



REPUBLIC OF ESTONIA
LAND BOARD

Land consolidation in Rail Baltica project

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Advisor

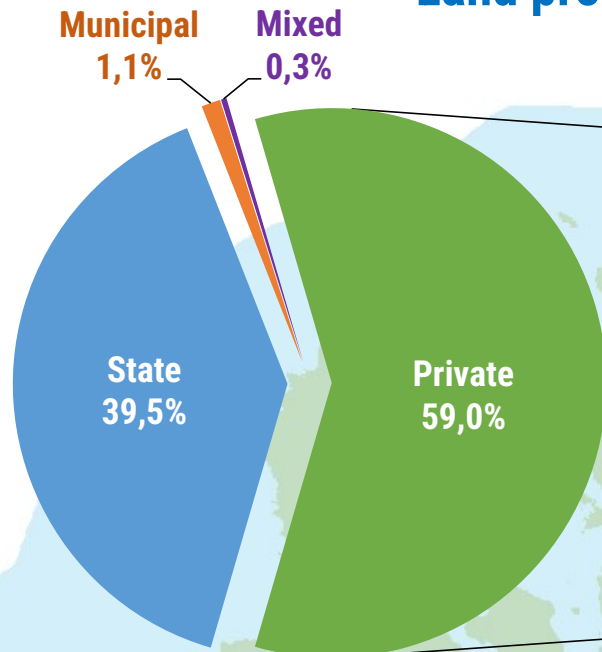
Department of Land Consolidation

Estonian Land Board

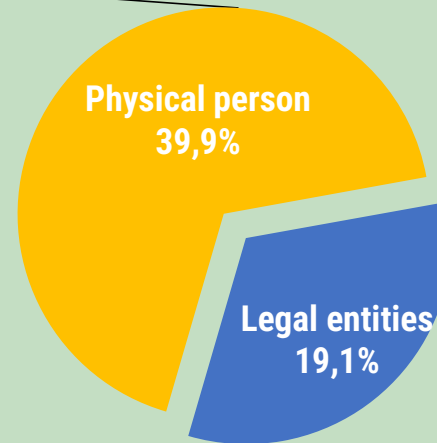
03.06.2022

Land property structure in Estonia

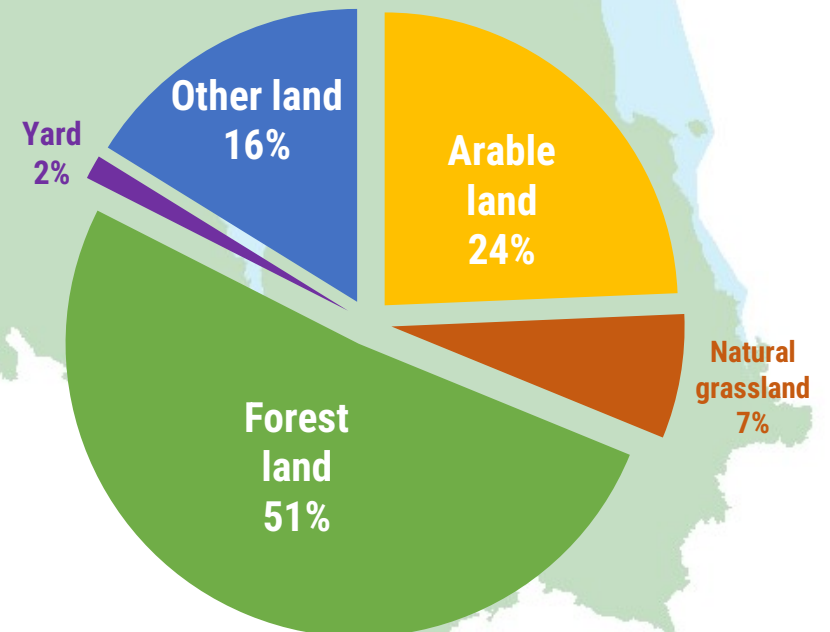
Land property structure



Republic of Estonia
Area: 45 336 km²

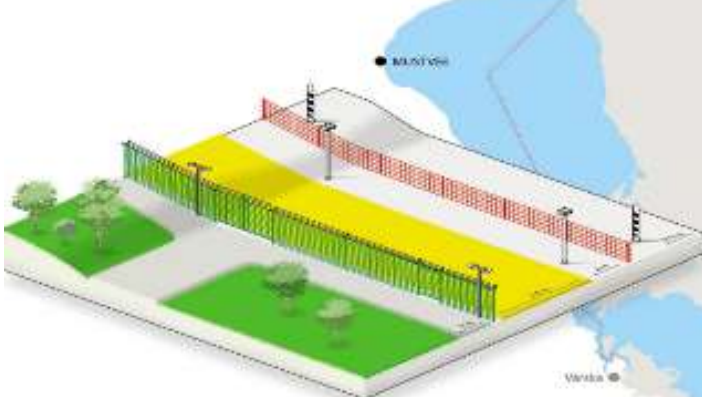


Registered land use types



Territorial sea area:
25 139 km²

Land acquisition by state

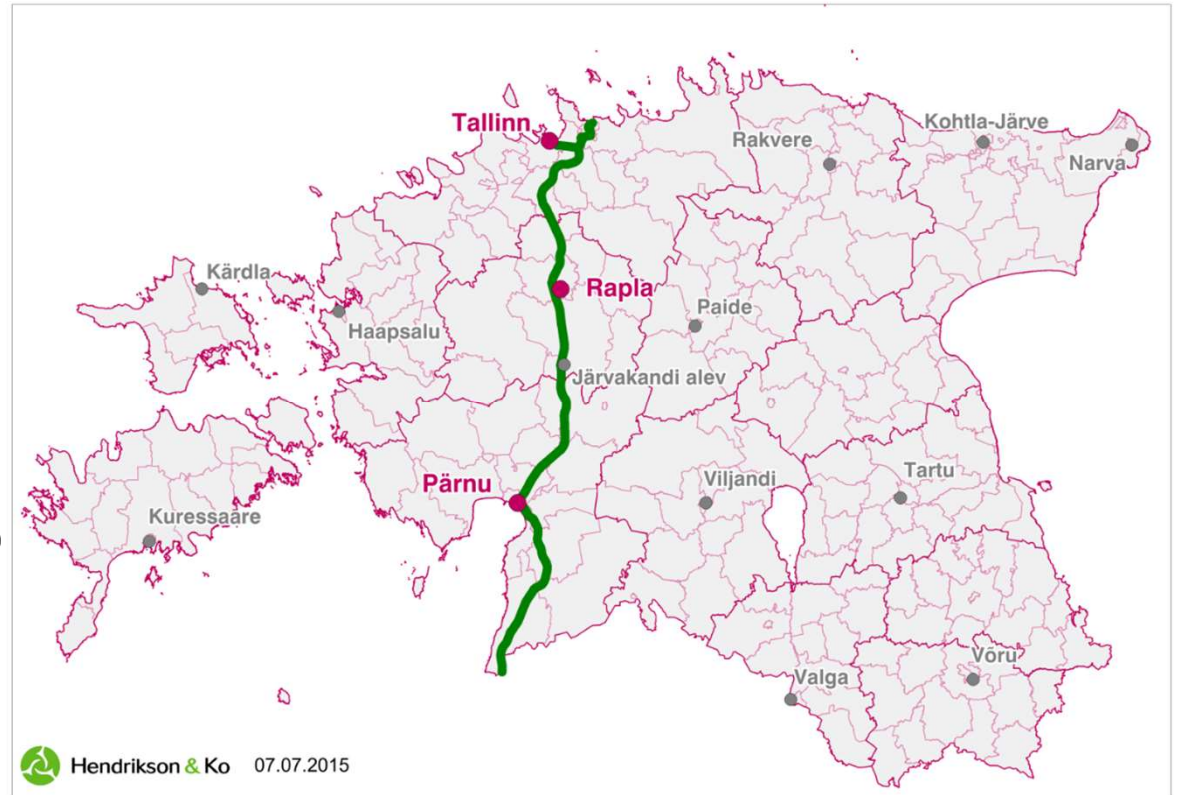


- road construction (94% of all land transactions)
- building of state border
- military training areas
- nature protection areas with strict restrictions on land use



The Rail Baltica route in Estonia

- It is the first-of-its-kind infrastructure project in Estonia
- About 760 private properties has to be acquired within four to six years
- no previous experience with land consolidation



Land structure on the route of Rail Baltica

- ~ 760 private properties
- ~ 520 grass land, arable land or forest land



The impact of railway construction on land ownership and use

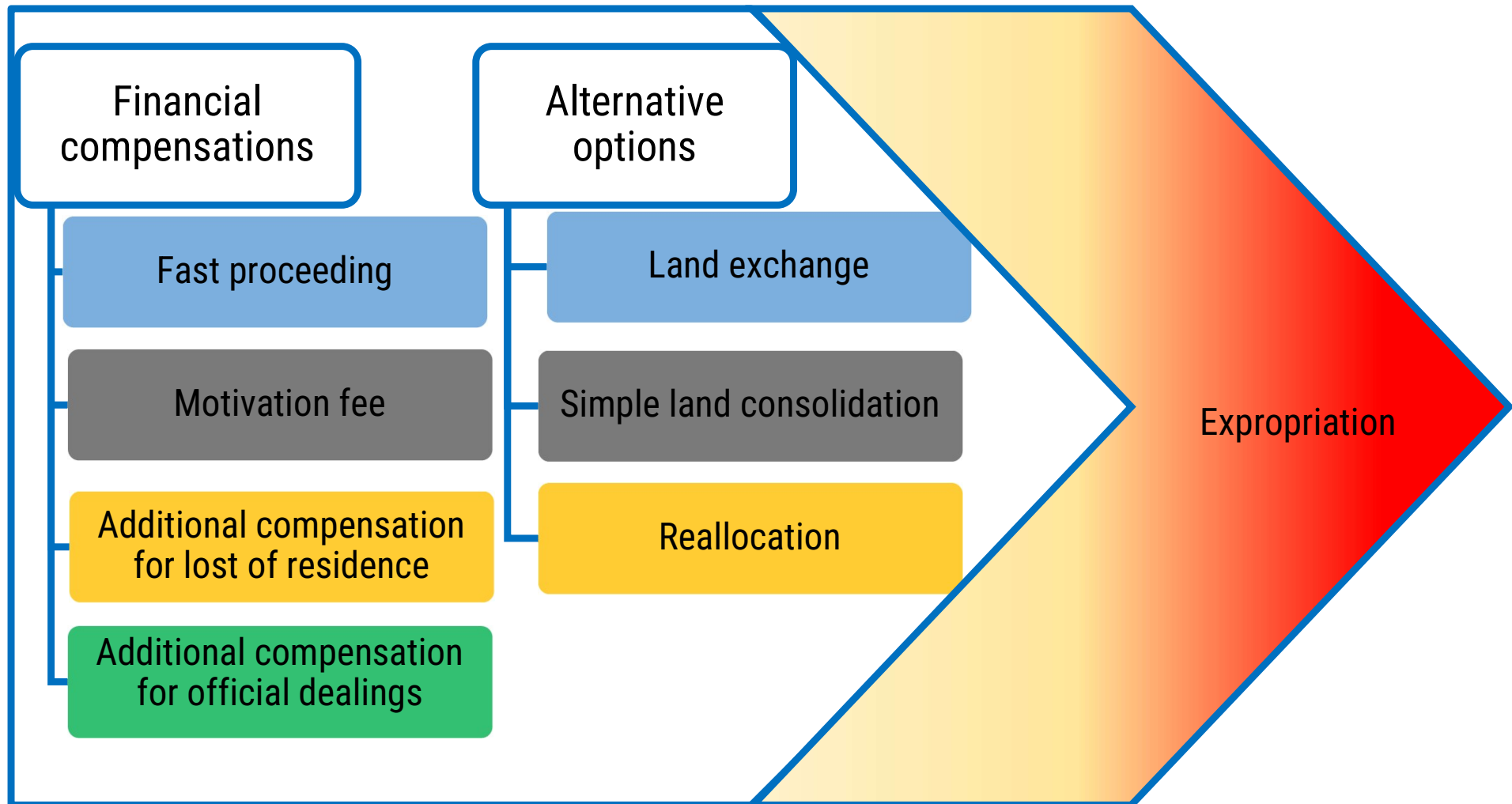
Landowners and users might be losing all the land use or their houses

The implementation of new railway object might be involved with negative impact (noise, the loss of view, the value decrease of property, etc.)

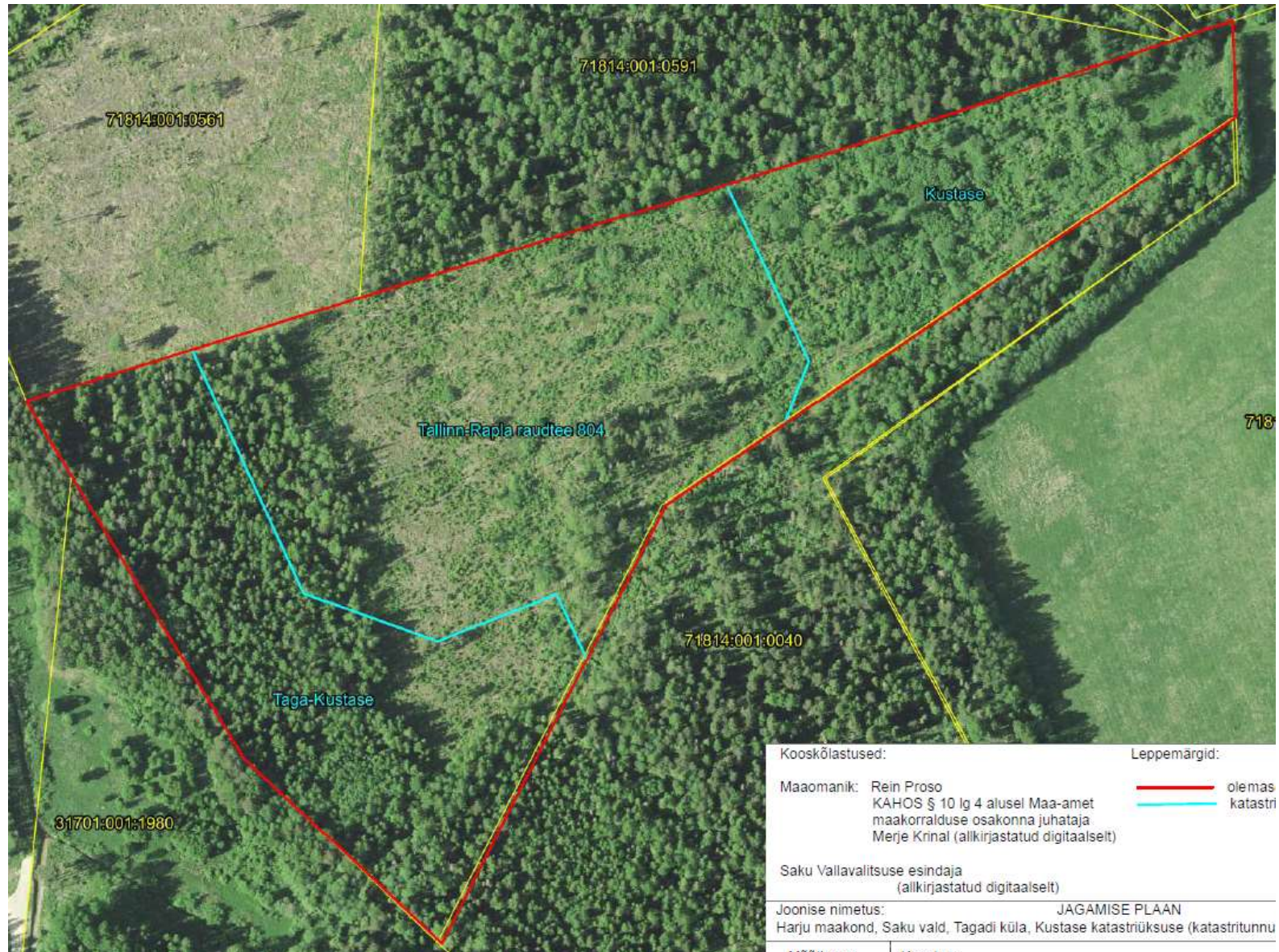
The costs of future land use depends on the length of the bypass

The land use might be fragmented after the implementation of new railway route

Compensation possibilities and alternative options



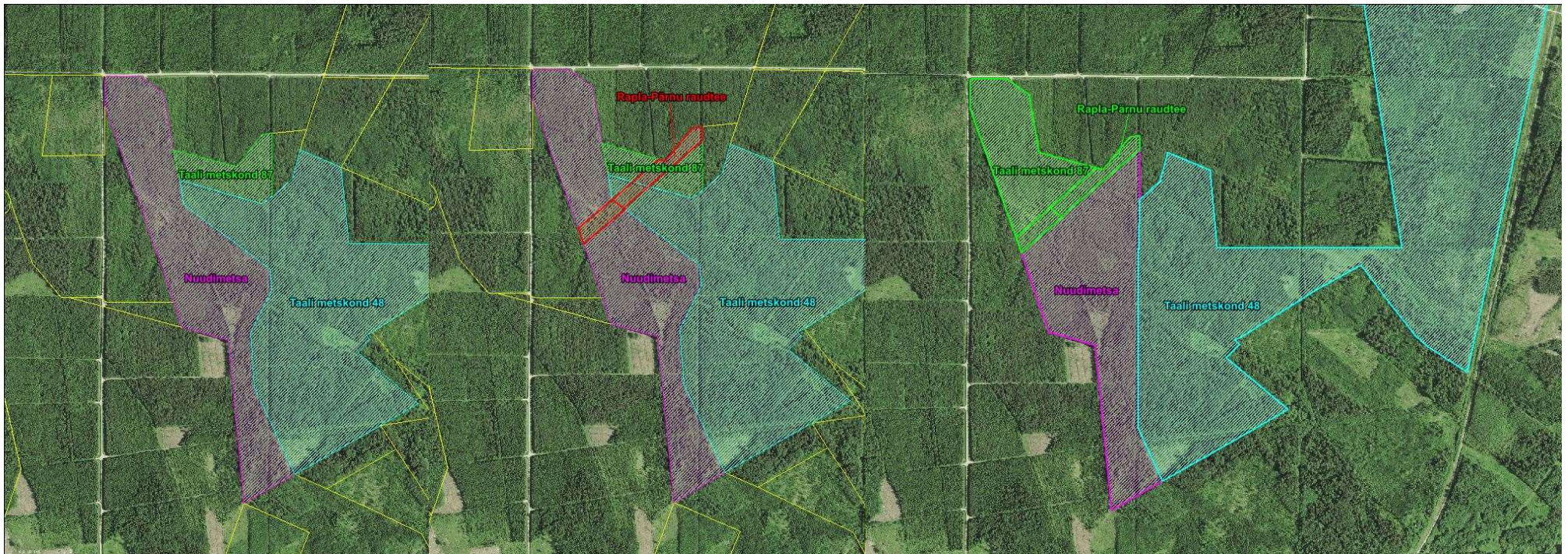
Division of an immovable



Simple land consolidation (1)



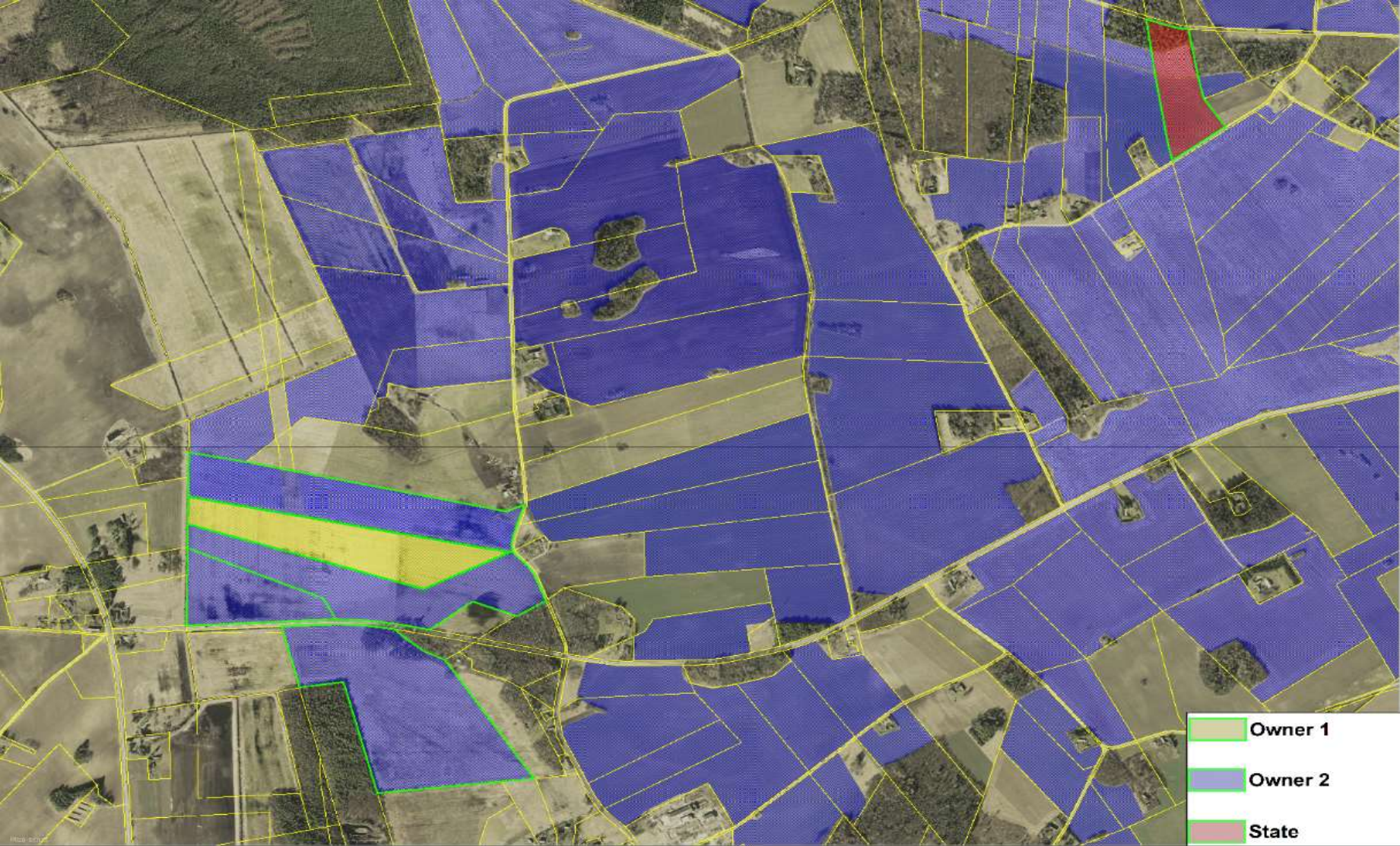
Simple land consolidation (2)



Simple land consolidation (3)



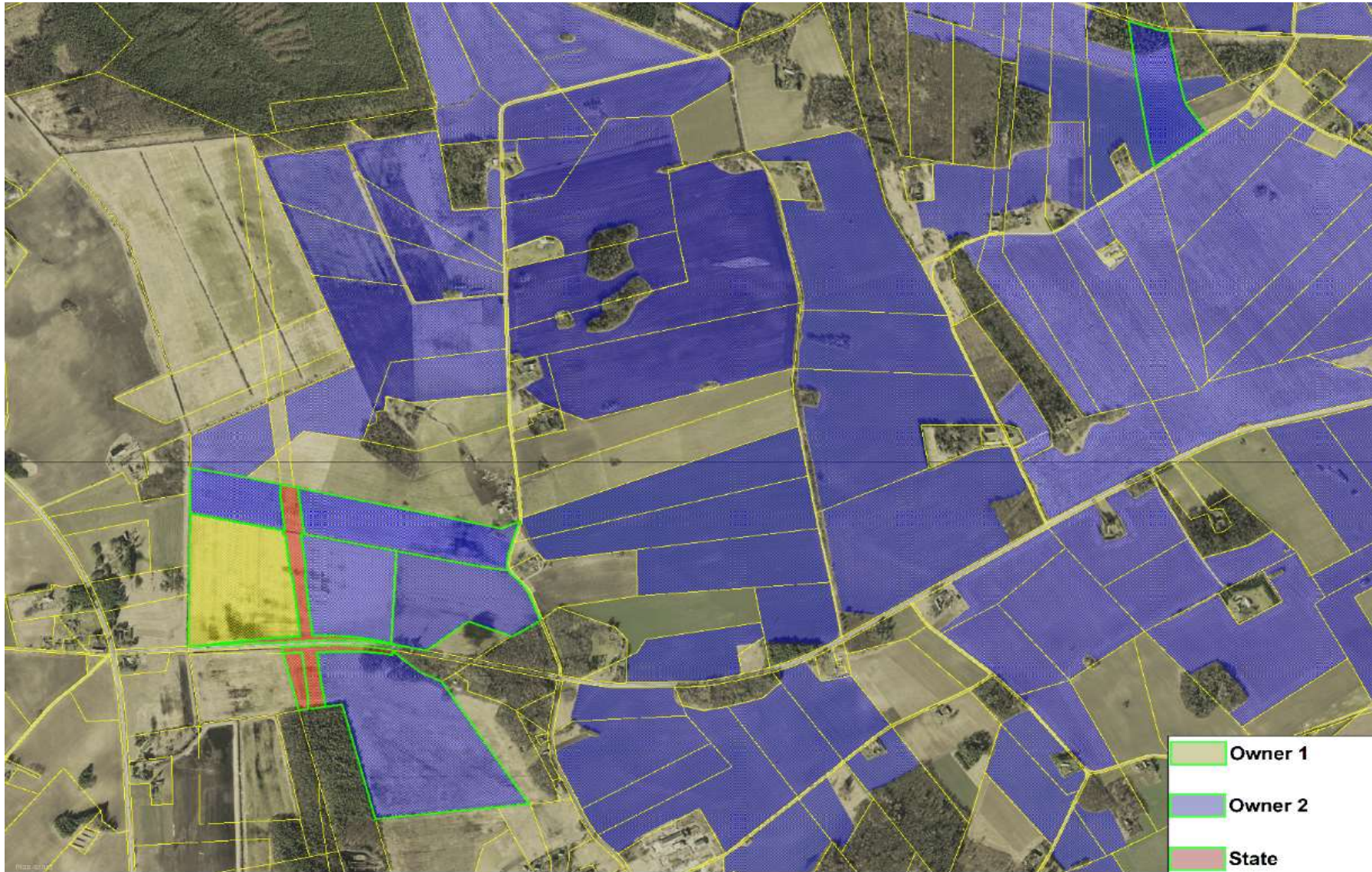
Reallocation (1)



Reallocation (2)



Reallocation (3)



Land consolidation

Properties are formed in new boundaries based on the current values

The aim is to maintain present land use and to consider the needs of the parties

Reallocation is possible when there is enough state property nearby and all involved parties reach an agreement to change the boundaries

Motivational fee will not be paid in the case of land consolidation

New possibilities



Some numbers

Acquired 269 parcels (of ~760)

- 17 fast proceedings
- 197 paid considerations
- 4 expropriations
- 27 exchanges
- 24 land consolidation



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