



Food and Agriculture Organization
of the United Nations



GLOBAL ENVIRONMENT FACILITY
INVESTING IN OUR PLANET



Concept note

for the event devoted to World Soil Day

Productivity of agricultural land in the context of state policy

under the project GCP/UKR/004/GFF

2 December 2021, Kyiv

Background

Ukraine is endowed with the largest agricultural land area and most fertile soils in Europe and in the world. Out of the total territory of 60 mn ha, 42.7 mn ha (70.8%) is agricultural land. Out of this 33 mn ha is the arable land. Ukraine also has one-third of the world's endowment of black soil—a very fertile soil capable of producing high yields under the right conditions. In addition, Ukraine has a strategic location with access to agricultural markets in Europe, the Middle East, North Africa, and Asia.

Agricultural productivity in Ukraine, however, is only a fraction of that in other European countries and competitor counties. The moratorium on agriculture land sales that have been in place in Ukraine over two decades coupled with burdensome and inefficient land governance is a major impediment to attracting investment and unlocking productivity in agriculture. A landmark step was the adoption of the land turnover law (No. 552-IX) on March 31, 2020, that established a design for the land sales market starting from July 1, 2021. This reform has gained a wide resonance in society and informally was named the most important event since the establishment of the state.

During the year, fierce discussions and public talks of political feasibility, the country's readiness and possible consequences of such a decision are continued. However, there is a lack of attention from society to the technical side of the process, namely what determines agricultural land values. How to evaluate what you own and in the case of buying, to be sure that you buy exactly what you need. Purchasing or sale of land is a complex process and land, as well as any product has a number of characteristics that form its value. Knowledge or ignorance of these characteristics leads to market manipulations.

The **objective** of the event is to publicly disclose a summary of what steps the state, and the public is taking and plans to take towards the formation of transparent and clear land value formation, how it plans to provide all market participants with transparent and accurate information on the state and circulation of land, and the place of information on soil and land resources in this process.

The event is timed **to coincide with** World Soil Day, which aims to promote globally the importance and value of land as a public good, given its finite nature.

Structure

The event will consist of two parts in order to identify and to expand the range of stakeholders.

1. Preparational part: preparing the audience for the event

This step foresees carrying out the short survey to promote the event, expanding the target audience and the formation of sound materials and information for professional moderating the event. The survey will include 5 questions and a feedback form where participants can



revert with their questions to be addressed during the event. The list of questions for the survey specified in Annex 2.

2. Holding an event

The event will lead by moderator and host-speakers, representative of Ministry of Agricultural Policy and Food of Ukraine, the Food and Agriculture Organization of the United Nations (FAO), association Ukrainian Soil Partnership (UaSP). The event program provided in Annex 1.

Target audience

The event is aimed for agricultural producers (producers of cereals, vegetable and horticultural producers) and organic farmers, agro traders, banking and financial institutions, potential investors, academics, research stations, laboratories, and all interested.

Modality

Panel – offline

Participants – online



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Annex 1:

Agenda

The event will be held December 2, 2021

Moderator: TBC

№	Representative	Topic	Duration
Introduction			
1	Deputy Minister of Agrarian Policy and Food of Ukraine	Welcome remarks	5 minutes
2	FAO Representative	Introduction	5 minutes
Panel discussion			
4	Representative of the Ministry of Agrarian Policy and Food of Ukraine	National Spatial Data Infrastructure, implementations of land reform.	15 minutes
5	FAO Representative	Importance of accurate information in the formation of a state policy on climatic changes and sustainable land use;	15 minutes
6	UaSP team	Land Degradation Neutrality (LDN) monitoring system	15 minutes
7	Discussion		45 minutes



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Annex 2:

Survey

- 1) Are you interested in agricultural land use, land management, sustainable land use, soil resources state and land protection, climate change and its impact on the future of agriculture, risks and opportunities for Ukraine?
 - a. Yes, I actively monitor it
 - b. Yes, I occasionally monitor it
 - c. Almost not interested
 - d. No, that's not my scope of interest

- 2) In your opinion, which of the following criteria influence the price of agricultural land? Choose three main criteria in descending order.
 - a. administrative region
 - b. location in agro-climatic zone
 - c. infrastructure - availability of roads and unlimited access
 - d. water availability, including irrigation system
 - e. soil fertility (indicators of soil quality)
 - f. soil rating (bonitet)
 - g. legal status of the land site, e.g. being in a long-term lease
 - h. land management by previous owner/lessee
 - i. state normative monetary land evaluation
 - j. pollution and physical condition (destruction processes, soil erosion, scouring, waterlogging, etc.)

- 3) In your opinion, which of the following criteria **should influence** the price of agricultural land? Choose three main criteria in descending order.
 - a. administrative region
 - b. location in agro-climatic zone
 - c. infrastructure - availability of roads and unlimited access
 - d. water availability, including irrigation system
 - e. soil fertility (indicators of soil quality)
 - f. soil rating based on soil quality and productivity (bonitet)
 - g. legal status of the land site, e.g. being in a long-term lease
 - h. land management by previous owner/lessee
 - i. state normative monetary land evaluation
 - j. pollution and physical condition (destruction processes, soil erosion, scouring, waterlogging, etc.)

- 4) Do you think it is necessary to develop a public service for monitoring and providing a wide range of information on the state of agricultural land?
 - a. Yes, I think there should be such a service in Ukraine.
 - b. Yes, I think such a service would be useful
 - c. There are already enough private sources to cover my needs



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d. I don't think there is a need for such a service at all in Ukraine

5) Would you contribute your data to such a public service?

- a. Yes
- b. No