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IMPACT OF SALES OF LAND ON TRANSFORMATIONS OF THE AGRARIAN
STRUCTURE IN CENTRAL ADMINISTRATIVE COMMUNES OF
BELCHATOW INDUSTRIAL REGION IN THE PERIOD 1970-1982

The evolution of agrarian structure is affected by two phenomena:

- movement of private farms, i.e. creation of new and liquidation of some already existing farms;
- changes in area size resulting from diminution or enlargement of farms.

Concentration of the process of disappearance or creation of new farms in definite groups of farms according to their size results in major changes in the agrarian structure. An equally important and active factor are changes in size of farms being a result of adjusting land resources to the remaining factors of production in order to utilize them better.

A characteristic feature of changes, which occurred in the agrarian structure of Belchatow Industrial Region between 1970 and 1982 is gradual shrinking of land areas belonging to private farms. Transfer of land from the private sector to agricultural units of the socialized sector was carried out through the so-called State Land Fund, being the main link in intersectoral trade in land. A significant influence on sales of land was exerted by the retirement law from 1974 (amended in 1978), on the strength of which each farmer without a successor was allowed to transfer his land to the state in exchange for a pension or cash compensation. In this way, the total of 4,991 hectares of private land were transferred to the state in central admin-

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administrative communes of Belchatow Industrial Region between 1974 and 1982. The total land resources of the State Land Fund in the period under survey amounted to 6,041 hectares, out of which 3,711 hectares were transferred to socialized farms and 1,405 hectares to private farms. As a result of these sales of land through the State Land Fund, the land area possessed by the non-socialized sector decreased by 3,586 hectares, in this - 868.3 hectares in Belchatow administrative commune, 1,357.5 hectares in Kleszczow commune and 800.2 hectares in Kluki commune. The process of land sales was differentiated regionally. It assumed bigger proportions in typically agricultural regions with predominance of farms in medium area size groups, and much smaller scale among small farms with biprofessional owners. An exception here was the administrative rural commune of Kamiensk, in which despite a significant share of peasant-worker farms sales of land by the private sector were especially high.

If we take into account the amount of land transferred to the State Land Fund in the period 1974-1982 as a percentage share of the total area of villages, the following types of areas could be distinguished in this region:

- areas with insignificant sales of land by the private sector (up to 5 per cent) encompassing the town of Belchatow and villages situated in its immediate vicinity and a zone stretching from villages of Pytowice and Kozniewice (Kamiensk administrative commune) to villages of Zarzecze and Kaszewice (Kluki administrative commune);

- areas with average sales of land (5 to 25 per cent) adjoining those mentioned above on the western side (Kluki commune) and the southern side (Kleszczow commune);

- areas with big sales of land (above 25 per cent) situated in the eastern part of Belchatow and Kamiensk administrative commune.

From among the total number of 1,117 private farms taken over by the State Land Fund in Belchatow Industrial Region between 1974 and 1982, over 60 per cent did not exceed 5 hectare. An especially big share of small farms among those passed over to the state could be observed in administrative communes of

Kamiensk (76.2 per cent) and Belchatow (65 per cent). Decreasing number of small farms in the private sector can be treated as a favourable phenomenon from the point of view of the agrarian structure as these are, as a rule, economically weak farms with traditional forms of agricultural production.

After announcement of the Law from 1978 allowing private farmers to purchase land from land resources of the State Land Fund, there were sold 583 agricultural plots to the non-socialized sector, among which 91.8 per cent did not exceed 5 hectare. These plots were utilized mainly to enlarge the already existing farms. Among farmers wishing to purchase agricultural plots from the State Land Fund predominated owners of medium-sized and big farms, while small farms (up to 2 hectares in area) were not interested in purchasing additional land. 95 sold plots were used to set up new farms, among them 49 with an area between 0.5 and 4.99 hectares and 46 - over 5 hectares. The greatest number of these new farms was recorded in Belchatow commune (36) and Kluki (29).

In the private turnover, the number of transactions concerning purchases and sales of agricultural plots was much smaller and reached only 272, out of which over 90 per cent involved buying additional land to expand the existing farms. Among private farms decreasing their area, there prevailed those with an area between 2 and 7 hectares (85.6 per cent), while among those enlarging their area - farms in the group of 5 to 10 hectares (83 per cent).

The performed studies reveal that private farms decreasing their area tend towards the group of 2 hectares, while those enlarging their area wish to reach an area of over 10 hectares. This leads to elimination of the group between 2 and 7 hectares as a target group as it is too big for a gardening plot and too small for a regular farm. According to A. Szemberg (1980), it is more advantageous when big farms are interested in purchasing land since they are better prepared to utilize it effectively. When the area of small farms is enlarged, it usually involves major investments and changes in production profile, which is much more difficult.

The movement of farms observed in Belchatow Industrial Region in the period 1970-1982 resulted in changes in the number of private agricultural farms. On a predominant part of the analyzed region (84 villages), there was recorded a drop in their number, with the most significant drop recorded in villages of Ruszczyń (Kamiensk commune), Czyżów (Kleszczów commune) and Kalisko (Belchatow commune). In the other villages, this drop in the number of farms did not exceed, as a rule, 40 per cent, and it was the smallest in villages situated in Belchatow administrative commune (under 20 per cent), and the biggest in Kamiensk administrative commune (between 20 and 60 per cent). Only 6 villages recorded an increase in the number of private farms: Adamów, Ławy, Kolduny, Korczew in Belchatow commune, and Nowy Janów and Zar in Kluki commune.

The drop in the number of farms and a parallel process of the outflow of agricultural land from the private sector exerted an influence on changes in the average size of a private farm in the period 1970-1982. The average size of a private farm was decreased in 50 per cent of villages and it encompassed both typically agricultural villages (Kleszczów and Kluki administrative communes) and villages with a substantial share of biprofessional farms (Belchatow commune). These changes did not usually exceed 20 per cent, and the exceptions here were villages Huta Porajska (Kamiensk commune), Rogowiec, Wolica, Wola Grzymalina (Kleszczów commune), Kuznica Kaszewska, Zar (Kluki commune), in which the changes reached about 40 per cent. It can be said that the agrarian structure was improved in villages situated in the southern part of Kamiensk and Kleszczów administrative communes, in the northern part of Kluki commune, and in the northern and western parts of Belchatow commune. Thus, areas with deteriorating farm size structure are located in central parts of the analyzed administrative communes, in direct vicinity of the Fuel and Energy Industrial Combine, and they encompass a zone stretching from the village Danielów (Kamiensk commune), through Kleszczów commune to the villages situated in the southern part of Kluki commune. Improvement in the farm size structure can be seen to the north and south of this zone. Thus, a conclusion

could be ventured here that the occurring changes aim at creation of a food-supplying zone for the expanding industrial centre.

From the viewpoint of the form of the farm size structure, apart from changes in the total number of farms and their average size, there are also important changes occurring in particular farm-size groups.

Adopting here criteria applied by the Central Statistical Office, it is possible to distinguish:

- 1) undersized farms between 0.5 and 1.99 hectares;
- 2) small farms from 2 to 4.99 hectares;
- 3) medium-sized farms from 5 to 6.99 hectares;
- 4) big farms from 7.0 to 9.99 hectares;
- 5) bigger farms over 10 hectares.

1. Changes occurring in this farm-size group in the years 1970-1982 encompassed 77 villages. In 34 of them, the number of farms decreased and in 43 villages it increased. No changes in relation to 1970 occurred in 7 villages and in 9 further villages there were no farms belonging to this group. The biggest decrease in the number of undersized farms was recorded in Kamiensk administrative commune and in peripheral villages of Kluki commune. Their number grew quite considerably in central parts of the analyzed administrative communes and in villages surrounding the town of Belchatow. This growth was faster in agricultural areas and slower in those areas where employment outside agriculture had been common already in earlier years. The changes which occurred in the group of undersized farms in the analyzed period were not only of quantitative character but there were also changes in the average size of farms and structural changes. The share of undersized farms in the overall number of agricultural farms went up in over 60 per cent of villages and that not only in villages situated in the vicinity of the town of Belchatow but also in peripheral villages of this region.

A characteristic phenomenon is the shrinking of an average size of these farms, which ranged from 0.66 hectare (Myszaki) to 1.63 hectares (Lawy) in the administrative commune of Belchatow. An exception here were villages Korczew (1.94 hectare)

and Wola Mikorska (1.74 hectare), in which the average size of farms belonging to this group increased by ca. 60 per cent. In the administrative commune of Kamiensk, the average size of the analyzed farms amounted from 1.11 ha (Huta Porajska, Napoleonow) to 1.67 ha (Pila Ruszczyńska, Ruszczyń), while in administrative communes of Kleszczow and Kluki it did not exceed 1.50 ha.

2. Small farms with a total area from 2 to 4.99 ha are most mobile both with regard to their number and occupied areas. Changes occurring in this farm size group are of great significance for the agrarian structure. Farms between 2 and 5 hectares, too small for commercial farms and too big for auxiliary farms participate most actively in sales of land expanding the group of big farms (over 7 ha) or the number of peasant-worker farms. Between 1970 and 1982, 56 villages recorded a decline in the number of these farms and only 31 villages their increase. In 50 per cent of villages, the share of this farm-size group in the total number of farms increased by 30 per cent on the average.

The biggest changes in the total number of small farms took place in the western part of the analyzed region, and especially in villages situated in the vicinity of the Fuel and Energy Industrial Combine. A drop in the number of small farms in relation to 1970 was recorded in the administrative commune of Kamiensk, in the central part of the analyzed region, and in the central part of the analyzed region, and in the western part of Kluki commune. Simultaneously, there could be observed here increase in the number of undersized farms (0.5 to 1.99 ha) and big farms over 7 ha in area. This is due to the fact that for a small farm with surplus labour and shortage of means of production, creation of a big industrial project in its vicinity is synonymous with a change in its economic situation. Consequently, there grows the share of biprofessional farms, and along with increase in incomes, the owners of farms either abandon farming gradually selling a part of their land or enlarge their farms gradually to such a size which will ensure livelihood for their families.

3. Medium-sized farms with an area of 5 to 6.99 hectares, like those between 2 and 5 hectares, are characterized with quite a big mobility. Apart from selling a part of farmland and changing farms into peasant-worker farms, an equally common phenomenon is purchasing farmland and, thus, moving to higher farm-size groups (over 7 ha). Thus, it could be said that within the group of farms between 2 and 7 hectares, there takes place some kind of selection between a typically agricultural farm of commercial character and a biprofessional farm.

Quantitative changes in the group of medium-sized farms encompassed 85 villages, with their number declining in 69 villages and growing in only 16 villages. Accordingly, it could be said here that a systematic reduction in the number of farms between 5 and 6.99 ha in the central administrative communes of this region was a common phenomenon.

4. Changes occurring in the years 1970-1982 in the group of big farms (7 to 9.99 ha) were differentiated regionally most strongly. Their number tended to decrease and increase both in typically agricultural parts of this region and in areas characterized with predominance of undersized biprofessional farms (Belchatow and Kamiensk administrative communes). Decrease in the number of these farms was most often connected with purchasing more land and moving to higher farm-size groups. This was accompanied by increase in the average size of farms in this group, which paves the way for consolidation of big farms in the farm-size structure in Belchatow Industrial Region.

5. Bigger farms (over 10 ha), generally highly commercial and equipped with agricultural machines and equipment, responded to industrialization processes equally strongly as small farms under 5 ha. For commercial farms, development of an industrial centre in their vicinity means, first of all, an expanding sales market and growing demand for agricultural produce. Quantitative changes in this farm-size group did not generally exceed 50 per cent in the period under study. A drop in the number of farms was recorded in 42 villages situated mainly in the administrative communes of Belchatow, Kleszczow and Kluki. A typical phenomenon for industrialized areas is a growing share of bigger

farms in the total number of farms. In this region, decrease in the share of this group in the farm-size structure took place only in the town of Belchatow, in the villages situated in the southern part of Kluki commune and in several villages in the vicinity of the Fuel and Energy Industrial Combine. On the remaining area covering 54 villages, there could be observed a marked improvement in the farm-size structure.

Final Remarks

1. Over the years 1970-1982, the non-socialized sector was considerably reduced. There decreased both the number of farms and their land area, with decrease in the number of farms being in most cases faster than outflow of land from the private sector. These changes led to changes in the average size of a farm, and they were considerably differentiated regionally. In the central part of the region (in the villages located around the Fuel and Energy Industrial Combine), in Belchatow and several villages situated in its vicinity, the average size of a farm decreased by about 20 per cent, while in the peripheral villages it increased by also about 20 per cent. It could, thus, be said that in the former case, there can be observed the deconcentration process and in the latter case, the process of land concentration in the private sector.

2. Liquidation of farms usually assumed the form of transferring land to the State Land Fund in exchange for a pension or cash compensation. Private sales of land ceased to predominate. Over 80 per cent of newly-created farms were established on the land distributed by the State Land Fund. It is a novel phenomenon in trade in the agricultural land. Previously, as it was shown by studies of A. Szemberg (1966, 1969, 1979), K. Michna (1978) and K. Olesiak (1977) the agrarian structure was mainly shaped by the private trade in land within the framework of the private sector. This means that the role of the state as a centre steering agrarian transformations is growing.

3. Farms from the area group of 2 to 7 hectares participated most actively in sales of land. They were most often enlarging their area or - due to economic-financial conditions - they were deciding to sell a part of their land, which led to selection into farmers and non-farmers in this group. However, in as much as in other industrialized regions, this selection was mainly taking place within the group of small farms (2 to 5 ha), in Belchatow Industrial Region it shifted to the group of medium-sized farms (5-7 ha). Simultaneously, and this is also a novel phenomenon, the average area of an auxiliary farm increased as well. The studies on trends in transformations of the agrarian structure in Poland carried out under supervision of A. Szemberg (1966, 1979, 1969, 1980) revealed that the farms passing to the non-agricultural group (2 ha) were coming for their most part from the group of 2 to 5 ha. In this way, the farm size of 2 to 5 hectares ceased to be a target size. It was also recognized that peasant-worker farms were largely to be found in the group of 0.5 to 2 ha. In Belchatow Industrial Region, the boundary between an agricultural and non-agricultural farm shifted to the group between 2 and 5 hectares, with the farm size of 5-7 hectares no longer treated as a target size. This phenomenon is all the more interesting as the farm-size group of 5-7 ha was predominant in this region in 1970. Thus, the observed trends point at favourable transformations in the farm-size structure in the period under survey.

4. As a result of the movement of farms and changes in the farm size, there took place a distinct polarization of extreme farm-size groups. The number of undersized farms (under 2 ha) treated rather as gardening plots and farms over 7 ha was growing very dynamically. This was synonymous with occupational polarization of their owners as workers and farmers. However, in as much as the number of small farms grew almost everywhere, growth in the number of commercial farms was distinctly differentiated regionally and observed, first of all, in the villages situated to the north and south of the expanding industrial project. Consequently, it could be said that there is slowly growing a food-supplying zone for the new industrial centre.

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WPLYW OBROTU ZIEMIĄ NA PRZEMIANY STRUKTURY AGRARNEJ
W CENTRALNYCH GMINACH BEŁCHATOWSKIEGO OKRĘGU PRZEMYSŁOWEGO
W LATACH 1970-1982

Rozwój Bełchatowskiego Okręgu Przemysłowego (BOP) uaktywnił proces wypadania ziemi z gospodarki chłopskiej. Likwidowanie gospodarstw odbywało się głównie przez przekazywanie ziemi do Państwowego Funduszu Ziemi (PFZ) za rentę lub spłaty pieniężne. Również wśród nowo utworzonych gospodarstw przeważały gospodarstwa powstałe na gruntach PFZ. Prywatny obrót ziemią, w ramach sektora nieuspołecznionego przestał być dominujący.

W obrocie ziemią szczególnie aktywnie uczestniczyły gospodarstwa z grupy obszarowej 2-7 ha. One najczęściej odsprzedawały część gruntu przechodząc do gospodarstw małorolnych (2-5 ha), bądź też decydowały się na dokup ziemi, przechodząc do gospodarstw większych, ponad 10 ha. W wyniku takiego właśnie ruchu gospodarstw dokonywała się polaryzacja gospodarstw ze skrajnych grup obszarowych oraz polaryzacja zawodowa ich właścicieli na robotników i chłopów.