



## Programme

# Fourth International Workshop on Land Market Development and Land Consolidation

Budapest, 12 – 15 November 2012

## Introduction

On behalf of DLG - The Netherlands, the FAO Regional Office for Europe and Central Asia in Budapest, and the FARLAND Network, we are happy to invite you for an International Workshop on Land Markets and Land Consolidation, taking place in Budapest, from 12 to 15 November 2012.

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 as well for many other countries in the broader European region.

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 previous workshop in February 2012, the current workshop will have three main subjects:

### **1. Land market functioning as part of rural development**

During the past workshops considerable attention was paid to the various aspects that determine functioning of the rural land market. A well functioning land market can help in adjusting adequately to changing conditions that determine the competitiveness of the European model of agriculture. Farms can buy / exchange / swap land to improve their structure and to scale up to reach the appropriate size for global competition. However, experiences shared in our network have illustrated that land markets are not functioning well and therefore the structural adjustment needed, is not achieved. Causes can be manifold and consequently instruments and tools differ as well, depending on the specific conditions in a country / region. In past workshops many instruments ranging from land exchange / land consolidation / land banking / taxation measures / pre-emption right schedules have been discussed. The overall conclusion is that the problems are underestimated by both national and European policy makers.

Proper land use and structures are considered by the network as being crucial for contributing to sound rural development. The LANDNET and FARLAND networks are trying to create awareness about this by discussing this in different contexts and fora. In June this year a meeting was held at strategic level with representatives of the European Commission. This had the nature of exploring the issues and to keep each other informed on the issue and possible events taking place. DG AGRI was invited to be present in a next (this) workshop of the LANDNET. In this context, Technical Session 1 will pay attention to the interlinkage between problems / policy options identified by the LANDNET on the one hand and efforts made to make EU policies on agriculture and rural development more effective on the other hand.

### **2. Land consolidation and broader rural / regional development**

Broadening land consolidation towards integrated rural and regional development is becoming more and more important. One of the topics that makes this very clear is climate change. The effects of climate change put many European regions under pressure of more extreme weather conditions and increase of natural hazards. Policy makers at regional and local level are facing a huge challenge in dealing with these effects. The integrated approach is crucial as ecological, social and economical aspects are all involved when implementing climate adaptation strategies. F:ACTS! is a European partnership that focuses on increasing resilience of risk prone areas to respond to extreme weather conditions due to climate change. F:ACTS! is part of the Interregional Cooperation Programme INTERREG IVC, financed by the European Union's Regional Development Fund. INTERREG IVC, helps Regions of Europe to work together to share experience and good practice in the areas of innovation, the knowledge economy, the environment and risk prevention. Fourteen partners from eight European regions are involved. Themes that the project addresses are also very relevant in relation to Land consolidation and rural development: multifunctional land use, stakeholder involvement, governance and economical viability.

A part of this the LANDNET workshop will focus on the objectives, set-up and learning's of F:ACTS! and the relevance for LANDNET members. An overall presentation will get the participants introduced to the topic of adapting to climate change through territorial strategies. One of the main focus point is that the project looks F(or concrete):ACT(ion)S!, therefore the knowledge exchanged between partners will be implemented directly in five pilot areas. During the workshop the main learning points from the Varna pilot (Bulgaria) and the Achaia pilot (Greece) will be presented on Tuesday afternoon, followed by the presentation of the Handbook F:ACTS and the main messages.

The topic of Land consolidation and broader rural/regional development will continue the next day with an overview of latest developments in land consolidation in different countries. As a introduction to the interactive session on land consolidation and broader rural/regional development a short presentation aims to inspire the discussion by sharing some best practices and examples on the level of integration in relation to institutional and legal requirements. In a sense this interactive session will be the continuation of the discussion that was held during the LANDNET workshop in February 2012. In interactive sessions the participants are requested to contribute to the questions: what are main common issues regarding land consolidation and broader rural and regional development. What are challenges for the near future and issues for further analysis?

After the interactive session the outcome of the questionnaire survey on land banking will be presented. An overview of land banking all over Europe, and different organisational forms of dealing with land banks / funds will be followed by a networking event to exchange experiences about land banking.

### **3. Defining future role of the LANDNET**

Part of the programme will be dealing with further institutionalizing of the LANDNET. The main aim is to make the LANDNET less depending on incidental (short term) funding but to have a stronger set up with more legitimacy among European policy makers. This aim follows earlier steps like professionalising the yearly / half yearly workshops, to intensify activities in between the workshops and to deepen the level of content discussions. Also a name was chosen (LANDNET) and a visual identity.

During the workshops in February 2012 ideas were developed and discussed to develop further the institutional set up. It is believed that a stronger organisation needs more commitment / legitimacy from all kinds of international and national organisation. For this, an important step has been set during the past workshop: a LANDNET Declaration asking for recognition, participation and support has been discussed and agreed among the 27 countries. The Declaration will be used by the various members to promote the LANDNET and to create more support and legitimacy. It will also be used to create interest among possible financing organisations.

A part of the current program will focus on the overall question how to sustain the LANDNET within all involved countries in order to reach the broader objective to come to a more dynamic land market and a more viable land use structure. Discussion will be centered around questions like "how to reform the current LANDNET into a stable, well institutionalised network on rural land structure issues", and "how to organize more commitment /legitimacy in the countries involved"?

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



# Agenda

**Sunday, 11 November 2012**

**Arrival of Participants**

**Monday, 12 November 2012**

## Opening Session

### **9:00 Opening of the workshop**

- Mr Richard Eberlin, Land Tenure and Rural Development Officer, FAO
- Mr Martijn Homan, Agricultural Attaché, Embassy of The Netherlands in Hungary

### **9:15 Introduction to the workshop and options to sustain the LANDNET**

- Mr Richard Eberlin (FAO)

### **9:30 10 years of events: overview of past work of the Network / LANDNET and introduction to the workshop programme**

- Mr Richard Eberlin (FAO) and Mr Frank van Holst (DLG)

## Technical Session 1: Land market functioning as part of rural development

### **10:00 Introduction to land markets in Europe: characteristics, problems and policy options**

Prof. Dr. Ir. Liesbet Vranken, Division of Bio-economics - Department of Earth and Environmental Sciences, University of Leuven, Belgium

### **10:45 Coffee**

### **11:15 Land market and land structures across Europe: some country cases via the Pecha Kucha method (fast presentations with max. 8 min per case)**

- Portugal by Ms Margarida Ambar – General Directorate for Agriculture and Rural Development
- Netherlands by Mr Jan Spijkerboer – Natuurmonumenten
- Lithuania by Ms Giedrė Leimontaitė – National Land Service of Lithuania
- Spain / Galicia by Mr Francisco Ónega López – University of Santiago de Compostela
- Belgium / Flanders by Ms Griet Celen – Flemish Land Agency
- Croatia by Ms Ana Budanko Penavić - Ministry of Agriculture, Fisheries and Rural Development
- Romania by Ms Simona Panait – Ministry of Agriculture and Rural Development



**12:45 Lunch**

**14:00 Facts and figures: RD policy and land markets / land structures**

**14:15 Finding the linkages and the gaps:**

- How do RD instruments affect/interact with land markets/structures?
- How do land market (/structures) performance constraint the implementation of RD policies?

**15:00 How can the European Commission support proper development of land markets and related instruments?**

- In which way RD instruments could be fine-tuned/"land market/structures enabled"?
- Check list regarding land market/structures situation when implementing RD instruments

**15:45 How can the LANDNET support EU rural development policies? (streaming land issues into RD policies?)**

**16:15 Wrap up of discussion groups and plenary discussion**

**17:00 Daily closing**

**Tuesday, 13 November 2012**

**Technical Session 1: Land market functioning as part of rural development (continued)**

**09:00 Thematic introduction: Developments in Governance of Tenure: Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security. CFS / FAO.**

Mr Vladimir Evtimov, Climate, Energy and Tenure Division (NRC) - FAO Rome

**09:30 Country presentations related to rural land market development**

- Ukraine: 'Opening the Land Market and Development of a State Land Bank' - Mr Ievgen Berdnikov, Deputy Chairman - State Agency for Land Resources of Ukraine
- Flanders / Belgium: Land Banking developments – Ms Griet Celen, Head of Projects Department – Flemish Land Agency
- Bosnia Herzegovina: Land tenure issues in particular related to land consolidation and the ongoing project (TCP/BIH/3301) – Mr Fahro Belko

- Russian Federation: Development of Agricultural Land Market in Russia - Mr Alexander Sagaydak and Ms Anna Lukyanchikova

**10:45 Coffee**

**11:15 Interactive session about mainstreaming and implementation of the Voluntary Guidelines on the Governance of Tenure in Europe**

- What are priority fields for enhancing the governance of tenure in Europe?
- What are concrete follow up actions in the region?

**12:30 Lunch**

**Technical Session 2: Land consolidation and broader rural/regional development**

**13:30 Forms for: Adapting to Climate Change through Territorial Strategies: F:ACTS!**

Introduction by Mr Henk Moen - Dutch Government Service for Land and Water Management (DLG)

- movie
- objectives and set up

**14:00 Selection of F:ACTS! experiences**

- Experience from Varna pilot (Bulgaria) by Mr Lyudmil Ikonov - Institute for Ecological Modernization
- Experience from Achaia pilot (Greece) by Ms Christiana Leontiou - Region of Western Greece - Development Enterprise (NEA)
- Experience from Italy by Mr Marco Iachetta and Mr Enrico Borghi – UNCEM, National Union of Mountain Municipalities, Communities and Authorities

**15:00 Coffee**

**15:30 Presentation of the F:ACTS Handbook**

Main messages of F:ACTS! by Mr Francisco Ónega López

**16:00 Interactive session(s) to discuss the relevance for LANDNET members**

**17:00 Conclusions**

**17:30 Daily Closing**



**Wednesday, 14 November 2012**

**Technical Session 2: Land consolidation and broader rural/regional development**

**09.00 Country presentations**

- Bavaria / Germany by Mr Thomas Gollwitzer, Commissioner for International Development - German Federal Working Assembly Sustainable Land Development
- Slovakia by Mr Peter Repan and Mr Jozef Bujnak
- Hungary by Mr András Oskó, FÖMI - Institute of Geodesy Cartography and Remote Sensing
- Bulgaria by Mr Kiril Stoyanov, Head of Unit State Land fund and Land Consolidation - Ministry of Agriculture and Food and Mr Radoslav Manolov, CEO of Advance TerraFund

**10:30 Coffee**

**11:00 Interactive session(s) to discuss the level of integration in relation to institutional and legal requirements:**

- Introduction to the discussion: Inspiration from Dutch experiences by Ms Willemien van Asselt, Dutch Government Service for Land and Water Management (DLG)
- Group work and reporting

**12:30 Lunch**

**13:45 Overview of land banks in Europe : outcome of the questionnaire survey**

- Mr Frank van Holst, Dutch Government Service for Land and Water Management (DLG)

**14.15 Networking event to exchange experiences about land banking**

- Interactive session by speed dating to match demand and supply of experiences / knowledge

**15.00 Coffee break**

**Technical Session 3 – Objectives of the LANDNET**

**15.30 Interactive Session: Defining future role and set up of the LANDNET**

Introduction by Mr Simon Keith

**17.00 Daily Closing**

**Thursday, 15 November 2012**

**9:00 Defining future role and set up of the LANDNET**

Session on role, activities and financing of the network

**10:45 Coffee**

**11:15 Final wrap-up of technical sessions, lessons learnt, burning questions, related issues and emerging issues in land market development and land consolidation for future discussion – the next workshop**

**12:30 Closing of Workshop**

**Departure of Participants**

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## General issues

The workshop is part of an initiative called '**Support to network on Land Market issues in Central and Eastern Europe**', funded partially under the Government to Government Programme by the Dutch government (EVD / NL Agency) and partially by the FAO Regional Office for Europe and Central Asia. As part of this initiative three workshops have been organised in November 2010, June 2011 and February 2012. Results of the previous 3 workshops can be found by following the links to the FAO website:

February 2012: <http://www.fao.org/europe/meetings-and-events-2010/lbcl2010/en/>  
June 2011: <http://www.fao.org/europe/meetings-and-events/lclb2011/en/>  
November 2010: <http://www.fao.org/europe/meetings-and-events-2012/3rdlandnet/en/>

Updating of the current workshop programme can be followed by following either one of the following <http://www.fao.org/europe/meetings-and-events-2012/4th-landnet/en/> or <http://www.farland.eu/landnet>

As with the previous International Workshops, the participation of the following countries / territories can be supported by the project (max. 2 representatives): Albania, Armenia, Azerbaijan, Bosnia and Herzegovina, Bulgaria, Croatia, Georgia, The former Yugoslav Republic of Macedonia, Moldova, Montenegro, Romania, Russian Federation, Serbia, Turkey, Ukraine and Kosovo.

We regret that we are not able to pay the costs of participation of other EU countries and members of the FARLAND Network, but we hope that the topic of the workshop will be of interest to you as well and you will decide to come.

**Richard Eberlin – FAO Regional Office**  
**Frank van Holst – DLG/ The Netherlands / FARLAND Network**