

**Presented at the FIG Working Week 2017,
May 29 - June 2, 2017 in Helsinki, Finland**

Land Consolidation and Jointly Owned Forest Case Haukipudas

Mikko Marjomaa

1.6.2017





Land Consolidation Area Location

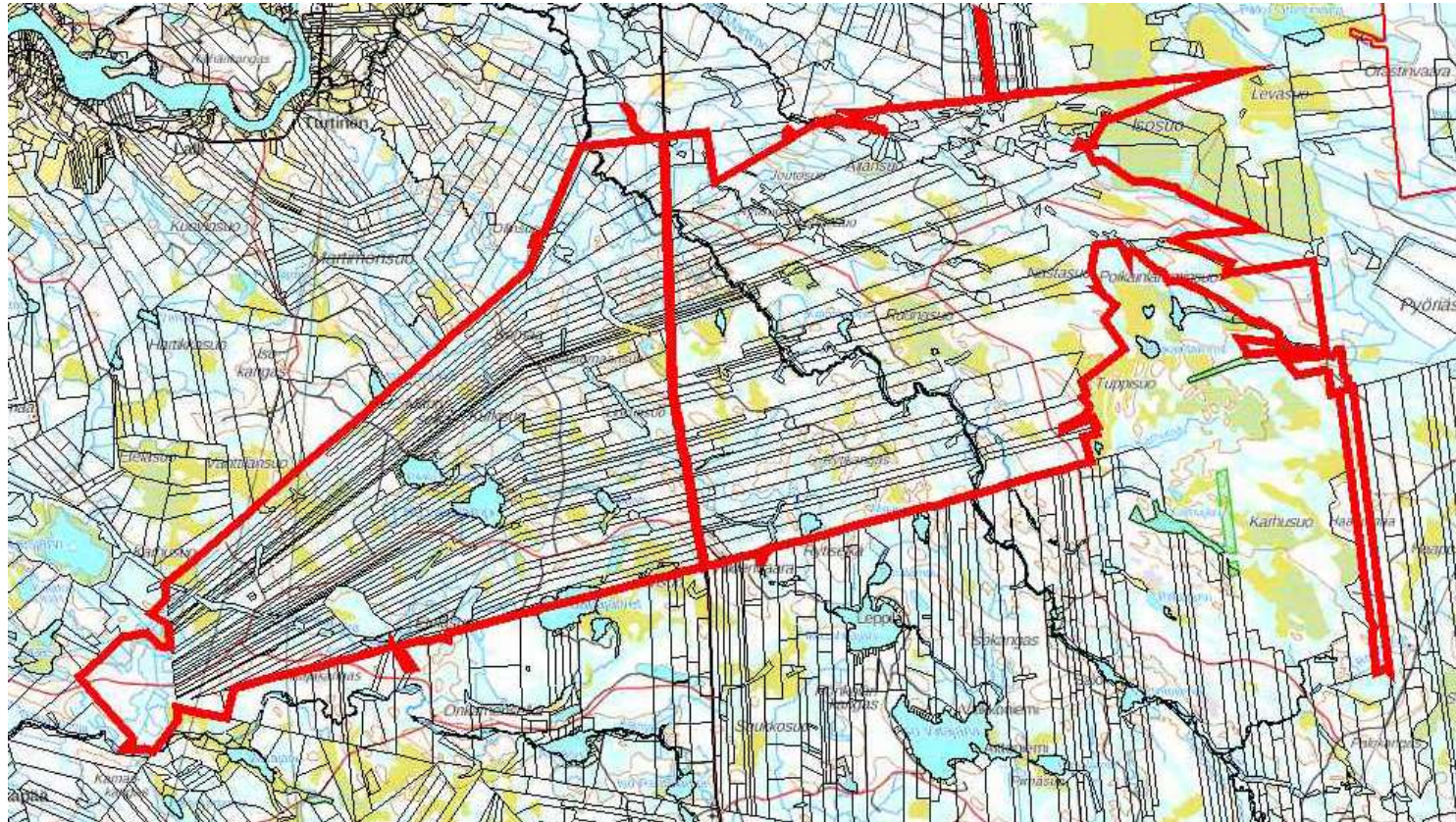
**The Haukipudas forest
land consolidation
area is located in
Finland, in the region
of Northern
Ostrobothnia and the
city of Oulu**



Why do we need land consolidations? Challenges for Finnish forestry

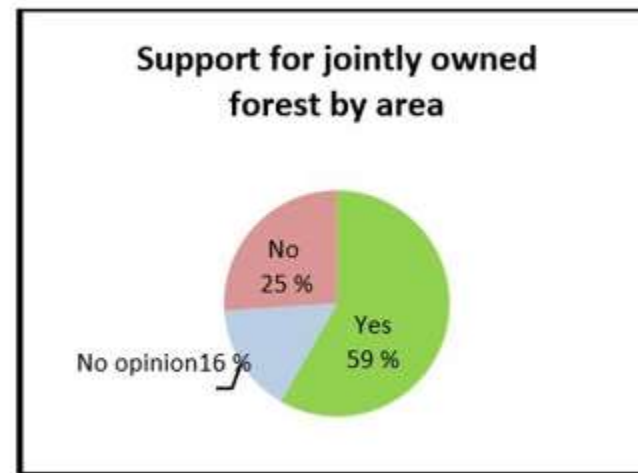
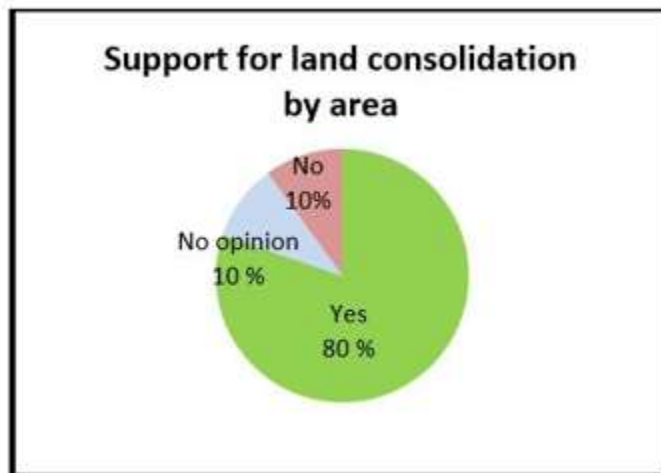
- **Fragmented ownership of forest properties**
- **Changes in the ownership structure**

- **Decreases the availability of timber and active forest management**

- **Is an obstacle to nationally important projects (such as forestry and bioeconomy)**

Haukipudas before the land consolidation



First steps ...

- 2010 presentation to landowners about forest land consolidation and jointly owned forests
 - ➔ Landowners in the area requested a preliminary report on a land consolidation from the NLS
 - ➔ 2010–2011 interviews and drafting the report



- ➔ The land consolidation requested by landowners started in December 2011

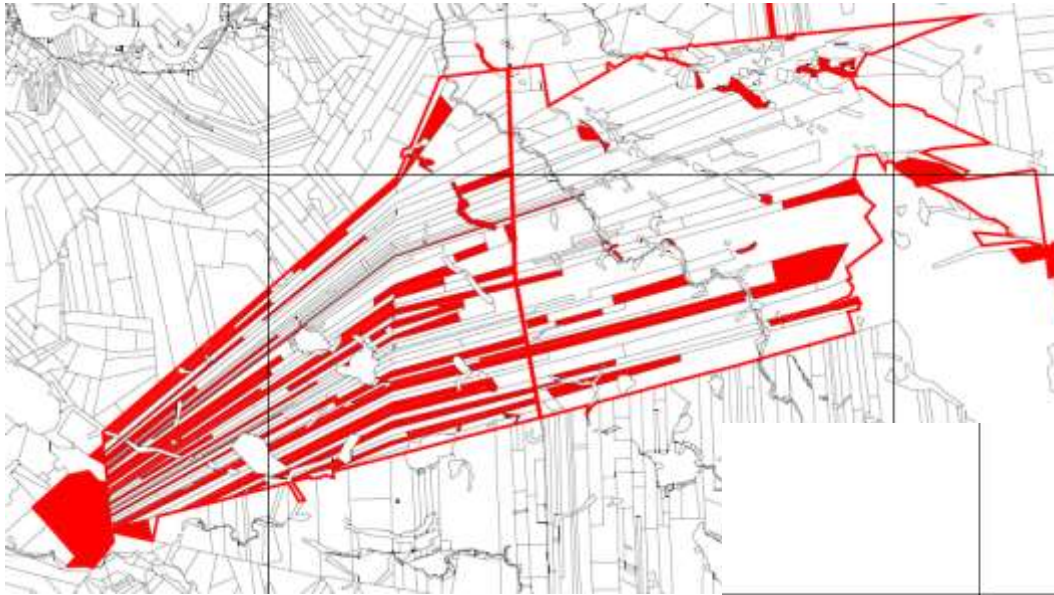
Land consolidation step by step

- **2011 landowners applied for land consolidation**
- **2011 financing decision from the Ministry of Agriculture and Forestry: 80% financing for land consolidation and 100% financing for founding a jointly owned forest**
- **2012–2013 valuation of growing stock**
- **2012–2014 negotiations concerning the jointly owned forest**
- **2014–2015 interviews concerning the land consolidation**
- **2016–2017 planning the redistribution of parcels**

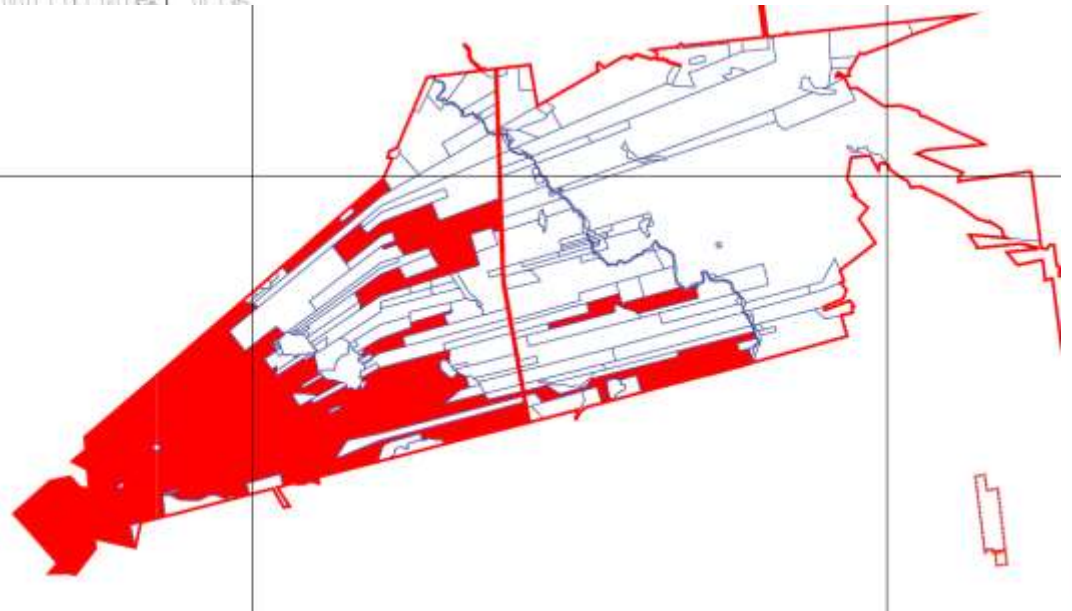
Costs and Benefits

- **The estimated costs in the report were 980,000 euros**
- **The actual costs of the land consolidation are approx. 500,000–600,000 euros**
- **The estimated benefits in the report were 2 million euros on an area of 5,438 hectares**
- **The final benefits to the 6,216 hectares that were included in the land consolidation will be calculated in 2018**

Results on the map



Before

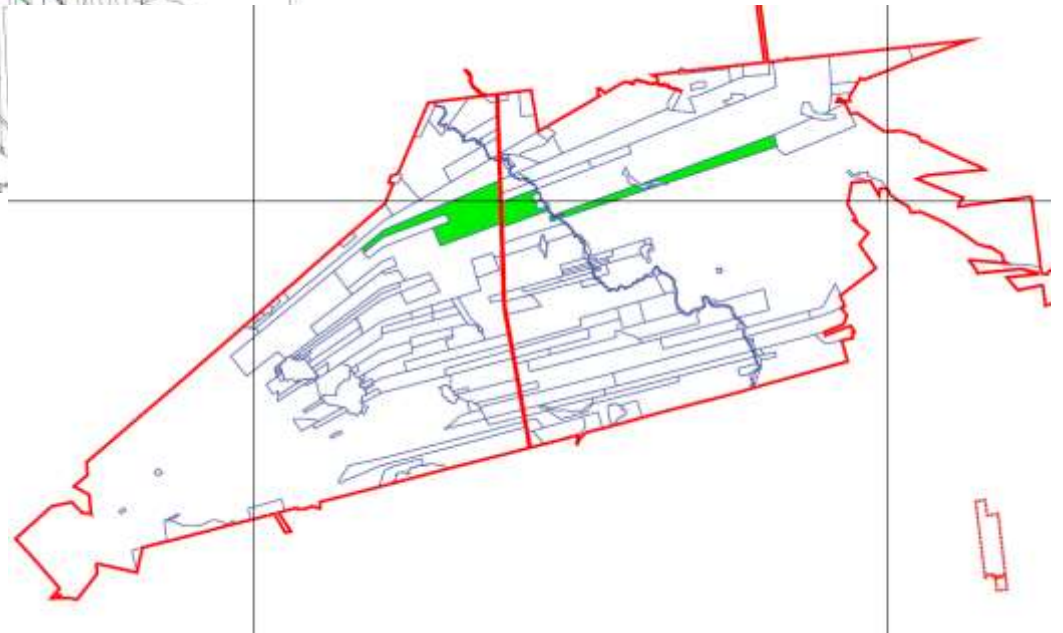


After

Results on the map



**Before: 17
parcels**



**After: 3
parcels**

Results (6,216 hectares)

Before

- **Jointly owned forest:**
 - 98 parcels
 - Average parcel size 17.1 hectares
 - Largest parcel 200.8 hectares
- **Entire area:**
 - 468 register units
 - Average size of forest holdings: 27 hectares
 - 574 parcels, inconvenient shape
 - Average parcel size: 11.1 hectares
 - Privately owned forest, parcel size 7.4 hectares

After

- **Jointly owned forest:**
 - 15 parcels
 - Average parcel size 113.5 hectares
 - Largest parcel 1,231.8 hectares
- **Entire area:**
 - 169 register units
 - Average size of forest holdings: 36.6 hectares
 - 244 parcels, more convenient shape
 - Average parcel size 25.5 hectares
 - Privately owned forest, parcel size 19.8 hectares

**Thank you for your
attention!**

