

Original Article

Considerations upon the Land Leasing in Rural Areas of Romania. A Case Study - Commune Valcău de Jos. Note II: The Perception Concerning Land Leasing

OROIAN Camelia¹, Larisa BLAGA¹, Antonia ODAGIU^{2*}, Bianca BORDEANU²

Faculty of Horticulture, University of Agricultural Sciences and Veterinary Medicine Cluj-Napoca, 3-5, Calea Mănăştur, 400372 Cluj-Napoca, Romania

Faculty of Agriculture, University of Agricultural Sciences and Veterinary Medicine Cluj-Napoca, 3-5, Calea Mănăştur, 400372 Cluj-Napoca, Romania

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Abstract

It is well known that leasing can be perceived as a particularly powerful asset through which it is possible to transform producer workers into co-owners of the means of production. The research was carried out in Valcău de Jos Commune, Sălaj County. The data concerning the target group opinion on the issues connected to our research were obtained using the questionnaire methodology. There have been collected data from 100 respondents. The data were processed with program IBM SPSS Statistics. A percentage of 67% of the target group owns the field for leasing, while 33% does not. In the mean time, 47% of respondents did not leaed field, while 2% leased over 1 hectare. The leased field is paid by cash by major respondents, 54% respectively.

Keywords: *statistics, payment, perception, valuation.*

1. Introduction

Under current market relations conditions, it is necessary that one to familiarize itself with the context of the free economy. In this case, the instrument that allowed and allows the inclusion of state wealth in the production of the dynamic-market market is considered to be the lease [1, 7].

The leasing can be perceived as a particularly powerful asset through which it is possible to transform producer workers into co-owners of the means of production, thus suddenly changing the whole situation in our society.

As an economic category, lease takes the form of a system of production relations, endowed with the ability to defeat the bureaucracy of state property, to connect the producer of the means of production in practice [3, 6].

The basis of the lease regulation, taken as an economic category, is its legal significance, which implies the temporal use of wealth on contractual basis. Unlike other variants of the land market, land lease on agricultural land does not require a change of ownership, thus constituting the most active use of land resources. Not being sure of the objectivity of land valuation, having no other source of income, the peasant is not easily deciding to sell the land. Here rent appears as one of the best solutions [1, 5].

Land rent is one of the real possibilities for farmers in farming to enlarge their land areas. This system contributes to the pooling of agricultural areas

* Corresponding author.
Tel: +40-262-59638
4Fax: +40-264-593792
e-mail: antonia.odagiu@usamvcluj.ro

and the permanent owner with a supplementary source of income for a certain period of time. In countries with a land market developed lease relations are widespread [2, 6].

Our study aims to emphasize the perceptions of the inhabitants of the Valcău de Jos Commune,

Sălaj County, concerning the land leasing.

2. Material and Method

In order to collect the information, the questionnaire was used, because it is a suitable tool.

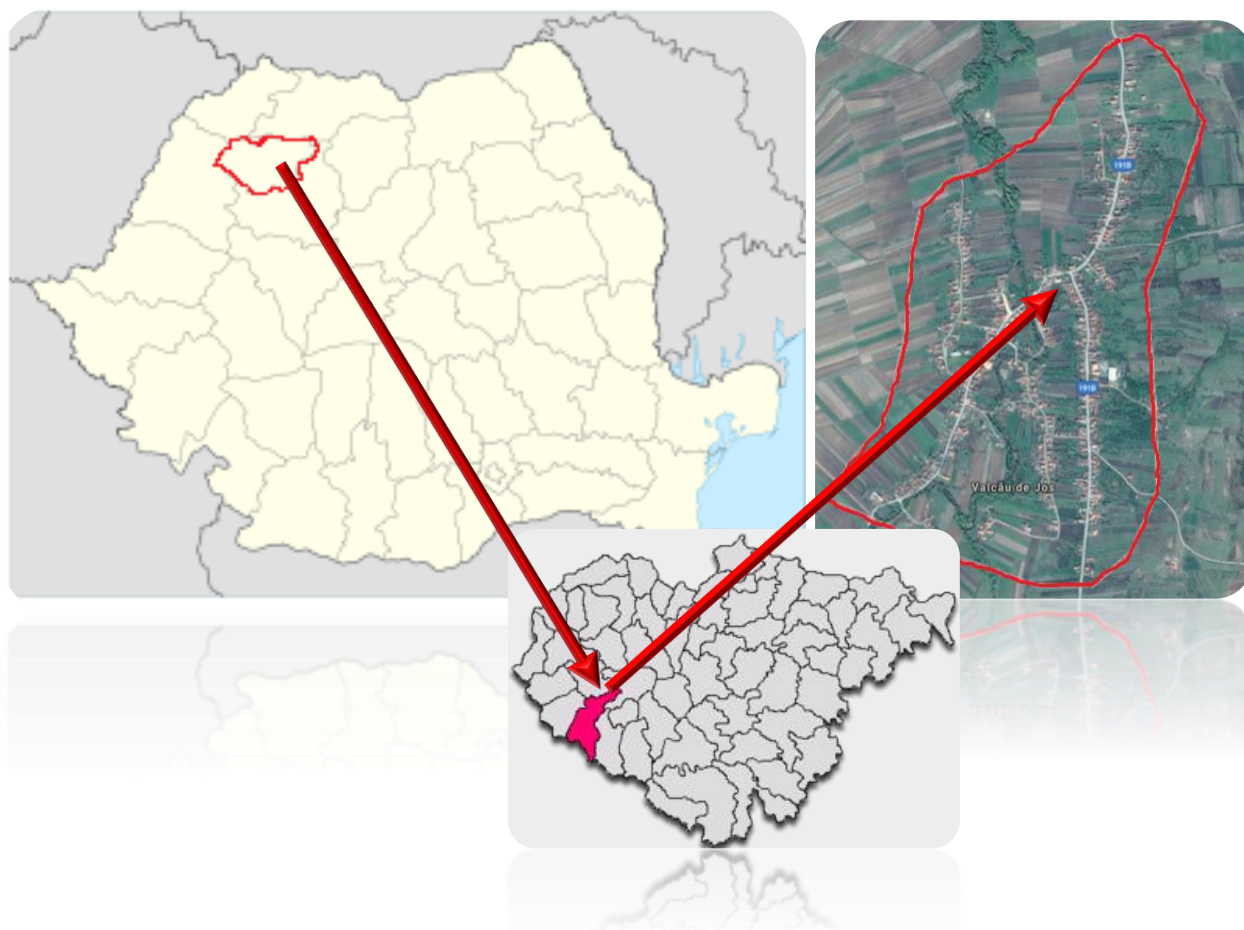


Figure 1. The location of the Valcău de Jos Commune [9]

for the type of research of the proposed theme, consisting of 14 questions (Fig.1).

The Valcău de Jos commune belongs administratively to Sălaj County and is located in the S-V part of the county at a distance of 50 km from the city of Zalău and 20 km from Șimleul Silvaniei [8].

Large areas of arable land, forest, hay fields and pastures have provided the inhabitants with the opportunity to cultivate plants, raise livestock and harvest animal and forest products (wood, forests, mushrooms).

According to the main categories of use, the surface area of the commune's 6,323 ha (of which the agricultural area is 4,114 ha) is structured as follows:

Table 1. The distribution of the land fund of the Valcău de Jos Commune by use categories [8]

Category	Area (ha)
Agricolă	4114
Arabil	1773
Pășune	1912
Fânețe	162
Pădure	1736
Livezi	260
Vii	7
Terenuri neagricole	2209
Căi de comunicații și căi ferate	112
Ocupata cu ape, bălți	30
Curți, construcții	131
Terenuri degradate și neproductive	200

The data concerning the tarket group opinion on the issues connected to our research were obtained using the questionnaire methodology [5]. There have been collected data from 100 respondents. The data were processed with program IBM SPSS Statistics V.22.0 [4].

3. Results and Discussions

In analyzing the respondents' perception of land leases, variables were taken into account as regards the knowledge of the term "land leasing" if

the respondents own or not land they leased or land they took in lease, the opinion of the subjects regarding the criteria for selecting a land they take, the ways of paying land, and last but not least, the opinion on the influence of land leasing on the development of agricultural associations/cooperatives.

When asked about knowing the lease term the respondents responded 100% affirmatively. In terms of land tenure, only 33% of respondents own land they leased, while more than half of the respondents (67%) do not own land they have leased (Fig. 2).

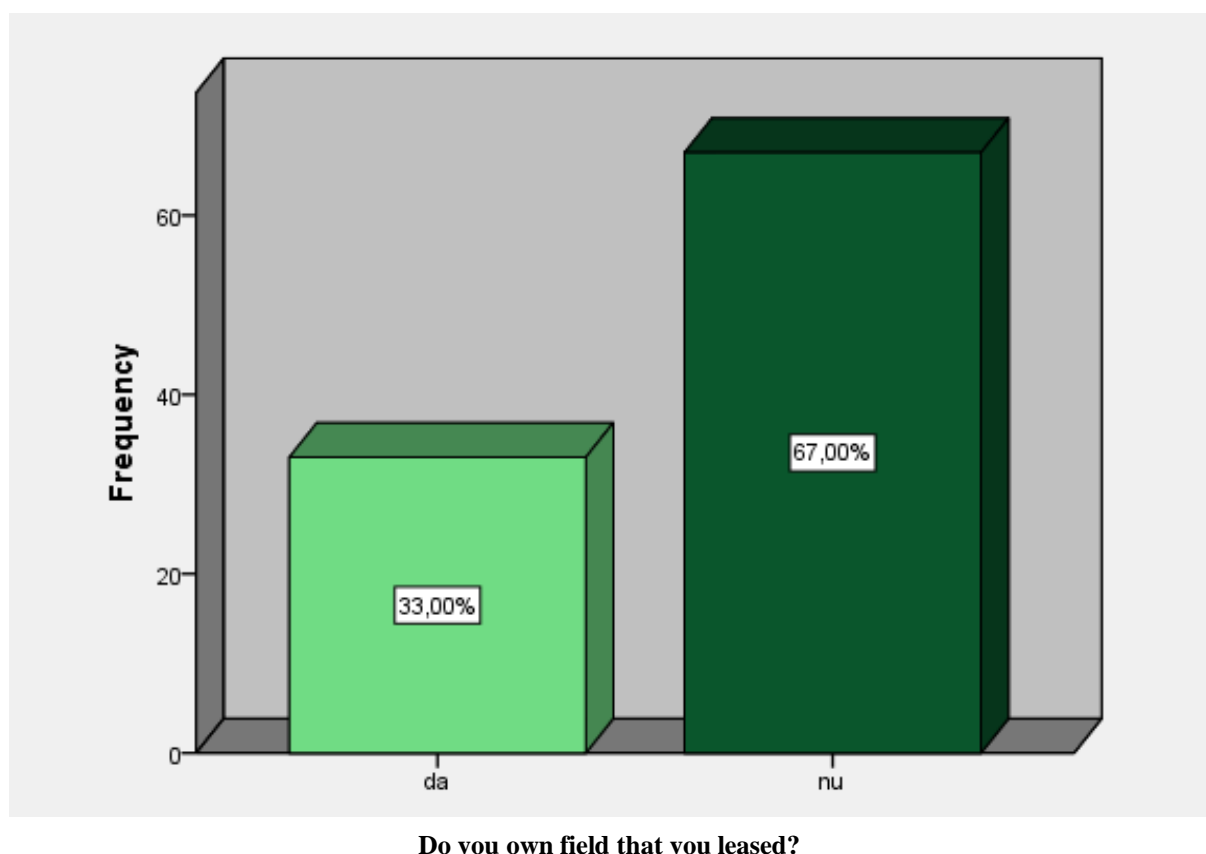


Figure 2. The percent of land leasing reported by respondents

In terms of land leased, the situation is more balanced. Thus, 47% of respondents claim they have not leased land, while 53% of respondents took up land. Of these, most (42%) leased small land plots (within the interval 1-5 ha), while only 2% of the respondents leased over 15 ha. Lands with land between 5-10 hectares were leased in the proportion of 9% of the respondents (Fig. 3).

More than half of respondents (54%) consider that money is the way to pay for land leased, while about 26% of respondents choose products as a means of payment. Only 12% of respondents

consider that both options are a viable option for payment. 7% of respondents do not accept as a way to pay for the leased land neither the money nor the pods, considering that there should be other options, while only 1% of respondents see as a viable payment method for land leased any of the above: money, products or other (Fig. 4). Regarding the respondents' perception of the possibility of land leasing in favor of the development of agricultural cooperatives and/or associations, respondents were given the opportunity to motivate their answer if their answer was affirmative. The majority, in a proportion of

61%, answered this question negatively, while only 39% of the respondents believed that land lease may influence the development of cooperatives and/or agricultural associations. Of these, 27% did not want to motivate their response. 2% of respondents agreed that the development of associations and cooperatives could be influenced by land leasing as

more work can be done together, while 10% had individual motivations to work and abandoned land, diversification of products, increase in production, increase in export, reduction of land abandonment, reduction of transshipment costs, obtaining healthier products, people's preoccupation with working the earth, etc.

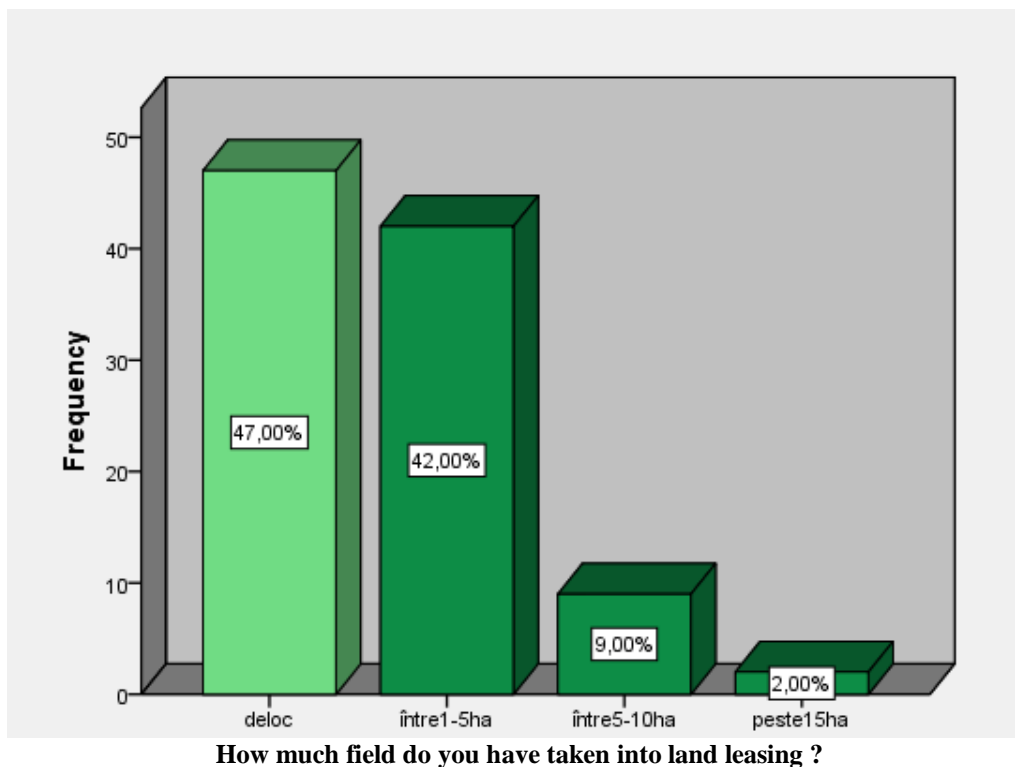


Figure 3. The percent of land taking in leasing reported by respondents

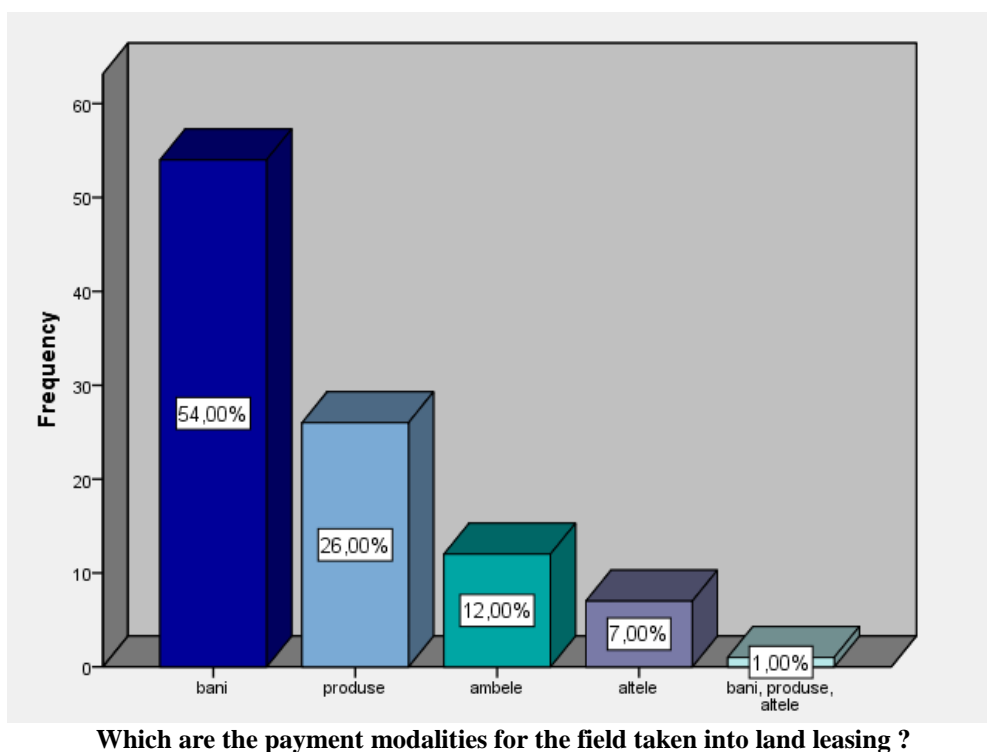


Figure 4. The payment ways of land leasing areas

The relationship between the farm area and land lease field

The hypothesis 0 is delivered: *There is no association between the farm area and land lease field*

Chi-Square Tests			
Issue	Value	Df	Asymp. Sig. (2-sided)
Pearson Chi-Square	126,477 ^a	12	,000
Likelihood Ratio	41,780	12	,000
Linear-by-Linear Association	3,163	1	,075
N of Valid Cases	100		

a. 15 cells (75.0%) have expected count less than 5. The minimum expected count is .02.

The value of the statistical test is 126,477. Since the value of p ($p < 0.001$) is less than the significance level chosen $\alpha = 0.05$, we reject the null

hypothesis, and we can conclude that there is an association between the farm's surface and the land leased (Fig. 5).

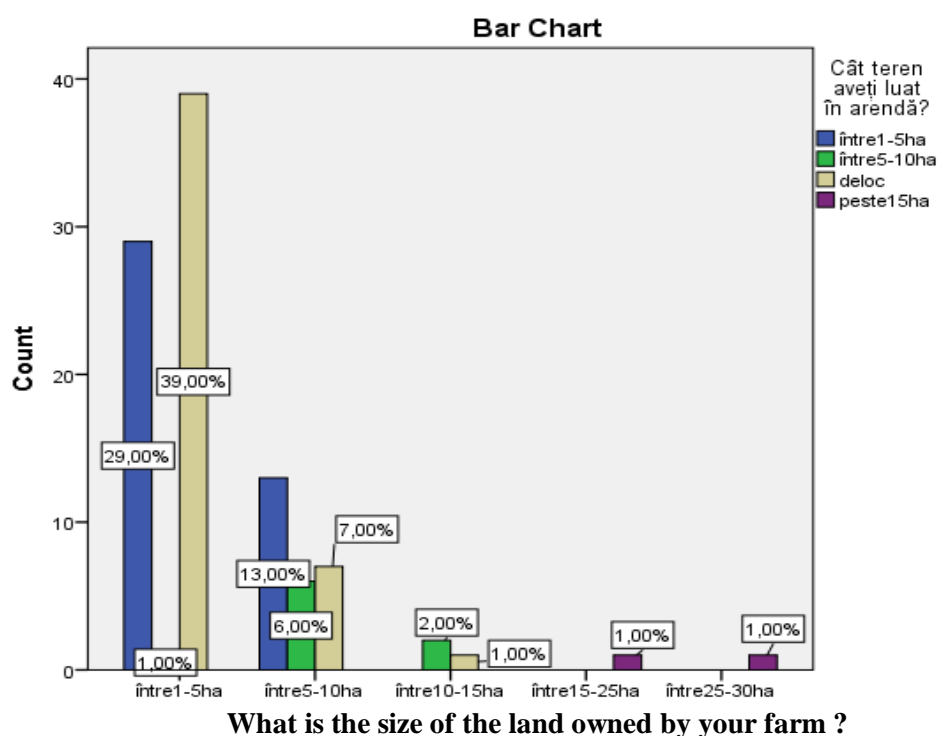


Figure 5. The graphic representation of the association between the land lease area and farm area in ownership of the respondents, according to hi-square test

The relationship between the farm area and respondents have field that they leased

The hypothesis 0 is delivered: *There is no association between the farm area and the fact that respondents have field that they leased*

Chi-Square Tests			
Issue	Value	Df	Asymp. Sig. (2-sided)
Pearson Chi-Square	6,427 ^a	4	,169
Likelihood Ratio	7,502	4	,112
Linear-by-Linear Association	4,422	1	,035
N of Valid Cases	100		

a. 6 cells (60.0%) have expected count less than 5. The minimum expected count is .33.

The statistical test value is 6,427. Since the value of p ($p = 0.169$) is greater than the significance level chosen $\alpha = 0.05$, we do not reject the null hypothesis, and we can conclude that there is insufficient evidence to suggest an association between the farm surface and whether or not the respondents land for rent.

4. Conclusions

By carrying out the study on land leasing in Valcău de Jos commune, a series of conclusions can be drawn. A percentage of 67% of the target group owns the field for leasing, while 33% does not. In the mean time, 47% of respondents did not leaed field, while 2% leased over 1 hectare. The leased field is paid by cash by major respondents, 54% respectively.

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