THE LEASE, AN EXPLOSIVE DEVELOPMENT IN THE SYSTEM OF LAND EXPLOITATION

ARENDA, O DEZVOLTARE EXPLOZIVĂ ÎN SISTEMUL DE EXPLOATARE A PĂMÂNTULUI

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Abstract: *This paper emphasizes the development of the land exploitation through lease. This type of land exploitation is confirmed by the agriculture of all developed countries from West Europe as well as by the agriculture of some former communist countries. Lease and association, including land exploitation, are accentuated by the action of several social factors. Among these, probably the most important is the need for leisure time at the end of the week and yearly vacations, which lately is expressed more often by the new generations of agricultural workers. Facts confirm that lease combined with the forms of association in land exploitation is the real answer, for future, to the free time management of the population involved in agriculture.*

Keywords: *agricultural exploitations, lease, agricultural size, spatial increase through lease and association*

INTRODUCTION

It is known that agrarian modern structures assure the use of agricultural machines on large scale and the promoting of modern technologies for land cultivation. This hypothesis requires a fundamental confirmation from scientific point of view for theoreticians and for agricultural workers as well. The social factors should be taken into consideration in the same context, since they are more and more visible as regard to the forms of land exploitations. In this sense, permanent labor and especially of young generation in agricultural activities requires development and supporting new work ways. This may lead to an increase of the degree of freedom of agricultural workers as regard to the management of the free time.

MATERIAL AND METHOD

Webographic sources of information were consulted for this research (Agreste and Eurostat) as regard to the agrarian structures of several European countries, the juridical forms of land exploitation, as well as the agrarian structures expressed by agriculture size classes and economic size classes.

Table 1

Juridical forms of land exploitation in France

Form of land exploitation	Exploitations			
	2000		2007	
	Number	Hectares	Number	Hectares
Exploitation performed by the owner	329327	8711580	214789	5734715
Lease exploitation	324107	16539126	279977	19285444
Other forms of exploitation	25046	251361	15009	190109
Total forms of exploitation	678480	25502067	509775	25210268

Source: Agreste, 08-12-2009

Table 2

Agricultural structures by classes of agriculture size (2007)

Class	France		Czech Republic		Slovakia	
	Number	Hectares	Number	Hectares	Number	Hectares
0~2	63870	62180	12550	10200	49700	27610
2~5	61180	202180	6380	19260	8000	23920
5~10	48460	344440	4500	31290	2920	20080
10~20	52180	747580	4030	56390	1660	22900
20-30	36860	909030	2130	51500	680	16470
30-50	62360	2466130	2330	89460	670	25840
50-100	106650	7682140	2310	161150	740	52110
More than 100	90410	15063250	4260	3098830	2160	1747680
TOTAL	521970	27476930	38490	3518080	66530	1936610

Source: Eurostat, Date of extraction: Wed, 9 Dec 09 12:38:19

RESULT AND DISCUSSIONS

Primary data analysis was conducted mainly to determine the average values and relative structure indicators.

The database reflects the economic dimension of agricultural exploitations by juridical forms of land exploitation and by size classes. Moreover, starting from these informational sources, the average percentage of areas exploited through lease and their status in other countries may be determined.

Table 3

Status and evolution of the number of exploitations in France

Form of land exploitation	Exploitations			
	2000		2007	
	Number	%	Number	%
Exploitation performed by the owner	329327	48.54	214789	42.13
Lease exploitation	324107	**47.77**	279977	**54.92**
Other forms of exploitation	25046	3.69	15009	2.94
Total forms of exploitation	678480	100.00	509775	100.00

Source: own results

Table 4

Status and evolution of cultivated exploitations in France

Form of land exploitation	Utilized agricultural surface			
	2000		2007	
	Ha	%	Ha	%
Exploitation performed by the owner	8711580	34.16	5734715	22.75
Lease exploitation	16539126	**64.85**	19285444	**76.50**
Other forms of exploitation	251361	0.99	190109	0.75
Total forms of exploitation	25502067	100.00	25210268	100.00

Source: own results

Table 5

Average size of agricultural exploitation in France

Form of land exploitation	2000			2007		
	No.	Ha	Avg.	No.	Ha	Avg.
Exploitation performed by the owner	329327	8711580	26.45	214789	5734715	26.70
Lease exploitation	324107	16539126	**51.03**	279977	19285444	**68.88**
Other forms of exploitation	25046	251361	10.04	15009	190109	12.67
Total forms of exploitation	678480	25502067	37.59	509775	25210268	49.45

Source: own results

Table 6

Particularities of agrarian structures in France

Size class Ha	Exploitations			
	Number	Average areas	%	Average area
0~2	63870	62180	0.23	0.97
2~5	61180	202180	0.74	3.30
5~10	48460	344440	1.25	7.11
10~20	52180	747580	2.72	14.33
20-30	36860	909030	3.31	24.66
30-50	62360	2466130	8.98	39.55
50-100	106650	7682140	**27.96**	**72.03**
More than 100	90410	15063250	**54.82**	**166.61**
TOTAL	521970	27476930	100.00	52.64

Source: own results

Table 7

Particularities of agrarian structures in Czech Republic

Size class Ha	Exploitations			
	Number	Average areas	%	Average areas
0~2	12550	10200	0.29	0.81
2~5	6380	19260	0.55	3.02
5~10	4500	31290	0.89	6.95
10~20	4030	56390	1.60	13.99
20-30	2130	51500	1.46	24.18
30-50	2330	89460	2.54	38.39
50-100	2310	161150	4.58	69.76
More than 100	4260	3098830	**88.08**	**727.42**
TOTAL	38490	3518080	100.00	91.40

Source: own results

Table 8

Particularities of agrarian structures in Slovakia

Size class Ha	Exploitations			
	Number	Average areas	%	Average areas
0~2	49700	27610	1.43	0.56
2~5	8000	23920	1.24	2.99
5~10	2920	20080	1.04	6.88
10~20	1660	22900	1.18	13.80
20-30	680	16470	0.85	24.22
30-50	670	25840	1.33	38.57
50-100	740	52110	2.69	70.42
More than 100	2160	1747680	**90.24**	**809.11**
TOTAL	66530	1936610	100.00	29.11

Source: own results

The analysis indicates that there is a clear and accentuated tendency of developing the system of land exploitation through lease. The case of France is a typical one, more than 76% of agricultural area being exploited through lease. This fact is confirmed as well by the large size exploitations, more than 82% being the result of lease. On the other hand, the case of former communist countries that have conserved the organizational structures in the communist period is eloquent. This is the case of Czech Republic and Slovakia. The percentage of large size exploitations resulted mainly through lease is 88% for Czech Republic and 90% for Slovakia.

The tendency of developing the system of land exploitation through lease is based on more grounds depending on the characteristics of each country. However the social factor should be mentioned as the most critical one, referring to management of the free time of agricultural workers.

CONCLUSIONS

The modernization of agrarian structures is a crucial premise for assuring economic efficiencies in agriculture. The fact is confirmed by the results obtained in the West European developed countries.

Spatial development is definitely related to the promotion of different juridical methods of land exploitation, among which the lease is

the most important. Typical cases are those of France and Belgium, however there are more cases.

A special case is that of Czech Republic, which maintained its agrarian structures during the communist period. Today, on new juridical grounds, it has the largest average size of agricultural exploitation in the European Union. This was mainly obtained through a lease system for small proprieties. A similar case is that of Slovakia with large proprieties, of which more than 90% are exploited through lease.

It is important to bring in the attention of the reader the paradox situation of Romania, which even if it has the smallest average size of agricultural exploitation, it concentrates 45% of agricultural areas in exploitations of large sizes with remarkable efficiency potential. Data infirm this reality, that is so important for other countries. The researcher is forced to notice that in Romania, the agriculture has a erroneous start in the period 1990-1991 and that there is no manner of correction, at least on a short predicted period of time.

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