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CONCEPTUAL PRINCIPLES OF LAND RESOURCE MANAGEMENT IN THE AGRARIAN SECTOR OF THE ECONOMY OF UKRAINE

The article substantiates the conceptual principles of land resource management in the agrarian sector of the Ukrainian economy. Modern conditions require the development of new conceptual approaches to the implementation of land resource management processes on the basis of taking into account the conditions of transformation of land ownership relations, the requirements of ensuring sustainable development and modern trends of strengthening the role of management bodies. It has been established that the management of land resources at the regional and national levels, in general, can be defined as the development and approval by state authorities and local self-government of a system of benefits and restrictions in land use for subjects of land relations, as well as control over compliance with regulatory prescriptions. The state land cadastre is the basis of the organization of management of the use of land resources. The knowledge of the application of the state land cadastre as the main tool for organizing the management of the use of land resources at the state level is substantiated. The essence and interrelationship of the economic and ecological component of the land resources management mechanism in the management system of agrarian enterprises is revealed. Contradictions in the characteristics of the management of the use of land resources as a system are outlined. It is proven that the management system of agricultural enterprises should combine the functions of cost monitoring of the land market, analysis of the efficiency of land use, and a set of measures for the rehabilitation of existing land resources as elements of the mechanism of sustainable land use. The criteria for the economic substantiation of measures within the framework of the land resource management mechanism in the management system of agrarian enterprises are outlined.

Key words: land resources, management, state regulation, land cadastre, management mechanisms.

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КОНЦЕПТУАЛЬНІ ЗАСАДИ УПРАВЛІННЯ ЗЕМЕЛЬНИМИ РЕСУРСАМИ В АГРАРНОМУ СЕКТОРІ ЕКОНОМІКИ УКРАЇНИ

У статті обґрунтовано концептуальні засади управління земельними ресурсами в аграрному секторі економіки України. Сучасні умови потребують розробки нових концептуальних підходів до реалізації процесів управління земельними ресурсами на основі врахування умов трансформації відносин власності на землю, вимог забезпечення сталого розвитку та сучасних тенденцій посилення ролі органів управління. Встановлено, що управління земельними ресурсами на регіональному та національному рівнях у загальному вигляді можна визначити як розробку та затвердження органами державної влади та місцевого самоврядування системи пільг та обмежень у використанні земель для суб'єктів земельних відносин, а також контроль за над дотриманням нормативних приписів. Основою організації управління використанням земельних ресурсів є державний земельний кадастр. Обґрунтовано положення про застосування державного земельного кадастру як основного інструменту організації управління використанням земельних ресурсів на державному рівні. Розкрито сутність та взаємозв'язок економічної та екологічної складової механізму управління земельними ресурсами в системі управління аграрними підприємствами. Окреслено суперечності в характеристиці управління використанням земельних ресурсів як системи. Доведено, що система управління аграрними підприємствами має поєднувати в собі функції вартісного моніторингу ринку землі, аналізу ефективності землекористування та комплексу заходів щодо реабілітації існуючих земельних ресурсів як елементів механізму сталого землекористування. Окреслено критерії економічного обґрунтування заходів у рамках механізму управління земельними ресурсами в системі управління аграрними підприємствами.

Ключові слова: земельні ресурси, управління, державне регулювання, земельний кадастр, механізми управління.

Introduction. Land relations are a whole complex of legal and economic issues, the details of which have not been fully studied until now. 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 recent research and publications. The issue of land resource management was studied by V.V. Horlanchuk, Yu.G. Hutsulyak, D.S. Dobryak, O.S. Dorosh, V.V. Kulynych, A.H. Martyn, L.Ya. Novakovskiy, Yu.M. Palekha, A.Ya. Sokhnych, A.M. Tretyak, M.A. Khvesyk et al [1-8]. At the same time, studies on this issue have not yet developed a coherent concept and approaches that reflect the organizational, economic and management aspects of the formation of a system of sustainable land use.

Formulation of the objectives of the article. The purpose of the article is to substantiate the conceptual foundations of land resource management in the agricultural sector of the Ukrainian economy.

Presentation of the main material of the research with full justification of the obtained scientific results. Ukraine has huge land resources at its disposal. Currently, one of the most difficult tasks remains to

complete the reform of land relations and create a unified land use system that could combine the freedom of land ownership, its effective use and social justice in the distribution of land.

The central link of market land relations is the land market, which, unlike other types, has its own specifics. The main distinguishing feature of this market is that the commodity is land, which in the economic sense is the main means of production. Meanwhile, more common is the provision that the commodity is the product of labor, but the commodity is not the land itself, but the right to own the land. The land market is one of the factors that actively influences rational land use.

The land market ensures the turnover of land and its transfer to the hands of the most efficient owners. The land market is quite complex in its structure, as is the system of land relations itself. In the market, both sellers and buyers interact, purchase and sale of land, and other types of transactions with land plots (lease, pledge, etc.) are also carried out.

Radical changes in the social and economic life of the country require the development of new conceptual approaches to the implementation of land resource management processes based on taking into account the conditions of transformation of land ownership relations, the requirements of ensuring sustainable development and modern trends of strengthening the role of authorities and management. In many ways, this is due to the fact that modern land use practice shows a low level of efficiency in the use of agricultural land. Most often, land use is carried out while ignoring the basics of potential land productivity and scientifically based crop rotation adapted to local soil, climatic conditions and other factors. These trends lead to the appearance of a whole set of negative consequences of an ecological, economic and social nature.

Civilized functioning of the land market is impossible without an effective mechanism for managing shifts in the use of land resources. The relationship between the subject and the object of land ownership is in constant motion and development. The need for their regulation in modern conditions is largely related to changes in the status and capabilities of each citizen and business entity as potential property entities.

Management of land resources at the regional and national levels, in general, can be defined as the development and approval by state authorities and local self-government of a system of benefits and restrictions in land use for subjects of land relations, as well as control over compliance with regulatory prescriptions. In other words, land management is a complex system of organizational, legal, economic and administrative levers that directly or indirectly affect the land relations of subjects, form, develop and direct these relations towards the correct combination of the realization of the interests of landowners, taking into account environmental restrictions.

Bodies of state power and local self-government are obliged to exert such an influence on land users that, if necessary, they make the most economically and ecologically effective decisions regarding the use of land resources.

The most complex problem of land resource management is the regulation of land use by authorities taking into account the interests of all participants in land relations and, at the same time, ensuring the integrated development of rural areas, which includes numerous aspects, including ecological ones.

At the same time, it should be taken into account that the framework of the rights of landowners under the pressure of national interests is increasingly narrowing while simultaneously expanding the rights of local self-government bodies. The development of economic relations and awareness of the conservatism of private land ownership forced local self-government bodies, without canceling it, to take more and more control rights over its use.

The state land cadastre is the basis of the management of the use of land resources. The modern cadastre is not primarily related to generalized data, but rather to detailed, spatially linked information at the level of a separate land plot. The land cadastre should serve the needs of both people and society as a whole. Benefits from an effective land resource management system are obtained as a result of the involvement of data from the state land cadastre in the following circumstances: the process of drawing up documents regarding the registration of the transfer of the right to real estate; provision of loans; regulation of construction; environmental impact assessment from land use; land market analysis; acquisition of land ownership rights; land taxation; implementation of land reform; for statistical purposes; for land monitoring purposes; territory use planning; control and regulation of investments; selection of places for different real estate objects; improvement of the territory; land protection.

The use of the state land cadastre as the main tool for managing the use of land resources at the state level has the following significance:

- Guarantee of ownership and its protection.
- Support for land and real estate taxation.
- Provision of loan guarantees.
- Development of land markets and their monitoring.
- Protection of land resources and support for environmental monitoring.
- Promotion of land management of state lands.
- Reducing the number of land disputes.
- Promotion of land reform and development of rural areas.
- Improvement of urban planning and infrastructure development.
- Obtaining statistical data on land plots.

As a result of the development of the agricultural land market and the appearance of an increasing number of private landowners, Ukraine needs to reform the land resources management system. The current situation requires the active development of the land management system and the management of agricultural enterprises, which are the main economically important subjects of land relations. Such a management system of agricultural enterprises should combine the functions of cost monitoring of the land market, analysis of the efficiency of land use, and a set of measures for the rehabilitation of existing land resources.

The economic component of the land resources management mechanism in the management system of agrarian enterprises perceives the management flows from the regional management bodies and from the external management environment (state authorities, local self-government bodies). Similar flows also go to the land protection subsystem.

Output information flows consist of information received from the land protection component of the land resources management mechanism in the management system of agrarian enterprises, which, in turn, perceives information about the state of the ecological component as a result of land monitoring.

In turn, the economic component of the land resource management mechanism in the management system of agrarian enterprises accepts external and internal information flows, including information on the experience of implementing land protection measures, the use of nature protection and ecologically progressive technologies, etc.

The economic component of the land resources management mechanism in the management system of agricultural enterprises, represented by all land users, consumes the resources of the ecological component, highlighting, in turn, the sources of deterioration of the quality of land. The latter go to the land protection component for the improvement process. However, at present, due to the insufficient development of nature protection technologies, part of the sources of deterioration of the quality of land is directly included in the ecological component.

In turn, the land protection component of the land resource management mechanism in the management system of agrarian enterprises also needs resource flows to ensure its functioning. Financial flows in the form of fees for the use of land resources flow into the land protection subsystem, ensuring its functioning.

Constant monitoring of land resources significantly affects the level of efficiency of their exploitation. Such an assessment is necessary to create a complex of information on the state of the land fund. At the same time, the ecological condition of land resources should be taken into account; suitability for the creation of engineering and market infrastructure facilities; attractiveness for implementation of investment projects, etc.

Thus, the contradictions in the characteristics of the management organization of the use of land resources as a system are as follows:

1. Ensuring the sustainability of the land resource management system, which in itself is dynamic. Equipment, especially electronic equipment, must be regularly modernized, and digital data must be constantly updated. Databases will periodically need restructuring in accordance with rapidly changing technologies, while providing access to archival digital files. In order to finance this modernization, ways must be found to cover the costs. The needs of users and the opportunities created by technical means and growing volumes of data mean that land management systems must be dynamic and constantly analyzed for suitability for modern use.

2. Credibility and transparency of the land management system, as well as confidentiality and protection of personal data. The final goal of the development process of the land management system is the complete digitization of record keeping of transactions related to land. An important element of the systems is quality control - the authenticity of those using the system must be verified, the integrity of the transactions must be guaranteed, and there should be no possibility for the parties to deny their participation. The protection and confidentiality of personal data must also be ensured, and this must be balanced with the requirements of publicity. Therefore, there should be clear rules about who can use the information, under what conditions and in what ways.

3. Taking into account the "human factor" in the automation of the land resources management system. The successes and failures of the land management system almost entirely depend on the management system, that is, on the quality of leadership and the level of those responsible for filling the system. Even in the era of digitization and digitization, it is the "human factor" that determines whether systems are successful. Significant efforts and resources must be invested in creating and maintaining the capacity of personnel to ensure the operation of land management systems.

4. Universality of land resource management systems with the uniqueness of each of them. All countries are different, and while the experience of others can and should be taken into account, ultimately any particular country must decide for itself which system is most suitable for it. Therefore, international trends should be understood with a view to wider international cooperation in developing global land markets.

The organization of effective and durable land management systems requires long-term investments and constant state support. Although it is expensive to keep land records and keep them up-to-date, an effective land management system provides many benefits. Thus, a protected legal status and an efficient land market result in more credit and investment, which leads to higher productivity and economic growth and, accordingly, to higher incomes and reduced poverty [1].

Of special 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 should ensure:

- balancing the interests of the state, the region, agricultural enterprises and private landowners in the process of managing land resources;
- rational distribution of rental income between the state, 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;
- the reasonableness of established rates, tariffs, and prices when implementing land resource management measures;
- balanced socio-economic development of the territory of the region.

Conclusions from this study and prospects for further investigation in this direction

Modern conditions require the development of new conceptual approaches to the implementation of land resource management processes based on taking into account the conditions of transformation of land relations. Modern requirements for ensuring sustainable development and modern trends of strengthening the role of management bodies. The organization of effective and durable land management systems requires long-term investments and constant state support. A protected legal status and an efficient land market result in more credit and investment, which leads to higher productivity and economic growth and, consequently, to higher incomes and improved living standards. The state land cadastre is the basis of the management of the use of land resources. The management system of agricultural enterprises should combine the functions of cost monitoring of the land market, analysis of the efficiency of land use, and a set of measures for the rehabilitation of existing land resources as elements of the mechanism of sustainable land use.

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