

Agricultural Policy Developments and EU Approximation Process in the Western Balkans Countries (APDAP-WB)

Land Market Development and Small Farms' Access to Land in the Pre-accession Countries (LMSF-AC)

Kick - off Meeting

14 – 15 December 2017

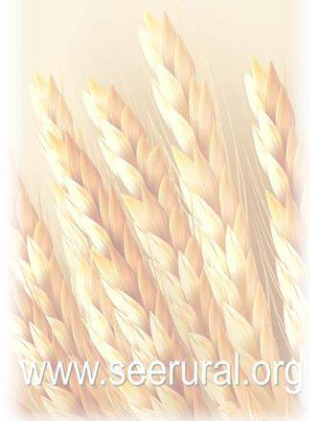
Skopje, Macedonia



JOINT RESEARCH CENTRE

Land Market Development and Small Farms' Access to Land in the Pre-accession Countries (LMSF-AC)

Objectives, approach, workplan



Overall objective

To strengthen the understanding of the **functioning of land markets** in the WBs and **small farm households' access to land**.

Specific objectives

- Collect **information** and data about **rental and sale markets** in the WB countries;
- Collect **information** about formal **rental and sale market regulations** in WB countries;
- Conduct **focused group discussion** with relevant stakeholders to identify **factors affecting the functioning of land market** (including informal norms) with special focus on small farm households' access to land;
- Analyse the implications of formal **regulations** and informal **norms** on **small farm households' access** to land.



Target countries/territories

- Albania
- Bosnia and Herzegovina
- Republic of Srpska
- Macedonia
- Kosovo*
- Montenegro
- Serbia

**This designation is without prejudice to positions on status, and is in line with UNSCR 1244/1999 and the ICJ Opinion on the Kosovo declaration of independence*

Infrastructure

SWG:

- Head office in Skopje
- Regional office – Korca
- Regional office – Prizren
- Regional office – Belgrade
- Regional office – Uzice
- Regional office - Brcko
- Regional office – Niksic

Tasks

- **Task 1:** Collect information about rental and sale land markets in the WB countries/territories
- **Task 2:** Collect information about the land market policy and regulations in the WB countries/territories
- **Task 3:** Conduct focused group discussion with relevant stakeholders to identify factors affecting the functioning of land markets and small farms' access to land in the WB countries/territories
- **Task 4:** Provide a comparative cross-country analysis of the land markets and small farms' access to land in the WB countries/territories

Task 1: Collect information about rental and sale land markets in the WB countries

Collect the following information:

- The development of land renting and rental prices
- Type and duration of rental contracts
- The development of land sales and land sales prices
- Structure of land ownership and land ownership fragmentation
- Importance of land abandonment (e.g. total abandoned area and its development, type of land)

Disaggregate the collected data as much as possible by farm size.



Task 2: Collect information about the land market policy and regulations in the WB countries

- Collect the following information about rental market regulations:
 - Rental price regulations
 - Duration of rental contract regulations
 - Conditions for rental contract renewal
 - Conditions for rental contract termination
 - Minimum/maximum transacted area
 - Other relevant regulatory arrangements.
- Collect the following information about sale/ownership market regulations:
 - Requirements for the (new) landowner (e.g. residence, qualification, conduct of agricultural activity)
 - Sales price regulations
 - Pre-emptive rights rules
 - Minimum/maximum size of transacted/owned agricultural area allowed
 - Land ownership registration arrangements
 - Enforcement of land ownership rights
 - Inheritance rules
 - Land market public instruments
- Identify the implications of land market regulations for small farm households

Task 3: Conduct focused group discussion with relevant stakeholders to identify factors affecting the functioning of land markets and small farms' access to land in the WB countries

- Collect information about informal factors (e.g. social norms, informal institutions, kinship and family ties) affecting rental and sale markets and small farms' access to land
- Identify factors constraining farms to expand land area such as land market restriction or other factors (e.g. imperfect credit markets, social norms, etc.)
- Analyse the property rights security to agricultural land and factors affecting them
- Identify the role of farm household characteristics (e.g. ageing, education) affecting access to land
- Identify the role of distress sales of land and its implication for land ownership for small farm households
- Identify and analyse the role of land abandonment in determining small farm households' access to land
- Identify and analyse factors that constrain and factors that stimulate farmers' exit from agriculture (e.g. availability of employment opportunities in the non-agricultural sector, education, ageing, migration) and the role of land markets.
- Identify and analyse what existing small farm households do with the land (e.g. rent it out, sell it, leave it abandoned, rent it out to family relatives)
- Identify the role and praxis of private credit arrangement for land purchasing.

Task 4: Provide a comparative cross-country analysis of the land markets and small farms' access to land in the WB countries

- Conduct cross-country analysis of formal and informal land market regulations
- Evaluate the impact of formal and informal land market regulations on small farms' access to land
- Conduct cross-country analysis of factors constraining and factors stimulating farmers' exit from agriculture
- Evaluate the implications of land abandonment for small farms' access to land
- Draw conclusions and policy recommendations.

Deliverables

- *Deliverable 1: Minutes of the Kick-Off meeting*
- *Deliverable 2: Interim report*
 Preliminary results of Task 1 and 2 and outline of further steps for Task 3 and 4
- *Deliverable 3: Minutes of the Interim meeting*
- *Deliverable 4: Final report*
 Results of Tasks 1, 2, 3, 4
- *Deliverable 5: Databases*

Meetings

- ***Kick-off meeting (14 – 15 December 2017, Skopje, Macedonia)***
Refining the scope of the work, research questions, and discussing the overall approach and work plan.
- ***Interim meeting (tentatively 13 April 2018, place TBD)***
Discussing the interim report, technical details for performing Tasks 3 and 4 and improving Tasks 1 and 2.
- ***Final meeting (tentatively 20 August 2018, Brussels, Belgium)***
Discussing all tasks
- ***Other meetings (as needed)***
For ex: video conferences

Team Composition

Coordination team

- Senior Adviser (SA) – Boban Ilic
- Regional Project Coordinator (RPC) – Dori Pavloska – Gjorgjieska
- Technical Assistant (TA) – Oliver Pop-Arsov

Research team

- International Expert/senior researcher (SR) – Agricultural Institute of Slovenia, represented by Maja Kozar
- National Academic Experts (NE):
 - Albania – Edvin Zhlima
 - BiH – Dragana Ognjenovic
 - Kosovo* - Mihone Kerolli - Mustafa
 - Macedonia – Dragan Gjosevski
 - Montenegro – Mirsad Spahic
 - Republic of Srpska – Zeljko Vasko
 - Serbia – Agroecconomic Institute Belgrade

Workplan

Task	Who	Activity	Deadline
	SWG, SR, NE	Organization of kick-off meeting (scope of work, research questions, workplan, methodology)	14-15 Dec'17
	SWG	Submit Minutes of the kick-off meeting	28 Dec'17
1	NE	Draft database and country paper including: <ul style="list-style-type: none"> • Collected information about rental and sale market developments in the WB countries/territories • Collected information about rental and sale/ownership market regulations • Identified implications of land market regulations for small farm households 	20 Feb'18
	SR	Input to the first draft interim report to SWG (results of Task 1 and 2, outline for Task 3 and 4)	9 Mar'18
	SWG	Submit first draft Interim Report (Database) to JRC	13 Mar'18

Legend: SR = Senior Researcher; NE = National Experts



Workplan (continued)

Task	Who	Activity	Deadline
1, 2, 3, 4	NE, SR, SWG	Interim meeting (discuss interim report, improve Task 1 and 2, plan Task 3 and 4)	13 Apr'18
1, 2	SR	Feedback on the first draft report per country	13 Apr'18
3	SR	Methodology (templates and guidelines) for focused group discussion with relevant stake-holders to identify factors affecting the functioning of land markets and small farms' access to land in the WB countries	13 Apr'18
	SWG	Submit Minutes of the Interim Meeting	27 Apr'18
	NE	Provide improved Task 1 and 2 (per the SR feedback)	27 Apr'18
	SR	Provide input to the second draft interim report	5 May'18
	SWG	Submit second draft Interim Report (Database)	9 May'18
3	NE	Conduct focused group discussion with farmers, farmers' associations and other relevant stakeholders in order to identify factors affecting the functioning of land markets	March'18
	NE	Contribution in preparation of comparative cross-country analysis	15 Jun'18

Legend: SR = Senior Researcher; NE = National Experts



Workplan (continued)

Task	Who	Activity	Deadline
	SR	First draft Final Report (results of Task 1, 2, 3, 4), including development of a comparative cross-country analysis of the land markets and small farms' access to land in the WB countries	7 Jul'18
1, 2, 3, 4	SWG	First draft Final report to JRC	15 Jul'18
1, 2, 3, 4	NE, SR, SWG	Final meeting (discuss Task 1, 2, 3, 4)	20 Aug'18
1, 2, 3, 4	NE, SR, SWG	Final report and Databases	27 Aug'18