

ANALYSIS OF UNUSED AND OVERGROWN LAND IN LATVIA

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Annotation

Article analyzes unused and overgrown agricultural use land data from Rural Support Service and Real Property State Cadastre Information System. Study used statistical analysis, data grouping methods. Results of the study showed that from its unprocessed land areas 368 900 hectares, unused - 316 341 hectares, overgrown - 49 710 hectares. Analyzing processed land areas increase or reduction in rural areas could be noted that the 16 territories of municipalities in 2012 are reduction in comparison with 2011, but in the other municipalities are increased by up to 25%. Unused and overgrown land is with different purposes of use. From further detailed analyzes were excluded agricultural land whose are in urban areas, wherewith the actual situation was investigated about 41359 hectares overgrown land and 258237 hectares unused land areas of agricultural land. The main conclusion is that attitude against the land would be different, tax on unprocessed land must not only be 3%, but sufficient for the owners or whether such a resource is needed, emphasizing that must be analyzed as a tax change would refer on the national economy.

Introduction

Cabinet of Ministers determined in the raw agricultural area detection procedures and institutions, which inspect the area and give the information local municipalities for calculation the tax of real property according to the law "On Property Tax", as well as determine characteristics after which recognizes that the land is not maintained in good agricultural and environmental condition.

Rural Support Service survey of agricultural land and provide information local municipalities for calculation of additional rate.

State Land Service accordance with the procedures specified in regulatory enactments of the State Address Register Information and Real Property State Cadastre Information System requesting and obtaining, with mutual agreement, issued to the Rural Support Service data of National Real Property Cadastre Information System and the National Address Register Information System in online data transmission mode.

Rural Support Service in accordance with data of Real Property State Cadastre Information System visually inspects the land unit, which is the subject of one of agricultural land uses, which has an area of more than one hectare (Boruks, 2004).

The survey is carried out without the land owner, legal possessor or the presence of representatives.

Rural Support Service gathers information collected during the survey of the land units that are considered about raw agricultural use land (Dobele, 2005).

Agricultural use land area is not maintained in good agricultural and environmental condition, if the current year, September 1, at least one time has not been mowing, grass harvesting or crushing and spreading. Rural Support Service 20 November of the current year provides information in local municipalities about raw agricultural use land units.

According with 13.07.2010.regulation of Cabinet of Ministers Nr.635 "Procedure which surveyed and determined in the raw agricultural land and provide information" land owner with the submission of the fact that he does not agree with land survey results, should contact the municipality and after request of municipality Rural Support Service re-surveyed uncultivated land units (Procedure which surveyed, 2010). Rural Support Service also receives submissions directly from land owners consider them and respond to the owner and municipality.

Currently, Rural Support Service is generally received approximately 2000 submissions, which disagrees with the Rural Support Service assessment of agricultural use land unprocessed. They are ~ 0.7% cases of all checked 326 428 cadastral units.

Article aims is analyze the Rural Support Service survey data on the processed and unprocessed areas in country and municipalities. The study assumed that the unprocessed area is where the common field more than 70% of the land is maintained in good agricultural and environmental condition, unprocessed areas are separate in groups – unused and overgrown land units.

Study used data from the Rural Support Service and Real Property State Cadastre Information System.

Study used statistical analysis, data grouping methods.

Results

Agriculture use land area in Latvia is 2 430 000 hectares, from its unprocessed land areas 368 900 hectares, unused - 316 341 hectares, overgrown - 49 710 hectares, but unprocessed construction land - 2849 hectares. In 2012 compared with 2011, to processed land area has increased by 46.5 thous. hectares, or 2.35%. The largest increase is in the area groups of 5 to 100 hectares. In 2012 processed land is 95.2% from Rural Support Service Rural register GIS existing area and 83.6% from Real Property State Cadastre Information System. Differences are 101 156 hectares and 398 439 hectares.

Can be assumed that if processed land area will not increase or will be mounted tighter requirements so that will be considered that processed land, then most probably the Rural Support Service Rural Registry GIS area could be reduced to processed agricultural use land areas consequently reduced to 101 156 hectares.

Analyzing processed land areas increase or reduction in rural areas could be noted that the 16 territories of municipalities in 2012 are reduction in comparison with 2011, but in the other municipalities are increased by up to 25% (Table 1).

Table 1. Reduction and increase in processed agriculture land areas of municipalities

Reduction in area				Increase in area			
Municipalities	2012./ 2011., %	Municipalities	2012./ 2011., %	Municipalities	2012./ 2011., %	Municipalities	2012./ 2011., %
Garkalne	25	Varaklāni	2	Carnikava	25	Ape	12
Ludza	16	Aloja	1	Aluksne	21	Ogre	12
Zilupe	11	Burtnieki	1	Ropazi	17	Ventspils	11
Karsava	9	Cesvaine	1	Iecava	16	Sigulda	11
Cibla	8	Dundaga	1	Ikskile	14	Engure	10
Roja	7	Marupe	1	Sala	14	Plavinas	10
Ilukste	4	Pargauja	1	Babite	13	Rucava	10
Jaunjelgava	4	Aloja	1	Ergli	13	Vainode	10

In absolute terms, the largest processed land areas reduction has been in Municipality of Rezekne 8736 hectares, Ludza -4510 hectares, Karsava - 2322 hectares, but the largest increase - Aluksne -7886 hectares, Ventspils -4200 hectares, Ogre -3128 hectares. Unprocessed land areas in 2012 are reduction 53.7 thous.hectares, from those areas 32.3 thous.hectares in group of 10-50 ha (Figure 1).

If unprocessed land in 2012 reduction by 17%, then the overgrown area reduction slightly slower rate - about 16% and an overall reduction - 7836 hectares, the largest reduction, as in unprocessed land area in group 10-50 hectares (Figure 2) .

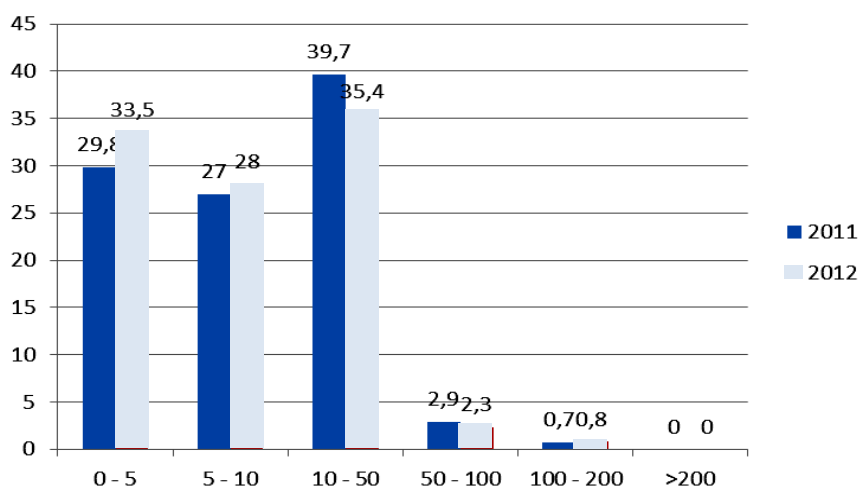


Figure1. Unprocessed agricultural land area and structure (%)

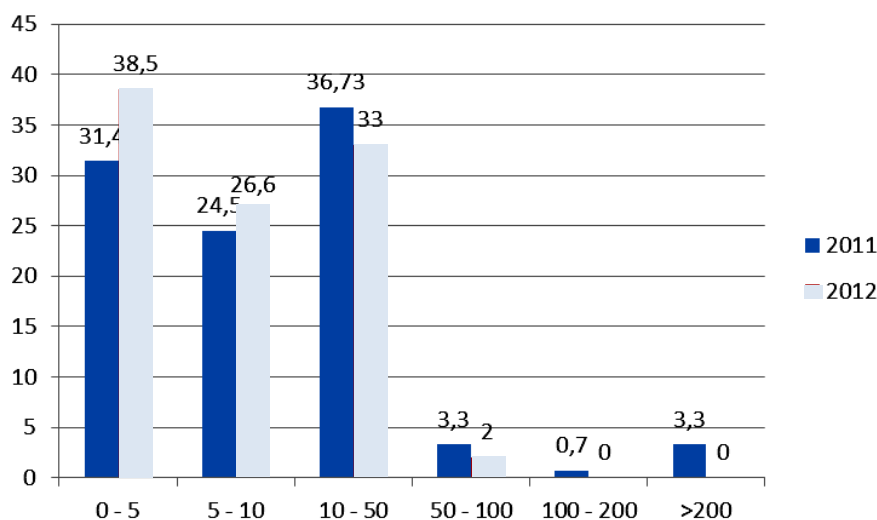


Figure 2. Overgrown agriculture land area and structure (%)

Unprocessed land in 2012 increased in 23 municipalities, overgrown land areas - 37 municipalities, others - reduction. Information about municipalities in which these areas have reduction or increased the most can view in Table 2.

Unfortunately, nearly 34% of the currently overgrown and unused land is drained areas. Despite the positive trend that unused and overgrown land reduction, it is important to evaluate whether this area will continue to reduction to the same extent as in 2012 compared with 2011 or did not.

Considering that the Rural Support Service continually specifies details of the unused and overgrown land areas, and were selected for evaluation purposes unused and overgrown land units cadastre designations in March 2012, it was decided to further evaluation are unspecified. Must first was selected unused and overgrown land units by the current use of the purposes for more detailed analysis order to determine exposed land units (Table 3).

Table 2. Reduction and increase in unused an overgrown agriculture land areas of municipalities

Reduction in municipalities	2011/2012 ha	Increase in municipalities	2011/2012 ha
Unused land			
Aluksnes	7373	Rezeknes	7074
Ventspils	4483	Ludzas	3243
Kuldigas	2682	Karsavas	2408
Talsu	2495	Vilanu	608
Gulbenes	2080	Neretas	514
Kraslavas	1948	Salaspils	291
Aglonas	1898	Mērsraga	271
Vecumnieku	1855	Kekavas	242
Kandavas	1798	Krimuldas	205
Overgrown land			
Adazu	1729	Limbazu	1245
Ogres	2084	Rezeknes	837
Aluksnes	737	Aglonas	817
Siguldas	735	Ilukstes	748
Vainodes	718	Salacgrivas	550
Jaunjelgavas	700	Smiltenes	543
Saldus	546	Alojas	523
Gulbenes	524	Kocenu	514
Balvu	518	Pargaujas	505

Table 3. Unused and overgrown land according to the real property purposes of use (2012)

Land purposes of use	Unused		Overgrown	
	hectares	number of land unit	hectares	number of land unit
Land on which the main economic activity is agriculture	247382	47344	36915	7850
Land on which the main economic activity in forestry	11992	2656	4464	1172
Public waters	47	3	1	1
Pond farming	27	9	2	1
Mineral resource extraction areas	369	88	117	26
Natural base, parks, green areas and other recreation subject matter areas, if they allowed economic activities are not included in any other classification given the purposes of use	552	114	145	34
Sport and recreation outfitted natural areas	9	5	2	1
Residential construction development land	789	271	104	34
Construction of commercial premises	135	51	22	8
One-storey and two-storey apartment houses	81	28	11	3
To mains electricity transmission and communication lines, and upstream oil, oil products, chemical products, gas and water pipelines, related structures, water intake and sewage treatment constructions, etc. building	1263	314	78	44
Land for railway infrastructure zone and road way zone	131	27	28	7

As can be seen in Table 3, unused and overgrown land is with different purposes of use, so further assessment will take only a grey colored hectares of land unit and hectares, considering that in other cases does not imply land purposes of use in State Land Service and its land units and the areas are used for needs of agricultural production in the future. Comprises the initial estimate (2012) has a total of 3034 hectares, including: overgrown - 284 hectares and unused -2749 hectares. Detailed evaluation of the area was subjected to four groups:

- land on which the main economic activity is agriculture and temporary land use permitted kitchen gardens;
- land on which the main economic activity in forestry;
- extraction of mineral resources areas;
- green space, parks, green areas and other recreation areas of objects, if they permitted business activities are not included in another classification for the purpose of use.

Further detailed assessment will be analyzed 99% of unused and overgrown land and 98% of the total area in unused land units and 99% of the overgrown land units. For this purpose, additional information was requested from the State Land Service about each for additional detailed analysis of selected land units:

- address (municipality, territory of municipalities);
- owner / user, legal possessor or juridical / physical person;
- resident / non-resident, area of land unit;
- distribution type of land uses - agricultural use land and its distribution (arable land, pastures, meadows, orchards), forests, water, housing, roads;
- average land quality assessment balls.

From further detailed analyzes were excluded agricultural land whose are in urban areas, wherewith the actual situation was investigated about 41359 hectares overgrown land and 258237 hectares unused land areas of agricultural land.

The currency area of the distribution of ownership status shows that 71% of the total unused and overgrown land owned by physical persons, 21% - juridical persons, 6% - municipalities and almost 2% - the owner is not known, 493 hectares - owned state. In turn, distribution into separate detailed analysis of land categories, are significant differences in their owners:

- 73% agricultural land owned physical persons;

- 52% forest land owned juridical persons;
- mining areas and natural areas - 53% and 67% owned by municipalities.

These differences will be taken into account in the further assessment of land.

The following detailed analysis of the information were raised several assumptions, which will be tested in assessment of overgrown and unused land area.

Conclusion

1. There is concern that with such a large amount of unprocessed land in Latvia will again be lower area payments.

2. Necessary solutions to land could be transformed into building or forest land as cheaply as possible and without red tape.

3. With the fiscal policies its area can be returned back into production.

4. That attitude against the land would be different, tax on unprocessed land must not only be 3%, but sufficient for the owners or whether such a resource is needed, emphasizing that must be analyzed as a tax change would refer on the national economy.

List of literature

1.13.07.2010.regulation of Cabinet of Ministers Nr.635 "Procedure which surveyed and determined in the raw agricultural land and provide information", Rīgā 2010.gada 13.jūlijā (prot. Nr.36 22.§).

2.Boruks A. (2004) Dabas apstākļi un to ietekme uz agrovidi Latvijā. Rīga, 290 lpp.

3.Dobele A. (2005) Zemes resursu izmantošana Latvijā, Latvijas Lauksaimniecības universitāte. Jelgava, 331pp.

Summary

В статье анализированы данные неиспользованных и заросших земель сельскохозяйственного пользования из Службы Сельской Поддержки и из Государственной Информационной Системы Кадастра Недвижимости. В исследованиях использован метод статистического анализа и метод группирования данных. Результаты исследования показали, что из 368900 га необработанных площадей земли не используются 316 341, а заросших - 49710 га. Анализ увеличения и уменьшения площадей сельской земли в обработанных территориях, можно отметить что в 2012 году от 2011 года в 16 муниципалитетов наблюдается уменьшение площадей, а в 25% увеличение. В неиспользованных и заросших территориях наблюдаются разные виды целей пользования. Исследование показало, что в дальнейших анализах нужно исключить сельскохозяйственные земли в территориях городов. Главный вывод статьи, что подобное отношение к земле была бы другой, если налог на необработанные земли не был бы только 3%, но достаточный для владельцев или для необходимых ресурсов, подчеркнув, что необходимо проанализировать, как налоговые изменения будет ссылаться на национальную экономику.

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