



Programme

3rd International Workshop on Land Markets and Land Consolidation

Budapest

13 – 16 February 2012

Introduction

On behalf of DLG - The Netherlands, the FAO Regional Office for Europe and Central Asia in Budapest and the FARLAND Network, we are happy to invite you for an International Workshop on Land Markets and Land Consolidation, taking place in Budapest, from 13 to 16 February 2012.

Most countries in Central and Eastern Europe (CEE) face severe problems in their rural land structure. Fragmentation of ownership and small scale of holdings are prominent. Weak institutional frameworks cause bad functioning land markets that prevent investments and creation of viable, competitive rural areas. A weak land structure has different dimensions. The FARLAND network has concluded in 2007 that Europe faces many challenges in making its rural land structure sustainable. This involves anticipating on changing market conditions (like liberalisation, open competition) but also anticipating on environmental developments (increasing occurrence of floods, forest fires). Climate change increases the risks for environmental hazards and puts important parts of ecological systems under threat. The land use and the land structure are important foundations, determining the resilience of territories to cope with changes from outside. The challenges mentioned, are not limited to CEE countries but are valid as well for many other countries in the broader European region.

Since 2007 the FAO-led network of CEE countries (LANDNET) and FARLAND are connected, creating excellent conditions for exchange of knowledge and upgrading of



approaches related to land tenure issues. Based on the evaluation of the previous workshop in June 2011, the current workshop will have three main subjects:

1. Instruments for Rural Land Market Development

The wrap up session of June 2011 delivered the following questions: What are instruments that can increase the mobility of land, what is the role of land banks, land funds? How can Public Private Partnerships support land mobility, what is the role of the State in the land market?

The technical session about Land Market Development will provide an overview of different issues related to the land market. First of all, the specific characteristics of land markets will be analysed and compared with other markets. Common bottlenecks in land markets will be presented as well as tools and instruments to mobilise land markets. After discussing a common conceptual basis about land markets, various instruments will be presented. The role of different instruments will be linked to land markets and different examples will be provided, covering a range of countries. Different organisational forms of dealing with land markets will be presented as well as other governance issues.

The discussions will be fed by two draft papers which will be distributed in the end of January. The first paper deal with land banking while the second paper deals with pre-emption rights. Both papers include discussions and findings of the two previous workshops. In interactive sessions the contents of the papers will be tested and complemented. Besides this, the participants are requested to contribute to the questions: what are main common issues and how could strategies to deal with these be promoted among policy makers in different countries and the European institutions? What are issues for further analysis?

2. New roles for Land Consolidation

The wrap up session of June 2011 delivered the following questions: What are the new roles of land consolidation, apart from making the farm more efficient? For example: infrastructure works, nature protection, creating economic development zones, improving water management, providing space for renewable energy, etc. This topic should also touch on new approaches and practices for land consolidation, e.g. should it be voluntary or compulsory, depending on the conditions, what models work in the specific social, cultural and historic conditions, bottom-up approaches?

During this technical session a cross section analysis of the status of Land Development and Land Consolidation in Europe will be provided. Developments in different countries will be presented ranging from countries with a longer tradition on land consolidation and countries that are about to broaden land consolidation to other issues than agricultural development. It will include various examples on broadened land consolidation (e.g. in relation to big infrastructure, nature development, economic development, climate change). Apart from the objectives, developments in the legal framework, instruments and tools will be highlighted. The interactive sessions will partly have a thematic nature aimed at deepening of the understanding and partly address the institutional preconditions to start new ways of land consolidation.

3. Sustaining the LANDNET

Part of the programme will be dealing with further institutionalizing of the LANDNET. This particularly counts for making the LANDNET more independent in financial terms. At this moment activities can only take place by occasional activity funding by external parties. Proposals for the role of the network and financing models will be developed and discussed.

A number of keynote presentations and country presentations will support the discussions.



Agenda

Sunday, 12 February 2012

Arrival of Participants

Monday, 13 February 2012

Opening Session

9:00 Opening of the workshop

- Ms Fernanda Guerrieri, Assistant Director-General and Regional Representative for Europe and Central Asia, FAO
- H.E. Mr Robert Milders, Ambassador, Embassy of the Netherlands in Hungary

9:15 Introduction to the workshop

- Mr Richard Eberlin (FAO)

9:30 Sustaining the LANDNET (introduction and preparing the discussion planned for the third part of the workshop)

- Mr Frank van Holst (DLG)

Technical Session 1: Instruments for Land Market Development

10:00 Land markets: an overview of characteristics, common bottlenecks and main instruments

- Mr Frank van Holst and Mr Francisco Onega

10:30 Coffee

11:00 Thematic introductions: Land market development

- Introduction of the Draft Paper; Land Banks and Funds – Instruments for Rural Development; Mr Richard Eberlin, Mr Frank van Holst and Mr Francisco Onega

11:45 Interactive session about the Draft paper

- Checking the contents, identification of overlaps and gaps

12:30 Lunch

14:00 Thematic introductions: Land market development - continued

- Land market development through land consolidation; Mr Morten Hartvigsen (Orbicon, Denmark)
- Pre-emption rights related to rural land – Outcome of the comparative quick scan study; Mr Frank van Holst (DLG, The Netherlands)
- Taxation measures for guiding the land market; Mr Simon Keith (FAO, UK)



15:15 Coffee

15:45 Interactive session(s) to determine key success factors of different instruments for land market development and key issues for further analysis and development

- Introduction
- Group work and reporting

17:00 Daily closing

Tuesday, 14 February 2012 ♥

Technical session 1: Land Market Development - Continued

09:00 Country experiences with land market development

- Germany: 'Conditions and instruments for emerging land markets, experiences of BVVG in former East Germany'; Ms Katja Dells (BVVG)
- France: 'SAFER's role in guiding the rural land market: instruments, organisation and experiences'; Mr Dimitri Liorit (SAFER)
- Ukraine: 'Opening the Land Market: current policy developments and issues for discussion'; Mr Kaliuzhnyi (Deputy-Chairman of the State Agency of Land Resources)
- Albania: 'Setting up a strategy for land consolidation: scope, objectives and legal framework'; Prof. as. dr. Irfan Tarelli (Department of Land, Water and Services Ministry of Agriculture, Food and Consumer Protection) and Prof. Fatbardh Sallaku

10:45 Coffee

11:15 Interactive session(s) to determine key success factors for institutional development related to land market development

- Introduction
- Group work and reporting

12:45 Lunch

14:00 Networking event to exchange experiences about operational procedures

- Interactive session to match demand and supply of experiences / knowledge

15:30 Coffee

16:00 Country experiences with land market development

- Hungary: 'Operational procedures of the Hungarian National Land Management Organisation'; Dr. Róbert Sebestyén (President of NFA)

17:00 Daily closing



Wednesday, 15 February 2012

Technical Session 2: New roles for land consolidation

9:00 The status of Land Development and Land Consolidation in Europe – a cross section analysis

Prof. Joachim Thomas (North Rhine Westphalia, Germany)

9:30 Thematic and country introductions: New Roles for Land Consolidation

- Land consolidation in relation to climate change adaptation – an overview of findings so far of the F:ACTS! project; Margarida Ambar (DGADR, Portugal)
- Belgium (Flanders); 'Flexible use of various instruments related to land consolidation'; Ilse van Dienderen (Flemish Land Agency)
- Latvia: 'Current policy developments in land management and land banking'; Ms Daiga Paršova (Ministry of Environmental Protection and Regional Development) and Ms Dace Platonova (Latvia, University of Agriculture)

10:45 Coffee

11:15 Interactive session(s) to determine key success factors for institutional development related to the establishment of broader integrated approaches

Group work: in case of enough interest, one group could work further on the framework of integrated approaches towards land abandonment (outcome of June 2011)

12:30 Lunch

14:00 Country introductions: New Roles of Land Consolidation

- Germany (North Rhine Westphalia); Land Consolidation as Alternative to Compulsory Land acquisition for Big Public Infrastructure Projects; Joachim Thomas
- Macedonia; 'Setting up a strategy for land consolidation: scope, objectives and issues at stake'; Mr Perica Ivanoski (State counselor for agricultural policies, Ministry of Agriculture, Forestry and Water Economy)
- Serbia; 'Ongoing policy developments in Serbia regarding land consolidation and land banking; Zoran Knezevic (Ministry of Agriculture, Trade, Forest and Water Management) and Stevan Marosan (University of Belgrade)

15:00 Coffee

15:30 Interactive session(s) to discuss the level of integration in relation to institutional and legal requirements: what is the right balance of creating trust / public support and the level of legal enforcement in order to create impact?

17:00 Reporting back from working group sessions

17:30 Daily Closing

Thursday, 16 February 2012

9:00 Sustaining the LANDNET

Session on role, activities and financing of the network

10:45 Coffee

11:15 Final wrap-up of technical sessions, lessons learnt, burning questions, related issues and emerging issues in land market development and land consolidation for future discussion – the next workshop

12:30 Closing of Workshop

Departure of Participants

General issues

The workshop is part of an initiative called '**Support to network on Land Market issues in Central and Eastern Europe**', funded partially under the Government to Government Programme by the Dutch government (EVD / NL Agency) and partially by the FAO Regional Office for Europe and Central Asia. As part of this initiative two workshops have been organised in November 2010 and June 2011. Results of the 2nd workshop can be found by following the link to the FAO website: <http://www.fao.org/europe/meetings-and-events/lclb2011/en/>

Updating of the workshop programme can be followed by following either one of the following links:

<http://www.fao.org/europe/meetings-and-events-2012/3rdlandnet/en/> or
<http://www.farland.eu/landnet>

As with the previous International Workshops, the participation of the following countries / territories can be supported by the project (max. 2 representatives): Albania, Armenia, Azerbaijan, Bosnia-Herzegovina, Bulgaria, Croatia, Georgia, The former Yugoslav Republic of Macedonia, Moldova, Montenegro, Romania, Russian Federation, Serbia, Turkey, Ukraine, and Kosovo.

We regret that we are not able to pay the costs of participation of other EU countries and members of the FARLAND Network, but we hope that the topic of the workshop will be of interest to you as well and you will decide to come.

Richard Eberlin – FAO Regional Office

Frank van Holst – DLG/ The Netherlands / FARLAND Network