

Managing land mobility in Galicia – an innovative tool for sustainable rural development

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MANAGING LAND MOBILITY IN GALICIA – AN INNOVATIVE TOOL FOR SUSTAINABLE RURAL DEVELOPMENT

Background

BIRD

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1. Land mobility – the essence

❑ Land mobility is a concept based on the theory of market economy

- ✓ *Land is a tradable good but with limitations (it cannot be moved)*
- ✓ *Land is a scarce resource*
- ✓ *The land market is usually not transparent as there is limited information available about potential sellers and buyers*
- ✓ *The land market is limited to its geographical location and vicinity of sellers and buyers*
- ✓ *The land market is limited by socio-economic and institutional constraints (emotional attachment, ultimate saving/security, lack of proper documentation, limitations to land use, etc.)*
- ✓ *Land is subject to property and use rights, which can be owned by state, communal or individuals*
- ✓ *Land is subject to inheritance laws that may hinder its mobility (e.g. continues partition of parcels, etc.)*

2. Lack of land mobility – the impact

❑ Lack of mobility leads to a chain of consequences

- ✓ *No evolution of farm structures, parcels remain small and scattered*
- ✓ *Lack of economic opportunities for owner's or tenant's use of the land (parcels too small and too dispersed, etc.)*
- ✓ *Regression of economic activities in rural areas (agriculture and up- and downstream sectors)*
- ✓ *Land abandonment and environmental degradation*
- ✓ *Increased forest/bush fire hazards and negative impacts of flooding*
- ✓ *Etc.*

3. Land mobilization – the action

☐ There are multiple ways to influence land mobility

- ✓ *Improve institutional and legal framework*
- ✓ *Improve information flow (more market transparency)*
- ✓ *Actively facilitate land exchanges through “stock exchange”-like private or state services, e.g. Irish Land Mobility Service, Galician Land Bank, etc.*
- ✓ *Provide other means of security for land owners (e.g. lifelong pension for selling/renting land)*
- ✓ *Stimulate and provide incentives for land use by supporting joint production systems, including processing and marketing*
- ✓ *Organize compulsory/voluntary land exchanges to improve farm structures (e.g. land consolidation)*
- ✓ *Etc.*

4. Land mobilization – an incentive for sustainable rural development

☐ Flexible and integrated approaches improve land mobility

- ✓ *Institutional and legal framework*
- ✓ *Social security and generational change*
- ✓ *Facilitate continuity of economic activities in rural areas*
- ✓ *Facilitate land exchange and land use (see above)*
- ✓ *Promotion of new economic activities (internet based)*
- ✓ *Enhance role of public and private actors*
- ✓ *Provide for appropriate funding from all available sources (EU, state, regional and local funding)*
- ✓ *Etc.*

5. Land mobilization – challenges to face

❑ Key actions need to consider the agro-climatic, economic and social environment

- ✓ *Rate of abandonment (demographic and economic)*
- ✓ *Quality and status of land (does recovery make sense)*
- ✓ *Ease of access (infrastructure)*
- ✓ *Availability/presence of economic actors for production, processing and marketing*
- ✓ *Etc.*

6. Land mobilization – the bigger picture

❑ Robert McNamara (World Bank President, 1968 – 1981) in 1973 already emphasized the role of land in a comprehensive development approach:

- ✓ *“Though the strategy for increasing the productivity of smallholder agriculture is necessarily tentative, the following are essential elements of any comprehensive program:*
 - *Acceleration in the rate of land and tenancy reform*
 - *Better access to credit*
 - *Assured availability of water*
 - *Expanded extension facilities backed by intensified agricultural research*
 - *Greater access to public services*
 - *And most critical of all: new forms of rural institutions and organizations that will give as much attention to promoting the inherent potential and productivity of the poor as is generally given to protecting the power of the privileged.”*

❑ World Bank perceives land mobilization as a means to contribute to economic growth through more productive use of land resources, while promoting equity, employment, participation and social stability.

7. Land mobilization – an initial step towards a circular economy

- ✓ *Stimulates the circular economy involving all economic activities and actors*
- ✓ *Is an efficient instrument against abandonment at different levels and stages*
- ✓ *Can combine different forms of land use and land ownership, such as private land, communal land, state owned land*
- ✓ *Stimulates a close cooperation between public and private sector, smallholders and family farms*
- ✓ *Stimulates private initiatives, and the involvement of local and municipal authorities to act as mediators at regional and national level in support to different initiatives*
- ✓ *Is an essential tool for sustainable rural development*

8. Sustainable Rural Development through Land Mobilization and Beyond



“What we must recognize is that land reform is not exclusively about land. It is about the uses – and abuses - of power, and the social structure through which it is exercised.”

Robert McNamara (World Bank President, 1968 – 1981), Nairobi, 1973



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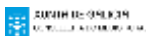
EXPERIENCE FROM GALICIA

AGADER

MIGUEL ÁNGEL PÉREZ DUBOIS

General Director of Rural Development

General Director of Agader



9. Strategic lines of the Galician Rural Development Policies



10. Dealing with land: traditional tools vs innovative approaches

"Traditional" tools	Innovative approaches
Land Consolidation (with a new approach in 2015) ⁽¹⁾	"Marcos" Concept: land use consolidation
Land Bank ("passive role", since 2007) ⁽²⁾	Land Mobilization Projects
Sofor (since 2011)	

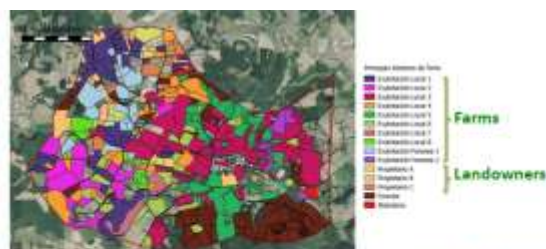
(1) More than 500.000 ha (20% of Galician Area)

(2) More than 10.000 parcels and almost 3000 rental agreements signed

11. M.A.R.C.O.S. model- theoretical model (2)

- ❑ **Land use consolidation** through exchanging the use of the land for creating productive units:
 - ✓ Voluntary bases
 - ✓ No ownership transaction
- ❑ **Two kind of stakeholders:**
 - ✓ Landowners who don't use their land, they will rent their land
 - ✓ Farmers who use their land: they will receive a productive unit according with the needs of their farms, what implies rent land from other owners and have their land rented to other farmers, depending on the unit, a compensation system will be established
- ❑ *As it is based on **exchanging the use and renting land**, the process is reversible, flexible and temporal*
- ❑ *The **cost is about a 10% of the cost of a land consolidation project** (~ 150-200 euro/hectare).*
- ❑ In principle there **won't be necessary any kind of new infrastructures**, the regrouping of land is done taking advantage of the existing infrastructures.
- ❑ **Land which is abandoned or not properly used can also be included**

12. M.A.R.C.O.S. model- theoretical model (3)



Current situation



Future situation



13. MARCOS pilot project in Louseiro

☐ Initial situation:

- ✓ Area: 300 ha
- ✓ Farms: 7
 - They managed around 75% of the land
 - Ownership: 75%
 - Rented: 25%
- ✓ Not land abandoned in the area



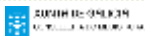
☐ The idea of the project was much appreciated by the farmers

☐ 5 types of agricultural land were defined that are valued by a system of points

☐ But there are some difficulties we are dealing because of some restrictions established by farmers:

- ✓ Exchanges only in the land farmers own: as there is not land abandonment, there are not incentive for landowners and they are suspicious about payment taxes when transforming oral contracts to formal agreements
- ✓ Farmers don't want to exchange all their plots
- ✓ Farmers are suspicious for possible changes in the CAP subsidies

☐ The first alternatives mobilize **25 hectares** in the area: rethinking the pilot



14. Land Mobilization Project: Chestnuts of Courel (1)

☐ Initiated by the **Municipality and some landowners** of Courel (province of Lugo)

☐ **Objective:**

- ✓ Restore forests of chestnuts managed for fruit production

☐ **Area of the project:**

- ✓ Chestnut forest with important ecological and "emotional" values
- ✓ Two forest areas were included:
 - Forest of Folgoso = 32 hectares
 - Forest of Moreda = 47 hectares
- ✓ Special type of ownership:
 - Land is communal
 - Chestnuts are private : he owner of the chestnut has the right to:
 - Accessing the chestnut trough the land
 - Managing the land below and around the tree canopy to collect the fruit
 - It is a traditional system of ownership specific for this area





16. L.M.P: Chestnuts of Courel (2)

❑ Characteristics of the project:

- ✓ Stakeholders involved:
 - Municipality:
 - Supporting and acting as a facilitator in the area: overcoming the mistrust of the owners
 - Land and chestnut owners:
 - Individual: identifying the owner of the chestnuts
 - Two associations of owners were created
 - Agader – Land Bank
 - Developing the project
 - Budget
- ✓ Actions of the project:
 - 1st phase: Identifying chestnut owners and characterization of the area and trees (2017-2018)
 - 2nd phase: Clearing and improving of paths and roads (2018)
 - 3rd phase: Phytosanitary treatments and other improvements (2019)

17. Chestnuts of Courel: 1st phase (1)

❑ 1st phase: Identifying chestnut owners and characterization of the area and trees (2017-2018)

- ✓ Meetings with owners and municipality:
- ✓ Support in the creation of associations of owners and signing and agreement
- ✓ Inventory of the trees: location, characteristics, phytosanitary status and maintenance needs
- ✓ Identification of the ownership of the trees: in cooperation with owners and the municipality
- ✓ Measurements and information of the area: roads and paths to access



18. Chestnuts of Courel: 1st phase (2)

❑ Results:

- ✓ Number of owners included in the project: **100**
- ✓ Number of trees in the inventory: **9.102**
- ✓ Elaboration of **data sheets** for each tree with its characteristics that was given to the owners
- ✓ Study of the paths and roads and improvements to do to properly access to the forest
- ✓ Identification of phytosanitary problems in the chestnut: "chestnut gall wasp" (*Dryocosmus kuriphilus*) and "chestnut blight" (*Cryphonectria paratitica*)
- ✓ An event was organized to give handover the data sheets of the trees to each owner and to announce the beginning of the following phase of the project
- ✓ Total budget: **100.352,70 euros**



19. Chestnuts of Courel: 2nd phase

❑ 2nd phase: Clearing and improving of paths and roads (2018)

- ✓ Identification of trees without known owner
- ✓ Clearing scrubland = 5 hectares
- ✓ Improvement of paths:
 - Folgoso:
 - 4 main paths: 2.333,60 meters
 - 15 secondary paths: 2.016,60 meters
 - Moreda:
 - 11 paths: 4.862,10 meters
- ✓ Removing dead trees and branches
- ✓ Identification of trees without known owner
- ✓ Biological treatments against with forest pests and diseases
- ✓ Total budget: **139.046,39 euros**



20. Chestnuts of Courel: 3rd phase

❑ 3rd phase: Phytosanitary treatments and other improvements (2019)

- ✓ Phytosanitary pruning = 6.463 trees
- ✓ Removing dead trees and branches (260 dead trees: 200 in Folgoso and 60 in Moreda)
- ✓ Clearing scrubland = 9,95 hectares
- ✓ Improvement of paths: 1.148 meters in Moreda
- ✓ Biological treatments against the “chestnut gall wasp” (*Dryocosmus kuriphilus*) and “chestnut blight” (*Cryphonectria parvatica*): The area was included in a programme of the Regional Ministry of Rural Affairs responsible of dealing with forest pests and disease
- ✓ Total budget: **299.756,64 euros**



21. Chestnuts of Courel: future

- ☐ To guarantee the sustainability of the project, agreements were signed between AGADER (Land Bank), the municipality and the associations of owners
- ☐ This is not the end new proposals to support the commercialization of chestnuts and creating and identity of the product to the area are on the table
- ☐ To enjoy the project videos were recorded from a drone, you can see the results of the first phase in this link

✓ <https://www.youtube.com/watch?v=TLjuw3r4-UQ>



22. Land Mobilization Project: restoration of agricultural land in Sober (1)

- ☐ Initiated by the **Municipality and some farmers** of Proendos, municipality of Sober (province of Lugo)
 - ✓ The municipality had experience in the creation of a Municipal Land Bank in the area.
- ☐ **Objective:**
 - ✓ Restore abandoned agricultural land for pasture, cereal and vegetable production
- ☐ **Area of the project:**
 - ✓ Total area: 21 hectares
 - ✓ Total parcels: 135 parcels (1.556 m2/parcel)
 - ✓ Total landowners: 86 landowners (2.441 m2/parcel)
 - ✓ Two farms: cereals, pasture and vegetal production



23. Land Mobilization Project: restoration of agricultural land in Sober (2)

❑ Characteristics of the project:

- ✓ Stakeholders involved:
 - Municipality: Supporting and acting as a facilitator in the area: overcoming the mistrust of the owners
 - Landowners: Specially an owner of the area who helped in contacting and dealing with the rest of the owners
 - Agader – Land Bank: Developing the project and budget
- ✓ The project is based on renting the plots of land through the Land Bank (AGADER) of Galicia so:
 - Landowners include their land in the Land Bank
 - The Land Bank cleans the scrubland and improves the paths and ways of access to the plots
 - The farmers rent the land through the Land Bank



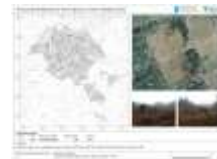
24. Land Mobilization Project: restoration of agricultural land in Sober (3)

❑ 3 Phases

- ✓ 1st phase: Identifying the area (2017-2018)
- ✓ 2nd phase: Including the land into the land bank, clearing and improving the paths (2018)
- ✓ 3rd phase: Renting agreements (2018-2019)

❑ 1st phase: Identifying the area (2017-2018)

- ✓ Meetings with owners and municipality
- ✓ Inventory of the parcels and paths:
- ✓ An event with landowners was organized to announce the beginning of the following phase in the area.



25. Land Mobilization Project: restoration of agricultural land in Sober (4)

❑ 2nd phase: Including the land into the land bank, clearing and improving the paths (2018)

- ✓ Administrative procedures to include the land into the Land Bank are being done: compiling information at home!
- ✓ Work on the parcels:
 - Clearing scrubland = 21,20 hectares
 - Improvement of paths:
 - 1.985 meters
 - Not only for the farmers but also to be used for recreation
 - Restoring some walls between parcels/paths
 - Pruning of trees to improve the use of the land below the tree
 - Total budget: **56.388,49 euros**



26. Land Mobilization Project: restoration of agricultural land in Sober (5)

❑ 3rd phase: Renting agreements (2018-2019)

- ✓ Land will be rented by 2 farms:
 - Vegetable production: 2 hectares
 - Pasture: 19hectares
 - Conditions agreed:
 - Period 10 years
 - Rent: 60 euros/hectare
 - Renting through the Land Bank



❑ Land Bank to guarantee the sustainability of the project

27. Other Land Mobilization Projects

Thank you very much for your attention

<https://www.youtube.com/watch?v=TLjuw3r4-UQ>



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