PROPERTY, EXPLOITATION AND AGRICULTURAL FARM

PROPRIETATE, EXPLOATATIE SI FERMA AGRICOLA

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Abstract: *The work presents the relation between property, operating an agricultural farm, through common elements light but also main differences. Are presented the characteristics of every type of exploitation that exist in our country, specific features that we don't meet in other European countries*

Key words: *property, exploitation, farm, farmer*

INTRODUCTION

Private property from agriculture has become the predominant form after 1989. In present under statistic aspect it is spoken of the existence of a number of 5 – 5,2 millions of properties.

Main characteristics of property in agriculture can be considered the following:

- very high share of low and middle size properties
- high disunity (parceling) fact that is in contradiction to a modern and efficient agriculture;
- low scale of owners that works their land alone;
- low level of technical endowment
- the surface unit yield on animal much inferior to the one obtained in modern exploitations, etc.

MATERIAL AND METHOD. RESULTS AND DISCUSSIONS

The exploitation is the main form of existence of agricultural property, being the economic unit of agricultural production that has an

activity under a current management, unique, and includes the field used surfaces, the effective of animals, etc. Used in order to obtain an agricultural production.

From legal point of view agricultural exploitation can be:

- Individual
- Legal person

Table 1

Agricultural exploitation from Romania

Years	2002	2005	2007	2007/2002(+,-)
Total of exploitations	4.484.893	4.256.152	3.931350	-571.242
From which individual:	4.462.221	4.237.889	3.913.651	- 548.570
With legal personality	22.672	18.263	17.699	-4.973
Medium size of an agricultural exploitation.	3,24	3,37	3,57	+ 0,33

Source: INS-Statistic Directory of Romania 2003,2006,2009- own calculations

During 5 years were registered the following important changes:

- number of exploitations has decreased with 571.242 from which individuals with 548.570 and with legal personality with 4.973
- main causes of this process were: the alienation of land through sale, especially in the case of individual exploitation, merging of some properties (especially ones with legal personality), etc.

With all the important decrease of the number of exploitation, the medium size of these has grown in the analyzed only with 0,33 ha determining a very high scale of ragging and reduced economic efficiency.

Under the aspect of economic effects and social agricultural individual exploitations are grouped in three big categories:

- **of subsistence –** in present in our country they have the following features:
  - they have low or very low size;
  - the obtained results are destined in mostly overwhelming for own consumption and in very low scale for market consumption
  - usually they sell on the market mostly 15% from production;

- they have a low technical level of endowment and not in all cases they work the land on their own;

- they obtain inferior yield and low incomes that puts them at the limit of poverty or even under this level.

They represent the present the most important part of agricultural exploitations in our country.

- **of semi-subsistence** – have as characteristics:

- they generally assure their own needs but they participate to market sales until 30% from total value of obtained production;
- they use in many cases their own technical, by exploiting by themselves the available Land Fund;
- They use field in lease;
- They generally obtain bigger yields than the one from first category;
- They have qualified work labor or half qualified after they graduated some courses organized for this purpose;
- They benefit of subsidies run through APIA or Structural Funds and recourse of some banking loans;
- A part of them tend to became commercial exploitations;

- commercial exploitation type:

- They usually have bigger dimension (in the case of bigger culture they own until 50 ha or even more)
- They can have the form of family associations;
- The benefit from subventions
- They go for banking loans;
- They tend to have advanced technical means
- They realize incomes that that are beyond internal needs of the family;
- They can have investment and their owners tend to form middle class from rural side.

A bigger number of these exploitations is transformed in farms of **commercial type farms** that are superior form of agricultural exploitation of commercial type; they are in course of building in Romanian agriculture unlike advanced countries, members of E.U., where they represent the main form of existence of agricultural exploitations.

Main features of this type of agricultural exploitation are:

- the headquarter and activity take place outside rural locality;
- they use their own land and in lease;
- they have big and very big dimensions (usually over 100 ha)
- they have modern systems of livestock
- they have a high level of usage of the potential that they have and they obtain vegetal and animal production at a high level of efficiency;
- the director of the exploitation has accredited qualification;
- they benefit of subventions and access to structural funds;
- they use in some cases employment depending on their size;
- they have own technical features but they also use services provided v\by third parties;
- usually they are specialized;
- production is destined almost totally to the market or used in own productive purposes;
- they have as purpose the gain of profit, beyond the assuring of subsistence;

Agricultural societies with legal personality are exploitations of bigger dimensions and very big and can belong to private property or to one private cooperative (associative), being another category of agricultural exploitation.

Generally this type of exploitation have the following characteristic:

- the use of own land but also in lease in surfaces that can overcome sometimes thousand of ha;
- in our country they belong mainly to foreign investors but in some areas also to the locals;
- are present in plain and hilly areas;
- are organized on farms or on agribusiness complex;
- they have activities of processing and even distribution on obtained product market;
- they have their own section, based on advanced technique;
- use employment;
- the turnover is big and profit is high-this being the main purpose of the entire activity;
- an important part of production is valued through intermediate

- they benefit of subvention, structural funds and banking loans;
- they have investment capacity but not big enough to cope the competition on Romanian market and one from EU in relation with units of the same type from neighbor countries which are members of EU or from other advanced countries (Hungary, Poland, Denmark, Holland, France, Italy, etc.)

An analysis on the base of statistic dates use confirm the points of view sustained above, like:

- In 2005 on the base of Structural Investigation from Agriculture, 88,2% from agricultural exploitations without legal personality from Romania, had a surface up to 5 ha, 11,1% between 5-20 ha and only 0,7% between 20-50 ha;
- In 2007 appeared in the Evidence of Farmer Register around 29% from the total of exploitations existing in our country.

In territorial profile, in the case of Arad and Timis country the situation is closed or identical.

So in Arad country, in 2005, 87% from individual exploitations (without legal personality) had a surface until 5 ha, 11,6% between 5-20 ha and only 0,7% between 20-50 ha. Also in 2010 only 28% from total of the existent exploitations in Arad country figured in Farmer Register.

In Timis country in 2005, 78,8% from exploitations had dimensions until 5 ha, 19% between 5-20 ha and 1,5% between 20-50 ha.

In 2008 the exploitations from Farmers Register evidence were only 24,4% from total units of this kind existing in Timis country.

The conclusion that comes from this shows us that in fact only these registered exploitations work alone their land doing a permanent production activity, because only these benefit of subvention given by APIA.

CONCLUSIONS

Present dates along this work help us detach the following conclusions:

- The actual structure of Romania exploitations goes through a relatively slow process of concentration and modernization, that still situates far from the situation of UE with modern and advanced agriculture;

- Exploitations of subsistence and ones of semi – subsistence still have a very high share and on their present situation and through their activity represents a brake in the way of agricultural modernization ;
- The support given through subvention, access to banking loans represents insufficient levers in relation with real needs of agricultural producers;
- Commercial type exploitations hardly cope with products competition from other countries members of EU sold on Romanian market, and their access on EU market shows competition capacity reduced of local exploitations mainly due to the low level of work productivity, of production costs and economical efficiency generally;
- This truth is confirmed by the fact that that in present the highest share of food products consumed by Romanian population, come in big part not from own production but from import.

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