Financial arrangements in land consolidation

A visual method for valuation explained
Financial arrangements, a method

Determining the contribution of landowners in land consolidation

Gerjan Meijer, project leader

Nyncke Emmens, senior project adviser
Financial arrangements

- Last procedure in Land Consolidation

- Two types of cost:
  - Financial settlements
  - Procedural and implementation cost
Financial settlements

Transfer charges between landowners arising from the exchange progress

Payments through the land consolidation
Financial settlements

Standard:
- More or less property
- Better or worse soil quality

Optional examples:
- Electricity pylon
- Damage of shadow
- … more
Procedural and implementation cost

Cost that landowners have to pay for the process of land consolidation

Only the landowners with benefits have to pay this cost

The benefits are determined by a visual method
Procedural and implementation cost

Comparison between the situation before and after the reallocation plan

Factors:
- Farm building parcel enlarging
- Less and larger parcels on distance
- The shape of the parcels
- Distance to the farm building
Factor: Farm building parcel enlarge
For example

- Farm parcel = 3
- Less parcels = 1
- Shape = 1
- Distance = 2
- Average = 1,75

Makes a total class of 2
Visual method

- Honest way of cost allocation
- Less cost of procedures
- Quick method