

**Land conflicts  
in relation to land reform and  
Common Agricultural Policy implementation:  
evidence from Romania**

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# Objective

Understanding of land conflicts resulted from post-communist land reform and their impact on Common Agricultural Policy measures applied in Romania

# Research questions

- Which factors favors land conflicts ?
- Which are the main types of rural land conflicts and with what intensity do they occur?
- What are the effects of the land conflicts on the implementation of the CAP ?

# **Content**

## **I. Context of land reform implementation in post-communist Romania**

- post-communist socio-economic environment
- land reform – main characteristics

## **II. Factors favors land conflicts**

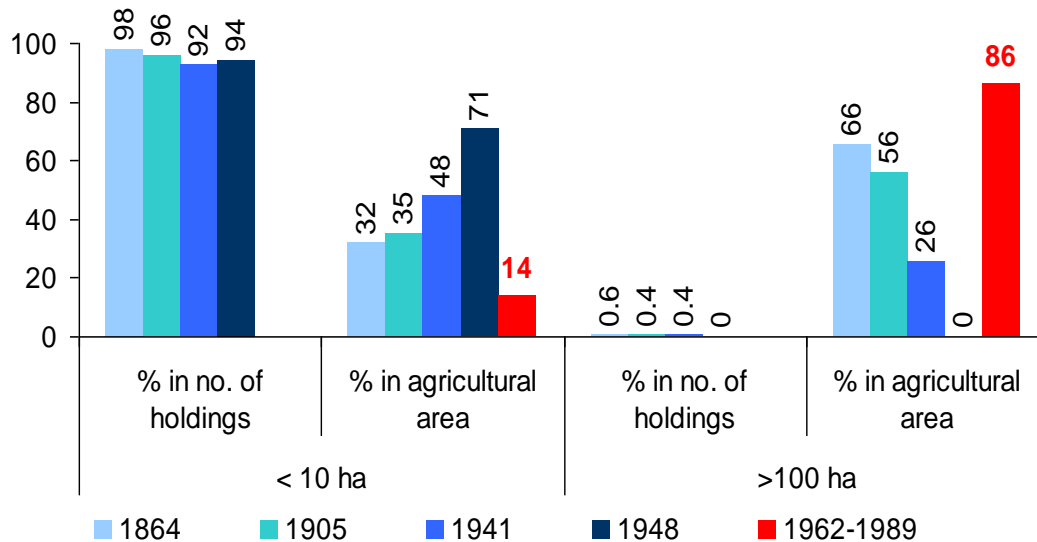
## **III. Types of rural land conflicts and their intensity**

## **IV. Effect of land conflicts on CAP implementation**

# **I. Context of land reform implementation in post-communist Romania**

# Historical evolution of the farm structure in Romania, 1864 -1989

Farm structure in Romania in pre- and communist era



## Historical path of farm structure in Romania

- prevalence of small farms
- land fragmentation processes generated through land reforms (1864, 1921, 1945)

- lack in land registration (specially in East and South part of Romania)

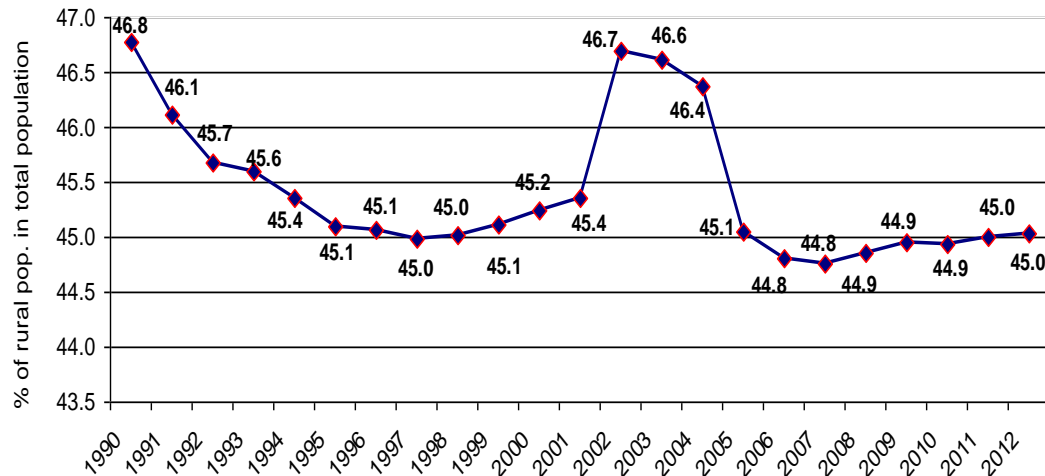
## Communist period:

- consolidation in land operation under the state enterprises (28%) and cooperatives (58%)



# Socio-economic dependency on agriculture of Romanian rural population

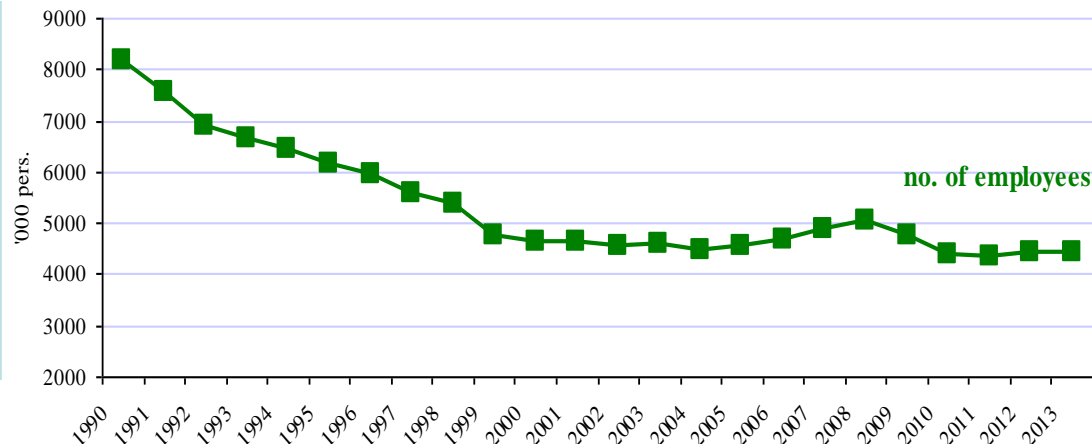
## Evolution of the rural population share in Romania



1 from 2 Romanian citizens lives in rural areas

Under the impact of the restructuring of the other sectors of national economy in ten years from 1990, the number of employees fell by half and then stabilised at this level in the absence of consistent initiatives for the development of new private businesses

## Numbers of employees in Romania

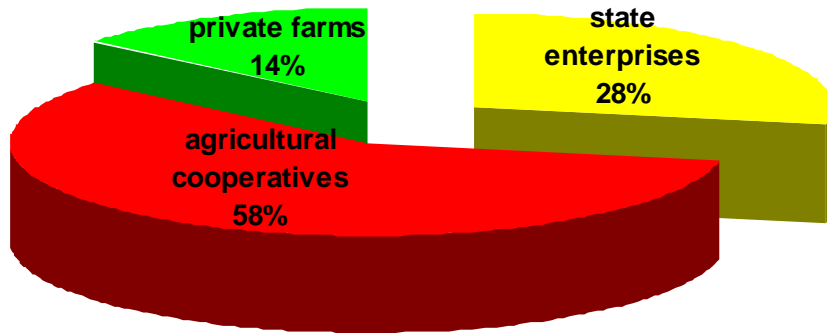


Today, in rural area, 60% of employed population working in agriculture

# Post-communist land reform

## – main characteristics

Farm structure in Romania in communist period,  
% in total agricultural area



### ***Reconstitution of private agricultural land ownership rights***

(series of 4 laws and other 10 adjustments of them initiated between 1991 and 2005)

means that the land owners regained their right to work (and own) the small land properties on an individual basis.



### **Farm structure in 2010**

3,86 million holdings:

- Individual holdings 3.82 million  
(53% UAA, 1.87 ha)
- Private enterprises – 32 thousand.  
(34% UAA, 138 ha)
- Public enterprises – 3.4 thousand.  
(13% UAA, 494 ha)

The land reform carried out after the collapse of the communist regime led to the restoration of the post Second World War land situation, in which the structure of agricultural holdings was dominated by the small farms, fragmented.



# **Land conflicts**

Which factors favors land conflicts ?

Which are the main types of rural land conflicts  
and with what intensity do they occur?

What are the effects of the land conflicts on the  
implementation of the CAP ?

# Methodology

- **field survey**, questionnaire based, applied in year 2010 at the level of 93 NUTS 5 rural communities in county Arges investigate the incidence and intensity of land conflicts from three perspectives:
  - a) type of land conflicts
  - b) involved players and nature of relations between them
  - c) identification of the most important factors favoring land conflicts
- **cluster analysis** → effects of land conflicts on the implementation of the CAP (2007-2013)



# RESULTS

- factors favors land conflicts
- types of rural land conflicts and their intensity
- effect of land conflicts on CAP implementation

# Factors favors land conflicts

- ***status of rural community - subject to the cooperativization process in the communist period*** that generated a series of disputes stemming from the land ownership right reconstitution and constitution according to a series of laws and regulations since 1991 up to the present moment;
- ***excessive parceling of landed properties*** entailing an increased risk of land conflicts regard to the ownership boundaries;
- ***high demographic pressure upon the land resources*** expressed by the average land area per capita;
- ***the arable land to agricultural land ratio*** also leads to land conflicts in the conditions in which: there is a relative scarcity of arable land areas for the annual field crops (in the case of hilly and mountain areas) or the agricultural land can be operated for commercial purposes.

# Types of rural land conflicts and their intensity (1)

**I. *Inter-individual land conflicts*** – manifested in the inter-personal relations/arrangements with regard to the landed property

- conflicts between co-owners;
- conflicts between neighbors;
- conflicts between residents and non-residents.

**II. *Land conflicts involving formal and/or informal collective structures*** – in which at least one of the parts that disputes its ownership right or usufruct right is represented by a formal organization (public authority, private or public enterprise, etc.) or other types of social groups (ethnical, religious groups, etc.)

- conflicts between individuals and agricultural production associations;
- conflicts between the private owners and the organizations operating the land areas belonging to the state;
- land conflicts generated by the belonging to different ethnical groups.

# Types of rural land conflicts and their intensity (2)

## Relevance of land conflicts by type of conflicts in the case study area

Percent of communes (NUTS 5) in which the type of conflict is signaled out	Inter-individual land conflicts			Land conflicts in which formal and/or informal collective structures are involved		
	between co-owners	between neighbors	between residents and non-residents	between individuals and agric. production associations	between private owners and organizations operating the land belonging to the state	between different ethnical groups
	84.95	96.77	39.78	20.43	30.11	6.45

# Types of rural land conflicts and their intensity (3)

**Cumulation of conflict situations concerning land in the case study area**

Types of cumulated land conflict	Percent of communes by the number of conflicts they cumulate
No conflict form is manifested	0.00
Only one conflict type	5.38
Cumulates 2 conflict types	<b>37.63</b>
Cumulates 3 conflict types	<b>31.18</b>
Cumulates 4 conflict types	24.73
Cumulates 5 conflict types	1.08

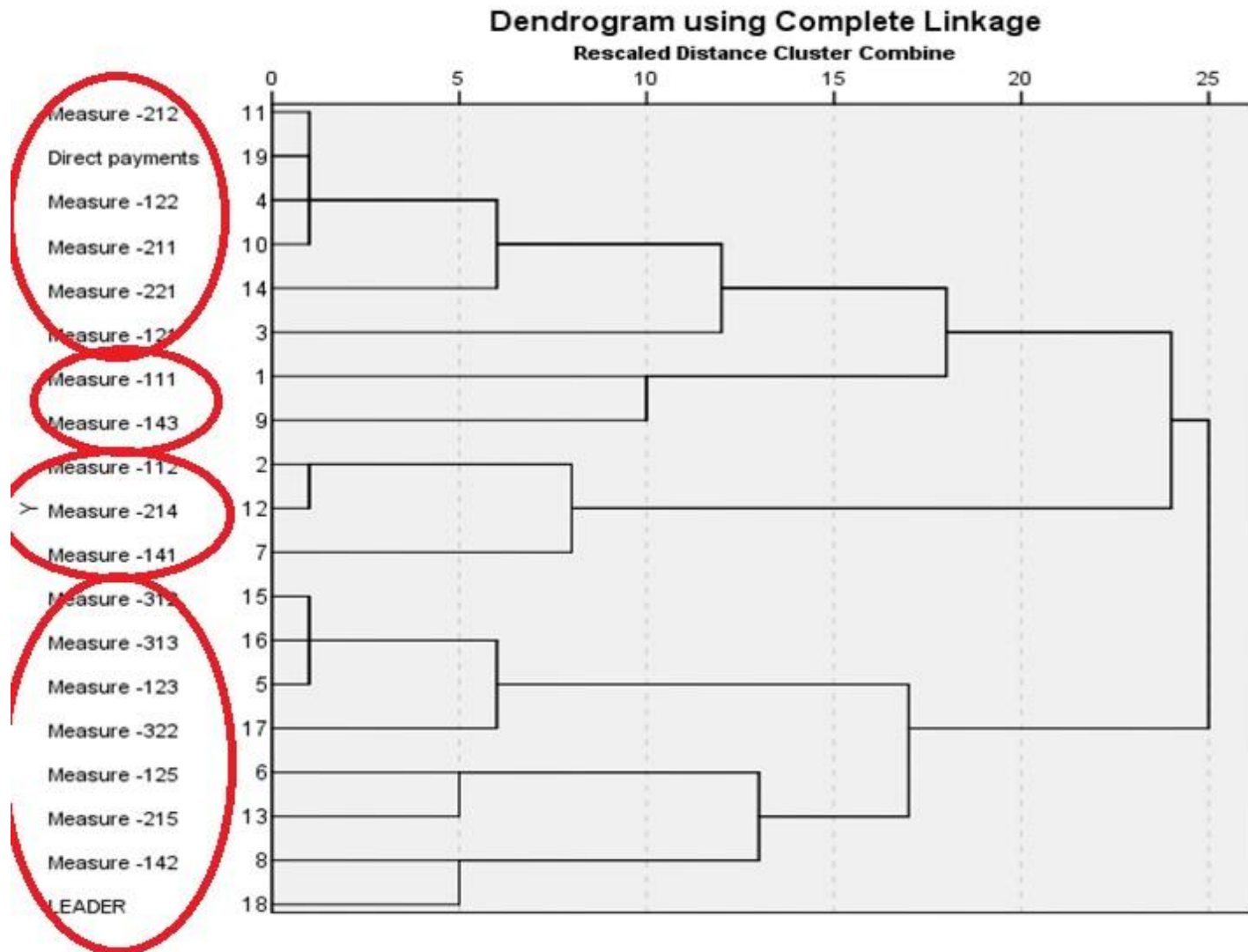
# Effects of land conflicts on the implementation of the CAP (2007-2013)



# Input data

- Selection of the indicators – CAP 2007-2013 measures -
  - beneficiaries of the measure (individual, collective);
  - the need for ownership documents to accessing CAP`s measure;
  - agricultural land size restrictions;
  - dependence between measure implementation and agricultural land use right.
- Cluster analysis
  - hierarchical; Euclidean distances; the furthest neighbor method

# Cluster analysis results



# **Degree of potential exposure to land conflicts**

## **Cluster 1 - low degree of potential exposure**

- Measures for diversification of activities in rural areas and support for farmers access to the market

*(measure code: 123; 125; 142; 215; 312; 313; 322; Leader)*

## **Cluster 2 – low to medium degree of potential exposure**

- Measures for the training of farmers and other rural actors

*(measure code: 111; 143)*

## **Cluster 3 - medium degree of potential exposure**

- Measures addressing specific groups (young farmers, subsistence farms)

*(measure code: 112; 141; 214)*

## **Cluster 4 - high degree of potential exposure**

- Measures for development / modernization of agricultural and forestry sector and direct payments

*(measure code: 121; 122; 211; 212; 221; direct payments)*

The most severe ***consequences*** of land conflicts were manifested upon:

- **the land transactions**, constraining the land market operation:
  - i) *full transfer of ownership right* (by sale-purchase)
  - ii) *land operation transfer* (by land lease);
- the **appetence for productive expenditures** that should lead to an increase of average yields (investments in improvements of land quality)

# Thank you for your attention!

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