

READINESS OF LAND OWNERS AND LAND USERS FOR THE IMPLEMENTATION OF LAND REFORM

**Results of the survey on legal awareness
and knowledge of land markets and
land administration**

June-July 2021



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1. About the survey

Ukraine's economic growth is directly related to the increase in private investment in the agro-industrial complex. At the same time, the success of land reform is the key to investor confidence. The reform should create a transparent, competitive environment for the functioning of the land market and effectively combat corruption in the field of land relations. The success of land reform also depends on the effectiveness of existing mechanisms to protect the rights of citizens and their legal capability in the field of land relations. In particular, landowners and the owners of other property rights to land, especially in rural areas, will need to be further informed about their land rights, the possibility of exercising them, and improving access to legal protection instruments.

In particular, data were obtained on:

- the peculiarities of land tenure and land use, as well as intentions to sell and buy land after the opening of the land market;
- the level of knowledge of landowners and land users regarding certain legal and bureaucratic aspects of land relations;
- the level of awareness of state support for farmers;
- the level of confidence in the ability to protect their rights in the field of land relations;
- the request of landowners and land users for information on land issues;
- the attitude to various sources of legal aid and information on land issues.

The survey was conducted by telephone interview from June 19 to July 21, 2021. A total of 1,000 adults were interviewed, who reported that they owned or used agricultural land. Telephone numbers were selected from the FLAS client base among those who first approached the system in 2020-2021 on land issues. As the general population was the FLAS clients, i.e. people who have received legal aid at least once in the last 1.5 years, it can be assumed that a representative survey of Ukrainian landowners and land users would have lower legal awareness and legal capability than in this study.

The survey used a stratified random sample: in the first step, 24 strata were formed by age, sex, region of residence; in the second step, within each stratum, telephone numbers were randomly selected in an amount proportional to the size of the strata.

The response rate was about 18 percent of all contact attempts. The median duration of the interview is 16 minutes. The sampling error is 3 percent with a confidence level of 0.95 without taking into account the design effect.

During the survey, the interviewers encountered distrust and reluctance of respondents to discuss issues related to the ownership, use, and sale-purchase of agricultural land. This indicates widespread fears about the consequences of opening up the land market and the risks of being harmed by offense in this field.

This report was prepared by Maryna Shpiker and Oleksii Lyshtva in coordination with Serhii Yushchyshyn and Anna Oliinyk. Data collection was performed by the FLAS team of interviewers. Irina Bardasova and Igor Slavin provided advise on legal issues. The team is most grateful to all the land holders and land users who accepted to participate in the survey and share their views. The research was supported by the EU funded and World Bank executed project "Supporting Transparent Land Governance in Ukraine".

2. Key results

- 82 percent of respondents have a land plot in personal ownership, and 18 percent do not have but use the land anyway. Among the respondents, 84 percent cultivate the land, 30 percent – more than 2 hectares. 45 percent of respondents are tenants, landlords, or both.
- After the end of the moratorium, 19 percent of respondents are going to sell and/or buy land. If we assume the realistic average cost of land as UAH 40 000 per hectare (as it was in the first month of the land market), only 18 percent of respondents correctly predicted the price. They assumed that the cost of one hectare will be in the range from UAH 30 000 to UAH 50 000. Another 39 percent of all respondents (also, 29 percent of potential buyers and 31 percent of potential sellers) could not even guess how much one hectare would cost. On average, sellers have slightly higher price expectations than buyers, but this difference is not very large.
- The level of knowledge on land legislation can be assessed as mediocre. 23 percent of respondents gave up to 5 correct answers out of 14 to questions on certain legal and bureaucratic aspects of land legislation. Another 55 percent gave 6-9 correct answers, and 22 percent gave 10 or more correct answers. It is important to note that a mediocre level of awareness of certain topics is observed both among those for whom they are less relevant and those for whom these topics should be relevant. For example, when comparing knowledge of rent and sale, potential sellers are only slightly more knowledgeable on these issues than others, and landlords are even less knowledgeable than those who do not lease land. People with a low level of knowledge are older and poorer on average. The results indicate the need for information and legal education, especially through those channels of communication that are popular among older age groups.
- Among those who cultivate the land, only 29 percent know that the government provides financial support to farmers to help them expand their production, and 19 percent know of the state agricultural register.
- The most convenient ways to obtain information for the respondents are the Internet (41%) and national television (30%).
- Information on the latest changes in land legislation is currently needed by 53% of respondents. This demand is higher for those who are interested in selling (68%) or buying (75%) land, indicating an urgent need for information for these groups. As for the most convenient sources of information, 60 percent of potential buyers and 37 percent of potential sellers of land named the Internet, and 18 percent and 28 percent, respectively, named national TV channels. Tenants (61%), and those who cultivate 3-10 hectares of land (62%) also have a higher demand for information. In general, among those who have a conscious need for information about changes in land legislation, 38 percent named the Internet, 30 percent – national TV channels, 23 percent – social networks as the most convenient sources.
- At the same time, people with the lowest level of knowledge about land legislation prefer national TV channels (44%), the Internet (22%), and their social contacts (18%). Therefore, it is impractical to focus information efforts only on the Internet. The fact that people with a low level of awareness of land legislation are more likely to receive

information from television, radio and the national press than more knowledgeable people may also indicate a lack or poor quality of relevant information from these sources.

- 62 percent of respondents agreed that local notaries provide reliable information on local land relations, 58 percent supported this statement regarding local state registrars, 56 percent regarding local units of the State Geocadastre, 49 percent regarding local self-government.
- The reputation of local governments among landowners and land users is quite controversial: 43 percent of respondents doubt that information on local land relations from local governments is reliable, 35 percent tend to believe that local governments do not understand land issues, and 41 percent do not count on local government assistance in land dispute situations.
- One of the indicators of citizens' legal capability and legal empowerment is their belief that they can protect their rights if necessary. More than half of those surveyed (59%) said they were likely to be able to protect their rights as a landowner or land user if these rights were violated, and almost three-quarters of those surveyed (73%) said they were likely to find good advice. Older and poorer people, those from rural areas and western region, those who do not own land, those with a lower level of awareness of land legislation, and those with a negative previous experience of interaction with the FLAS, as well as potential sellers of land compared to potential buyers, are less likely to be able to defend their rights and/or get good advice if they face a problem related to private land ownership.
- Another indicator of citizens' legal capability is their belief in the rule of law. Almost a third of respondents do not believe in the equality of people before the law: 30 percent said they would not be able to exercise their rights as a landowner or land user if they were violated, but a businessman or official could do so.
- The client satisfaction rate of the free legal aid system is high: 91 percent received the necessary information or support, and 90 percent would advise a neighbor to contact the FLAS system if he or she had a problem in the field of land relations. Older and poorer people, as well as residents of the western region, are relatively less satisfied: although most of them are positive about the experience of applying to the FLAS lawyers. Therefore, it is recommended to focus on identifying the needs and desires of these categories of clients to increase the overall level of client satisfaction.
- Women accounted for 60 percent of all respondents and men for 40 percent. Among women, there are almost as many landowners as among men (81% and 84% respectively) and almost as many who cultivate more than 10 hectares of land (4% and 6% respectively). In addition, 37 percent of women and 41 percent of men lease the land out, 8 percent and 9 percent rent land, respectively, and 18 percent and 22 percent plan to buy or sell land. There are no significant differences in the level of information demands between men and women.
- At the same time, women are slightly older than men, poorer, and more likely to live in villages. Among women, there are more people who cultivate their land (49%) compared to men (39%). A smaller proportion of women are interested in buying land (7% compared to 15% among men). Women are also less knowledgeable of land prices: 43 percent of women and 29 percent of men could not answer how much 1 hectare will cost after the market opens. Men were more likely than women to name

national television among the most convenient ways to obtain information (38% and 26%, respectively). In contrast, women more often named the local press (11% and 4% respectively).

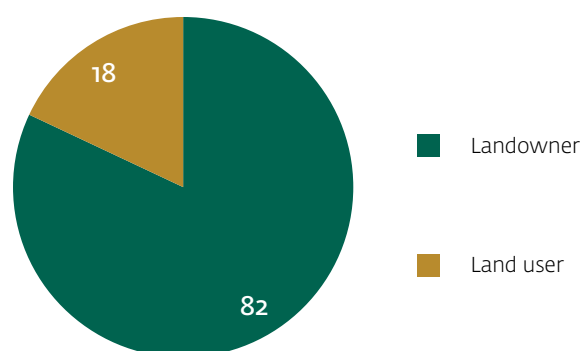
- Some differences between women and men are observed only in certain age groups. For example, in the 18-39 and 40-59 age categories, there are fewer women landowners than men, and among older women, on the contrary, there are more landowners. Among people under the age of 40, there are significantly fewer women with more than 10 hectares of land in use than among men of the same age (1% and 10%), while in the age group of 40-59 years such women are twice as many as men (8% and 4%). Among those aged 60 and over, the share of women cultivating more than 10 hectares of land is again lower than that of men (2% and 4%, respectively). Women under the age of 40 have a lower level of awareness in land legislation than men of the same age, while the opposite is true in the 40-59 age group. Younger women are also less aware of government financial support for farmers. Women under the age of 40 are less confident in defending their rights and finding good advice on land issues than men of the same age.

3. Characteristics of land ownership and land use

As mentioned above, the survey was conducted with those people who own agricultural land and/or have land that they do not own but cultivate. In general, 82 percent own land, and 18 percent do not own but cultivate it. It should be noted that every fifth landowner reported that they also cultivate land in addition to the plot they own.

Share of landowners and land users among respondents

(% of all respondents, n=1000)



Among those surveyed, 84 percent cultivate the land, 4 percent do not cultivate it, and 12 percent did not respond. In particular, 26 percent cultivate up to 0.5 ha of land, 27 percent – up to 2 ha, 25 percent – 3-10 ha, 5 percent – more than 11 ha.

What is the total area of agricultural land that you cultivate (no matter if you own it)?

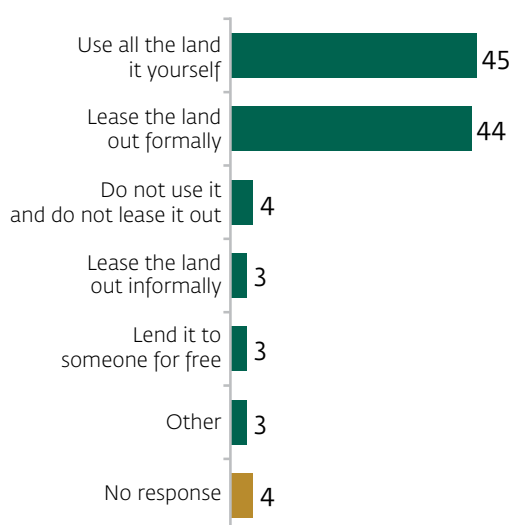
(% of all respondents, n=1000)



Among those who own land, 45 percent use the land themselves, 44 percent rent it out officially, 3 percent informally, another 3 percent let someone use it for free, and 4 percent do nothing with it. Among those who use land without owning it, 45 percent do so free of charge, 15 percent on the basis of a formal lease agreement, 8 percent rent without a contract. In summary, 45 percent of respondents are tenants, landlords, or both: 39 percent lease land, 8 percent rent it.

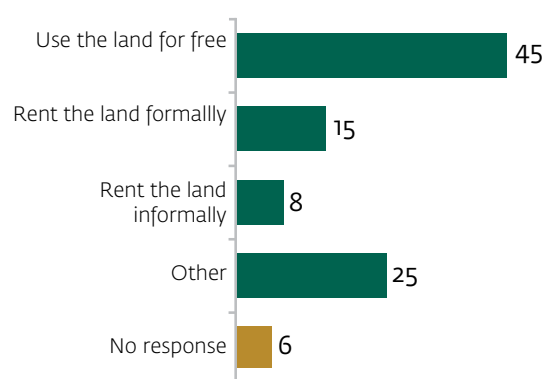
The next question will only apply to agricultural land that you own. How is this land currently used?

(% of landowners, n=818)



The next question will only apply to agricultural land that you use but does not own. On what grounds do you use this land?

(% land users, n=342)



Among respondents younger than 40, a smaller share are landowners and landlords. In addition, most tenants are among men under 40, and most of those who cultivate more than 2 hectares are among women aged 40 to 59. In general, there are more women who cultivate owned land (49%) than men (39%). Among the inhabitants of regional centers and cities, there are fewer landowners and those who cultivate more than 2 hectares, compared to villages. The largest share of those who cultivate more than 2 hectares and lease land is in the southern region, and the smallest is in the western region.

Proportion of landowners / those who cultivate more than 2 hectares of land / tenants / landlords in each category of respondents (%).

	Landowner	Cultivates over 2 hectares of land	Landlord	Tenant
Women of 18-39 years old	71%	16%	23%	9%
Women of 40-59 years old	81%	42%	41%	9%
Women of 60+ years old	87%	26%	42%	6%
Men of 18-39 years old	79%	29%	32%	16%
Men of 40-59 years old	89%	30%	47%	6%
Men of 60+ years old	83%	34%	43%	4%
Regional center	70%	24%	37%	5%
City	77%	17%	32%	8%
Town	84%	27%	38%	7%
Urban-type settlement	82%	33%	43%	12%
Village	85%	35%	39%	8%
West	78%	15%	27%	8%
Center	87%	35%	41%	8%
East	78%	27%	39%	8%
South	85%	53%	51%	10%

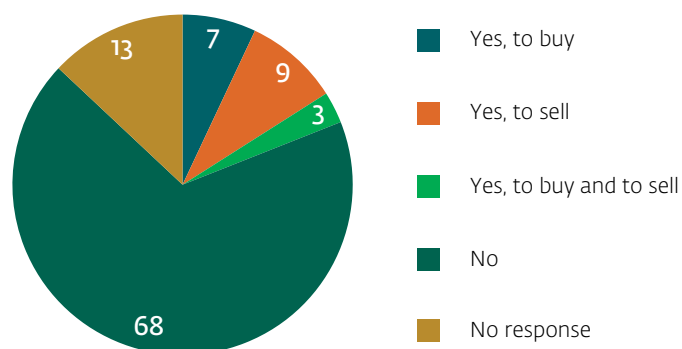
4. Intentions to buy and sell land

On July 1, 2021, the law on the opening of the market for agricultural land came into force. Therefore, the citizens of Ukraine received the right to buy land and sell it. The survey started less than two weeks before the opening of the land market and ended three weeks after the event, so we can say that it shows the attitudes and opinions of landowners and land users at the time when the sale and purchase of land were allowed.

After the cancellation of the moratorium, 19 percent of respondents are going to sell, buy land, or do both. Among them, 7 percent are going to buy land, 9 percent are going to sell it, and 3 percent plan to buy and sell. Another 68 percent do not plan to do any of the above, while 13 percent did not respond.

When the land market opens, do you or any member of your household plan to buy or sell agricultural land?

(% of all respondents, n=1000)



Men (in particular, aged 18-59), those who described their financial status as «We have enough money for electronics for the home» or «We can afford a car or other goods of similar value», tenants and those who cultivate more than 10 hectares of land are slightly more interested in buying land. Interestingly, there are twice as many potential buyers among the residents of regional centers as among rural residents. There are also more potential sellers among tenants while there are fewer of them among residents of villages and southern regions.

It is worth noting that women are more likely to say that they will not buy or sell land (71%) compared to men (63%). On the other hand, men more often answered that they were undecided (14%) than women (9%).

Proportion of potential buyers and sellers in each category of respondents (%).

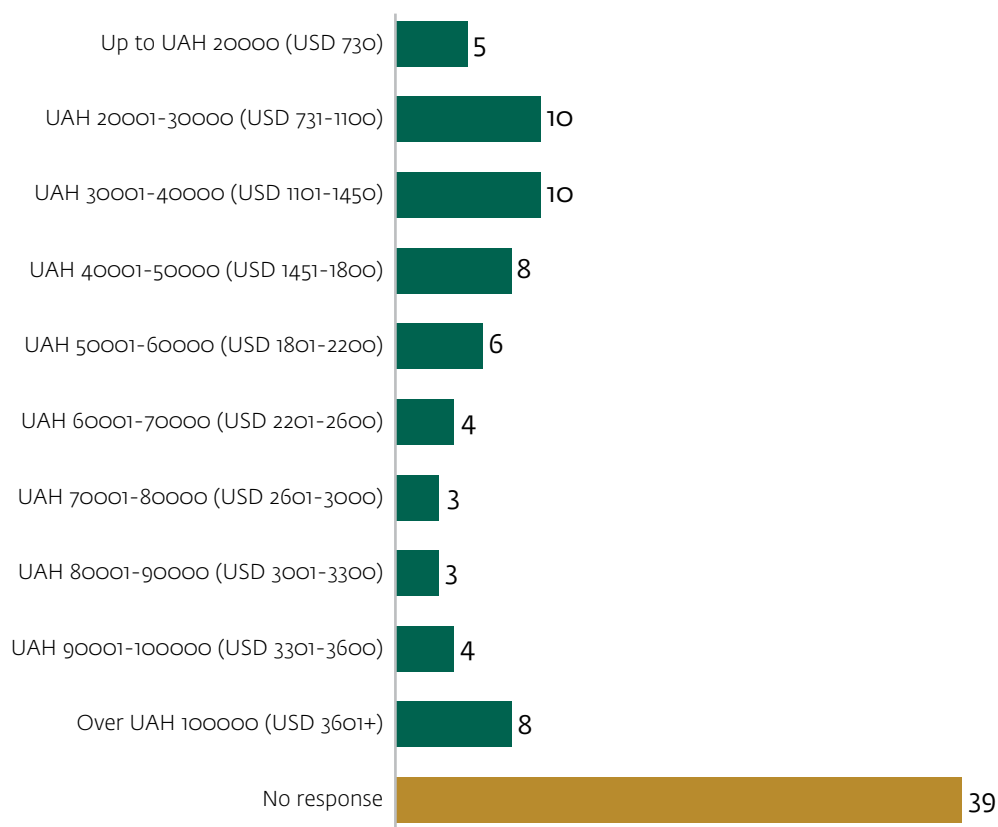
	Potential buyer	Potential seller
Women of 18-39 years old	12%	13%
Women of 40-59 years old	7%	15%
Women of 60+ years old	3%	9%
Men of 18-39 years old	18%	9%
Men of 40-59 years old	17%	12%
Men of 60+ years old	7%	13%
Regional center	14%	13%
City	7%	15%
Town	15%	17%
Urban-type settlement	10%	13%
Village	7%	9%
West	13%	13%
Center	8%	14%
East	11%	12%
South	8%	7%
There is not enough money even for food / There is not enough money for clothes	8%	14%
There is not enough money for household appliances	9%	12%
Not enough money for a car, an apartment / Can afford a car, an apartment	17%	17%
Unknown	4%	5%
No land cultivated	5%	10%
Up to 0.5 ha cultivated	10%	11%
0.6-2 ha cultivated	9%	15%
3-10 ha cultivated	10%	14%
11+ ha cultivated	25%	17%
Unknown	6%	4%
Landlord	8%	13%
Tenant	25%	22%

According to the Ministry of Agrarian Policy, in the first month of the land market, the average price per hectare of agricultural land was UAH 40,000 ¹. Only 18 percent of respondents realistically predicted the price, assuming that the cost of one hectare of land would be in the range of UAH 30 000 to 50 000. Another 15 percent of respondents mentioned a lower price, 28 percent named higher, and 39 percent of respondents could not answer the question.

It is worth noting that women are less knowledgeable of land prices than men: 43% of women and 29% of men could not answer the question.

In your opinion, how much will 1 hectare cost after the market opens?

(% of all respondents, n=1000)

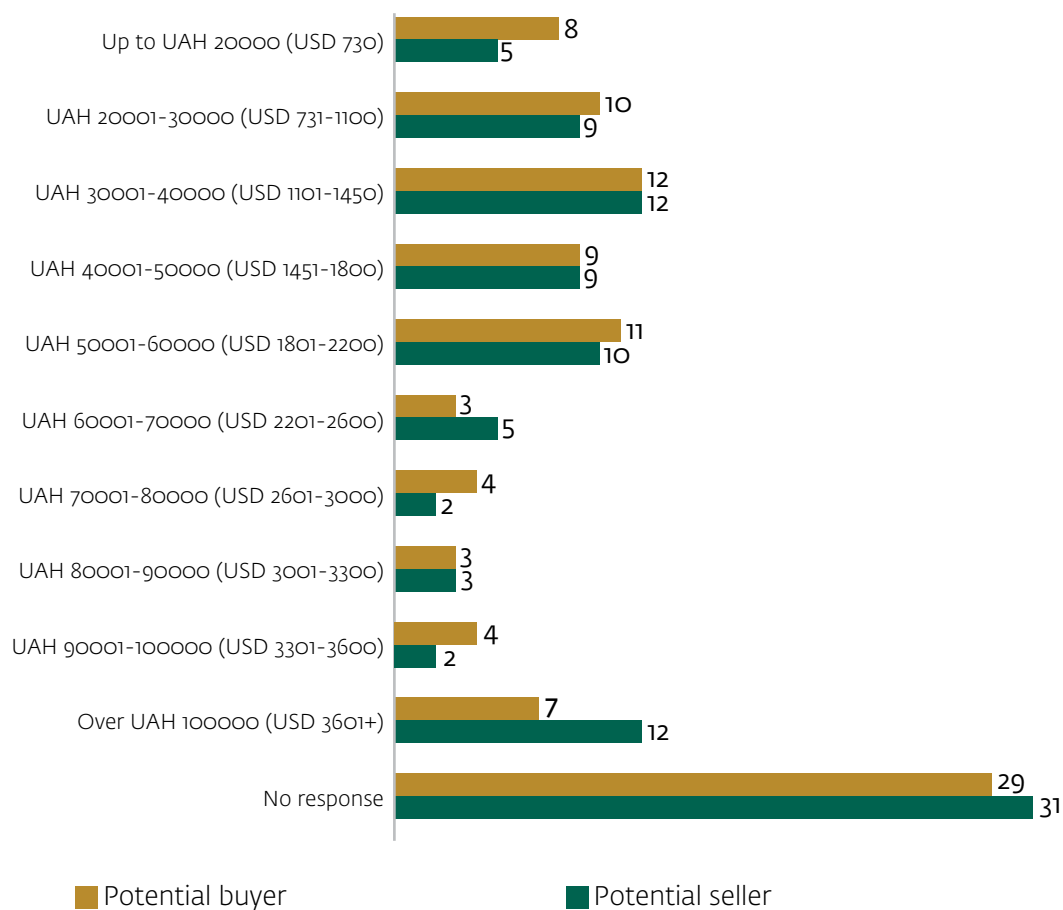


Among those who are going to buy land, 29 percent do not know what the price will be. Another 18 percent believe that it will not exceed UAH 30 000 per hectare, 21 percent predict the price in the range from UAH 30 000 to UAH 50 000, and 32 percent expect more than UAH 50 000. Among those who intend to sell the land, 31 percent could not answer what price to expect. Another 14 percent believe that it will not exceed UAH 30 000 per hectare, 21 percent predict the price in the range from UAH 30 000 to 50 000, and 34 percent expect more than UAH 50 000. In general, sellers have on average slightly higher price expectations than buyers, but this difference is not very significant.

¹ <https://biz.liga.net/ekonomika/prodovolstvie/novosti/minagropolitiki-srednyaya-tsena-za-gektar-ukrainskoy-zemli-40-000-grn?fbclid=IwARoTc9ozBX73yvul8fVtWqftLpGVcdNEhASErpgKDLbNGOoPAHopHt653WY>

Comparison of expectations regarding the price of 1 hectare among potential buyers and sellers of land

(% of all surveyed buyers and sellers, n buyers = 100, n sellers = 122)



5. Level of knowledge of the land legislation

To test the knowledge of land legislation, respondents were asked 16 questions regarding the registration of documents, lease, sale of agricultural land. The maximum number of correct answers is 14. Two more questions were removed from the analysis due to the lack of a clearly correct answer for them.

Below are the proportions of respondents who answered each question correctly:

- Knowledge of the need for a cadastral number and registration of their ownership of land, if there is a need to lease land or transfer it to another person – 69 percent;
- Knowledge of the need to pass the procedure of registration of land ownership after the acceptance of the inheritance – 61 percent;
- Knowledge of the need to provide technical documentation on land management to the State Land Cadastre to obtain a cadastral number – 69 percent;
- Knowledge of the need to pay for the preparation of technical documentation on land management – 71 percent;
- Knowledge about free receipt of the Extract on the land plot from the State Land Cadastre on confirmation of the state registration of the land plot – 31 percent;
- Knowledge of the need to register the right to lease in the State Register of Real Property Rights – 54 percent;
- Knowledge of the need to pay for the registration of the lease – 44 percent;
- Knowledge of the cost of registration of the lease right (in the range from 100 to 200 UAH) – 13 percent;
- Knowledge of the need to register a change in the right to lease in the State Register of Real Property Rights – 59 percent;
- Knowledge of the need to renew the lease for a new term (cancellation of automatic renewal) – 46 percent;
- Knowledge of the landlord's right to demand early termination of the contract – 74 percent;
- Knowledge about the illegality of terminating the lease agreement unilaterally without going to court – 49 percent;
- Knowledge of the lessee's preemptive right to purchase land – 39 percent;
- Knowledge of the need to register the intention to sell land in the State Register of Real Property Rights – 40 percent.

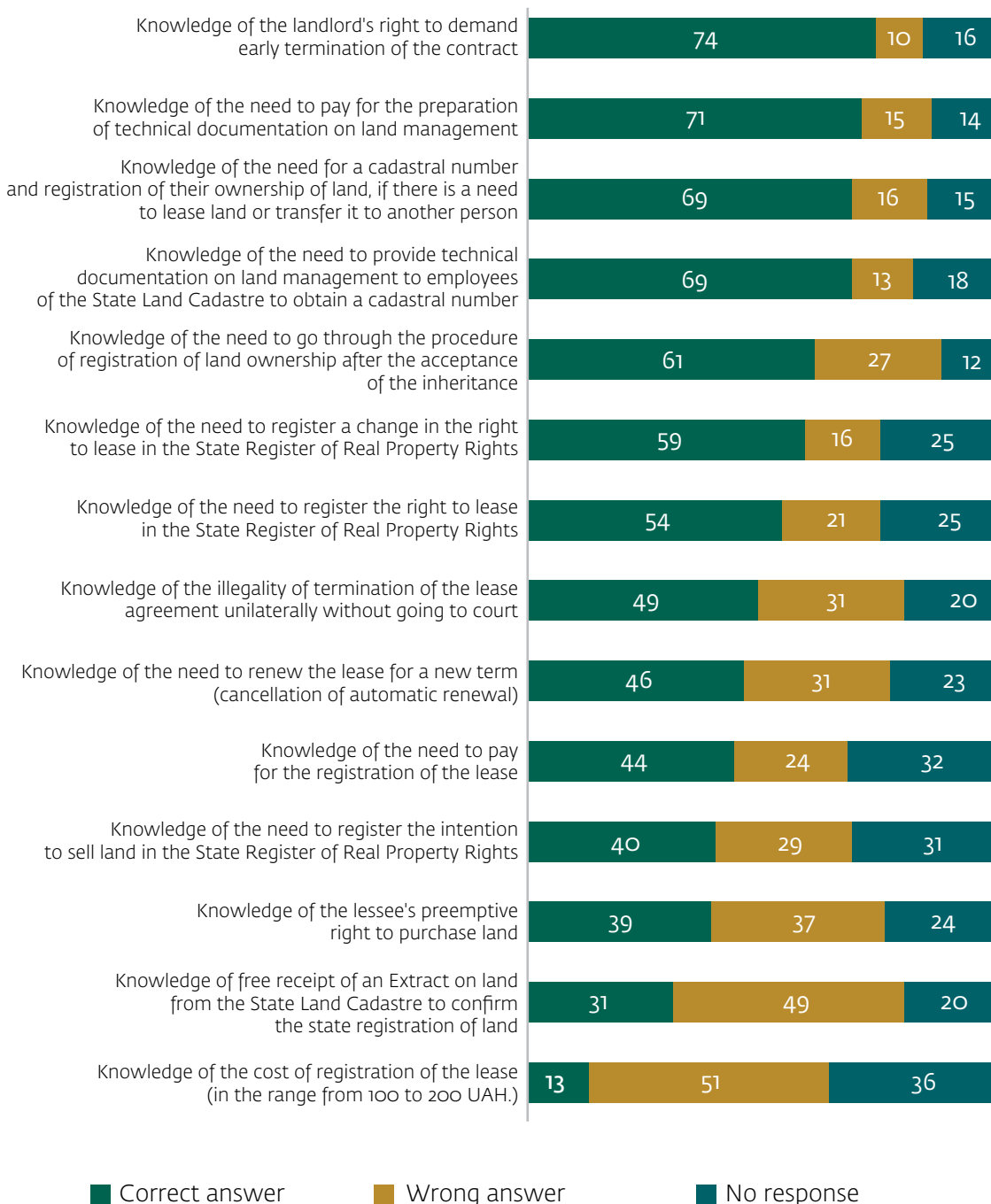
Two other questions removed from the analysis concerned: 1) the need to provide a certificate of regulatory monetary valuation of land for registration of ownership of land inherited from a close relative, 2) the cost of preparing technical documentation for land management. In the first question, 47 percent of respondents thought that a certificate was needed, 25 percent thought it is unnecessary, and 28 percent could not answer. In fact, such a certificate is required for the registration of ownership, but if the land is inherited from close relatives, then no (because in this case no tax is charged). In the second question,

11 percent of respondents answered that the cost of preparing technical documentation for land management does not exceed UAH 1 000, 37 percent estimated its price as UAH 1 001-5 000, 19 percent – as UAH 5 001-10 000, 4 percent – as more than UAH 10 000, and 28 percent could not answer. In fact, there is no fixed price, it depends on many factors.

Only 7 of the 14 questions received more than 50 percent correct answers (i.e. more than could be guessed).

Knowledge of certain legal and bureaucratic aspects of land legislation

(% of all respondents, n = 1000)

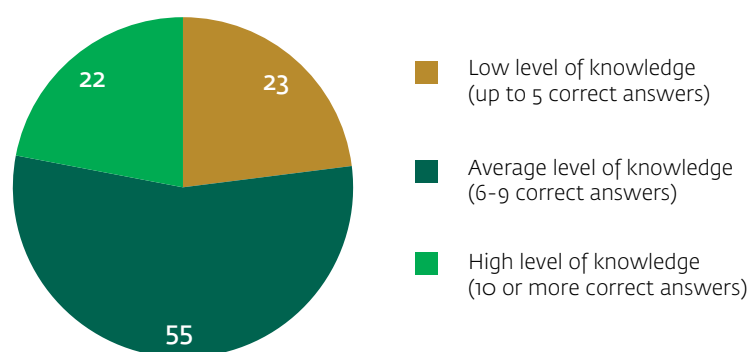


It is important to note that a mediocre level of awareness of certain topics is observed both among those for whom they are less relevant and those for whom these topics should be relevant. For example, tenants and landlords have shown almost the same level of awareness of rental issues as those who do not rent/lease land. Those who intend to buy or sell land are a little more aware of the lessee's preemptive right to purchase land and the need to register their intention to sell land in the State Register of Real Property Rights, as are those who do not yet plan to participate in a land market.

To summarize, 23 percent of respondents gave up to 5 correct answers out of 14 (hereinafter referred to as people with a lower level of knowledge), 55 percent gave 6-9 correct answers (people with an average level of knowledge), and 22 percent – 10 or more correct answers (people with a high level of knowledge).

The level of knowledge of certain legal and bureaucratic aspects of land legislation

(% of respondents, n=1000)



People with a low level of knowledge are older and poorer on average. Women under the age of 40 have a lower level of awareness than men of the same age (although in the 40-59 age group the trend is opposite). People with a high level of knowledge are younger and wealthier on average. Among them are relatively more of those who cultivate more than 10 hectares of land and also intend to buy it after the market opens. There are no significant differences between urban and rural residents, residents of different regions, landowners, and land users.

The level of knowledge of certain legal and bureaucratic aspects of land legislation in each category of respondents (% by row).

	Low level of knowledge	Average level of knowledge	High level of knowledge
Women of 18-39 years old	15%	63%	22%
Women of 40-59 years old	20%	55%	25%
Women of 60+ years old	32%	53%	15%

	Low level of knowledge	Average level of knowledge	High level of knowledge
Men of 18-39 years old	8%	62%	30%
Men of 40-59 years old	33%	45%	22%
Men of 60+ years old	29%	57%	14%
There is not enough money even for food / There is not enough money for clothes	32%	54%	14%
There is not enough money for household appliances	19%	55%	26%
Not enough money for a car, an apartment / Can afford a car, an apartment	14%	57%	29%
Unknown	34%	55%	11%
No land cultivated	22%	63%	15%
Up to 0.5 ha cultivated	19%	61%	19%
0.6-2 ha cultivated	21%	59%	20%
3-10 ha cultivated	25%	44%	31%
11+ ha cultivated	11%	57%	32%
Unknown	38%	54%	9%
Potential buyer	20%	46%	34%
Potential seller	19%	55%	26%

The awareness of land legislation can be divided into two categories: administrative aspects of land tenure and land use, and land lease and purchase. The first category includes the issue of registration and re-registration of ownership (in particular, the cadastral number and the procedure for obtaining it), as well as the cost of registration of the lease right. The second category includes issues of mandatory registration of the lease right and its change, the abolition of automatic renewal of the lease contract, the landlord's right to demand early termination of the contract and the lawful manner to do so, as well as the lessee's preemptive right to purchase land and the need to register intent sell the land.

26 percent of respondents demonstrated a low level of knowledge about land lease and sale (0-2 correct answers out of seven); 39 percent had average knowledge (3-4 correct answers); 35 percent of respondents had high knowledge (5-7 correct answers). Regarding the administrative aspects of land tenure and land use, 22 percent of respondents correctly answered 0-2 questions out of seven; 49 percent answered 3-4 questions correctly; 29 percent knew the answer to 5-7 questions.

Level of knowledge of administrative aspects of land legislation and level of knowledge of legislation on land lease/rent and land market
(% of all respondents, n=1000)



- Low level of knowledge (up to 2 correct answers)
- Average level of knowledge (3-4 correct answers)
- High level of knowledge (5-7 correct answers)

Age is primarily related to awareness of the lease/rent and land market: the older a person is, the less he or she is knowledgeable. Age differences regarding the administrative aspects of land tenure and land use are more noticeable among men. Gender differences are observed for both indicators, but only by age: women under 40 are less knowledgeable than men of the same age, but among 40-59-year-olds, on the contrary, women are better acquainted with land legislation. In addition, both indicators of knowledge are better among people with higher incomes and people intending to buy land.

In addition to the above groups, people cultivating more than 10 hectares and tenants know more of the land rent/lease and land market. Landlords, on the contrary, are even less knowledgeable in this area than those who do not lease land.

Level of knowledge of administrative aspects of land legislation and level of knowledge of legislation on land lease/rent and land market (% by row).

	Level of knowledge on administrative aspects of land ownership and use			Level of knowledge on lease/rent and land market		
	Low	Average	High	Low	Average	High
Women of 18-39 years old	23%	48%	28%	18%	40%	42%
Women of 40-59 years old	20%	46%	35%	19%	40%	41%
Women of 60+ years old	25%	51%	24%	34%	45%	21%
Men of 18-39 years old	13%	55%	32%	8%	39%	53%
Men of 40-59 years old	28%	45%	27%	39%	32%	30%

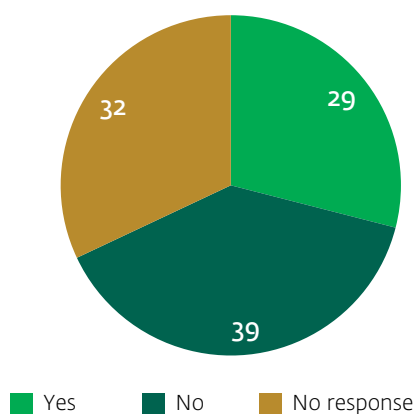
	Level of knowledge on administrative aspects of land ownership and use			Level of knowledge on lease/rent and land market		
	Low	Average	High	Low	Average	High
Men of 60+ years old	25%	53%	23%	41%	36%	23%
There is not enough money even for food / There is not enough money for clothes	28%	47%	25%	33%	42%	25%
There is not enough money for household appliances	16%	52%	32%	24%	38%	38%
Not enough money for a car, an apartment / Can afford a car, an apartment	15%	49%	36%	17%	38%	45%
Unknown	37%	45%	18%	34%	41%	25%
Up to 0.5 ha cultivated	17%	56%	27%	17%	55%	27%
0.6-2 ha cultivated	21%	54%	26%	24%	42%	35%
3-10 ha cultivated	19%	52%	28%	25%	39%	36%
11+ ha cultivated	21%	41%	38%	29%	32%	39%
Unknown	15%	53%	32%	7%	38%	55%
Up to 0.5 ha cultivated	39%	43%	18%	35%	46%	20%
Not landlord	21%	50%	29%	22%	40%	38%
Landlord	24%	47%	29%	32%	37%	30%
Not tenant	23%	49%	28%	27%	39%	34%
Tenant	17%	50%	33%	18%	40%	42%
Not a potential land buyer	23%	50%	28%	26%	40%	34%
Potential land buyer	16%	44%	41%	21%	36%	43%
Not a potential land seller	22%	49%	29%	26%	39%	34%
Potential land seller	22%	49%	29%	22%	39%	39%

6. Knowledge of the state support of the farmers

Among those who cultivate the land, only 29 percent know that the government provides financial support to farmers to help them expand their production. Among them, only 34 percent named at least one state support program for farmers. Another 39 percent of people who cultivate the land did not agree that the government helps farmers, and 32 percent could not or did not want to answer.

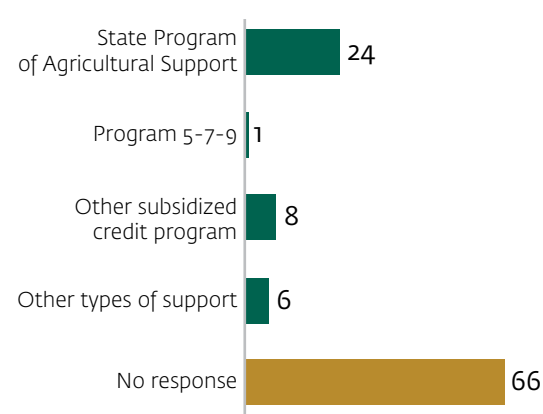
Is it true that Government provides financial support to farmers to help them expand their production?

(% of those who cultivate land, n=959)



Can you name specific programs?

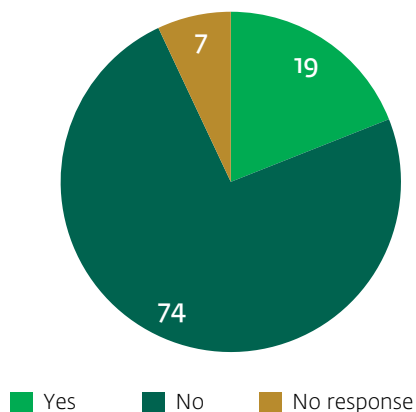
(% of those who know of governmental support of the farmers, n=280)



Among those respondents who cultivate the land, 19 percent know about the State agricultural registry. Among them, 5 percent have already registered, 21 percent are considering such a possibility, 41 percent are not going to register, and 33 percent are undecided.

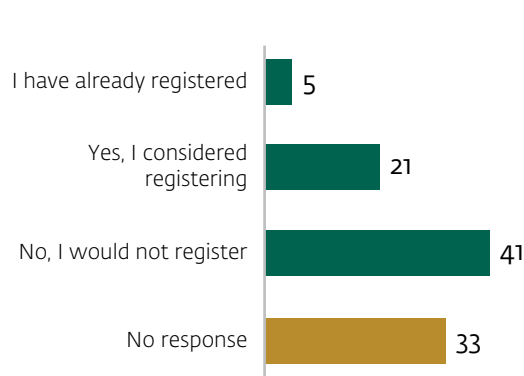
Are you familiar with the State agricultural registry?

(% of those who cultivate land, n=959)



Would you register in the State agricultural registry?

(% of those who know of the Registry, n=188)



Persons under the age of 60, residents of small towns, settlements, and villages, residents of the western region, the most well-off respondents, land tenants, people cultivating more than 10 hectares, potential sellers and land buyers, as well as people more knowledgeable about land legislation, are more aware of the state support of the farmers and/or the State agricultural registry. Interestingly, the amount of land cultivated is not related to awareness of state support but is related to knowledge of the State agricultural registry. There is no significant difference in awareness of these two issues between men and women; however, in terms of gender and age groups, men under the age of 40 are more aware of government financial support than women.

Level of knowledge about government financial support to farmers and the State agricultural registry in each category of respondents (%).

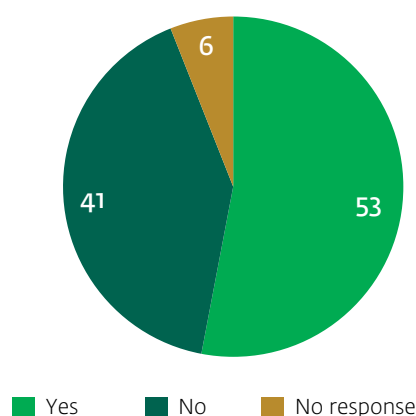
	Knows about government financial support to farmers	Knows about the State agricultural registry
Women of 18-39 years old	30%	27%
Women of 40-59 years old	32%	21%
Women of 60+ years old	19%	9%
Men of 18-39 years old	40%	24%
Men of 40-59 years old	30%	22%
Men of 60+ years old	22%	13%
Regional center	30%	13%
City	24%	12%
Town	31%	22%
Urban-type settlement	27%	19%
Village	29%	21%
West	35%	19%
Center	30%	16%
East	26%	25%
South	22%	19%
There is not enough money even for food / There is not enough money for clothes	24%	14%

	Knows about government financial support to farmers	Knows about the State agricultural registry
There is not enough money for household appliances	31%	20%
Not enough money for a car, an apartment / Can afford a car, an apartment	37%	24%
Unknown	19%	18%
Up to 0.5 ha cultivated	29%	18%
0.6-2 ha cultivated	34%	25%
3-10 ha cultivated	31%	16%
11+ ha cultivated	32%	32%
Unknown	12%	13%
Not tenant	28%	18%
Tenant	37%	39%
Potential land buyer	38%	34%
Potential land seller	43%	25%
Low level of knowledge about land legislation	19%	13%
Average level of knowledge about land legislation	29%	20%
High level of knowledge about land legislation	40%	25%

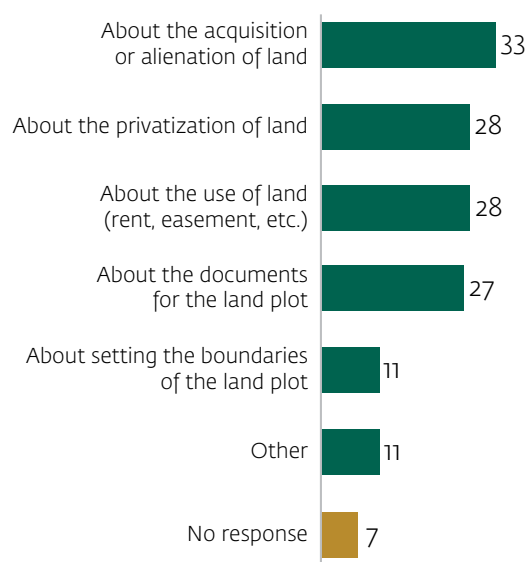
7. Need for information and communication channels

Information on the latest changes in land legislation is currently needed by 53 percent of respondents. Almost all of the proposed categories of questions have the same level of interest among respondents: privatization (28%), registration of land documents (27%), land use (including rent) (28%), acquisition, and alienation of land (33%). Respondents were slightly less interested in the establishment of land boundaries (11%) and other topics (11%). Other issues include the purchase and sale of land, specifically prices, as well as news of land legislation.

Do you currently need information on recent changes in land legislation?
(% of all respondents, n=1000)



What exactly do you want to know?
(% of those who currently need information on recent changes in land legislation, n=534)



In general, there are no significant differences in the level of information demand between the main socio-demographic groups, with some exceptions. In the eastern region, the level of information demands is slightly lower than in others (42%). On the other hand, this demand is higher for those who are interested in selling (68%) or buying (75%) land, for tenants (61%), and for those who cultivate 3-10 hectares of land (62%).

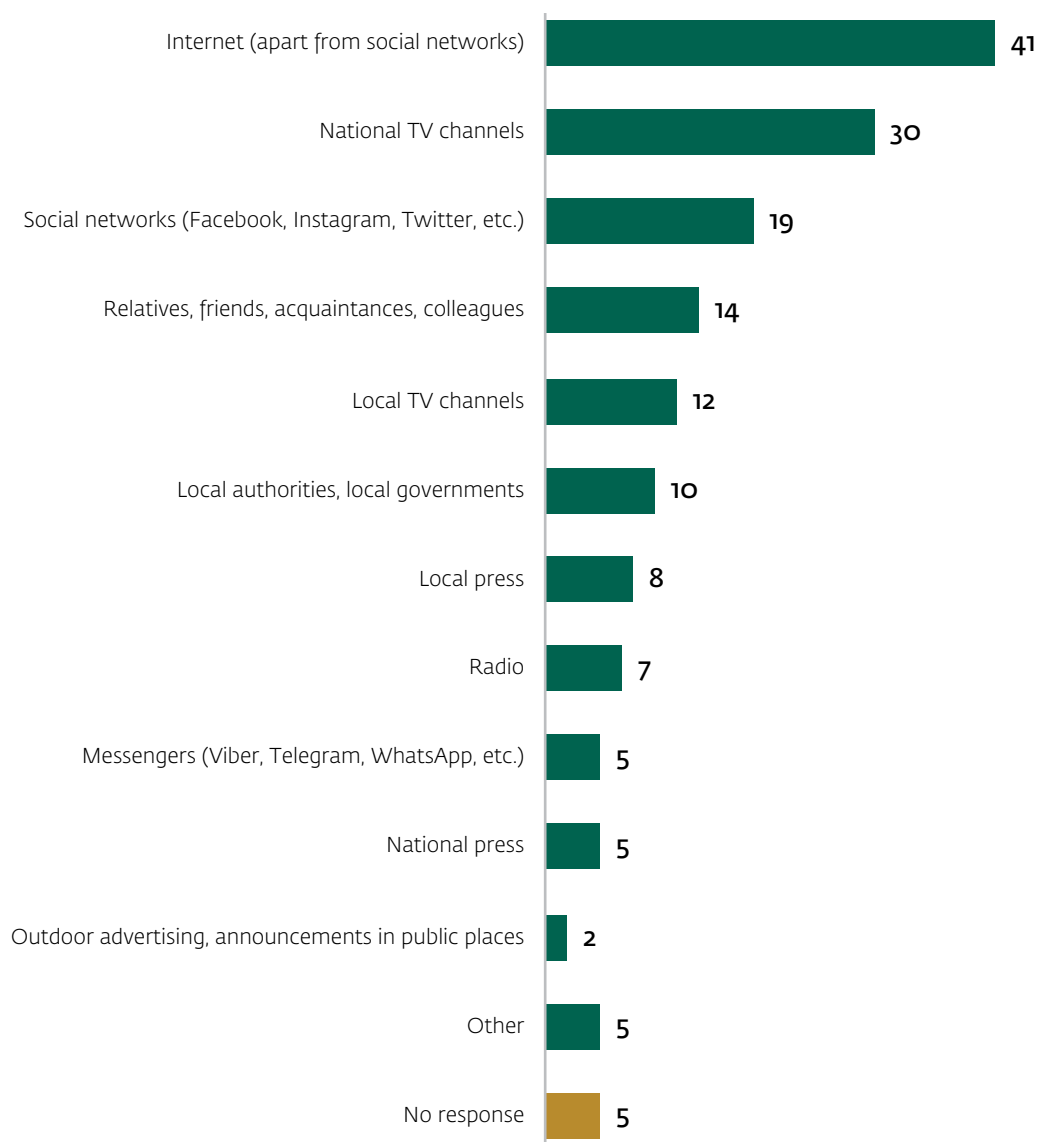
Request for information on the latest changes in land legislation in each category of respondents (%).

West	56%
Center	56%
East	42%
South	64%
No land cultivated	37%
Up to 0.5 ha cultivated	50%
0.6-2 ha cultivated	56%
3-10 ha cultivated	62%
11+ ha cultivated	49%
Unknown	42%
Not tenant	52%
Tenant	61%
Not a potential land buyer	51%
Potential land buyer	75%
Not a potential land seller	51%
Potential land seller	68%

The Internet (41%) and national television (30%) are the most convenient ways to obtain information for landowners and land users. Social networks (19%), close surroundings (14%), local TV channels (12%), local authorities, and local self-government bodies (10%) were also mentioned relatively often.

What are the most convenient ways to find out information about land legislation? Please name up to 2 main sources.

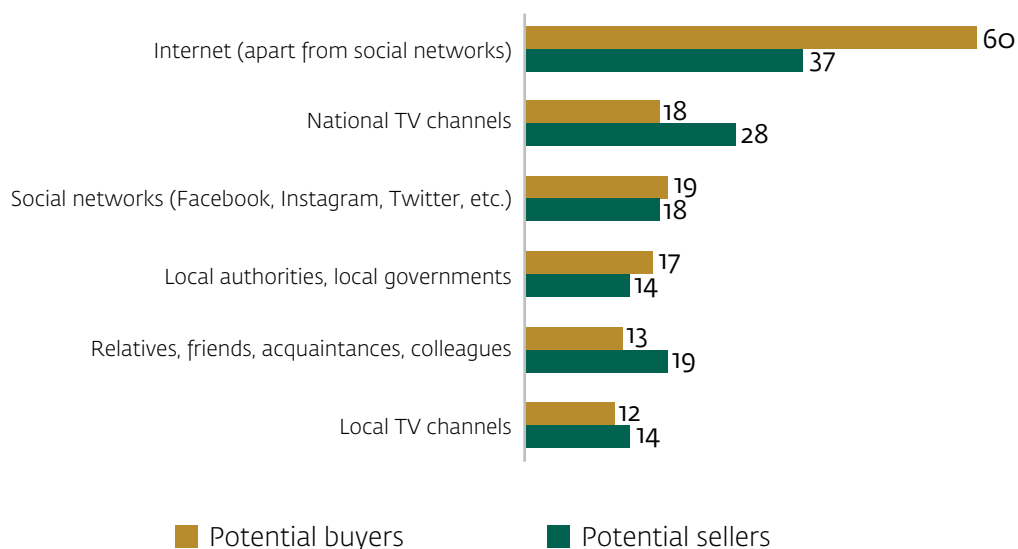
(% of all respondents, n=1000)



Among potential buyers, the Internet (60%), social networks (19%), national TV channels (18%), local authorities, local self-government (17%) are the most convenient ways to obtain information. Among potential sellers, it's the Internet (37%), national TV channels (28%), social networks (18%), immediate environment (19%), local authorities, local self-government (14%), and local TV channels (14%).

Top 6 most convenient sources of information among potential buyers and sellers of land

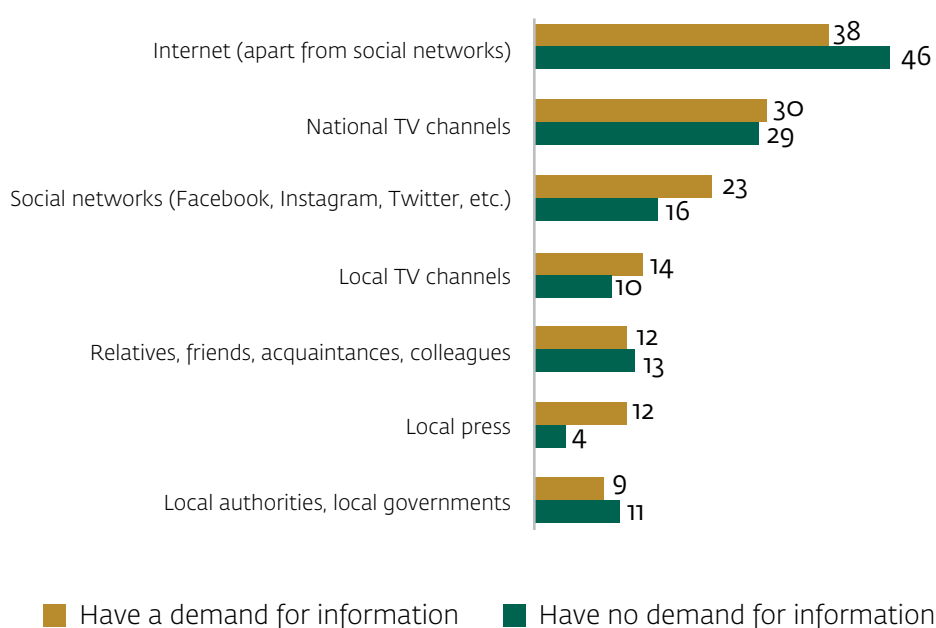
(% of potential buyers and sellers, n buyers = 100, n sellers = 122)



Among those who need information about changes in land legislation, 38 percent considered the Internet as a convenient source, 30 percent named national TV channels, 23 percent – social networks, 14 percent – local TV channels, 12 percent – the immediate environment and the local press, and 9 percent – local authorities and local self-government.

Top 7 most convenient sources of information among those who have a demand for information on land issues and those who do not

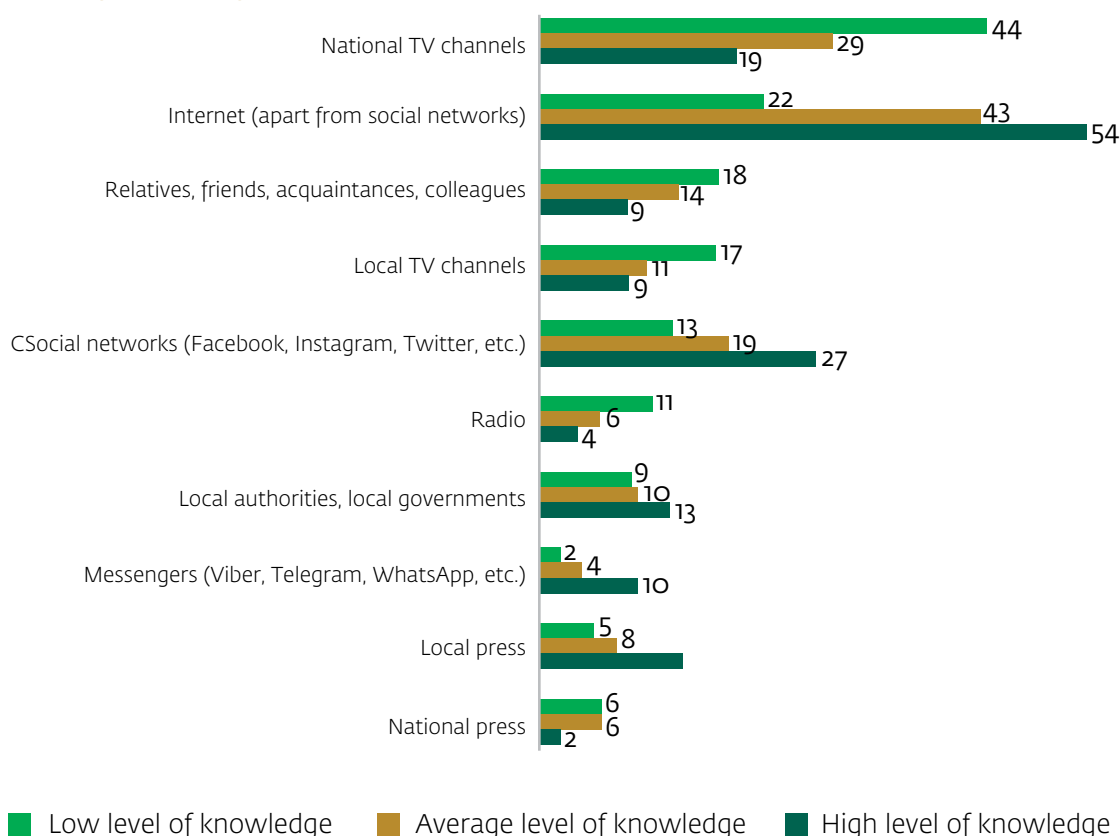
(% of all respondents, n of those having a demand = 534, n of those having no demand = 408)



People with the lowest level of knowledge about land legislation prefer national TV channels (44%), the Internet (22%), and their social contacts (18%). Similar trends are observed for respondents who are poorly informed about the administrative aspects of land tenure and land use, as well as for those who do not understand the legislation of land lease and sale.

Top 10 most convenient sources of information among people with low, medium and high levels of knowledge on land legislation

(% of all respondents, *n* with low knowledge= 229, *n* with average knowledge= 553, *n* with high knowledge= 218)

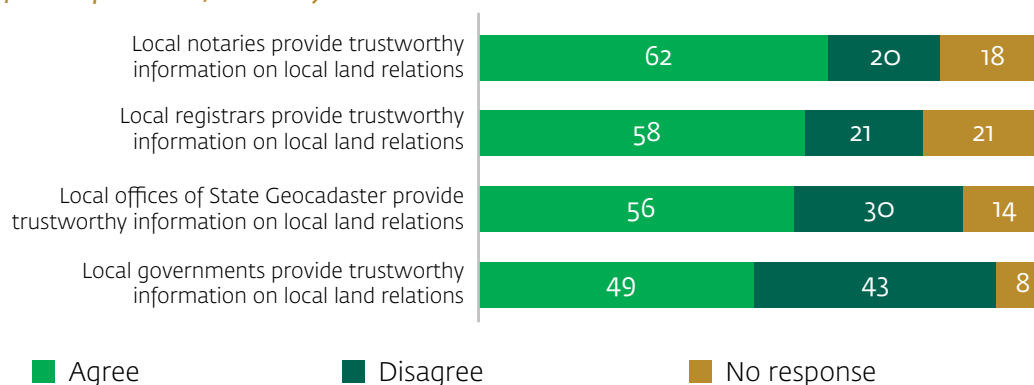


The younger a person is, the more (s)he prefers the Internet, social networks, and messengers; the older people prefer all other channels of information (except outdoor advertising). In villages, it is more often noted that it is convenient for them to learn information from the local press, in small towns and urban-type settlements from national TV channels and social contacts, in large cities from the Internet. However, the differences are small. In the west and east, the Internet plays a larger role than in other regions, and in the center and south local TV channels were mentioned relatively more often than in other regions. Men were more likely than women to name national television among the most convenient ways to obtain information (38% and 26%, respectively). In contrast, women more often than men named the local press (11% and 4% respectively).

62 percent of respondents agreed that local notaries provide reliable information on local land relations, 58 percent supported this statement regarding local state registrars, 56 percent regarding local units of the State Geocadastre, 49 percent regarding local self-government.

Do you agree or disagree with the following statements

(% of all respondents, n=1000)



More than half of the respondents agreed that local governments understand land issues: 17 percent of respondents fully agree, 40 percent are more likely to agree, 22 percent are more likely to disagree, and 13 percent strongly disagree.

Do you agree or disagree with the following statements?

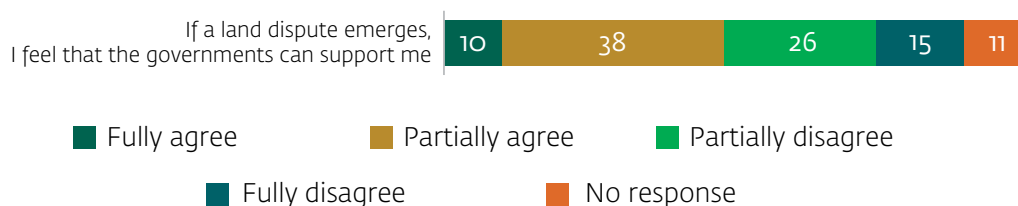
(% of all respondents, n=1000)



Almost half of the respondents agreed that local governments are able to provide support in the event of a land dispute: 10 percent of respondents fully agree, 38 percent are more likely to agree, 26 percent are more likely to disagree, and 15 percent strongly disagree.

Do you agree or disagree with the following statements?

(% of all respondents, n=1000)



To summarize the above statistics on the attitude of landowners and land users to local governments: 49% believe that local self-government provides reliable information on local land relations, 57% agree that local self-government bodies understand land issues, and 48% expect local self-government bodies to support them in a situation of the land dispute. At the same time, 43% doubt that local self-government bodies' information on local land relations is reliable, 35% tend to believe that they do not understand land issues, and 41% do not count on local government assistance in a land dispute.

8. Legal capability and rule of law

One of the indicators of citizens' legal capability is their belief that they are able to protect their rights if the need arises. Self-belief motivates people to make efforts to solve legal problems, which in turn increases the chances of their successful resolution.

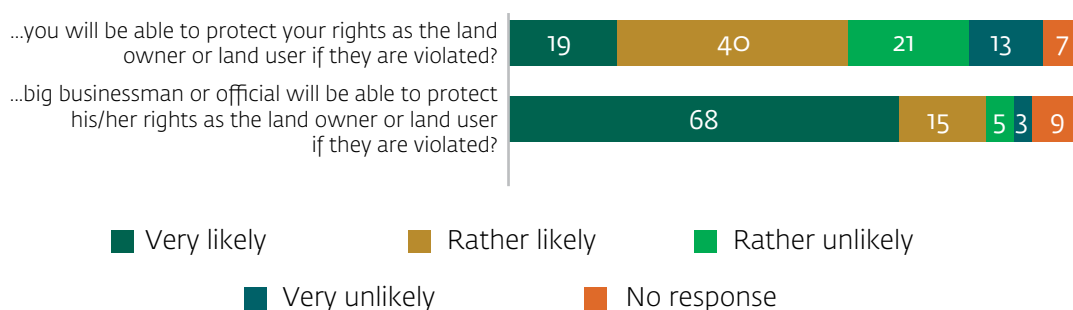
More than half of respondents (59%) believe that they are likely to be able to protect their rights as landowners or land users if they are violated. In particular, 19 percent of respondents are quite confident that they will be able to protect their rights, 40 percent say it is quite likely, 21 percent – quite unlikely, and 13 percent generally consider it very unlikely. 7 percent could not answer this question.

At the same time, 83 percent agree that a big businessman or official will protect his/her rights as a landowner or land user. More specifically, 68 percent of respondents believe that such people are very likely to protect themselves, 15 percent say it is quite likely. However, 8 percent estimate this probability as low. One in ten could not answer this question.

In summary, 53 percent of respondents are optimistic: they believe that both they and the businessman/official can protect their rights. Another 30 percent do not believe in the equality of people before the law: they answered that only a businessman/official will be able to protect their rights, but not them. In addition, 6 percent hold the opposite view – that the protection of their rights will be more successful than that of a businessman/official. After all, 11 percent doubt that at least someone will succeed.

How likely is it that...

(% of the respondents, n=1000)

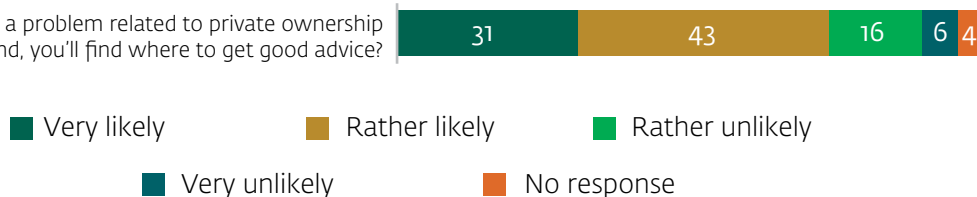


Nearly three-quarters (73%) of respondents believe they are likely to find good advice if they face a problem with private land ownership. In particular, 31 percent estimated the probability to find good advice as very high, 43 percent as high, 16 percent as low, and 6 percent as very low. 77 percent of those who identify the FLAS as a provider of the legal aid they have received over the past 1.5 years believe in their ability to find good advice, but only 67 percent of those who do not identify.

How likely is it that..

(% of the respondents, n=1000)

...if you face a problem related to private ownership right on land, you'll find where to get good advice?



Confidence in the ability to protect one's rights as a landowner or land user and to receive good advice on a land issue is related in particular to such characteristics:

- Age: older people are less confident in their ability to protect their rights and find good advice;
- Gender: women under the age of 40 are less confident in their ability than men of the same age;
- Household income levels: poorer people are also less confident in both;
- Region and type of settlement: residents of villages and western oblasts are somewhat less confident in their ability to protect their rights;
- Land ownership: landowners are more confident than land users in the ability to protect their rights;
- Level of knowledge of land legislation: people with a higher level of knowledge are more confident in the ability to get good advice;
- Positive previous experience of applying to the FLAS system: the more successful the experience, the more likely it is that a person will be optimistic about the chances of getting good advice next time and protect the rights.

Proportion of those who believe that they will be able to protect their rights as landowners and land users and get good advice on land issues in each category of respondents (%).

	Will be able to protect their rights	Will be able to get good advice
Women of 18-39 years old	66%	81%
Women of 40-59 years old	57%	73%
Women of 60+ years old	46%	62%

	Will be able to protect their rights	Will be able to get good advice
Men of 18-39 years old	75%	95%
Men of 40-59 years old	66%	73%
Men of 60+ years old	48%	58%
Regional center + City	62%	79%
Town + Urban-type village	63%	70%
Village	54%	74%
West	49%	69%
Center	67%	74%
East	58%	76%
South	59%	74%
There is not enough money even for food / There is not enough money for clothes	39%	58%
There is not enough money for household appliances	61%	79%
Not enough money for a car, an apartment / Can afford a car, an apartment	72%	85%
Unknown	57%	64%
Land user	48%	72%
Landowner	61%	74%
Low level of knowledge about land legislation	53%	66%
Average level of knowledge about land legislation	58%	73%
High level of knowledge about land legislation	66%	83%
Received the necessary information or support from the FLAS	68%	81%
Did not receive the necessary information or support from the FLAS	19%	36%

Potential land buyers rate their ability to protect their rights as a landowner or land user higher (64%) than potential sellers (50%). As for the ability to find where to get good advice on land ownership issues, the differences are smaller: 73% of potential buyers and 68% of potential sellers believe they can get it.

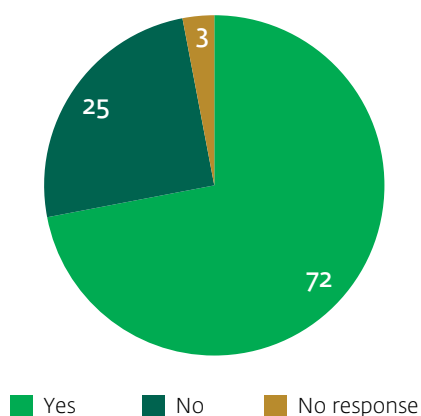
Ability to protect one's rights as a landowner or land user and to find where to get good advice on land ownership, among potential buyers and sellers of land
(% of the potential buyers and sellers of the land, n of buyers = 100, n of sellers = 122)



9. Attitude towards the free legal aid system

72 percent of respondents reported that they had ever applied to a free legal aid center/bureau, a hotline, or free legal aid lawyers who provided on-site reception in their locality. A quarter of respondents (25%) deny this fact, and 3 percent are hesitant to answer this question. Since all phone numbers were taken from the client base, i.e. those who applied to the FLAS, this figure rather indicates the proportion of clients who identify the lawyers they contacted as representatives of the FLAS system ².

Have you ever had to contact a free legal aid center/office, a hotline or free legal aid lawyers who held consultations in your locality?
(% of all respondents, n=1000)



This figure is higher for men compared to women (in all age groups), in cities and towns compared to villages, for people with a high level of awareness of land legislation, among landlords compared to those who are not. Instead, this figure is lower in the western region and among the poorest clients, as well as those who do not cultivate the land - or cultivate more than 10 hectares. At the same time, no significant difference was found between those who plan to sell and/or buy land after the opening of the land market and between those who own land and only use it.

Proportion of those who reported having ever approached the FLAS lawyers in each category of respondents (%).

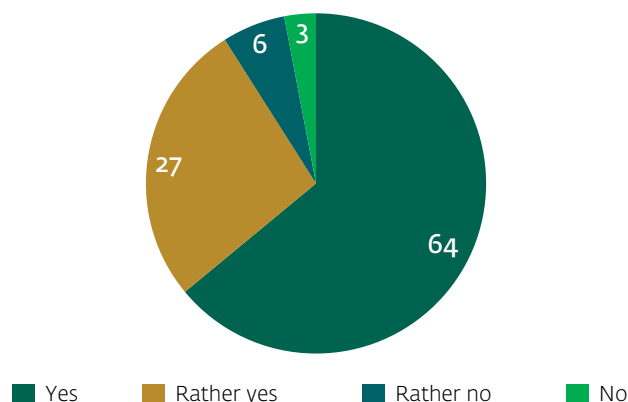
Women of 18-39 years old	63%
Women of 40-59 years old	72%

² In some cases, it is possible that the number provided by the client when applying belonged to another family member or changed owner, but we assume that the proportion of such cases did not exceed a few percent..

Women of 60+ years old	68%
Men of 18-39 years old	73%
Men of 40-59 years old	82%
Men of 60+ years old	80%
Regional center + City	76%
Town + Urban-type village	79%
Village	65%
West	65%
Center	77%
East	72%
South	75%
There is not enough money even for food / There is not enough money for clothes	58%
There is not enough money for household appliances	77%
Not enough money for a car, an apartment / Can afford a car, an apartment	76%
Unknown	75%
No land cultivated	59%
Up to 0.5 ha cultivated	68%
0.6-2 ha cultivated	74%
3-10 ha cultivated	78%
11+ ha cultivated	56%
Unknown	78%
Not landlord	70%
Landlord	77%
Low level of knowledge about land legislation	73%
Average level of knowledge about land legislation	69%
High level of knowledge about land legislation	80%

Nine out of ten respondents (91%) among those who reported that they applied to the FLAS received the necessary information or support: 64 percent of them fully agree, 27 percent rather agree, and 9 percent disagree.

Did you get the information/support you needed?
If you have applied several times, please rate in general.
(% of those respondents who applied to the FLAS, n=727)



Younger men and women tend to rate information and support from the FLAS lawyers more positively than older people. Rural residents were also more likely to report that they were completely satisfied with the assistance (71% of villagers compared to 60% of urban residents) – but when combining the answers «yes» and «rather yes», this difference disappears. In the regional context, the western region is different as 82 percent there received the necessary information or support which is below the average for Ukraine. The poorest respondents were also less likely to be satisfied (79%). Lower levels of satisfaction with the FLAS are also observed among land users, i.e. those who do not have their own land; those who cultivate less land; those who have a low and medium level of knowledge about land legislation. No significant differences were found between those who rent/lease land and not, and those who plan to sell/buy land and not.

Proportion of those who received the necessary information and support from the FLAS lawyers (% of those who reported having ever approached them).

Women of 18-39 years old	99%
Women of 40-59 years old	88%
Women of 60+ years old	87%
Men of 18-39 years old	97%
Men of 40-59 years old	92%
Men of 60+ years old	82%
West	82%
Center	90%
East	94%
South	97%

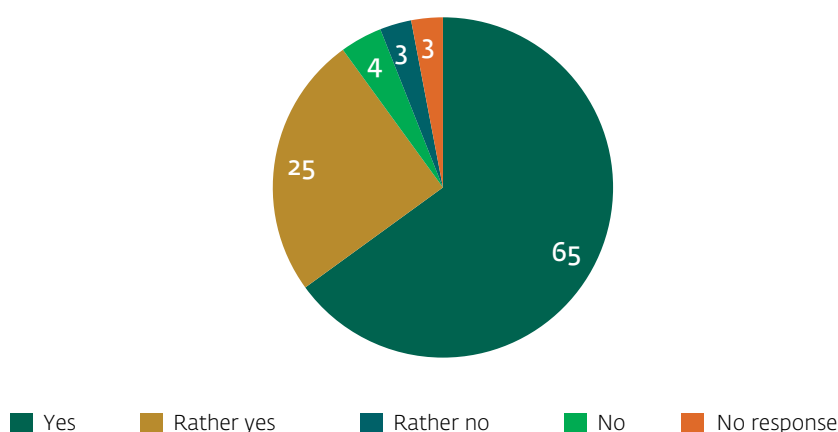
There is not enough money even for food / There is not enough money for clothes	79%
There is not enough money for household appliances	90%
Not enough money for a car, an apartment / Can afford a car, an apartment	97%
Unknown	92%
Land user	80%
Landowner	93%
No land cultivated	87%
Up to 0.5 ha cultivated	87%
0.6-2 ha cultivated	91%
3-10 ha cultivated	91%
11+ ha cultivated	96%
Unknown	95%
Low level of knowledge about land legislation	90%
Average level of knowledge about land legislation	88%
High level of knowledge about land legislation	96%

90 percent of those who applied to the FLAS would advise a neighbor to do the same if he or she had a problem in the field of land relations: 65 percent fully agreed, 25 percent rather agreed, 7 percent disagreed, and 3 percent have difficulty answering the question.

Those people who are satisfied with the appeal are also inclined to recommend the neighbor to turn to the FLAS lawyers. Therefore, most of the differences between the categories of respondents identified in the previous question remain.

If your neighbor had a legal problem related to land, would you recommend this person to contact free legal aid?

(% of these who applied to the FLAS, n=727)



10. Socio-demographic profile of the respondents

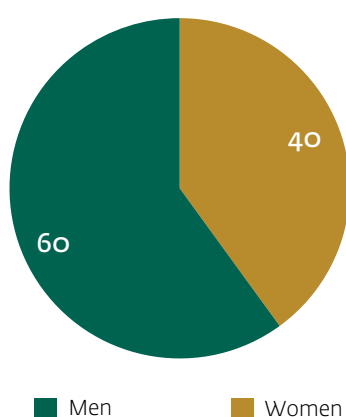
As noted above, the general population in this survey were those who applied to the FLAS system during 2020-2021 regarding land issues. Only adults who owned or used agricultural land were selected for the survey.

A weighting coefficient was applied to the survey data set, which brought the structure of the data set by sex, age and region of residence in line with the structure of the general population. Below are the distributions of respondents by key socio-demographic characteristics after weighing.

60 percent of the respondents were women, and 40 percent were men. Regarding the age distribution, 28 percent of respondents were between 18 and 39 years old, 43 percent were between 40 and 59 years old, and 30 percent were 60 or older. In general, almost half of the respondents (45%) are women over 40 years old. Women are slightly older than men: the average age of a man in the sample is 49 years, the average age of a woman is 51 years. Almost a third of men (32%) and only a quarter of women (25%) are under 40 years of age.

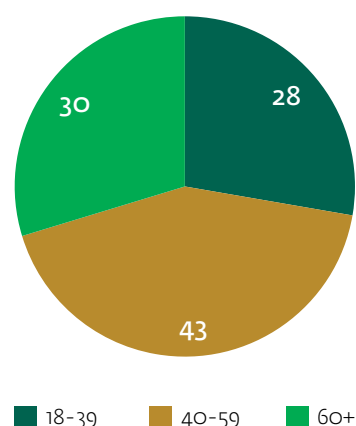
Gender

(% of all respondents, n=1000)



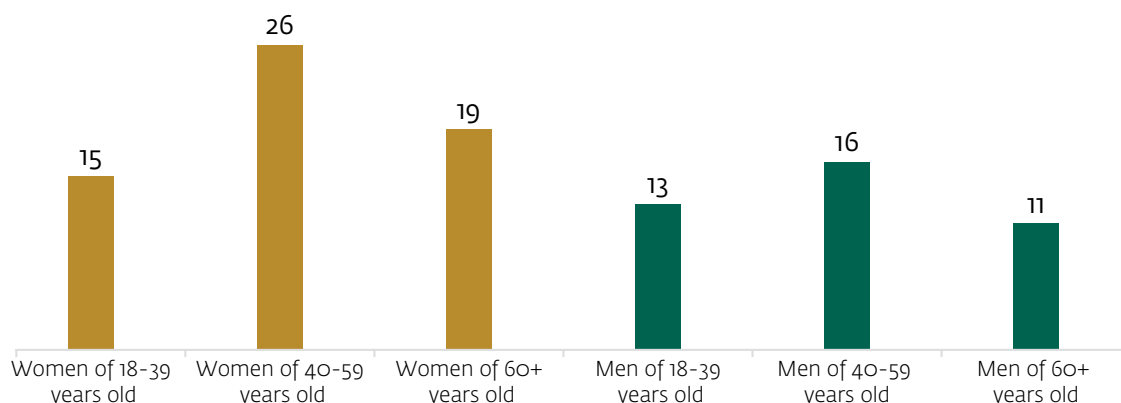
Age

(% of all respondents, n=1000)



Age and gender

(% of all respondents, n=1000)

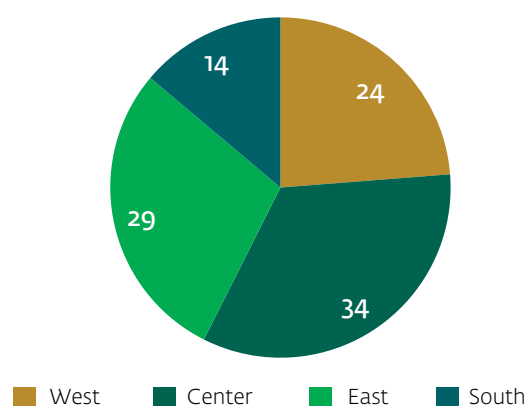


Respondents were distributed by regions of residence as follows: 24 percent lived in the western region (Volyn, Zakarpattia, Ivano-Frankivsk, Lviv, Rivne, Ternopil, Khmelnytsky, Chernivtsi regions), 34 percent – in the central region (Vinnytsia, Zhytomyr, Kyiv, Kirovohrad, Poltava, Sumy, Cherkasy, Chernihiv regions and Kyiv), 29 percent – in the eastern region (Dnipropetrovsk, Donetsk, Zaporizhia, Luhansk, Kharkiv regions), and 14 percent – in the southern regions (Mykolaiv, Odesa, Kherson regions).

Most of the surveyed landowners and land users lived in villages and urban-type settlements as expected. However, every tenth respondent lived in the regional center. As for the settlement type, the following distribution was obtained: 10 percent lived in regional centers, 7 percent – in cities with a population of over 50 thousand inhabitants, 23 percent – in towns, 17 percent – in urban-type settlements, 42 percent – in villages.

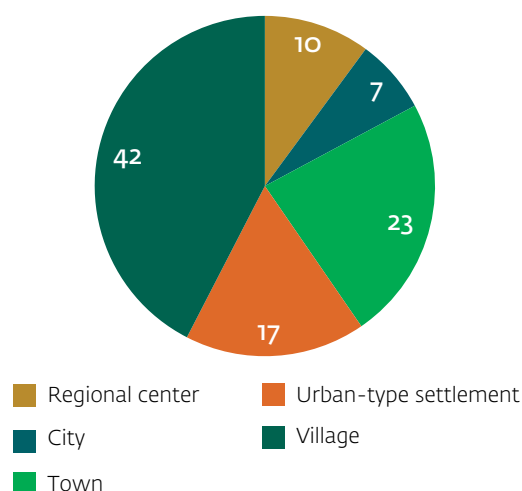
Region

(% of all respondents, n=1000)



Settlement type

(% of all respondents, n=1000)



Among the residents of regional centers, 64 percent are men of all ages. For cities, this figure is 50 percent. For comparison, only 28 percent of the surveyed rural residents were men. In general, more than half of the surveyed women (51%) and only 30 percent of the surveyed men lived in rural areas.

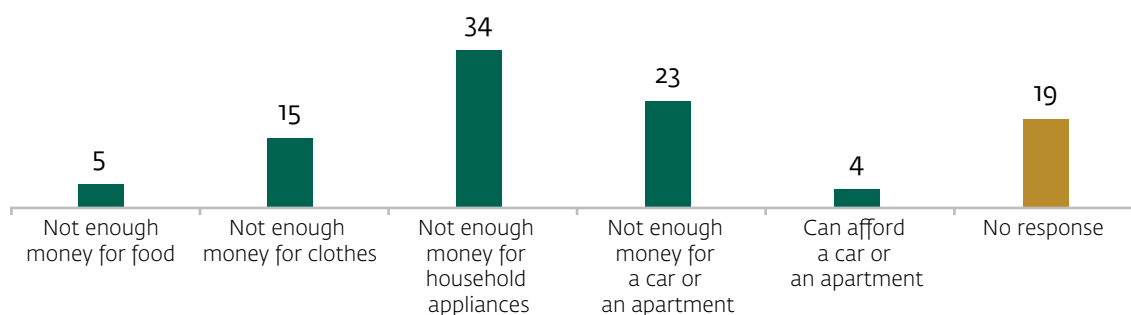
Gender and age groups by type of settlement (% by column)

	Regional center	City	Town	Urban-type settlement	Village
Women of 18-39 years old	13%	18%	17%	8%	16%
Women of 40-59 years old	13%	18%	17%	22%	38%
Women of 60+ years old	10%	14%	23%	23%	18%
Men of 18-39 years old	21%	21%	13%	10%	10%
Men of 40-59 years old	21%	21%	16%	23%	12%
Men of 60+ years old	22%	8%	14%	13%	6%

One in five respondents reported they were not always able to buy clothes. Overall, 5 percent said their household lacks money even for food, 15 percent have enough money for food but are not always able to buy clothes, 34 percent have enough money for food and clothing, but cannot always afford home electronics or other expensive goods, 23 percent have enough money for electronics for the home or other expensive goods, but cannot afford a car or apartment, and 4 percent can afford a car and other goods. Another 19 percent could not or did not want to answer.

Financial state of the household

(% of all respondents, n=1000)



The financial situation of households is slightly better in regional centers, where 43 percent have difficulty buying a car and an apartment or can afford these things, and slightly worse in villages, where 26 percent lack money for clothes. Wealth is also related to gender and age: more older people are in a difficult financial situation than people under the age of 40, and more women are poorer than men of the same age group.

Financial state of the household by type of settlement (% by column)

	Regional center	City	Town	Urban-type settlement	Village
There is not enough money even for food / There is not enough money for clothes	16%	15%	15%	17%	26%
There is not enough money for household appliances	31%	38%	33%	33%	36%
Not enough money for a car, an apartment / Can afford a car, an apartment	43%	27%	30%	24%	23%
Unknown	10%	20%	23%	26%	15%

Financial state of the household by gender and age (% by column)

	Women of 18-39 years old	Women of 40-59 years old	Women of 60+ years old	Men of 18-39 years old	Men of 40-59 years old	Men of 60+ years old
There is not enough money even for food / There is not enough money for clothes	11%	26%	37%	6%	12%	16%
There is not enough money for household appliances	31%	37%	26%	37%	39%	34%
Not enough money for a car, an apartment / Can afford a car, an apartment	39%	25%	11%	49%	23%	23%
Unknown	19%	12%	25%	8%	26%	26%

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