

Multifunctionality and value of agricultural land – rationality of use and conflicts of interest

Economists consider land, apart from capital and labour, to be a classical production factor. They underline that land is a limited resource and a fixed asset, due to which land markets are very distinct from commodity, capital and labour markets. In addition, **agricultural land constitutes critical resource to provide consumers with food and, at the same time, to deliver multiple goods and services to the society which are not directly valued by the market.** This includes for example protection of biodiversity, agricultural landscape, as well as regional and cultural identity.

However, increasingly large areas of agricultural land are converted into non-farming purposes such as manufacturing, housing, transport, forests, leisure, etc. **This leads to growing land-use competition and conflicts between farming and non-farming sectors.** Therefore, it is important to ask how these conflicts influence efficient use of land and how land-use policy influence competition and distributional conflicts over land.

Multifunctionality of land, its economic, social, cultural and environmental aspects, require new, interdisciplinary approach to evaluate land value and formulate science-based foundations for public policies shaping rational, future oriented land conservation and land use. It is a big challenge to social and life sciences. Our project aims to response to this challenge in a comprehensive way.

The main objective of the project is to **identify the most important conflicts of interest related to agricultural land use and to show the relationship between stakeholders, conflicts, multifunctionality and value of agricultural land.**

The main research hypothesis of the project states that **conflicts over agricultural land-use increase with economic development and lead to negative impacts on agricultural land use.**