



2nd International Workshop on Land Consolidation and Land Banking



Budapest
6 – 9 June 2011

Introduction

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 for many other European countries as well.

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 November workshop, the current workshop had two main subjects:

1. Land valuation was always indicated during the last few workshops as a topic where the participants would like to have more information and exchange practical experiences on how this is handled in different countries and contexts. Therefore, the first topic of this workshop



will deal with land valuation, its purpose (for improving market transparency, for land consolidation or for taxation?), standards and methodologies used (International Standards of the Royal Institute of Chartered Surveyors - RICS), how to value land in a non existing or low mobility land market?, experiences from countries, taxation as a tool for land use management (e.g. land abandonment), focus (production, nature value, culture value, etc.), land valuation in combination with pre-emptive rights procedures, etc. However, we will not only address these issues on a theoretical basis, but with support of the Hungarian National Land Fund and the Ministry for Rural Development, we will do a practical field exercise using the approaches learned. On location, we will visit both a favourable and a less favourable parcel. We will evaluate the shape, characteristics of the environment, land use, access to the plot of land, differences in altitude, possibilities and restrictions for future development, level of maintenance and any other relevant factors. In addition, we will take a sample to investigate the soil condition. We will conclude by making a short valuation report using all information gathered during the day.

2. Land abandonment, is the second main topic as currently in many countries, land abandonment is an issue that is high on the agenda of policy makers and rural development practitioners alike.

The present workshop will build further on previous work done by FAO and the FARLAND network, such as the FARLAND International Workshop “How to revitalize farming and agricultural land use? European options for the future”, held in Oeiras, Portugal from 16-18 September 2009, and FARLAND and LANDNET member's involvement in EU funded research by the JRC on indicators for land abandonment.

The subject of land abandonment will be introduced through two main issues: i) how to define land abandonment and how to define indicators to monitor this? ii) how to address land abandonment through integrated territorial approaches?

Part of the discussion will be following up on the FARLAND International Workshop in Oeiras itself, where the discussion focused on three levels: 1) farms and the farm level (how to boost different forms of farming and how to ‘modernise’ traditional family farm models); 2) the economy of scale (how to facilitate optimal growth and rational land use by scaling up); and 3) the economy of scope (how to address land abandonment in environmentally sensitive rural areas or remote areas via diversification).

The working sessions will focus on the question: What steps can national or regional governments undertake to have a more coordinated and coherent approach to address land abandonment?

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

Agenda

Sunday, 5 June 2011

Arrival of Participants

Monday, 6 June 2011

Opening Session

9:00 Opening of the workshop

- Ms Eleonora Dupouy, Food Safety and Consumer Protection Officer, on behalf of 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

- Richard Eberlin (FAO), Frank van Holst (DLG)

9:30 Introduction to the Strategic Evaluation of FAO work on Tenure, Rights and Access to Land and other Natural Resources

- Carlos Tarazona (OEEDD)

10:00 Optional topic of interest:

- Pre-emptive rights for land mobility? An overview of its application and use: Frank van Holst (DLG)

10:30 Coffee break

Technical Session 1: Land Valuation¹

11:00 Introduction to the issue of land valuation

- Land valuation; International Standards; Jan Spijkerboer (DLG)
- Rural valuation; René Gijsbertse (Province of North Holland)
- Agricultural valuations: main principles & common obstacles; Simon Keith (FAO)

12:30 Lunch

14:00 Country experiences with land valuation

- Land Valuation in Land Consolidation – experiences from Sweden; Mats Backmann

¹ Presentation: 20 minutes max. & 10 minutes discussion after each presentation.

- Valuation of the portfolio of land bank or real estate investment trust (REIT) - a Bulgarian country case; Kiril Stoyanov (MAF)
- Land consolidation and land banking - The ultimate goal of a private land owner; Rodoslav Manolov (Advance Terrafund REIT) Bulgaria
- Renting prices and valuation system of the plots belonging to the Land Bank of Galicia (BanTeGal) - A methodological approach; José Marcial Díaz Manso (BanTeGal)
- Land Valuation in Danish land consolidation projects and experiences from Eastern Europe; Morten Harvigsen (ORBICON)
- Recent development in land consolidation in Macedonia and land valuation issues; Kiril Georgievski (MAFWE)

16:30 A practical application of land valuation – Introduction

- Introduction to the field trip; Dr. Robert Sebestyén (President Hungarian National Land Fund Management Organization) and Sándor Németh (M RICS, Chartered expert for land appraisal)

17:00 Daily closing

Tuesday, 7 June 2011

Technical session 1: Land Valuation - Field Trip

8:00 A practical application of land valuation – Departure to the field site

- Guidance by Jan Spijkerboer (NM), René Gijsbertse (Province of North Holland), Dr. Robert Sebestyén (President Hungarian National Land Fund Management Organization).

12:30 Lunch

Technical Session 2: Land Abandonment

14:00 Introduction

- Presentation of results from the land abandonment questionnaire; Margarida Ambar (DGADR, Portugal)
- Assessing the risk of farmland abandonment in the EU - Background, work progress and objectives; Margarida Ambar (DGADR, Portugal) and Emeric Anguiano (JRC-IES).

15:00 Coffee break

15:30 Drivers of land abandonment

- Working group discussions facilitated by Margarida Ambar, Frank van Holst, and Emeric Anguiano on the outcome of the JRC-IES's work on drivers of land abandonment addressing the following key-questions:
 - i) Do you recognize the list of 9 drivers?,



- ii) Rank them in order of importance,
- iii) Choose the 3 main drivers and discuss the interpretation. Give your remarks and recommendations, and
- iv) Do you want to add other issues?

- Reporting back

17:00 Daily closing

Wednesday, 8 June 2011

Technical Session 2: Land Abandonment

9:00 Country experiences on how to define, monitor and deal with land abandonment

- Land Abandonment in Lithuania; Giedrė Leimontaitė (National Land Service, Ministry of Agriculture)
- Policy options to stimulate land use and land consolidation in Romania; Daniela Giurca (MARD)
- Land Consolidation (LC) in Cyprus; Frosoula Christofidou (Senior Land Consolidation Officer, Land Consolidation Department, Ministry of Agriculture, Natural Resources and Environment)

10:30 Coffee break

11:00 Country experiences on how to define, monitor and deal with land abandonment continued

- How to define, monitor and deal with land abandonment - The Galician experience; Eduardo Corbelle Rico (Laborate, University of Santiago de Compostela)
- Land reform process in Ukraine; Artem Kadomskiy (First Deputy Chairman of State Agency of Land Resources of Ukraine), Dr. Olga Zhovtonog (NGO Primavera, Ukraine)

12:30 Lunch

14:00 Working Group sessions:

- i) Territorial approaches to land abandonment – what steps can governments undertake to have a more coordinated and coherent approach to address land abandonment? and**
- ii) Are pre-emptive rights an appropriate instrument to guide the land market?**

- Can taxation rescue abandoned land? Simon Keith (FAO)
- Introduction to working group sessions; Margarida Ambar (DGADR, Portugal), Frank van Holst (DLG, The Netherlands)
- Towards integrated territorial approaches - working group discussions (three groups) on 3 key-questions:
 - i) What should be done at what level?



- ii) How can these different levels be developed that they form a coherent set of measures?, and
- iii) Do countries need a 'land abandonment' or 'land revitalisation' strategy?
- Use of pre-emptive rights – working group discussion (one group) on the following key-questions:
 - i) What are objectives to achieve by pre-emptive rights and what are pre-conditions?,
 - ii) Can we come up with a joint advice when and in what form to apply?, and
 - iii) Do we know enough about the application or should we do further research first?

Thursday, 9 June 2011

9:00 Reporting back from working group sessions on i) territorial approaches to land abandonment and ii) pre-emptive rights for land market guidance

Selection of a visual identity for LANDNET

10:30 Coffee break

11:00 Final wrap-up of technical sessions, lessons learnt, burning questions and related issues & emerging issues in land tenure and land consolidation for future discussion – the next workshop

12:00 Closing of the Workshop

12:30 Lunch