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## THEORETICAL AND METHODOLOGICAL FOUNDATIONS OF LAND RESOURCE MANAGEMENT MECHANISMS OF AGRARIAN ENTERPRISES

*The article substantiates the theoretical and methodological foundations of the formation and functioning of land resources management mechanisms of agrarian enterprises. It was established that land resources, as an object of management, involves taking into account the peculiarities of their participation in economic circulation, as well as economic, ecological and social aspects of the reproduction of resources placed in production and commercial processes. It is well established that the main criteria for effective land use by agricultural enterprises are obtaining production results sufficient for extended reproduction of advanced capital in the form of produced volumes of agricultural products, provided that the agro-ecological condition of agricultural lands is improved and the proper level of income of landowners is achieved. It was determined that one of the key measures in the management system of the use of land resources is the placement of crop rotations taking into account the production and commodity specialization of agricultural enterprises. It has been established that the elements of the mechanism of sustainable land use include not only economic and ecological components, but also mechanisms for monitoring and assessing land resources, as well as financial mechanisms for compensation for environmental damage. Four measures have been identified to improve the use of land resources within the framework of the land resources management mechanism in the management system of agrarian enterprises: improvement of the state of land resources of agrarian enterprises; reduction of removal of land from agricultural circulation, compensation of losses from non-agricultural users, reduction of pollution of land resources; use of vacant land suitable for agricultural purposes; rationalization of the use of the land fund from the point of view of the final results of agricultural production.*

*Key words: land resources, management mechanisms, efficiency, restoration, sustainable land use.*

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## ТЕОРЕТИКО-МЕТОДОЛОГІЧНІ ОСНОВИ МЕХАНІЗМІВ УПРАВЛІННЯ ЗЕМЕЛЬНИМИ РЕСУРСАМИ АГРАРНИХ ПІДПРИЄМСТВ

*У статті здійснено обґрунтування теоретико-методологічних засад формування та функціонування механізмів управління земельними ресурсами аграрних підприємств. Встановлено, що земельні ресурси, як об'єкта управління, передбачає врахування особливостей їх участі в економічному обігу, а також економічних, екологічних та соціальних аспектів відтворення розміщених у виробничо-комерційних процесах ресурсів. Обґрунтовано, що основним критерієм ефективного землекористування аграрних підприємств є отримання достатніх для розширеного відтворення авансованого капіталу виробничих результатів у вигляді вироблених обсягів сільськогосподарської продукції за умови покращення агроекологічного стану сільськогосподарських угідь та досягнення належного рівня доходів землевласників. Визначено, що одним з ключових заходів в системі управління використанням земельних ресурсів є розміщення сівозмін з урахуванням виробничої та товарної спеціалізації аграрних підприємств. Встановлено, що елементами механізму сталого землекористування можна виділити не тільки економічну та екологічну складові, а й механізми моніторингу та оцінки земельних ресурсів, а також фінансові механізми відшкодування збитків навколишньому середовищу. Виділено чотири заходи щодо покращення використання земельних ресурсів в рамках механізму управління земельними ресурсами в системі менеджменту аграрних підприємств: покращення стану земельних ресурсів аграрних підприємств; скорочення вилучення угідь із сільськогосподарського обороту, компенсація втрат з боку несільськогосподарських користувачів, зменшення забруднення земельних ресурсів; використання вільних земель, придатних в аграрному плані; раціоналізація використання земельного фонду з точки зору кінцевих результатів сільськогосподарського виробництва.*

*Ключові слова: земельні ресурси, механізми управління, ефективність, відновлення, стале землекористування.*

### Introduction

Land resources of agrarian enterprises are the basis for the formation and development of their resource potential, the implementation of industrial and commercial activities and development, the determination of industry and commodity specialization, as well as the identity and specificity of each business entity of the agrarian sphere of the economy. The most important problem in the system of land relations remains the issues of land management, which include: demarcation of ownership of land, accumulation and spending of funds received from land tax, rent, sale of land plots and other agreements with them. Solving the tasks of land resource management is possible only through the creation of a land resource management mechanism in the management system of agrarian enterprises capable of ensuring their rational and comprehensive use, regardless of the forms of ownership and other factors.

### Analysis of research and publications

Scientific works are devoted to the study of theoretical and methodological foundations of land resource management of agrarian enterprises Berezhnyts'ka H., Horlachuk V., V'iun V., Sokhnych A., Hutorov O., Dyvnych O., Dyvnych A., Voron'ko T., Nevidnycha T., Nazarenko O., Zos-Kior M. and others. However, a

significant number of problematic issues of building land resource management mechanisms of agrarian enterprises require further research and search for solutions to a number of problematic issues that make up the essence of the researched scientific problem.

**The main purpose of the article** is the substantiation of the theoretical and methodological foundations of the formation and functioning of land resources management mechanisms of agrarian enterprises.

### **Presentation of the main research material**

Land resources are the basis of the formation of the resource potential of agricultural enterprises, because it is their presence and use in the process of carrying out the main activity that directly determines the sectoral affiliation of agricultural enterprises to the field of agricultural production. At the same time, the presence and proportions of availability for the use of land resources, the realization of property rights in its triad of possession, disposal and use, determine the scale of production and the size of agricultural enterprises, and therefore the potential production opportunities of certain volumes of agricultural products and create corresponding restrictions on their growth.

Identification of the characteristics of land resources as an object of management involves taking into account the peculiarities of their participation in the economic cycle, as well as economic, ecological and social aspects of the reproduction of resources placed in production and commercial processes. In turn, the main features of agricultural land as a resource for production in agricultural enterprises are its non-renewable nature and the limited area of agricultural land suitable for production. It is these characteristics that limit the growth of the resource potential of agricultural enterprises, due to which land resources acquire exceptional importance in its structure. This determines the system-forming role of land resources in determining the sectoral focus, product specialization, scale of production and the size of agricultural enterprises.

The non-renewable nature of land resources in the short term and spatial limitations determine their features as an object of management in the management of agrarian enterprises, because in order to increase production volumes, even with the application of intensive or innovation-intensive types of development of agrarian enterprises, sooner or later there is a need to expand land use areas due to the objectivity of the production concentration process, provided that the level of economic efficiency of the main activity of the subject of economic relations, which is appropriate for the extended reproduction of advanced capital, is achieved. Accordingly, the issues of acquiring the rights to use land plots of other commodity producers through the management of lease rights, acquisition of property and activation of integration processes are being updated. Moreover, the latter path remained a priority for a long period of development of domestic agricultural production.

The main criteria for effective land use by agrarian enterprises are obtaining production results sufficient for extended reproduction of advanced capital in the form of produced volumes of agricultural products, provided that the agro-ecological condition of agricultural lands is improved or at least not deteriorated and the landowners achieve an appropriate level of income. At the same time, changes in the legal regulation of the economic circulation of agricultural land have a significant impact on the achievement of economic and other types of efficiency in the use of land resources, because the lifting of the moratorium on the sale of agricultural land will significantly affect the business value of agricultural entities, depreciation policy, as well as investment attractiveness agricultural enterprises.

The totality of results and consequences of land use by agricultural enterprises determines the choice and formalization of indicators and indicators that should be used to evaluate the effectiveness of land resource use. Studies have shown that specific indicators of agricultural production by industry per unit area, indicators of production and total costs for the production of agricultural products, the cost of soil protection and soil protection measures depending on their composition, the cost of rental fees and the results of the normative assessment of the value of land plots depending on the production value and soil grading.

The process of taking into account the specified indicators in the justification, adoption and implementation of management decisions is due to the dualistic nature of the mechanisms of use and management of the use of land resources of agricultural enterprises. This approach to the typology of land resources management mechanisms is due to the fact that the mechanism of using land resources, as a system-forming component of the resource potential, has a completely objective nature, however, the influence of the subject of management, that is, the management of an agrarian enterprise, is subjective and is mediated through certain actions in order to achieve certain land use results. Accordingly, the typology of land resource management mechanisms used in the study involves the selection of mechanisms for the use of resources of agricultural enterprises and mechanisms for managing this process.

The process of managing the use of land resources is carried out in organizational and economic, production and technological and agroecological perspectives. In the organizational and economic perspective, there are processes of involvement in economic use and withdrawal from economic use of certain land plots that are used or can be used in the implementation of the main activity by agrarian enterprises. In the production-technological perspective, decisions are made and implemented regarding the application of a certain system of technologies, technical means, systems of soil cultivation, fertilization and agrochemical measures, which affects the use of land

resources in terms of impact on the volume of products produced in the process of their use. From an agroecological perspective, the impact on the use of land resources is carried out through soil protection and soil protection measures, as well as the correction of agricultural technologies through the use of economical, zero and minimal technological techniques designed to reduce the negative effects of economic use on the agroecological state of land. The application of the listed tools and means of influence on the process of land resource use involves the involvement of the relevant elements of the management system of the agricultural enterprise for the implementation of the specified measures, and therefore conditions the integration of the land resource use management mechanism into its management.

It should be noted that one of the key measures in the management system of the use of land resources is the placement of crop rotations taking into account the production and commodity specialization of agricultural enterprises. At the same time, the traditional production of plant products is more cost-effective for agricultural enterprises, however, the systematic non-compliance and the impossibility of observing scientifically based crop rotations due to the reduction of the number of crops in them leads to significant manifestations of a negative impact on the agro-ecological state of land. In turn, the production of livestock products, the increase in the area of fodder crop rotations, the increase in the use of organic fertilizers in fertilization systems has a positive effect on the preservation of soil fertility and the improvement of the quality of used agricultural land. Accordingly, it is expedient to achieve a balanced land use of agricultural enterprises by establishing a rational relationship between crop production and livestock production in the structure of industry and commodity specialization of commodity-producing enterprises.

The most important problem in the system of land relations remains the issues of land management, which include: demarcation of ownership of land, accumulation and spending of funds received from land tax, rent, sale of land plots and other agreements with them. Solving the tasks of land resource management is possible only through the creation of a land resource management mechanism in the management system of agrarian enterprises capable of ensuring their rational and complex use, regardless of the forms of ownership and industry structure.

As elements of the mechanism of sustainable land use, it is possible to distinguish not only the economic and ecological components, but also the land protection component occupying an intermediate position between them, which includes mechanisms for monitoring and assessing land resources, as well as financial mechanisms for compensation for environmental damage. The economic mechanism of land resource management is a system of measures of economic influence, aimed at implementing the land policy of the state, ensuring the rights of landowners and land users, establishing socially fair payments for land, economic stimulation of rational and effective land use, introduction of economic sanctions for irrational use and deterioration of the ecological condition of land plots, for the protection of agricultural lands from deterioration of their quality, reduction of fertility and other types of harmful effects.

Of particular importance for the mechanism of land resource management in the management system of agricultural enterprises is the economic justification of the measures taken and the decisions made, which must ensure: the balance of the interests of the state, the region, agricultural enterprises and private landowners in the process of land resource management; rational distribution of rental income between the state, the region, agricultural enterprises, private landowners and other owners of land rights; economic interest when investing in the territory of the regions; income of national, regional and local budgets; continuity of the reproductive process; balanced socio-economic development of the territory of the region; the validity of established rates, tariffs, and prices when implementing land resource management measures (Fig. 1.).

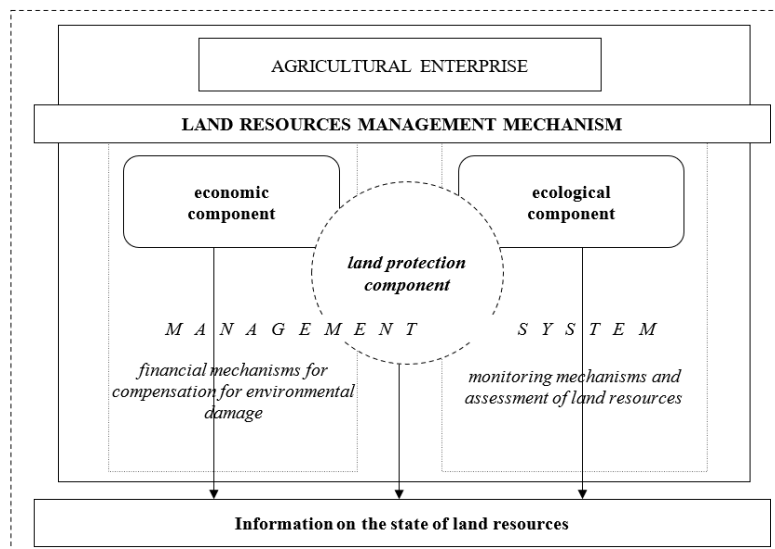


Fig. 1. Conceptual scheme of interconnection of land resource management mechanisms in the management system of agricultural enterprises

As part of the set of measures to implement the principles of sustainable land use, the land resources management mechanism in the management system of agrarian enterprises, four groups of largely interrelated measures to improve the use of land resources can be distinguished: improving the state of land resources of agrarian enterprises (fighting against erosion, organic fertilizers, various type of reclamation, etc.); limiting the influence of non-agricultural industries, sharply reducing the removal of land from agricultural turnover, compensation of losses from non-agricultural users, reduction of pollution of land resources; use of vacant land suitable for agricultural purposes; rationalization of the use of the land fund from the point of view of the final results of agricultural production.

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### Conclusions

The study substantiates the conceptual principles of the organization of management of the use of land resources of agricultural enterprises. The essence of the proposed and used conceptual approaches is the proportional achievement of economic, agro-ecological and social results of agricultural land use, with the priority of identifying strategic guidelines for increasing the economic efficiency of agricultural land use in the context of stabilizing the development of commodity-producing enterprises and implementing relevant strategies. The basis of their construction is a synthetic approach to the integration of mechanisms of resource use with the use of organizational, economic, production, technological and environmental means of influencing the results of the activities of commodity-producing enterprises with mechanisms of organizational and managerial influence on the results of agricultural land use. As elements of the mechanism of sustainable land use, the economic, ecological and soil protection components are highlighted, which include mechanisms for monitoring and evaluating land resources, as well as financial mechanisms for compensation for environmental damage.

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