

**Capacity Development for Evidence-Based Land &
Agricultural Policy Making in Ukraine**

Land Monitoring System in Ukraine. 2014-2015

Statistical Yearbook

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Executive summary

Yearbook “Land Governance Monitoring in Ukraine: 2014-2015” is the first Ukrainian reference book containing information on all key indicators on the state of land governance in Ukraine, accumulated by the central authorities. The information is disaggregated by rayons (districts), cities and oblasts (regions).

The product was created by the Project “Capacity Development for Evidence-Based Land and Agricultural Policy Making”, implemented with the support from the World Bank, in cooperation with the Ministry of Agrarian Policy and Food of Ukraine, State Service of Ukraine for Geodesy, Cartography and Cadastre (State GeoCadastre) and other central authorities.

The need for such an integrated product as the Land Governance Monitoring System is established by the fact that Ukraine has had no information system to date to consolidate all data on land governance coming from local governments to various authorities. Therefore, central authorities could not have a generalized picture of land governance development by the whole set of characteristics – both at rayon and oblast levels and the state level on the whole. As a result, such information is also unavailable in open access.

The Unified system combines land governance data, submitted to various authorities, and provides factual basis for analysis of situation, identifying trends and problematic areas, and for forecasting and modeling. Such information establishes a base for the development of state policy on land governance grounded on hard evidence. Besides, overall availability of the data improves the transparency of land governance.

The Land Governance Monitoring is a system of collecting, processing and publishing data and indicators on the state of land governance in Ukraine. The Monitoring is implemented at rayon (district), city and oblast (region) levels, and for cities of Kyiv and Sevastopol. These indicators relate to the basic characteristics of land resources and land governance, namely the completeness of the State Land Cadastre and State Registry of Property Rights for Real Estate; the number and characteristics of land transactions; land tax; land-related conflicts in court; privatization and expropriation of land; and equality of rights among different categories of landowners and land users.

The Monitoring System enables analysis of the current state of land governance using over **140 indicators**. The set of indicators corresponds to the practices of other countries and the World Bank recommendations for Ukraine (LGAF, 2013). It also includes indicators on land reform in Ukraine. The Yearbook presents analytic results in the form of 46 figures, 54 maps, 44 annotated tables, 10 appendices, general conclusions and conclusions for each of the 8 sections. The establishment of the Monitoring System complies with FAO Voluntary Guidelines on the Responsible Governance of Tenure.

The goal of pilot implementation of the Monitoring System in 2015 was to explore possibilities for an automated Monitoring information system to aggregate regular and reliable data submitted by local governments to various authorities on actual state of Ukraine’s land governance. The absence of a generalized data picture (neither conceptually, nor in public access) is one of the reasons why Ukrainian economy fails to utilize land resources to the full extent. It also gives grounds for political speculations on the necessity, state and directions of reform and conceals errors or corruption at the local level. As noted in the World Bank’s reports, better land and agricultural policies can increase agricultural productivity by 30% and add about 12.5% to GDP in the nearest 10 years together with a considerable wage growth for poor rural households.

Pilot implementation of the Land Governance Monitoring in April-December of 2015 aimed to audit all existing sources of information, the degree of administrative data uniformity, the completeness and regularity of submitted data, and to develop methodology and test the coordination of authorities in this process.

Administrative data for pilot implementation was provided by six authorities:

- State Statistics Service of Ukraine;
- State Service of Ukraine for Geodesy, Cartography and Cadastre;
- State Court Administration of Ukraine;
- State Fiscal Service of Ukraine;
- State Agency of Ukraine for Water Resources;
- Ministry of Justice of Ukraine (SC “National Information Systems”).

The Cross-Agency Working Group for Land Governance Monitoring was established by the Ministry of Agrarian Policy and Food of Ukraine and involved representatives from the above-mentioned authorities. The Working Group was involved with the development of monitoring indicators, data provision during pilot implementation, and interpretation of the results.

Yearbook Structure. The Yearbook consists of 2 parts. Part I – The Monitoring Results – offers reference material on major characteristics of land resources and land governance. Part II is an electronic database that contains Monitoring indicators at rayon and city levels. Both parts are published on the Project web-site www.land.kse.org.ua, and later they will be transferred to a standing alone web-site for Land Governance Monitoring System in Ukraine. All the data is publicly available in the format suitable for further analysis and will be updated regularly.

Results of the Land Governance Monitoring for 2014-2015 indicate that:

- Establishing a 7-year minimum term for agricultural land parcel lease and the land tax increase coincide with a significant drop in the number of registered rental agreements. This fall occurs despite the fact that notaries have obtained the right to register rental agreements;
- As of December 1, 2015, a total of 16,661,051 land parcels were registered for the total area of 41,812,127.76 hectares which represent 69% of Ukrainian territory. Yet, only 22.6% of the state-owned land is registered in the State Land Cadastre;
- Development of the agricultural and non-agricultural land market is impeded by the poorly developed mortgage lending. 1,899 land parcels for the total area of 6215.76 hectares (0.02% of the privately owned land) were sold since 2013. During this period, 91 mortgage loans were issued for 52.9 hectares in total. This indicates that mortgage lending in Ukraine does not practically exist. In contrast, bank loans are the main source of purchase/sale financing in other developed real estate markets. Studying and overcoming barriers of the mortgage use deserve top-priority attention of Ukrainian government when developing and implementing land reform;
- As of July 1, 2015, Ukraine had 4,671.5 thousand rental agreements for privately owned agricultural land (shares) for the total area of 16,597.0 thousand hectares (50% of privately owned land). The average rent payment was 786 UAH/ha per year. Also, 56,053 state-owned land rental agreements were concluded with an average rent payment of 1351.60 UAH/ha per year – with significant differences among oblasts (regions);
- In 2013-2015, the lease rights were registered for 832,551 land parcels for the total of 3,513,015.64 hectares (about 16% of all the rented land);
- The total number of land tax payers in January-September of 2015 equal to 7,337,191 persons, 98% of whom are physical persons. This number makes 46% of all the landowners registered in the State Land Cadastre and only 31% of private landowners, reported in Form 2-zem;
- The statistics of land distribution among public, private, and municipal ownership, as reflected in current statistical forms, does not match the actual distribution;
- The Monitoring results reveal a significant variation in the characteristics of land resources and land governance state at the local level. Therefore, land reform must take into account these features and capacity to implement reforms at the local level.

Problems identified during the pilot implementation. The piloting revealed three main problems. Their settlement is a pre-condition for full establishment of the Monitoring. First of all, information is submitted with a delay and in non-unified format. Besides, in some cases the data important for policy decisions is not recorded and/or not provided in the form of regular reports (e.g. number and characteristics of land parcels expropriated for public use; the area of land parcels on which tax was paid, etc.).

Perspective. The Yearbook preparation process confirms the need and possibility to establish permanent automated Land Governance Monitoring in Ukraine. The pilot implementation has demonstrated the need for the following steps: development of relevant policy acts and automated reporting systems, publication of results in open access and their regular update.

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Introduction

On January 12, 2015, the President of Ukraine approved the “Ukraine-2020” Strategy for Sustainable Development (hereinafter – Strategy-2020). Among other priorities, it announces land reform. The strategy is closely linked to the Coalition Agreement of 2014. As a further step in elaborating Strategy-2020, the Ministry of Agrarian Policy and Food of Ukraine (MoA), jointly with the stockholders, experts and international donors, has developed an Integrated Comprehensive Strategy for Developing Agriculture and Rural Areas in Ukraine in 2015-2020, which includes land reform as a priority direction. The creation of land relations monitoring and land market analysis is included in the latter Strategy as a measure to enhance the transparency of land resources governance. This tool will also enable monitoring of the land reform implementation and ensure improved quality of decision-making in the area.

The Project “Capacity Development for Evidence-Based Land and Agricultural Policy Making” has undertaken the leading role in the developing and piloting of the Monitoring. In April-November 2015, jointly with the Ministry of Agrarian Policy, the Project drafted the Monitoring concept, created a Working Group to involve representatives from nine central authority bodies, collected and processed the first data selection on the current state of land relations in Ukraine, and developed recommendations to create the Monitoring and strategically plan dissemination of its results.

Key Content Elements

The Monitoring covers a set of indicators on major characteristics of land resources and land relations at the local level.

The monitoring and statistical annual report on land relations in Ukraine includes the following groups of indicators:

A. State of Land Reforms

These indicators allow for tracking the major changes in land market, caused by the land reform activities in Ukraine. Section A of this Report contains the information on these indicators. It is proposed to update most of these indicators quarterly. It is expected that the central executive authorities, responsible for the land reforms implementation, will periodically examine the status of the reforms implementation and administer relevant corrective measures at regulatory and administrative levels.

B. Completeness of the official registration (proportion of registered and mapped land parcels in communal, private, and state ownership, as well as of related rights).

The proportion of formally registered land (having inventory numbers) is an indicator of the security of rights and a factor influencing market activity and land productivity increase. Section B contains the information on these indicators. It is proposed to update these indexes quarterly. At present, the State Land Cadastre contains information for about 66.7% of Ukraine’s land. However, the percentage of registered State-owned land is much lower. At the same time, only 5.8% of land is assigned with property rights registered in the State Registry of Rights to Immovable Property, which requires actions for completion the Registry and improvement of protection level of land ownership rights. The results show that for most owners, whose parcels are registered in the Cadastre, individual tax numbers are available. This information allows for automatic linking of the Cadastre and Fiscal Services databases so as to introduce an automated system for establishing tax liabilities of landowners. The latter step, in turn, will stimulate productive usage of land resources and the development of local communities.

C. The number (and prices) of land parcel transactions of different types.

The information on transactions indicates how the market reacts to micro- and macroeconomic factors, government programs, etc. These indicators also reveal the market capacity and flexibility, and they are most sensitive to changes. The information on these indicators is given in Section C. It is proposed to update these indicators on a quarterly basis and the information on prices and market capacity on a monthly basis. In addition, each update of the indicators will require an analysis to detect deviations from the national and regional trends and develop procedures of administrative response to such deviations.

The analysis of the indicators in this group reveals that insufficient land market development is caused by not only the moratorium on farmland sales, but, above all, by the low development of mortgage lending (for non-farmland land). In most countries, mortgages are the main source of funding transactions in property markets. Therefore, overcoming barriers in mortgage crediting is an essential direction of developing land market in Ukraine. The high portion of lease relations indirectly confirms this conclusion.

D. Land Tax Revenue.

Taxes on land and other real estate objects, as well as related fees are among the few sources of revenue available to local governments. The information on these indicators is provided in Section D. It is proposed to update the indicators in this group on a semi-annual basis. For this purpose, creating a system of automated reporting is needed to provide information on the amount of declared land, the number of taxpayers and the amount of tax revenue from farmland and non-farmland. In order to develop an automated tax billing system, it is necessary to integrate the Cadastre system and Fiscal Services or ensure they exchange data regularly. The declaration filling form should require mandatory identifying the cadastral number of a land parcel being declared. Creating a unified database of tax rates and benefits, established by local authorities for land tax, will also be an important step forward. Introducing of mass valuation system for land parcels with annual updates can be another step in developing the tax system. Combined with an automated billing system for income land tax payment, such valuation can significantly enhance the tax base, the equality of owners regarding their tax liabilities, as well as increase budget revenues. The results of an econometric analysis confirm a significant positive impact of completeness of Cadastral records on tax revenues.

E. Cases of Expropriation and Privatization.

Privatization and expropriation can play both positive and negative role in stimulating economic development. The information on these indicators is provided in Section E. It is proposed to update this group of indicators annually. The information on claiming land for public needs (expropriation) is currently unavailable, whereas this indicator requires further development and examination. The analysis results reveal that Kherson, Kyiv and Kharkiv oblasts (regions) have the lowest percentage of the land, whose owners have claimed their right to free privatization.

F. The Number of Land-Related Conflicts in Courts.

Many cases in court point to either drawbacks in regulatory and legal environment, or an under-developed conflict resolution system. The information on these indicators is provided in Section F. It is proposed to update these indicators annually. It is proposed for the State Court Administration of Ukraine to consider introducing more detailed reporting on the types of conflicts in courts concerning land relations (for instance, disputes on land delimitation, valuation, or designated use. It is also proposed to include the cadastre number of the land parcel, being subject of disputes, as well as consider automated information exchange with the State Cadastre for Land regarding imposed encumbrances on disputed land parcels. Data analysis reveals that the most cases in court regarding land relations are concentrated in relatively few settlements. Therefore, there is a need to elaborate the procedures for annual monitoring over the activities of local authorities authorized to deal with land relations, and introduce administrative measures to prevent and resolve conflicts.

G. Share of land and real estate registered in the State Land Cadastre in women's, men's name or as a joint property and in legal entities' ownership

Although Ukrainian legislation has no gender-related limitations for acquisition of land parcels (or other assets) and ownership rights, the fulfillment of these rights in practice may reveal certain evidences of discrimination. These indicators are described in Section G. It is proposed to develop a software for identifying the gender of the owners of registered land parcels. It is proposed that the State Service of Ukraine for Surveying, Mapping and Cadastre include the gender of the owners of registered land parcels among mandatory data items to be submitted to the Land Cadastre during the registration process. Eventually, it is proposed to update this indicator annually.

H. Base characteristics of administrative and territorial units.

Comparison of data among different-sized administrative units requires normalization (per area unit, per one owner, etc.). These indicators are presented in Section H of the Report. It is proposed to update such indicators annually and develop a methodology for harmonization of administrative and statistical data concerning the basic characteristics.

Available disaggregated indicators of the Monitoring can significantly enhance the capacity of the State Service for Geodesy, Cartography and Cadastre, the Ministry of Agriculture and Food of Ukraine, and the Ministry of Regional Development and Housing and Communal Services of Ukraine in supervising and implementing land reforms, as well as to provide regular updates on the progress.

The Monitoring also provides information to substantiate the decisions being taken by private sector representatives. In particular, the system aims to satisfy the demand for information among landowners, tenants, investors, banks, and insurance companies. In addition, increasing the transparency of land relations and the availability of reliable data will foster public trust in reforming the land relations, in general, and abolishing the moratorium on farmland sales, in particular.

Existing administrative and statistical data are the main information sources for the Monitoring. Such approach reduces the cost of data collection and helps data-providing public institutions to upgrade existing data and thus improve the provision of public services and protection of land ownership rights. Administrative data for this report have been provided by the following state authorities:

- State Service for Geodesy, Cartography and Cadastre (2014-2015 data);
- Ministry of Justice of Ukraine (provided by the “National Information Systems” State Company) (2013-2015 data);
- State Fiscal Service of Ukraine (2015 data);
- State Court Administration of Ukraine (2013-2014 data);
- State Statistics Service of Ukraine (2011-2015 data); and
- State Water Resources Agency of Ukraine (2014 data).

Key Indicators and Their Application

The Monitoring consists of six groups of indicators that correspond to the main functional areas of land governance, as well as basic characteristics of administrative units. A separate group includes indicators describing the progress with land reform in Ukraine. The Appendices include actual data for each Monitoring indicator at oblast (regional) level. Rayon level data is available on the Monitoring web-site.

A. State of Land Reform

Indicators: Number of administrative units with defined borders; the number and relative area of land parcels in state and communal ownership leased through auctions; the number of lease transactions by a registration body (notaries, state registrars, territorial offices of the State Service for Geodesy, Cartography and Cadastre), the number and relative area of land parcels of unclaimed inheritance; the area of irrigated land; the number and relative area of parcels with detected errors in the State Land Cadastre and/or the State Registry of Property Rights for Real Estate records.

Motivation: These indicators help to track main changes in the land market caused by the land reform implementation. In general, many indicators can be used to monitor the progress with land reform. Most of them are presented below as part of description for functional areas of land governance.

Data sources: State Land Cadastre; State Registry of Property Rights for Real Estate; State Agency of Ukraine for Water Resources. Data from municipal governments can be used as alternative data sources.

Reporting period: quarterly.

B. Completeness of formal registration (proportion of registered and mapped land parcels in communal, private, and state ownership, as well as of related rights)

Indicators: Number and area of formally registered land parcels of each land use category and ownership type (land parcels are given cadastral number and included in the State Land Cadastre, and their rights are registered in the State Registry of Property Rights for Real Estate) in comparison with the total area and number of parcels reported by the State Statistics via Forms 6-Zem and 2-Zem (or other sources of data if available).

Motivation: The share of the area of land resources of different ownership types is a qualitative characteristic determining the potential for economic development and investment attractiveness. In contrast, the share of land area formally registered (with assigned cadastral number) is an indicator of security of property rights and an impact factor for market activity and for increasing productivity of land use. As a rule, communal land and land in common use without clear demarcation is highly vulnerable to encroachment by outsiders, which often leads to conflicts. Therefore, these indicators can substantiate the need for inventory of state/communal lands and related assets, which in turn is crucial for effective land governance.

Data sources: State Land Cadastre; State Registry of Property Rights for Real Estate.

Reporting period: quarterly.

C. The number (and prices) of land transactions of different types

Indicators: Area of land parcels (in each land use category) subject to registered market transactions (buy-out/ purchase and sale, inheritance, exchange, donations, mortgages, and renting), total number (normed per capita), and prices (including rental payments) per hectare.

Motivation: Such characteristics of land market indicate how the market responds to micro- and macroeconomic factors, public programs, etc. These indicators also demonstrate market capacity and flexibility, and they are the most sensitive markers of changes. Comparison by transaction types, designated land use, transaction parties (commercial, private, or state) and regions can reveal barriers in certain markets that should become subject to state regulation/ de-regulation or administrative actions. The completeness of the State Registry of Property Rights for Real Estate essentially affects the quality of the conclusions.

Data sources: State Registry of Property Rights for Real Estate

Reporting period: quarterly / annually.

D. Land tax revenue

Indicators: Normative monetary valuation, land tax (actual revenue, planned revenue, valuation results) in total and per area unit, number of taxpayers by place of property registration (total and per capita).

Motivation: Taxes on land and other real estate objects, as well as related fees are among the few sources of revenue available to local governments. The importance of these sources will increase once Ukraine implements decentralization of Government power. Actual receipts depend on coverage, assessed values, and collection efficiency. Together with other factors, these data, especially if compared to actual transaction values, can provide a starting point for a number of analyses and development of tax policy. Land and property taxes may play an important role in stimulating the productive utilization of resources and sustainable development. Such taxes can also foster investment in infrastructure and improvement of the land quality and real estate.

Data sources: State Fiscal Service of Ukraine.

Reporting period: semi-annually.

E. Cases of expropriation and privatization

Indicators: Number, area and cost of land parcels by each land use category that were expropriated (extracted or purchased) for public needs and the number and area of land parcels by each usage category which were transferred to private ownership (privatized) (separately via auction and free of charge).

Motivation: Privatization and expropriation can play both positive and negative roles in stimulating economic development. Land acquisition for public purposes with fair compensation is unavoidable to provide public services (e.g. infrastructure) effectively. However, low levels of or failure to pay compensation and use of excessive administrative power to acquire land can easily undermine proper governance and respect for the established legal procedure. In contrast, transparent procedures (e.g. auction), destatization of public land (e.g. undeveloped lands in urban areas) can be a stimulus for private sector development and revenue generation in the public sector.

Data sources: State Land Cadastre, State Registry of Property Rights for Real Estate.

Reporting period: annually.

F. The number of land-related conflicts in courts

Indicators: The number and area of land parcels, for which there are disputes in court (administrative, commercial or civil) regarding boundary, misuse, encroachment, non-registration or change of registration of property rights, splitting of land parcel, or valuation issues between different categories of participants (individuals, legal entities, government bodies) and disaggregated by different length of the judicial process.

Motivation: Presence of a large number of cases in court point to either drawbacks in regulatory and legal environment, or an under-developed conflict resolution system. In both cases, reduction in the number of conflicts should coincide with an increasing in number of land parcels of different ownership types registered in the State Land Cadastre. Thus, this indicator can be used not only to track changes in the legal and regulatory environment for land governance, but also to justify further improvements of the State Land Cadastre system and inventory of other real estate objects.

Data sources: State Court Administration of Ukraine.

Reporting Frequency: annually.

G. Share of land and real estate registered in the State Land Cadastre in women's, men's name or as a joint property and in legal entities' ownership

Indicators: Number and share of private land parcels, and the share of the total area by use type registered in women's, men's name or as a joint property, and in legal entities' ownership.

Motivation: Although Ukrainian legislation has no gender-related limitations for acquisition of land parcels (or other assets) and ownership rights, the exercising of these rights in practice may reveal certain evidence of discrimination. This may happen when women have less power in the processes of negotiation and protection of rights, which can influence the rental and sale pricing, the number of conflicts, etc. Discrimination may also occur at divorce or bequest stages. Therefore, gender

consideration in land governance and prevention of potential discrimination can have a significant positive impact on the state of land governance, economic development and human rights protection in Ukraine. Moreover, FAO Voluntary Guidelines for Governance of Tenure, Global Land Indicators Initiative (GLII) and 2015 Sustainable Development Goals focus on guaranteeing equal rights of men and women. These indicators will help to better integrate Ukraine into the global development process.

Data sources: The data for this indicator is currently not available. However, gender indicator may be added as a mandatory field to the registration forms. As an alternative, male and female names can be identified through comparison using a dictionary of names. Finally, the registration data may be merged with the tax registry where gender is recorded.

Reporting Frequency: annually.

H. Base characteristics of administrative and territorial units

Indicators: Total area, number of land parcels by land use and ownership type, population, number of business entities.

Motivation: Comparison of data among administrative units of different-size requires normalization (per area unit, per owner, per capita, etc.) or statistical weighting by size of administrative units.

Data sources: State Statistics Service of Ukraine is a source of data on the number of population and business entities. State statistical Forms 6-Zem and 2-Zem provide information on total available land in each rayon (district). The cartography base from the State Land Cadastre (with identified cadastral quarters) or land inventory can be an alternative source of data.

Reporting: annually.

Note on spatial aggregation and reporting levels:

All indicators are disaggregated by rayon/city, region (oblasts, the Autonomic Republic of Crimea) and national levels (including by owners' gender if available).

Results of Land Governance Monitoring in Ukraine: 2014-2015

This section provides the results of pilot implementation of Land Governance Monitoring, which was conducted during April-December 2015, and describes the state of land governance in Ukraine in 2014 - the first half of 2015.

A. State of Land Reform

The key indicators of land reform help to track progress with its implementation and the related changes that occur in the land market (mainly focusing on agricultural land). The Strategy for Agriculture and Rural Development in Ukraine 2015-2020 determines three main directions of land reform, each having a set of indicators for monitoring. These directions are: Full implementation of agricultural land market, deregulation of economic turnover of land, sustainable land use and consolidation of land ownership and land use; Strengthening and development of cadastral system and system for registration of real estate ownership; and Maintenance and protection of land rights. In this section, we present only those indicators that are not included in other functional areas of land governance.

Reform direction #1: Full implementation of agricultural land market, deregulation of economic turnover of land, sustainable land use, and consolidation of land ownership and land use

Number of administrative units with established boundaries

According to the State Service for Geodesy, Cartography and Cadastre, there are 50 settlements with officially established and registered boundaries from the total of 29,772 settlements in Ukraine (according to the State Statistics Service of Ukraine), including cities, urban-type settlements and villages. Of these, 21 settlements are located in Odessa oblast, 13 – in Rivne, 6 – in Sumy, 3 – in Ternopil, 2 – in Cherkassy oblast and one in each of the following oblasts: Kyiv, Ivano-Frankivsk, Poltava, Kharkiv, and Chernihiv. The total area of these settlements is only about 24,122 hectares. However, most rural rayons and cities and all the oblasts have formally established boundaries. The demarcation issue is complicated by the administrative reform, as the number of village councils will be reduced as a result of their consolidation into local communities (hromadas).

The number and relative area of land parcels in state and communal ownership leased via auctions

During 2014 and the first two quarters of 2015, the following number of lease rights were sold via auctions: 702 agricultural land parcels (14,415 ha) and 461 non-agricultural land parcels (403 ha).

Figure 1 shows the disaggregation of the number and area by ownership. While auctions of lease rights for communal ownership prevail by the number of land parcels, state-owned land is leased more actively in terms of area. That is explained by the fact that agricultural land makes up to 99% of the state-owned land, whereas municipalities own more of non-agricultural land(58%), which usually have smaller parcels.

Figure 1 – The number and area of land parcels in state and communal ownership, leased via auctions in Ukraine, 2014 – July 2015

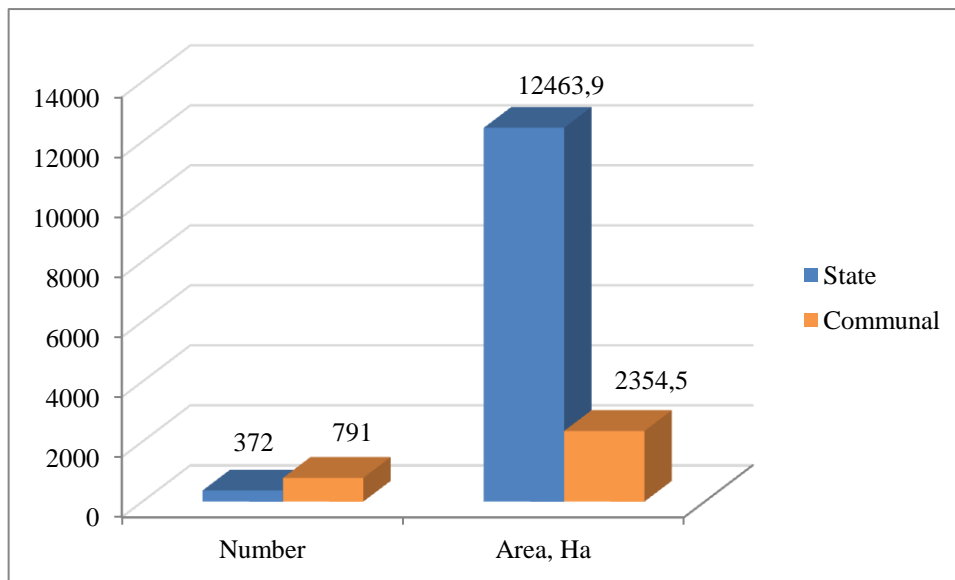


Figure 2 illustrates the dynamics of auctions.

Figure 2 – The area of agricultural and non-agricultural land leased through auctions quarterly, 2014 - July 2015 (Ha).

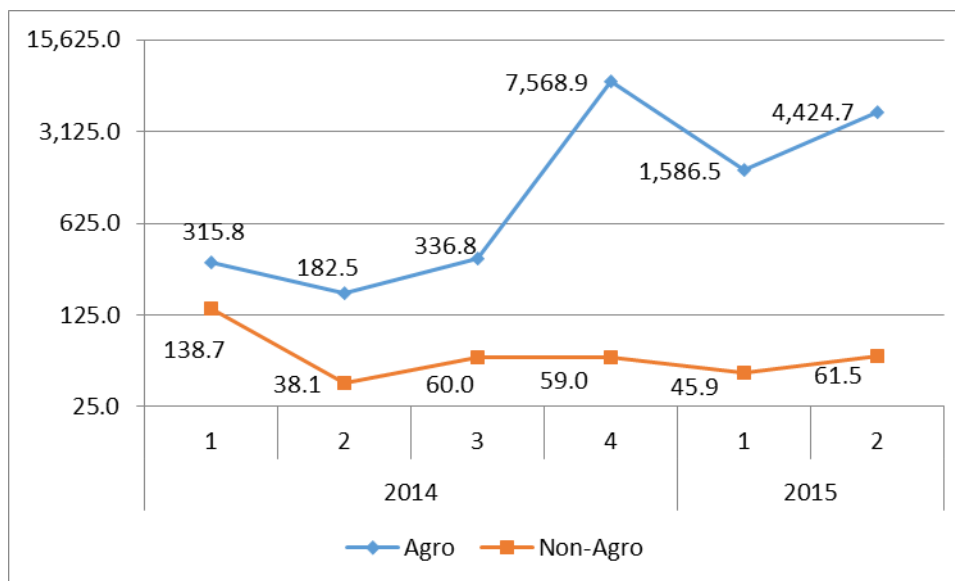


Table 1 – Rayons with the highest percentage of land leased through auctions, 2014 – July 2015

		Rayons with the highest %
Rayons	Agricultural land (national average – 0.07%)	Kominternivskiyi (Odessa) – 2.6 Kostopilskiyi (Rivne) – 2.3 Krasnooknianskiyi (Odessa) – 2.2
	Non-agricultural land (national average – 0.06%)	Horodotskiyi (Khmelnitskiy) – 15.4 Khotynskiyi (Chernivtsi) – 3.8 Lutskiyi (Volyn) – 3.4
Cities	Agricultural land (national average – 0.10%)	Kakhovka (Kherson) – 29.1 Pervomaisk (Mykolaiv) – 17.7 Kherson (Kherson) – 1.5
	Non-agricultural land (national average – 0.05%)	Borislav (Lviv) – 3.7 Ordzhonikidze (Dnipropetrovsk) – 2.4 Khmelnitskiy (Khmelnitskiy) – 2.1

Table 1 provides information on rayons with the highest percentage of land leased via auctions (in comparison to the total area of leased land in a rayon according to Form 2-zem). Map 1 shows the rayon distribution of land leased through auctions.

Map 1 – Distribution of agricultural (left) and non-agricultural (right) land leased via auctions in % of the total leased land area, 2014 – July 2015

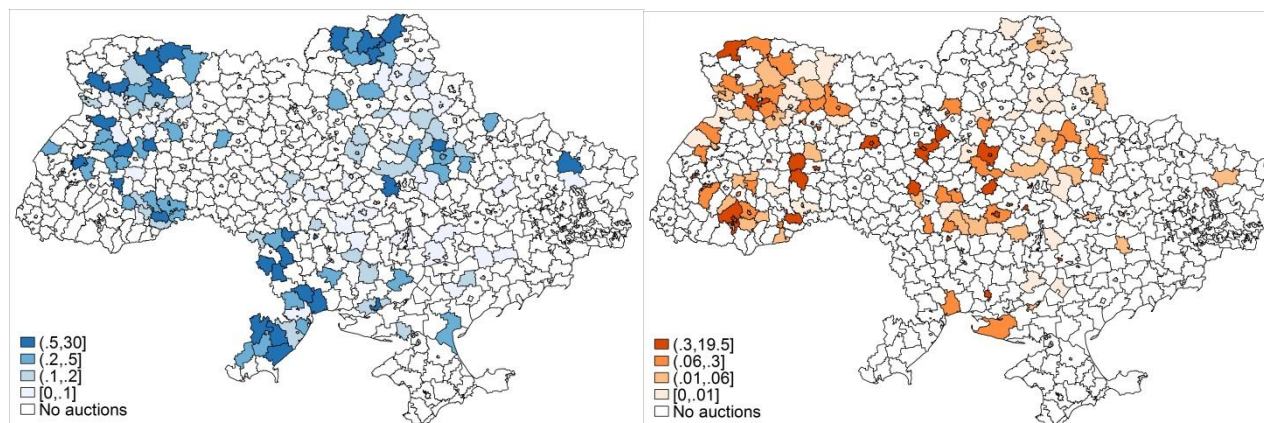


Table 2 provides a comparison of median values for rent per hectare of land leased via auctions according to designated land use and type of ownership. We can see that communal land is considerably more expensive than state-owned land. In addition, non-agricultural land is more expensive than agricultural land.

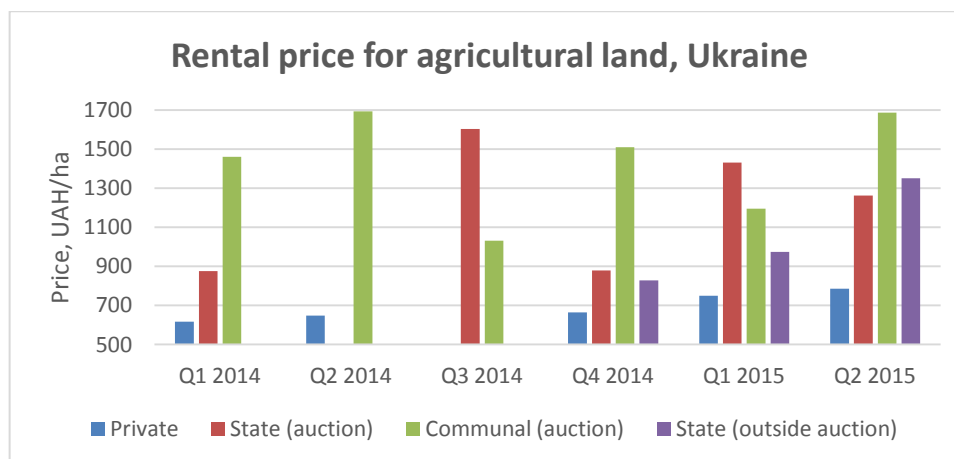
Table 2 – Median values for rent per hectare of land leased via auctions according to the designated use and ownership type of land (thousand UAH), 2014 – July 2015

Designated use	Communal ownership	State ownership
Agricultural	1.5 (37*)	0.9 (90)
Non-agricultural	87.1 (126)	10.3 (4)

*number of observations in parenthesis

For comparison, Figure 3 shows the lease price of agricultural land by type of ownership and form of allocation. In most cases, the rent determined by auction is higher. More detailed information on rental market is given in Section C.

Figure 3 – Comparison of rent prices for agricultural land in 2014 - July 2015 (UAH/Ha)



The number and relative area of unclaimed inheritance

The information on unclaimed inheritance disaggregated by oblasts was provided by the State Service for Geodesy, Cartography and Cadastre as of November 2015. Overall, there were 9,650 unclaimed parcels registered in Ukraine with the total area of 35,802.5 ha. Almost 45% of such land was leased.

Figure 4 and 5 show the distribution of unclaimed land parcels by oblast. Kirovograd, Sumy and Zakarpattya oblasts have the largest number of recorded parcels of unclaimed inheritance. Kirovograd, Kherson and Dnipropetrovsk oblasts have the largest area of such land. Almost 90% of such land in Kirovograd oblast was leased. In Poltava oblast, 79% of unclaimed parcels were leased. In Chernivtsi, Odessa and Zakarpattya oblasts no unclaimed land was leased.

Figure 4 – The total number of land parcels of unclaimed inheritance by oblast

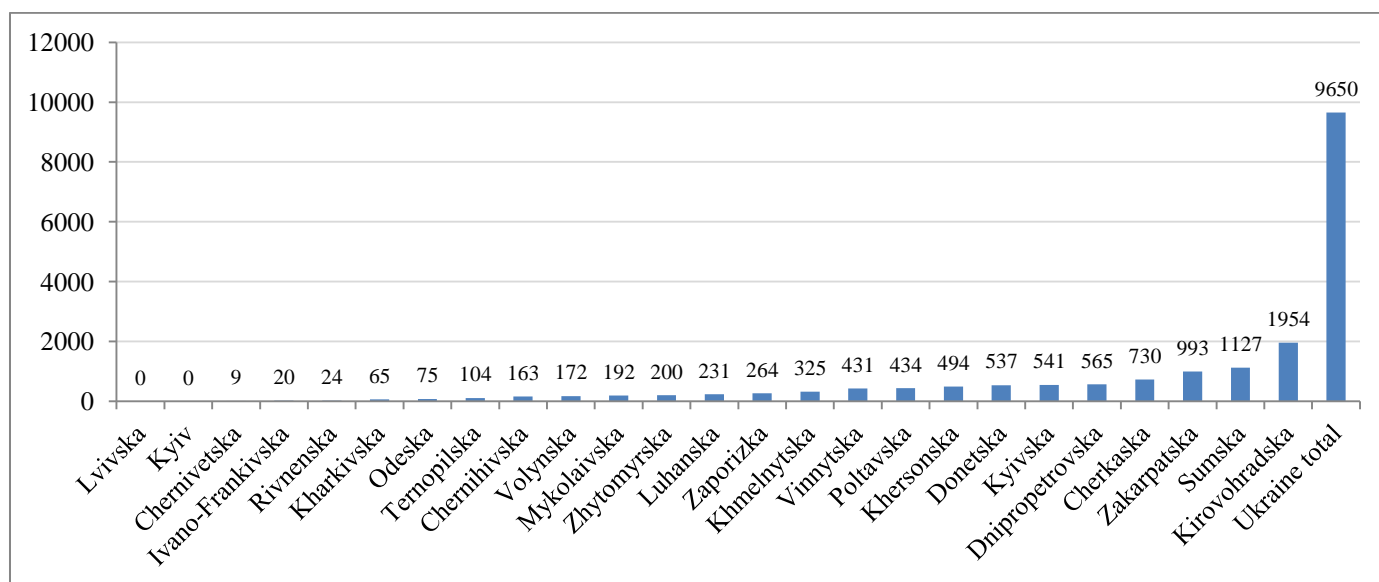
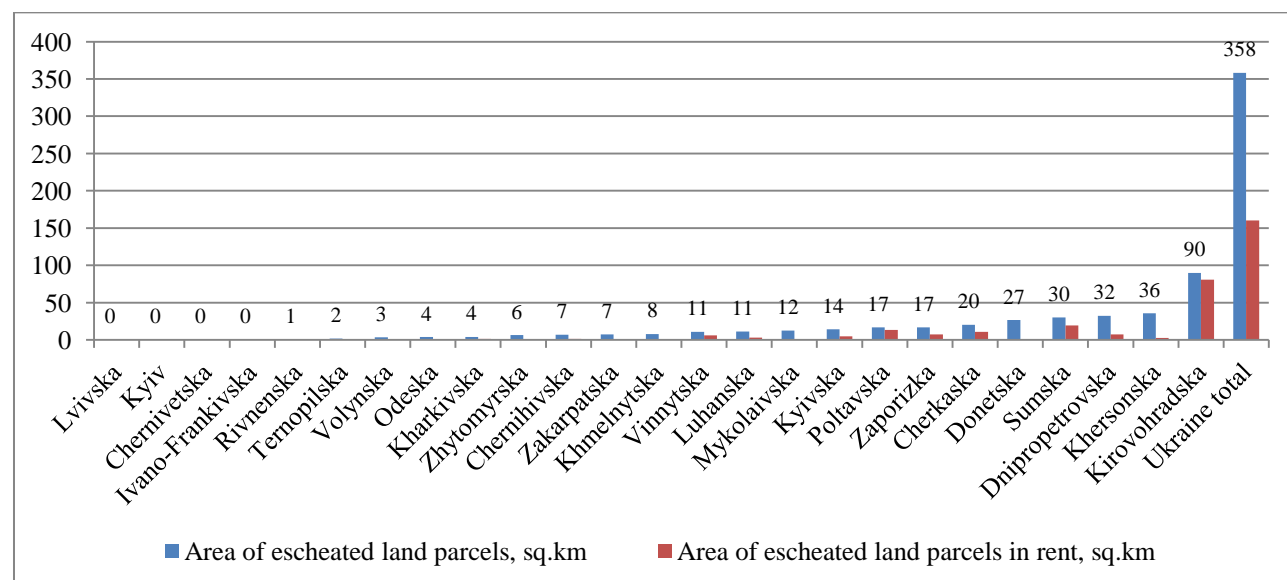


Figure 5 – The total area of parcels of unclaimed inheritance and the proportion of such land in rent, disaggregated by oblast, sq km.



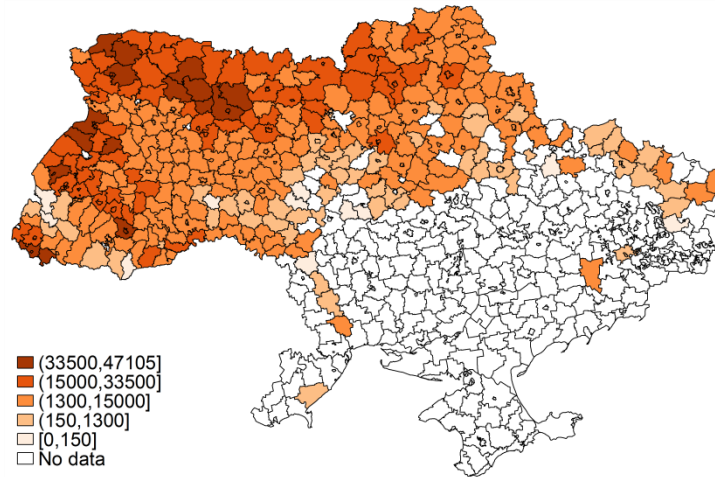
Area of irrigated and drained land

The data provided by the State Water Resources Agency of Ukraine contains aggregated indicators on drained and irrigated agricultural lands and the quality of drainage and irrigation systems. This information is important for land price formation as well as for policy decisions regarding sustainable use of land and water resources.

As of January 1, 2015, Ukraine had only 1,766,032 hectares of irrigated land – with irrigation infrastructure - (1,295,187 hectares of which were not watered – mostly because of the network damages), and 2,955,053 hectares were drained (223.316 ha were not used).

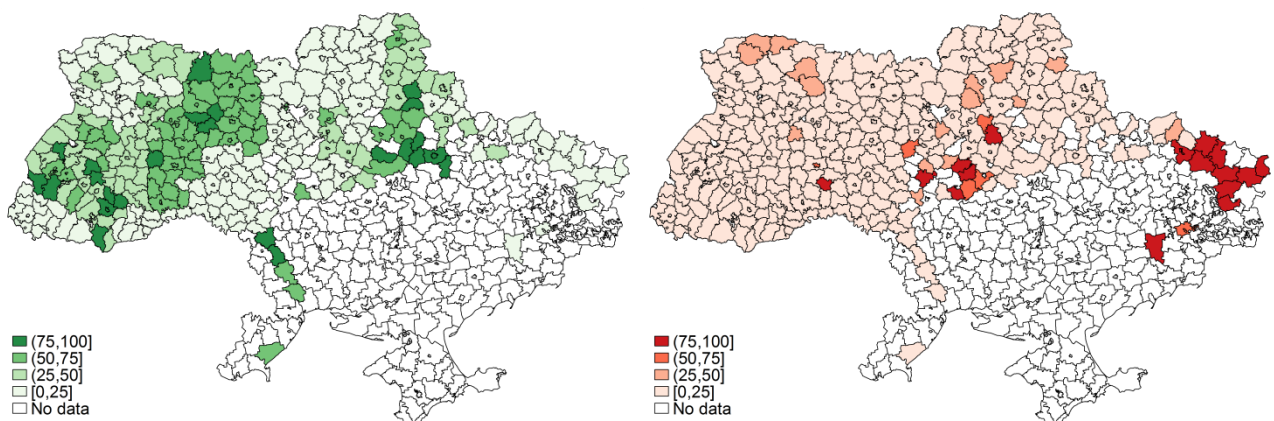
The data on drainage systems shows that the largest area of agricultural land with drainage systems is located in Zhovkivskiyi, Sokalskiy and Sambirskiyi rayons of Lviv oblast, Novohrad-Volynskiy rayon of Sumy oblast, Kovel'skiy rayon of Volyn oblast and Berehivskiy rayon of Zakarpattya oblast – over 40,000 ha of agricultural land with drainage systems (see Map 2).

Map 2 – Total area of agricultural land with drainage systems, 2014



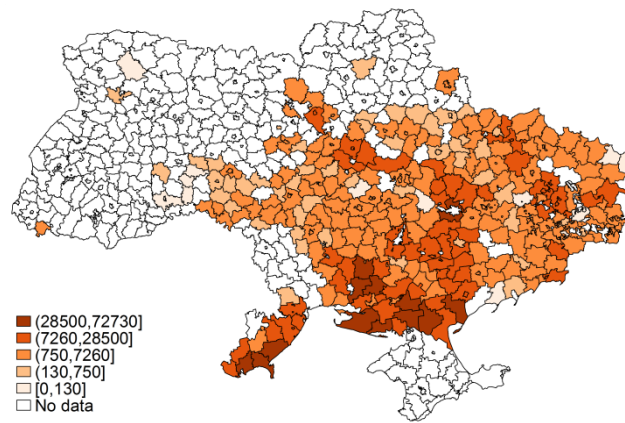
The state of lands with drainage systems is an important factor of production. Map 3 shows the percentage of the land with drainage systems in good and poor condition. Only four (4) rayons have 100% of such land in good condition, namely Reshetylivskiyi and Mashivskiyi rayons of Poltava oblast, Lypovodolynskiy rayon of Sumy oblast and Verkhovynskiy rayon of Ivano-Frankivsk oblast. At the same time, ten (10) rayons have 100% of the land with drainage in poor condition: Korsun-Shevchenkivskiyi and Katerynopil'skiy rayons in Cherkassy oblast, Vinkovetskiy (Khmelnitskiy oblast), Slavyanoserbskiy, Starobelskiy, Novoaydarskiy, Svatovskiy, Belovodskiy, Troitskiy and Milovskiy rayons in Luhansk oblast. Poor condition of land leads to low productivity and degradation of agricultural land.

Map 3 – The percentage of land with drainage systems in good (left) and poor (right) condition, 2014



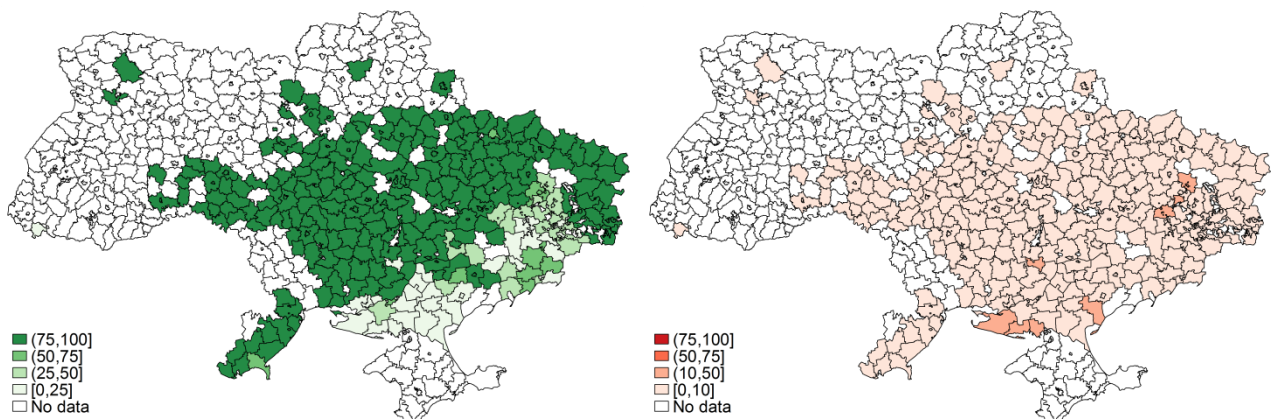
The biggest part of agricultural land with irrigation systems is located in the South-East of Ukraine (Map 4). It is an area of risky agriculture due to low precipitation level. The rayons with the largest area of agricultural lands with irrigation systems are Novotroitskiy (72,730 ha), Chaplynskiy and Kakhovskiy rayons in Kherson oblast and Yakymivskiy rayon in Zaporizhya oblast – over 50,000 ha.

Map 4 – The total area of agricultural land with irrigation systems, 2014



The lands with irrigation systems are in better condition than the lands with drainage systems. About 100% of irrigated land in 124 rayons are in good condition. The highest percentage of agricultural land with irrigation systems in unsatisfactory condition is in Kalanchatskyi (42.6%), Vysokopilskyi (34.3%) and Skadovskyi (28.1%) rayons in Kherson oblast.

Map 5 - Percentage of irrigation systems in good (left) and poor (right) condition, 2014



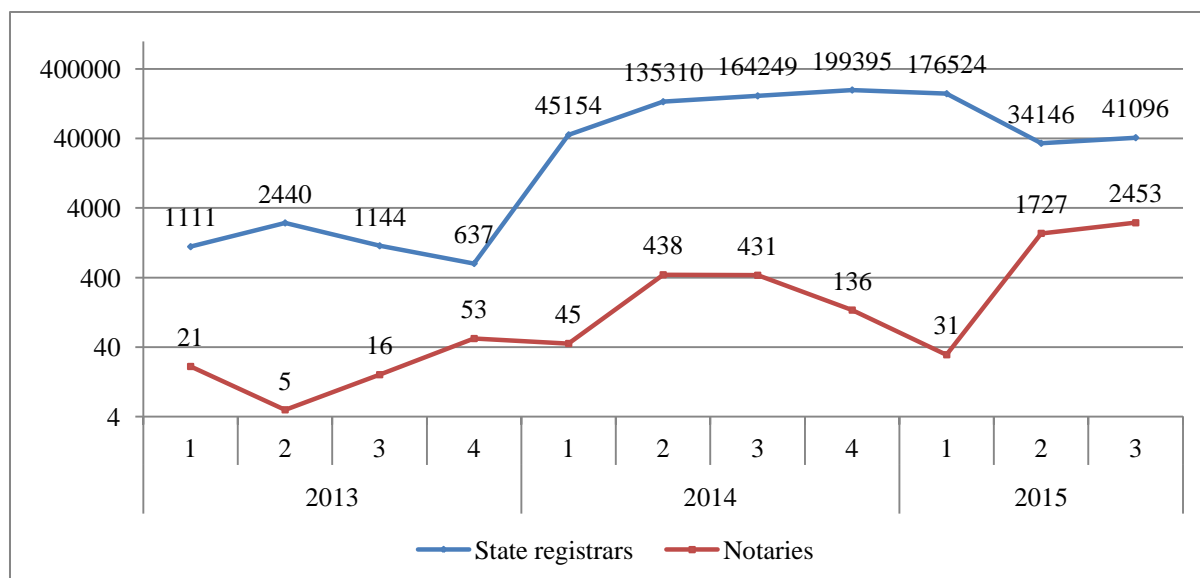
Reform direction #2. Improvement and development of cadastral system and system for registration of property rights for real estate

Number of rental agreements by registrar (notaries and public registrars).

On March 25, 2015, the Law of Ukraine #247-VIII “On amendments to some laws of Ukraine to clarify the powers of notaries and special aspects of registering derivative rights on agricultural land” was put into force. The Law authorized notaries, both public and private, to execute state registration of rights derived from ownership for agricultural land, regardless of notarization of the agreement under which such a right emerged. The purpose of this reform action is to accelerate the registration process and diminish queues at state registration bodies. Although it was possible to have rental agreements registered by notaries earlier (since 2013), it was allowed in particular cases only – when notarization of an agreement was mandatory.

The total number of land rental rights registered by notaries during January 2013 – mid-October 2015 in Ukraine was 5,504, while state registrars registered 803,659 rental rights. Figure 6 shows the dynamics of registration by quarters. We can see a sharp increase of registrations done by notaries (and a simultaneous decrease in state registrations) since the 2nd quarter of 2015.

Figure 6 – The number of registered leases by registrar type quarterly, January 2013-October 2015



The largest number of registrations by notaries per 1000 population for the first 9 months of 2015 took place in the following rayons: Fastivskiyi (Kyiv oblast) – 42.71 and Kryzhopil'skiy rayon (Vinnytsia oblast) – 9.26. More information is provided in Table 3. Comparison among rayons helps to identify rayons with low rates that require additional analysis and appropriate recommendations.

Table 3 – Rayons with the highest number of lease registrations done by notaries, before and after the Law enactment

		Quantity of lease registrations per 1,000 population	Rented area (as % of total rented land area according to Form 2-zem)
Rayons	Before enactment	Mashivskiyi (Poltava oblast) – 41.1 Korostenskiy (Zhytomyr oblast) – 2.4 Horodnianskiy (Chernihiv oblast) – 1.3	Mashivskiyi (Poltava oblast) – 19.3 Ivankivskiyi (Kyiv oblast) – 6.8 Sarnenskiy (Rivne oblast) – 3.1
	After enactment	Fastivskiyi (Kyiv oblast) – 42.7 Kryzhopil'skiy (Vinnytsia oblast) – 9.3 Skvyrskiy (Kyiv oblast) – 7.6	Fastivskiyi (Kyiv oblast) – 12.0 Skvyrskiy (Kyiv oblast) – 1.7 Yahotynskiy (Kyiv oblast) – 1.5
Cities	Before enactment	Obuhiv (Kyiv oblast) – 0.5 Rjushiv (Kyiv oblast) – 0.13 Boryspil (Kyiv oblast) – 0.05	Kyiv – 76.79 Irpin (Kyiv oblast) – 3.9 Rzhysliv (Kyiv oblast) – 1.1
	After enactment	Rivne (Rivne oblast) – 0.09 Kherson (Kherson oblast) – 0.003 Lviv (Lviv oblast) – 0.001	Rivne (Rivne oblast) – 3.4 Kherson (Kherson oblast) – 0.02 Lviv (Lviv oblast) – 0.01

Map 6 shows that most rayons (288) had no rent registrations done by notaries.

Map 6 – Number of leases registered by notaries per 1,000 population before (left) and after (right) the 2nd quarter of 2015

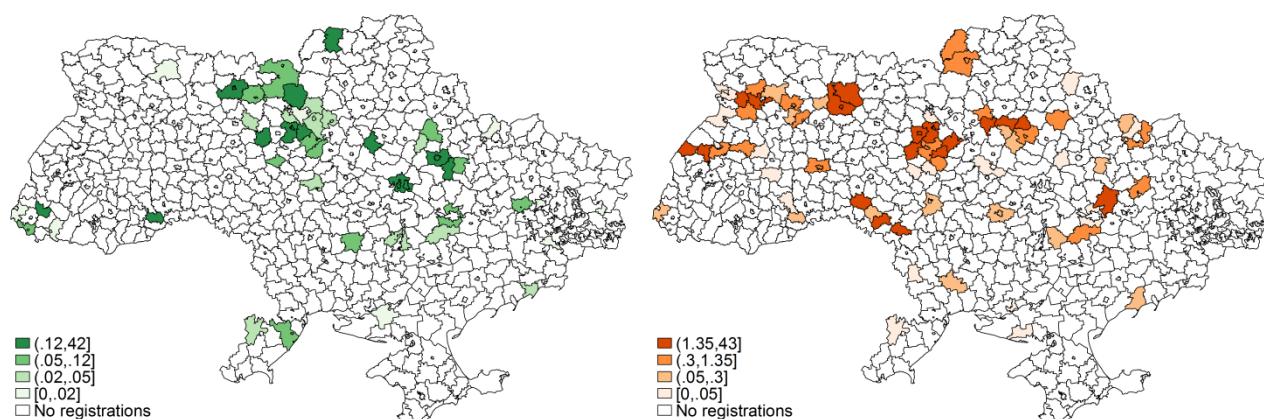


Table 4 provides information on lease registrations done by notaries as disaggregated by oblast. We can see that the total number of lease registrations done by notaries increased since the adoption of the Law, but not in all the oblasts. In Poltava oblast, the total number of lease registrations done by notaries even decreased. Nevertheless, 50% of all lease registrations in Poltava oblast were registered by notaries. In per capita terms, Kyiv oblast is leading with almost 1.4 lease registrations done by notaries per 1000 population.

Table 4 – Registration of land lease rights by notaries in Ukrainian oblasts

Oblast	Registration before 2nd quarter of 2015	Registration after 2nd quarter of 2015	Registration after 2nd quarter of 2015 per 1000 population	Land lease registrations after 2nd quarter of 2015, as % of all registered lease rights
AR Crimea	0	0	0	0
Cherkassy	1	14	0.013	15.9
Chernihiv	38	58	0.075	1.8
Chernivtsi	15	5	0.006	0.3
Dnipropetrovsk	9	124	0.089	1.2
Donetsk	8	0	0	0
Ivano-Frankivsk	0	0	0	0
Kharkiv	2	148	0.056	7.6
Kherson	1	2	0.002	0.1
Khmelnysky	0	50	0.042	0.6
Kirovohrad	2	3	0.003	0.5
Kyiv city	5	0	0	0
Kyiv oblast	73	2310	1.381	28.6
Luhansk	1	0	0	0
Lviv	0	288	0.125	5.2
Mykolaiv	0	0	0	0
Odessa	3	10	0.004	0.2
Poltava	909	301	0.206	50.3
Rivne	2	86	0.081	4.0
Sumy	3	1	0.001	0.2
Ternopil	0	7	0.007	0.2
Vinnysya	0	547	0.359	3.4
Volyn	0	200	0.315	6.8
Zakarpattya	25	12	0.010	2.5
Zaporizhya	0	5	0.003	0.8
Zhytomyr	79	157	0.134	6.3
Total Ukraine	1176	4328	0.112	5.3

Reform direction #3. Securing and protection of rights for land parcels

The number and total area of parcels with detected errors in cadastral and/or registry records

Transferring information on land parcels in an electronic system encounters some errors. There are two main types of errors: technical and legal. It is important to keep a detected track of errors and correct them. Altogether, for the period of 2014 and two quarters of 2015 errors were detected for 124,577 parcels (15% of which are in cities) with the total area of 462,711.8 ha.

Figure 7 shows the dynamics of error detection by the State Land Cadastre – according to the number and area of corresponding land parcels. A growing trend of error detection can be observed.

Figure 7 – Dynamics of error detection by quarter



Geographically, errors are distributed more or less equally across rayons (in terms of % of parcels with errors) (see. Map 7). Nevertheless, there are rayons that require administrative attention. The rayons with the highest and the smallest number of detected errors are presented in Table 5. The first indicator is a percentage of parcels with detected errors from the total number of parcels registered in the State Land Cadastre; the second indicator shows the percentage of the area of parcels with errors from the total area of the parcels registered in the Cadastre (information was provided by SC “Centre for State Land Cadastre”).

Map 7 – Parcels with errors as a percentage of total number of registered parcels (left) and area of parcels with errors as a percentage of total rayon area (by Form 6-zem) (right), 2014 – July 2015

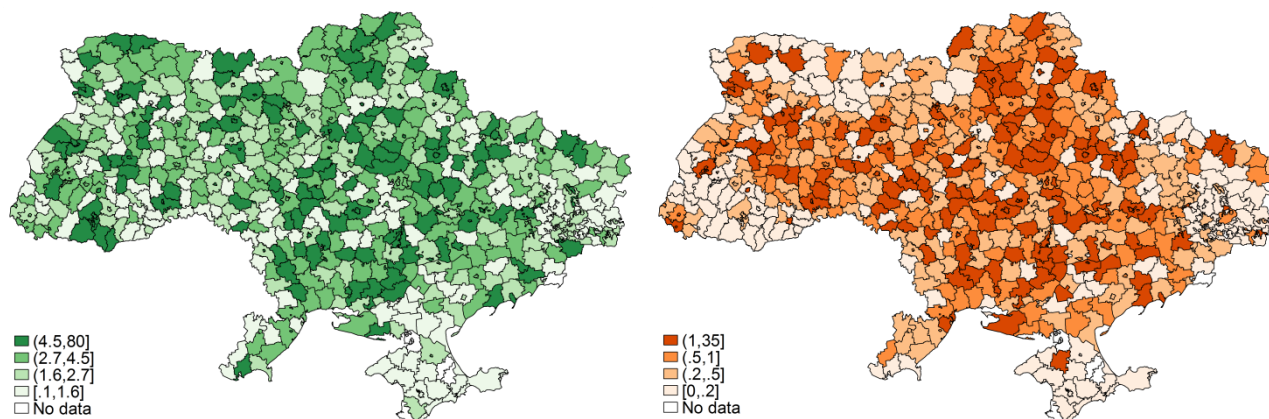


Table 5 – Rayons with the highest and the lowest percentage of errors in the Cadastre, 2014 – July 2015

		The highest %	The lowest %
Rayons	Parcels with detected errors as a percentage of the total number of registered parcels (National average – 0.7)	Novhorod-Siverskyi (Chernihiv oblast) – 9.6 Berezhanskyi (Ternopil oblast) – 5.6 Kehychivskyi (Kharkiv oblast) – 5.1	Chervonoarmijskiy (Zhytomyr oblast) – 0.02 Mankivskyi (Cherkassy oblast) – 0.03 Lubarsky (Zhytomyr oblast) – 0.05
	Area of parcels with detected errors as a percentage of total land area (National average – 1.2)	Savranskyii (Odessa oblast) – 33.7 Drabivskyi (Cherkassy oblast) – 18.2 Berehove (Zakarpattia oblast) – 17.5	Olevskyi (Zhytomyr oblast) – 0.02 Liubarskyi (Zhytomyr oblast) – 0.02 Narodytskyi (Zhytomyr oblast) – 0.02
Cities	Parcels with detected errors as a percentage of the total number of registered parcels (National average – 1.1)	Malin (Zhytomyr oblast) - 6.1 Pavlohrad (Dnipropetrovsk oblast) – 4.6 Pershotravensk (Dnipropetrovsk oblast) – 4.1	Berezan (Kyiv oblast) - 0.12 Ostroh (Rivne oblast) – 0.14 Izmail (Odessa oblast) – 0.17
	Area of parcels with detected errors as a percentage of total land area (National average – 1.0)	Yuzhny (Odessa oblast) – 26.5 Kryvyy Rih (Dnipropetrovsk oblast) – 20.6 Netishin (Khmelnytsk oblast) – 19.4	Bila Tserkva (Kyiv oblast) – 0.02 Truskavets (Lviv oblast) – 0.07 Izmail (Odessa oblast) – 0.08

* Donetsk, Luhansk and AR Crimea were excluded from the analysis as data was not available.

Conclusions to section A

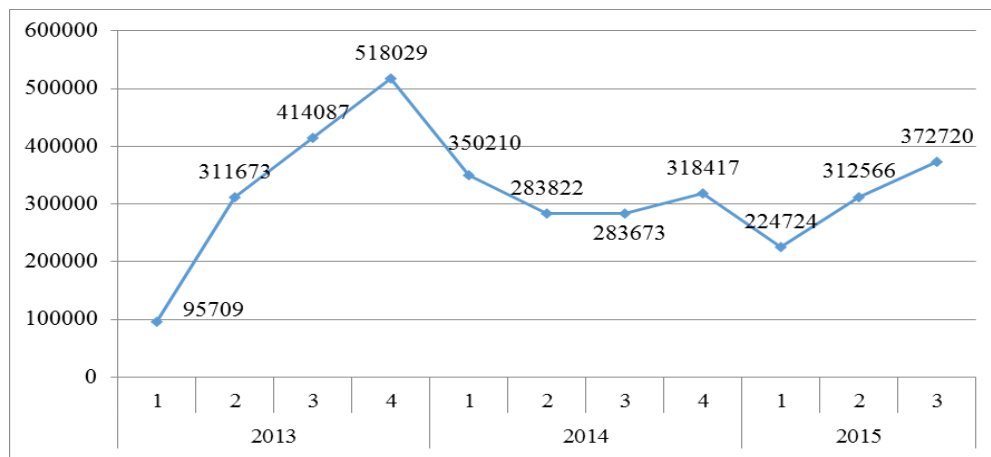
- The report provides base values of the Monitoring indicators that can be used to determine the state and results of land reform in the future;
- As of October 2015, there were 50 settlements with officially established and registered boundaries among 29 772 settlements in Ukraine;
- During 2014 and the first 2 quarters of 2015, the lease right was sold through auctions for 702 parcels of agricultural land (14, 415 ha) and 461 non-agricultural land parcels (403 hectares) of state and communal ownership. This indicator tends to increase;
- There were 9650 parcels of unclaimed inheritance identified with total area of 35,802.5 ha. Almost 45% of such land was leased;
- The total number of lease rights registered by notaries in January 2013 – mid-October 2015 in Ukraine was 5,504 (4,328 rights or 78.6% of the total number were registered since the 2nd quarter of 2015). During the same period the state registrars registered 803,659 lease rights.

B. Completeness of formal registration (proportion of registered and mapped land parcels in communal, private, and state ownership, as well as of related rights)

Number of land parcels registered in the State Registry of Property Rights for Real Estate

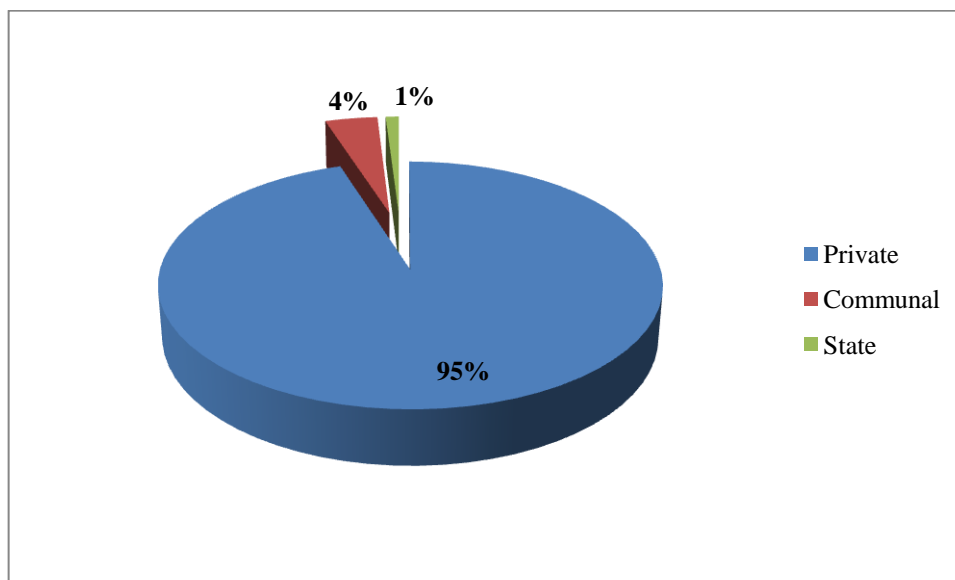
The total number of registrations of land rights in the State Registry of Property Rights for Real Estate during 2013, 2014 and three quarters of 2015 was 3,485,630 units. Figure 8 shows the dynamics of registrations since 2013.

Figure 8 – Dynamics of land rights registration



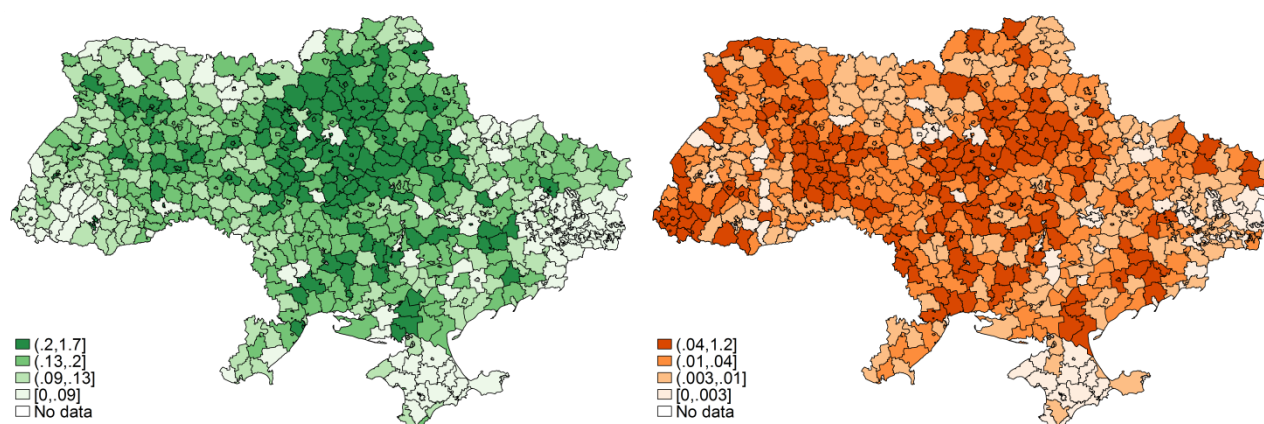
The highest share of registered land parcels is in private property (up to 95%); the second largest share is communal ownership – 4%, and the state ownership makes up to 1%. Also, around 0.04% of registrations is for property of other countries, international organizations, communal and collective property. See Figure 9.

Figure 9 – The structure of rights for land parcels registered in the State Registry by ownership type



Map 8 and Map 9 show the distribution of parcels with registered rights. The number of registered parcels was weighted by the number of landowners and land users from Form 2-Zem (The number of parcels in areas is not known, but the number of landowners and land users is proportional to this value). The largest share of registered land is located in central Ukraine. The average value for Ukraine is 0.14 parcels per land owner/user (including 0.13 parcel of private property). The largest number of registered parcels is in Poliskyi rayon of Kyiv oblast (1.69 parcels per landowner / user) and Kamianets-Podilskyi rayon of Khmel'nitsky oblast (1.59 parcels). The lowest value is recorded in Synelnykivskyi rayon of Dnipropetrovsk oblast (see Table 14).

Map 8 – The total number of land parcels with registered rights (per land owner / user) (left) and parcels of state property (right)



Map 9 - Number of land parcels (per land owner/user) with registered rights of communal (left) and private (right) property

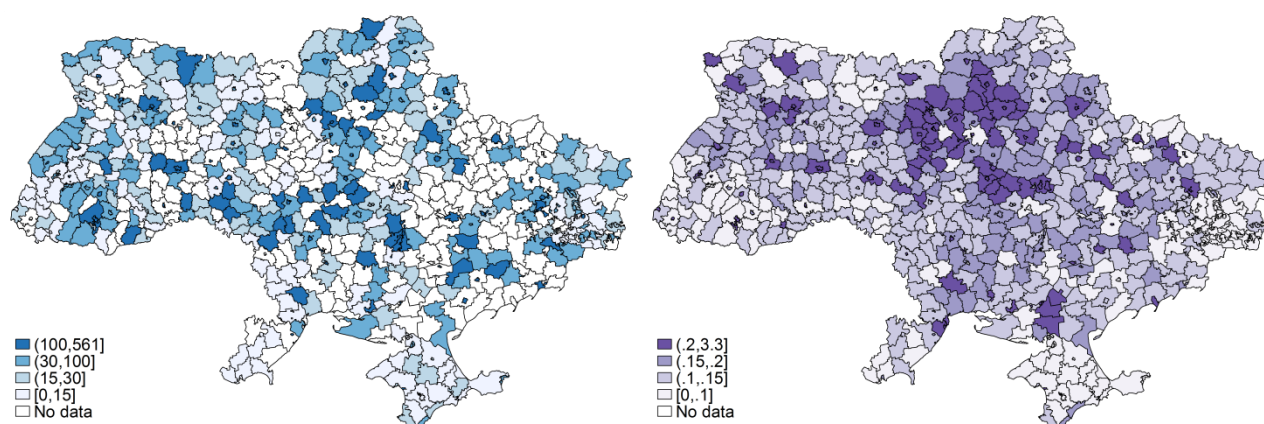


Table 6 – Rayons with the highest and the lowest number of registered land parcels per land owner / user by type of ownership

Ownership	The highest quantity	The lowest quantity
Total (National average– 0.15)	Drabivskiyi (Cherkassy oblast) – 0.48 Novomykolaivskiyi (Zaporizhya oblast) – 0.46 Varvynskiyi (Chernihiv oblast) – 0.46	Synelnykove (Dnipropetrovsk oblast) – 0.02 Tokmak (Zaporizhya oblast) – 0.03 Kamianets-Podilskiyi (Khmelnysk oblast) – 0.03
State (National average– 0.02)	Semenivskiyi (Poltava oblast) – 1.13 Orzhytskyi (Poltava oblast) – 0.82 Kozeletskiyi (Chernihiv oblast) – 0.66	Hertsaiivskiyi (Chernivtsi oblast) – 0 Katerynopilskiyi (Cherkassy oblast) – 0 Kosivskiyi (Ivano-Frankivsk oblast) – 0.0004
Municipal (National average– 28.0)	Haivoronskyyi (Kirovograd oblast) – 270 Volochnytskyyi (Khmelnysk oblast) – 268 Basil (Zaporizhya oblast) – 243	Khust (Zakarpattia oblast) – 1.01 Shyriaivskiyi (Odessa oblast) – 1.1 Reniiskiyi (Odessa oblast) – 1.7
Private (National average– 0.14)	Chaplynskyi (Kherson oblast) – 0.6 Kyievo-Sviatoshynskiyi (Kyiv oblast) – 0.5 Makarivskiyi (Kyiv oblast) – 0.5	Kamianets-Podilskiyi (Khmelnysk oblast) – 0.02 Synelnykivskiyi (Dnipropetrovsk oblast) – 0.02 Tokmak (Zaporizhya oblast) – 0.03

* Donetsk, Luhansk and Crimea were excluded from the analysis as data was not available.

Table 7 – Cities with the highest and the lowest number of registered land parcels per land owner / user by ownership

Ownership	The highest quantity	The lowest quantity
Total (National average–0.09)	Kamianets-Podilskyi (Khmelnitskyi oblast) – 1.59 Synelnykivskyi (Dnipropetrovsk oblast) – 0.56 Mykolaiv (Mykolaiv oblast) – 0.47	Voznesensk (Mykolaiv oblast) – 0.02 Dnipropetrovsk (Dnipropetrovsk oblast) – 0.02 Enerгодар (Zaporizhzhya oblast) – 0.03
State (National average–0.001)	Kamianets-Podilskyi (Khmelnitskyi oblast) – 0.17 Kotovsk (Odessa oblast) – 0.16 Komsomolsk (Poltava oblast) – 0.12	29 districts with 0% registrations Kryvyi Rih (Dnipropetrovsk oblast) – 0.0001 Irpin (Kyiv oblast) – 0.0001 Boryspil (Kyiv oblast) – 0.00009
Municipal (National average–82.1)	Pavlohrad (Dnipropetrovsk oblast) – 531 Kryvyi Rih (Dnipropetrovsk oblast) – 443.6 Uman (Cherkassy oblast) – 421	Teplodar (Odessa oblast) – 0.7 Uzhhorod (Zakarpattia oblast) – 6.2 Oleksandriia (Kirovograd oblast) – 8.3
Private (National average–0.17)	Kamianets-Podilskyi (Khmelnitskyi oblast) – 2.6 Boryspil (Kyiv oblast) – 1.1 Irpin (Kyiv oblast) – 0.97	Voznesensk (Mykolaiv oblast) – 0.03 Bolekhiv (Ivano-Frankivsk oblast) – 0.05 Dnipropetrovsk (Dnipropetrovsk oblast) – 0.07

* Donetsk, Luhansk and Crimea were excluded from the analysis as data was not available.

Number and area of land parcels registered in the State Land Cadastre

As of December 1, 2015, the State Land Cadastre contained 16,661,051 registered parcels with the total area of 41,812,127.76 hectares. Among them 11.8 million land parcels with the total area of 28.9 million hectares had been transferred from the Land Registry Cadastre that existed before 2013.

According to the Cadastral data, 4,829,598 land parcels with the total area of 12,937,676 hectares were registered during 2013 and 2 quarters of 2015. Figure 10 shows the dynamics of registrations in the Cadastre during 2014 and 2 quarters of 2015 (2013 data was provided without breakdown by quarter).

Figure 10 – Dynamics of registrations of land parcels in the State Land Cadastre during 2014 and 2 quarters of 2015

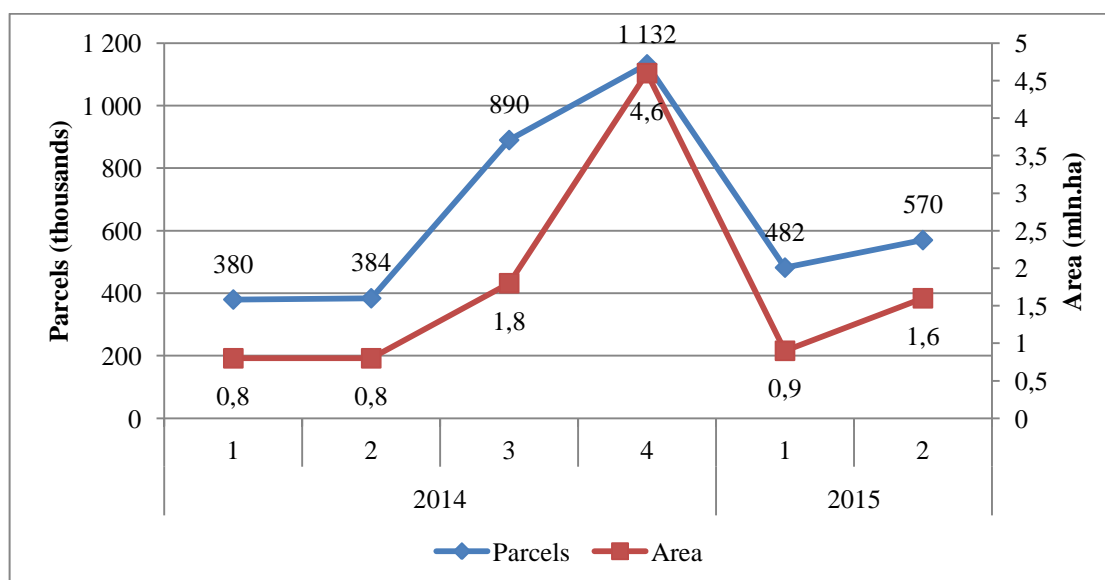


Figure 11 shows that the intensity of registrations dropped significantly for all types of property.

Figure 11 – Changes in the number of registrations by ownership, 2014 and 2 quarters of 2015

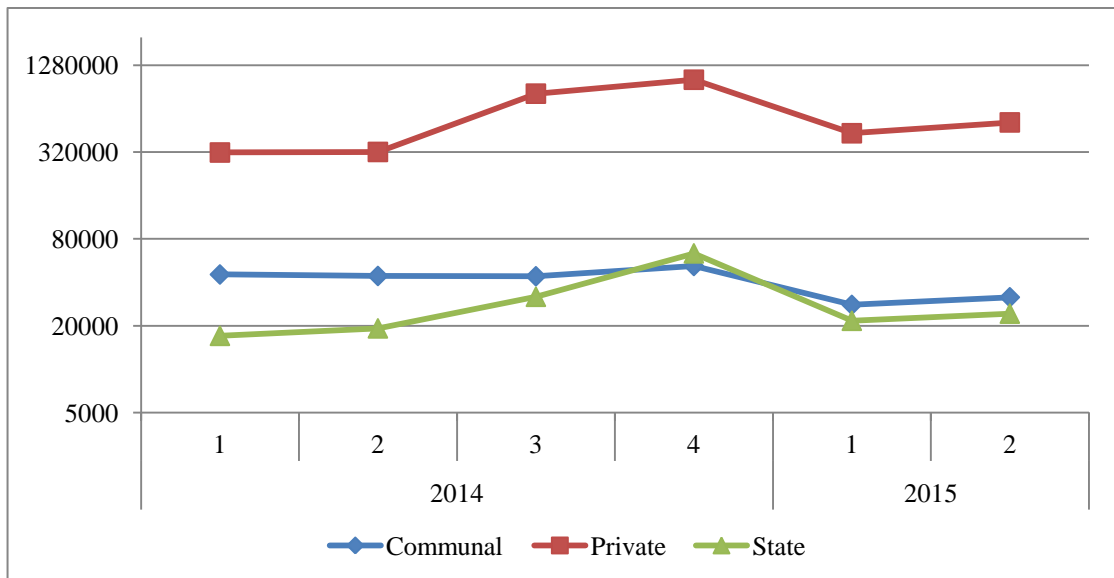
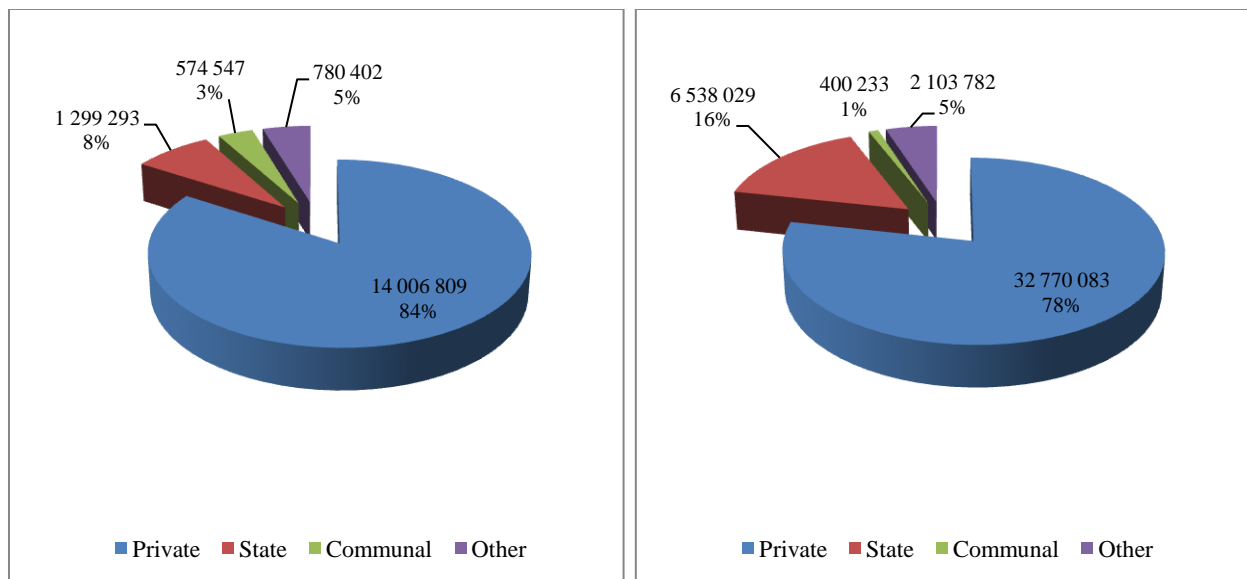


Figure 12 shows the disaggregation of registered land by ownership type – for the number of plots and area. As we can see, private ownership predominates significantly.

Figure 12 – Disaggregation of number(left) and area (right) of land parcels registered in the State Land Cadastre by ownership type



The following table presents rayons with the highest and the lowest registered area of land (as percentage of the area specified in Form 2-Zem). It can be noted that according to the State GeoCadastre (State Service of Ukraine for Geodesy, Cartography and Cadastre), there are 61 rayons with more than 100% of registered land. This can be caused by either errors in Form 2-Zem (more likely) or inaccurate Cadastral data. For this analysis, we consider such data as requiring inspection and exclude corresponding rayons from the table of results.

Table 8 – Rayons with the highest and the lowest % of land registered in the State Land Cadastre, by ownership

	The largest share registered (%)	The lowest share registered (%)
Total (National average–55.3%)	Bobrovytskyi (Chernihiv oblast) – 99.6 Obukhiv (Kyiv oblast) – 98.1 Shyshatskyi (Poltava oblast) – 96.0	Velykobereznianskyi (Zakarpattia oblast) – 2.7 Perechyn (Zakarpattia oblast) – 3.9 Rozhnyativ (Ivano-Frankivsk oblast) – 5.9
State (National average– 24.0%)	Mezhivskyi (Dnipropetrovsk oblast) – 95.2 Krynchanskyi (Dnipropetrovsk oblast) – 91.5 Pavlohrad (Dnipropetrovsk oblast) – 76.4	Putylskyi (Chernivtsi oblast) – 0.03 Perechyn (Zakarpattia oblast) – 0.09 Velykobereznianskyi (Zakarpattia oblast) – 0.2
Private (National average– 70.6%)	Zhytomyrskyi (Zhytomyr oblast) – 98.7 Ovidiopol'skyi (Odessa oblast) – 98.2 Brovary (Kyiv oblast) – 97.8	Volovets (Zakarpattia oblast) – 7.8 Mizhhiria (Zakarpattia oblast) – 9.2 Velykobereznianskyi (Zakarpattia oblast) – 10.2

* Donetsk, Luhansk and Crimea were excluded from the analysis. Land in communal ownership is treated separately.

Table 9 – Cities with the highest and the lowest % of land registered in the State Land Cadastre, by ownership

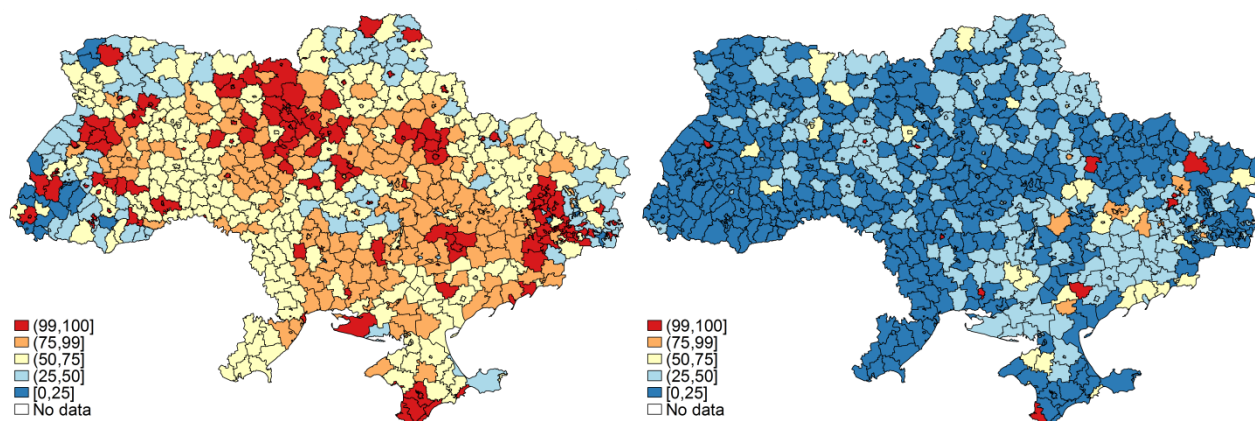
	The largest share registered (%)	The lowest share registered (%)
Total (National average – 52.1)	Lyubotyn (Kharkov oblast) – 89.6 Rivne (Rivne oblast) – 87.5 Drohobych (Lviv oblast) – 79.9	Bolekhiv (Ivano-Frankivsk oblast) – 7.5 Slavutych (Kyiv oblast) – 9.5 Kotovsk (Odessa oblast) – 10.5
State (National average – 23.0%)	Poltava - 88.8 Lebedyn (Sumy oblast) – 69.1 Cherkassy (Cherkassy oblast) – 51.7	Bolekhiv (Ivano-Frankivsk oblast) – 0.35 Kyiv – 0.53 Voznesensk (Mykolaiv oblast) – 0.58
Private (National average – 81.8%)	Korosten (Zhytomyr oblast) – 99.6 Oleksandriia (Kirovograd oblast) – 98.1 Lebedyn (Sumy oblast) – 93.4	Bolekhiv (Ivano-Frankivsk oblast) – 21.0 Voznesensk (Mykolaiv oblast) – 23.4 Lubny (Poltava oblast) – 23.5

* Donetsk, Luhansk and Crimea were excluded from the analysis. Land in communal ownership is treated separately.

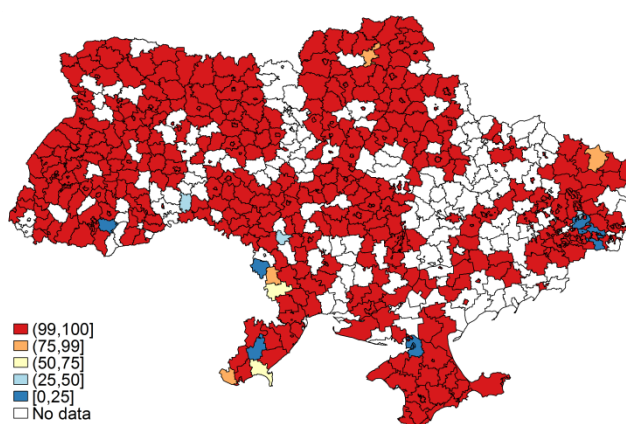
Land in communal ownership should be treated separately. Only in 19 administrative units the percentage of registered communal land is within the 100% range; the data for all other rayons shows more than 100% of such land. This is primarily due to the fact that according to the amendments made to the Land Code on 6 September 2012 (#5245-VI dated 06.09.2012) and on 14 May 2013 (#233-VII dated 05.14.2013), all lands within settlements, except for the land in private property and land in state property (which is not subject to transfer) shall be considered as land in communal ownership. Thus, the statistical Form 2-Zem still included out-of-date information on the area of communal land, while according to the Cadastre (which began registrations in the 2nd half of 2013) there is much more of such land.

As for the total number of land parcels, there were 0.65 land parcel an average per landowner registered in Ukraine's State Land Cadastre. Map 10 shows the percentage of land registered by ownership. Red color is for rayons where area of registered land exceeds 100% of the corresponding type of ownership according to Form 2-Zem.

Map 10 – The percentage of land registered in the State Land Cadastre as private (left) and state (right) property.



Map 11 - The percentage of land registered in the State Land Cadastre as communal property

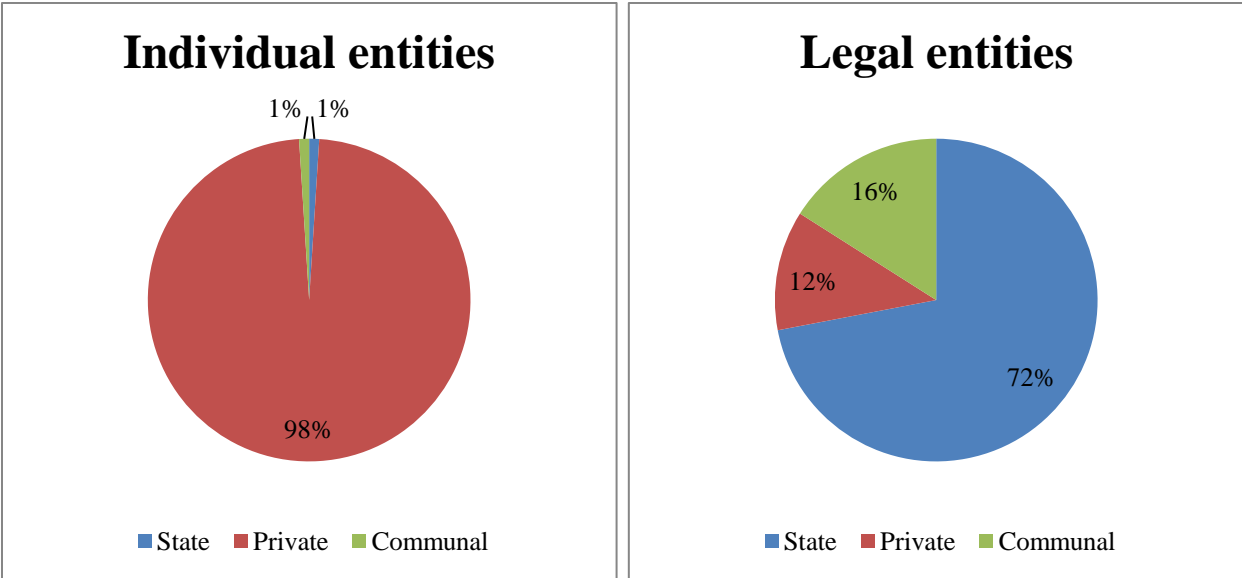


The number of registered landowners

According to the SC “Centre for State Land Cadastre”, as of December 1, 2015, there were 15,854,195 landowners in Ukraine, including 1,395,480 legal entities (8.8%). About 90% of landowners have land in private property, 7% of the landowners manage land in state property and 3% - municipal land. The number of registered landowners and land users makes 63% of the total number of landowners and land users stated in Form 2-Zem.

There are also 2% of state and communal land which is simultaneously recorded as owned by individual entities. Such land plots require verification and correction. With regard to legal entities, there are 72% users of state-owned land, 16% users of communal land, and only 12% of land users who own land in private property (Figure 13).

Figure 13 – Distribution of landowners by ownership type among individuals and legal entities



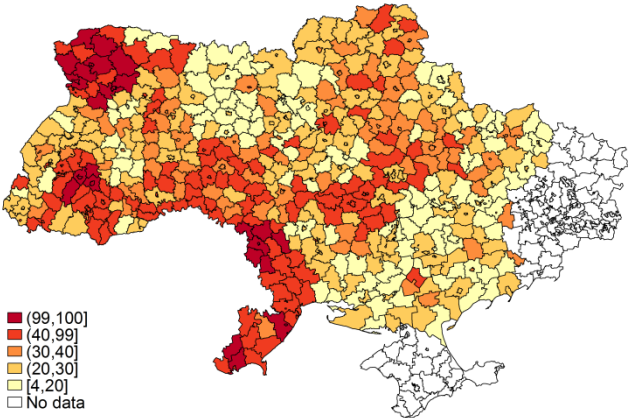
Number of landowners with individual tax number (ITN)

In order to link databases of various government authorities, there is a need for identification data. An individual tax number and a cadastral parcel number can serve as such identifier for linking data from the State GeoCadastré and State Fiscal Service.

The State GeoCadastré provided data for 2014 and 2 quarters of 2015 on a quarterly basis, which means the data is not complete. Individual tax numbers are recorded for 4,854,917 landowners registered in Ukraine, representing 33.4% of the total number of registered landowners (the total number of individual entities registered as landowners is 14,519,168).

Twenty six (26) rayons have more than 100% of landowners with recorded individual tax numbers, according to the State GeoCadastré data (Map 12). For analysis purposes, the percentage was adjusted to 100%, but such data requires verification. The lowest percentage of landowners with recorded ITN was observed in rayons of AR Crimea, Donetsk and Luhansk oblasts. Yet, given the situation in these regions over the last two years, their data cannot be compared with other regions. Therefore, these regions were excluded from the analysis.

Map 12 - The percentage of landowners with recorded individual tax number (ITN), 2014 – 2 quarters of 2015



* Donetsk, Luhansk and Crimea are excluded from the analysis

Only in 10% of the rayons there are more than 70% of landowners who indicated their ITN during land registration. The rayons with the lowest percentage of land parcels whose owners indicated their ITN are

Shyshatskyi rayon (Poltava oblast) – 4.97%, Sofiiivskyi rayon (Dnipropetrovsk oblast) – 5.80%, and Chernyakhivsky rayons (Zhytomyr oblast) – 6.93%. The following rayons have the highest percentage of landowners with recorded ITNs: Shatskyi rayon (Volyn oblast) – 98.89%, Savranskyi rayon – 98.75% (Odessa oblast) and Biliaivskyi rayon (Odessa oblast) – 98.59. Among the cities with the largest percentage of landowners with ITN are Novodnistrovsk (Chernivtsi oblast) – 98.68%, Teplodar (Odessa oblast) – 94.19%, Kotovsk (Odessa oblast) – 91.33%; the lowest percentage of landowners with ITN is registered in Lyubotyn (Kharkiv oblast) – 8.83%, Kyiv – 9.58%, and Ordzhonikidze (Dnipropetrovsk oblast) – 9.66%.

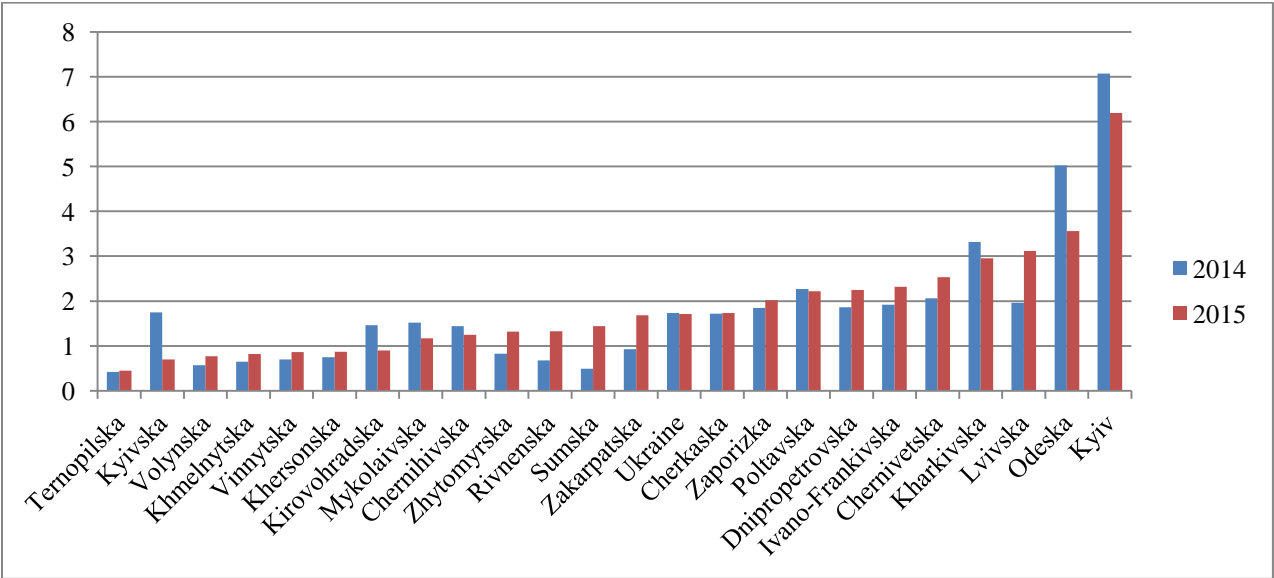
It is necessary to complete the ITN database of landowners as this will enable automatic linking of information on land parcels with the data from many agencies such as the State Fiscal Service and the State Court Administration.

The average time spent on the initial registration of land parcel

The average time spent on the initial registration of land parcels reveals the efficiency of land registration system at a local level. Monitoring this indicator at rayon level will help to identify the least and the most effective rayons. The national average of this indicator was 1.6 days in 2014 and 1.8 days in 2015.

Figure 14 presents the average registration time disaggregated by oblasts. We can see that Kyiv city is the region with the longest registration period which is more than 6 days on average in 2015. This may be caused by a high demand or inefficient use of time. Registering land parcels also takes rather long in Odessa and Lviv oblasts. Volyn, Ternopil, Vinnytsia, and Khmelnytsky oblasts are the most time-effective with the average time of land registration not exceeding 1 day in 2014 and 2015.

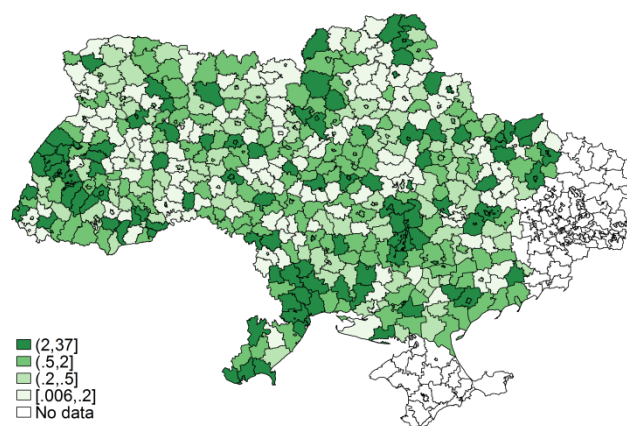
Figure 14 – The average time spent on the initial registration of land (days) by oblast in 2014 and 2015



* Donetsk, Luhansk and Crimea are excluded from the analysis

If we disaggregate the time needed for initial registration by rayon, then in 2015 it varied from 0.006 days (which is about 8 minutes) in Narodtyskyi rayon (Zhytomyr oblast) to 36.3 days in Myrhorod city (Poltava oblast). Map 13 shows the distribution across Ukraine.

Map 13 - The average time spent on the initial registration of land (days) by rayon, 2015



* Donetsk, Luhansk and Crimea are excluded from the analysis

Table 10 shows the rayons with the most and the least effective registration of land parcels.

Table 10 – Rayons with the longest and the shortest average time spent on initial registration of land, 2015

	<i>Rayons with the shortest registration time (days)</i>	<i>Rayons with the longest registration time (days)</i>
Rayons (National average – 1.6)	Narodytskyi (Zhytomyr oblast) – 0.006 Savranskyi (Odessa oblast) – 0.008 Novovorontsovskyi (Kherson oblast) – 0.008	Yavorivskyi (Lviv oblast) - 14.6 Kitsmanskyi (Chernivtsi oblast) - 13.8 Myrhorodskyi (Poltava oblast) - 12.8
Cities (National average – 2.3)	Slavutych (Kyiv oblast) - 0.01 Znamianka (Kirovograd oblast) - 0.01 Netishyn (Khmelnysky oblast) - 0.02	Myrhorod (Poltava oblast) - 36.3 Smila (Cherkassy oblast) - 11.8 Kryvyi Rih (Dnipropetrovsk oblast) - 11.8

* Donetsk, Luhansk and Crimea are excluded from the analysis

Reducing the time spent on initial registration of land parcels will increase the percentage of landowners registered in the State Land Cadastre and promote positive attitude of users to the services provided by the State Cadastre system. Creating a unified information system of registration in the State Land Cadastre and the State Registry of Property Rights for Real Estate can become an important step forward in this direction, and continuous monitoring of this indicator can help to resolve issues at the local level.

The average time spent on cadastral extract provision

An extract from the Cadastre is required when concluding any transaction on a land parcel (sale, lease, exchange, etc). Receiving a cadastral extract on a land parcel is the most popular service in the area of land governance. About one million extracts are issued annually on request of landowners in Ukraine¹.

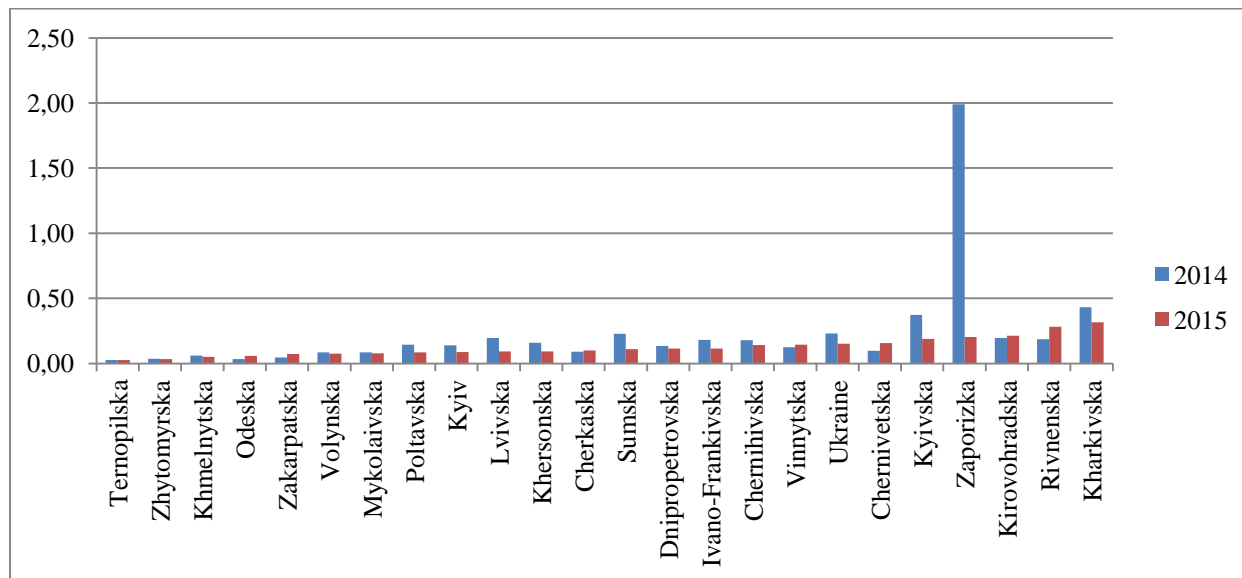
Average time for extract provision in was 0.2 days in 2014 and 0.1 days in 2015.

shows the average time spent on providing a cadastral extract disaggregated by oblast and by dynamics per annum. Issuing an extract in oblasts on average does not take longer than half a day (except for Zaporizhya oblast in 2014). We can also see that in most oblasts there is a tendency to reduce the time spent on issuing an extract. The fastest extracts are provided in Ternopil, Zhytomyr and Khmelnytsky oblasts – the process took about an hour. The longest waiting time was in Kharkiv and Rivne oblasts – about 7 hours.

¹ According to data from StateGeoCadastre - <http://land.gov.ua/usi-novyny.html?view=item&id=110867>

Figure 15 shows the average time spent on providing a cadastral extract disaggregated by oblast and by dynamics per annum. Issuing an extract in oblasts on average does not take longer than half a day (except for Zaporizhya oblast in 2014). We can also see that in most oblasts there is a tendency to reduce the time spent on issuing an extract. The fastest extracts are provided in Ternopil, Zhytomyr and Khmelnytskyi oblasts – the process took about an hour. The longest waiting time was in Kharkiv and Rivne oblasts – about 7 hours.

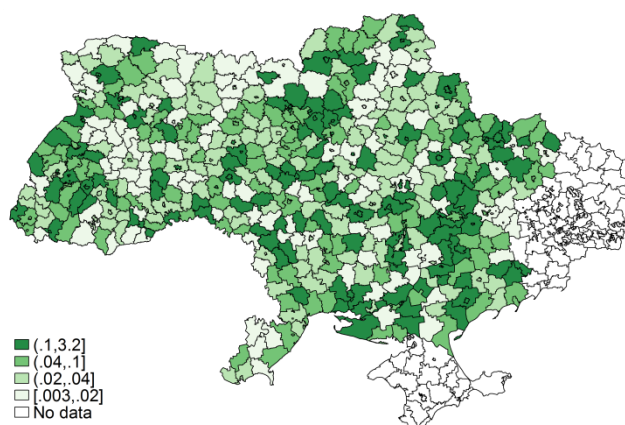
Figure 15 – The average time spent on obtaining of cadastral extracts (days) by oblasts, in 2014 and 2015



* Donetsk, Luhansk and Crimea are excluded from the analysis

The average time for obtaining a cadastral extract at rayon level varies from 0.003 days (less than 5 minutes) in Narodytskyi rayon (Zhytomyr oblast) to more than 3 days in Pechenizkyi rayon (Kharkiv oblast). Map 14 shows the distribution across Ukraine.

Map 14 - The average time spent on obtaining of cadastral extracts (days) by rayon, 2015



* Donetsk, Luhansk and Crimea are excluded from the analysis

The following table presents the rayons with the longest and the shortest time needed to obtain a cadastral extract.

Table 11 – Rayons with the longest and shortest average time needed for provision of cadastral extract, 2015

	Rayons with the shortest time (days)	Rayons with the longest time (days)
Rayons (National average – 0.13)	Narodytskyi (Zhytomyr oblast) – 0.003 Novotroitskyi (Kherson oblast) – 0.005 Chuhuiivskyi (Kharkiv oblast) – 0.005	Pechenizkyi (Kharkiv oblast) – 3.2 Krasnokutskyi (Kharkiv oblast) – 2.5 Kharkivskiy (Kharkiv oblast) – 2.4
Cities (National average – 0.19)	Kamianets-Podilskyi (Khmelnysky oblast) – 0.004 Mukachevo (Zakarpattia oblast) – 0.005 Ordzhonikidze (Dnipropetrovsk oblast) – 0.005	Boryspil (Kyiv oblast) – 1.4 Novodnistrovsk (Chernivtsi oblast) – 0.99 Koziatyn (Vinnytsia oblast) – 0.84

* Donetsk, Luhansk and Crimea are excluded from the analysis

Extract from the State Land Cadastre is valid for three months since the date of issue, so each new transaction requires going through the request process again. The promptness of obtaining the extracts directly affects the efficiency of the land market. It is expected that recent introduction of the electronic service for providing extracts will significantly shorten the time of issuing.

Conclusions to Section B

- As of December 1, 2015, there were 16,661,051 parcels registered in the State Land Cadastre with the total area of 41,812,127.76 hectares, representing 69% of Ukrainian territory. However, only 22.6% of state-owned land was registered in the Cadastre.
- As of December 1, 2015, Ukraine had 15,854,195 landowners, including 4,854,917 landowners whose Individual Tax Numbers were recorded during land registration (33.4% of the total number of registered private landowners).
- As of Q3 of 2015, the total number of property rights for land parcels registered in the State Registry of Property Rights for Real Estate was 3,485,630 units (20.9% of the number of land parcels in the State Land Cadastre).

C. Number (and price) of land transactions of different types

The total number of transactions with a change of landowner or land user varies between 2,167 in Q1 2013 and 208,735 transactions in Q4 2014. Figure 16 shows the dynamics of the total number of transactions by quarters presented separately for agricultural and non-agricultural land. The number of transactions for agricultural land increased sharply from Q4 2013 to Q2 2014, then it was relatively stable until Q1 2015 and decreased steeply in Q2 2015.

Figure 16– The total number of transactions with the change of land ownership\user in Ukraine, 2013 –Q3 2015

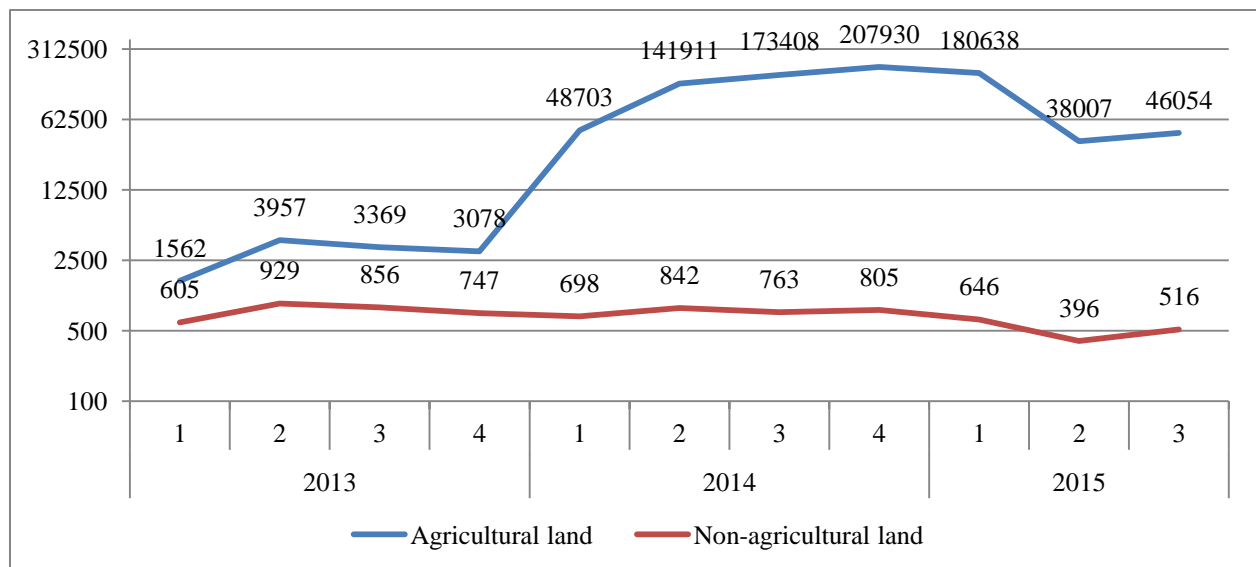
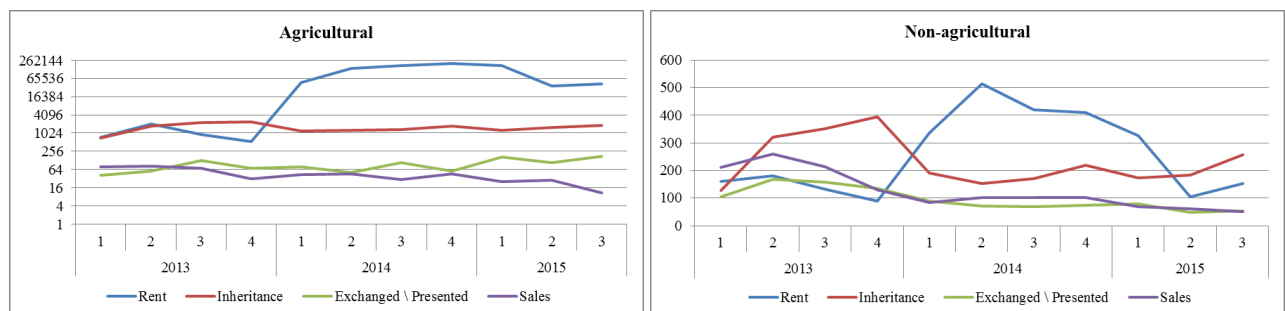


Figure 17 shows the dynamics for different types of transactions by land use category. As it can be seen, land rent makes the largest share of all the transactions. A large share of transactions is made by inheritance. Land sales market is not very active. If in case of agricultural land it can be explained by the moratorium on farmland sales, for non-agricultural land the reason is in low availability of mortgages.

Figure 17 – Changes in the number of transactions of different types for agricultural and non-agricultural land in Ukraine, 2013 – Q3 2015



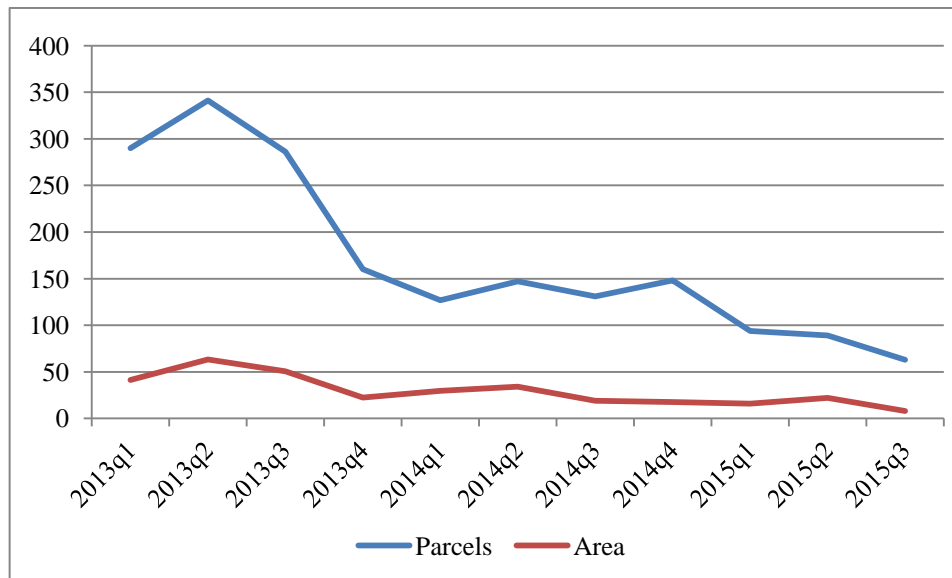
Let us consider each type of transaction separately.

Sale transactions

In 2013, 1,077 land parcels of different use types with the total area of 177.38 hectares were sold in Ukraine. In 2014, the number of sold parcels was 560 and the total area was 3,094.89 hectares. In the first three quarters of 2015, 262 parcels were sold (2,943.49 hectares). This data points to practical non-existence of land sale market in Ukraine (the small total area of land sold is disproportional to the total area of land in private property – 31.4 million hectares).

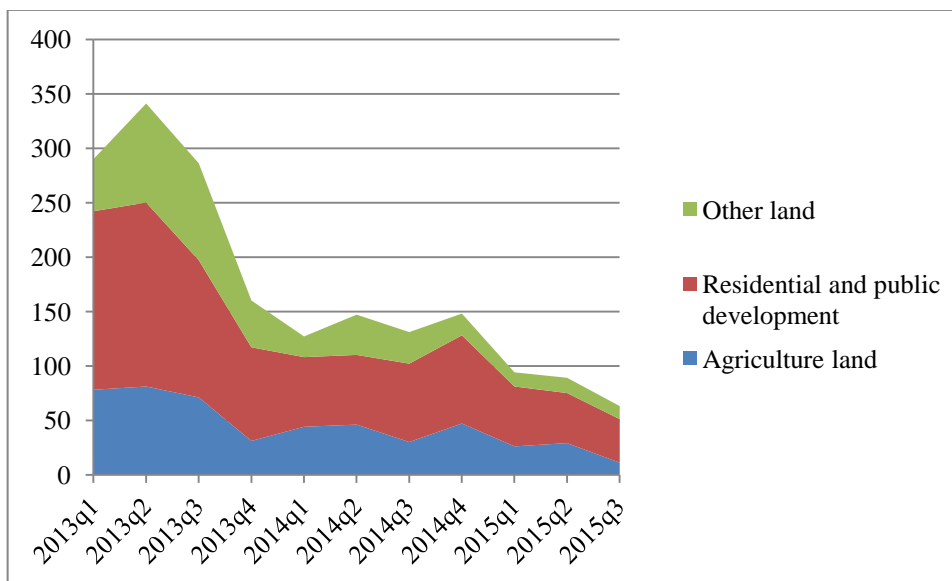
The dynamics of land sales in Ukraine indicates a stable descending trend in the number of parcels sold. At the same time, the area of land parcels which were bought/ sold varies during 2013-15. Deviations are caused primarily by influential outlier cases that are observed for land for residential and public development. During the observed period, such deviations were identified in Novosanzharskyi rayon (Poltava oblast) in Q2 2014 (the land area was 2 994.40 hectares) and Kharkivskyi rayon (Kharkiv oblast) in Q3 2015 (the area of sold land was 2 897.38 hectares). If these two extreme values are removed, the dynamics for parcel number and area reverts to a common trend which is presented in Figure 18.

Figure 18 - Total sales of land at the national level (adjusted)



The largest share of lands sold belongs to agricultural land and land for residential and public development (Figure 19). In terms of the number of sold parcels, the dynamics remains stable for all categories of land use.

Figure 19 – Number of land parcels which were bought out or sold, by land use category



The proportions of land area sold/bought during the period of 2013-2015 was not stable due to the above-mentioned deviations.

After excluding two observations that correspond to the previously discussed cases, the following dynamics was obtained (Figure 20).

Figure 20 – The area of land which was bought/ sold, by land type, in ha (adjusted)

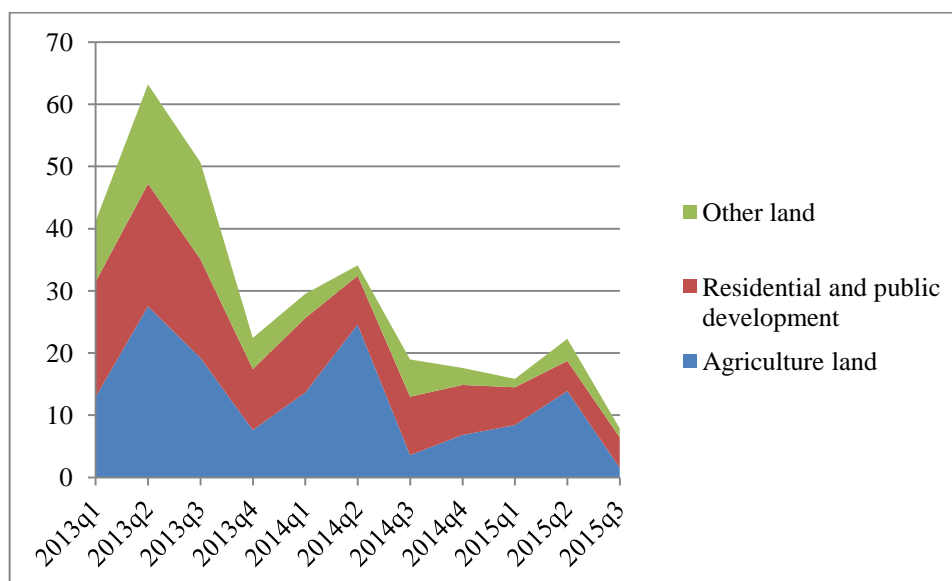


Table 12 provides information on rayons with the highest and the lowest number and area of sold land parcels (per 1000 landowners and as a percentage of land in private property respectively).

Table 12 – Rayons with the highest and the lowest number (per 1,000 landowners) and area (as percentage of the area of private land) of sold non-agricultural land parcels, 2014

		The highest	The lowest
Rayons	Area (National average – 0.06)	Kivertsivskiyi (Volyn oblast) – 0.01 Poltava (Poltava oblast) – 0.01 Novosanzharskiy (Poltava oblast) – 3.99	Kremenetskiy (Ternopil oblast) – 0.00004 Zvenyhorodskiy (Cherkassy oblast) – 0.0006 Haisynskiy (Vinnytsia oblast) – 0.00007
	Quantity (National average – 0.08)	Novosanzharskiy (Poltava oblast) – 0.30 Kyievo-Sviatoshynskiy (Kyiv oblast) – 0.37 Kamianskiy (Cherkassy oblast) – 0.66	Tysmenytskiy (Ivano-Frankivsk oblast) – 0.01 Vinnitsa (Vinnytsia oblast) – 0.01 Dnipropetrovsk (Dnipropetrovsk oblast) – 0.01
Cities	Area (National average – 0.04)	Uzhhorod (Zakarpattia oblast) – 0.09 Poltava (Poltava oblast) – 0.18 Zhmerynka (Vinnytsia oblast) – 0.30	Obukhiv (Kyiv oblast) – 0.001 Ladyzhyn (Vinnytsia oblast) – 0.001 Sumy (Sumy oblast) – 0.002
	Quantity (National average – 0.35)	Uzhhorod (Zakarpattia oblast) – 1.05 Poltava (Poltava oblast) – 1.08 Zhmerynka (Vinnytsia oblast) – 1.18	Sumy (Sumy oblast) – 0.02 Kovel (Volyn oblast) – 0.05 Kharkiv (Kharkiv oblast) – 0.05

Map 15 shows the distribution of non-agricultural land (as percentage of privately-owned land) and the number of parcels (per 1,000 landowners) sold in 2014.

Map 15 – Area as % of private land (left) and the number per 1000 landowners (right) of non-agricultural land parcels which were bought/ sold in 2014

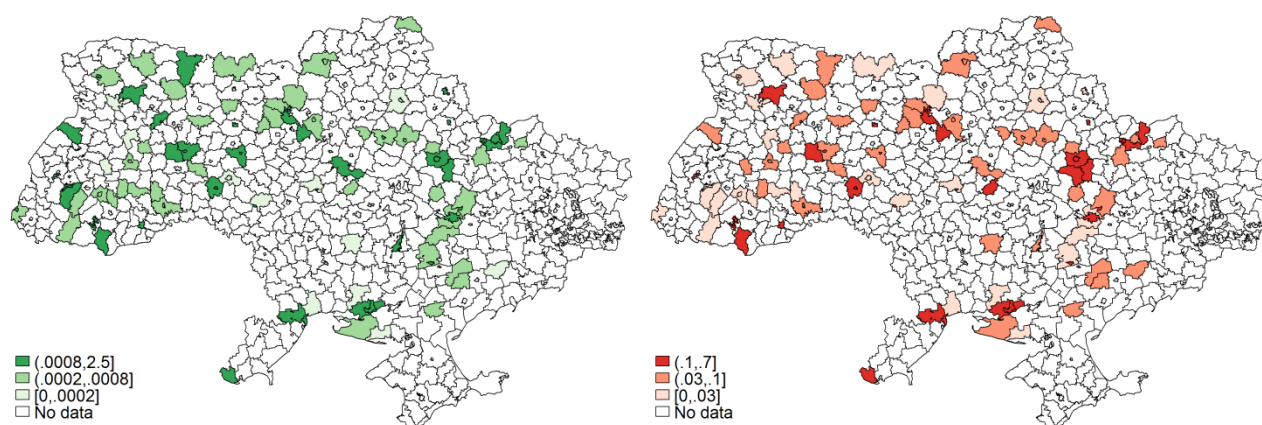


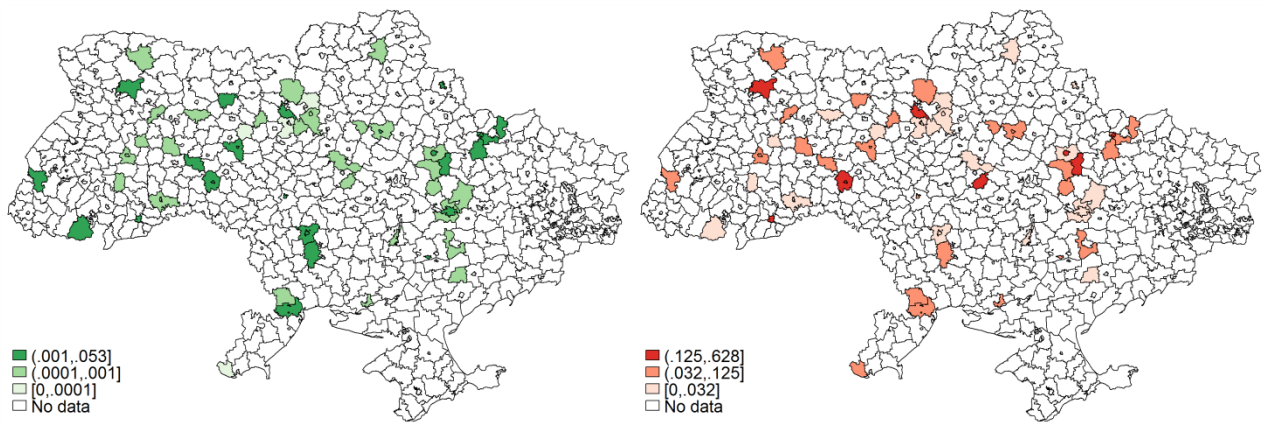
Table 13 and Map 16 provide an overview of agricultural land sales.

Table 13 – Rayons with the lowest and the highest area (as % of private land) and the number (per 1,000 landowners) of agricultural land sold, 2014

		The highest	The lowest
Rayons	Area (National average – 0.004)	Kivertsivskiyi (Volyn oblast) – 0.01 Turkivskiyi (Lviv oblast) – 0.01 Verkhovynskiyi (Ivano-Frankivsk oblast) – 0.14	Reniiskiyi (Odessa oblast) – 0.00001 Andrushivskiyi (Zhytomyr oblast) – 0.00004 Brovary (Kyiv oblast) – 0.0001
	Quantity (National average – 0.07)	Kamianskyyi (Cherkassy oblast) – 0.24 Kyievo-Sviatoshynskyyi (Kyiv oblast) – 0.25 Verkhovynskyyi (Ivano-Frankivsk oblast) – 0.68	Kamianets-Podilskyyi (Khmelnysky oblast) – 0.01 Vasylkiv (Kyiv oblast) – 0.01 Brovary (Kyiv oblast) – 0.01
Cities	Area (National average – 0.01)	Chernivtsi (Chernivtsi oblast) – 0.01 Lubny (Poltava oblast) – 0.01 Poltava (Poltava oblast) – 0.03	Kryvyi Rih (Dnipropetrovsk oblast) – 0.0002 Kherson (Kherson oblast) – 0.001 Dnipropetrovsk (Dnipropetrovsk oblast) – 0.002
	Quantity (National average – 0.10)	Lyubotin (Kharkiv oblast) – 0.13 Chernivtsi (Chernivtsi oblast) – 0.15 Poltava (Poltava oblast) – 0.28	Kryvyi Rih (Dnipropetrovsk oblast) – 0.02 Sumy (Sumy oblast) – 0.02 Dnipropetrovsk (Dnipropetrovsk oblast) – 0.03

Map 16 presents distribution across rayons of private agricultural land area bought/sold (as % of private land) in 2014. Also, it shows the distribution of the number of agricultural land parcels (per 1,000 landowners) that were sold during 2014.

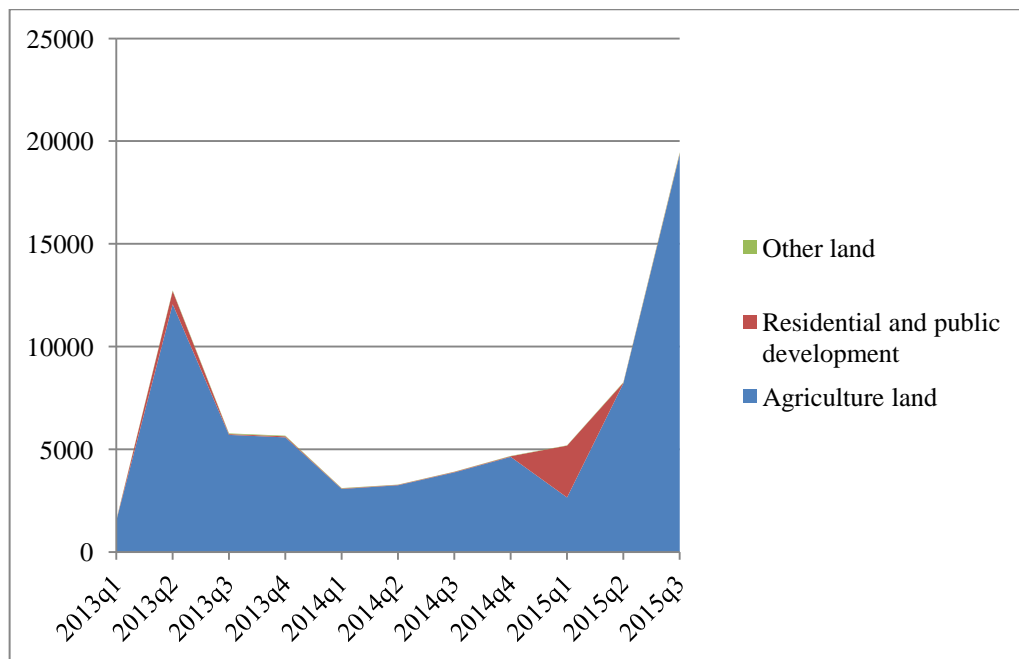
Map 16 – Area as % of private land (left) and the number of parcels per 1000 landowners (right) of agricultural land which was bought/ sold in 2014.



Land parcels transferred by inheritance

There were 25,759 hectares of land transferred by inheritance in 2013, which corresponds to 8,861 land parcels.

Figure 21 - Total amount of land transferred by inheritance, nationally (ha)



It is necessary to point out two extreme values, as described above, for Q3 2015 and Q2 2013. The latter was caused by a large area of land transferred in Letychivskiy rayon of Khmelnytskyi oblast – 7,318 hectares.

Figure 22 – Total number of parcels transferred by inheritance, nationally

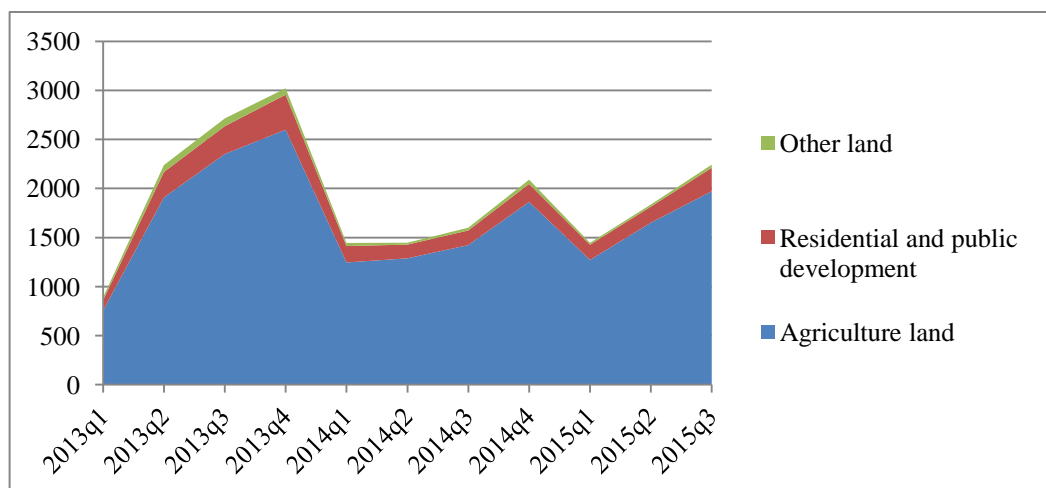


Table 14 and 15 provide a list of rayons and cities with the largest and smallest relative number and area of land transferred by inheritance in 2014 – separately for agricultural and non-agricultural land.

Table 14 – Rayons with the highest and the lowest number (per 1,000 landowners) and area (as% of the land area) of non-agricultural land parcels transferred by inheritance, 2014

		The highest	The lowest
Rayons	Area (National average – 0.00)	Cherkassy (Cherkassy oblast) – 0.01 Bobrovytskyi (Chernihiv oblast) – 0.01 Karlivskyi (Poltava oblast) – 3.99	Sumy (Sumy oblast) – 0 Novomoskovsk (Dnipropetrovsk oblast) – 0 Pryazovskyi (Zaporizhya oblast) – 0
	Quantity (National average – 0.17)	Tomashpilskyi (Vinnytsia oblast) – 0.3 Katerynopilskyi (Cherkassy oblast) – 0.37 Bobrovytskyi (Chernihiv oblast) – 0.66	Sumy (Sumy oblast) – 0.01 Zhovkivskyi (Lviv oblast) – 0.01 Novomoskovsk (Dnipropetrovsk oblast) – 0.01
Cities	Area (National average – 0.04)	Zhovti Vody (Dnipropetrovsk oblast) – 0.1 Koziatyn (Vinnytsia oblast) – 0.18 Nizhyn (Chernihiv oblast) – 0.3	Sumy (Sumy oblast) – 0 Kherson (Kherson oblast) – 0 Yaremche (Ivano-Frankivsk oblast) – 0
	Quantity (National average – 0.42)	Lubny (Poltava oblast) – 1.05 Nizhyn (Chernihiv oblast) – 1.08 Koziatyn (Vinnytsia oblast) – 1.18	Sumy (Sumy oblast) – 0.02 Kirovograd (Kirovograd oblast) – 0.03 Nova Kakhovka (Kherson oblast) – 0.07

Map 17 shows the distribution of area (as % of the area of private land according to Form 2-zem) and the distribution of number of non-agricultural land parcels (per 1,000 landowners) which were transferred by inheritance in 2014.

Map 17 – The percentage of private land area (left) and the number of parcels per 1000 landowners (right) of non-agricultural land transferred by inheritance, 2014

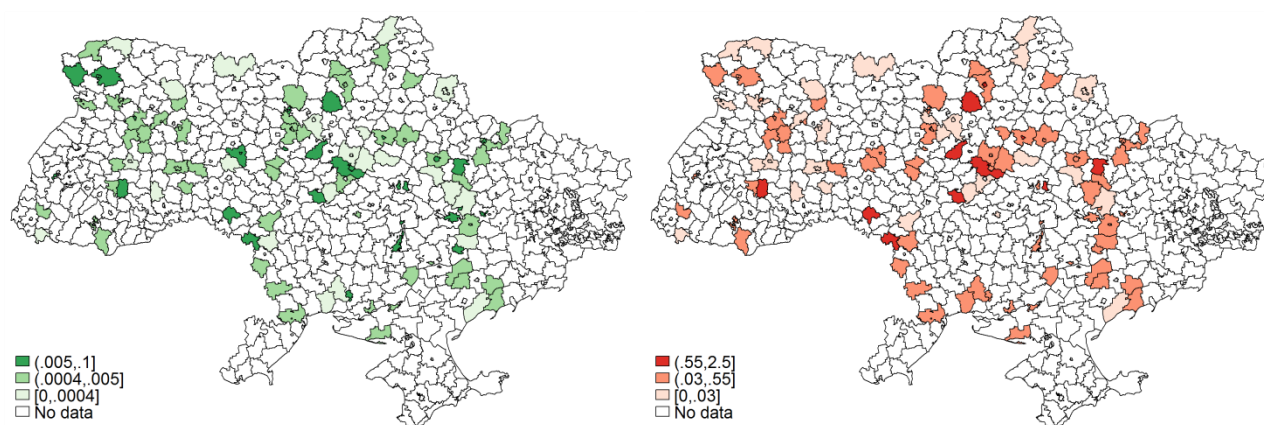


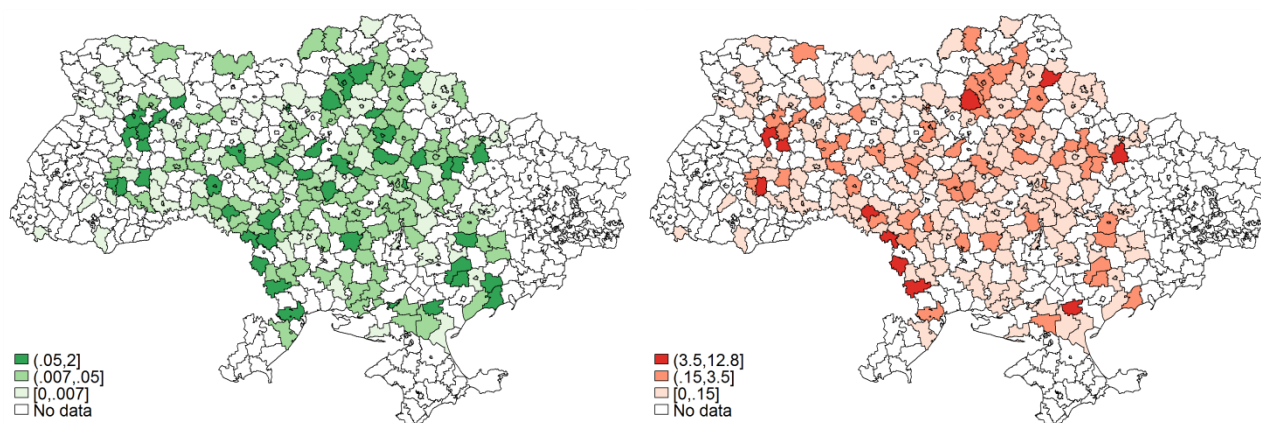
Table 15 – Rayons with the highest and lowest number and area of agricultural land parcels transferred by inheritance, as % of land belonging to private owners, 2014

		The highest	The lowest
Rayons	Area National average – 0.11	Burynskiyi (Sumy oblast) – 1.73 Chernihivskiyi (Zaporizhya oblast) – 1.75 Tomashpilskyi (Vinnytsia oblast) – 1.92	Sumy (Sumy oblast) – 0.00005 Mykolaivskiyi (Mykolaiv oblast) – 0.00007 Brovary (Kyiv oblast) – 0.0003
	Quantity National average – 0.69	Tomashpilskyi (Vinnytsia oblast) – 11.39 Bobrovyskyyi (Chernihiv oblast) – 12.03 Chernihivskiyi (Chernihiv oblast) – 12.95	Kamianets-Podilskiyi (Khmelnysk oblast) – 0.01 Sumy (Sumy oblast) – 0.01 Tokmatskyyi (Zaporizhya oblast) – 0.01
Cities	Area National average – 0.12	Netishyn (Khmelnysk oblast) – 0.14 Irpin (Kyiv oblast) – 0.39 Komsomolsk (Poltava oblast) – 0.90	Kharkiv (Kharkiv oblast) – 0.002 Kryvyi Rih (Dnipropetrovsk oblast) – 0.002 Cherkassy (Cherkassy oblast) – 0.004
	Quantity National average – 0.51	Nizhyn (Chernihiv oblast) – 0.70 Komsomolsk (Poltava oblast) – 0.95 Irpin (Kyiv oblast) – 3.29	Kryvyi Rih (Dnipropetrovsk oblast) – 0.02 Kirovograd (Kirovograd oblast) – 0.03 Kharkiv (Kharkiv oblast) – 0.05

shows the distribution of agricultural land transferred by inheritance (as % of the area of private land) and the distribution of corresponding parcels per 1000 landowners by rayon. These maps indicate the concentration of both indicators in some regions. In 2014, a significantly higher level was observed in the southern, central and some northern oblasts of Ukraine, i.e. in the oblasts which are more specialized in agriculture.

Map 18 shows the distribution of agricultural land transferred by inheritance (as % of the area of private land) and the distribution of corresponding parcels per 1000 landowners by rayon. These maps indicate the concentration of both indicators in some regions. In 2014, a significantly higher level was observed in the southern, central and some northern oblasts of Ukraine, i.e. in the oblasts which are more specialized in agriculture.

Map 18 – Area of agricultural parcels transferred by inheritance as % of the area of private land (left) and the number per 1000 landowners (right), 2014

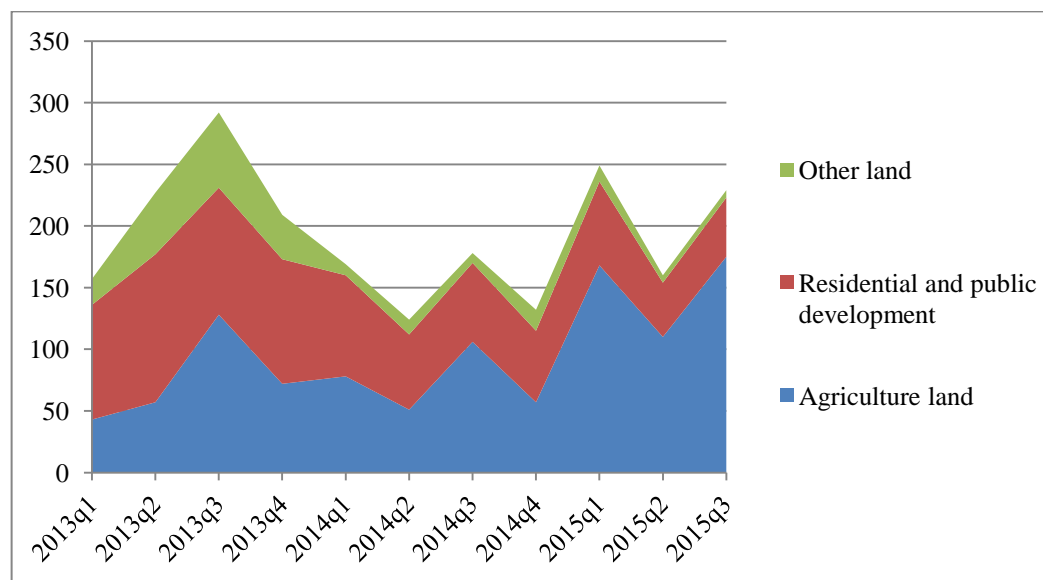


Land that was exchanged or gifted

At the national level, the indicators of area and number of land parcels exchanged / gifted have dynamics similar to the indicators of land parcels transferred by inheritance. In 2013, the total number of parcels exchanged / gifted was 885, which corresponded to about 390 hectares. In 2014, the area dropped to about 255 hectares and 603 parcels respectively. At the same time, nearly 589 hectares of land was exchanged / gifted during the first three quarters of 2015. Such increase is primarily due to Znamianskyi rayon of Kirovograd oblast, where nearly 422 hectares of land was exchanged/gifted in Q1 2015.

Quarterly dynamics of the number of land parcels that were exchanged/gifted (Figure 23) points to a relatively high volatility of such transactions. However, the structure across the designated land use, remains relatively stable. The number of land parcels of other land use types decreased in 2014 as compared to 2013, and it remained at the same level till Q3 2015.

Figure 23 – The total number of land parcels exchanged \ gifted for the period of 2013 – Q3 2015



Considering the quarterly dynamics of the area of land parcels exchanged / gifted (**Error! Reference source not found.Ошибка! Источник ссылки не найден.**), one should note the predominance of agricultural land and high volatility during the whole period.

Figure 24 – The total area of land parcels exchanged / gifted during 2013 – Q3 2015

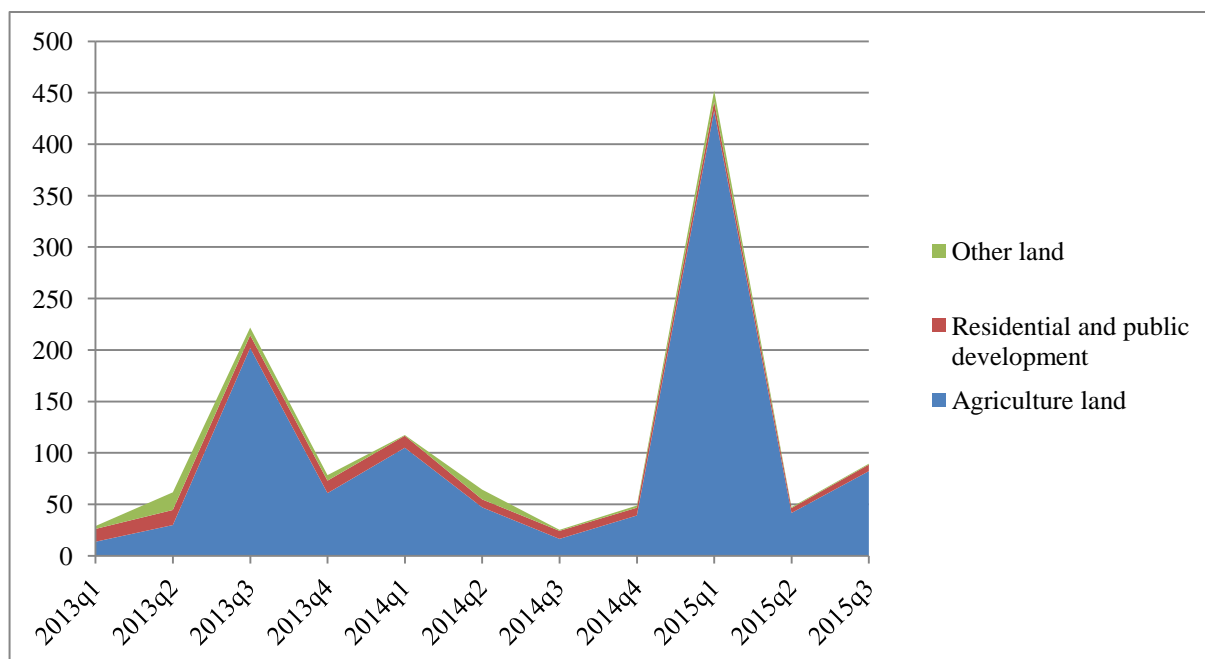


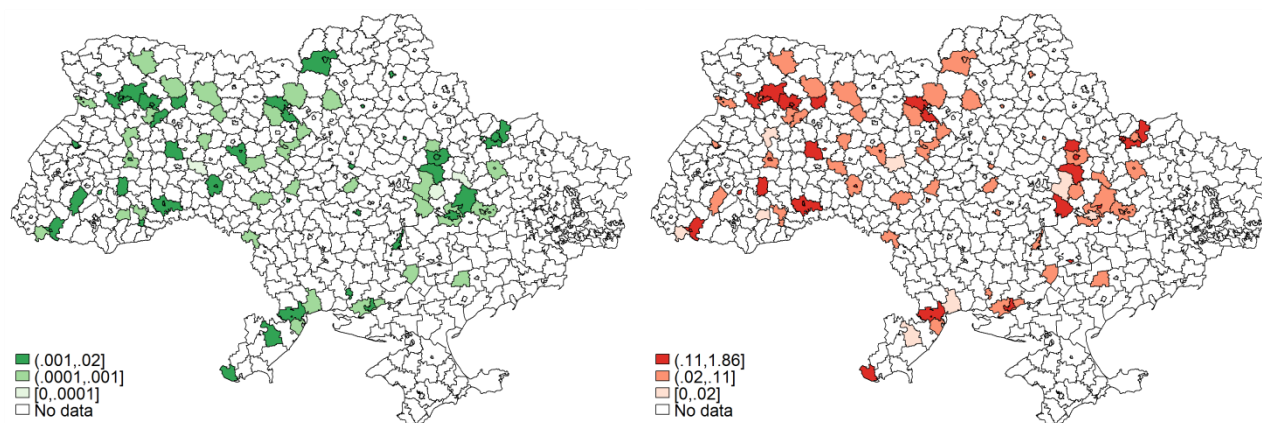
Table 16 and 17 provide a list of rayons with the highest and the lowest relative number and area of exchanged and gifted land (by the land use category).

Table 16 – Rayons with the highest and the lowest quantity per 1000 landowners and area as % of privately owned non-agricultural land parcels, exchanged / gifted in 2014

		The highest	The lowest
Rayons	Area National average – 0.001	Saratskiy (Odessa oblast) – 0.01	Letychivskiy (Khmelnitsky oblast) – 0.00002
		Khust (Zakarpattia oblast) – 0.01	Zachepylivskiy (Kharkiv oblast) – 0.00007
	Quantity National average – 0.08	Kyievo-Sviatoshynskiy (Kyiv oblast) – 0.01	Tsarychanskiy (Dnipropetrovsk oblast) – 0.00008
		Kivertsivskiy (Volyn oblast) – 0.19	Vynohradivskiy (Zakarpattia oblast) – 0.01
Cities	Area National average – 0.01	Kyievo-Sviatoshynskiy (Kyiv oblast) – 0.20	Sniatynskiy (Ivano-Frankivsk oblast) – 0.01
		Buchatskiy (Ternopil oblast) – 0.28	Kominternivskiy (Odessa oblast) – 0.01
		Ostroh (Rivne oblast) – 0.03	Starokostiantyniv (Khmelnitsk oblast) – 0.0004
	Quantity National average – 0.22	Lyubotyn (Kharkiv oblast) – 0.03	Kirovograd (Kirovograd oblast) – 0.001
		Poltava (Poltava oblast) – 0.05	Lviv (Lviv oblast) – 0.001
		Poltava (Poltava oblast) – 0.37	Dnipropetrovsk (Dnipropetrovsk oblast) – 0.01
	Ostroh (Rivne oblast) – 0.40	Kirovograd (Kirovograd oblast) – 0.03	
	Bucha (Kyiv oblast) – 1.85	Lviv (Lviv oblast) – 0.05	

As presented on Map 19, the distribution of the relative area and the number of exchanged/ gifted land parcels indicates low prevalence of such type of transaction in Ukraine – in most rayons there were no registrations during 2014 (only 84 rayons registered exchange/ gift transactions for non-agricultural land).

Map 19 – Area (as % of the area of private land, left side) and the number (per 1000 landowners, right side) of non-agricultural land parcels that were exchanged / gifted in 2014.



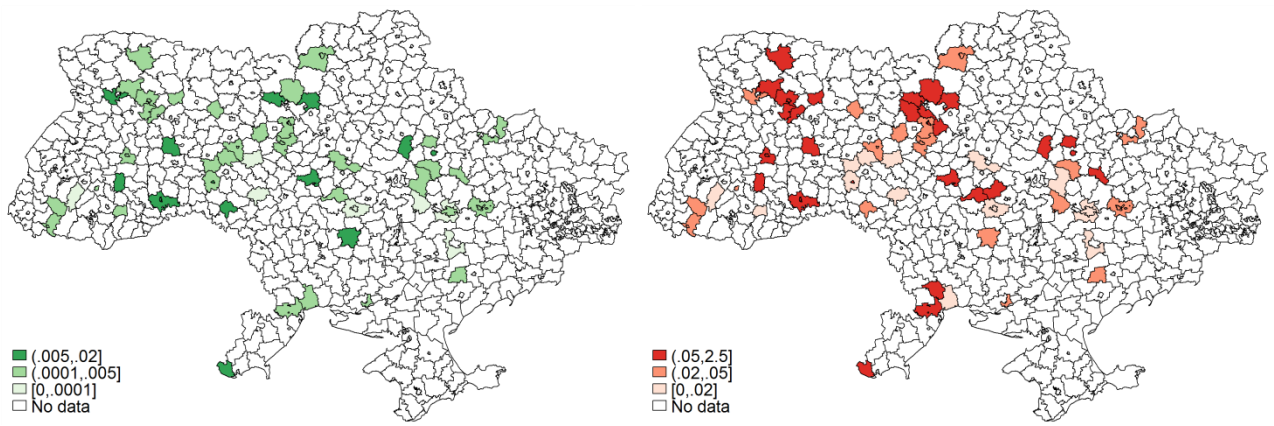
Among the rayons with the highest total area of agricultural land that were exchanged / gifted are Oleksandrivskiy rayon, Kirovograd oblast, where this indicator is more than 5 times higher than the next highest value. Such high value is caused by a single observation in Q1, which had about 82 ha of land for commercial agricultural production being exchanged/ gifted.

Table 17 – Rayons with the highest and the lowest number (per 1000 landowners) and area (as % of private land) of agricultural land parcels that were exchanged or gifted, 2014

		The highest	The lowest
Rayons	Area (National average – 0.01)	Kyievo-Sviatoshynskiy (Kyiv oblast) – 0.02 Obukhivskiy (Kyiv oblast) – 0.02 Oleksandrivskiy (Kirovograd oblast) – 0.14	Haisynskiy (Vinnytsia oblast) – 0.00001 Pohrebyshchenskiy (Vinnytsia oblast) – 0.00004 Verkhnodniprovskiy (Dnipropetrovsk oblast) – 0.00005
	Quantity (National average – 0.13)	Ivanivskiy (Odessa oblast) – 0.29 Oleksandrivskiy (Kirovograd oblast) – 0.68 Novomyrhorodskiy (Kirovograd oblast) – 2.43	Zaporizhya (Zaporizhya oblast) – 0.01 Dnipropetrovsk (Dnipropetrovsk oblast) – 0.01 Snyatynskiy (Ivano-Frankivsk oblast) – 0.01
Cities	Area (National average – 0.01)	Zhmerynka (Vinnytsia oblast) – 0.01 Poltava (Poltava oblast) – 0.02 Vatutine (Cherkassy oblast) – 0.03	Kherson (Kherson oblast) – 0.0004 Dnipropetrovsk (Dnipropetrovsk oblast) – 0.001 Vasylkiv (Kyiv oblast) – 0.002
	Quantity (National average – 0.12)	Vasylkiv (Kyiv oblast) – 0.13 Poltava (Poltava oblast) – 0.19 Vatutine (Cherkassy oblast) – 0.35	Dnipropetrovsk (Dnipropetrovsk oblast) – 0.01 Kherson (Kherson oblast) – 0.03 Ivano-Frankivsk (Ivano-Frankivsk oblast) – 0.04

According to the rayon distribution of the relative number and area of agricultural land parcels that were exchanged/gifted (Map 20), most of such land is located in Kyiv oblast, with some transactions concentrated also in central and western parts of Ukraine.

Map 20 – The area (as % of private land – on the left) and the number (per 1000 population – on the right) of agricultural land parcels that were exchanged or gifted, 2014



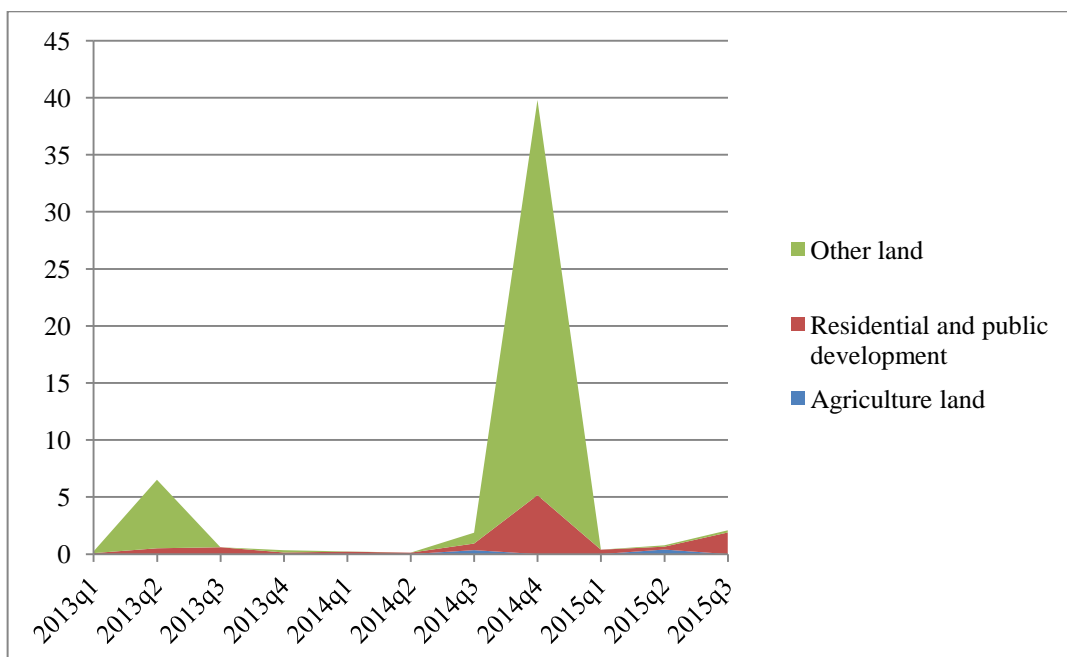
Mortgages

A very small number of mortgages were registered in 2013-2015 which points to under-development of capital market. In 2013, mortgages were registered for only 19 land parcels with the total area of 7.69 hectares. In 2014, these figures were 58 and 42.03 hectares respectively. In the first three quarters of 2015, these indicators were comparable to the corresponding periods in previous years: 14 land parcels with the total area of 3.24 hectares. Given the low number of transactions, a detailed analysis of this indicator will not be informative along spatial or time dimensions.

Comparison the mortgage indicator with the area of parcels sold (over 6,000 hectares) and the total number of privately owned land parcels points to the actual absence of the mortgage market for land as a tool for financing land transactions in Ukraine. At the same time, most transactions on the real estate market and land sales in other countries are financed via mortgages.

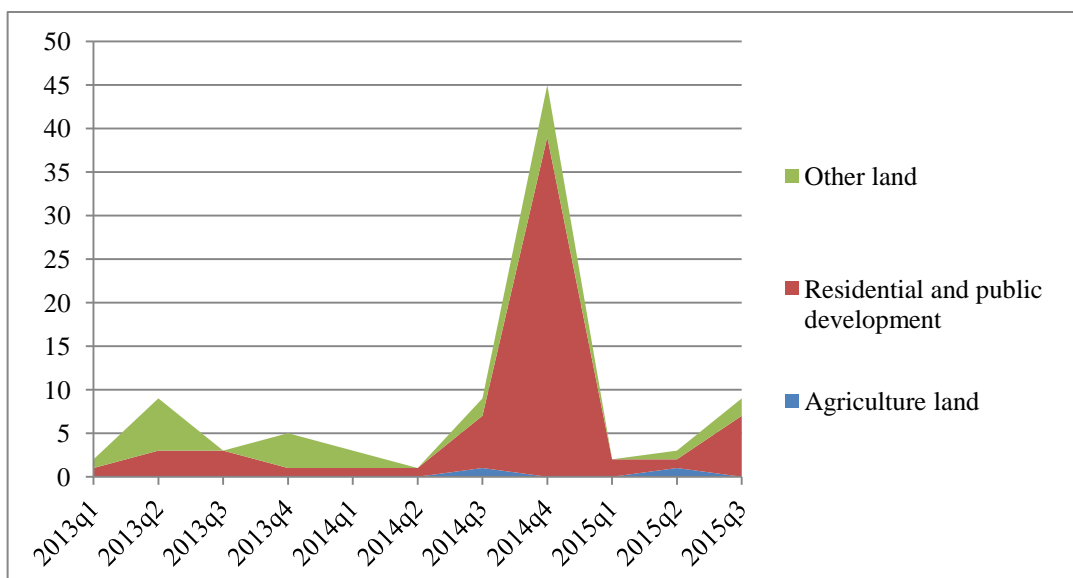
The area of land with mortgages consists of land of “other use” category (Figure 25). The smallest pledged area consisted of farmland.

Figure 25 – The area of land parcels mortgages, by land use category



However, residential and public development land dominated in terms of the number of parcels that were mortgaged (Figure 26).

Figure 26 – Number of land parcels that were mortgaged, by land use category



In conclusion, there is a need to develop the mortgage market for land. For this purpose, it is necessary first of all to improve protection of the land property rights, promote consolidation of land parcels into a cultivation fields (array), lower barriers for transferring rights for land, and work with banks towards development of mortgage market for land. Possible instruments may include state mortgage programs, state guarantees, funds for collateral buying-out, etc.

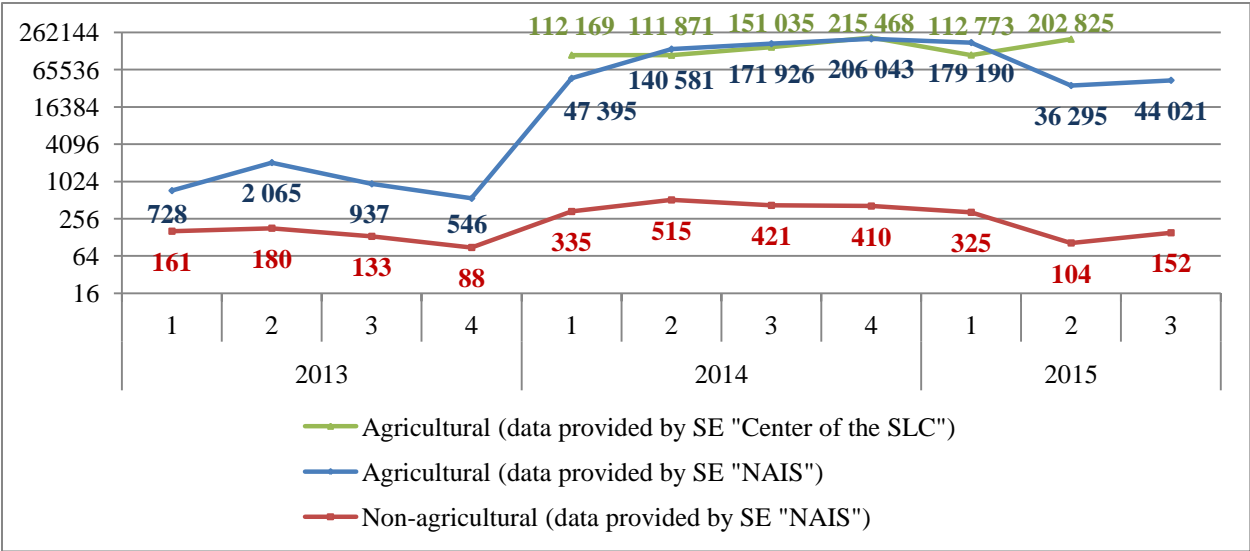
Rented land

According to the reports from State GeoCadastre, as of July 1, 2015, there were 4,671.5 thousand rental agreements for agricultural land in private property (shares) signed in Ukraine with the total area of 16,597.0 thousand hectares (an average area of leased parcels is 3.6 hectares). The average annual rent for private land was 786 UAH / ha. In addition, there were 56,053 rental agreements for state-owned land signed with an average annual rent of 1351.6 UAH/ ha (with significant variation across oblasts). Currently, the information on total area of state-owned land leased is not available. Based on the amount of rent payment and the total rent revenues, such area can be up to 4.9 mln ha with an average parcel area of 87.9 hectares.

According to the Ministry of Justice of Ukraine (data provided by SE “National Information Systems”), in 2013-2015, there were 832.551 land parcels rented and registered with the total area of 3,513,015.64 hectares (99% of them are for agricultural land).

Figure 27 shows the overall dynamics of registration of land lease rights by quarter. The share rental agreements for agricultural land ranges from 82% (Q1 2013) to 99% (all quarters of 2014 and in 2015) of the total number of rental agreements formally registered. We can also observe a strong decline in the number of registered parcels in the 2nd quarter of 2015 – the number of registrations fell by 80% (from 179,515 to 36,399), which can be explained by the introduction of 7-year minimum term for farmland lease and by an increase in land tax rates.

Figure 27 –Registration of rental rights for land across Ukraine, by quarter and land use category



* according to data provided by the "Center of State Land Cadastre" and SE "NAIS"

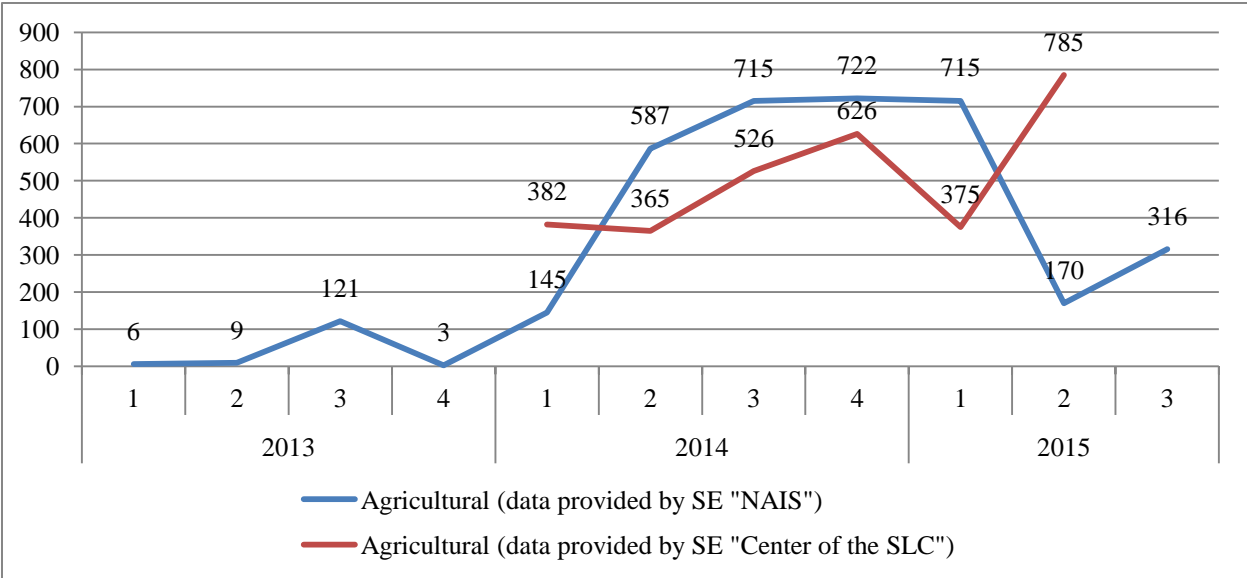
It should be mentioned that there are some differences in the total number of rented agricultural land between the data from the Ministry of Justice of Ukraine (SE “National Information Systems”) and the data from SE “Center of the SLC”. Figure 28 shows the dynamics of registered leased parcels according to each of these two sources. The difference is likely related to problems with information exchange between the two databases and the difference in registration time.

Regarding area of leased agricultural land, the data from the Ministry of Justice of Ukraine (SE “National Information Systems”) contained 6 outliers (with the area of one-quarter leased land a thousand times larger than the entire territory of Ukraine) and seven cases with extremely high values as of November 2015. In addition, 4 observations with illogical areas of rented non-farmland were detected². Figure 28 demonstrates the dynamics of area of leased farmland excluding the above-mentioned outliers.

The area of non-agricultural land leased is even more volatile compared to the agricultural land (Figure 29). In Q3 2014, the maximum value of area with registered lease rights for non-agricultural land is as high as 1 023 hectares (half of which, specifically 479 ha, is registered in Bilozerskyi rayon, Kherson oblast). Another outlier – 831 hectares – can be observed in Q2 2015, more than half of which (420 hectares) is registered in Reniyskyi rayon of Odessa oblast.

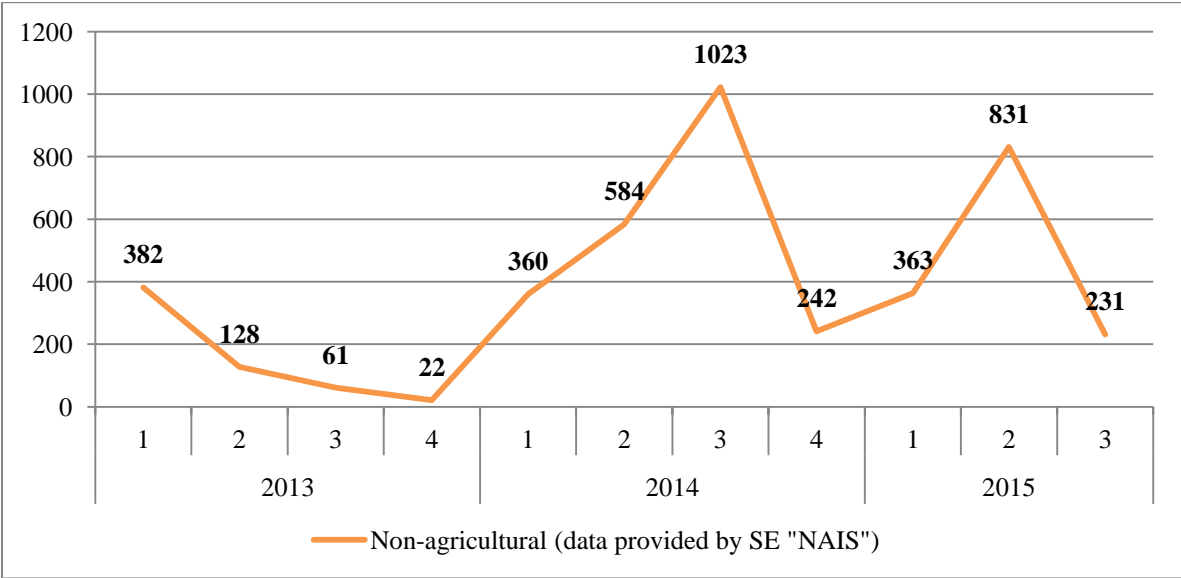
² The information on the detected errors was submitted to the Ministry of Justice of Ukraine. This information can be a reason for audit, correcting of the detected errors and improving of administrative data quality

Figure 28 - Area of rent farmland with registered rights across Ukraine, by quarter (thous. ha)



* according to data provided by the State Enterprise "National Information System" and the "Center of the SLC." Data cleared of outliers.

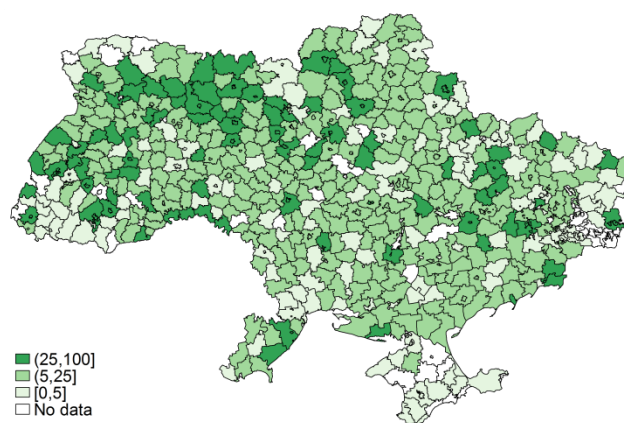
Figure 29 Area of rented non-farmland parcels with registered rights across Ukraine, by quarter



* according to data provided by the State Enterprise "National Information System". Data cleared of outliers.

Map 21 shows the distribution of formally registered lease rights for agricultural land across rayons (according to the data from the SE "NAIS") as a percentage of total area of rented land (according to Form 2-Zem, such land is in temporary use - rented). Eleven rayons have from 100 to 150% of the land in rent. We consider this is a result of Form 2-Zem inaccuracy, therefore we conventionally replaced such values with 100% (mapping these rayons with the darkest green color). Most rayons (about 75%) contain less than 20% of land with registered lease rights. As agricultural land makes up more than 99% of the total area of rented land, a graphical analysis of the distribution by land use category is not informative.

Map 21 – The percentage of agricultural land area with registered lease rights of the total land area leased (according to Form 2-Zem), 2013 – 2 quarters of 2015



* according to data provided by the State Enterprise "National Information System". Data cleared of outliers.

Table 18 shows quarterly dynamics of land area with registered lease rights by designated use. There is an extreme value of area for residential and public development with registered lease rights in Q3 2014 (including 479 hectares for residential and public development rented in Bilozerskyi rayon, Kherson oblast).

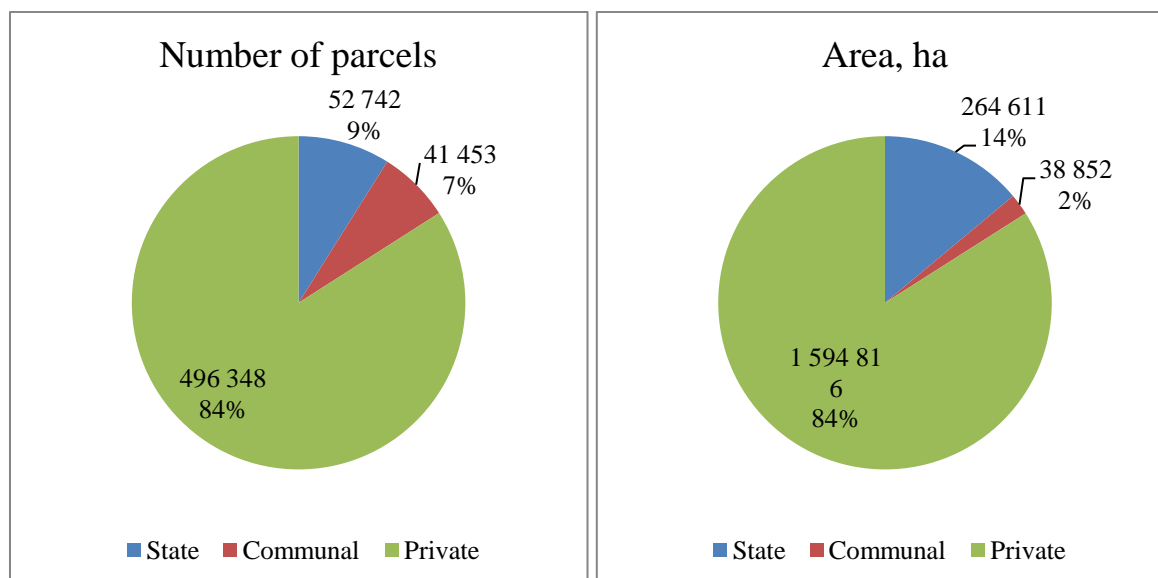
Table 18 –Area of land parcels with registered lease rights by designated use, ha

Use	2013				2014				2015		
	1	2	3	4	1	2	3	4	1	2	3
Agricultural	5818	9102	121487	2912	145129	586800	714686	721963	715414	169724	315754
Residential and public development	11	29	15	6	53	89	617	71	63	30	26
Land for industry, transport, communications and energy	137	89	24	12	129	280	229	92	204	287	28
Land of water fund	226	2	23	4	166	203	139	56	76	514	111
Recreational land	9	2	0	0	12	11	30	23	20	1	2
State reserve lands	0	6	0	0	0	0	9	0	0	0	63

* Data provided by the State Enterprise "National Information System". Data cleared of outliers

Figure 30 demonstrates disaggregation of agricultural land for which lease rights registered during 2014 – by ownership type separately for the number of parcels and area. The largest share is made by land in private property (84%).

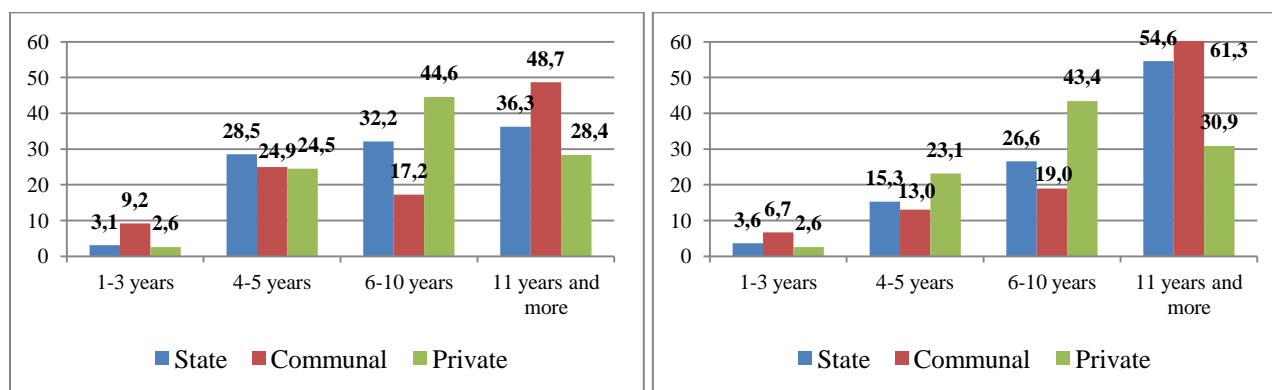
Figure 30 - The number and area of rented land parcels, by ownership (2014)



* according to the SE “Center of State Land Cadastre”

Figure shows the distribution of agricultural land (the number of parcels and their area) according to the duration of rental agreements. As can be seen, the number of parcels rented for a period up to 5 years, makes more than 30% of the total number and their area makes more than 25% of the total area. For privately owned land, the most common term of rental agreement is between 6 and 10 years, whereas for the state and communal land – 11 years or longer.

Figure 31 – Distribution of number (left) and area (right) of agricultural land parcels by duration of rental agreements, in %, 2014

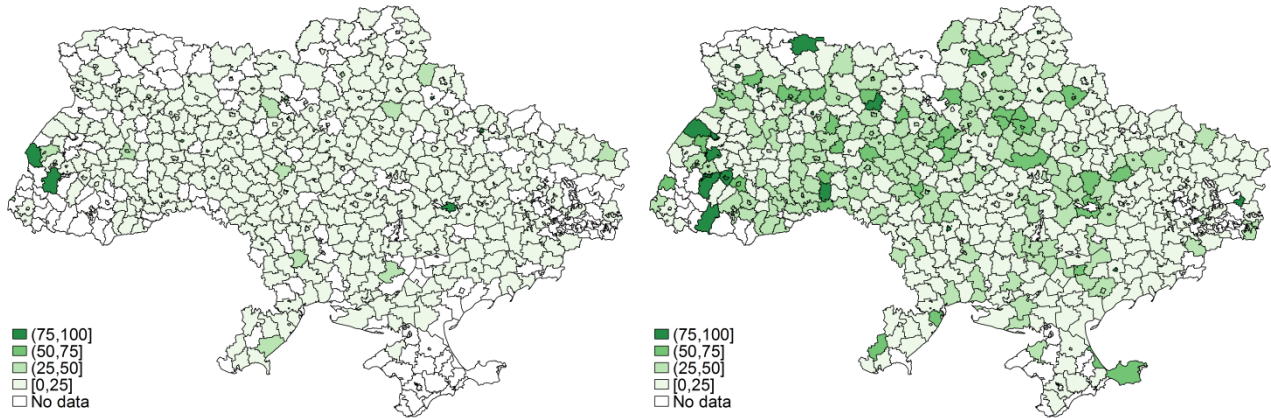


* according to the SE “Center of State Land Cadastre”

The spatial distribution of privately owned farmland by duration of rental agreements is presented on Maps 22 and 23. They demonstrate land with corresponding duration of lease as a percentage of the total area of rented agricultural land. It should be noted that in Western Ukraine short-term agreements dominate – a considerable number of rayons have more than 75% of rental agreements for a period of 1-3 years. More than 99% of rental agreements with the duration term of 1-3 years were registered in Sokalskyi rayon (Lviv oblast), Starokostiantyniv town (Khmelnysky oblast), Khmilnyk town (Vinnytsia oblast) and Starosambirskyi rayon (Lviv oblast). In addition, over 95% of agreements for 1-3 years were signed in Dnipropetrovsk, Lyubotyn (Kharkiv oblast), and Lebedyn (Sumy oblast). The dominance of short-term agreements in Western Ukraine is due to the fact that in this region a large share of agricultural land is used mainly as pasture or hayland. Whereas in Southern and Eastern Ukraine longer-term rental agreements prevail with the duration term of 11 years and longer (100% of such agreements were signed in Voznesensk (Mykolayiv oblast), Synelnykove (Dnipropetrovsk oblast), and Izmail (Odesa oblast). In addition, 100% of agreements for 11 years or longer were signed in Berezan (Kyiv oblast), Khust rayon (Zakarpattia oblast),

Sumy city, Dubno city (Rivne oblast), Vyshgorod rayon, Vasytkiv city, Brovary city (Kyiv oblast), Mukachevo city (Zakarpattia oblast), Shatsk city (Volyn oblast), Zarichnenskyi rayon (Rivne oblast), Rakhivskyi rayon (Zakarpattia oblast) and Chervonograd city (Lviv oblast).

Map 22 – The percentage of land parcels in private ownership, rented for a period from 1 to 3 (left) and from 4 to 5 (right) years by rayon, 2014



Map 23 - The percentage of land parcels in private ownership, rented for a period from 6 to 10 (left) and 11 or more (right) years by rayon, 2014

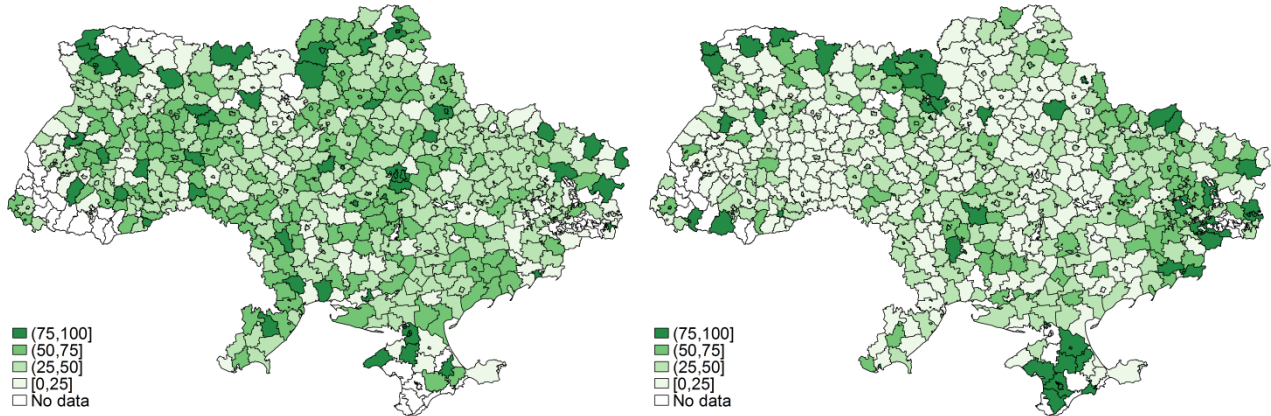
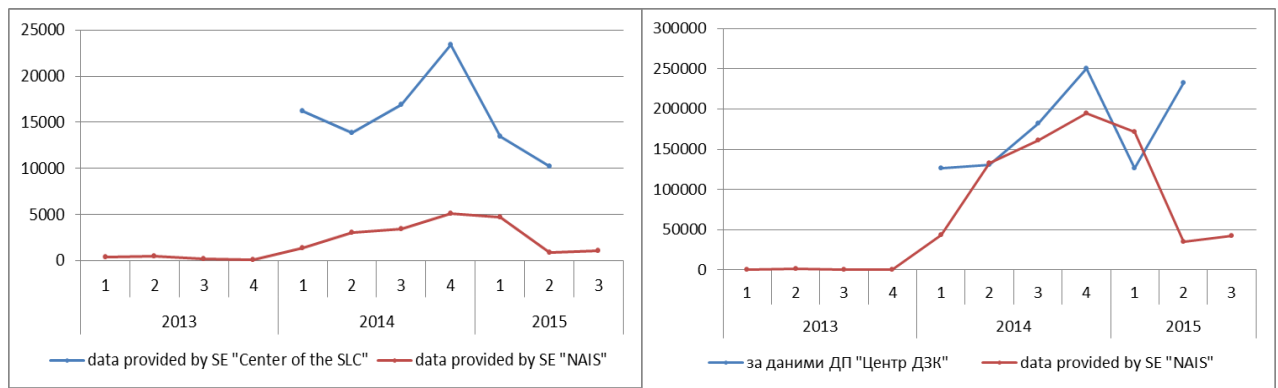


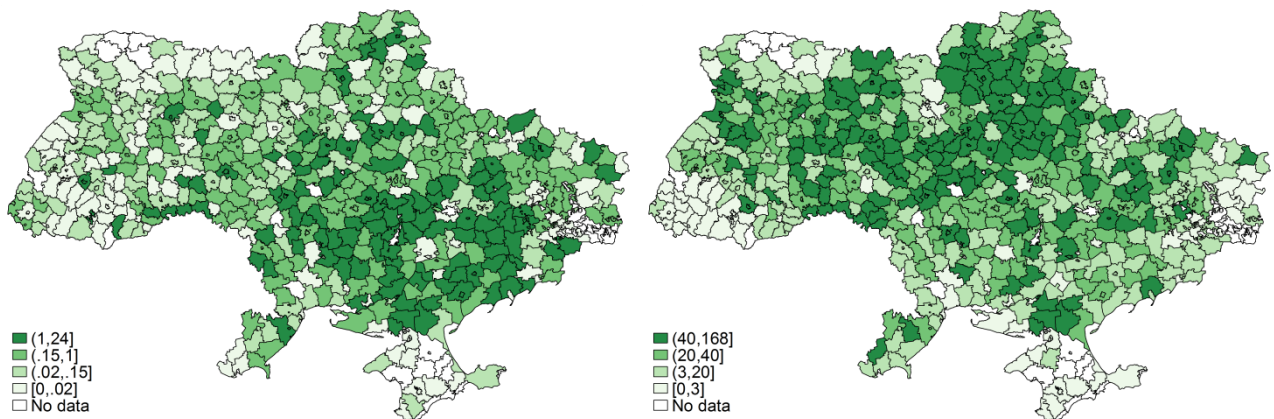
Figure 32 provides information on the number of tenants – individuals and legal entities separately. Since the data was provided by the SE “NAIS” and the SE “Center of the SLC”, it is possible to compare across the two sources of data. As is the case with number and area of land parcels, the data is slightly different. Significant difference can be observed in the number of individual tenants, although they play a minor role in the total number of tenants (9% according to the SE “Center of the SLC”). A separate analysis is required to discover the reasons of such differences.

Map 24 presents the distribution of land tenants per 1000 population by rayon. The largest number of individual tenants per 1000 population is observed in Sofiiivskyi rayon of Dnipropetrovsk oblast (24), as well as in Kanivskyi rayon of Cherkassy oblast (8.5), Kelmenetskyi rayon of Chernivtsi oblast (7.9) and Lozivskyi rayon of Kharkiv oblast (7.5). The largest number of legal entity renting land are located in Orzhitskyi rayon of Poltava oblast (167.2), Nizhynskyi rayon of Chernihiv oblast (137), Ruzhynskyi rayon of Zhytomyr oblast (136) and Nedryhailivskyi rayon of Sumy oblast (130).

Figure 32 – Total number of individual (left) and legal entity (right) tenants of land parcels by quarter



Map 24 – Number of individual (left) and legal entity (right) tenants per 1000 population, 2014

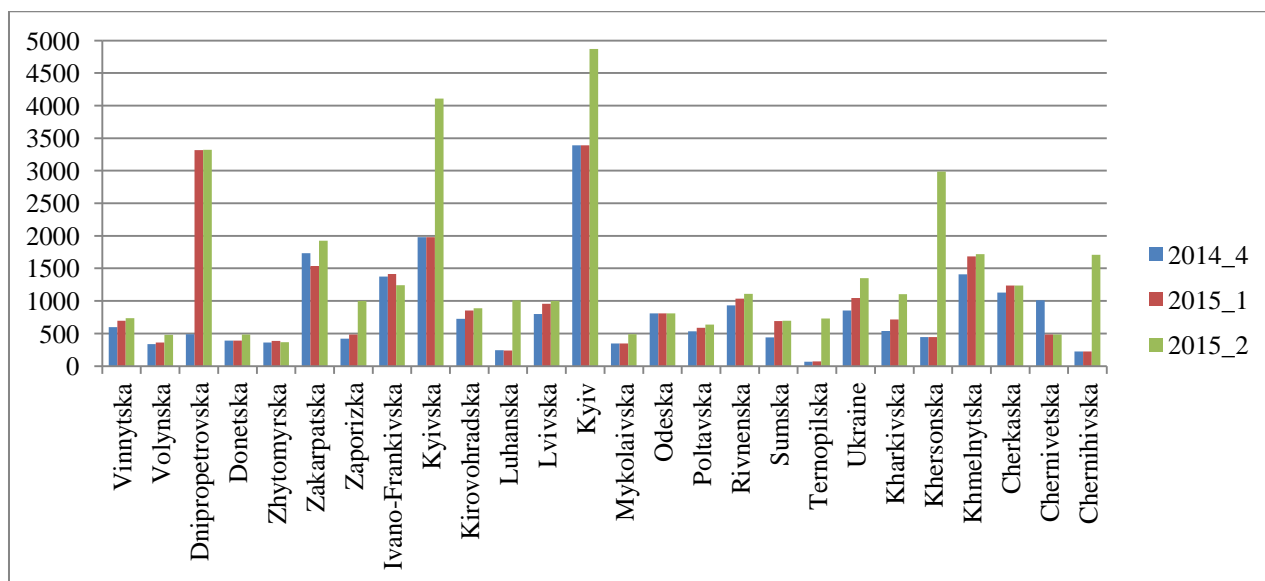


* data by the State Enterprise "National Information Systems".

An average rental price for the state-owned land in 2014 was about 828.50 UAH per hectare per year, and by the end of Q2 2015 it was 1351.60 UAH per hectare per year. An average rental price for privately owned land was 663.80 UAH per hectare per year in 2014 and 786.00 UAH per hectare per year by the end of Q2 2015.

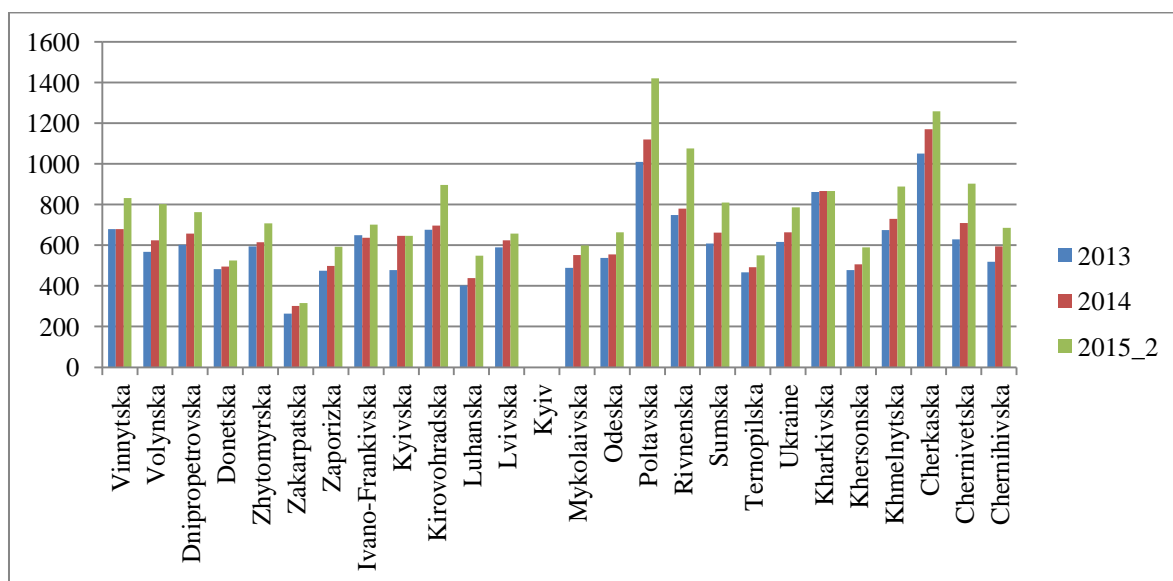
According to the State GeoCadastrе, rental prices for state-owned agricultural land differ significantly among oblasts. Figure 33 illustrates the dynamics of annual prices by oblast and across the country. During the first two quarters of 2015, the average annual price across the country grew up by 63%. An especially significant rise in prices was observed in Ternopil, Chernihiv and Dnipropetrovsk oblasts. The most expensive rent of state agricultural land in the 1st half of 2015 was in the City of Kyiv and Kyiv, Dnipropetrovsk and Kherson oblasts – more than 2.5 times higher than the average rental price across the country.

Figure 33 – Average annual rental prices for agricultural land in state ownership, by oblasts and quarters, UAH per 1 hectare.



As for the rental prices for agricultural land in private property, Figure 34 shows the change in prices from 2013 to the 1st half of 2015. As it can be seen, the highest rates were observed in Poltava, Cherkassy and Rivne oblasts. The data for the City of Kyiv was not available. The lowest rental prices were observed in Zakarpattia, Ternopil and Kherson oblasts.

Figure 34 - Average annual rental prices for private agricultural land, by oblast, UAH per 1 hectare.



An average annual rental prices for 1 ha of agricultural land in state and private ownership are also presented on Map 25.

Map 25 - Average annual rental prices per 1 ha of agricultural land in state (left) and private (right) ownership by oblast, UAH, as of July 1, 2015

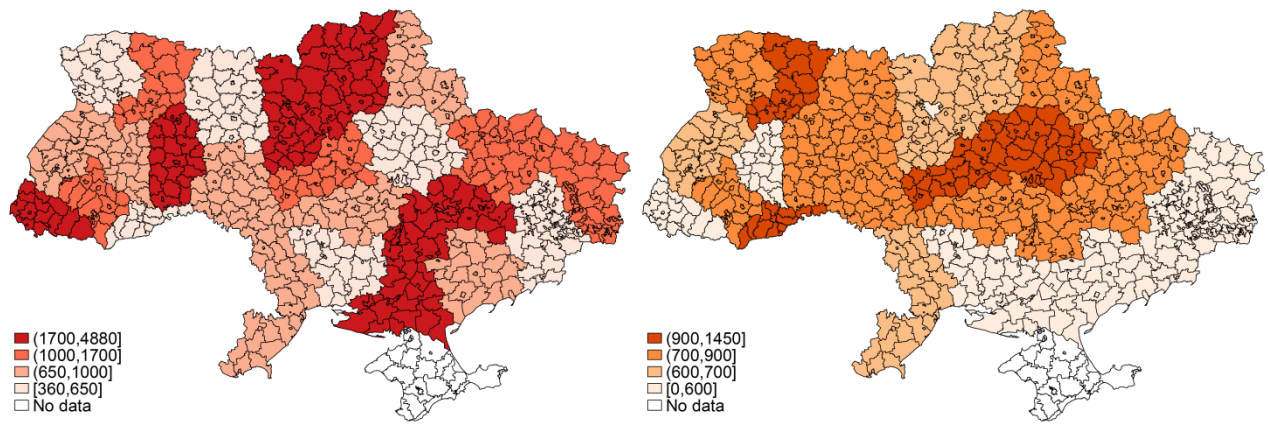
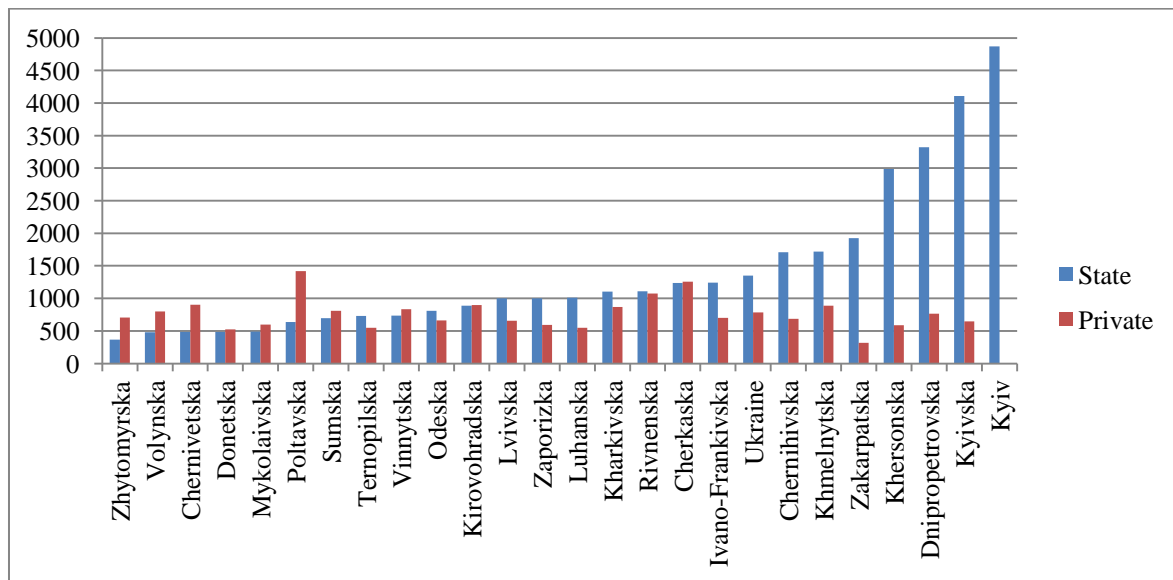


Figure 35 – Comparison of prices for agricultural land in state and private ownership by oblast, in UAH, as of July 1, 2015.

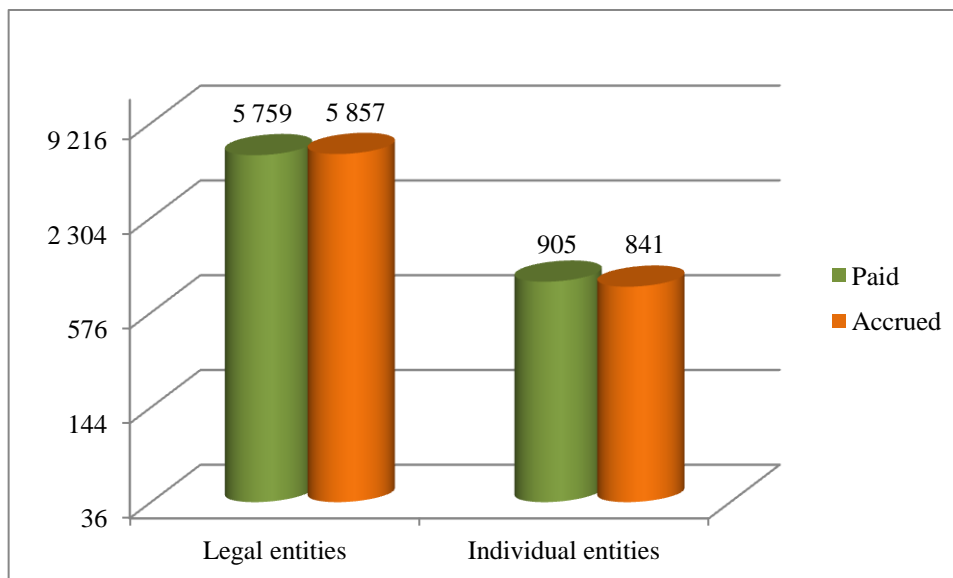


The differences in rental prices for state and private land can be attributed to two factors. Private land is too fragmented. To rent a single field, one has to enter into agreements with 10-20 individual landowners, which increases transaction costs for tenants. In addition, the average duration of renting private land is shorter than renting state land, which also increases the cost of agreement maintenance.

Rent payments for land parcels in state and communal ownership

The total amount of rent payments collected during 8 months of 2015 for land in state and communal ownership was 6,663,000 UAH. About 86.4% of this sum was paid by legal entities. The accrued rent obligations for this period was 6,697.3 million UAH (Figure 36).

Figure 36 – Land rent accrued and paid, by the type of tenant, mln UAH, January 1 - September 1, 2015



Legal entities

Table 19 provides a list of rayons and cities with the highest and the lowest rent revenue for land in state and communal ownership. The central office includes 275 largest tenants.

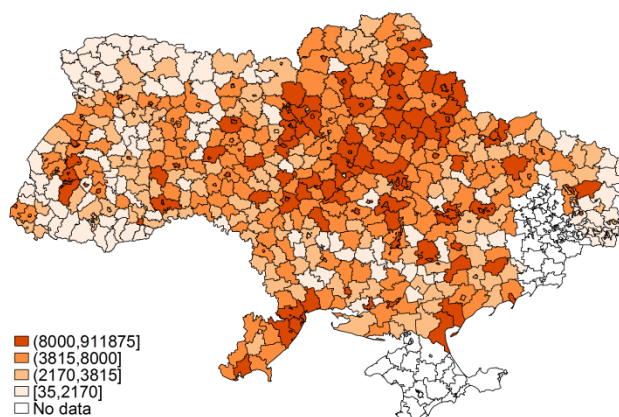
Table 19 – Rayons and cities with the highest and the lowest land rent revenue paid by legal entities, January 1-September 1, 2015

	The highest (thsd UAH)	The lowest (thsd UAH)
Rayons (total – UAH 2,216 mln.)	Kyievo-Sviatoshynskiyi (Kyiv oblast) – 35,531.9 Brovarskiyi (Kyiv oblast) – 28,866 Boryspilskiyi (Kyiv oblast) – 27,648.2	Hertsaiivskiyi (Chernivtsi oblast) – 187.8 Putylskiyi (Chernivtsi oblast) – 244.8 Liubeshivskiyi (Volyn oblast) – 331.6
Cities (total – UAH 2,957 mln.)	Kyiv – 911,873 Kryvyi Rih (Dnipropetrovsk oblast) – 360,943 Kharkiv – 212,477	Ostroh (Rivne oblast) – 378.2 Bolekhiv (Ivano-Frankivsk oblast) – 379.8 Lyubotyn (Kharkiv oblast) – 599.7
Central office	487,450	

* Donetsk, Luhansk and Crimea excluded from the analysis due to data absense

The distribution of rent payments across rayons is presented by Map 26.

Map 26 – Rent paid by legal entities, thousand UAH, January 1 – September 1, 2015



Individuals

The list of rayons with the highest and the lowest total rent payments by individuals is presented in Table 20.

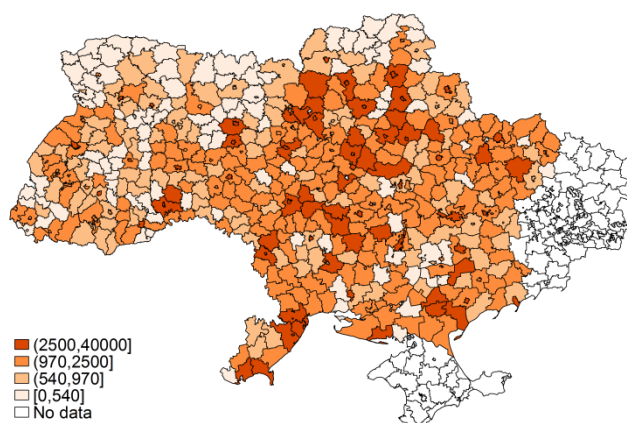
Table 20 – Rayons and cities with the highest and the lowest total values of rent payment by individuals, January 1-September 1, 2015

	The highest (thsd UAH)	The lowest (thsd UAH)
Rayons (total – UAH 556.4 mln)	Bilotserkivskiyi (Kyiv oblast) – 8,155.9 Lubenskiy (Poltava oblast) – 6,991.9 Lokhvytskyi (Poltava oblast) – 6,232.9	Poliskiyi (Kyiv oblast) – 87.4 Volovetskiy (Zakarpattia oblast) – 91.9 Semenivskiyi (Chernihiv oblast) – 99.3
Cities (total – UAH 335.5 mln)	Kharkiv – 37,141 Dnipropetrovsk – 31,955 Kryvyi Rih (Dnipropetrovsk oblast) – 23,748	Ostroh (Rivne oblast) – 48.7 Bolekhiv (Ivano-Frankivsk oblast) – 283.0 Ladyzhyn (Vinnytsia oblast) – 289.4

* Donetsk, Luhansk and Crimea excluded from the analysis due to data absense

The distribution of rent revenue paid by individuals is relatively uniform (Map 27).

Map 27 – Rent paid by individuals, UAH ths., January 1 – September 1, 2015



Number of tenants

The total number of tenants for land in state ownership in January – September 2015 was 448,711, 82% of whom were individuals and 18% were legal entities.

Table 21 represents rayons with the highest and the lowest number of tenants.

The distribution of legal entity tenants for state and communal land shows that most of them are located in central Ukraine (Map 28).

Map 28 – Number of legal entities – tenants – total (left) and per 1000 population (right), January 1 – September 1, 2015

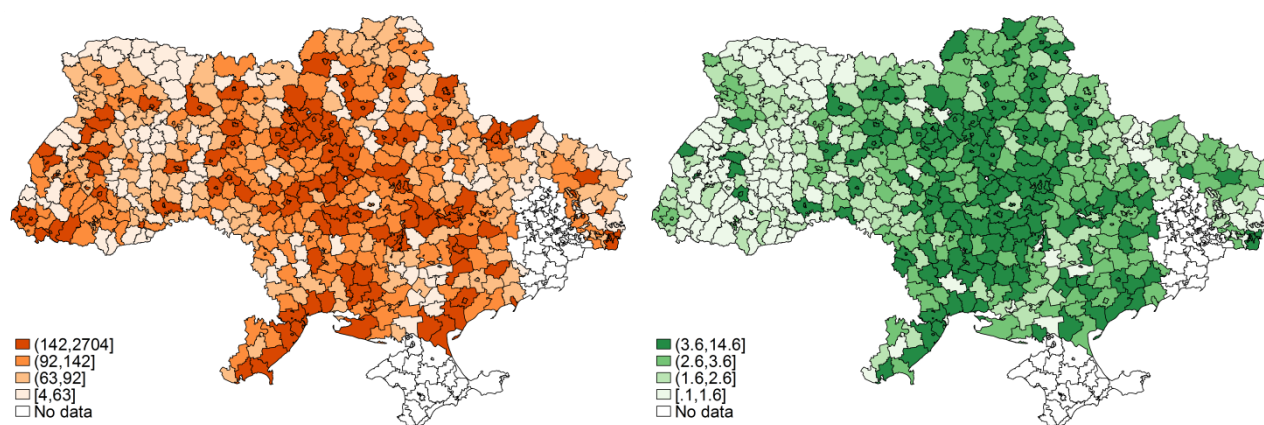


Table 21 – Rayons with the highest and the lowest number of tenants per 1,000 population, January 1 – September 1, 2015

Number of tenants		The highest	The lowest
Total number	Legal entities (National average – 113.4)	Zhytomyrskyi (Zhytomyr oblast) – 665 Bilotserkivskyi (Kyiv oblast) – 655 Boryspil (Kyiv oblast) – 529	Poliskyi (Kyiv oblast) – 14 Pidhaietskyi (Ternopil oblast) – 19 Hertsaiivskyi (Chernivtsi oblast) – 26
	Individuals (National average – 698.9)	Lutsk (Volyn oblast) – 19,037 Horokhivskyi (Volyn oblast) – 13,747 Kovel (Volyn oblast) – 12,884	Poliskyi (Kyiv oblast) – 2 Kolomatskyi (Kharkiv oblast) – 15 Shyrokiivskyi (Dnipropetrovsk oblast) – 18
Per 1000 population	Legal entities (National average – 2.8)	Bilhorod-Dnistrovskyi (Odessa oblast) – 14.5 Bilotserkivskyi (Kyiv oblast) – 13.4 Kaniv (Cherkassy oblast) – 11.5	Yavorivskyi (Lviv oblast) – 0.34 Kamin-Kashyivskyi (Volyn oblast) – 0.43 Sarnenskyi (Rivne oblast) – 0.54
	Individuals (National average – 17.1)	Volodymyr-Volynskyi (Volyn oblast) – 329.2 Kovel (Volyn oblast) – 319.0 Turiisk (Volyn oblast) – 307.8	Poliskyi (Kyiv oblast) – 0.34 Olevskyi (Zhytomyr oblast) – 0.60 Borodianskyi (Kyiv oblast) – 0.64

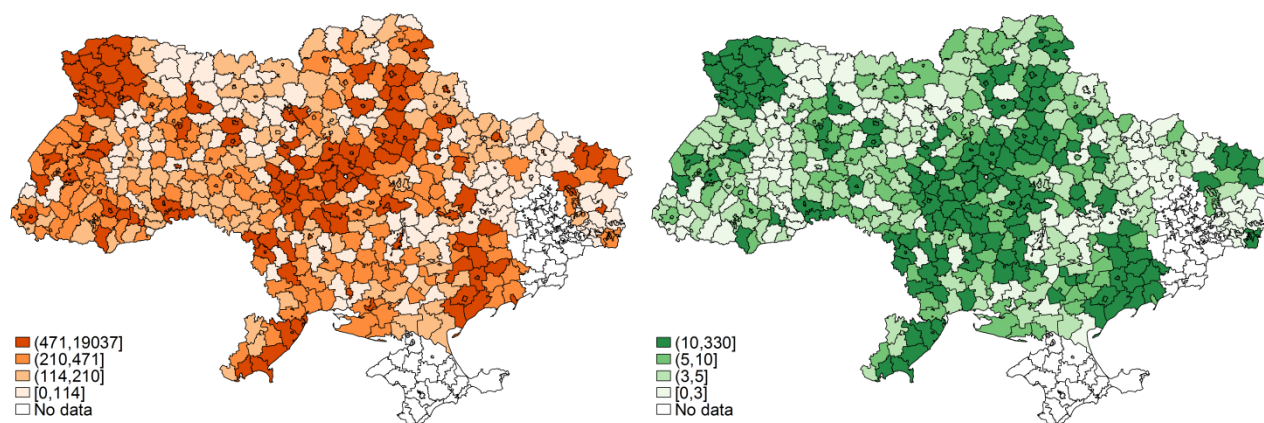
* Donetsk, Luhansk and Crimea were excluded from the analysis

Table 22 – Cities with the highest and the lowest number of tenants per 1,000 population, January 1 – September 1, 2015

Number of tenants		The highest	The lowest
Total number	Legal entities (National average – 343.7)	Kyiv – 2,704 Dnipropetrovsk – 1,916 Kharkiv – 1,829	Ostroh (Rivne oblast) – 15 Pershotravensk (Dnipropetrovsk oblast) – 26 Lyubotin (Kharkiv oblast) – 27
	Individuals (National average – 726.2)	Kovel (Volyn oblast) – 4,603 Lutsk (Volyn oblast) – 4,448 Chernivtsi (Chernivtsi oblast) – 3,432	Ternivka (Dnipropetrovsk oblast) – 5 Ordzhonikidze (Dnipropetrovsk oblast) – 20 Ostroh (Rivne oblast) – 27
Per 1000 population	Legal entities (National average – 1.4)	Truskavets (Lviv oblast) – 7.4 Borislav (Lviv oblast) – 6.5 Ochakiv (Mykolaiv oblast) – 6.0	Nikopol (Dnipropetrovsk oblast) – 0.46 Izium (Kharkiv oblast) – 0.61 Ordzhonikidze (Dnipropetrovsk oblast) – 0.68
	Individuals (National average – 2.9)	Kovel (Volyn oblast) – 66.7 Volodymyr-Volynskyi (Volyn oblast) – 55.8 Novovolynsk (Volyn oblast) – 25.8	Ternivka (Dnipropetrovsk oblast) – 0.17 Kyiv – 0.40 Ordzhonikidze (Dnipropetrovsk oblast) – 0.47

* Donetsk, Luhansk and Crimea are excluded from the analysis

The largest number of individual tenants of state and communal land are located in Volyn, Cherkassy and Zaporizhya oblasts (Map 29).



Conclusions to Section C

- Within 3 quarters of 2015, there were 6,444 transactions in Ukraine with change in ownership (sale, inheritance, gifts and exchange) with the total area of 36, 462.42 ha (0.1% of the area of land in private property). About 84% of this is agricultural land.
- As of July 1, 2015, the total of 4,671.5 thousand rental agreements for agricultural land in private property (shares) were signed in Ukraine with the total area of 16,597.0 thousand hectares (50% of all privately owned land). The average rent payment was 786UAH per ha per year. Also, 56,053 rental agreements for state-owned land were signed with an average rent payment of 1351.6 UAH per ha per year with significant variation across oblasts.
- As for the land in private property, the most common are rental agreements for 6 to 10 years, and for 11 years and longer for state and communal land.
- In 2013-2015, rental rights were registered for 832,551 land parcels with total area of 3,513,015.64 hectares (about 16% of the total area of rented land).
- Development of markets of agricultural and non-agricultural land is undermined by the insufficient development of mortgage market. Since 2013, 1,899 parcels with the total area of 6,215.76 hectares (0.02% of the land in private property) were sold. During this period, only 91 mortgages were issued for the total area of 52.9 hectares. This indicates that mortgage lending for land is practically absent in Ukraine. In contrast, bank loans are the main instrument of funding for purchase/ sale on well-developed real estate markets. Assessing and overcoming barriers for the use of mortgages for land transactions deserves priority attention by the Government when developing and implementing land reform.

D. Land Tax Revenue

Normative monetary valuation

The State GeoCadastré is responsible for conducting and updating regulatory monetary valuation of land. The valuation is based on rental income generated when producing cereals and determined according to the economic valuation of land done in 1988. Regulatory monetary valuation of 1 hectare of agricultural land (arable and fallow land, perennial plants, natural grasslands and pasture) was done across Ukraine, the Autonomous Republic of Crimea, in oblasts and within agricultural companies. After the Law of Ukraine “On Land Valuation” came into force, normative monetary valuation of agricultural land was done only for specific land parcels. The State GeoCadastré has no territory-specific valuation below oblast level.

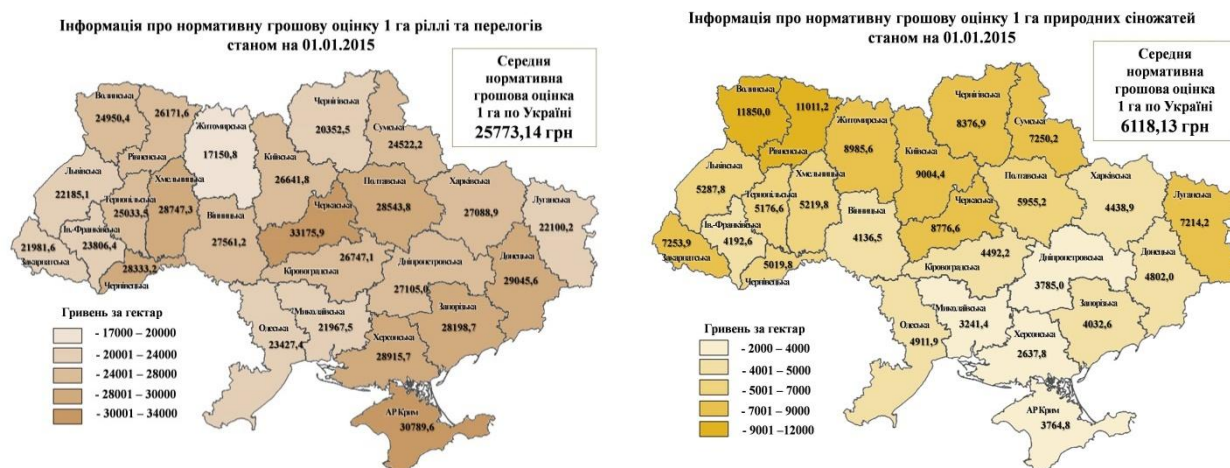
Maps 30-31 illustrate the distribution of normative monetary values of land by oblast and by land use category.

The indexation coefficient of 3.2 (as of January 1, 2012) is applied for the normative monetary value of agricultural land done before July 1 of 1995, which is established on the basis of indexation coefficients in previous years. According to Resolution #1185 “On Amendments to the Methodology of Normative

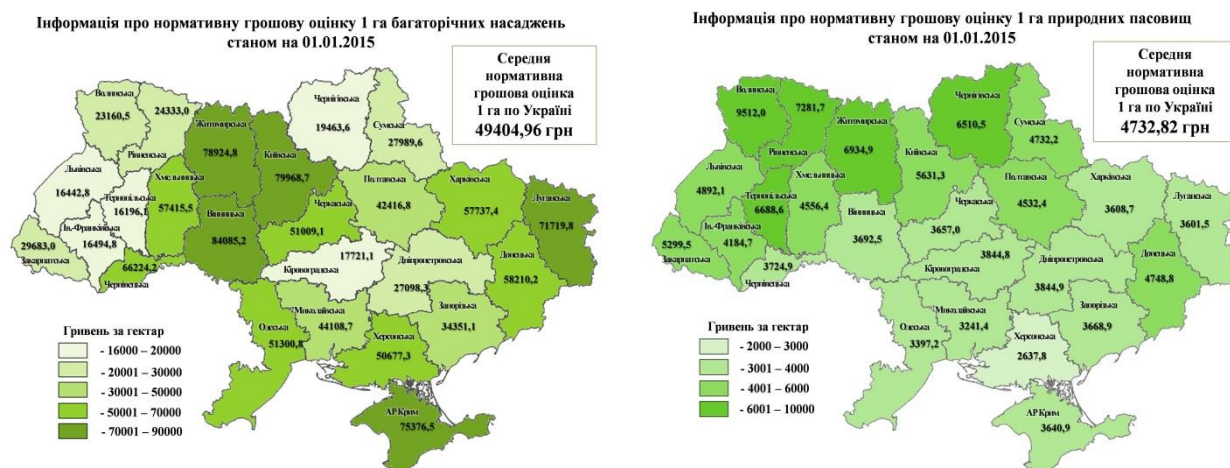
Monetary Valuation of Agricultural Land and Land within Settlements”, approved by the Cabinet of Ministers of Ukraine on 31 October 2011, the coefficient of variable land rent income of 1.756 is applied to the normative monetary values of arable land done before July 1, 1995 (with indexation) starting 1 January 2012.

The average results of normative monetary valuation of agricultural land disaggregated by oblast are provided in Appendix 6.

Map 30 – Information on normative monetary valuation of 1 ha of arable and fallow land (left) and natural grasslands (right) across Ukraine, as of January 1, 2015



Map 31 – Information on normative monetary valuation of 1 ha of perennial plants (left) and natural pastures (right) across Ukraine as of January 1, 2015



Land Tax

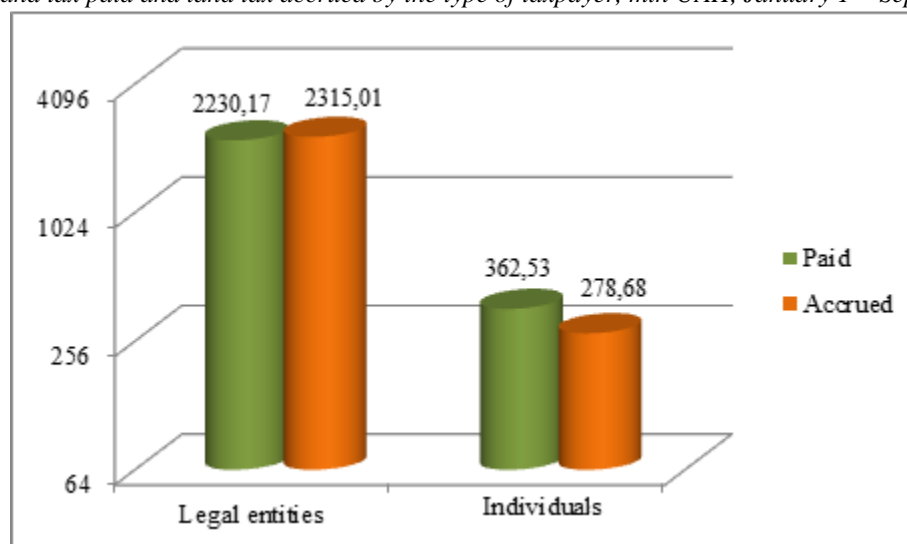
The information on land payments was collected for 8 months of 2015 (January 1 – September 1) in all regions except Donetsk oblast and AR Crimea. Partial data was obtained on Luhansk oblast, so this oblast will also be excluded from further analysis.

There are two types of land payments: land tax paid on private land and rent fees paid for use of state and communal land (see Section C).

In total, the amount of land tax paid for 8 months of 2015 was 2,593 mln. UAH, 2,230 million (86%) of which was paid by legal entities. For comparison, the amount of land tax accrued for the same period was

2,593.7 mln UAH, i. e. 99.9% of tax liabilities were paid during that period. Figure 37 shows the difference between the tax accrued and the tax paid according to the type of taxpayer. For legal entities, the amount of the tax accrued is slightly higher than the amount of the tax paid, whereas for individuals the situation is opposite. The discrepancy between the accrued tax and the paid tax is related to several factors. First, the accrued taxes may include adjustments from prior periods. Thus, the accrued tax may take a negative value. Second, legal entities are obliged to pay the tax within 30 days after the last day of a reporting period. Third, it is not forbidden to pay the land tax in advance. Finally, tax liabilities can be imposed on officially registered parcels only. In practice, many landowners pay tax (on land that was allocated before the existing registration system was established) without official registration, as tax payments are often considered as an indirect evidence of ownership.

Figure 37 – Land tax paid and land tax accrued by the type of taxpayer, mln UAH, January 1 – September 1, 2015



Legal entities and individuals are treated separately in further analysis.

Legal entities

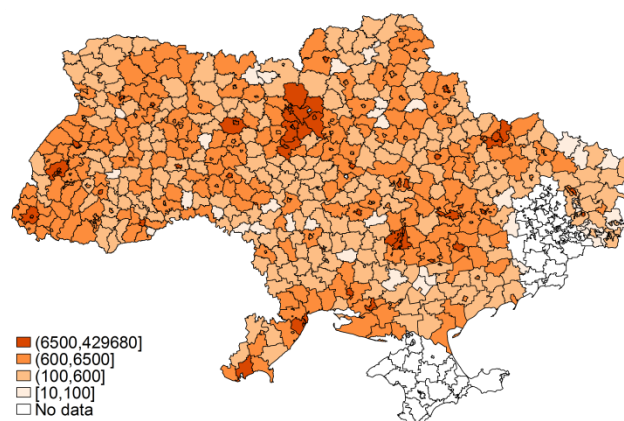
The land tax paid by legal entities makes 86% of total revenue. Table 23 lists the rayons and cities with the highest and the lowest amounts of taxes paid. The Central Office (CO) of the State Fiscal Service works with large organizations in different oblasts of Ukraine. In total, there are 351 of such organizations. The CO accounts for the second largest amount of tax paid (after Kyiv) – 258,080 thousand UAH.

Table 23 – Rayons with the highest and the lowest amount of land tax paid by legal entities, thousand UAH, January 1 – September 1, 2015

	The highest	The lowest
Rayons	Zhytomyrskyi (Zhytomyr oblast) – 24,119.9 Kyievo-Sviatoshynskyi (Kyiv oblast) – 21,681.5 Ovidiopol'skyi (Odessa oblast) – 19,401.2	Sribnianskyi (Chernihiv oblast) – 19.3 Rozivskyi (Zaporizh'ya oblast) – 46.4 Verkhno-Rohachytskyi (Kherson oblast) – 53.6
Cities	Kyiv (429,675) Dnipropetrovsk (103,120) Odessa (95,492)	Pershotravensk (Dnipropetrovsk oblast) – 116.7 Vatutine (Cherkassy oblast) – 178 Ostroh (Rivne oblast) – 244.4

* Donetsk, Luhansk and Crimea are excluded from the analysis

Map 32 shows the distribution of land tax paid by rayon.



Individuals

The tax paid by individuals accounts for approximately 14% of the total land tax revenue. The full list of rayons with the highest and the lowest amounts of land tax is presented in Table 24.

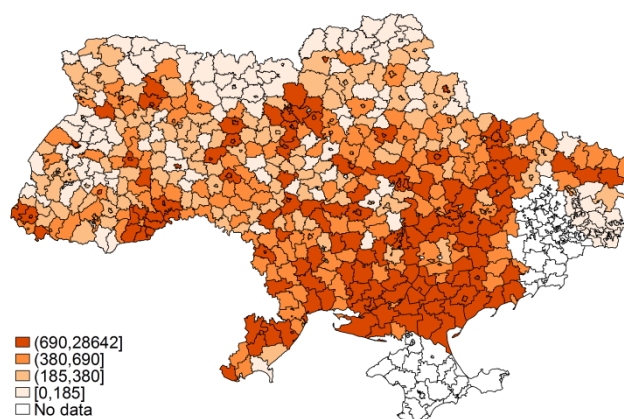
Table 24 – Rayons with the highest and the lowest values of land tax paid by individuals, thousand UAH, January 1 – September 1, 2015

	The highest	The lowest
Rayons	Mykolaivskiyi (Odessa oblast) – 4,283.9 Holoпрystanskyi (Kherson oblast) – 4,282.3 Kyievo-Sviatoshynskiyi (Kyiv oblast) – 3,473.8	Narodytskyi (Zhytomyr oblast) – 0.09 Olevskiyi (Zhytomyr oblast) – 2.04 Luhynskiyi (Zhytomyr oblast) – 2.04
Cities	Kyiv – 28,642 Odessa – 15,593 Dnipropetrovsk – 13,980	Yuzhnoukrainsk (Mykolaiv oblast) – 7.9 Pershotravensk (Dnipropetrovsk oblast) – 9.3 Ostroh (Rivne oblast) – 12.1

* Donetsk, Luhansk and Crimea are excluded from the analysis

The regional distribution of the land tax paid by individuals is presented on Map 33. The south of the country yields more land tax revenue in absolute values (as shown on Map 4, the largest share of private land is located in the south of Ukraine).

Map 33 – Land tax paid by individuals, thousand UAH, January 1 – September 1, 2015



Number of taxpayers

The total number of land tax payers in January – September 2015 is 7,337,191 persons, 98% of whom were individuals and 2% were legal entities. This number makes 46% of the landowners registered in the Land Cadastre and only 31% of private landowners reported by Form 2-zem. The significant difference between the number of taxpayers and the number of landowners is due to the large number of land tax benefits. The

retirees make the largest category of beneficiaries. The second cause is the absence of information exchange on land parcels and their owners between the Land Cadastre and the Fiscal Service.

Figure 38 shows the structure of taxpayers. Table 25 lists the rayons with the highest and the lowest number of land tax payers. Table 26 lists cities.

Figure 38 – Number of legal entities and individual land tax payers, January 1 – September 1, 2015

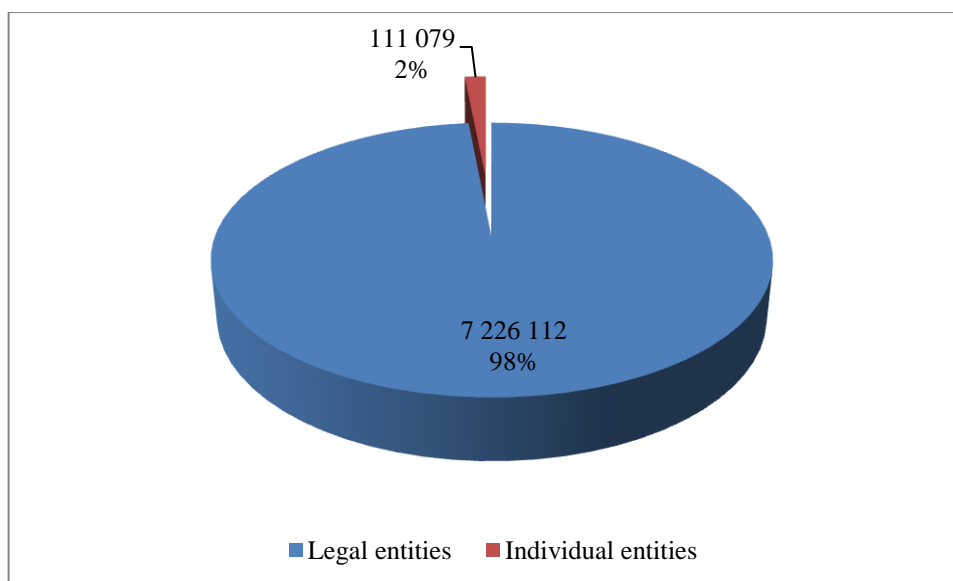


Table 25 – Rayons with the highest and the lowest number of land tax payers in total and per 1000 population, January 1 – September 1, 2015

Number of tax payers		The highest	The lowest
Total	Legal entities (National average – 143.3)	Zhytomyrskyi (Zhytomyr oblast) – 1,002 Boryspilskyi (Kyiv oblast) – 905 Kharkivskyi (Kharkiv oblast) – 885	Verkhno-rohachytskyi (Kherson oblast) – 13 Hertsaiivskyi (Chernivtsi oblast) – 18 Sribnyanskyi (Chernivtsi oblast) – 19
	Individuals (National average – 14,489.8)	Kharkivskyi (Kharkiv oblast) – 88,911 Kyievo-Sviatoshytskyi (Kyiv oblast) – 72,950 Brovarskyi (Kyiv oblast) – 63,729	Vyzhnytskyi (Chernivtsi oblast) – 167 Borodianskyi (Kyiv oblast) – 242 Kiliivskyi (Odessa oblast) – 264
Per 1000 population	Legal entities (National average – 3.5)	Obukhivskyi (Kyiv oblast) – 17.2 Boryspilskyi (Kyiv oblast) – 17.1 Zhytomyrskyi (Zhytomyr oblast) – 14.3	Khotynskyi (Chernivtsi oblast) – 0.5 Hertsaiivskyi (Chernivtsi oblast) – 0.5 Novoselytskyi (Chernivtsi oblast) – 0.8
	Individuals (National average – 353.8)	Mykolaivskyi (Odessa oblast) – 1,324.3 Kanivskyi (Cherkassy oblast) – 1,238.7 Berdychivskyi (Zhytomyr oblast) – 1,218.6	Vyzhnytskyi (Chernivtsi oblast) – 3.0 Yavorivskyi (Lviv oblast) – 3.4 Borodianskyi (Kyiv oblast) – 4.2

* Donetsk, Luhansk and Crimea are excluded from the analysis

Map 34 shows the distribution of legal entity payers of land tax by rayon. In terms of payers per 1,000 population, there is a relatively equal distribution of legal entity taxpayers, yet Vinnitsa, Zakarpattia and Chernivtsi oblasts have fewer land tax payers per 1,000 population.

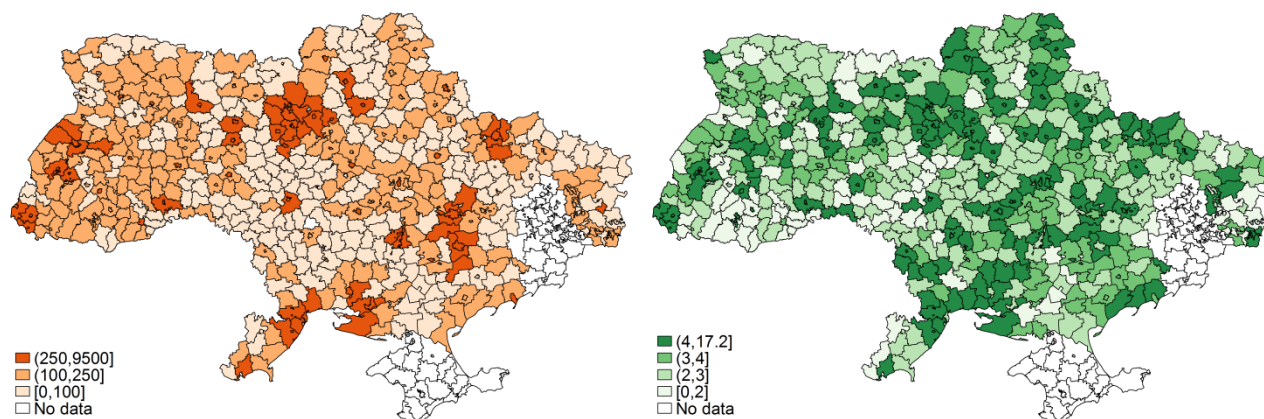
The distribution of individual taxpayers is presented by Map 35. The highest concentration of individual taxpayers per 1,000 population is located in Kharkiv, Cherkassy and Ternopil oblasts.

Table 26 – Cities with the highest and the lowest number of land tax payers per 1,000 population, January 1 – September 1, 2015

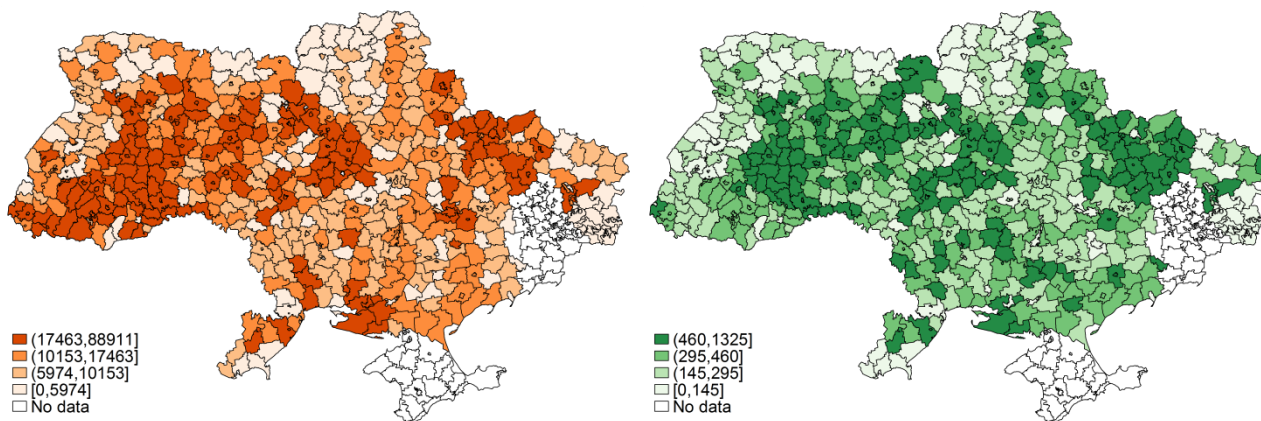
Number of tax payers		The highest	The lowest
Total	Legal entities (National average – 595.7)	Kyiv (9,396) Kharkiv (3,792) Dnipropetrovsk (3,085)	Pershotravensk (Dnipropetrovsk oblast) – 27 Vatutine (Cherkassy oblast) – 30 Ternivka (Dnipropetrovsk oblast) – 33
	Individuals (National average – 9,666.9)	Kharkiv – 84,840 Kyiv – 71,075 Dnipropetrovsk – 43,178	Slavutych (Kyiv oblast) – 53 Pershotravensk (Dnipropetrovsk oblast) – 118 Kuznetsovsk (Rivne oblast) – 207
Per 1,000 population	Legal entities (National average – 2.4)	Yaremche (Ivano-Frankivsk oblast) – 8.1 Ochakiv (Mykolaiv oblast) – 6.2 Uzhhorod (Zakarpattia oblast) – 5.4	Kuznetsovsk (Rivne oblast) – 0.8 Pershotravensk (Dnipropetrovsk oblast) – 0.9 Izium (Kharkiv oblast) – 1.1
	Individuals (National average – 38.8)	Lyubotin (Kharkiv oblast) – 541.7 Yaremche (Ivano-Frankivsk oblast) – 405.8 Izium (Kharkiv oblast) – 315.1	Slavutych (Kyiv oblast) – 2.1 Pershotravensk (Dnipropetrovsk oblast) – 4.1 Irpin (Kyiv oblast) – 4.5

* Donetsk, Luhansk and Crimea are excluded from the analysis

Map 34 – Number of legal entity payers of land tax in total (left) and per 1,000 population (right), January 1 – September 1, 2015



Map 35 – Number of individual land tax payers in total (left) and per 1,000 population (right), January 1 – September 1, 2015



Conclusions to Section D

- In total, there was 2,593 mln UAH land tax paid during 8 months of 2015, 2,230 million (86%) of which was paid by legal entities.
- During this period, 99.9% of tax liabilities were paid.
- The total number of land tax payers in January – September 2015 was 7,337,191 persons, 98% of whom are individuals. This number makes 46% of the landowners registered in the Land Cadastre and only 31% of private landowners reported by Form 2-zem.

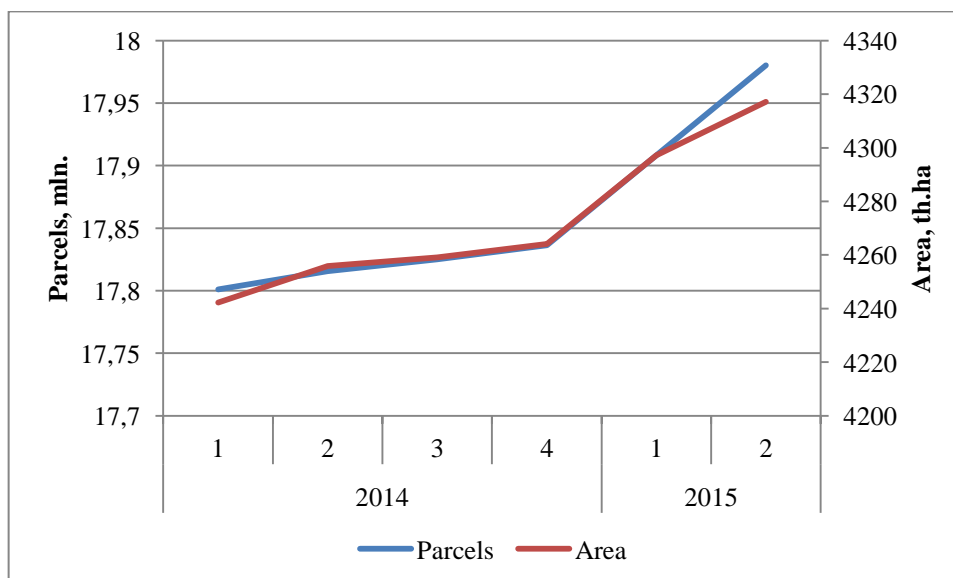
E. Cases of privatization and expropriation

Privatization

As of 1 July 2015, there were 12,933,783 citizens who had privatized land by the decision of councils (out of 14,876,907 eligible citizens). In total, 17,980,173 parcels to the total area of 4,317,108 hectares were privatized. These parcels do not include the distributed land (shares).

Considering the quarterly dynamics of the number and area of the land parcels privatized in compliance with taken decisions and orders (Figure 39), one can emphasize their peak in the first quarter of 2015, which is likely due to a sharp growth of this indicator in Zakarpattia oblast – from 743,231 to 930,972 people as of April 1, 2015. Whereas the next quarter value returns to the previous level. So, most probably it was a data error, but this case requires administrative consideration. In Figure 39, this value was adjusted and presented as an average between adjacent quarters. As for the area of privatized land, it shows a stable trend to increase.

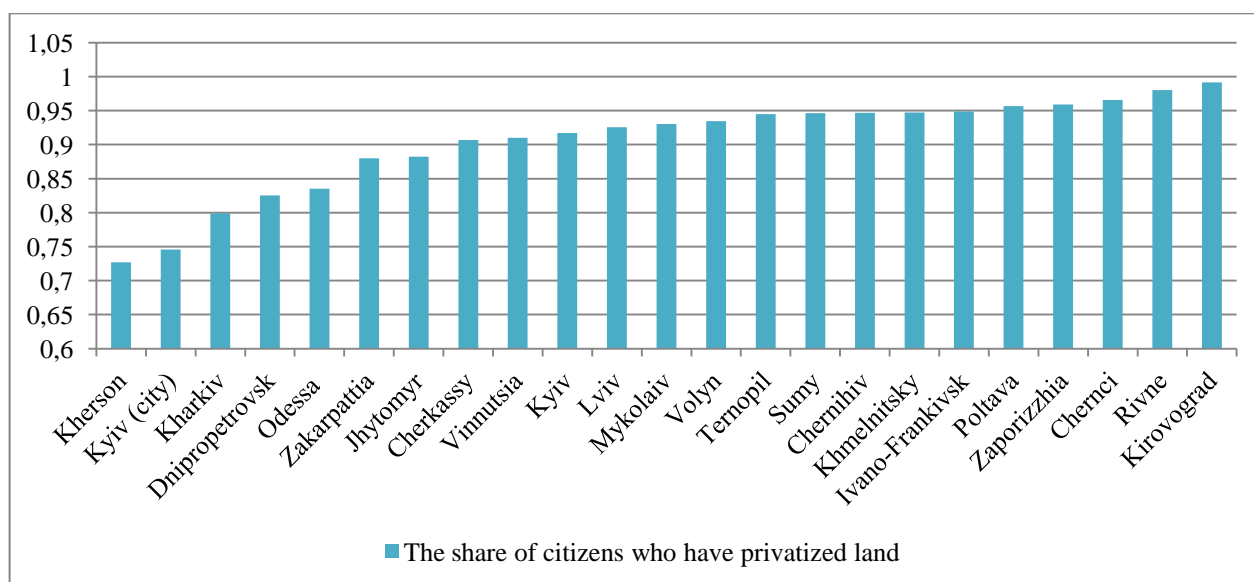
Figure 39 – Dynamics of the number and area of privatized land parcels



*Number of parcels in Q1 2015 was calculated as the average value between adjacent quarters because of data error

Looking at specific regions in terms of the level of fulfillment of land privatization right as of 1 July 2015 (Figure 40), we can point out Kherson oblast, Kyiv city, Kharkiv, Dnipropetrovsk and Odessa oblasts as the regions where such right was the least fulfilled. At the same time, more than 99% of landowners used their right to privatize land in Kirovograd oblast. A high level of this indicator is also observed in Rivne, Chernivtsi, Zaporizhya and Poltava oblasts.

Figure 40 – The share of citizens who have used their right to free privatization of land, oblast-specific, as of 1 July 2015



Expropriation

Currently, no data on the transfer of private land for public needs is available.

Conclusions to Section E

- As of 1 July 2015, there were 12,933,783 citizens who privatized land parcels by the decisions of councils (86.9% of all the eligible citizens). In total, 17,980,173 parcels with the total area of 4,317,108 hectares were privatized. These areas do not include the distributed land.
- Currently, no data on the transfer of private land for public needs is available.

F. The Number of Land-Related Conflicts in Courts

There are three main indicators that provide information on the status of court cases related to land governance: 1) Cases in land tenure system, state expertise of land tenure documentation, or regulation of land governance (administrative law proceedings) – a total of 2,081 cases brought to court in 2014; 2) Civil disputes arising in land governance – a total of 12,055 cases in 2014; and 3) Land governance disputes considered by economic courts – 5,031 cases in total.

As for the above-mentioned indicators, the most problematic regions in 2014 were the following:

- The cases in land tenure system, state expertise of land tenure documentation, or regulation of land governance (national average for Ukraine is 0.046 per 1,000 population):
 - Yaremche city in Ivano-Frankivsk oblast – 18 cases (0.79 per 1,000 population – more than 17 times higher than the national average);

- Kyievo-Sviatoshynskiy rayon in Kyiv oblast – 119 cases (0.73 per 1,000 population – more than 16.5 times higher than the national average); and
- Irpin town in Kyiv oblast – 48 cases (0.60 per 1,000 population – more than 13.5 times higher).

Altogether, these three settlements account for 9% of all registered administrative cases in Ukraine in 2014.

- Civil disputes arising from land governance (national average for Ukraine is 0.24 per 1,000 population):

- Ananivskiy rayons in Odessa oblast – 462 cases (16.9 per 1,000 population - more than 67 times higher than the national average);
- Dvorichanskyy rayons in Kharkiv oblast – 200 cases (10.9 per 1,000 population – more than 44 times higher); and
- Svativskiy rayon in Luhansk oblast – 185 cases (5.0 per 1,000 population – more than 20 times higher).

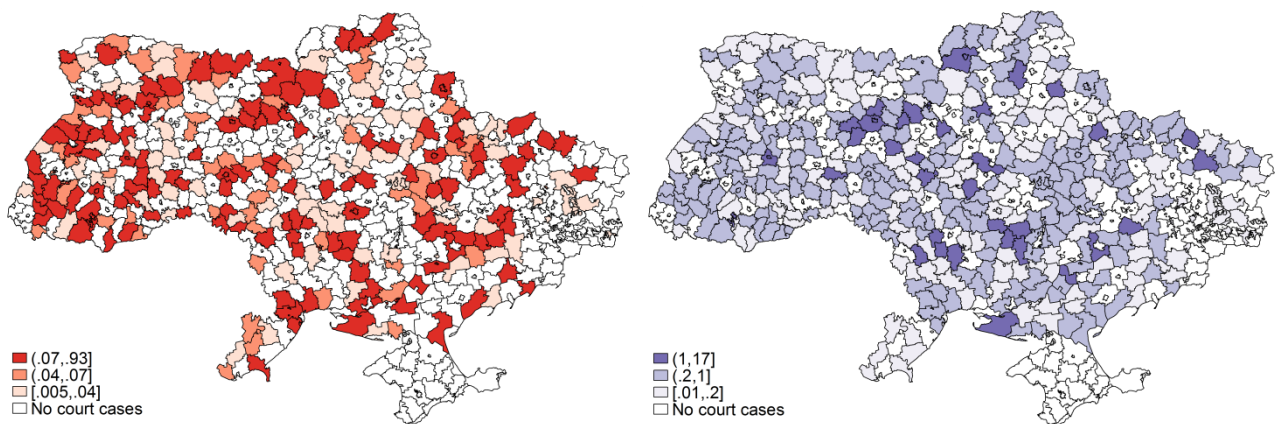
Altogether, these three settlement areas account for 11% of all registered civil cases in Ukraine in 2014.

- Land governance disputes under consideration in economic courts (national average for Ukraine is 0.12 per 1,000 population):

- Economic Court of Kirovograd oblast – 262 cases (0.27 per 1,000 population – more than 2.3 times higher than the national average); and
- Economic Court of Cherkassy oblast – 295 cases (0.23 per 1,000 population – more than 2 times higher).

Map 36 shows the distribution of the number of cases per 1,000 population in Ukrainian rayons. The highest concentration of administrative cases is observed in Western Ukraine, while civil cases demonstrate a higher concentration in the central part.

Map 36 – Court cases related to land demarcation (left) and civil cases related to land governance (right) per 1,000 population, 2014



Tables 27, 28 and 29 present detailed information on the number of cases that were brought to court during 2013-2014 according to the indicators in reporting Forms 2-A (administrative cases), 1-MC (economic cases), and 2-C (civil cases), as for certain problematic rayons and oblasts.

Table 27 – The number of cases received during 2013-2014 as indicated by Form 2-A

Indicator	Total Number			Normalized per 1,000 population			
	Ukraine			Ukraine		The most problematic rayons	
	2013	2014	Growth (%)	2013	2014	2013	2014
Cases in land demarcation; State expertise of land tenure documentation; Regulation of land governance	2787	2081	-25.3	0,061	0.046	Rayon Court of Kyievo-Sviatoshynskiy rayon, Kyiv oblast (1.2); City Court of Irpin, Kyiv oblast (0.9); Rayon Court of Kominternivskiy rayon, Odessa oblast (0.7)	City Court of Yaremche, Ivano-Frankivsk oblast (0.8); Rayon Court of Kyievo-Sviatoshynskiy rayon, Kyiv oblast (0.77); City Court of Irpin, Kyiv oblast (0.63)
Cases in tenure of land belonging to state and local communities, the transfer into ownership and the use of such land parcels by citizens and legal entities	1739	1227	-29.4	0.04	0.03	City Court of Irpin, Kyiv oblast (0.9); Rayon Court of Zachepylivskiy rayon, Kharkiv oblast (0.6); City Court of Lutsk, Volyn oblast (0.5)	City Court of Yaremche, Ivano-Frankivsk oblast (0.76); City Court of Irpin, Kyiv oblast (0.63); Rayon Court of Ovidiopol'skiy rayon, Odessa oblast (0.45)
State Registration of Property Rights for Real Estate and their encumbrance (including rights to land parcels)	758	498	-34.3	0.02	0.01	Rayon Court of Borodianskiy rayon, Kyiv oblast (0.3); Rayon Court of Volochyskiy rayon, Khmelnytsky oblast (0.3); Rayon Court of Dykanskiy rayon, Poltava oblast (0.2)	Rayon Court of Kodym'skiy rayon, Odessa oblast (0.26); Rayon Court of Borodianskiy rayon, Kyiv oblast (0.23); Rayon Court of Yahotyn'skiy rayon, Kyiv oblast (0.2)

Table 28 - The number of cases received during 2013-2014 as indicated by Form 1-MS

Indicator	Total Number			Normalized per 1,000 population			
	Ukraine			Ukraine		The most problematic rayons	
	2013	2014	Growth (%)	2013	2014	2013	2014
Disputes arising from land governance	6281	5031	-19.9	0,14	0.12	Economic Court, Sevastopol city (0.52) Economic Court of Kirovograd oblast (0.38) Economic Court of Luhansk oblast (0.25)	Economic Court of Kirovograd oblast (0.27) Economic Court of Cherkassy oblast (0.23) Economic Court of Odessa oblast (0.19)

Table 29– The number of cases received during 2013-2014 as indicated by Form 2-C

Indicator	Total Number			Normalized per 1,000 population			
	Ukraine			Ukraine		The most problematic rayons	
	2013	2014	Growth (%)	2013	2014	2013	2014
Disputes concerning the abolition of land ownership rights	611	389	-36.3	0.01	0.008	Ladyzhyn City Court, Vinnytsa oblast (0.9); Makarivskiy Rayon Court, Kyiv oblast (0.7); Vyshhorodskiy Rayon Court, Kyiv oblast (0.6)	Ladyzhyn City Court, Vinnytsa oblast (0.6); Verkhovynskiy Rayon Court, Ivano-Frankivsk oblast (0.4); Vyshhorodskiy Rayon Court, Kyiv oblast (0.4)
Disputes concerning a right to use someone else's land for agricultural needs (emphyteusis)	73	75	2.7	0.001	0.002	Rokytnianskyi Rayon Court, Kyiv oblast (0.1) Vasylkiv City Court, Kyiv oblast (0.09) Vyshhorodskiy Rayon Court, Kyiv oblast (0.08)	Vyshhorodskiy Rayon Court, Kyiv oblast (0.12); Berezanskii City Court, Kyiv oblast (0.12); Yahotynskiy Rayon Court, Kyiv oblast (0.09)
Disputes concerning a right to use someone else's land for development (superficies)	78	87	11.5	0.002	0.002	Rokytnianskyi Rayon Court, Kyiv oblast (0.1) Vasylkiv City Court, Kyiv oblast (0.09) Vyshgorodsky Rayon Court, Kyiv oblast (0.08)	Prymorskyi Rayon Court, Zaporizhyya oblast (0.55); Vyshgorodsky Rayon Court, Kyiv oblast (0.12); Berezansk City Court, Kyiv oblast (0.12)
Disputes in land governance	13819	12055	-12.7	0.3	0.26	Berdiansk City Court, Zaporizhyya oblast (5.5) Lubny City Court, Poltava oblast (5.3) Vradiivskiy Rayon Court, Mykolayiv oblast (3.9)	Ananivskiy Rayon Court, Odessa oblast (16.9); Dvorichanskyi Rayon Court, Kharkiv oblast (10.9); Svativskiy Rayon Court, Luhansk oblast (5.0)

Conclusions to Section F

- In 2014, there were 19,167 administrative, economic, and civil court cases in land governance (which makes 0.56 cases per 1,000 landowners and land users).
- The largest number of cases was registered in Ananivskiyi rayons of Odesa oblast, Dvorichanskyi rayons of Kharkiv oblast, Svativskiyi rayon of Luhansk oblast and Kyievo-Sviatoshynskiyi rayon of Kyiv oblast.

G. Share of land and real estate registered in the State Land Cadastre in women's, men's name or as a joint property, and in legal entities' ownership

Land registered as joint property

According to the Land Code, there are two types of joint land ownership in Ukraine – joint common property and joint partial property. The obtained data provides no differentiation by particular types of joint property, therefore they will be analyzed together.

According to State GeoCadastre data for 2014 and Q1-Q2 of 2015, there were 1,551,095 land parcels to the total area of 3,227,322.18 hectares registered as joint property. It makes about 40% of all land parcels registered in the Cadastre (during 2014 and Q1-Q2 of 2015) in terms of quantity and 30.6% in terms of area. However, these figures should be treated with caution, as in significant number of rayons (specifically, 42) there are more than 100% of parcels in joint property.

Figure 41 presents the disaggregation of the area of land in joint property by designated use. As we can see, agricultural land prevails with about 83.7%. Almost 8% of land in joint property consist of forestry land. The land for residential and public development accounts for only 3.5%. Yet, the picture is somewhat different if one looks at the distribution of land in joint property in terms of number of parcels. In that case, agricultural lands make only 67.7%, whereas the land for residential and public development reaches 30%.

Figure 41 – The distribution of area and number of land parcels in joint property in terms of designated use, 2014 and Q1-Q2 of 2015, hectares

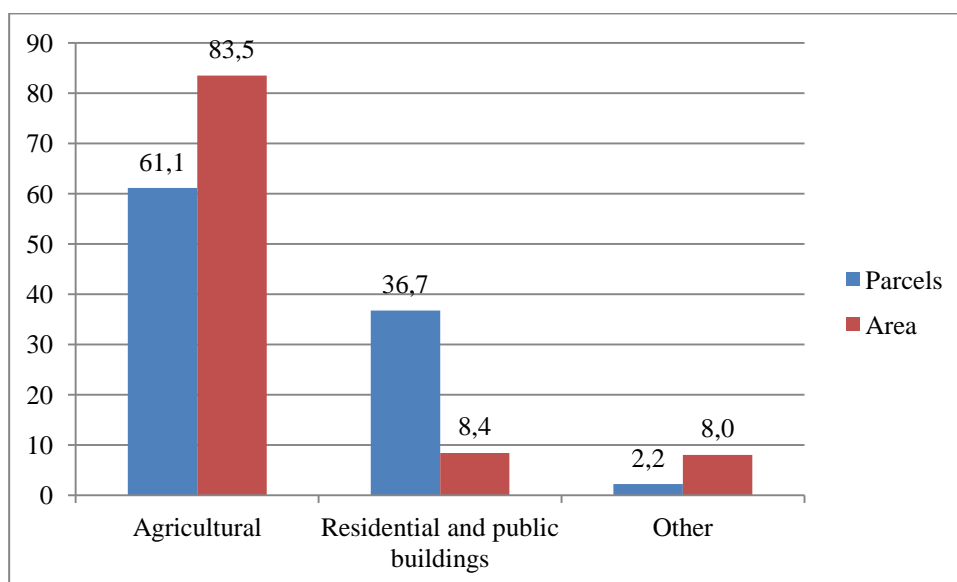


Table 30 provides information on the rayons with the highest and the lowest percentage of land registered as joint property comparing with the total number of land parcels registered in State GeoCadastre. It should be noted that the rayons with the values exceeding 100% were removed from the table (42 rayons).

Table 30 – Rayons with the highest and the lowest percentage of land registered as joint property (of the total number of registered land) for 2014 and 2 quarters of 2015, by number and by area

	The highest	The lowest
Parcels, % (National average – 40%)	Starosambirskiyi (Lviv oblast) – 99.9 Turkivskiyi (Lviv oblast) – 98.3 Letychivskiyi (Khmelnitsky oblast) – 98.1	Liubeshivskiyi (Volyn oblast) – 1.0 Yampil'skiy (Sumy oblast) – 6.9 Lyuboml'skiy (Volyn oblast) – 7.1
Area, % (National average – 31%)	Borodianskiy (Kyiv oblast) – 99.3 Katerynopil'skiy (Cherkassy oblast) – 97.6 Kanivskiy (Cherkassy oblast) – 93.4	Yampil'skiy (Sumy oblast) – 0.05 Liubeshivskiy (Volyn oblast) – 0.73 Kamin-Kashyr'skiy (Volyn oblast) – 1.7

* Donetsk, Luhansk and Crimea were excluded from the analysis, as well as rayons with the percentage of land registered as joint property exceeding 100%

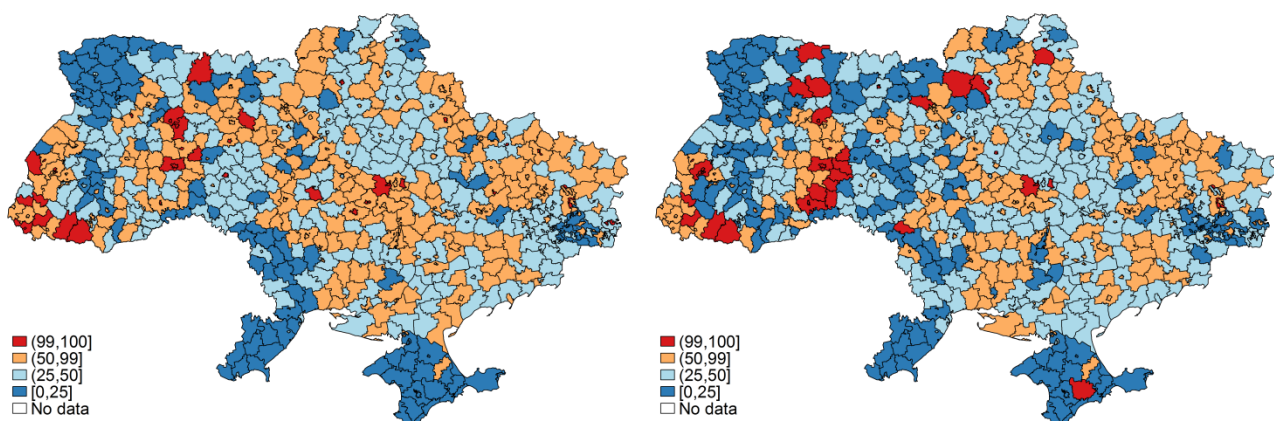
Table 31 – Cities with the highest and the lowest percentage of land registered as joint property (of the total number of registered land parcels) for 2014 and 2 quarters of 2015, by number and by area

	The highest	The lowest
Parcels, % (National average – 40%)	Korosten (Zhytomyr oblast) – 93.9 Netishyn (Khmelnitsky oblast) – 93.8 Melitopol (Zaporizhyya oblast) – 92.1	Teplodar (Odessa oblast) – 14.0 Kotovsk (Odessa oblast) – 20.1 Novovolynsk (Volyn oblast) – 20.7
Area, % (National average – 31%)	Dubno (Rivne oblast) – 97.0 Pershotravensk (Dnipropetrovsk oblast) – 92.8 Synelnykove (Dnipropetrovsk oblast) – 92.7	Borislav (Lviv oblast) – 0.98 Bila Tserkva (Kyiv oblast) – 2.5 Yaremche (Ivano-Frankivsk oblast) – 2.9

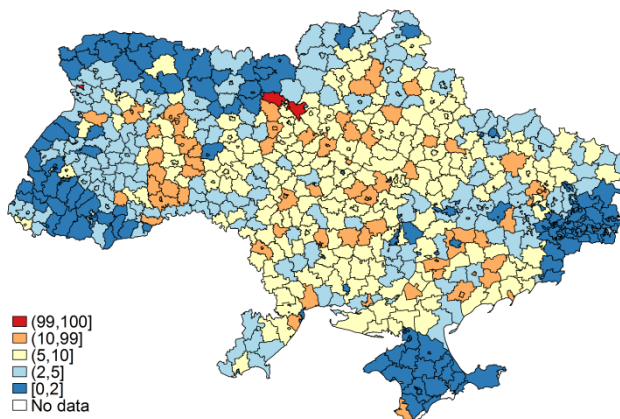
* Donetsk, Luhansk and Crimea were excluded from the analysis, as well as rayons with the percentage of land registered as joint property exceeding 100%

Map 37 shows the rayon distribution of the percentage of land registered as joint property – separately in terms of number of parcels and in terms of area. The rayons where such percentage exceeds 100% were highlighted with red color.

Map 37 – The percentage of land registered as joint property for 2014 and 2 quarters of 2015, by number (left) and by area (right)



Separately, one can notice the percentage of the agricultural land area (Map 38) registered as joint property within the total agricultural land area in the rayon (according to Form 6-zem). There are three rayons with more than 100% of such land: Kyiv, Borodianskiy rayons of Kyiv oblast and the city of Volodymyr-Volynskiy in Volyn oblast, which signals of the drawbacks in Form 6-zem.

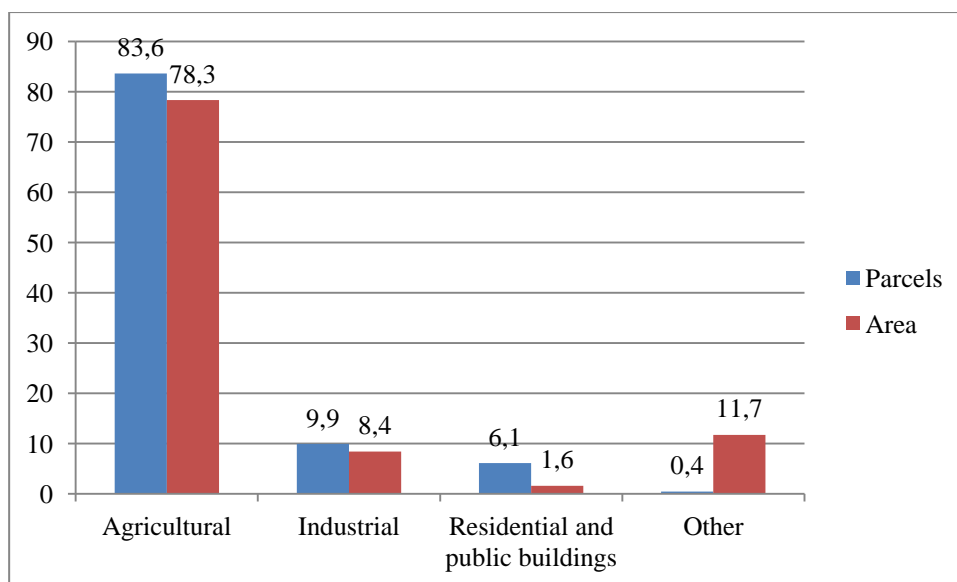


Land registered as legal entities' ownership

In 2014 and 2 quarters of 2015, there were registered 1,229,590 land parcels as entities' ownership to the total area of 4,554,403.5 hectares, which makes about 27% in terms of quantity and 35.5% in terms of area of all land parcels registered during this period.

Figure 42 illustrates the distribution of land parcels in legal entities' ownership by the designated use. Agricultural lands make up the largest part of the land owned by entities. The "Other" category includes: land of historical and cultural significance, natural reserve or other conservation land, land for recreational purposes, water resources, recreational use, forestry purposes, and land with non-defined designated use.

Figure 42 – Distribution of number and area of land parcels in legal entities' ownership registered during 2014 and Q1-Q2 2015



The area distribution of land owned by entities is somewhat different. Agricultural land and forestry land make the largest percentage.

Table 32 provides information on the rayons with the highest and the lowest percentage of land registered as legal entities' ownership out of the total number of land parcels registered in the State GeoCadastré in the period of 2014 and 2 quarters of 2015.

Table 32 – Rayons with the highest and the lowest percentage of land registered as legal entities’ ownership (of the total number of registered land parcels) for 2014 and 2 quarters of 2015, by number and by area

	The highest	The lowest
Parcels, % (National average – 32%)	Sambirskiyi (Lviv oblast) – 89.4 Znamianskiyi (Kirovograd oblast) – 85.8 Sribnianskiyi (Chernihiv oblast) – 83.9	Liubeshivskiyi (Volyn oblast) – 1.2 Sarnenskiyi (Rivne oblast) – 1.9 Dubrovitskiyi (Rivne oblast) – 2.6
Area, % (National average – 43%)	Krasylivskiyi (Khmelnysk oblast) – 100 Velykobahachanskiyi (Poltava oblast) – 99.9 Horodnianskiyi (Chernihiv oblast) – 97.9	Yampilskiyi (Sumy oblast) – 0.4 Putylskiyi (Chernivtsi oblast) – 1.3 Dubenskiyi (Rivne oblast) – 1.8

* Donetsk, Luhansk and Crimea were excluded from the analysis, as well as rayons with the percentage of land registered as joint property exceeding 100%

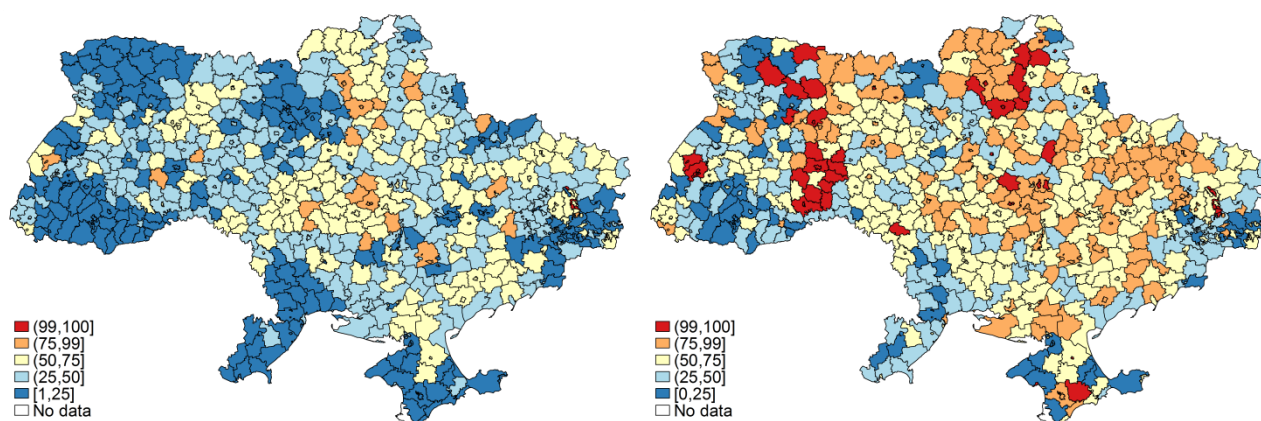
Table 33 – Cities with the highest and the lowest percentage of land registered as legal entities’ ownership (of the total number of registered land parcels) for 2014 and 2 quarters of 2015, by number and by area

	The highest	The lowest
Parcels, % (National average – 32%)	Hlukhiv (Sumy oblast) – 94.5 Znamianka (Kirovograd oblast) – 88.7 Kuznetsovsk (Rivne oblast) – 84.7	Teplodar (Odessa oblast) – 5.2 Lyubotin (Kharkiv oblast) – 5.6 Vasylkiv (Kyiv oblast) – 5.9
Area, % (National average – 43%)	Znamianka (Kirovograd oblast) – 99.9 Ternopil (Ternopil oblast) – 98.3 Starokostiantyniv (Khmelnysk oblast) – 95.3	Yaremche (Ivano-Frankivsk oblast) – 2.4 Berdychiv (Zhytomyr oblast) – 8.4 Bolekhiv (Ivano-Frankivsk oblast) – 11.2

* Donetsk, Luhansk and Crimea were excluded from the analysis, as well as rayons with the percentage of land registered as joint property exceeding 100%

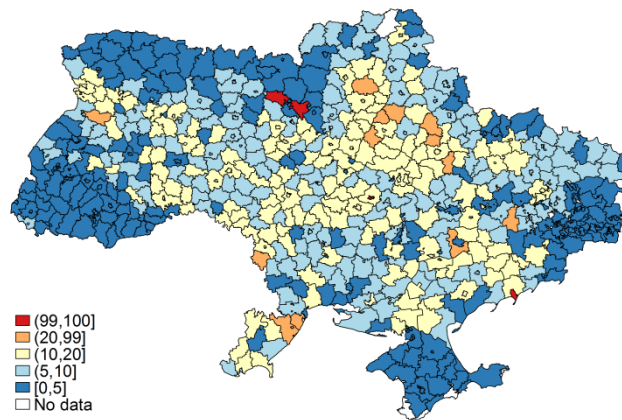
Map 39 shows the percentage of land registered as entities’ ownership across the rayons of Ukraine – separately by the number of parcels and by the area of parcels. The rayons with the indicator value exceeding 100% are highlighted with red color. In terms of the number of parcels, there are only three rayons in Luhansk oblast with the indicator exceeding 100%, while there are more rayons exceeding 100% in terms of the area.

Map 39 - The percentage of land registered as legal entities’ ownership, 2014 and 2 quarters of 2015, by number (left) and by area (right)



Let us consider agricultural land in legal entities’ ownership separately. Map 40 shows the percentage of the area of agricultural land registered as legal entities ownership out of the total area of agricultural land in the rayon (according to Form 6-zem). This value reaches more than 100% in Kyiv, Borodianskiyi rayon (Kyiv oblast), Berdiansk (Zaporizhyha oblast) and Znamianka (Kirovograd oblast).

Map 40 – The percentage of agricultural land registered as legal entities' ownership, 2014 and 2 quarters of 2015, by the area



The specified distribution has clear regional characteristics that require a more detailed study.

Conclusions to Section G

- 40% of land parcels registered in the Cadastre during 2014 and Q1-Q2 2015 are jointly owned, and 27% of parcels are owned by legal entities.
- The gender of the owner of land parcel is not currently registered.

H. The base characteristics of administrative and territorial units

The territory of Ukraine includes 27 main administrative units (national subordination level): 24 oblasts, the Autonomous Republic of Crimea, Kyiv and Sevastopol cities. These units are divided into administrative units of the second level: rural rayons and cities of oblast subordination. There are 490 rayons and 182 cities. Since March 2014, Sevastopol and Crimea have been the territories temporarily occupied by the Russian Federation. Also, some parts of the rayons in Donetsk and Luhansk oblasts are governed by the regime of counterterrorist operation. Therefore, information on these areas may be unavailable or incomplete. All the geographic names in this report were spelled in accordance with the electronic guide “Ukraine. Administrative and territorial division”, which is published on the official web-site of the Verkhovna Rada of Ukraine (<http://static.rada.gov.ua/zakon/new/NEWSAIT/ADM/zmist.html>).

Land area

According to the Statistical Yearbook of Ukraine, the total area of land in Ukraine is 60,350 mln. ha. According to the statistical Form 6-Zem of 2014, the information on land governance is available for 60,360 million hectares, of which 42,742 mln. ha (71%) are agricultural lands.

The allocation of land by designated use is presented on Figure 43. As we can see, agricultural land is the largest category accounting for 72% of the territory in rural areas and 35% in urban areas. The second largest category is the area of forests in rural areas (17.5%) and the area of land for residential and public development in urban areas (23.4%). Tables 34 and 35 provide the list of rayons and cities with the highest and the lowest shares of land by designated use. This information is also displayed on Maps 41-44.

Figure 43 – The distribution of lands for rural and urban areas by designated use (%), 2014

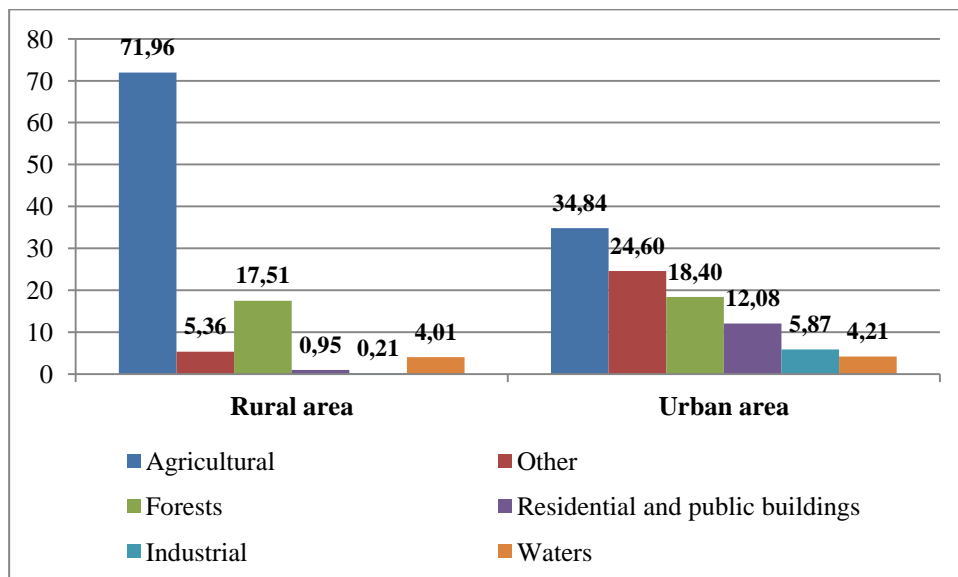


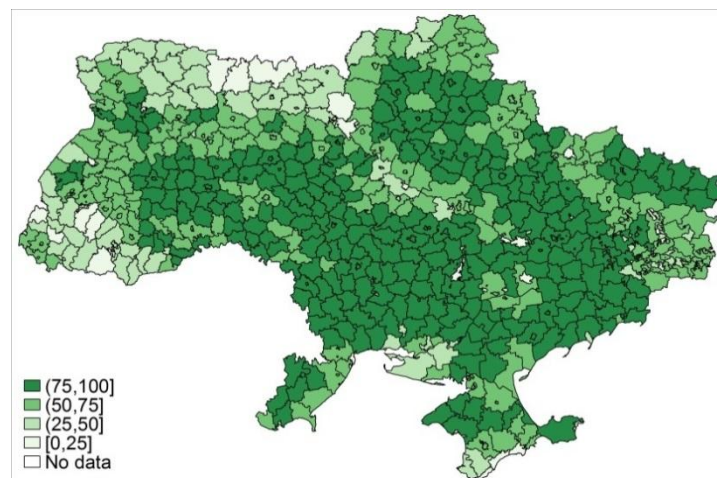
Table 34 – Rayons with the highest and the lowest shares of land by designated use (in %), 2014

Designated use	The highest share	The lowest share
Agricultural (National average – 72.0%)	Ivanivskiyi (Kherson oblast) - 96.4\ Pervomajskiy (CRIMEA) - 95.9 Nuzniosirgodskiy (Kherson oblast) – 95.6	Rokytnivskiyi (Rivne oblast) - 18.1 Svaliava (Zakarpattia oblast) - 18.7 Rakhiv (Zakarpattia oblast) - 19.1
Grasslands (percentage of total agricultural land) (National average – 5.7%)	Rakhivskiyi (Zakarpattia oblast) - 53.0 Putylskiyi (Chernivtsi oblast) - 52.1 Svaliavskiyi (Zakarpattia oblast) - 46.8	Rokytnivskiyi (Rivne oblast) - 18.1 Svaliava (Zakarpattia oblast) - 18.7 Rakhiv (Zakarpattia oblast) - 19.1 Tokmakivskyy, Shyrokovskyy, Sofiiivskiy (Dnipropetrovsk oblast), Yelanetsky, Mykolaivskiy, Berezhnevatskiy, Berezhanskiy (Mykolaiv oblast), Saki, Pervomajskiy, Black Sea, Krasnogvardejskiy, Dzhankoyskiy, Razdolnenskiy, Soviet (CRIMEA) Beryslavskiyi, Hornostaivskiyi, Ivanivskiyi, Kakhovskiyi (Kherson oblast), Velykobilozerskiy (Zaporizhya oblast), Reniiskiyi (Odessa oblast) - 0 Bashtanskiy (Mykolaiv oblast) - 0.0009 Kirovskiy (CRIMEA) - 0.001 Novoodeskiy (Mykolaiv oblast) - 0.002
Pastures (percentage of total agricultural land) (National average – 12.7%)	Verkhovynskiyi (Ivano-Frankivsk oblast) - 58.2 Leninskiy district (CRIMEA) - 46.3 Volovetskiy (Zakarpattia oblast) - 41.8	Khrystynivskiyi (Cherkassy oblast) - 1.4 Zhashkivskiyi (Cherkassy oblast) - 1.4 Hornostaivskiyi (Kherson oblast) - 1.6
Residential and public development (National average – 0.9%)	Mykolaivskiyi (Mykolaiv oblast) - 13.8 Tarutynskiyi (Odessa oblast) - 8.2 Kozheletskiyi (Chernihiv oblast) - 4.3	Krasnolymanskiy (Donetsk oblast) - 0.17 Dobropilskiyi (Donetsk oblast) - 0.18 Domanivskiyi (Mykolaiv oblast) - 0.21
Industrial land (National average – 0.2%)	Kryvorizkiy (Dnipropetrovsk oblast) - 4.3 Popasnianskiy (Luhansk) - 1.9 Bilotserkiivskiyi (Kyiv oblast) - 1.8	Vilshanskiy (Kirovograd oblast) - 0 Turkivskiyi (Lviv oblast) - 0.003 Narodytskiy (Zhytomyr oblast) - 0.005
Land of water fund (National average – 4.0%)	Ochakivskiyi (Mykolaiv oblast) - 47.9 Henicheskii (Kherson oblast) - 40.3 Reniiskiy (Odessa oblast) - 38.3	Tokmatskiy (Zaporizhya oblast) - 0.13 Frunzivskiyi (Odessa oblast) - 0.14 Pishchanskiy (Vinnytsia oblast) - 0.26
Land for forestry purposes (National average – 17.5%)	Rakhivskiyi (Zakarpattia oblast) - 77.8 Svaliavskiyi (Zakarpattia oblast) - 77.7 Dolynskiyi (Ivano-Frankivsk oblast) - 72.9	Krasnoperekopskiy (CRIMEA) - 0.9 Novotroitskiy (Kherson oblast) - 1.1 Henicheskii (Kherson oblast) - 1.1

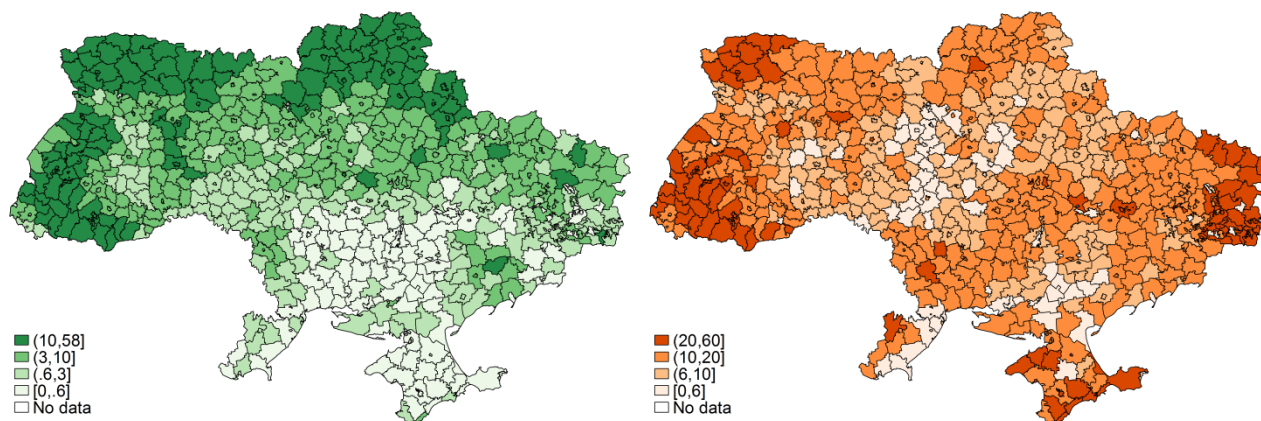
Table 35 - Cities with the highest and the lowest share of land by designated use, 2014

Designated use	The highest share	The lowest share
Agricultural (National average – 34.8%)	Selidovo (Donetsk oblast) - 76.2 Kramatorsk (Donetsk oblast) - 71.4 Hlukhiv (Sumy oblast) - 70.5	Slavutych (Kyiv oblast) - 0 Enerгодар (Zaporizhya oblast) - 2.2 Kuznetsovsk (Rivne oblast) - 4
Grasslands (percentage of total agricultural land) (National average – 4.1%)	Yaremche (Ivano-Frankivsk oblast) - 57.4 Netishyn (Khmelnysk oblast) - 27.1 Bolekhiv (Ivano-Frankivsk oblast) - 26	60 cities with 0% Stakhanov (Luhansk oblast) - 0.005 Dnipropetrovsk - 0.006 Lisichansk (Luhansk oblast) - 0.02
Pastures (percentage of total agricultural land) (National average – 13.7%)	Alushta (CRIMEA) - 53.1 Theodosius (CRIMEA) - 46.3 Yevpatoria (CRIMEA) - 45.9	36 cities with 0% Koziatyn (Vinnytsia oblast) - 0.07 Vinnitsa - 0.2 Pryluky (Chernihiv oblast) - 0.3
Residential and public development (National average – 12.1%)	Tokmak (Zaporizhya oblast) - 50.9 Volodymyr-Volynskiy (Volyn oblast) - 50.5 Djankoi (CRIMEA) - 50.1	Bolekhiv (Ivano-Frankivsk oblast) - 0.89 Yaremche (Ivano-Frankivsk oblast) - 1.0 Armiansk (CRIMEA) - 1.1
Industrial land (National average – 5.9%)	Novyi Rozdil (Lviv oblast) - 46.9 Vilnogirsk (Dnipropetrovsk oblast) - 33.1 Shostka (Sumy oblast) - 29.4	Ternivka (Dnipropetrovsk oblast) - 0 Zhdanivka (Donetsk oblast) - 0 Yaremche (Ivano-Frankivsk oblast) - 0.04
Land of water fund (National average – 4.2%)	Kakhovka (Kherson oblast) - 48.1 Yuzhnoukrainsk (Mykolaiv oblast) - 40.3 Saki (CRIMEA) - 33.2	Novovolynsk (Volyn oblast), Ternivka, Vilnogirsk, Pershotravensk (Dnipropetrovsk oblast), Novogradovka, Zhdanivka, Vugledar (Donetsk oblast), Berdiansk (Zaporizhya oblast), Rubizhne (Luhansk oblast), Kuznetsovsk (Rivne oblast), Lozovaya (Kharkiv oblast) - 0 Nikopol (Dnipropetrovsk oblast) - 0.03 Brovary (Kyiv oblast) - 0.05
Land for forestry purposes (National average – 18.4%)	Yaremche (Ivano-Frankivsk oblast) - 81.8 Yalta (CRIMEA) - 67.1 Bolekhiv (Ivano-Frankivsk oblast) - 62.2	Lutsk, Novovolynsk (Volyn oblast), Pershotravensk (Dnipropetrovsk oblast), Zhdanivka, Kirov, Dimitrov, Vugledar, Dobropole (Donetsk oblast), Morshyn (Lviv oblast), Ilyichevsk (Odessa oblast), Lozovaya (Kharkiv oblast), Starokostiantyniv, Khmelnytsky (Khmelnysky oblast), Kaniv (Cherkassy oblast) - 0

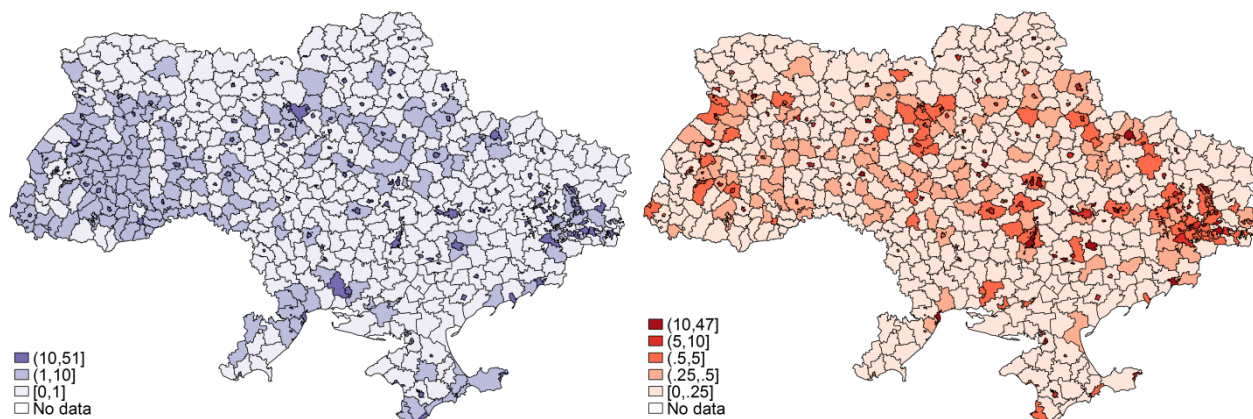
Map 41 – The share of agricultural land by rayons, 2014



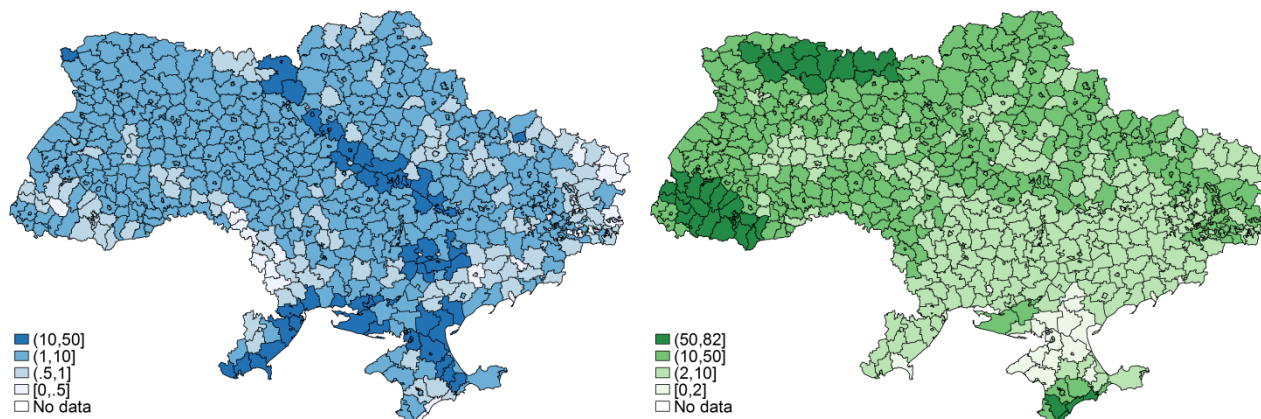
Map 42 – The share of grasslands (left) and pastures (right) in the total area of agricultural land, 2014



Map 43 – The share of land for residential development (left) and industry land (right) by rayons, 2014

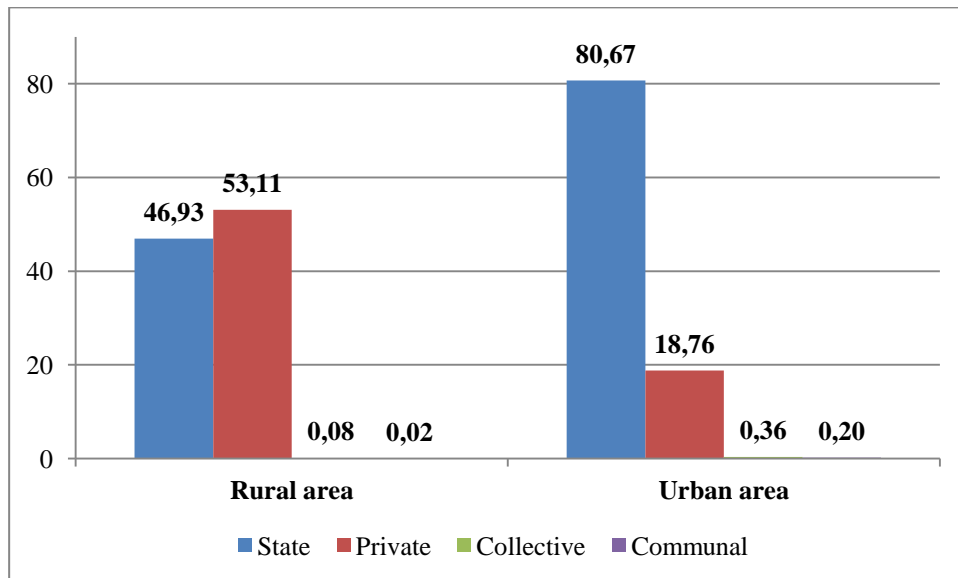


Map 44 – The share of Water Fund lands (left) and Forest Fund (right) by rayons, 2014



According to Form 2-zem, as of 1 January 2015, there were 28.9 mln. ha of land in state ownership, 31.4 million hectares in private ownership, 0.06 million hectares in collective and 0.013 million hectares in communal ownership in Ukraine. Figure 44 shows the distribution of land by ownership type in rural rayons and cities. We can see that privately-owned land prevails in rural areas, while state-owned land prevails in urban areas.

Figure 44 – Distribution of land by ownership type in rural areas and cities (%), 2014.



Tables 36 and 37 present the rayons and cities with the highest and the lowest shares of land by ownership type

Table 36 – Rayons with the highest and the lowest shares of land in private, collective, and communal ownership, 2014

Ownership	The highest share	The lowest share
State (national – 46.9%)	Rakhivskiyi (Zakarpattia oblast) - 94.7 Skolivskiyi (Lviv oblast) - 91.4 Verkhovynskiyi (Ivano-Frankivsk oblast) - 90.4	Troitskiy (Luhansk oblast) - 19.6 Kuibyshevskiyi (Zaporizhya oblast) - 20.3 Saratskiy (Odessa oblast) - 20.4
Private (national – 53.1%)	Troitskiy (Luhansk oblast) - 80.4% Kuibyshevskiyi (Zaporizhya oblast) - 79.7% Saratskiy (Odessa oblast) - 79.6%	Rakhivskiyi (Zakarpattia oblast) - 5.3 Skolivskiyi (Lviv oblast) - 8.6 Verkhovynskiyi (Ivano-Frankivsk oblast) - 9.6
Collective (national – 0.08 %)	Novoazovskiyi (Donetsk oblast) - 4.9% - 4.849 ha Sverdlovskiyi (Luhansk oblast) - 4.7% - 5.270 ha Skvyrskiy (Kyiv oblast) - 4.0% - 3.922 ha	384 rayons have no land in collective ownership
Communal (national – 0.02%)	Ustynivskiyi (Kirovograd oblast) - 0.59% - 556 hectares Perevalskiyi (Luhansk oblast) - 0.56% - 451.6 hectares Velykomykhailivskiyi (Odessa oblast) - 0.46% - 667.4	151 rayons have no land in collective ownership

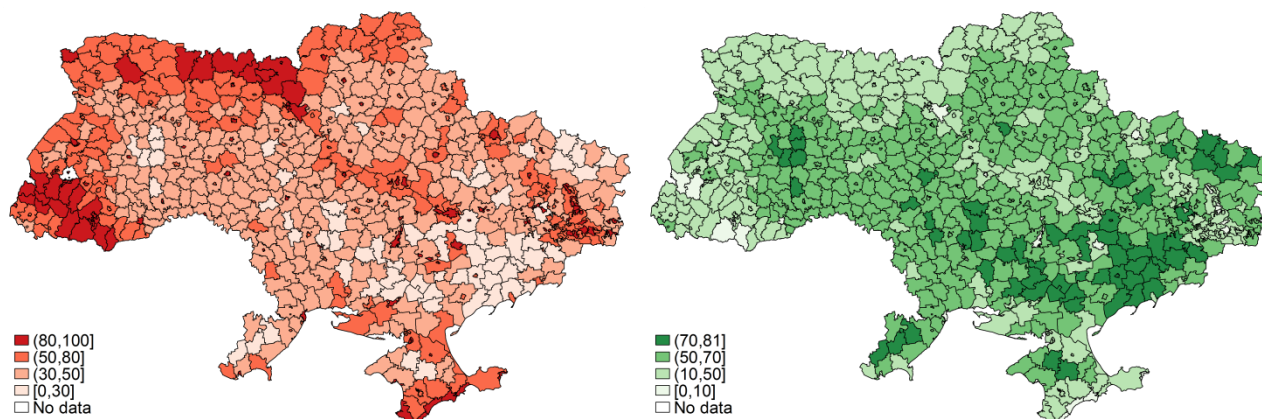
* in Stryiskiy rayon of Lviv oblast there are more than 100% of land by types of ownership

Table 37 – Cities with the highest and the lowest shares of land in private, collective and communal ownership, 2014

Ownership	The highest share	The lowest share
State (national – 80.7%)	Enerhodar (Zaporizhya oblast) - 99.1 Sudan (CRIMEA) - 98.2 Alushta (CRIMEA) - 97.8	Selidovo (Donetsk oblast) - 36.9 Pereiaslav-Khmelnyskiy (Kyiv oblast) - 46.5 Kramatorsk (Donetsk oblast) - 48.5
Private (national – 18.8%)	Selidovo (Donetsk oblast) - 63.0 Pereiaslav-Khmelnyskiy (Kyiv oblast) - 53.2 Kramatorsk (Donetsk oblast) - 51.2	Enerhodar (Zaporizhya oblast) - 0.9 Sudak (CRIMEA) - 1.7 Yuzhnoukrainsk (Mykolaiv oblast) - 1.8
Collective (national – 0.36 %)	Berezan (Kyiv oblast) - 4.6% - 150.4 ha Severodonetsk (Luhansk oblast) - 4.5% - 260.7 ha Khmelnitskiy (Khmelnyskiy oblast) - 2.7% - 247 ha	116 cities have no land in collective ownership
Municipal (national – 0.2%)	Teplodar (Odessa oblast) - 5.7% - 43.9 ha Izium (Kharkiv oblast) - 4% - 164.7 ha Smila (Cherkassy oblast) - 2% - 79.8 ha	44 cities have no land in collective ownership

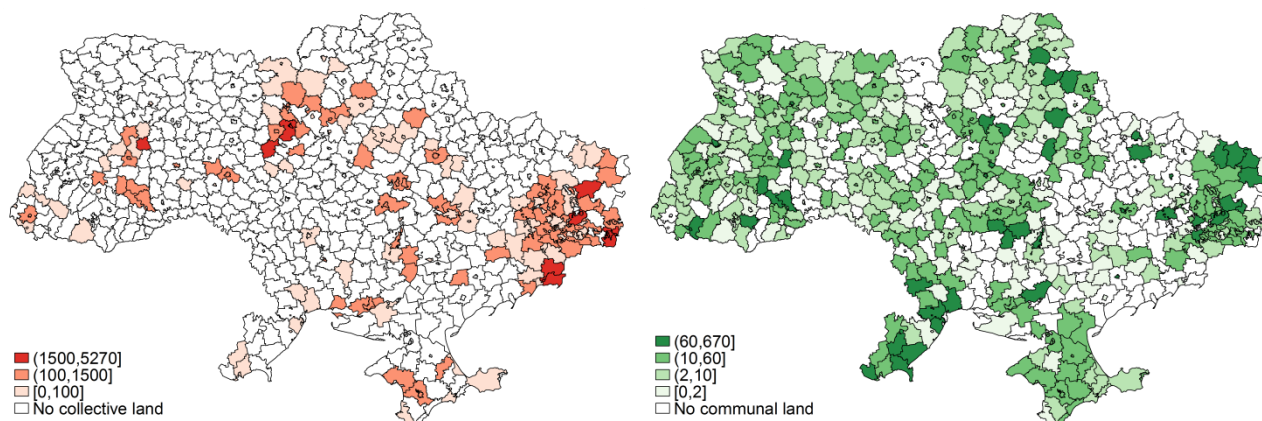
Map 45 shows the distribution of land in state and private ownership. The land in state ownership is located mostly in northwestern Ukraine, while the land in private ownership prevails in the southeastern region.

Map 45 – The share of land in state (left) and private (right) ownership by rayons, 2014



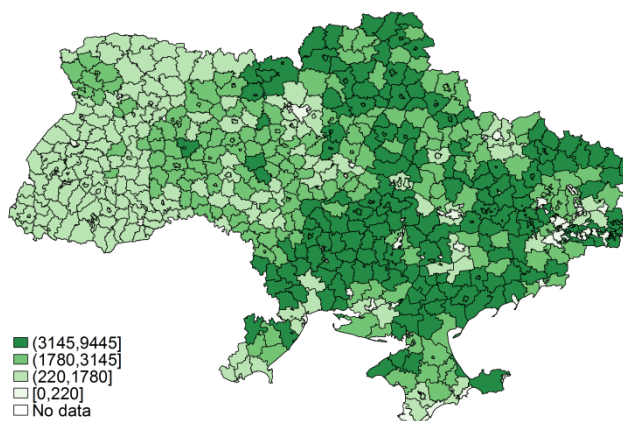
Map 46 shows the distribution of land in collective and communal ownership.

Map 46 – The total area of land in collective (left) and communal (right) ownership, by rayons (in ha), 2014



Map 47 shows the distribution of agricultural land per 1,000 population in rayons. The top 3 rayons by area of agricultural land per 1,000 population are the following: Poliskyi rayon (Kyiv oblast) - 9,443 hectares per 1,000 population, Ivanivskyi rayon (Kherson oblast) - 7,559 hectares per 1,000 population, and Troitskyi rayon (Luhansk oblast) – 7,105 hectares per 1,000 population.

Map 47 – The total area of agricultural land (ha) per 1,000 population, 2014



Number of land parcels

The total number of land parcels is more than 27 million according to different estimations, as there is currently no official information on the total number of parcels. Of them, only 3,485,630 parcels, or less than 13%, were formally registered in the State Registry of Property Rights for Real Estate as of September 2015. About 22 mln of land parcels have legal acts verifying the right of ownership (records in the land cadastre) and about 16.6 million parcels are registered in the State Land Cadastre.

The average size of registered land parcels

The average size of land parcels in communal ownership in rayons is about 1.08 hectares; in state ownership - 7.47 hectares; and in private ownership - 2.46 hectares.

The average size of land parcels in communal ownership in rayons varies between 0.01 ha and 27.8 ha. Map 48 illustrates the distribution of medium-sized parcels by rayons. One can see that the largest parcels in communal ownership are located in Poltava, Odessa, Kirovograd, and Volyn oblasts.

Map 48 – The average size of parcels in communal ownership by rayons (ha)

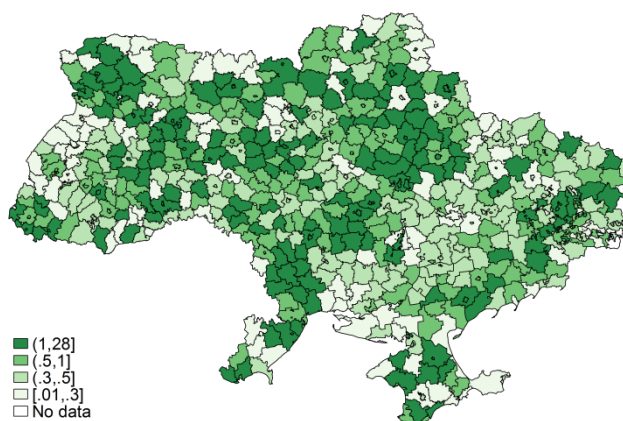


Table 38 provides the list of rayons and cities with the largest and the smallest average size of land parcels in communal ownership.

Table 38 – Rayons with the largest and the smallest average size of land parcels in communal ownership

	Rayons the largest average area of land parcel (ha)	Rayons the smallest average area of land parcel (ha)
Rayons (National average – 1.27)	Ustynivskiyi (Kirovograd oblast) - 27.8 Nizhynskiyi (Chernihiv oblast) - 15.5 Husiatynskiyi (Ternopil oblast) - 14.5 Myrhorodskiyi (Poltava oblast) - 13.7 Kozeletskiyi (Chernihiv oblast) - 12.6	Lebedynskiyi (Sumy oblast) - 0.02 Romanivskiyi (Zhytomyr oblast) - 0.02 Hlukhivskiyi (Sumy oblast) - 0.02 Artsyzkiy (Odessa oblast) - 0.03 Lyubarskiy (Zhytomyr oblast) - 0.04
Cities (National average – 0.55)	Komsomolsk (Poltava oblast) - 4.75 Dimitrov (Donetsk oblast) - 4.08 Kyiv - 3.94 Armiansk (CRIMEA) - 3.78 Alchevsk (Luhansk oblast) - 2.74	Ostroh (Rivne oblast) - 0.01 Morshyn (Lviv oblast) - 0.08 Novovolynsk (Volyn re oblast) - 0.09 Krasnoperekopsk (CRIMEA) - 0.09 Krasnoarmiisk (Donetsk oblast) - 0.11

The average size of land parcels in private ownership ranges from 0.04 to 134.4 ha. The areas with the largest average size of parcels are located mostly in Southeastern Ukraine.

Map 49 – The average size of parcels in private ownership, by rayons (ha)

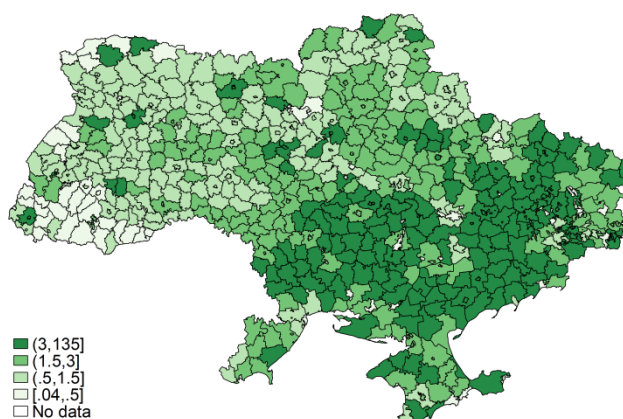


Table 39 provides the list of rayons with the largest and the smallest average size of land parcels in private ownership.

Table 39 – Rayons with the largest and the smallest average size of land parcels in private ownership

	Rayons with the largest average size of land parcel (ha)	Rayons with the smallest average size of land parcel (ha)
Rayons (National average – 2.99)	Yampil'skiy (Sumy oblast) - 134.45 Shakhtarskiy (Donetsk oblast) – 74.49 Dubenskiy (Rivne oblast) - 22.21 Skvyrskiy (Kyiv oblast) - 22.01 Semenivskiy (Chernihiv oblast) - 17.72	Mizhhirskiy (Zakarpattia oblast) - 0.18 Volovetskiy (Zakarpattia oblast) - 0.18 Rozhniativskiy (Ivano-Frankivsk oblast) - 0.22 Perechynskiy (Zakarpattia oblast) - 0.22 Bohorodchanskiy (Ivano-Frankivsk oblast) - 0.25
Cities (National average – 1.01)	Alushta (CRIMEA) - 30.86 Krasny Liman (Donetsk oblast) - 20.58 Sloviansk (Donetsk oblast) - 10.28 Debaltsevo (Donetsk oblast) - 9.69 Borislav (Lviv oblast) - 8.32	Kotovsk (Odessa oblast) - 0.04 Novodnistrovsk (Chernivtsi oblast) - 0.06 Novohrad-Volynskiy (Zhytomyr oblast) - 0.06 Uman (Cherkassy oblast) - 0.06 Nikopol (Dnipropetrovsk oblast) - 0.06

As for the average size of state-owned land parcels, it ranges from 0.03 to 100 hectares. The rayons with the largest average size of state-owned parcels are located in Kirovograd, Zaporizhyya, Zhytomyr, and Donetsk oblasts. Map 50 shows the distribution of medium-sized land parcels across Ukraine.

Map 50 – The average size of land parcels in state ownership, by rayons (ha)

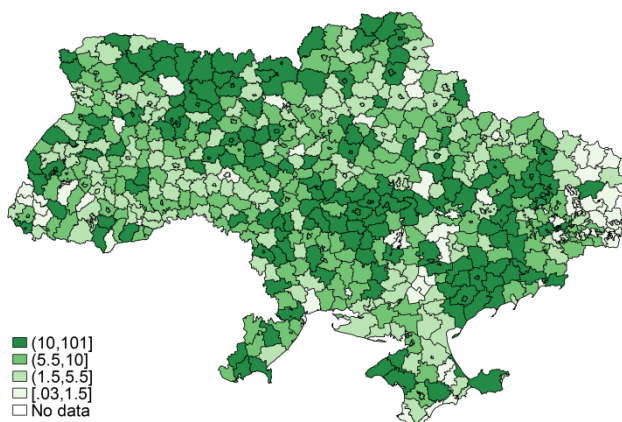


Table 40 provides the list of rayons with the largest and the smallest average size of land parcels in state ownership.

Table 40 – Rayons with the largest and the smallest average size of land parcels in state ownership

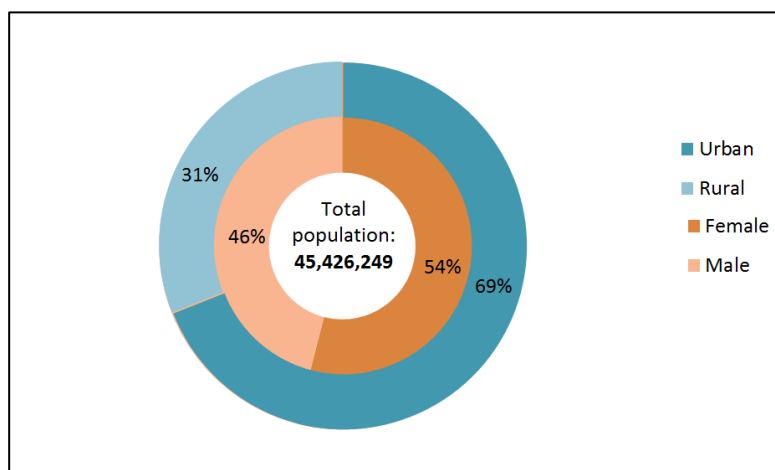
	Rayons the largest average size of land parcel (ha)	Rayons the smallest average size of land parcel (ha)
Rayons (National average – 9.40)	Rokytnivskiyi (Rivne oblast) - 100.0 Mizhhirskiyi (Zakarpattia oblast) - 66.34 Ovrutskiyi (Zhytomyr oblast) - 54.49 Manevytskyi (Volyn oblast) - 52.25 Veselyivskiyi (Zaporizhyya oblast) - 47.93	Putylskiyi (Chernivtsi oblast) - 0.09 Sovetskyi (CRIMEA) - 0.27 Svaliavskiyi (Zakarpattia oblast) - 0.39 Nizhnogirskiyi (CRIMEA) - 0.47 Sverdlovskiyi (Luhansk oblast) - 0.51
Cities (National average – 2.17)	Poltava (Poltava oblast) - 44.50 Sevastopol (CRIMEA) - 24.25 Sloviansk (Donetsk oblast) - 24.89 Dokuchayevsk (Donetsk oblast) - 18.51 Lviv (Lviv oblast) - 14.78	Berezan (Kyiv oblast) - 0.08 Ternivka (Dnipropetrovsk oblast) - 0.09 Borislav (Lviv oblast) - 0.11 Malyn (Zhytomyr oblast) - 0.13 Romny (Sumy oblast) - 0.13

Population

According to the State Statistics Service, the current population of Ukraine was 45,426,249 people in 2014.

Figure 45 shows the distribution of population by place of residence and by gender.

Figure 45 – Distribution of the population by the place of residence and by gender, 2014



The average density of population density in Ukraine is 75.2 people per square kilometer (see Map 51). Table 41 provides the list of rayons and cities with the highest and the lowest density of population.

Map 51 – The population density in the rayons of Ukraine (people per square kilometer), 2014

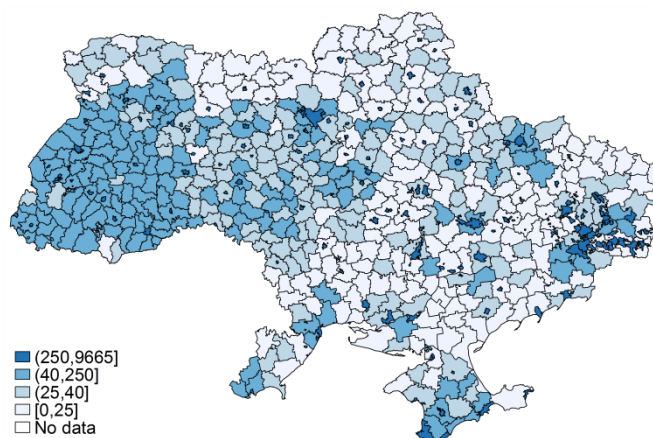


Table 41 – Rayons with the highest and the lowest density of population (people per sq km), 2014

	The highest population density	The lowest population density
Rayons (National average – 34.4)	Kyievo-Sviatoshynskiyi (Kyiv oblast) - 231.8 Vynohradivskiyi (Zakarpattia oblast) - 171.9 Kharkivskiyi (Kharkiv oblast) - 130.3	Poliskiyi (Kyiv oblast) - 4.5 Narodytskyi (Zhytomyr oblast) - 7.4 Ivankivskiyi (Kyiv oblast) - 8.4
Cities (National average – 1490.8)	Pershotravensk (Dnipropetrovsk oblast) - 9664.7 Zhdanivka (Donetsk oblast) - 6571.0 Odessa (Odessa oblast) - 6356.4	Yaremche (Ivano-Frankivsk oblast) - 34.6 Sudak (CRIMEA) - 57.2 Bolekhiv (Ivano-Frankivsk oblast) - 71.9

Number of legal entities and individual entrepreneurs

The number of legal entities and individual entrepreneurs illustrates the scale of economic activity in the region. As of 1 January 2015, there was a total of 1,278,744 legal entities and 52,627 individual entrepreneurs registered in Ukraine. The economic activity of Ukraine is dominated by legal entities that constitute 96% of all the enterprises.

Map 52 shows the distribution of legal entities and individual entrepreneurs per 1,000 population.

Map 52 – Number of legal entities (left) and individual entrepreneurs (right) per 1,000 population, 2014

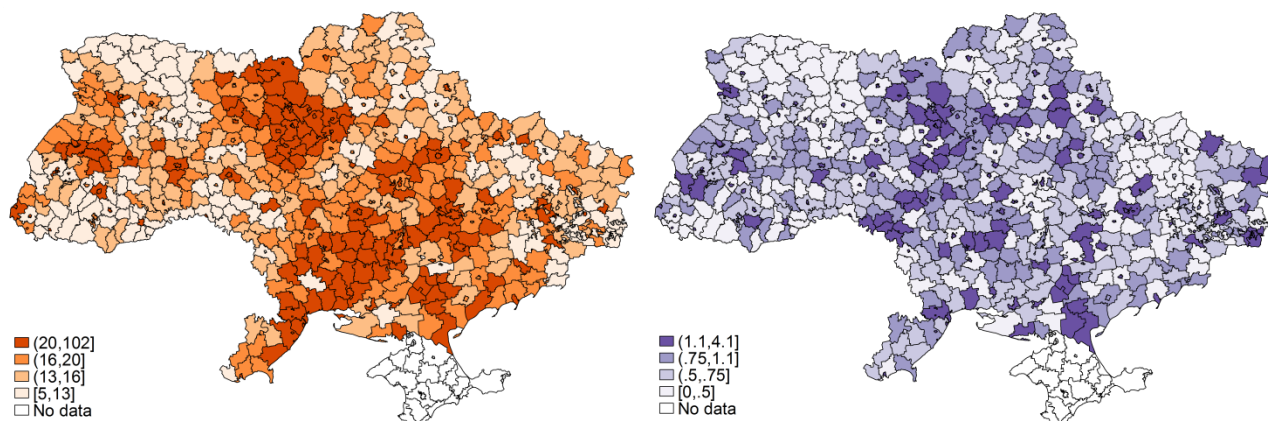


Table 42 provides an overview of the most and the least active rayons in terms of the number of entrepreneurial subjects in Ukraine. The comparison was done in absolute terms and per capita. Donetsk and Luhansk oblasts, AR Crimea and Sevastopol city were excluded from the comparison.

Table 42 – Rayons with the highest and the lowest number of entities and individual entrepreneurs, 2014

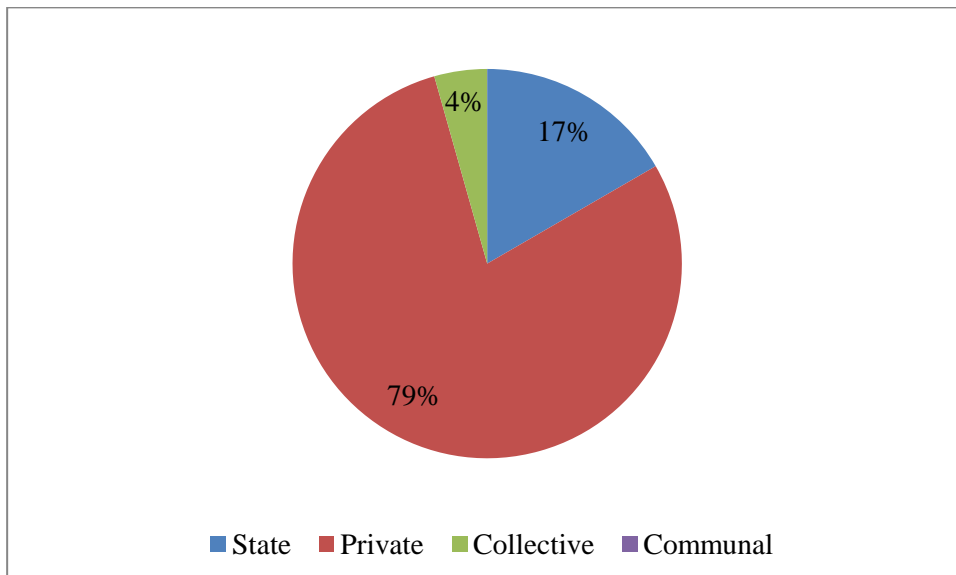
	Number	The highest number	The lowest number
Rayons	Legal entities per 1,000 population (national average – 17.0)	Vyshhorodskyi (Kyiv oblast) - 59.4 Kyievo-Sviatoshynskyi (Kyiv oblast) - 58.0 Obukhivskyi (Kyiv oblast) - 43.44	Novhorod-Siverskyi (Chernihiv oblast) - 5.1 Khustskyi (Zakarpattia oblast) - 6.8 Ratnivskyi (Volyn oblast) - 7.7
	Individual entrepreneurs per 1,000 population (national average – 0.7)	Yarmolynetskyi (Khmelnyskyi oblast) - 4 Malynskyi (Zhytomyr oblast) - 2.8 Vasylkivskyi (Kyiv oblast) - 2.7	Kupianskyi (Kharkiv oblast) - 0.08 Starokostiantynivskyi (Khmelnyskyi oblast) - 0.1 Pervomaiskyi (Kharkiv oblast) - 0.1
Cities	Legal entities per 1,000 population (national average – 22.3)	Kyiv - 101.0 Dnipropetrovsk - 60.1 Mykolaiv - 51.2	Ternivka (Dnipropetrovsk oblast) - 8.0 Kuznetsovsk (Rivne oblast) - 8.3 Ordzhonikidze (Dnipropetrovsk oblast) - 9.5
	Individual entrepreneurs per 1,000 population (national average – 1.3)	Ochakiv (Mykolaiv oblast) - 3.8 Uzhhorod (Zakarpattia oblast) - 3.5 Truskavets (Lviv oblast) - 3.2	Pervomaiskyi (Kharkiv oblast) - 0.4 Vatutine (Cherkassy oblast) - 0.4 Ternivka (Dnipropetrovsk oblast) - 0.4

* Donetsk, Luhansk and Crimea were excluded from the analysis.

Number of landowners

According to Form 2-zem, there were 25,246,788 landowners and land users living in Ukraine in 2014. Of them, there were 23,303,164 owners of land parcels in private ownership, 4,916,249 users of state-owned land, 1,290,828 owners of collective land, and 3,132 users of communal land (Figure 46).

Figure 46 – Distribution of landowners and land users by type of ownership, 2014



Source: Form 2-zem

According to the SE “Center of the SLC”, as of December 1, 2015, there were 1,394,784 legal entity landowners and 14,519,168 individual landowners in Ukraine. Map 53 shows the distribution of the number of landowners per 1,000 population across rayons. This distribution has regional features and identifies the proportion of the local population that the issue of quality of land governance is directly related to. The largest number of individuals landowners is observed in Kyiv, Zhytomyr, Poltava, Sumy and Chernihiv oblasts. The highest concentration of legal entity landowners is located in Chernihiv, Sumy, Poltava, Luhansk, and Kherson oblasts. Map 53 provides the list of rayons with the highest and the lowest number of landowners.

Map 53 – Number of landowners: individuals (left) and entities (right) per 1,000 population as of December 1, 2015

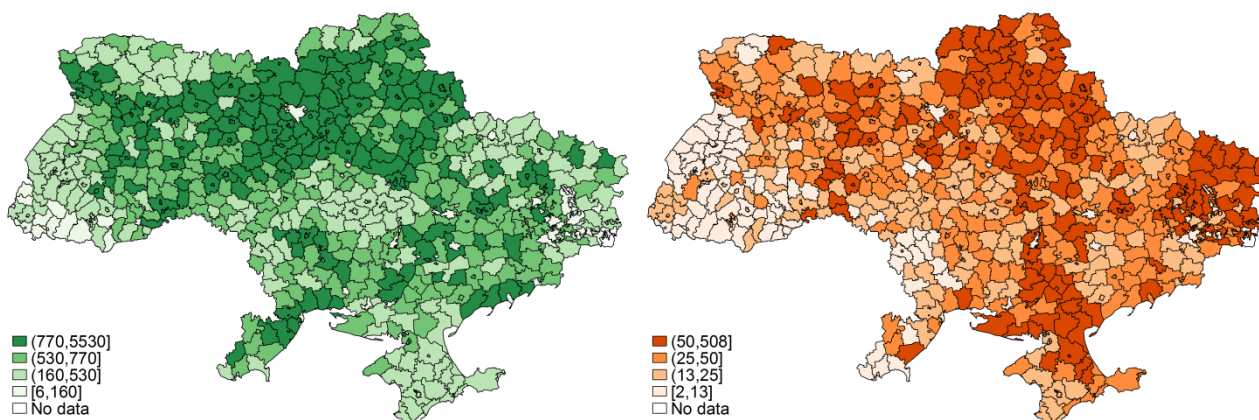


Table 43 – Rayons with the highest and the lowest number of landowners per 1,000 population (individuals and entities) as of December 1, 2015 (according to the SE “Center of the SL”)

		The highest number of landowners and land users	The lowest number of landowners and land users
Rayons	Individuals (national average – 702.8)	Shyshatskyi (Poltava oblast) - 5528.3 Makarivskyi (Kyiv oblast) - 2820.6 Obukhivskyi (Kyiv oblast) - 2523.1	Velykobereznianskyi (Zakarpattia oblast) - 79.6 Irshavskyi (Zakarpattia oblast) - 110.3 Perechynskyi (Zakarpattia oblast) - 129.4
	Legal entities (national average – 66.7)	Lebedynskyi (Sumy oblast) - 507.9 Verkhno-rohachytskyi (Kherson oblast) - 442.3 Krynichanskyi (Dnipropetrovsk oblast) - 416.5	Mykolaivskyi (Odessa oblast) - 2.6 Berezivskyi (Odessa oblast) - 3.1 Kosovskiy (Ivano-Frankivsk oblast) - 3.2
Cities	Individuals (national average – 94.0)	Rzhishchev (Kyiv oblast) - 609.9 Berezan (Kyiv oblast) - 499.5 Yaremche (Ivano-Frankivsk oblast) - 418.6	Yuzhnoukrainsk (Mykolaiv oblast) - 6.2 Kuznetsovsk (Rivne oblast) - 7.3 Novyi Rozdil (Lviv oblast) - 9.6
	Legal entities (national average – 17.4)	Berezan (Kyiv oblast) - 102.8 Lebedyn (Sumy oblast) - 100.4 Romny(Sumy oblast) - 53.4	Odessa – 2.3 Sambir (Lviv oblast) – 2.4 Kyiv – 2.8

* Donetsk, Luhansk and Crimea were excluded from the analysis.

The distribution of landowners per one hectare of land across rayons helps to determine the level of competition in the land market in specific rayons (Map 54). Table 44 provides detailed information on the rayons with the highest and the lowest number of owners per hectare.

Map 54 – Number of landowners: individuals (left) and entities (right) per one hectare of land, as of December 1, 2015

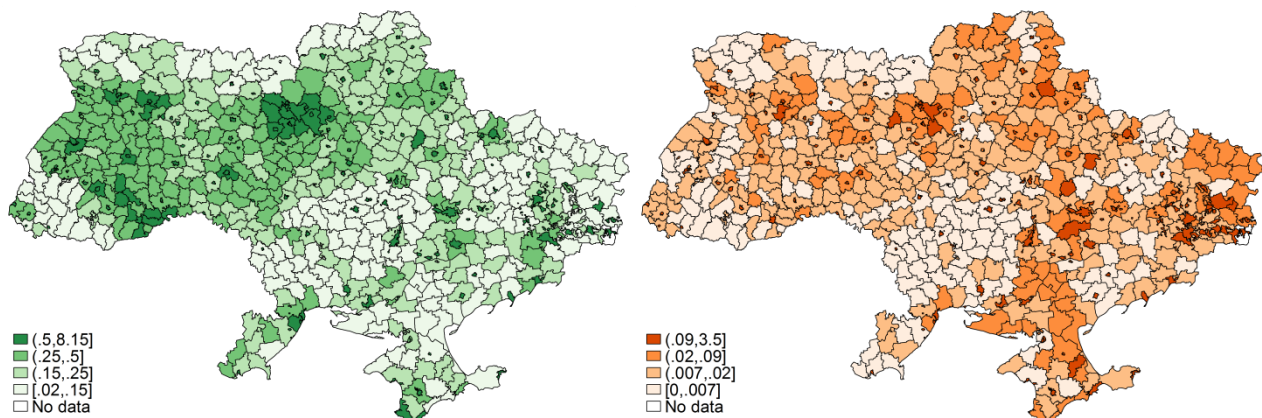


Table 44 – Rayons with the highest and the lowest number of landowners per hectare (individuals and entities), as of December 1, 2015

		The highest number of landowners	The lowest number of landowners
Rayons	Individuals (national average – 0.24)	Kyievo-Sviatoshynskiyi (Kyiv oblast) - 1.8 Shyshatskiy (Poltava oblast) - 1.4 Obukhivskiyi (Kyiv oblast) - 1.1	Velykobereznianskiy (Zakarpattia oblast) - 0.03 Poliskiy (Kyiv oblast) - 0.04 Putylskiy (Chernivtsi oblast) - 0.05
	Legal entities (national average – 0.02)	Karlivskiy (Poltava oblast) - 0.11 Brusylivskiy (Zhytomyr oblast) - 0.10 Zdolbunivskiy (Rivne oblast) - 0.10	Mykolaivskiy (Odessa oblast) - 0.0004 Poliskiy (Kyiv oblast) - 0.0005 Krasnooknianskiy (Odessa oblast) - 0.001
Cities	Individuals (national average – 1.5)	Lebedyn (Sumy oblast) - 9.5 Boryspil (Kyiv oblast) - 5.8 Komsomolsk (Poltava oblast) - 5.2	Yuzhnoukrainsk (Mykolaiv oblast) - 0.10 Bolekhiv (Ivano-Frankivsk oblast) - 0.11 Novyi Rozdil (Lviv oblast) - 0.12
	Legal entities (national average – 0.30)	Lebedyn (Sumy oblast) - 2.7 Kotovsk (Odessa oblast) - 1.7 Enerhodar (Zaporizhya oblast) - 1.4	Bolekhiv (Ivano-Frankivsk oblast) - 0.008 Yaremche (Ivano-Frankivsk oblast) - 0.01 Rzhishchev (Kyiv oblast) - 0.02

* Donetsk, Luhansk and Crimea were excluded from the analysis.

Conclusions to Section H

- On average, agricultural land makes 72% of the total area of rayons and 35% of the total area of cities.
- Yaremche in Ivano-Frankivsk oblast is the city with the largest share of forests (81.8%). Novyi Rozdil in Lviv oblast has the largest share of industrial land (46.9%).
- The average size of land parcels in communal ownership is about 1.08 hectares; in state ownership – 7.47 ha; and in private ownership – 2.46 ha.
- The characteristics of land designated use and distribution of ownership types significantly vary across administrative and territorial units. Therefore, land reform and land market restrictions should take into account local features.
- The statistics of land distribution among public, private, and communal ownership under existing statistical forms does not match the actual distribution.

Conclusions and Recommendations

1. **Pilot implementation.** The purpose of the pilot implementation of the Land Governance Monitoring in Ukraine was to assess the availability of administrative data and the capacity for creating an automated system of regular reporting on the status of land governance. This report provides the results of the pilot implementation.

Many public authorities, MPs, private sector, experts and other stakeholders have demonstrated a high interest in the Monitoring results. Most of the central government bodies are open to cooperation and support the introduction of an ongoing monitoring of land governance in Ukraine. As one of the first steps in implementing the Monitoring, an Interagency Working Group on Monitoring including representatives from nine central government bodies was created. The Ministry of Agrarian Policy and Food of Ukraine has become the organizer and coordinator of the Working Group.

2. **Monitoring results.** Based on existing administrative data, the values of the land governance indicators were obtained for 2014-2015.

A. State of Land Reform

- The report provides base values of the Monitoring indicators that can be used to determine the state and results of land reform in the future.
- As of October 2015, there were 50 settlements with officially established and registered boundaries among 29 772 settlements in Ukraine.
- During 2014 and the first 2 quarters of 2015, the lease right was sold through auctions for 702 parcels of agricultural land (14, 415 ha) and 461 non-agricultural land parcels (403 hectares) of state and communal ownership. This indicator tends to increase.
- There were 9650 parcels of unclaimed inheritance identified with the total area of 35,802.5 ha. Almost 45% of such land was leased.
- The total number of rental rights registered by notaries in January 2013 – mid-October 2015 in Ukraine was 5,504 (4,328 rights or 78.6% of the total number were registered since the 2nd quarter of 2015). During the same period the state registrars registered 803,659 rental rights.
- The introduction of 7-year minimum term for farmland lease and an increase in land tax rates coincides with a significant drop in the number of registered rental agreements. This fall has been occurring notwithstanding the fact that notaries were granted the right to register rental agreements.

B. The share of registered land parcels

- As of December 1, 2015, there were 16,661,051 parcels registered in the State Land Cadastre with the total area of 41,812,127.76 hectares, representing 69% of Ukrainian territory. However, only 22.6% of state-owned land was registered in the Cadastre.
- As of December 1, 2015, Ukraine had 15,854,195 landowners, including 4,854,917 landowners whose Individual Tax Numbers were recorded during land registration (33.4% of the total number of registered private landowners).
- As of Q3 of 2015, the total number of property rights for land parcels registered in the State Registry of Property Rights for Real Estate was 3,485,630 units (20.9% of the number of land parcels in the State Land Cadastre).

C. Number of registered land transactions

- Within 3 quarters of 2015, there were 6,444 transactions in Ukraine with a change in ownership (sale, inheritance, gifts and exchange) with the total area of 36, 462.42 ha (0.1% of the area of land in private property). About 84% of this is agricultural land.

- As of July 1, 2015, the total of 4,671.5 thousand rental agreements for agricultural land in private property (shares) were signed in Ukraine with the total area of 16,597.0 thousand hectares (50% of all privately owned land). The average rent payment was 786UAH per ha per year. Also, 56,053 rental agreements for state-owned land were signed with an average rent payment of 1351.6 UAH per ha per year with significant variation across oblasts.
- As for the land in private property, the most common are rental agreements for 6 to 10 years, and for 11 years and longer for state and communal land.
- In 2013-2015, rental rights were registered for 832,551 land parcels with the total area of 3,513,015.64 hectares (about 16% of the total area of rented land).
- Development of markets of agricultural and non-agricultural land is undermined by the insufficient development of mortgage market. Since 2013, 1,899 parcels with the total area of 6,215.76 hectares (0.02% of the land in private property) were sold. During this period, only 91 mortgages were issued for the total area of 52.9 hectares. This indicates that mortgage lending for land is practically absent in Ukraine. In contrast, bank loans are the main instrument of funding for purchase/ sale on well-developed real estate markets. Assessing and overcoming barriers for the use of mortgages for land transactions deserves priority attention by the Government when developing and implementing land reform.

D. Land Tax revenue

- In total, there was 2,593 mln UAH land tax paid during 8 months of 2015, 2,230 million (86%) of which was paid by legal entities.
- During this period, 99.9% of tax liabilities were paid.
- The total number of land tax payers in January – September 2015 was 7,337,191 persons, 98% of whom are individuals. This number makes 46% of the landowners registered in the Land Cadastre and only 31% of private landowners reported by Form 2-zem.

E. Cases of privatization and expropriation

- As of 1 July 2015, there were 12,933,783 citizens who privatized land parcels by the decisions of councils (86.9% of all the eligible citizens). In total, 17,980,173 parcels with the total area of 4,317,108 hectares were privatized. These areas do not include the distributed land.
- Currently, no data on the transfer of private land for public needs is available.

F. The Number of land-related conflicts in courts

- In 2014, there were 19,167 administrative, economic, and civil court cases on land governance (which makes 0.76 cases per 1,000 landowners and land users).
- The largest number of cases was registered in Ananivskiyi rayons of Odesa oblast, Dvorichanskyi rayons of Kharkiv oblast, Svativskiyi rayon of Luhansk oblast and Kyievo-Sviatoshynskiyi rayon of Kyiv oblast.

G. Share of land and real estate registered in the State Land Cadastre in women's, men's name or as a joint property, and in legal entities' ownership

- 40% of land parcels registered in the Cadastre during 2014 and Q1-Q2 2015 are jointly owned and 27% of parcels are owned by legal entities.
- The gender of land parcel owners is not currently registered.

H. The basic characteristics of administrative units

- On average, agricultural land makes 72% of the total area of rayons and 35% of the total area of cities.
- Yaremche in Ivano-Frankivsk oblast is the city with the largest share of forests (81.8%). Novyi Rozdil in Lviv oblast has the largest share of industrial land (46.9%).
- The average size of land parcels in communal ownership is about 1.08 hectares; in state ownership – 7.47 ha; and in private ownership – 2.46 ha.

- The characteristics of land designated use and distribution of ownership types significantly vary across administrative and territorial units. Therefore, land reform and land market restrictions should take into account local features.
 - The statistics of land distribution among public, private, and communal ownership under existing statistical forms does not match the actual distribution.
3. **Using the Monitoring results.** The results of the Monitoring (reporting at the rayon level) can be widely used in public and private sector. Possible ways of its application include defining the parameters of reforms and modeling expected results, assessment of risks and costs, prognosis of prices, determining the parameters of investment projects, identifying the most problematic areas in land governance which should be the subject of further reforms.
 4. **The gap between rayons.** The Monitoring results indicate on significant differences in the characteristics of land resources and the state of land relations at the local level. Therefore, land reform should take into account such features and the capacity to implement reforms locally.
 5. **Monitoring at the rayon level** makes it possible to determine those local authorities whose activity results deviate from the national trends and draw attention of the central authorities to such specific cases. This approach will improve the transparency and accountability of public administration in the sphere of land governance.
 6. **Administrative data.** Using administrative data to create statistical reports on the state of land relations is one of the best examples of public administration in land governance and complies with the FAO Voluntary Guidelines on the Responsible Governance of Tenure. The practical use of administrative data during the pilot implementation identified certain problems with the quality and accessibility of such data. In particular:
 - The area of state-owned land leased was not available from any of the sources.
 - The area of land on which taxes are paid is currently unknown.
 - The source of information on cases of claiming private land for public needs (expropriation) were not identified.
 - Information on the gender of subjects in land governance is not provided by any public authority.
 - There are cases identified when information on some administrative and territorial units is absent from administrative and statistical reporting.
 - Pilot implementation encountered significant delays in the formation and provision of statistical and administrative reporting by some of the involved authorities. This led to significant delays in the pilot implementation and preparation of this report. In particular, the State Land Cadastre, State Registry of Property Rights for Real Estate and the State Fiscal Service currently provide no regular reporting on the state of land governance in their respective areas. Overcoming the problem is possible by improving the regulatory framework of administrative and statistical reporting and by automating the reporting process.
 - Although there is a Classifier of Objects of Administrative and Territorial System of Ukraine (COATSU), most government agencies do not use it in their reports, and individual records of objects and subjects of land governance have no geospatial reference. This makes the process of harmonization of administrative data coming from different sources complicated and time-consuming. The problem is aggravated by the fact that the boundaries of administrative units do not match the service areas of some local authorities (e.g., Fiscal Administration, Pension Fund, Employment Service, the Water Fund, etc.). We recommend the introduction of mandatory use of COATSU by all state agencies for geospatial reference of individual administrative records and reporting separately for each administrative unit.
 7. **Next steps.** The work done when preparing the Yearbook stresses the necessity and a possibility to introduce an ongoing automated Monitoring of land governance in Ukraine. The pilot implementation experience demonstrates the need for the following further steps: develop appropriate policy acts and automated reporting systems and ensure the placement of results in the public domain and their regular updates.

Annexes

Annex 1. Key indicators of land reform

Oblast	Number of land parcels leased through auctions *	Area of land parcels leased through auctions (ha)*	Total amount of land parcels of unclaimed inheritance **	Total area of land parcels of unclaimed inheritance (ha)**	The total area of irrigated agricultural land (ha)***	Not watered (ha)***	The total area of drained agricultural land (ha)***	Not used (ha)***	Number of land parcels with errors identified in the cadastre *	Area of land parcels with errors identified in the cadastre (ha)*
AR Crimea	0	0	0	0	0	0	0	0	279	3714.14
Vinnitsya	1	0.03	431	1067.40	23786	22629	56401	0	5274	21542.36
Volyn	45	716.87	172	330.50	474	0	346578	0	3913	13823.89
Dnipropetrovsk	17	89.24	565	3208.71	198681	170978	0	0	7299	34579.58
Donetsk	0	0.00	537	2652.51	121824	113982	4740	0	2355	8734.40
Zhytomyr	15	165.35	200	632.19	0	0	353433	30219	6089	13253.07
Zakarpattia	0	0.00	993	718.85	875	875	168447	0	1691	6623.40
Zaporizhya	1	182.32	264	1684.21	240537	194309	0	0	3731	20969.64
Ivano-Frankivsk	23	111.66	20	26.19	0	0	194253	4318	2817	2061.04
Kyiv	46	19.20	541	1435.63	43937	30188	152588	39651	9766	16528.85
Kirovohrad	53	510.06	1954	8971.92	40690	36823	0	0	4984	22271.85
Luhansk	12	423.01	231	1117.39	53156	48667	10170	3132	2133	9795.37
Lviv	23	541.98	0	0.00	0	0	489956	72924	6562	9408.28
Mykolaiv	19	425.67	192	1244.94	190322	165496	0	0	5339	26945.34
Odessa	0	5012.89	75	367.00	226863	192097	4390	0	4249	28431.61
Poltava	195	1478.76	434	1670.10	50804	50804	30314	0	9061	38099.48
Rivne	66	241.17	24	51.33	0	0	320628	43044	2760	14597.19
Sumy	87	184.35	1127	2993.64	1218	1218	96830	24424	5867	18187.38
Ternopil	11	809.00	104	174.86	0	0	163554	1840	5676	17369.66
Kharkiv	2	126.34	65	387.72	82382	74875	11792	0	5894	16439.04
Kherson	15	630.15	494	3563.94	425620	134150	0	0	2784	30147.31
Khmelnitsky	38	399.04	325	792.31	1336	1336	116081	0	6195	24345.46
Cherkassy	113	350.20	730	2021.04	63069	56302	44626	0	8992	31029.70
Chernivtsi	7	218.17	9	10.24	0	0	120548	0	1586	1584.17
Chernihiv	2	2182.99	163	679.90	458	458	269724	3764	8999	31728.50
City Kyiv	0	0.00	0	0.00	0	0	0	0	282	501.12
City Sebastopol	0	0.00	0	0.00	0	0	0	0	0	0.00
Ukraine	791	14818.45	9650	35802.53	1766032	1295187	2955053	223316	124577	462711.83

* for 2014 and 2 quarters of 2015

**as of November 2015

***as of January 1, 2015

Annex 2. Registration by rent registrar (notaries and state registrars)

Oblast	Registered by notaries														Registered by state registrars													
	Number of parcels, thsd units							Area, ha							Number of parcels, thsd units						Area, ha							
	2014				2015			2014				2015			2014				2015		2014				2015			
	1	2	3	4	1	2	3	1	2	3	4	1	2	3	1	2	3	4	1	2	3	1	2	3	4	1	2	3
AR Crimea	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1	0.0	0.0	0.3	0.1	0.0	0.0	0.3	0.0	0.0	8.0	0.3	0.0	0.0
Vinnysya	0	0	0	0	0	356	214	0	0	0	0	0	653	356	2.6	9.1	12.4	17.7	16.0	6.6	8.5	5.2	38.1	26.6	51.4	71.0	26.4	16.9
Volyn	0	0	0	0	0	44	122	0	0	0	0	0	125	213	1.1	3.9	3.0	4.3	6.9	1.5	1.1	1.7	9.3	13.1	26.0	18.3	5.7	23.6
Dnipropetrovsk	0	6	1	1	1	66	70	0	14	0	0	5	263	382	2.7	8.3	9.3	10.8	7.6	4.4	5.5	13.4	39.6	105.5	46.6	115.5	20.2	101.9
Donetsk	0	0	1	0	0	0	0	0	0	1	0	0	0	0	1.6	4.1	3.9	2.4	2.3	1.4	2.0	8.7	33.3	18.4	9.5	9.7	6.8	9.2
Zhytomyr	32	4	0	1	0	30	114	103	17	0	0	0	96	274	4.7	12.2	15.2	13.8	10.6	0.9	1.4	17.9	25.2	36.3	100.2	20.5	1.7	2.5
Zakarpattia	0	20	4	19	0	0	12	0	9	14	3	0	0	25	0.1	0.3	0.5	0.8	1.2	0.3	0.2	0.1	0.2	0.5	9.6	18.1	0.5	0.2
Zaporizhya	0	0	0	0	0	5	0	0	0	0	0	0	26	0	1.9	4.3	4.6	6.7	5.1	0.5	0.2	10.7	65.9	21.5	35.1	27.7	2.9	1.4
Ivano-Frankivsk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.5	1.6	5.3	5.8	2.5	0.2	0.4	0.4	1.1	18.9	14.5	10.0	0.3	0.1
Kyiv	9	10	10	10	6	997	1254	262	6	10	55	74	2746	3986	2.7	7.0	9.5	12.1	14.4	1.8	3.7	5.5	22.8	31.1	30.2	49.5	55.1	105.1
Kirovohrad	0	0	0	0	1	0	5	0	0	0	0	7	0	8	1.8	4.2	5.6	7.8	6.9	0.3	0.2	9.2	21.4	21.3	33.1	27.9	1.2	0.9
Luhansk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.3	1.2	0.4	2.1	2.4	0.2	0.2	1.2	106.1	2.1	15.7	12.5	1.0	0.4
Lviv	0	0	0	0	0	114	175	0	0	0	0	0	91	185	4.9	13.0	8.6	9.6	9.1	2.7	2.4	11.8	28.1	20.1	25.1	8.8	2.9	2.2
Mykolaiv	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.3	3.7	5.5	5.0	4.8	0.3	0.1	5.3	25.0	27.5	21.6	19.2	1.2	0.3
Odessa	0	0	1	0	0	10	0	0	0	4	0	0	127	0	0.8	3.3	4.9	8.5	9.9	2.1	2.8	2.9	10.6	22.4	29.6	43.1	8.3	9.8
Poltava	2	412	377	104	17	56	240	9	2062	7845	478	70	177	732	3.1	10.6	13.1	14.7	10.7	0.2	0.1	8.9	33.6	41.5	42.7	31.5	0.7	0.3
Rivne	1	0	0	0	0	64	23	127	0	0	0	0	127	23	1.4	3.2	6.0	6.4	6.2	1.0	1.1	2.5	6.1	10.0	10.0	13.0	2.3	2.0
Sumy	0	0	1	0	0	0	1	0	0	0	0	0	0	4	0.9	4.0	7.3	10.4	8.1	0.4	0.1	2.0	9.9	40.1	32.6	35.7	1.1	0.2
Ternopil	0	0	0	0	0	7	0	0	0	0	0	0	11	0	2.2	4.7	5.6	9.8	6.2	1.4	1.8	3.5	8.0	34.2	83.4	19.4	1.5	3.7
Kharkiv	3	0	1	0	0	3	146	0	0	3	0	0	9	497	1.7	6.0	7.1	7.6	5.9	1.2	0.6	8.3	51.9	240.8	37.4	39.4	4.4	2.7
Kherson	0	0	0	0	0	0	3	0	0	0	0	0	0	13	1.1	3.0	4.0	6.8	6.3	1.6	1.9	6.0	16.9	19.2	35.5	373.0	4.4	5.8
Cherkassy	0	0	0	0	1	14	0	0	0	0	0	2	37	0	3.3	9.5	12.0	14.6	14.8	0.1	0.0	7.7	75.2	24.7	50.7	37.9	0.2	0.0
Chernivtsi	0	0	0	9	6	1	4	0	0	0	18	9	1	3	0.9	4.2	4.6	3.7	3.9	0.8	0.9	1.2	12.0	23.9	4.8	3.9	0.9	0.8
Chernihiv	0	0	39	0	0	0	55	0	0	586	0	0	0	73	3.9	10.7	12.0	10.9	9.7	1.8	1.3	7.3	23.9	54.7	27.2	27.0	12.6	10.7
City Kyiv	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.2
City Sebastopol	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Ukraine	47	452	435	145	32	###	2488	502	2109	8463	556	168	4490	6829	47.9	141	173	207	181.4	35	41.7	146	691	872	803	1064	168	313

*outliers were removed from data

Annex 3. The number of registered land parcels, the landowners and the average time of registration

Oblast	Registered in Cadastre*											Average time for registration (days)	Registered in State Registry**			
	State		Communal		Private		Other		Number of landowners				(number of land parcels)			
	Parcels	Area	Parcels	Area	Parcels	Area	Parcels	Area	Legal entities	Individuals	with ITN		State	Communal	Private	Other
AR Crimea	93,594	295,578	6,375	6,403	439,814	1,400,000	13,440	18,251	91,622	443,018	7,004	-	362	3,515	45,480	5
Vynnytsya	53,650	271,673	16,953	8,277	835,743	1,100,000	55,661	207,891	38,129	797,451	310,111	0.68	3,487	4,293	191,707	23
Volyn	11,442	127,889	13,961	12,012	468,806	519,081	58,968	167,420	24,699	478,991	551,990	0.51	1,545	6,578	96,755	26
Dnipropetrovsk	129,200	543,389	51,049	30,372	587,156	1,700,000	1,243	3,317	124,481	622,148	110,252	2.25	2,675	8,075	149,529	18
Donetsk	69,118	423,406	50,308	46,327	576,618	3,700,000	1,662	4,107	78,413	604,322	69,680	1.09	1,355	8,750	93,623	25
Zhytomyr	35,472	480,700	38,155	11,647	668,892	1,100,000	45,998	156,565	66,428	685,408	114,360	1.44	1,021	4,183	142,471	22
Zakarpattia	5,526	35,314	10,824	9,065	205,524	178,521	41,993	59,803	12,336	203,963	66,321	1.36	1,943	3,095	61,807	17
Zaporizhzhya	37,003	337,785	22,178	11,954	460,475	1,500,000	11,727	31,316	34,640	488,364	103,447	2.29	1,940	5,652	102,147	10
Ivano-Frankivsk	9,314	31,885	5,276	3,906	436,680	231,824	40,138	45,660	16,567	421,243	330,927	2.38	590	4,279	93,771	25
Kyiv	49,694	258,904	63,805	36,519	1,500,000	4,000,000	18,080	67,223	57,643	1,528,710	375,198	0.65	1,895	6,554	353,425	51
Kirovohrad	13,890	170,102	11,787	10,725	256,921	887,758	35,874	73,119	19,326	259,239	96,558	0.94	2,252	4,770	113,825	12
Luhansk	175,406	263,717	12,512	6,723	316,712	817,680	23,008	46,006	162,035	320,572	51,451	0.72	1,042	6,671	66,027	16
Lviv	28,526	214,789	44,929	10,579	674,062	901,485	31,624	34,089	21,814	694,797	195,008	3.51	1,441	4,465	165,712	44
Mykolaiv	26,914	226,319	21,274	7,243	395,611	1,300,000	1,498	6,240	24,409	410,455	85,210	1.08	1,902	3,996	105,436	13
Odessa	10,998	77,750	12,661	8,192	683,585	1,400,000	65,519	107,116	26,162	753,138	723,269	3.95	2,143	4,967	152,516	23
Poltava	70,347	364,497	40,765	85,365	624,274	1,700,000	23,794	62,886	86,461	731,931	215,048	2.64	3,245	7,474	170,922	10
Rivne	45,532	375,183	8,098	2,561	554,684	1,200,000	57,745	279,366	58,500	544,705	177,730	1.53	2,459	4,744	109,692	23
Sumy	96,535	370,641	16,226	6,277	581,476	2,500,000	23,696	44,052	90,503	611,587	153,493	1.77	1,727	5,655	139,152	13
Ternopil	14,310	129,588	11,189	15,144	643,652	1,100,000	6,914	3,273	16,758	624,231	146,009	0.52	1,286	3,592	130,503	12
Kharkiv	41,633	228,969	33,090	10,990	479,123	1,200,000	26,522	142,319	42,050	503,638	107,918	2.84	3,010	5,997	123,110	18
Kherson	147,074	417,422	22,212	11,199	355,614	1,200,000	1,227	75,552	135,762	409,392	78,935	0.99	2,485	3,724	80,983	9
Khmelnytsky	24,722	197,252	9,958	9,459	642,303	918,045	74,634	185,885	27,678	631,799	237,757	0.81	2,740	5,166	183,908	9
Cherkassy	27,333	183,702	25,908	11,086	514,847	852,740	7,219	12,561	27,799	541,154	124,634	1.84	3,871	5,150	151,238	10
Chernivtsi	14,289	45,751	8,645	2,943	425,580	243,134	32,616	21,122	15,684	410,089	219,217	2.67	308	4,520	82,378	9
Chernihiv	64,376	437,959	4,365	11,551	606,461	1,200,000	75,423	246,271	72,069	607,905	180,630	1.20	2,383	4,628	175,920	9
City Kyiv	74	420	7,384	11,010	49,266	8,067	4,179	2,375	8,062	57,680	5,525	6.19	147	862	10,065	5
City Sebastopol	3,321	27,444	4,660	2,707	65,459	15,039	0	0	14,754	133,238	1,229	-	11	403	9,405	0
Ukraine	1,299,293	6,538,029	574,547	400,233	14,049,338	32,873,375	780,402	2,103,782	1,394,784	14,519,168	4,838,911	1.83	49,265	131,758	3,301,507	457

*as of December 1, 2015

**from 2013 till November 1, 2015

Annex 4. The number and area of land on which transactions took place during 3 quarters of 2015

Oblast	Agricultural								Non-agricultural							
	Sales		Inheritance		Exchanged		Mortgage		Sales		Inheritance		Exchanged		Mortgage	
	Number	Area	Number	Area	Number	Area	Number	Area	Number	Area	Number	Area	Number	Area	Number	Area
Vinnitsya	3	0.53	583	1399.47	3	0.70	0	0.00	10	1.54	30	5.64	6	0.86	0	0.00
Volyn	2	0.22	94	115.27	55	27.01	0	0.00	4	0.49	20	3.82	19	1.70	0	0.00
Dnipropetrovsk	2	0.09	23	114.82	3	0.52	0	0.00	10	0.72	21	9.42	6	0.69	0	0.00
Zhytomyr	5	0.95	20	38.82	20	1.07	0	0.00	9	1.41	1	0.05	12	2.38	0	0.00
Zakarpattia	0	0.00	34	21.63	1	0.12	0	0.00	6	0.26	9	0.87	3	0.26	1	1.05
Zaporizhya	6	12.13	214	1251.48	2	0.08	0	0.00	6	0.49	11	2.28	0	0.00	0	0.00
Ivano-Frankivsk	3	0.84	6	2.76	1	0.07	0	0.00	2	0.06	6	1.02	2	0.42	1	0.25
Kirovohrad	0	0.00	40	82.37	274	497.58	0	0.00	0	0.00	0	0.00	4	0.48	0	0.00
Kyiv	14	4.39	330	802.09	26	15.60	1	0.40	21	4.06	94	19.92	28	3.53	8	1.14
Lviv	1	0.05	226	160.99	0	0.00	0	0.00	1	0.09	18	3.02	3	0.27	0	0.00
Mykolaiv	0	0.00	13	47.09	0	0.00	0	0.00	0	0.00	13	1.16	0	0.00	0	0.00
Odessa	3	0.40	383	5588.99	9	1.45	0	0.00	23	2.37	45	2506.39	27	11.86	0	0.00
Poltava	4	0.22	182	570.88	6	1.11	0	0.00	36	4.11	98	85.25	18	3.02	0	0.00
Rivne	0	0.00	62	72.92	18	3.13	0	0.00	2	0.33	0	0.00	12	1.29	0	0.00
Sumy	0	0.00	649	1032.82	0	0.00	0	0.00	0	0.00	28	3.91	0	0.00	0	0.00
Ternopil	3	0.51	992	16613.27	16	2.73	0	0.00	4	0.54	53	8.61	14	1.15	1	0.20
Kharkiv	10	2.30	53	199.37	4	0.34	0	0.00	26	2898.91	1	0.25	8	0.99	0	0.00
Kherson	2	0.22	23	83.32	0	0.00	0	0.00	12	1.06	2	0.15	3	0.19	0	0.00
Khmelnysky	6	0.41	119	230.19	7	1.22	0	0.00	6	0.70	13	2.79	6	0.86	0	0.00
Cherkassy	0	0.00	121	151.44	0	0.00	0	0.00	12	2.01	64	12.56	1	0.24	0	0.00
Chernivtsi	2	0.46	1	1.48	2	0.26	0	0.00	3	0.38	0	0.00	2	0.33	2	0.20
Chernihiv	2	0.17	727	1658.73	6	3.29	0	0.00	1	0.08	103	22.72	11	2.21	0	0.00
Ukraine	68	23.89	4914	30240.08	453	556.28	1	0.40	194	2919.61	630	2689.83	185	32.73	13	2.84

Annex 5. Land leased, the number of tenants and the rent during 3 quarters of 2015

Oblast	Agricultural		Non-agricultural		Number of tenants		Fee for 1 ha of agricultural land per year, UAH		Rental payment for land in state and communal ownership *		Concluded rental agreements by their duration (years)**							
											State				Private			
	Parcels	Area	Parcels	Area	Individuals	Legal entities	State	Private	Individuals	Legal entities	1 – 3	4 – 7	8 – 10	> 10	1 – 3	4 – 5	6 – 10	> 10
AR Crimea	59	313.8	0	0.0	0	59	-	-	-	-	-	-	-	-	-	-	-	-
Vinnysya	31,755	114287.6	11	22.6	272	30,980	735.7	831.2	41,388	172,807	91	1,289	462	1,937	2,626	119,724	215,174	90,412
Volyn	9,564	47737.1	6	6.6	203	9,189	479.8	801.0	13,103	54,807	14	233	259	718	5,769	34,005	44,181	8,809
Dnipropetrovsk	17,549	237308.9	29	124.6	959	16,129	3322.1	762.7	95,628	884,884	26	319	462	2,348	14,991	96,234	92,933	20,767
Donetsk	5,619	25278.5	2	5.8	486	4,472	486.5	524.4	-	-	22	410	420	1,290	2,633	41,565	68,191	64,775
Zhytomyr	13,043	24957.7	19	66.9	145	12,629	367.2	707.8	19,677	97,826	4	108	177	624	1,483	59,702	83,325	32,671
Zakarpattia	1,542	18644.8	97	99.3	98	1,551	1926.8	315.7	10,932	37,518	0	3	4	136	6,341	839	1,004	316
Zaporizhya	5,709	31976.3	3	7.2	295	5,203	998.6	593.0	56,396	238,612	11	219	822	1,546	2,007	62,465	84,550	22,807
Ivano-Frankivsk	3,080	10249.6	3	222.4	176	2,895	1241.6	700.3	20,351	107,891	0	49	11	335	12	20,744	88,469	17,118
Kyiv	22,058	216131.4	61	151.1	435	21,124	4106.6	645.8	44,330	248,203	2	248	149	1,783	18,762	124,007	49,330	10,967
Kirovohrad	7,329	30018.3	63	31.0	424	6,271	886.4	896.5	43,073	156,562	24	1,024	2,744	1,778	556	72,218	120,658	18,853
Luhansk	2,808	13944.7	21	2.2	87	2,729	1010.9	547.7	-	-	25	328	167	547	1,919	34,057	74,055	15,991
Lviv	14,472	14144.8	7	16.9	42	14,305	998.3	656.4	36,823	202,136	10	39	55	410	18,166	56,872	72,235	12,710
Mykolaiv	5,180	21190.1	13	10.8	334	4,669	490.6	599.3	39,597	130,706	24	267	934	2,157	1,704	46,308	77,198	23,183
Odessa	13,622	55010.9	33	429.0	359	14,271	810.0	662.5	61,878	314,150	0	23	95	810	8,939	87,117	106,090	48,765
Poltava	11,322	33224.4	35	23.5	208	10,884	637.9	1419.7	74,054	304,715	509	1,401	2,461	1,625	3,120	144,620	128,164	24,375
Rivne	8,315	17335.1	19	14.9	18	8,240	1107.7	1076.0	13,748	66,456	3	62	33	240	3,595	48,091	31,539	17,283
Sumy	8,487	36983.3	16	6.6	370	7,996	697.0	809.8	26,515	192,540	36	537	581	838	265	46,101	110,549	50,313
Ternopil	9,376	24627.3	14	10.5	76	9,154	730.4	549.3	15,431	56,168	6	349	121	581	2,815	79,947	153,793	24,856
Kharkiv	6,823	42572.6	11	95.2	207	7,448	1105.4	866.0	80,708	334,521	5	132	472	3,282	6,866	27,768	82,862	76,403
Kherson	9,837	383170.6	71	30.3	582	8,967	2989.3	589.3	37,687	101,948	42	499	557	1,194	3,607	47,016	56,052	27,345
Khmelnysky	18,599	46404.5	8	23.9	171	18,272	1716.5	888.7	41,015	129,032	8	166	573	1,460	9,143	113,216	163,787	43,341
Cherkassy	14,887	38124.5	3	3.7	390	14,247	1235.5	1257.9	47,394	228,700	87	5,385	1,050	1,424	1,256	136,741	138,721	21,215
Chernivtsi	5,555	5637.4	25	15.2	386	5,137	483.0	902.9	20,323	47,598	0	47	16	161	9,388	41,806	31,281	10,518
Chernihiv	12,916	50268.0	9	1.0	48	12,672	1707.2	685.0	32,695	154,029	97	475	326	1,219	3,241	60,948	145,074	37,181
City Kyiv	0	0.0	2	3.8	1	10	4871.0	0.0	19,162	911,873	0	0	0	1	0	0	0	0
Ukraine	259,506	1539542.1	581	1425.1	6,772	249,503	1351.6	786.0	891,907	5,173,681	1,046	13,612	12,951	28,444	129,204	1,602,111	2,219,215	720,974

*during January ,2015

** as of July 1, 2015

Annex 6. Normative monetary valuation of agricultural land in Ukraine, UAH per hectare (as of 01.01.2015)

Name of administrative unit	Arable land	Perennials	Grasslands	Natural pastures
AR Crimea	30789.64	75376.54	3764.82	3640.93
Vinnitsya	27561.18	84085.22	4136.51	3692.86
Volyn	24950.35	23160.51	11850.00	9511.98
Dnipropetrovsk	27104.99	27098.30	3784.97	3844.92
Donetsk	29045.57	58210.18	4801.96	4748.79
Zhytomyr	17150.82	78924.81	8985.61	6934.85
Zakarpattia	21981.56	29683.00	7253.92	5299.52
Zaporizhya	28198.67	34351.12	4032.61	3668.89
Ivano-Frankivsk	23806.35	16494.79	4192.64	4184.65
Kyiv	26641.79	79968.69	9004.42	5631.27
Kirovohrad	26747.09	17721.07	4492.22	3844.77
Luhansk	22100.18	71719.78	7214.22	3601.52
Lviv	22185.10	16442.84	5287.77	4892.08
Mykolaiv	21967.54	44108.68	3241.40	3241.40
Odessa	23427.36	51300.81	4911.88	3397.16
Poltava	28543.76	42416.84	5955.23	4532.37
Rivne	26171.55	24333.02	11011.18	7281.67
Sumy	24522.22	27989.59	7250.20	4732.21
Ternopil	25033.47	16196.08	5176.64	6688.57
Kharkiv	27088.85	57737.37	4438.85	3608.71
Kherson	28915.72	50677.31	2637.76	2637.76
Khmelnysky	28747.28	57415.53	5219.82	4556.35
Cherkassy	33175.94	51009.07	8776.59	3656.95
Chernivtsi	28333.20	66224.23	5019.78	3724.86
Chernihiv	20352.47	19463.60	8376.94	6510.52
City Kyiv	18188.09	108180.92	8253.45	5764.37
City Sebastopol	33143.93	103644.03		3956.44
Ukraine	25773.14	49404.96	6118.13	4732.82

Annex 7. Revenues from land tax payers and their number in the period of January 1-September 1, 2015

Oblast	Paid tax		Number of tax payers	
	Legal entities	Individuals	Legal entities	Individuals
Vinnitsya	56337.9	14402.9	3789	429802
Volyn	31632.3	6364.9	3095	145393
Dnipropetrovsk	284278	39795.9	9633	343775
Zhytomyr	42405	6880.28	3429	382925
Zakarpattia	27940.3	7184.41	3359	300634
Zaporizhya	100894	21423.6	5708	227740
Ivano-Frankivsk	40538.2	5718.37	3415	405709
Kyiv	113887	19439.8	7707	456935
Kirovohrad	23675.4	13804.3	2924	196005
Lviv	101446	7810.83	7517	191672
Mykolaiv	53248.9	16305.1	3804	219900
Odessa	187827	41088.5	7328	320913
Poltava	77163.8	14994.7	3875	254915
Rivne	38742.1	7543.8	2957	247594
Sumy	34923.1	5587.1	3287	227116
Ternopil	20889.2	7304.24	3297	487641
Kharkiv	113763	30523.2	8134	729321
Kherson	29675.3	27549.3	2932	289070
Khmelnysky	41259.4	6871.43	3718	401168
Cherkassy	32703.4	10002.4	3009	467044
Chernivtsi	29271.3	12122.7	1964	208333
Chernihiv	30154	5049	2851	86180
City Kyiv	429675	28642	9396	71075
Ukraine	1942329.6	356408.76	107128	7090860

* data on Luhansk, Donetsk oblasts and Crimea is missing

Annex 8. The number and area of privatized land parcels (as of 1 July 2015) and the number of cases pending in courts by type (2014)

Oblast	Total land parcels privatized in accordance with the decisions		Cases pending in courts (cases received during the reporting period)		
	Number of parcels	Area, ha	Administrative	Civil	Economic
AR Crimea	550,577	129,447.7	-	-	-
Vinnitsya	972,212	242,256.0	77	459	180
Volyn	582,491	165,196.7	47	160	68
Dnipropetrovsk	929,947	201,993.1	38	367	463
Donetsk	808,097	122,359.2	9	58	74
Zhytomyr	762,826	174,451.1	34	486	136
Zakarpattia	758,758	159,903.7	41	200	94
Zaporizhya	466,526	141,994.8	33	314	301
Ivano-Frankivsk	1,234,623	259,830.3	83	321	128
Kyiv	1,166,658	254,614.7	249	662	168
Kirovohrad	596,433	185,760.4	30	386	269
Luhansk	562,213	116,155.0	19	257	305
Lviv	987,678	224,694.7	117	429	243
Mykolaiv	426,610	71,564.4	31	346	130
Odessa	659,355	189,748.0	121	690	464
Poltava	789,437	204,384.7	37	212	152
Rivne	496,302	122,305.9	88	199	90
Sumy	734,058	150,557.8	13	89	97
Ternopil	764,395	180,872.2	38	211	65
Kharkiv	636,982	149,944.8	47	581	525
Kherson	376,984	133,283.0	35	260	158
Khmelnysky	886,382	229,506.0	33	278	166
Cherkassy	535,626	177,221.7	22	345	295
Chernivtsi	516,884	122,089.0	41	200	101
Chernihiv	669,387	197,767.0	26	335	81
City Kyiv	64,774	5,982.1	-	-	-
City Sebastopol	43,958	3,224.0	-	-	278
Ukraine	17,980,173	4,317,108.0	1,309	7,845	5,031

Annex 9. Land registered as jointly-owned property and property of legal entities for 2014 and Q1-Q2 2015

Oblast	Joint property		Legal entities property	
	Parcels	Area	Parcels	Area
AR Crimea	603	966	1,761	7,780
Vinnycya	78,745	125,404	83,480	241,205
Volyn	47,934	51,696	51,925	162,642
Dnipropetrovsk	56,610	147,734	48,526	280,571
Donetsk	35,698	89,232	24,610	109,630
Zhytomyr	49,034	58,058	45,449	128,777
Zakarpattia	35,640	14,699	7,670	10,857
Zaporizhya	54,035	198,899	48,619	271,296
Ivano-Frankivsk	64,452	25,612	30,202	27,861
Kyiv	172,683	427,441	65,568	368,573
Kirovohrad	53,729	177,755	54,920	264,653
Luhansk	25,197	83,585	21,206	100,188
Lviv	87,569	62,141	67,747	98,526
Mykolaiv	41,760	143,023	31,933	163,375
Odessa	79,027	193,571	84,481	332,653
Poltava	83,669	205,411	92,035	384,553
Rivne	54,824	195,169	31,866	226,569
Sumy	70,198	119,854	79,105	155,180
Ternopil	56,715	52,109	45,447	76,343
Kharkiv	48,180	137,467	37,665	191,795
Kherson	37,653	159,652	36,763	256,903
Khmelnysky	129,282	247,418	75,426	245,302
Cherkassy	71,465	138,645	69,550	191,264
Chernivtsi	39,693	27,224	22,646	26,576
Chernihiv	71,385	142,931	68,747	224,903
City Kyiv	5,109	1,593	1,690	2,415
City Sebastopol	206	36	553	4,019
Ukraine	1,551,095	3,227,322	1,229,590	4,554,404

Annex 10. The base characteristics of administrative units as of January 1, 2015

Oblast	The total land area (ha)	Agricultural land (ha)	Average size of land parcels*						Population	Share of urban population	Women per 1,000 men	Number of landowners and land users
			Urban			Rural						
			Communal	Private	State	Communal	Private	State				
AR Crimea	2,608,158	1,853,305	0.77	3.26	1.33	2.07	3.26	7.96	1,967,259	-	-	876,543
Vinnitsia	2,649,287	2,064,219	0.36	0.16	0.73	0.99	1.52	6.49	1,618,262	50.59	1,168	1,346,825
Volyn	2,014,446	1,080,805	0.14	0.09	0.64	1.19	1.35	12.72	1,041,303	52.3	1,121	762,274
Dnipropetrovsk	3,192,338	2,581,801	0.46	0.09	1.24	0.49	3.74	9.24	3,292,431	83.62	1,188	1,371,617
Donetsk	2,651,746	2,094,489	0.67	3.05	4.22	2.06	9.35	9.67	4,343,881	90.65	1,204	1,741,932
Zhytomyr	2,982,781	1,583,144	0.45	0.27	1.96	0.89	1.87	16.66	1,262,512	58.73	1,154	1,044,543
Zakarpattia	1,275,215	469,767	0.44	0.12	1.08	1.25	0.63	10.67	1,256,850	37.1	1,084	725,383
Zaporizhyya	2,718,290	2,298,393	0.39	0.43	1.81	0.87	3.99	13.04	1,775,833	77.15	1,190	991,165
Ivano-Frankivsk	1,392,756	645,296	0.49	0.69	1.58	0.96	0.48	6.25	1,382,096	43.59	1,116	1,034,881
Kyiv	2,816,213	1,790,376	0.31	0.59	1.13	0.96	3.62	9.36	1,730,794	62.18	1,162	1,478,217
Kirovograd	2,458,794	2,082,137	0.41	0.40	1.24	2.94	3.79	15.79	987,565	62.73	1,176	742,799
Luhansk	2,668,368	1,955,929	0.61	0.47	0.55	0.79	3.24	2.56	2,239,473	86.85	1,186	1,088,577
Lviv	2,183,197	1,292,056	0.30	1.74	2.55	0.32	1.41	8.64	2,538,436	60.96	1,111	1,365,400
Mykolaiv	2,458,552	2,054,891	0.30	0.21	1.85	0.52	3.83	9.43	1,168,372	68.1	1,162	703,496
Odessa	3,331,383	2,660,147	0.55	0.12	1.59	1.50	2.59	10.28	2,396,493	66.9	1,129	1,160,242
Poltava	2,875,068	2,224,866	1.64	1.42	9.73	3.28	2.83	7.54	1,458,205	61.82	1,174	950,033
Rivne	2,005,095	961,840	0.35	0.15	0.51	0.78	2.32	18.50	1,158,851	47.73	1,108	675,650
Sumy	2,383,203	1,739,115	0.52	0.37	1.10	0.87	8.82	6.57	1,132,957	68.4	1,186	881,382
Ternopil	1,382,473	1,073,716	1.03	0.07	3.54	1.65	1.84	9.31	1,043,665	44.47	1,143	806,430
Kharkiv	3,141,849	2,473,978	0.39	0.15	1.49	0.53	3.07	7.77	2,737,242	80.57	1,162	1,354,067
Kherson	2,846,135	2,031,750	0.64	0.30	1.57	0.48	3.76	3.49	1,072,567	61.2	1,158	633,805
Khmelnitsky	2,062,879	1,603,878	0.57	0.17	1.74	1.99	1.54	9.25	1,306,992	56.12	1,157	993,791
Cherkassy	2,091,670	1,486,907	0.31	0.20	1.98	0.61	1.78	9.27	1,259,957	56.73	1,185	719,720
Chernivtsi	809,576	481,958	0.25	0.08	0.43	0.47	0.61	5.11	908,508	42.89	1,128	707,516
Chernihiv	3,190,385	2,124,924	0.32	0.32	0.35	2.73	2.42	8.03	1,066,826	64.3	1,204	898,199
City Kyiv	83,600	4,700	3.94	0.23	5.67	-	-	-	2,868,702	100	1,165	91,730
City Sevastopol	86,400	27,700	2.57	1.60	24.25	-	-	-	385,870	100	-	100,571
Ukraine	60,359,858	42,742,086	0.55	1.01	2.17	1.27	2.99	9.40	45,401,902	69.12	1,161	25,246,788

*as of December 1, 2015