

AGRICULTURAL REAL ESTATE MARKET IN POLAND IN THE YEARS 1992-2005

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The paper aimed at presenting the dynamics and structure of phenomena occurring in the Polish agricultural land market. It was pointed out that the agricultural real estate market in Poland is divided into two markets on the basis of ownership – the market of private peasant land and the market of State Treasury land. The Polish agricultural land market is at the development stage that can be supported by the increase in prices and lease rents for agricultural land. It is expected that the accepted policy of the state concerning the management of available space will develop and implement a comprehensive system for both using the agricultural land and allocation of agricultural land for non-agricultural uses.

Keywords: agricultural land market, agricultural real property agency, sale, lease.

Introduction

The agricultural land market in Poland is divided into two markets as a consequence of land ownership – the market of private peasant land and the market of State Treasury owned land. The first of them is governed by the market mechanism to a minor extent supported by preferential loans for purchase of land offered to young farmers; the other is regulated by the State and supported to a certain extent by the market mechanism (tenders) (Rudnicki, 2002).

Methodology of investigation

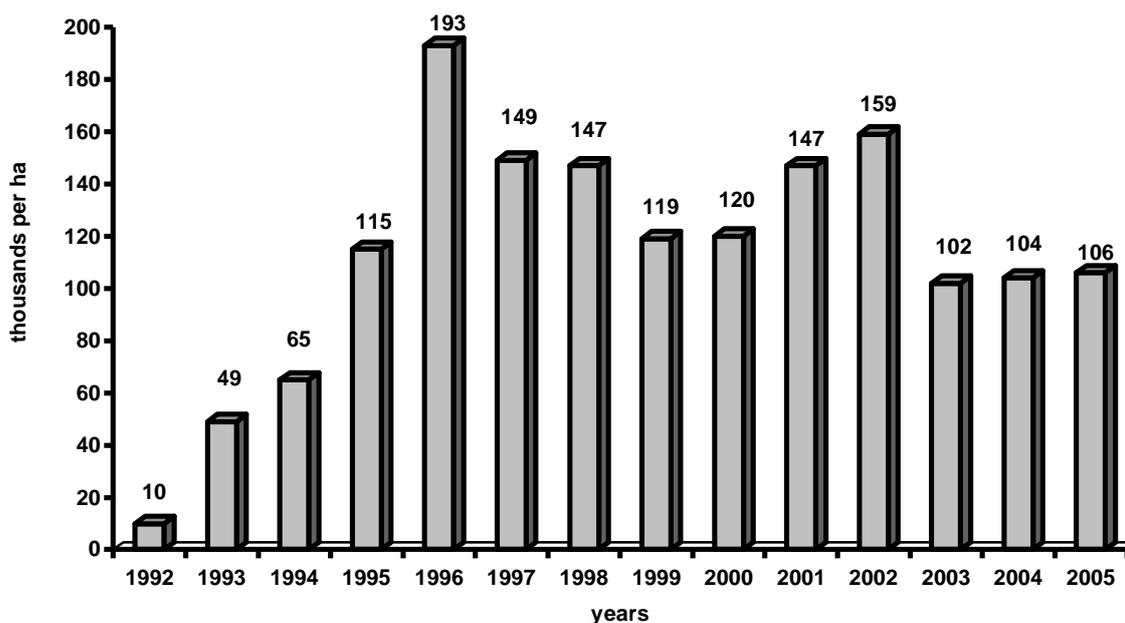
Available data of the Agricultural Real Property Agency (ANR) and the Central Statistical Office (GUS) was used. The analysis of the problem was based on selected items of subject literature. The paper uses graphic and descriptive data presentation formats.

This paper aims at presenting the dynamics and structure of phenomena occurring at the Polish agricultural land market.

Polish agricultural land market in the perspective of statistical data

The data on trade in agricultural land shows that in 2004 the number of market transactions decreased. As compared to the preceding year, the number of notary deeds concerning sale of agricultural real property decreased by 9.4% to the level of 76,000. The major difference compared to the situation in agricultural land market in 2003 was a significant decrease in the number of private trade transactions (by 14%) while trade with participation of legal entities increased by 9%. As a consequence the trend from the period preceding 2003 when the importance of private trade in agricultural land decreased in comparison to the volume of transactions with participation of legal entities (Rynek ziemi ... 2005; 9).

The institution especially established for that purpose, Agricultural Real Property Agency (ANR) that manages the State Treasury Agricultural Property Resource is in charge of managing the land previously owned by State-owned farms. In 2005, according to the initial data, the Agency sold ca. 108,000 ha, including 106,000 ha of typical agricultural real property in the total of ca. 13,000 transactions. In 2004, sales from that Resource was 104,300 ha, including 102,300 ha (98%) of agricultural land. The number of transactions in 2004 exceeded 15,500 and in 2003 the number of transactions was 14,500. During the last 3 years a slightly increasing trend in area sold by the Agency has been observed (fig. 1).



* ANR data (in 2005 108,000 ha – initial data concerning typical agricultural land)

Fig. Volume of agricultural land sales from the State Treasury Agricultural Property Resource during the years 1992-2005, in K ha

Analyzing the data by the Central Statistical Office on prices of agricultural land since 1998 it can be concluded that the average price of arable land in private transactions systematically increased during the recent years, with the exception of 2002 when a slight decrease occurred. In 2003 the price per 1 ha of arable land was at the level of PLN 5753 per 1 ha, and in 2004 it increased by more than 15% to PLN 6634 per 1 ha. The trend of increasing land prices in Poland continues. The price per 1 ha of arable land in the private market during the fourth year quarter of 2005 increased to almost PLN 8340 that is by almost 26% as compared to the average price in 2004 (Rynek nieruchomości... 2006).

The situation in the State market encompassing mainly the sales of real property from the State Treasury Agricultural Property Resource looks similar. In 2003 the average price for agricultural land was PLN 3737 per 1 ha, while in 2004 it increased by almost 25% to PLN 4682 per 1 ha. Also the initial data for 2005 confirms that the high increase trend continues. The average sales price per 1 ha of agricultural land from the State Treasury Agricultural Property Resource in 2005

increased by ca. 20% over the average price in 2004 to PLN 5607 (Ceny ziemi ... 2006; 14).

Lease is also treated as one of the market forms of trade in land next to purchase and sale transactions. The domestic lease market in Poland, from the formal point of view applies mainly to the State Treasury Agricultural Property Resource as lease between neighbors concern mainly small areas and the majority of lease contracts in the private market are of informal nature and they are not monitored by the State. According to agricultural census of 2002 the private lease market can be estimated at 2.2 million hectares.

Conclusions

Among all post-communist countries Poland has the most liberal and best functioning agricultural land market. In Poland the majority of land used for agriculture is owned by the person farming on it. It is also important that in Polish agriculture, also during the centrally planned economy, private ownership of agricultural land was the dominating form of ownership. The state sector in Polish agriculture during the peak period of its development owned 19% of agricultural land, produced ca. 18% of global production, 19% of end production and 21% of market production of agriculture (calculated at fixed prices).

It is necessary to develop a nationwide system for rational agricultural land use including determination of the target areas and directions as well as principles for control of the transformation process. The food balance of the country, natural conditions and possibilities of employing people leaving agriculture should be assumed as main criteria for the planning process.

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LENKIJOS NEKILNOJAMO TURTO RINKA ŽEMĖS ŪKYJE 1992-2005

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Žemės ūkio paskirties žemės rinka Lenkijoje ženkliai priklauso nuo pasiūlos. Paskutiniaisiais metais vangūs žemės ūkio turto pardavimai sustiprėjo dėl pusiausvyros nebuvimo darbo rinkoje. Didelis bedarbystės lygis (20 proc.) ir darbuotojų paramos (rėmimo) nestabilumas atliko ūkių nuosavybės apsauginę funkciją. Žemės ūkio turto rinka Lenkijoje yra plėtros stadijoje. Žemės ūkyje nudojamos žemės kainos ir rentos padidėjimas reikalauja šiandien svarstyti šią problemą.

Raktiniai žodžiai: žemės rinka, pardavimai, nuoma.