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
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 renal 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 – Gjorgjeska
• 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 – Agroeconomic Institute Belgrade
## Workplan

<table>
<thead>
<tr>
<th>Task</th>
<th>Who</th>
<th>Activity</th>
<th>Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SWG, SR, NE</td>
<td>Organization of kick-off meeting (scope of work, research questions, workplan, methodology)</td>
<td>14-15 Dec’17</td>
</tr>
<tr>
<td></td>
<td>SWG</td>
<td>Submit Minutes of the kick-off meeting</td>
<td>28 Dec’17</td>
</tr>
<tr>
<td>1</td>
<td>NE</td>
<td>Draft database and country paper including:</td>
<td>20 Feb’18</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Collected information about rental and sale market developments in the WB countries/territories</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Collected information about rental and sale/ownership market regulations</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>• Identified implications of land market regulations for small farm households</td>
<td></td>
</tr>
<tr>
<td></td>
<td>SR</td>
<td>Input to the first draft interim report to SWG (results of Task 1 and 2, outline for Task 3 and 4)</td>
<td>9 Mar’18</td>
</tr>
<tr>
<td></td>
<td>SWG</td>
<td>Submit first draft Interim Report (Database) to JRC</td>
<td>13 Mar’18</td>
</tr>
</tbody>
</table>

Legend: SR = Senior Researcher; NE = National Experts
## Workplan (continued)

<table>
<thead>
<tr>
<th>Task</th>
<th>Who</th>
<th>Activity</th>
<th>Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>1, 2</td>
<td>NE, SR, SWG</td>
<td>Interim meeting (discuss interim report, improve Task 1 and 2, plan Task 3 and 4)</td>
<td>13 Apr’18</td>
</tr>
<tr>
<td>1, 2</td>
<td>SR</td>
<td>Feedback on the first draft report per country</td>
<td>13 Apr’18</td>
</tr>
<tr>
<td>3</td>
<td>SR</td>
<td>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</td>
<td>13 Apr’18</td>
</tr>
<tr>
<td></td>
<td>SWG</td>
<td>Submit Minutes of the Interim Meeting</td>
<td>27 Apr’18</td>
</tr>
<tr>
<td></td>
<td>NE</td>
<td>Provide improved Task 1 and 2 (per the SR feedback)</td>
<td>27 Apr’18</td>
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<tr>
<td></td>
<td>SR</td>
<td>Provide input to the second draft interim report</td>
<td>5 May’18</td>
</tr>
<tr>
<td></td>
<td>SWG</td>
<td>Submit second draft Interim Report (Database)</td>
<td>9 May’18</td>
</tr>
<tr>
<td>3</td>
<td>NE</td>
<td>Conduct focused group discussion with farmers, farmers’ associations and other relevant stakeholders in order to identify factors affecting the functioning of land markets</td>
<td>March’18</td>
</tr>
<tr>
<td></td>
<td>NE</td>
<td>Contribution in preparation of comparative cross-country analysis</td>
<td>15 Jun’18</td>
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</table>

Legend: SR = Senior Researcher; NE = National Experts
## Workplan (continued)

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</tr>
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<tbody>
<tr>
<td>1, 2, 3, 4</td>
<td>SR</td>
<td>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</td>
<td>7 Jul’18</td>
</tr>
<tr>
<td>1, 2, 3, 4</td>
<td>SWG</td>
<td>First draft Final report to JRC</td>
<td>15 Jul’18</td>
</tr>
<tr>
<td>1, 2, 3, 4</td>
<td>NE, SR, SWG</td>
<td>Final meeting (discuss Task 1, 2, 3, 4)</td>
<td>20 Aug’18</td>
</tr>
<tr>
<td>1, 2, 3, 4</td>
<td>NE, SR, SWG</td>
<td>Final report and Databases</td>
<td>27 Aug’18</td>
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