected a whole issue of property's title. Also, the registration of land and ways of their use is not in proper form. Land consolidation as an essential tool to create sustainable rural areas in Lithuania (Pasakarnis and Maliene, 2010) has also an identical meaning for Kosovo, because it is being required as a long-term solution for rural development. Through land consolidation, it is required to regulate the legal and technical aspects of agricultural land, with the building capacity in agriculture production. Until now, in Kosovo have developed several types of agricultural lands consolidations:

1. General land consolidation.
2. Land consolidation in combination with irrigation.
3. Voluntary land consolidation.
4. Combined land consolidation of above types.

These consolidation forms, through the main characteristics are described in the following of this paper.

General land consolidation

Through general consolidation, first all of the parcel boundaries within the area involved in consolidation are eliminated. The responsible institution for the developing of consolidation makes the initial proposal for consolidation development. Then, for each cadastral zone in consolidation, it is required the necessary approval by the majority of owners (Law no. 31/87). This law defines the majority of participants in consolidation, which means if 51% would approve from all the participants involved in the cadastral zone in consolidation. Land consolidation includes: regulation of the geometric form of properties, regulation of ownership, assessment of land bonity, and providing infrastructure for the road access to each parcel.

Technical geodetic and cadastral works aim at clarifying the situation more property-legal, which gives the opportunity at the end of consolidation to have the data in the cadastral information system fully equated with the situation in the field. From many analyses related to consolidation costs, it is proven that the benefits from agricultural land consolidation are large and long termed. Kosovo's consolidation during the years 1983/89 has remained unfinished, and the voluntary consolidation had just began, while the overall interest of farmers has increased and continuous to flowerbed. Creating the right reports between investors and farmers through partnership and developing information, comes by realizing activities in the office, in the ground and in local institutions.

Land consolidation in combination with irrigation

The use of irrigation for agricultural lands in Kosovo is known since a long time ago that the irrigation system is used mainly nearby rivers, ravine, water wells and irrigation systems, artificial lakes and open/closed channels. In Kosovo, land irrigation from rivers is made in the form of flood irrigation, made by farmers themselves and accurately observed through the so-called surge. The flow system is very old, and today it is mainly used in some municipalities in the region of Dukagjin, - the western part of Kosovo. The modern system of irrigation works in the form of the artificial rain through underground pipes, hydrants and channels built starting from an artificial lake.

In Kosovo, there are the two most known systems of irrigation: the irrigation system from Ujmani Lake, established in Iber River, called as "Iber Lepenc" hydro system, and the other irrigation system starting from the lake raised over the Radoniq River, called as "Radoniq" hydro system. Irrigation system "Iber Lepenc" includes certain areas of 6 municipalities of Kosovo, while the irrigation system "Radoniq" includes certain parts of 2 municipalities. The two irrigation systems were combined with agricultural land consolidation in the municipalities of: Mitrovica, Vuciterna, Kastriot, Drenas, Prizren, Gjakove and Rahovec. Irrigation system and land consolidation in these municipalities are operationally even now, but maintaining at different levels and capacities. Consolidation of land in the municipality of Viti, during the period 1983/89 was foreseen to take place without the irrigation system.

Voluntary land consolidation in 2007

Voluntary land consolidation for the first time was proved in two cadastral zones of two municipalities, through the ALUP project (Agriculture Land Utilization Project) funded by the European Commission EC (2006 - 2007). This project in Shishman's cadastral zone in the municipality of Gjakova, and in cadastral zone Videja of Klina municipality, was led by two experts, that is, from the Danish expert Niels Otto Holdrup and local expert Murat Meha. Voluntary land consolidation developments are well described in the paper (Niels et al., 2007). Voluntary land consolidation as a process has been implemented in many countries of Western Europe.

Also, in Kosovo, a voluntary land consolidation should be developed with some local specifications, aimed to have a positive impact on overhauling the land. One important element in this kind of land consolidation is that the road infrastructure is regulated for each parcel, to eliminate all servitudes. Operation Method of voluntary land consolidation in Kosovo is treated through the Administrative Instruction 35/2006 on Land Consolidation (AI 35/2006). During the voluntary land consolidation works in the field, experts have noted two main

shortcomings: lack of infrastructure and lack of funds for land purchasing.

The combination of all types of land consolidation

Development policies in agriculture and farmers' requirements are through land consolidation it is resolved many issues of agricultural lands' regulation. Through realized or experienced types' for the realization of land consolidations in Kosovo, it is noted that the possibility all those cases could be combined. Improved land management and the benefits of farmers from land consolidation, are listed below:

- (i) Regulation of geometric form of parcels.
- (ii) Regulation of infrastructure to access the parcel.
- (iii) Possibility of different transactions.
- (iv) Increased of property's safety.
- (v) Elimination from the disposal of various risks.
- (vi) Regulation of heritage.
- (vii) Removal of excess water with different drainages.
- (viii) Reports for final adjustment of property rights.
- (ix) Registration in the cadastre of property rights in the "register of immovable property rights" (called as IPRR)
- (x) Providing opportunities for placement in the mortgage of agricultural land.
- (xi) Possibility of credit and subsidy.
- (xii) Increasing the agricultural productivity in certain areas.
- (xiii) Reducing the costs of agricultural works in the same area.

These are the expected results from any type of land consolidation. Of course, some possible challenges should be foreseen during the land consolidation process. From previous experience, but also according to literature, the process of land consolidation is considered as a difficult process with no foreseen challenges and that usually requires time for execution. Whatever the land consolidation type is, the contents of the data which is submitted to the municipal cadastral office for Registration in the cadastral and IPRR model must meet the criteria that are set forth by the Law on Cadastre, IPRR law (Law 2002/22) and the framework for cadastral surveys in Kosovo. In this case, it fulfills the legal and technical criteria as follows:

- (i) Completion of cadastral surveys by establishing geodetic network, terrain surveying, adjustment of surfaces and approval by participating owners in land consolidation.
- (ii) Surveying a new border if there are changes from the old border line.
- (iii) Original measurements from the field.
- (iii) All data on the voluntary land consolidation area should be in Kosovaref system.
- (iv) ITF – file and its relation with the official version for

the cadastral model.

- (v) Appropriate data in MS Excel and MS Access to migrate in IPRR.
- (vi) Prepared decisions complete with graphical data, textual and legal for each owner.
- (vii) Prepare summary list with measurements and archived statistical data.

THE METHODOLOGY OF DEVELOPMENT RESEARCH OF VOLUNTARY LAND CONSOLIDATION

Land consolidation has always been used before as a tool for rural development extension (FAO, 2003). It has always been regarded as an instrument or an entry point for rural developments. A change in economic and social systems, changes in access to agricultural land has positively influenced on land consolidation. Land consolidation methodology aims at facilitating voluntary and acceleration of some actions in comparison with the previous land consolidation. Voluntary land consolidation is a particular challenge for Kosovo, because in addition to that it required answered questions mentioned in the technical leaflet "FAO Land Tenure Manuals"; there are many other questions that require answers before the land consolidation development begins. Experiences and surveys which are made for the development of voluntary land consolidation in Kosovo, are a good basis to clarify further issues relevant to the technical aspect, and the legal aspect. Voluntary land consolidation in Kosovo as a process is faced with challenges and uncertainties of all kinds, as with negligence, unbelieving and disappointment about the process.

In years 2006 and 2007, were made moves to implement voluntary consolidation in two cadastral zones. Conditions and forms of development are analyzed and established through ALUP project, and are presented in the article No. 31 (Niels et al., 2007). The lessons acquired in 2008, during the attempt of the voluntary land consolidation project development, is a presence of the lack of some additions. Supplements are presented in the program of the uncompleted project, submitted in March 2009 and it is issued in this paper. The main precondition for the preparation and initiation of voluntary land consolidation is that the territory where it is foreseen to take place, this support should be all inclusive. This makes sense, that the support to voluntary land consolidation process should be supported by farmers themselves, from local institutions and central institutions. Voluntary land consolidation was tested in the cadastral Shishman zone of Gjakova municipality, and cadastral zone Videja of Klina municipality has not yielded results as expected. Research in the process of voluntary land consolidation, in 2006/2007, and later attempt again in 2008/2009 in two mentioned cadastral zones characterizes:

- (i) Data collection for the owners.
- (ii) Collection of data on properties in the defined area.
- (iii) Preparation of map for the actual situation of properties on the ground.
- (iv) Delivery of questionnaires to owners about their property and their wishes to participate in land consolidation.
- (v) Development discussions with the owners.
- (vi) Registered requirements of the owners in case of their participation in land consolidation and give data in WebGIS.

In Table 1, the part of data from the register of cadastre regarding ownership, parcels, cadastral zone, area, property type etc., can be seen. On the left part of Table 2, the collected data for the land consolidation purposes from the old existed documents are shown, while on the right part of the Table 2, the new data after land consolidation are shown.

RESEARCHED MATERIALS AND METHODS

Consulting with farmers is the most important phase of the project for the voluntary land consolidation development. Precisely here is the beginning, and the convincing of farmers to integrate in land consolidation process. The farmer should integrate the planning phase and policy formulation for the project. The farmer should also be informed about the research done in the project, building of process, the main operations and planning to conclude the voluntary land consolidation process (Meha at al., 2007). The next phase is to collect the necessary materials for land consolidation. In the period of voluntary land consolidation process until its finalization realized:

- (i) Correction of technical errors in textual cadastral database from survey results and determined by the current owner of record in IPRR.
- (ii) Supplementing of legal basis.
- (iii) Establishing of legal framework, stable dynamic land market.
- (iv) Developing for surface formed into land consolidation, for ease re-parceled data presentation and distribution.

Comparison of cadastral documents' state with the actual situation of the terrain gives a statement of changes between the two situations (Meha, 2008). So, why through voluntary land consolidation the regulation of agricultural lands can be seen in the following Figures (1-3). Voluntary land consolidation is a process within the land market, in the EU states, where in general is functioning as such. Methodology of voluntary land consolidation in Kosovo is based on the experiences of the previous land consolidation in FAO studies, projects and studies made by experts of various countries in Western Europe and shared experiences of international and local experts who worked in Kosovo during 2006 - 2009.

In Eastern European countries, many land markets are not developed because of the slowdown in privatization and lack of title (Judit and Laszlo, 1998). The Republic of Kosovo land market is free, because each parcel is defined with its boundary, has a title and it is registered. The problem lies in clarifying the recent data as they are updated? Property rights in Kosovo have been partially stable under the laws until 1989. While the establishment of laws after 1989 is not approved by the Special Representative of the General Secretary of the UN, but they are modified or covered by regulations approved by the Special Representative after year 2000. With the creation of self-governing bodies of Kosovo, and approval of the constitutional framework for provisional Government, many laws are passed concerning the use and ownership of land. Factors that are considered important, for implementation of the land consolidation project as a whole are:

- (i) Designing new land parcels.
- (ii) Appearance of the parcels under the owner "old" state property proposed in land consolidation.
- (iii) Collection and review of requests/desires of property owners in the land consolidation.
- (iv) The presence of the owner in parcels, according to a "new" state to the proposed property in land consolidation.
- (v) New road system for properties in land consolidation.

From these data information for each parcel resulting new surface state of the "old owner", and the surface state with the "new owner" as the final state (Table 2).

Mutual communications in partnership

Forms of communication with farmers to achieve the goal and objectives set forth in project are different. In this case, it must

Table 1. Ownership cadastral data.

Cad zone no.	Poss list no.	Property type	Owner/Parcel		Parcel no.	Part nominator	Year of registry	Culture	Actual use	Area	Comments
			Owner	Living place							
70202027	1118	5	Beqir Rashica (Mahmut)	Studimja e Poshtme	826	1	2009	100	4	2397	
70202027	2001	5	Gjemajl Gerxhaliu (Zymer)	Studime e Ulte	827	1	2009	100	5	176	
70202027	2001	5	Gjemajl Gerxhaliu (Zymer)	Studime e Ulte	828	1	2009	100	6	2216	
70202027	2001	5	Gjemajl Gerxhaliu (Zymer)	Studime e Ulte	840	1	2009	100	4	1324	
70202027	2001	5	Gjemajl Gerxhaliu (Zymer)	Studime e Ulte	840	1	2009	100	5	7491	
70202027	2001	5	Gjemajl Gerxhaliu (Zymer)	Studime e Ulte	862	1	2009	100	6	2	
70202027	2001	5	Gjemajl Gerxhaliu (Zymer)	Studime e Ulte	862	1	2009	100	5	110	
70202027	2001	5	Gjemajl Gerxhaliu (Zymer)	Studime e Ulte	862	1	2009	100	6	2406	
70202027	2001	5	Gjemajl Gerxhaliu (Zymer)	Studime e Ulte	923	1	2009	100	7	2065	
70202027	2001	5	Gjemajl Gerxhaliu (Zymer)	Studime e Ulte	923	1	2009	100	8	56	
70202027	2002	5	Mustaf Zeka (Feta)	Studimja e Poshtme	923	1	2009	100	4	2948	
70202027	2002	5	Mustaf Zeka (Feta)	Studimja e Poshtme	923	1	2009	100	5	33409	
70202027	2002	5	Mustaf Zeka (Feta)	Studimja e Poshtme	951	1	2009	100	6	1125	
70202027	2002	5	Mustaf Zeka (Feta)	Studimja e Poshtme	951	1	2009	100	5	12672	
70202027	2002	5	Mustaf Zeka (Feta)	Studimja e Poshtme	951	1	2009	100	6	8027	

necessarily meet the important criteria related to the necessary communication and information to submit the following points:

- (i) Information for project performance of voluntary land consolidation.
- (ii) Bilateral consultations.
- (iii) Partnership.

Information

Direct Information of farmers as an interested party regarding the proposals and providing updated data on new properties and property positions. Visits in the field together with the farmers; creating opportunities for information and communication easier as through leaflets, newspapers, via phone, all these being available to permanent until the end of the process.

Bilateral consultations

The mutual consultations system of all parties involved in the process, which represents a complex related with the investor, government representatives, central, local government, the farmers who are owners, users, as interested in any transaction or holding lands rent. Bilateral consultations require time, but if the intensity is increased the results will be faster and reasonable.

Partnership

Continued involvement of stakeholders in decision making regarding voluntary land consolidation project, enables the creation of effective partnerships. Parties in the process do not have the same level of knowledge in the voluntary land consolidation, so through various organizations such as organizing public meetings, group discussions, individual workshops and other forms of organization reaches the

partnership and the expected success. After all of these activities, farmers and the community in general, should have the sufficient knowledge to support the proposal and the decision for the implementation of voluntary land consolidation. Farmers as partners should possess the consultation process, by playing the key role in decision making when they should be consulted, what to discuss, what kind of consultation is appropriate and who should be involved. Communication with farmers should be both sides communication and not only providing information in a certain direction. Certain consideration should be given to the involvement of minority groups if there is any in those cadastral zones, where voluntary land consolidation will be developed. Through partnership, everyone should understand what is to be expected, how much will be taken into consideration the requirements of farmers, respectively, as they will be realized. Approaches must adapt to the functionality of the land consolidation vision, and gradually harmonize differences within farmers. The same approach of the community consultations should be

Table 2. Ownership data before and after land consolidation.

Studime e Poshtme Gjendja e Vjeter										Studime e Poshtme Gjendja e Re														
Nr.rend.	Procesverbali nr.	Nr.i Certifikates	Emri, mbiemri (Emertimi) dhe Adresa	Nr. i parceles	Kultura	Klasa	Sip m ²	Vendi i quajtur	Vërejtje	Nr. Rend.	Nr.i Certifikates Prones	Procesverbali nr.	Emri, mbiemri (Emertimi)dhe adresa	Pjese e Pronesise	Nr. i Tabeles	Vendi i quajtur	Nr. i parceles	nen numri	Kultura	Klasa	Sip m ²	Njesite Vleresuese	Aktiviteti nr. dhe data e pranimit-dorazit të tokës	
1	10		Gjemajl Gerxhaliu (Zymer)	547	are	6	4135			1	2001	10	Gjemajl Gerxhaliu (Zymer)	1/1	233f	840	1	Bujq	5	176				
				688	are	5	2779			1	2001	10	Gjemajl Gerxhaliu (Zymer)	1/1	233f	840	1	Bujq	6	2216	1214			
				689	pem	6	2164			1	2001	10	Gjemajl Gerxhaliu (Zymer)	1/1	218	862	0	Bujq	4	1324				
				710	are	4	2219			1	2001	10	Gjemajl Gerxhaliu (Zymer)	1/1	218	862	0	Bujq	5	7491				
				712	are	4	3365			1	2001	10	Gjemajl Gerxhaliu (Zymer)	1/1	218	862	0	Bujq	6	2	5489			
										1	2001	10	Gjemajl Gerxhaliu (Zymer)	1/1	202A	923	0	Bujq	5	110				
										1	2001	10	Gjemajl Gerxhaliu (Zymer)	1/1	202A	923	0	Bujq	6	2406				
										1	2001	10	Gjemajl Gerxhaliu (Zymer)	1/1	202A	923	0	Bujq	7	2065				
										1	2001	10	Gjemajl Gerxhaliu (Zymer)	1/1	202A	923	0	Bujq	8	56	1997			
											14662													15846
2	32		Mustaf Zeka (Feta)	487	livadh	4	1946			2	2002	32	Mustaf Zeka (Feta)	1/1	207	951	0	Bujq	4	2948				
				488	are	5	6710			2	2002	32	Mustaf Zeka (Feta)	1/1	207	951	0	Bujq	5	33409				
						6	7722			2	2002	32	Mustaf Zeka (Feta)	1/1	207	951	0	Bujq	6	1125	22819			
				568	are	5	9389			2	2002	32	Mustaf Zeka (Feta)	1/1	212	958	0	Bujq	5	12672				
				596/2	are	4	820			2	2002	32	Mustaf Zeka (Feta)	1/1	212	958	0	Bujq	6	8027	11617			
							26587																	58181

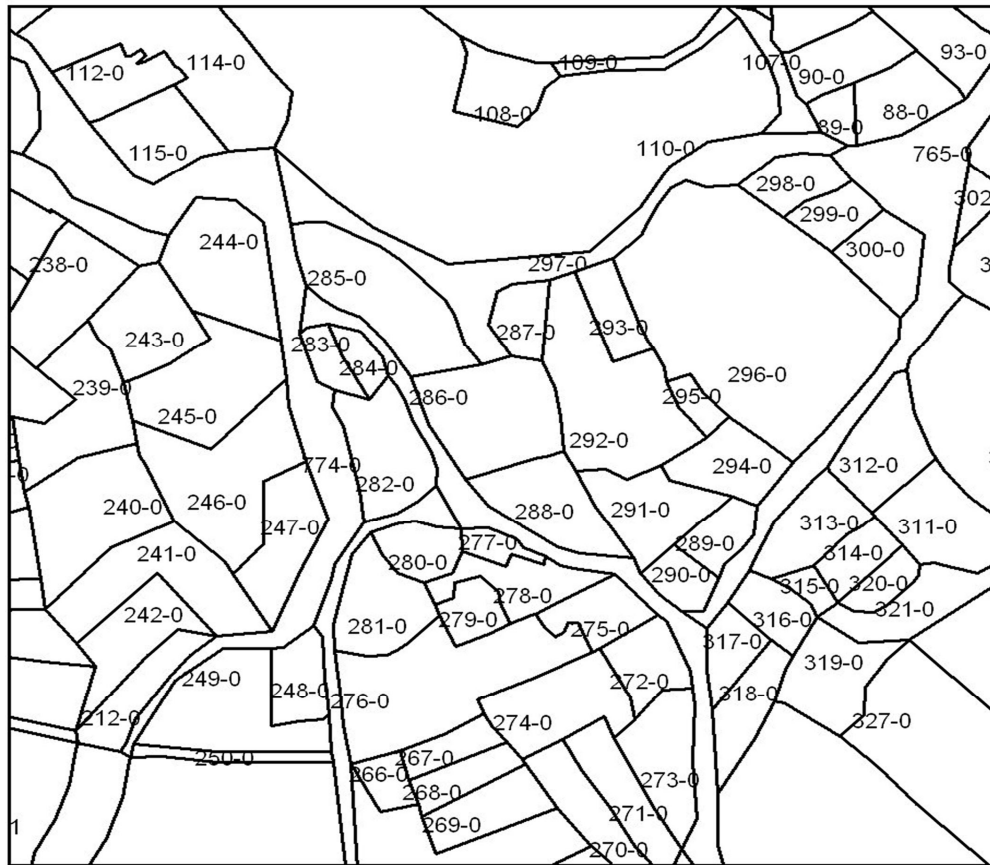


Figure 1. Shape and size of parcels and roads before land consolidation.

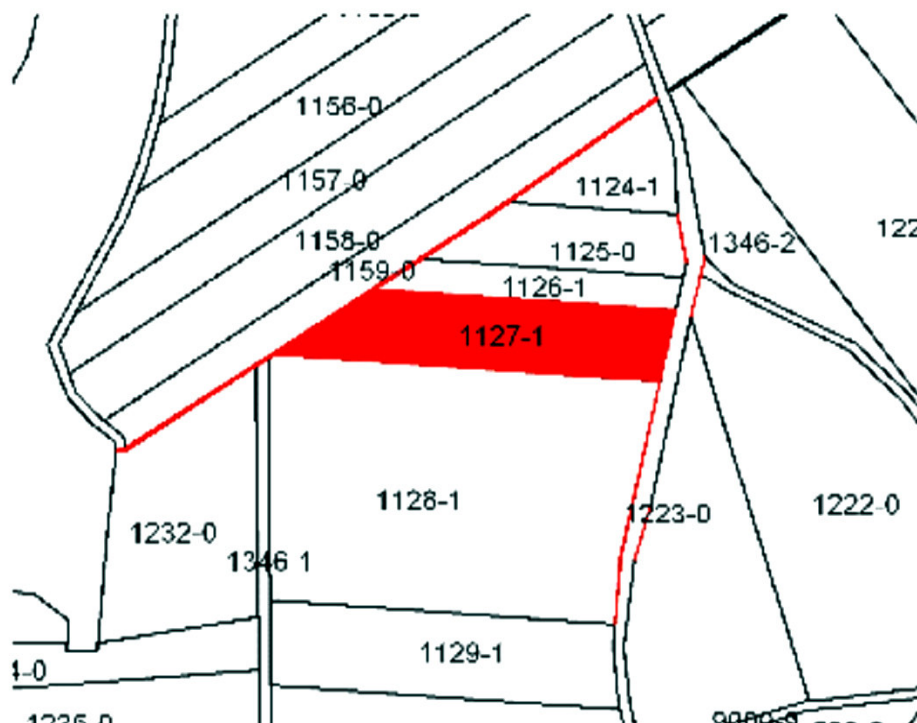


Figure 2. New shape size and roads after land consolidation.



Figure 3. Discrepancy between field situation in Orthophoto (2004) and Cadastral maps (1978).

applied to public or even to private companies, if they have property in the territory where volunteer land consolidation will be held to create a kind of partnership.

Achievements from the voluntary land consolidation project in two cadastral zones

Projected achievements in the draft do not match the results achieved in voluntary land consolidation experienced in 2006/2007 in the Shishman cadastral zone of Gjakova municipality and Videja cadastral zone of Klina municipality. While in 2008, the voluntary land consolidation project announced by MAFRD for Videja cadastral zone of the municipality of Klina, lead by a local contractor failed entirely. The challenges that have impacted directly in the expected project results are:

- (i) Verbal but not practical support of the project by local institutions, by not considering it as a priority project.
- (ii) Insufficient formal meetings with farmers in land consolidation area.
- (iii) Uninformed farmers regarding the project, the nature of the project as a whole and for their benefits.
- (iv) Insufficient to clarify the legal basis for farmer as agricultural land law. Law on Agriculture Land (Law 02/L-26) and Administrative Instruction (AI35/2006) on agricultural lands.
- (v) Lack of credibility to farmers about the voluntary land consolidation, by the will and compliance of the farmers.

(vi) The review of cases by the municipal commission for land consolidation has been low; this was because of the lack of material compensations for their work.

(vii) Lack of cooperation of all actors in the process starting from the contractor, land consolidation commission, municipalities and farmers.

(viii) Implementation of different procedures for the same project from the two contractors.

(ix) Lack of data about land consolidation surfaces involved in cadastral zones.

(x) Lack of fulfilling farmers' requirements, which have shown interest in recording and clarifying of their ownership.

(xi) Lack of reconciliation of the data for geodesic net and for the involved surfaces in land consolidation brings difficulties to their conclusion.

(xii) Contractors have not been manageable by annoying the technical specifications of the project.

(xiii) By this, bringing difficulties for surveillance and decisions' making.

(xiv) Investor's commission on project monitoring for the implementation of the project did not have enough knowledge, so there was a lack of their independence.

(xv) Barriers by KCA: delayed cooperation, the delay on responding invitations from MAFRD, delays in determining a member of the commission for monitoring the project.

Challenges presented when implementing the project of voluntary or of general land consolidation, certainly will

be good lessons for future projects.

The guarantee of success in project implementation of voluntary land consolidation in Kosovo

The success of implementation of the voluntary land consolidation in Kosovo, as a new approach for regulating agricultural lands, depends on many factors which are mentioned in the following:

- (i) Guarantee required by municipal assemblies in order to approach with commitment on the implementation of land consolidation in their municipality.
- (ii) Ensuring adequate professional framework to support and supervision of implementation of land consolidation.
- (iii) Examining for action in the project, between the Ministry, the Municipal Assembly, KCA and the contractor.
- (iv) Contracting a professional firm for the project monitoring and its implementation up to the registration of the owners in IPRR.
- (v) Municipal committee for land consolidation must be awarded for the accomplished work. For this purpose, the Ministry, as investors needs to research for their payment options, in order to increase the efficiency in performing the duties and responsibilities.
- (vi) Evaluation committee when selecting the company for project implementation must be independent, transparent and responsible.

Conclusion

Project analysis of the unfinished land consolidation in Kosovo, analysis of voluntary land consolidation and based on the demand of owners for the voluntarily land consolidation, has enabled and formulating the conclusions and recommendations. However, the objectives in voluntary land consolidation are achieved if the data are prepared in following:

- (i) Presentation of property reports from the comparing research of cadastre directly with the state in the field situation.
- (ii) Provision of mapping and other technical and legal documentation for their properties.
- (iii) Researching the favorable circumstances for each zone.
- (iv) Presentation of solutions for realization challenges of the voluntary land consolidation project.
- (v) Approval of farmers to develop land consolidation in a certain surface.
- (vi) Determination of deadlines for implementation of the project.

Showing the implementation details listed below, will

ensure and convince farmers regarding benefits from the voluntary land consolidation:

- (i) Properties into land consolidation area need a road infrastructure to have established.
- (ii) Properties, which earlier had opened irrigation channels mainly by river, should be done again the restoration or cleaning and their functionality.
- (iii) Provided owners with cadastre documents from the situation before land consolidation.
- (iv) Involvement of stakeholders in decision making regarding voluntary land consolidation, should be clarified by experts in details regarding their benefitions.
- (v) Provision of security for direct process and transparent of voluntary land consolidation.
- (vi) Offering the property cadastre registration from the new situation- after land consolidation in IPRR and give the data in WebGIS.

Such results open perspectives for new projects, in order that the regulation of land to be done in legal and technical terms.

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