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Chapter 8

Urban growth and changes in rural ownership.

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1. Introduction .

It is well-known that the value of land is related to several factors, including not only agronomic characteristics but also many other aspects, such as geographical location, urban planning and the surrounding environment and landscape. The type of use to which a plot of land has been (or will be) destined, as well as soil fertility, dimension and supply of fixed assets plays a very important role in the dynamics of the land market. The changes deriving from the institution of a protected area are also very interesting, especially concerning the application of limits to the use of land resources. Great importance has been placed on the different kinds of people involved in the sales, as long as farmers are not the only ones interested in the land market. On the one hand, rural land can be considered as a good protection against loss of the purchasing power of money by non-farmers. On the other, the changing of the destination of use can interest people actually not involved in agriculture.
This phenomenon is quite typical of areas where the interaction between the urban and agricultural system is deeply rooted, particularly in metropolitan areas (Camagni, 1994). In such a situation, a study of the dynamics of the land market can be a good method to analyze the changing of the land planning reality and gain some useful information on the social-economic context.
The Veneto plain is a typical example of a metropolitan area, with a wide-based economy and an economic development based on city expansion. The progressive transformation of rural villages into urban areas well integrated in the country is one of the main characteristics of the area. In Veneto, in fact, building development has occurred through the largely uncontrolled growth of numerous small villages that at one time had an essentially rural connotation. In many cases, this has involved the disappearance of the hypothetical dividing line between built-up areas and farmland, transforming the entire territory into an urban-rural continuum.
Within a similar context the land market is characterized by a wide variability depending on the expectations and potentials linked to the single plots. Different locations and land characteristics can involve several kinds of people, in terms of employment and social level.
The study of land market dynamics can provide useful information from several points of view, especially concerning land planning effects and the social and economic changes in an area. The land market therefore turns out to be a very useful instrument in order to monitor the situation of a metropolitan area, where interactions between rural and urban issues are strong.
The research aims at analyzing the land market dynamics for achieving information on the agricultural establishment in different zones of a metropolitan area. The case study is, in fact, made up by several zones with different geographical, economic and rural characteristics; therefore each of them shows a peculiar agricultural asset. The study of the local land market and of the people involved in the sales in particular provides very useful information for better understanding some aspects of the current rural establishment.

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[1] This study was carried out together by the two authors. Sections 1, 2, 3 must be attributed to Tiziano Tempesta, and Sections 4 and 5 to Mara Thiene.

2. Survey method.

It has been recognized for some time that there is a lack of information in Veneto on the several factors characterizing the land market, there being no data gathering service or data bank. Faced with this lack, in an attempt to improve knowledge on land market trends in a rural area with a high urban incidence, a study was done of transactions of rural land plots in the metropolitan area of the city of Padova.

In order to be fully explanatory of the entire territory of Padova district, eight different municipalities have been considered spread over the area. This means we took into account some municipalities, like Gazzo and Curtarolo, which properly represent the rural economy of the district. This territory is in fact mainly characterized by cultivated plots with several farms, cattle breeding is also quite common. The two municipalities are located in the northern part of Padova, almost on the border with another district, Vicenza, and their territory does not show any great influence of the nearest urban zone.

The second scenario we analyzed located just around the first ring of Padova is completely different. Vigonza, Ponte S. Nicolò and Abano Terme can be considered three "urban" municipalities. The choice was motivated by the fact that the area is fully explanatory of the more turbulent rural land market. The municipalities forming the first and second rings, in fact have recently been subjected to heavy building development, that has partially overrun the rural area. Many of the studied municipalities are characterized by a territory divided into various villages, that has contributed to considerably increasing the variability of market conditions.

The third situation taken into account refers to a group of municipalities located on a hilly area in the south-west part of the district. Lozzo A, Cinto E. and Arquà P. belong to a protected area named "Parco dei Colli Euganei", which is a regional park. The institution of a protected area can generally be related to the introduction of some limitations in land use. Moreover, these limitations involve a different allocation of benefits arising from the use of resources among various users. It will therefore surely effect land values and the land market. Because the value of any resource is connected to the type of benefit arising from it or expected by people, every modification will turn into a variation of its value.

The study of the dynamics of the land market allows the effective impact on the resources value by the park institution to be verified; this is concerned either with productive or non productive resources belonging to several individuals working inside the protected area. The availability of such information could allow more finalized strategies to be adopted in terms of resources protection, with particular regard to the phenomenon of redistribution (Tempesta, 1995, pag.89).

The present research therefore aims at defining the various aspects and the development dynamics that characterized three different situations regarding the land market.

The study covers a decade, i.e. the period between 1985 and 1995.

Data collected were in the deeds of sale generally available in each municipality. This source provides plenty of useful information about the land market, such as the type of plots sold, some of their physical characteristics, the type of individual involved.

On the contrary, in most cases the values indicated are unreliable. It is in fact well-known that the value declared in the deed of sale tends to be much lower than the real one to reduce the taxes payable, the exception being cases where the right of pre-emption is exercised or companies that have to present an annual balance sheet (Fratepietro, 1990).

From the information available in the deed of sale, listed in tab.1, it is possible to know the surface area of the property sold divided into several units and the type of cultivation,

according to the old scheme of the Land Register[2]. With reference to the urban aspects, for each property sold the homogeneous territorial zone (HTZ) defined by the Master Plan (MP) in force is specified.
It is also possible to know whether there is a building or not and its surface area. Plenty of information can be surveyed on the characteristics of buyers and sellers; both are divided in relation to their main employment (farmer, employee, society, institution, entrepreneur, etc.). Information about their provenance is also available.
Fiscal benefits are noted, with particular regard to facilitation in buying a house and in the case of a farming owner. Special cases such as pre-emption are indicated.
Special attention has been paid to describe the type of deed; it is in fact possible to find transaction, division, donation, succession, barter (exchange), expropriation, prescription, etc.

Table.1 Description of the surveyed variables.

VARIABLE	Description
Year	
Homogeneous territorial zone	
Type of cultivated crops	(surface)
Presence of building	(surface)
Seller	farmer
	society
	institution
	employee
	entrepreneur
	professional
	other
	mixed
Buyer	farmer
	society
	institution
	employee
	entrepreneur
	professional
	other
	mixed
Address of seller	
Address of buyer	
Fiscal benefit	farming property
	house purchasing
	others
Pre-emption	
Type of deed (transaction)	sale
	succession
	division
	donation
	barter
	expropriation
	prescription
	cession
	other

[2] Although the Land Register is still used in order to determine land possession, the kind of cultivated crops can no longer be considered reliable.

3. Land transactions.

During the decade 2,755 property transactions were analyzed, mostly concentrated in the municipalities located in the protected area (tab.2). The global surface area involved in the transactions is 28,020,640 square meters, with an average surface area of 10,200 square meters (tab.3). The average dimension of plots does not seem to be connected to different locations of the places considered in the analysis.
Almost 60% of the surface area has been sold in the three municipalities of the regional park, while the rural area shows the lowest level of land sold (around the 15%).
An interesting piece of data emerges from analyzing the percentage of the global agricultural and forest surface area exchanged in every municipality during the decade. Lowest values can be easily observed in the municipalities located in properly rural areas, and as we near the urban center the percentage of agricultural and forest surface area affected by transactions tends to increase. Highest values characterize the Colli Euganei area where the surface area exchanged always exceeds 30%.

Table.2 Number of sales during 1985-1995 in different municipalities.

	Municipality	Number of transactions	Frequency %
Rural area	Curtarolo	279	10.1
	Gazzo	142	5.1
Periurban area	Vigonza	352	12.8
	P.S.Nicolò	142	5.1
	Abano Terme	252	9.2
Protected area	Arquà Petrarca	447	16.2
	Cinto Euganeo	483	17.6
	Lozzo Atestino	658	23.9
	Total	2.755	100

Table.3 Surface area of rural land sold.

	Municipality	Surface area (ha)	Frequency %	Plot average surface (ha)	Agricultural and forest surface %
Rural area	Curtarolo	190.73	6.8	0.68	18.38
	Gazzo	231.42	8.2	1.63	11.67
Periurban area	Vigonza	408.90	14.6	1.16	20.93
	P.S.Nicolò	164.77	5.9	1.16	20.29
	Abano Terme	212.59	7.6	0.84	25.31
Protected area	Arquà Petrarca	412.58	14.8	0.92	46.83
	Cinto Euganeo	523.59	18.6	1.08	31.64
	Lozzo Atestino	658.06	23.5	1.17	32.79
	Total	2.802.64	100	1.02	25.09

Other important considerations can be deduced from the study of the dynamics of the land market during the decade. Several data processing have been done with particular regard to land sales, excluding all the other forms of transaction.
In order to better understand the development of the land market, we divided the decade into three periods: 1985-1987, 1988-1991 and 1992-1995. As fig.1 shows the middle period, that is 1988-1991, was characterized by the largest amount of land sales in all the municipalities taken into account. As mentioned above, during the whole period of time most sales have taken place in the area of Colli Euganei Regional Park, with a climax in the middle years when sales exceeded 2%. Municipalities located in the periurban district always show lower

values than the protected area but higher than the rural area. In this zone, in fact, land sales are any case under 1.5% of the total agricultural and forest surface area.
Considering the three periods of time, the one between 1985-1987 appears to be characterized by the lowest dynamics of the land market in the fringe area. Moreover, a similar trend seems difficult to highlight in the other areas, because the single municipalities do not show the same behavior.
Going into detail, during the decade the two rural municipalities have similar developments showing a peak in 1988 and 1992, more evident when getting nearer the urban zone which is in line with what was observed above (fig.2). The dynamics of the land market in the fringe area seem to be more turbulent (fig.3), as most sales are concentrated between 1988 and 1989, after this period the trend seems to decrease.
In agreement with other studies (Tempesta, 1995, page 96-101), the municipalities of the protected area (fig.4) reveal the greatest land dynamics between 1990 and 1991, followed the year after by a sudden drop in land sales. After that, it does not seem possible to identify a common trend characterizing the land market in this area.

4. The people and the sales.

Taking into account the people involved in the sales, interesting information can be gained by analyzing the kinds of buyers and sellers. Considering the sellers, table 4 highlights how the most important role is played by the category of "other" with 34% of all sales. Several types of people belong to this group, in particular housewives, students, pensioners, etc., that is all those who are not in active employment. They are no longer interested in agriculture or rural activities. This situation seems to attest to the general agreement in the Italian land market establishment which identifies in extra-rural people the main supporters of land supply and in farmers the main supporters of land demand (Grillenzoni and Bazzani, 1995, page 67). Table 5 shows in fact how farmers alone exceed 36% of the entire land sales.
Going into the details, fig.5 shows the amount of land appropriated by farmers over the whole period. In the rural districts farmers have played an important role, especially in the municipalities located far from the urban center. As as we get nearer the urban core, there is a big change among the types of people involved, with a consequent decrease in farmers activity. Fringe areas are in fact characterized by a scarce interest of rural people, up to the point that one of these municipalities even shows a negative value. On the contrary, the highest amount of rural land appeared to be appropriated by farmers in the regional park of Colli Euganei. The reason for this phenomenon can be ascribed to the fact that the park institution has imposed several limitations to building determining the flight of many non-residents who sold their property. Moreover, this is in line with what has already been observed in other studies (Tempesta, 1995).
Differentials in figg.6 and 7 confirm what is mentioned above by describing on the one hand the increasing amount of rural land acquired by farmers as long as we consider places characterized by agricultural activities. On the other hand, it underlines the lowest presence of farmers in urban and fringe areas.
Interesting information about other categories of buyers can be deduced from table 6 which shows the balance of the land bought. Indeed farmers are the most important, but also employers and entrepreneurs seem to be involved in sales even if both have mainly acquired land in fringe areas. On the contrary, the protected area seems to be preferred by professionals who probably appreciate the beautiful landscape and the positive externalities connected with the hills.
The behavior of the societies appears to be debatable, since they are generally little interested in rural districts and, on the contrary, they acquired a large amount of land in periurban areas.

At the same time they sold land within the boundaries of the Colli Euganei Park. Pensioners, housewives, students and all the other people belonging to the category of "other" and "mixed" definitely appear to sell land in rural, urban and protected area, as well as do agencies.
By analyzing the land market we cannot leave aside the comparison with the global surface area of the territory considered. Table 7 shows the net percentage balance of agricultural and forest land bought. The highest number of sales (over 6%) have taken place in the protected area, with a value exceeding 3% coming from the category of non-active workers. Another 3.3% of exchanged land acquired by farmers is concentrated in rural areas again coming from sales by non-active people and the mixed category.
Another important aspect is the place of origin of the people involved in the sales. As can be observed in tabb.8-9, even if the highest number of sales are related to sellers (almost 35%) living in the same municipality, almost 20% and 15% of the remainder come from the first belt and the province, respectively. The buyers are definitely more local, who tend to acquire land in the same municipality in which they live (50%) or at least are mostly concentrated in the first belt (24%).
Going into the details, land acquisition by people living in the same municipality mostly happen in rural and protected areas (tab.10). Making a comparison between the two zones (tab.9), we realize that the highest amount of land has been bought in the rural areas (over 66%).
On the contrary, periurban or fringe areas seem to be characterized by sales made by people living in the first belt or in the province. An interesting piece of data emerges from consideration of the people involved in sales in the protected area: a large number of sellers seem to come from places located far away from the considered metropolitan area, even out of the province.
Tab.11 shows that the sales by people living in the same place involved over 3% of the whole territory in the rural and protected areas, while land acquisition in the fringe area, mainly related to people coming from outside, covers over 2.5% of the total surface area. What is reported above leads to the following conclusions: first of all the acquisition of land is generally associated with living in the same place. Moreover it appears to be connected to the kind of employment: analysis of the data suggests in fact that places characterized by rural activities have seen large acquisitions of land by farmers who bought it from people involved in extra-rural activities or even non-active workers. On the other hand, the land market in fringe areas was characterized mainly by persons not involved in agriculture, who tended to buy land for other purposes and who often came from outside the area.

5. Conclusions.

This study has provided some useful information for understanding the current establishment of agriculture in different zones of a metropolitan area. The high mobility of the land market in the protected area has been highlighted where the largest number of sales have occurred. The analysis of the people involved is particularly interesting. Farmers have acquired the largest amount of land sold mainly by people not involved in agricultural activities. Housewives, pensioners, students, entrepreneurs etc. belong to a category of people who do not find the income deriving from land ownership profitable any longer. By imposing building limitations a park setting-up implies the decrease of land ownership interest by certain people. Besides, farming becomes profitable nowadays when associated with specialized or intensive agriculture in a metropolitan area (Tempesta, Thiene, in publication). Therefore, the land market dynamics mainly on the part of farmers in a protected area seems to suggest a possible recomposition of the traditional rural asset in this zone more than in the

typical rural or fringe areas. On the contrary, periurban areas are characterized by scarce interest by farmers and a relevant demand by societies, institutions, entrepreneurs who buy land with different expectations (Tempesta and Thiene, 1996).
Moreover, the institution of a protected area seems to allow and somehow to favor the development of a strong agriculture characterized by a land market which does not apparently suffer from the extra limitation deriving from the proximity to an urban center. In this case the spread over the whole metropolitan area of the urban rent could be prevented by the limitation imposed in a sensitive area. Therefore, an important consideration can be made about the possibility of using a park setting-up as a land planning tool in order to control the diffusion of the urban rent on the territory.
In such situation the land marked would be influenced more by traditional rural factors and by the CAP decisions than by external factors. It is in fact well-known that the CAP reform has deeply influenced both the Italian land market andt also the other European ones (Grillenzoni and Ragazzoni, 1996, pgg.70-74; Canavari and Furlan, 1995, pgg.69-71; Canavari and Furla, 1995, page 78; Bazzani, 1994, page 62).
Even the CAP effects in general seem to be debatable. The CAP reform in 1992 was followed by some agro-environmental measures aiming at favoring the development of another form of agriculture, beside the traditional one, which paid great attention to the environmental aspects (Fanfani, 1998, page 65). A new function of agriculture already known as agro-enviromental services producer (Stellin, 1987) was pointed out. The CAP approach used to focus attention on the new function in sensitive areas and, on the contrary, it left the traditional agriculture suitable for the rest of the territory alone (Tempesta, 1997). Nevertheless, the CAP effects in the studied area seem to be fairly surprising, at least as far as protected and fringe areas are concerned. For some reasons, in fact, agriculture as environmental services producer could be more suitable for the fringe areas where the farm income tends to be no longer profitable because of the difficulty of keeping up part-time farming. Besides, the difficulty in extending the farmland has to be stressed. Furthermore, environmental services could be really appreciated in those areas close to urban centers generally characterized by worse natural conditions and a ruined landscape. Finally, attention to the environment and landscape and the need to preserve and renovate it through the farmers' work is increased once more in the coming agricultural reform, as indicated in Agenda 2000 (European Commission, 1998) and other important studies (Buckwell, 1998).

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Table 4 Land sold by different categories of sellers in the metropolitan area (ha and %).

	Farmer	Society	Institution	Employee	Professional	Entrpreneur	Other	Mixed	Unknown	TOTAL
Rural area	29,81	1,33	0,59	26,93	1,85	1,86	115,92	99,09	20,37	297,75
Periurban area	71,98	40,43	22,13	21,33	9,65	17,50	161,89	131,26	75,12	551,29
Protected area	109,49	98,42	32,94	124,92	40,73	75,12	311,31	56,11	33,06	882,08
TOTAL	211,28	140,18	55,66	173,18	52,23	94,48	589,12	286,45	128,55	1.731,12
Row %										
Rural area	10,01	0,45	0,20	9,05	0,62	0,62	38,93	33,28	6,84	100,00
Periurban area	13,06	7,33	4,01	3,87	1,75	3,17	29,37	23,81	13,63	100,00
Protected area	12,41	11,16	3,73	14,16	4,62	8,52	35,29	6,36	3,75	100,00
TOTAL	12,20	8,10	3,22	10,00	3,02	5,46	34,03	16,55	7,43	100,00
Column %										
Rural area	14,11	0,95	1,06	15,55	3,54	1,97	19,68	34,59	15,85	17,20
Periurban area	34,07	28,84	39,76	12,32	18,47	18,53	27,48	45,82	58,43	31,85
Protected area	51,82	70,21	59,19	72,13	77,99	79,51	52,84	19,59	25,72	50,95
TOTAL	100,00	100,00	100,00	100,00	100,00	100,00	100,00	100,00	100,00	100,00
Total %										
Rural area	1,72	0,08	0,03	1,56	0,11	0,11	6,70	5,72	1,18	17,20
Periurban area	4,16	2,34	1,28	1,23	0,56	1,01	9,35	7,58	4,34	31,85
Protected area	6,32	5,69	1,90	7,22	2,35	4,34	17,98	3,24	1,91	50,95
TOTAL	12,20	8,10	3,22	10,00	3,02	5,46	34,03	16,55	7,43	100,00

Table 5 Land sold by different categories of buyers in the metropolitan area (ha and %).

	Farmer	Society	Institution	Employee	Professional	Enrtpreneur	Other	Mixed	Unknown	TOTAL
Rural area	132,31	10,27	0,00	41,87	2,76	6,56	43,39	48,91	11,67	297,75
Periurban area	108,28	148,30	2,53	65,84	13,49	34,52	89,07	55,79	33,49	551,29
Protected area	397,48	27,11	9,52	141,41	55,51	83,13	146,22	20,42	1,28	882,08
TOTAL	638,08	185,68	12,05	249,12	71,76	124,21	278,67	125,12	46,44	1.731,12
Row %										
Rural area	44,44	3,45	0,00	14,06	0,93	2,20	14,57	16,43	3,92	100,00
Periurban area	19,64	26,90	0,46	11,94	2,45	6,26	16,16	10,12	6,07	100,00
Protected area	45,06	3,07	1,08	16,03	6,29	9,42	16,58	2,32	0,15	100,00
TOTAL	36,86	10,73	0,70	14,39	4,15	7,18	16,10	7,23	2,68	100,00
Column %										
Rural area	20,74	5,53	0,00	16,81	3,85	5,28	15,57	39,09	25,13	17,20
Periurban area	16,97	79,87	21,00	26,43	18,79	27,79	31,96	44,59	72,11	31,85
Protected area	62,29	14,60	79,00	56,76	77,36	66,93	52,47	16,32	2,76	50,95
TOTAL	100,00	100,00	100,00	100,00	100,00	100,00	100,00	100,00	100,00	100,00
Total %										
Rural area	7,64	0,59	0,00	2,42	0,16	0,38	2,51	2,83	0,67	17,20
Periurban area	6,26	8,57	0,15	3,80	0,78	1,99	5,14	3,22	1,93	31,85
Protected area	22,96	1,57	0,55	8,17	3,21	4,80	8,45	1,18	0,07	50,95
TOTAL	36,86	10,73	0,70	14,39	4,15	7,18	16,10	7,23	2,68	100,00

Table 6 Balance of the land bought by different categories of people (ha).

	Farmer	Society	Institution	Employee	Professional	Entrpreneur	Other	Mixed	Unknown
Rural area	102,51	8,94	-0,59	14,94	0,91	4,70	-72,53	-50,18	-8,70
Periurban area	36,30	107,86	-19,60	44,50	3,84	17,01	-72,82	-75,47	-41,63
Protected area	287,99	-71,31	-23,42	16,49	14,78	8,01	-165,09	-35,68	-31,78
TOTAL	426,80	45,50	-43,61	75,93	19,54	29,73	-310,45	-161,33	-82,11

Table 7 Net percentage balance of agricultural and forest land bought by different categories of people.

	Farmer	Society	Institution	Employee	Professional	Entrpreneur	Other	Mixed	Unknown
Rural area	3,39	0,30	-0,02	0,49	0,03	0,16	-2,40	-1,66	-0,29
Periurban area	1,01	2,99	-0,54	1,23	0,11	0,47	-2,02	-2,09	-1,15
Protected area	6,34	-1,57	-0,52	0,36	0,33	0,18	-3,63	-0,79	-0,70
TOTAL	3,82	0,41	-0,39	0,68	0,17	0,27	-2,78	-1,44	-0,74

Table 8 Land sold and origin of the sellers in the metropolitan area (ha and %).

ha	Municipality	Belt	Province	Other	Unknown	TOTAL
Rural area	91,50	44,22	11,76	44,42	105,85	297,75
Periurban area	192,05	125,65	129,28	34,52	69,79	551,29
Protected area	321,33	166,78	118,92	192,54	82,51	882,08
TOTAL	604,88	336,65	259,96	271,48	258,16	1.731,12
Row %						
Rural area	30,73	14,85	3,95	14,92	35,55	100,00
Periurban area	34,84	22,79	23,45	6,26	12,66	100,00
Protected area	36,43	18,91	13,48	21,83	9,35	100,00
Total	34,94	19,45	15,02	15,68	14,91	100,00
Column %						
Rural area	15,13	13,14	4,52	16,36	41,00	17,20
Periurban area	31,75	37,32	49,73	12,72	27,04	31,85
Protected area	53,12	49,54	45,75	70,92	31,96	50,95
Total	100,00	100,00	100,00	100,00	100,00	100,00
Total %						
Rural area	5,29	2,55	0,68	2,57	6,11	17,20
Periurban area	11,09	7,26	7,47	1,99	4,03	31,85
Protected area	18,56	9,63	6,87	11,12	4,77	50,95
Total	34,94	19,45	15,02	15,68	14,91	100,00

Table 9 Land sold and origin of the buyers in the metropolitan area (ha and %).

ha	Municipality	Belt	Province	Other	Unknown	TOTAL
Rural area	198,41	25,06	5,71	14,12	54,45	297,75
Periurban area	201,87	216,97	61,64	35,17	35,65	551,29
Protected area	480,83	175,37	120,44	87,56	17,89	882,07
TOTAL	881,11	417,40	187,79	136,85	107,99	1.731,12
Row %						
Rural area	66,64	8,42	1,92	4,74	18,29	100,00
Periurban area	36,62	39,36	11,18	6,38	6,47	100,00
Protected area	54,51	19,88	13,65	9,93	2,03	100,00
TOTAL	50,90	24,11	10,85	7,91	6,24	100,00
Column %						
Rural area	22,52	6,00	3,04	10,32	50,42	17,20
Periurban area	22,91	51,98	32,82	25,70	33,01	31,85
Protected area	54,57	42,01	64,14	63,98	16,57	50,95
TOTAL	100,00	100,00	100,00	100,00	100,00	100,00
Total %						
Rural area	11,46	1,45	0,33	0,82	3,15	17,20
Periurban area	11,66	12,53	3,56	2,03	2,06	31,85
Protected area	27,78	10,13	6,96	5,06	1,03	50,95
TOTAL	50,90	24,11	10,85	7,91	6,24	100,00

Table 10 Balance of the land bought and origin of people (ha).

ha	Municipality	Belt	Province	Other	Unknown	TOTAL
Rural area	106,91	-19,16	-6,05	-30,3	-51,4	0,00
Periurban area	9,82	91,32	-67,64	0,65	-34,15	0,00
Protected area	159,5	8,59	1,52	-104,98	-64,62	0,00
TOTAL	276,23	80,75	-72,17	-134,63	-150,17	0,00

Table 11 Net percentage balance of agricultural and forest land bought and origin of people.

	Municipality	Belt	Province	Other	Unknown	TOTAL
Rural area	3,54	-0,63	-0,2	-1,00	-1,7	0,00
Periurban area	0,27	2,53	-1,88	0,02	-0,95	0,00
Protected area	3,51	0,19	0,03	-2,31	-1,42	0,00
TOTAL	2,47	0,72	-0,65	-1,21	-1,34	0,00

Figure 1 Percentage of agricultural and forest land sold on average each year by period.

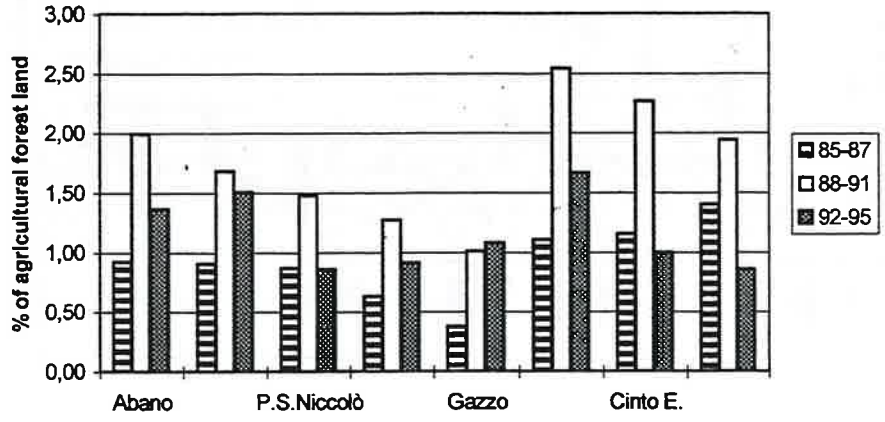

Figure 2 Percentage of agricultural and forest land sold in the rural area.

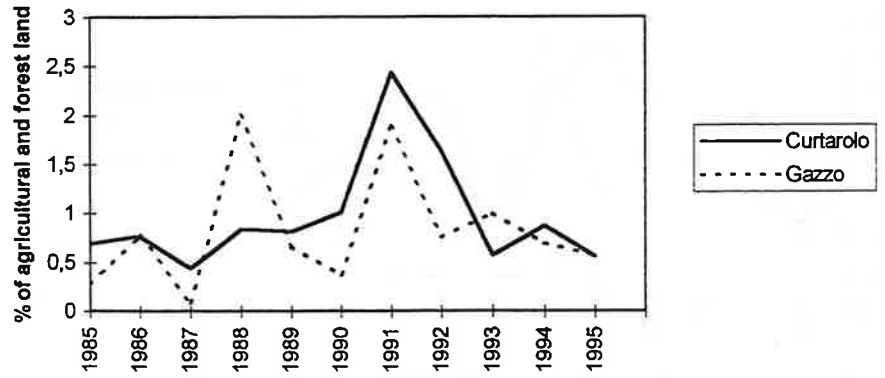

Figure 3 Percentage of agricultural and forest land sold in the periurban area.

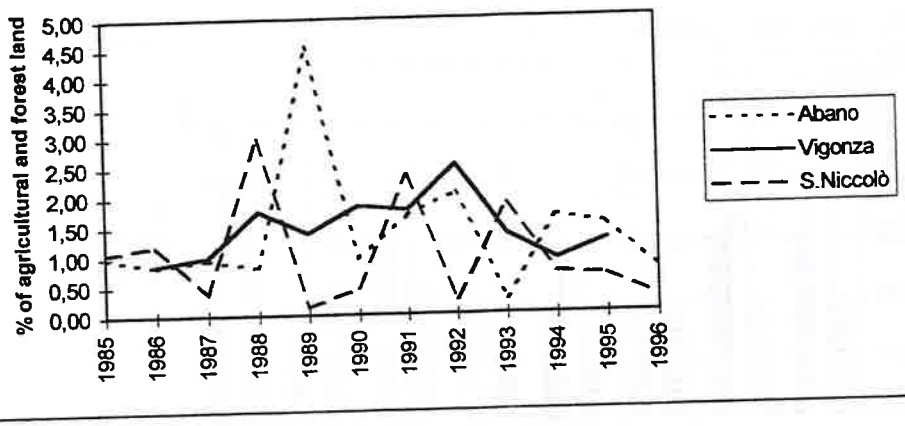

Figure 4 Percentage of agricultural and forest land sold in the Colli Euganei Regional Park.

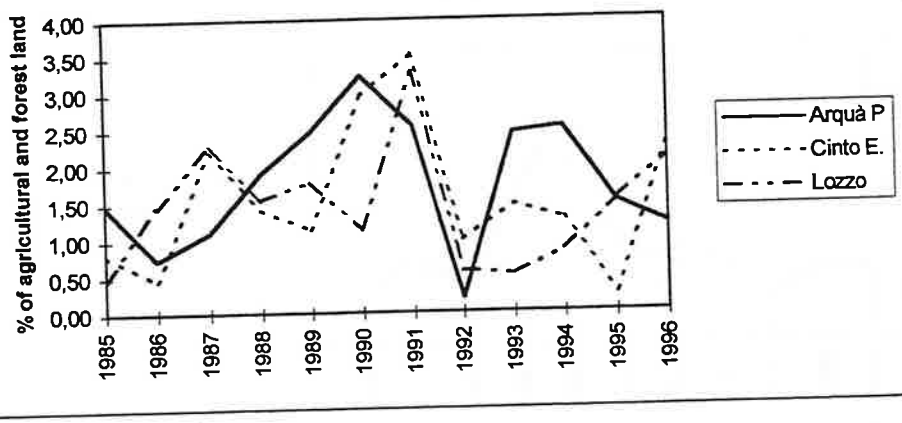

Figure 5 Percentage of agricultural and forest land appropriated on average by farmers each year.