Agricultural land abandonment has swelled over the past several decades in Japan, having an alarming implication not only of foiling economic gains, but also of cultural heritage loss, uncertainty of food security, and biodiversity change. In this context, a cross-level coordination of property rights trading has been evolving to curb farmland abandonment and at the same time possibly promote sustainable farmland management. The dissertation aims to investigate how perceptions about values of agricultural land are held by actors and stakeholders across different levels in Japan, and then influence their responses to agricultural landscape management. By conducting an in-depth analysis of property rights re-arrangements in Ishikawa Prefecture of Japan, the study will examine how farmers with different types of property rights perceive farmland and act on their perceptions to feed into property rights re-arrangements, and in turn what consequences a cross-level coordination of property rights trading has particularly at the local level.

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