



'SAFER's role in guiding the rural land market: instruments, organisation and experiences

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Historical highlights

1960: Agricultural act founding the Safer, region-scaled non-profit private companies

1962: Pre-emption right

1990: Technical assistance for local authorities, environmental mission

1999: Preemptive right for environmental reason

2005: Local authorities get one third of the seats in each board of Directors





3 public service missions

- Development and preservation of agricultural and forest areas
- Local development, in close relation with local authorities' projects.
- Environment and landscape protection

The Safer must also insure market transparency publishing price references



For a sustainable rural development

- The Safer purchases, exchanges, sells back and manages real estates for agricultural, forestry or rural use.
 - The Safer plays a role of land planner, respecting local policies :
 - by encouraging agriculture and farming,
 - by restructuring farmland,
 - by reorientating them towards individual or collective projects
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Purchasing farmland or forest real estate

	Number	Area (in ha)	Value (in K€)	Average value (in K€)
TOTAL area purchased by the Safer in 2010	9 900	75 000	790 000	89
Non-built	7 300	45 000	325 000	45
Built	1 600	30 000	465 000	295
Land without lease agreement	7 800	63 000	701 000	90
Land under lease agreement	1 100	12 000	89 000	79
<i>Use of thre pre-emptive right</i>	1 200	6 000	48 000	39

Stocking and looking for project owners

Safer's national stock: 40 000 hectares.

Safer manage its stock through one-yearred precarious and provisional Occupancy Conventions or sub-contracting with local farmers

Safer publishes its land offers in local news papers and in the city hall, and then collect all project owners' applications



Governance of land allocation

1) The Departmental technical committees examine all the project owners' applications, and give a recommendation

Members:

- **farming organisations** : chambers of agriculture, banks and farming insurance companies, farming union representatives,
 - **local authorities** : general council and town hall associations,
 - **government** : departmental director for agriculture and the director of the tax office.
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Governance of land allocation

2) The Board of Directors decides

Members: shareholder representatives

- local authorities (1/3 of the seats)
- farming organisations

3) The Government commissioners (Ministries of Agriculture and Finance) validates every decision, and has a veto power.



Selling back

	Number	Area (in ha)	Value (in K€)
TOTAL area sold by the Safer in 2010	11 000	76 000	841 000
Mission 1: Farm and forest developpement	9 400	67 000	701 000
settling-up	2 000	26 000	305 000
expanding farms	3 300	23 000	272 000
land consolidation (plot exchange)	2 300	4 000	39 000
forest operations	600	5 000	19 000
<i>others</i>	1 200	10 000	66 000
Mission 2: local development	1 640	8 000	140 000
Mission 3: environmental protection	300	1 000	12 800

Curbing urban sprawl and farmland fragmentation

Each year urbanization destroys 80 000 hectares of natural soils

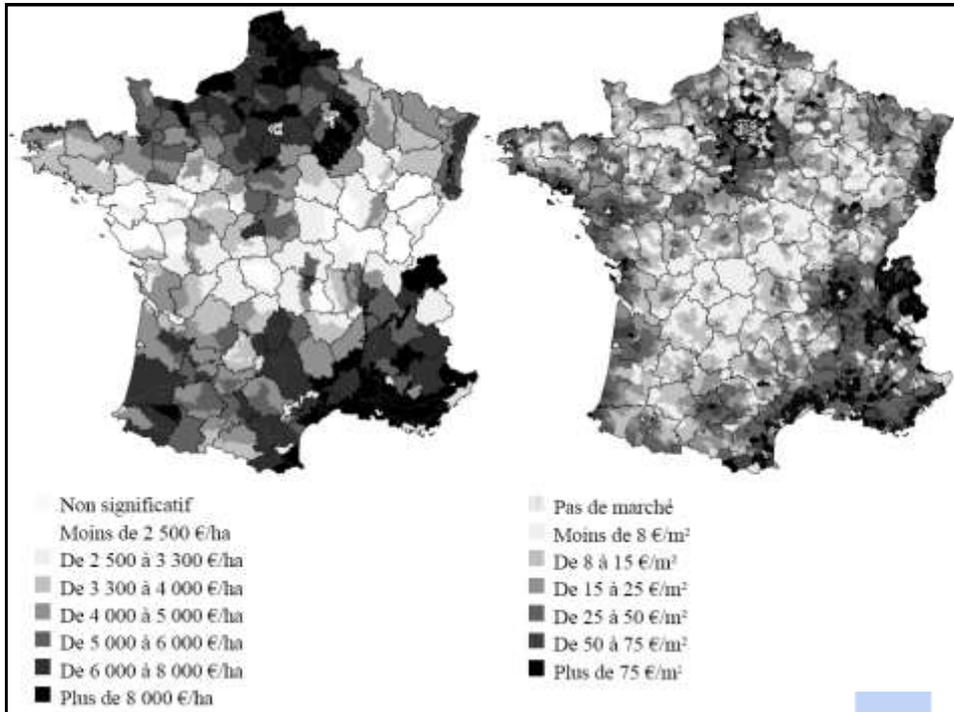
=> 26 square meters per second

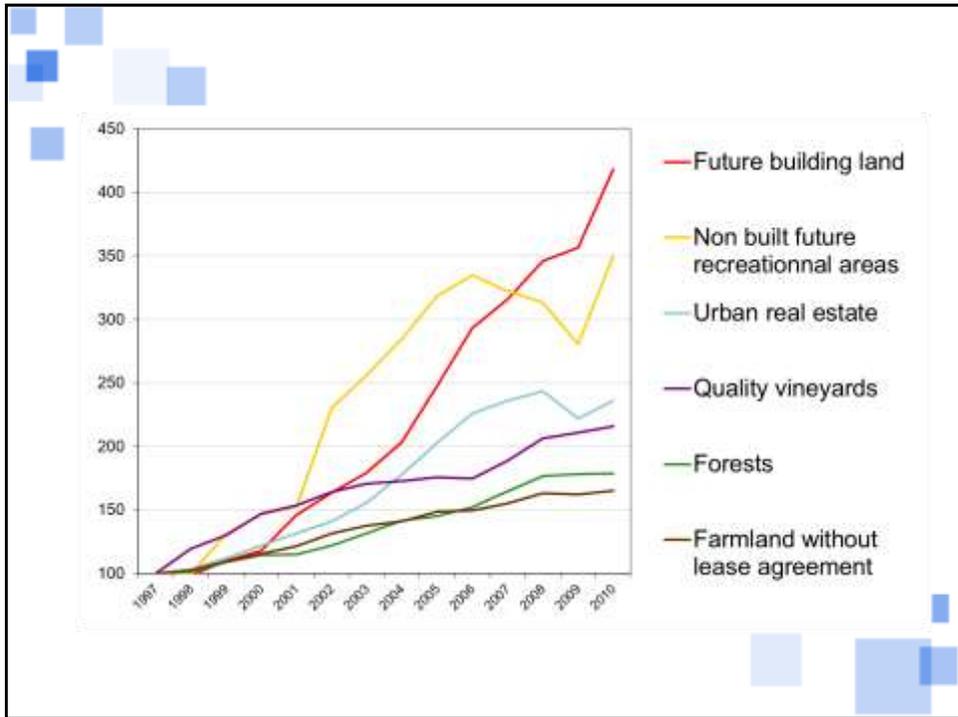
In 2011, farmland area represents 27 millions hectares, but has lost 7 millions hectares (20 %) in the last 50 years

- 2,5 millions hectares because of urbanization
- 4,5 millions hectares because of forest expansion

Fighting against land speculation

	Average price in 2010		Ratio
	€/ha	€/m ²	
Less than 1 ha future building area	312 000	31,20	60
Quality vineyards	95 200	9,52	18,3
Less than 0,5 ha non-built future recreational areas	49 200	4,92	9,5
Farmland without lease agreement	5 200	0,52	1,0
Farmland with lease agreement	3 600	0,36	0,7
Forest	3 200	0,32	0,6





Supplying transparent land market information

The spread of agricultural societies makes it hard to keep watch on land movements

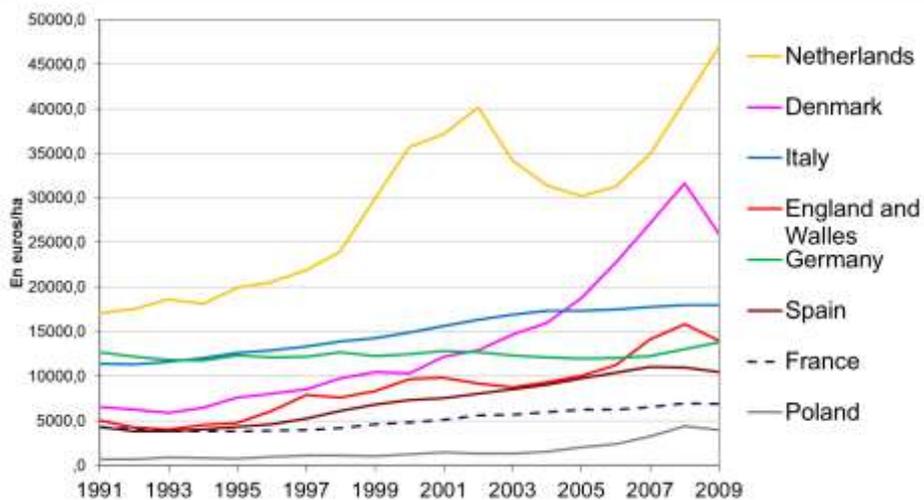
Their enlargement strategy can drastically reduce the setting up opportunities

Answering both environmental and agricultural issues

Environmental clauses in Safer bills

Accute issue of environmental compensation for big public projects

Getting a better knowledge of European land markets





Thank you for your attention

Do not hesitate to contact me:

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