

Multi-beneficiary Workshop on Land Market Development and Land Consolidation in EU countries

AGR 51893

organised in co-operation with
Ministry of Agriculture, Forestry and Water Economy
of the Republic of Macedonia

Venue :

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Skopje, former Yugoslav Republic of Macedonia

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presentations of this event, please go to: <http://ec.europa.eu/enlargement/taieux>.**

Aim of the meeting :

Introduction

Many candidate countries, potential candidate countries and countries from the EU Neighbourhood face severe problems in their rural land structure. Fragmentation of ownership and small scale of holdings are prominent being key structural factor that prevent improvement of farms competitiveness. 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. 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 the countries mentioned above but are valid as well for many other countries in the EU itself.

The workshop will address needs of several countries related to land market development. The three phases; 1) assessing the existing land structures / data, 2) the available policy options and 3) experiences with implementation, will get attention, divided in five topics:

1. Land consolidation in EU rural development policies, with insights of CAP reforms post 2014

An overview will be provided of how land consolidation instruments can be integrated in the EU rural development framework. Besides the general overview, two EU Member States (MS) country cases will be provided of the practical implementation issues (steps, procedures, eligible activities). The future rural development programme will be explored as well as practical suggestions to improve the efficiency of future policies.

2. Land markets and land structures across Europe

Agricultural land market data

Land fragmentation is very much related to the low mobility of rural land markets. Policy legitimacy starts with getting a clear picture of the facts related to land fragmentation and land mobility. The benefits of transparent and efficient property markets are widely recognised. Chapter 4 of the EU *Acquis Communautaire* requires the existence of a functioning land market. Amongst other benefits the market can facilitate the consolidation of fragmented agricultural plots and the amalgamation of small uneconomic agricultural holdings. Support of land mobility is a crucial factor in this. One of the key activity that is identified to support land mobility are the renewal of cadastral registration and the availability of information.

Freely operating markets need, amongst other things, to have available information on the market prices and such information is scarce for agricultural land in most countries in the region. In this, exchange of information and practical approaches between countries can be of great value. First, by sharing ideas about designing systems in which the sparse evidence can be captured and interpreted nationally, and then published. Secondly, by looking for ways to coordinate and publish international evidence of agricultural land prices in the region which, although land markets still tend to be national, an international perspective will add to the

transparency of national markets.

3/4. Rural development policy and land markets / land structures

Rural development policies dealing with land structures involves different forms of land consolidation (broadly integrated forms till simple swapping of parcels, compulsory <-> voluntary). Further systems of land banking can facilitate improved mobility and guidance of the land market to achieve certain objectives. A general overview will be presented under topic 1. In addition, the workshop will focus on two specific questions:

- 1) how can leasing and forms of 'crop consolidation' be set up; and
- 2) what are experiences with addressing land abandonment with land consolidation/land banking tools.

3. Leasing and crop consolidation as options for structural improvement

One of the instruments that can play a role in improving land structures are agricultural leasing arrangements. "The leasing of land is a significant element of the environment in which farming operates throughout the world. Agricultural leasing arrangements are a 'fact of life'." (FAO 2001). The practice of leasing, sometimes informal leasing and sometimes illegal leasing, is widespread and goes on in most, or maybe all, the target countries. The results are usually beneficial because the activity tends to the consolidation of occupation creating larger farming units. Nevertheless there are two areas of concern:

First, most countries lack a legal framework to regulate (but not control) leasehold arrangements in the private sector. This is not conducive to an orderly leasehold market.

Second, many 'leaseholds' often occur illegally because of prohibitions on sub-letting and assignment in government leases. It will happen anyway and is impossible to stop. The farmer in these circumstances has therefore no security of tenure and this is not conducive to optimal agricultural production. The workshop in Macedonia addresses the issues of the ban on subleasing and assignment in public sector leases. Are such lease prohibitions in the public interest? Are they enforceable? What actions can be taken? In what way can the Land Tenure Series publication 'Good practice guidelines for agricultural leasing' of FAO help in addressing this issue in the National legal codes of each country? In what way can an improved lease system lead to crop consolidation?

4. Land mobility instruments and land abandonment

In many parts of Europe, traditional rural settlements are changing. As economic opportunities disappear and public services are scaled down, rural residents look elsewhere, not just within the country but also outside the borders. The overall settlement pattern in many countries appears to be towards urban and peri-urban settlements. This raises big questions to policy makers nationally but also internationally- how can the shrinking of the rural areas be best handled? How can certain negative consequences such as abandoned properties, unclear ownership be avoided? How do we keep rural areas resilient and what role can land market instruments and land structures play in this?

5. Experience from land consolidation processes: stakeholder involvement

One cannot talk about land without talking about emotions and people. Among many issues to consider when starting a land consolidation process, public participation a challenging topic to address in both voluntary and compulsory land consolidation. Many of the target countries have little or no experience in involving properly the stakeholders. Moreover the systems of governance are changing due to various macro-economic and social developments. The role of the government is

diminishing while public / private forms of cooperation are being mainstreamed. Under this topic an update of governance forms will be presented and the application of tools as well as the process design of interactive planning will be explored and illustrated by practical experiences. Among others the “ladder of participation” will be discussed and various tools will be linked to the different levels of involvement of the public in consolidation processes.

The FARLAND network has concluded in 2007 that Europe faces many challenges in making its rural land structure sustainable. 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. Established networking capacity from past events for exchange of knowledge related to land tenure issues has been positively used in support to organisation of this workshop activity emphasising the EU acceding aspects of the land market and land consolidation policies.

Work form

A number of keynote presentations will support the exchange and discussion for each of the topics.

Each block will last half a day with:

- a key note presentation on the topic
- several short presented cases (12 slides in 7 minutes)
- interactive session to exchange and identify good practice

In each of the interactive sessions, a mix will be formed between ‘old’ MS experts, ‘new’ MS experts and selected TAEIX target countries in order to have optimal exchange of experience regarding the institutional arrangements needed and the transposition of these institutional arrangements as part of the accession / harmonisation process.

The topics 3 and 4 will be organised in parallel.

The last morning will focus on the institutional aspects of organization of LC activities in Europe and the sustainability of LANDNET as a usual forum for further exchange.

It also has the objective to wrap up, draw conclusions and to set future agendas for further exchange.

Day 1 : Sunday 21 April 2013

Arrival of participants

19:00

Informal welcome

Day 2 : Monday 22 April 2013

Session 1

Land consolidation in EU rural development policies, with insights of Cap reforms post 2014

Session 2

Land markets and land structures across Europe: Agricultural land market data

Chair and key presentation:

Richard Eberlin (session 1)

Simon Keith (session 2)

09:00	Opening by Mr Ljupco Dimovski, Minister of Agriculture, Forestry and Water Economy, and Mr Perica Ivanoski, State Counsellor Ms Ingrid Sager, Head of Operations II, EU Delegation to Macedonia
09:30	(1.1) Key note presentation; Land consolidation in EU rural development policies: an overview – by Mr Richard Eberlin
10:00	(1.2) Developments of the State Land Bank in Ukraine
10.30	Coffee break
10:45	Short presentations sharing experiences from various countries
	(1.3) Case 1 – Lithuania
	(1.4) Case 2 – Turkey
	(1.5) Case 3 – Netherlands
11:45	Interactive Session
12:30	Lunch
13:30	(2.1) Key note presentation; Land markets and land structures across Europe: Agricultural land market data – by Mr Simon Keith
14:00	Short presentations sharing experiences from various countries

	(2.2) Case 1 – Macedonia
	(2.3) Case 2 – Bosnia and Herzegovina
	(2.4) Case 3 – Georgia
	(2.5) Case 4 – Serbia
15:00	Coffee break
15:15	Interactive Session
16:30	Conclusions
17:00	Day closing

Day 3 : Tuesday 23 April 2013

Session 3
Leasing and crop consolidation as options for structural improvement

Session 4
Land mobility instruments and land abandonment

Session 5
Experience from land consolidation processes: stakeholder involvement

Chair and key presentation:

Francisco Onega (session 3)

Andrew Cartwright (session 4)

Margarida Ambar (session 5)

09:00	Day Opening
In parallel: 2 sessions Session 3	
09:30	(3.1) Key note presentation; Leasing and crop consolidation as options for structural improvement – by Mr Francisco Onega
10:00	Short presentations sharing experiences from various countries
	(3.2) Case 1 – Albania
	(3.3) Case 2 – Poland
10.30	Coffee break
10.45	(3.4) Case 3 – United Kingdom
11:15	Interactive Session
12:00	Conclusions

In parallel: 2 sessions Session 4	
09:30	(4.1) Key note presentation; Land mobility instruments and land abandonment – by Mr Andrew Cartwright
10:00	Short presentations sharing experiences from various countries
	(4.2) Case 1 – Lithuania
	(4.3) Case 2 – Albania
10:30	Coffee break
10:45	(4.4) Case 3 – Latvia
	(4.5) Case 4 – Moldova
11:15	Interactive Session
12:00	Conclusions
12:30	Lunch
Plenary session Session 5	
13:30	(5.1) Key note presentation; Experience from land consolidation processes: stakeholder involvement – by Ms Margarida Ambar
14:00	Short presentations sharing experiences from various countries
	(5.2) Case 1 – Turkey
	(5.3) Case 2 – Galicia
	(5.4) Case 3 – Lithuania
	(5.5) Case 4 – Belgium
15:00	Coffee break
15:15	Interactive Session
16:30	Conclusions
17:00	Day closing

Day 4 : Wednesday 24 April 2013

Session 6

Institutional aspects of organization of LC activities in Europe - sustainability of LANDNET

**Chair and key presentation:
Frank van Holst (session 6)**

09:00	Day Opening
09:30	(6.1) Key note presentation; Institutional aspects of organization of LC activities in Europe: sustainability of LANDNET – by Mr Frank van Holst
10:30	<i>Coffee break</i>
10:45	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 and review.
12:00	Closing

**This meeting is being organised by the
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