



Land Tenure and Land Consolidation – Land Banking and Public Land Management

Prague Regional Workshop, 21-24 June, 2010

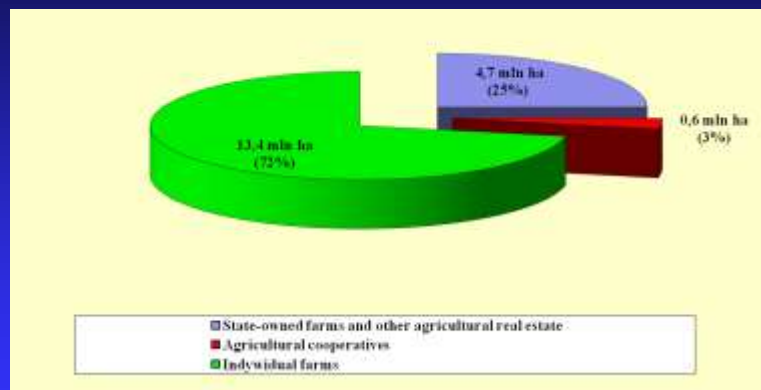


Agricultural Property Agency
00-215 Warszawa
ul. Dołańskiego 2
POLAND

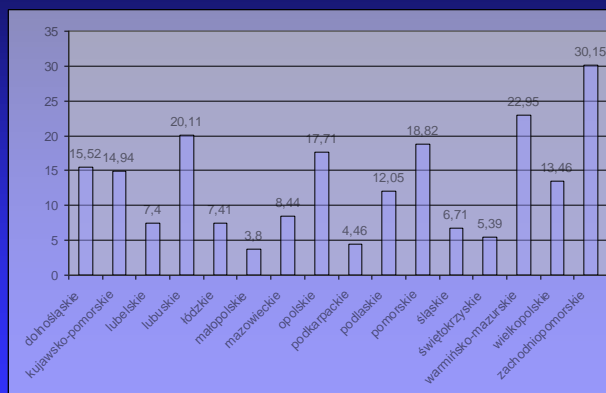
Phone/fax: +48 22 6355353/6350060
<http://www.anr.gov.pl>

Dr Jolanta GÓRSKA, jgorska@anr.gov.pl
Dr Bogdan PODGÓRSKI, bpodgorski@anr.gov.pl

Agricultural Land Area by Ownership and Use in 1992 (18,7 mln ha =100 %)



Average size of agricultural area per farm by voivodships



3

APA's basic objectives defined by Law of October 19, 1991 *on Management of Agricultural Property of the State Tresury*

- creation and improvement of family farm structure,
- creation of favorable conditions for the rational exploitation of the productive potential of agricultural property of the State Agricultural Property Stock (SAPS),
- restructuring and privatization of SAPS property used for agricultural purposes,
- turnover of property and other assets belonging to SAPS.

4

**APA' s function defined by Law of April 11, 2003 on
*Formation of Agricultural System***

- Improvement of family farm's structure,
- Resistance of excessive land concentration,
- Assurance of agricultural activity by farmers with proper qualifications

5

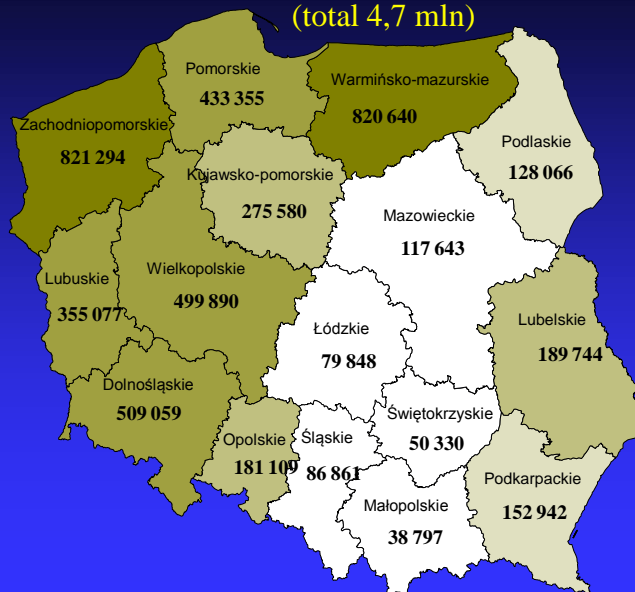
Family farm - definition

- Conducted by individual farmer,
- Total area of agricultural land (owned/leased)
< 300 ha.

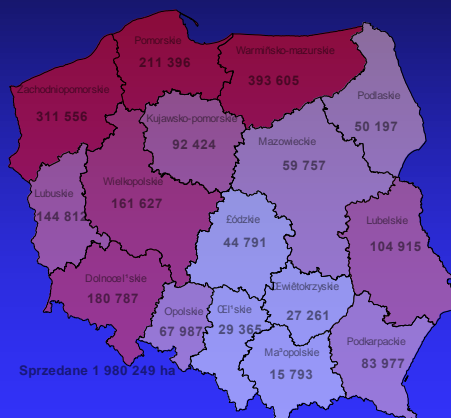
The Act defines the concepts of individual farmer who is:

- natural person being the owner or leaseholder of family farm (with size not over 300 ha),
- managing farm personally,
- having agricultural qualifications,
- residing in the commune in which, at least, a part of his/her property is situated.

**Land taken over by Agricultural Property Agency
as of 31.12.2009, in ha, by voivodships
(total 4,7 mln)**

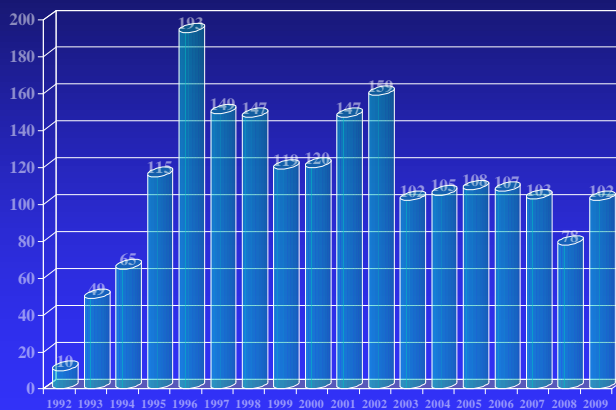


**Land sold by Agricultural Property Agency,
in ha (1992-2009), by voivodships,
(total 1 980 thousand ha)**



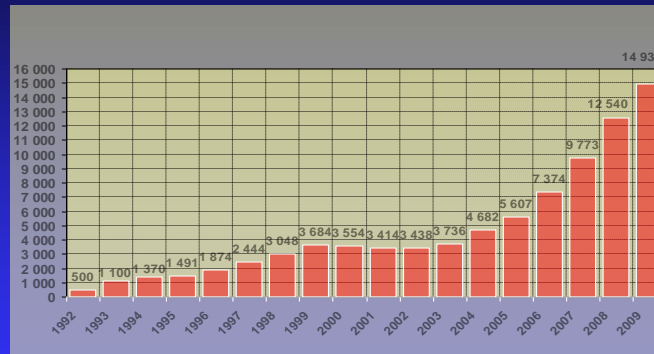
9

**Land sold by Agricultural Property Agency,
in thousand ha (1992-2009)**



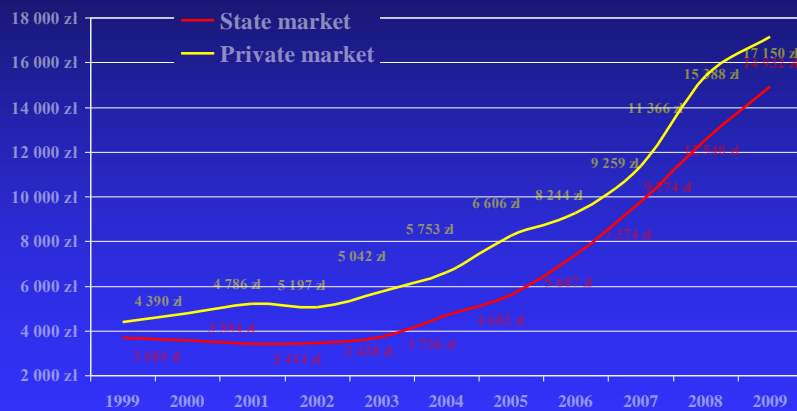
10

The average prices of APA's land, in 2009 PLN per 1 ha (1 EUR ≈ 4 PLN)



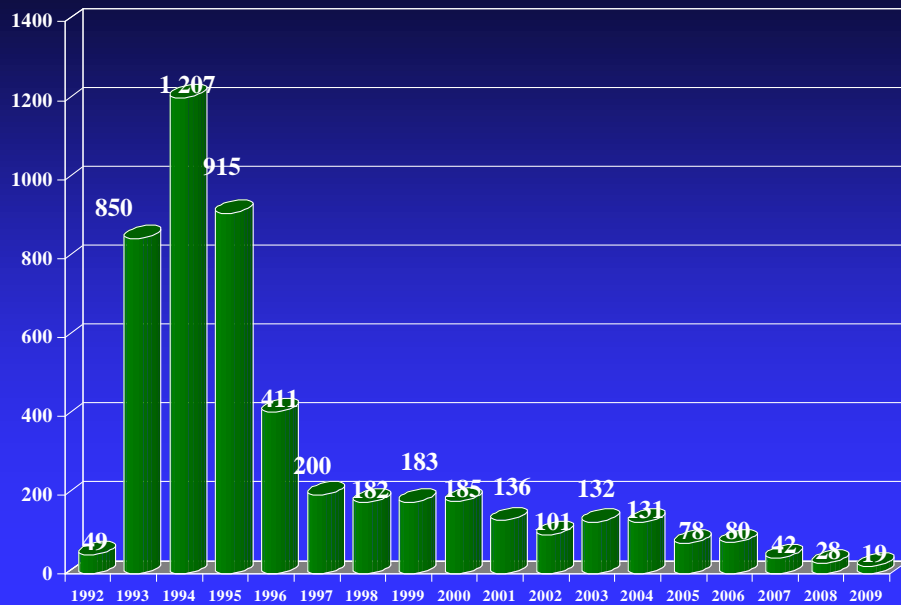
11

Prices of agricultural land in Poland (1999-2009) PLN per 1 ha (1 EUR ≈ 4 PLN)

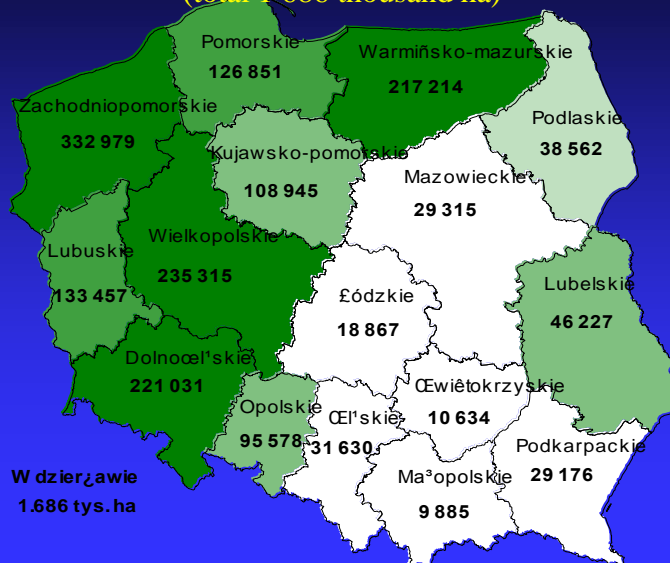


12

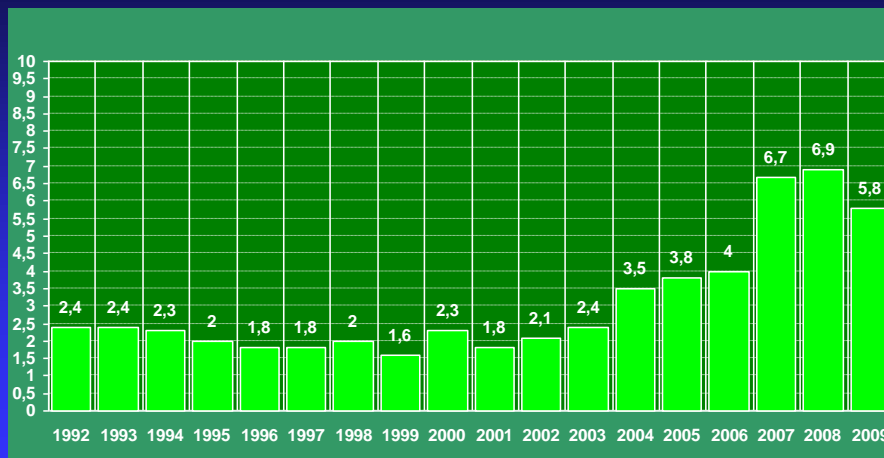
The area of land leased by Agricultural Property Agency, as of 31.12.2009, in thousand ha



**The area of land leased by Agricultural Property Agency as of 31.12.2009, in ha, by Voivodships
(total 1 686 thousand ha)**



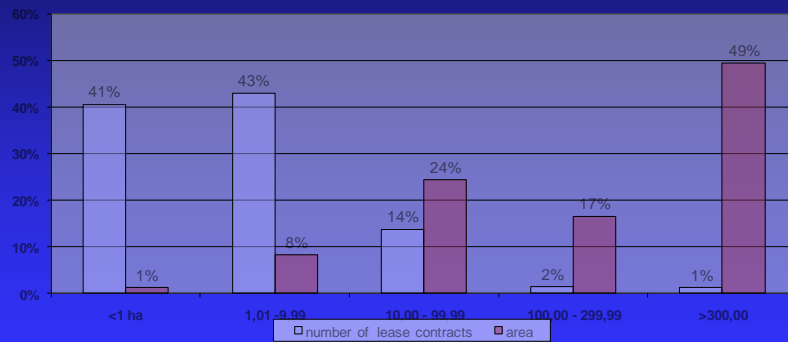
**The average leasehold rent of agricultural land leased by
Agricultural Property Agency
(in dt of wheat/ha, where 1 dt = 100 kg).**



Main obstacles for distribution of state land

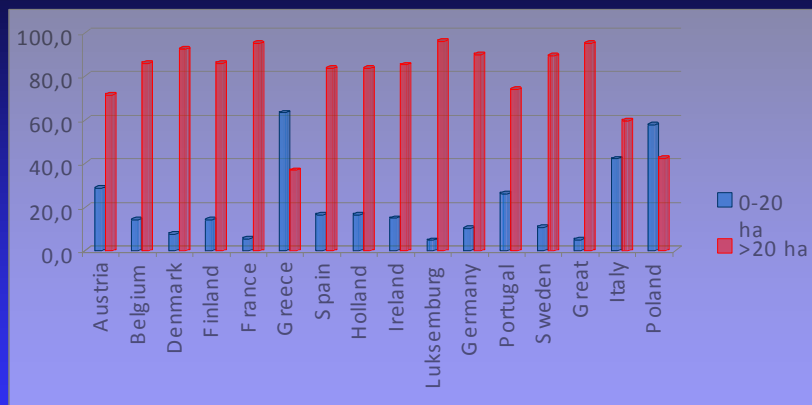
- Restitution claims to the State Treasury Land (550 thousand ha).
- The lack of local spatial plans.
- Sale of State Treasury Land - limit up to 500 ha.
- Easy status of individual farmer.
- Difficult distribution of marginal land (300 thousand ha).

Structure of area and the number of contracts of land leased by Agricultural Property Agency



17

Structure of agricultural farms in EU-15 and Poland (2005)



18

APA means for fulfilling the function of Land Bank

- Restricted distribution of state land:
 - purchaser cannot possess more than 500 ha of agricultural land
 - APA President must authorize sale of land exceeding 50 ha and estate valued more than an equivalent of 2000 tons of rye
 - intended sale of land exceeding 100 ha must be consulted with APA Supervisory Board
- Arrangement of non-open (restricted) auctions for specific target group of buyers of state land (mainly individual farmers)
- Exclusion of 20% of leased land (leased area >300 ha)

Thank you for your attention

