

Land Consolidation and Jointly Owned Forest – Case Haukipudas

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SUMMARY

Abstract

Background

In Finland shapes, sizes and ownership of forest properties are quite fragmented and thus unprofitable and non-optimal for the forest management. An increase of a forested area and a full control of natural resources would require active and entrepreneurial ownership and property structure improvements.

Arrears of forest management for young forests have further increased during the recent years. In Finland there are nearly 1,6 million hectares, where management activities or a first thinning are delayed because of ownership changes or poor property structures.

According to a forest property division study by the National Land Survey (NLS) the situation is especially poor in Haukipudas in North Ostrobothnia district. The banded property division of forest parcels in Haukipudas is originated from a supplement of the Basic Land Consolidation in the 1830's and even narrower parcels shaped within further divisions. Finally when turning to the 21st century the fragmentation and the parcel shapes started to prevent a profitable utilization of forest properties.

In 2010 NLS organized for landowners in Haukipudas an information meeting, where an interest to launch a study was indicated by the landowners. The main targets for the study were to research: landowners willingness to establish a jointly owned forest, their support for readjustments of forest properties and a

profitability of this program.

NLS finalized in 2011 the study covering 5720 hectares. The results showed that 89 register unit owners with 4509 hectares (80% of studied area), supported a property readjustment. Over 50% of the landowners were also interested to establish a jointly owned forest. The cost savings were estimated to be 892 k€ (capitalized for 30 years). An application for a cadastral survey was left and a procedure launched in late 2011.

Results

After interviews the final area for the cadastral survey was fixed to 6216,48 hectares with 468 registry units ownerships and 572 parcels. The area included also common areas. At first a jointly owned forest was established for 102 volunteer property units owning 1678 hectares in the 98 parcels.

The first iteration of the readjustment plan was finalized in October 2016 with promising results based on expropriations, cancellations of common areas, parcels consolidations and shape improvements. The jointly owned forest is proposed to be restructured from 98 to 17 parcels. For the rest of the properties the registry unit amount would decrease from 468 to 172 and the parcels from 574 to 246. With these activities the average size of a property unit will increase from 27 to 36,1 hectares and parcel size from 11,1 to 25,3 hectares.

The final readjustment proposal will be given in December 2016 and the results are available in FIG conference.