

# **FINAL ACTIVITY REPORT**

**March 1, 2004 – April 1, 2005**

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**2004-2005 IFP Fellow, 1844-LND**

**Research Topic: “*Advancing Land Relations and the Development of a Full-Fledged Market in Ukraine*”**

*This final report includes a detail description of the conducted activities and achieved results. It elaborates on conducted research activities and compiled policy documents, specifies participation in seminars, roundtables, and experts/focus group meetings, and defines the main outcomes of the fellowship*

April, 2005

This report covers the fellowship period of March 1, 2005 to April 1, 2005, and includes the activities:

- Conducting policy research and compilation of policy research paper and policy.
- Participation in specialized seminars, roundtables, and experts/focus group meetings.
- Conducting communications with policy mentors program management.
- Extending the results of policy research to a large number of constituencies.

## **I. Policy Research**

Policy research was the main component of the conducted fellowship activities, which resulted in the compilation of policy resulted documents: policy research and policy papers.

### **1.1 Policy research paper and policy paper**

Policy research paper presents comprehensive research document that aims to analyze the specifics of land relations in Ukraine and the development of an effective land market. The paper deals with the following aspects of land relations in Ukraine:

- Land Reform Legal and Institutional Frameworks: Redistribution of lands and introduction of land ownership pluralism; land demopolization and the legalization of the right to private ownership on land; land sharing and large-scale land privatization; liquidation of collective ownership; and land market development and the formalization of the right of private ownership.
- Transformation in Land Use and Ownership Patterns and Social and Economic Significance of Land Reforms: Role of the land market; land market and land market infrastructure; land sale, exchange and inheritance; land leasing; land mortgage and the system of land registration and assessment.
- Main Challenges and Caveats in Land Market Development: Moratorium on the sale of agricultural land; inflexible land use regulation; the threats of land fragmentation and its consequences, constrained land lease arrangements; incomplete and inconsistent legal and institutional frameworks; irrational land use practices and environmental issues; undeveloped land market infrastructure; and the absence of state information campaign and education programs.
- Empirical Results of Land Relations at the Regional Level: Problems in the formalization of private land ownership; land use and land lease practices at surveyed farms; land disputes and conflicts; legal awareness of rural residents and their attitude to the right to sale farm lands; land reform successes and failures, and tasks for the future.
- Policy Conclusions and Recommendations: Safeguards to the right to land private ownership; redefinition of the role of the state and reshape state regulatory policies; improve of land leasing and land use practices; promote of an environmentally sound land use; land fragmentation prevention; and the need to Advance the land market infrastructure.

The policy paper is policy-oriented document provides an overview of the main developments in the area of land relations and land market development.

### **1.2. Conducted Field Studies**

In order to study specifics of land market development at the regional level and obtain empirical evidence concerning the arguments and reasoning provided in the policy research paper, a field survey was conducted in the course of fellowship. The survey sample consisted of 400 respondents, of whom 293 were managers of private family farms and 107 were employees of reformed agricultural enterprises. This survey allowed:

- Obtain first-hand data on the results of land reforms in Ukraine.
- Investigate the scope and significance of particular outcomes of the land reforms, including existing challenges and barriers in the development of the land market.

- Develop a better understanding of how land relations issues differ between private family farmers and employees from reformed agricultural enterprises.

Obtained survey results were incorporated in the policy research paper and the policy paper and were also presented the broad audience at some public events (workshops, conferences, and round-tables).

## II. Participation in seminars, roundtables, and experts/focus group meetings

Participation in the fellowship provided a good opportunity to participate in number of public events, including seminars, roundtables, and experts/focus group meetings. This activity allowed for extending the fellowship results to a larger number of constituencies and created a public forum to discuss some urgent issues of the land reform in Ukraine. During the fellowship period, I participated in five such events. They are as follows:

- **Workshop at the Institute for Policy Studies and Economic Research** (Moscow, Russian). The workshop was devoted to the issues of land reforms and the introduction of the institute of private land ownership in the countries of the former Soviet Union. The workshop allowed the Russian counterparts to understand better the specific of land reforms in Ukraine, its outcomes and challenges. This also was very instrumental in expanding cooperation and synergizing policy efforts between Ukrainian and international scholars and land market practitioners.
- **Seminar** on the issues of new approaches in mediation land conflicts, and **a presentation** of sociological survey findings of farming and agribusiness development in Ukraine. These events were conducted in cooperation with the International Finance Corporation. This allowed me to present to the national media, leading Ukrainian scholars, and land market practitioners the empirical findings of the conducted survey of land relations development in five Ukrainian regions.
- **Roundtable** at the Ukrainian Education Center, a local advocacy group funded by USAID, and delivered a speech on the role of the land sale moratorium. Participation in seminars, roundtables, and experts/focus group meetings.

Along with the above-mentioned events, I also organized and actively participated in a number of experts/focus group meeting with leading Ukrainian land relations specialists. This allowed me to obtain the valuable data for my policy research and solidified networking contacts. Below, there is a full list of organizations and scholars and land market specialists, whose expert comments were used in the compiled policy documents.

- State Committee on Land Resources (Serhiy Chernoshtan, Volodymyr Zmytskie, Alla Kalinichenko)
- Ministry of Agricultural Policy (Svitlana Bochkovska, Yuriy Radionov)
- Ministry of Economy (Ludmila Presestuk, Vitaliy Lyskov)
- Korestky Institute of State and Law of the National Academy of Science (Pavlo Kylinich)
- Institute of Agricultural Economics of the National Academy of Science (Oleksandr Sydorenko, Olena Krasna)
- Institute of Geography of the National Academy of Science (Gennady Balabanov)
- Institute for Economic Research and Policy Analysis (Victoria Galushko, Oleksandr Starikov)
- National Farmers' Association (Mykola Glomiv, Oleksiy Kryvoruchko)
- National Association of Landowners and Land Users (Serhiy Gryniv)
- International Finance Corporation (Eduard Pikalov, Olena Merkulova, and Roman Shynkarenko)
- Ukraine Land Titling Project, a USAID funded project (Bob Slashly, Oleksandr Dorohunsov)
- Agricultural Marketing Project, a USAID funded project (Andriy Andrushko, Yuri Sologub)
- Ukraine Rural Livelihoods Program, a DFID funded project (Svitlana Prokopenko, Oleksandr Polivodskyi)
- My Land Information Center (Hanna Nemyrovska)

- World Bank (Oleksabdr Kaliberda)

The experts shared also their opinions on such pressing issues as the future of the land sale moratorium, state regulatory policies in the area of land mortgage, the need to reform the state registration and cadastre system, and others. This information was necessary to understand better the challenges and pitfalls in the development of the Ukrainian land market, and to define the adequate policies to correct the current situation.

### **III. Communication with policy mentors program management**

In order to facilitate the participation in the fellowship and obtain the necessary assistance and advice in compiling policy research and research papers, in the course of fellowship intensive communications were conducted with the fellowship mentors. This allowed the project to benefit from the experience and advice of the project mentors: Dr Cartright Dr Yuri Dehtiarenko. Thanks to cooperation with the project mentors, the policy research strengthened its theoretical grounds, expended its international outlook, and raised the overall quality content. Such communication was also instrumental in expanding the network of contacts with leading national and international scholars and experts in the area of land relation and land market development.

As an indispensable component of the fellowship participation, I also took part in three fellowship seminars. The seminars were instrumental in the following ways:

- Strengthened theoretical knowledge in the domain of policy analysis and policy evaluation;
- Provided practical skills in the writing of policy oriented document;
- Created a favorable environment to discuss with fellows the main challenges in compiling effective policy documents;
- Taught participants the necessary techniques to create a web-site as a means of commutation and expanding fellowship results to a broad circle of constituencies.

On a regular basis, I sustained communication with the program management. This allowed me to update the management on the course of the fellowship, the achieved results, and encountered challenges.

### **IV. Extending the results of the policy research to a large number of constituencies**

Along with the aforementioned ways of extending the results of the conducted policy research, publication articles and reviews in national periodicals, on-line publications, and providing interviews was another effective vehicle of communicating the fellowship result to a large number of constituencies. In this report, the following articles and rendered interviews should be mentioned:

- An article compiled for the Center for Policy Research at the Central European University (<http://pdc.ceu.hu/archive/00002107/01/landreforminukraine.pdf>)
- An article, published in “*Agroaspect*”, a monthly info-analytical bulletin of the International Finance Corporation.
- An interview provided for “Farm Time”, a program at the National Radio.

Participation in the aforementioned public events (workshops, seminars, and round-tables) was also an important means of extending the fellowship results to a broad circle of constituencies.