



Management of rural land development.



Wallonie



Service public
de **Wallonie**

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DIRECTION GÉNÉRALE OPÉRATIONNELLE
DE L'AGRICULTURE, DES RESSOURCES NATURELLES ET DE L'ENVIRONNEMENT



UNDERSTAND BELGIUM

Belgium is a federal country with 3 regions, three communities and languages :

- The Flemish region, at the North
- Brussels Capital region
- The Walloon region, at the South

The Federal State retains important powers, in the area of foreign affairs, national defense, justice, finance, social security, important parts of national health and domestic affairs.

The region is in charge of the rest, e.g.

agriculture, land management, environment, water policy, energy policy, applied research, rural development and nature conservation, tourism, foreign trade, housing, supervising of municipalities, vocational training, employment policy, health policy, exports,...





Walloon region has a own government, parliament and public services.

I work for Department of Agriculture, Natural Resources and Environment.

I am active in Management of rural land development

In particular, I am in charge of the function of chairman of land consolidation committees and responsible of the bank of land.



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Missions of my public service:

- performs all the tasks entrusted to the Authority by the laws over land consolidation of rural properties (management of Committees, work control, exercise of pre-emptive right, management of property acquired, ...)
- monitors grants to municipalities for improvements in agricultural road;
- monitors grants to municipalities for work against erosion and flooding from agricultural origin
- establishment of a land policy



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A new **code of Agriculture** has been adopted recently by the Walloon Government.

This Act provides a definition of agriculture and defines its aims.

It brings together and updates in a single text all the old legal texts on agriculture

It contains a chapter dedicated to the management of agricultural and rural spaces.

Land consolidation Act has been rewritten.

Principles of creation a land bank has been defined.





The main function of the Walloon agriculture is the **food production** in response to the basic needs of citizens.

It integrates other functions :

- 1 Preservation and management of **natural resources , biodiversity and soils;**
- 2 socio-economic development ;
- 3 Preservation and management of land and landscapes.

In doing so, the Walloon agriculture contributes to the vitality of rural areas and balanced territorial development.

Plant production , raw materials and materials for non-food purposes is an additional function of the Walloon agriculture.

To preserve the diversity and multifunctionality of the agriculture and ensure its sustainable development , the Walloon Region encourages the maintenance of family farming , human scale , cost effective, source of jobs and progress towards ecologically intensive agriculture.



LAND CONSOLIDATION

Land consolidation tends to constitute :

- regular plots,
- as close as possible to the farm
- enjoying independent access,

taking care to preserve or improve the landscape value and environmental services.

The land consolidation aims the creation, management and removal of roads and tracks,

land improvement, such as works against erosion and flooding, supply of water and electricity works,

and planting works, site development and other rural development measures

including actions that develop biodiversity.





Situation of the land market in the Walloon Region

- 70% of the cultivated land is under agricultural leases
- the market value of land is very high : a hectare worth about 40,000 Euros, it means 5 times more than our French neighbors
- agricultural land has become a safe investment
- it has become a very difficult thing for farmers to have access to land and impossible if they have no farm origins
- 3 farms disappear every day in the Walloon Region
- the age pyramid is worrying : more than 60% of farmers are over 50 years

As you can notice, the future Walloon agriculture is worrying.





In order to reach the goals dedicated to agriculture, the administration can lead a land management policy.

Budgetary funds of 4.4 millions Euros for agricultural land policy in order to acquire lands

Origin of the properties of the land bank:

- Mobilization of public or private goods
- Property acquired by the right of preemption
- Lands of the Walloon Region
- Property offered by direct bid
- Unused property after expropriation
- Public land belonging to municipalities
- Management of private properties entrusted to Walloon region



Land Policy

The land bank will include:

- Access to land for young farmers
- Facilitate the resumption of agricultural activities
- Facilitate differentiated agriculture, short-circuits, local inking, rural labor,...
- Assistance in case of difficulties due to a resale by owner
- Fight against property speculation
- Exchanges for expropriation
- Exchanges under NATURA 2000 areas
- Creation of a land observatory so as to have a good knowledge of the market





New provisions

After advertising, selection of candidates by a committee selection.

Possibility of concluding annual contracts with environmental or cultural constraints that do not fall under the farm lease.

Resale at a fair price and not to the highest bidder if compliance with the objectives of agriculture.

Synergies with rural land development.





Much work remains to be perform :

- Inventory of public properties
- Determine actual tenant or occupant
- Imagine a website to compare supply and demand
- Preemption thanks to intelligent forms for notaries
- Define the procedures, criteria for selection, training Committees
- Communicate about the possibilities of the land bank
- Win the trust of owners and farmers





My expectations about this study tour in Scotland :

- Consider measures to facilitate access to land
- Understand how the tools are developed
- Gather information about the organization, budgets and personnel required by this policy
- In general, take advantage of your experience over rural development

Thank you for your attention

