
ЕКОНОМІКА ТА ЕКОЛОГІЯ ЗЕМЛЕКОРИСТУВАННЯ

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ECONOMIC AND ECOLOGICAL FEATURES OF THE FORMATION OF AGRICULTURAL LAND USE IN TERMS OF NEW LAND RELATIONS

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Proved economic and environmental features of the formation of new land as an object of property and land relations in modern terms, hence the development of new methodological approaches to land management .

Keywords: *formation of land , land, land relations, economics of land use, land management.*

Statement of the problem

In recent decades, load associated with economic activities and the conduct of the private sector, was so high and grew so large a rate that the system of land tenure was not controlled [1]. Any human activity - industrial, commercial or other - is inextricably linked to the land that is today the most important species and part of the national land tenure system, form the core of any immovable object land and capital in the current conditions of the economy. Earth, as well as other properties, has the following properties: - spatial limitations - inability to move without

significant breach of its characteristics - that is a prerequisite for any economic and social activities. In addition to the general properties common to every type of real estate is different, unique to her qualities. First of all, productive ability , the ability to improve the quality of the rational use, a significant increase value by changing purpose.

According to Article 79-1 "Formation of land as a civil matter" of the Land Code of Ukraine land formation is to determine the land as a civil matter. It involves the definition of its area , boundaries and the information about it to State Land Cadastre. Formation of land made:

- the procedure of land allocation from state and municipal property;
- by splitting or combining previously established land ;
- by defining the boundaries of land state or municipal property for land development projects to streamline populated areas.

Prevailing land subject to state registration in the State Land Cadastre . Land is considered to be formed after assigning it to a cadastral number . Formation of land is carried out by land management projects on land allocation.

However, agriculture, land, primarily is a natural resource, which is characterized by space, topography, soils, water, mineral, flora and fauna . According to paragraph 1 of Article 22 of the Land Code of Ukraine, agricultural land recognized land granted to agricultural production, implementation of agricultural research and training activities, placing the appropriate industrial infrastructure, including infrastructure wholesale markets of agricultural products, or intended for that purpose . As the new land relations , these lands are not only the principal means of production in agriculture and the basis of spatial and transformed into an object of legal relations and socio-economic relations, the territorial basis for life in general. This necessitates the revision of methodological approaches to the formation of land especially agricultural, as an object of new land relations and estate.

The aim of the paper is to study the economic and ecological peculiarities of the land as an object of new land relations and estate in the current conditions and the need to develop new methodological approaches to land management.

The main material

A unique feature of the earth - its ability using natural forces to produce in large numbers , and other agricultural raw materials requires special approaches to the formation of land use particularly agriculture . Land as property appears only when a specific set of land use as a land area or land. According land, as part of the Earth's area is equipped and ready to be used for various purposes , and is in the use of natural or legal persons or groups of persons who have specific boundaries and location of forms of land tenure (tenure). These concepts defined scope of the powers of land (ownership, possession and use, etc.), the process of its use.

However , the land as a natural resource first finds expression through the economic system of socio-economic relations and property relations between citizens and their associations, local and state government. This interaction is called land relations are expressed in terms of macro-and microeconomics land. The diversity of the legal aspects of land relations is realized through economic indicators. Consequently , the land as a spatial basis activities and property is characterized by social and economic parameters.

The most important characteristics of land - its size and location [2]. Location of land use is characterized by its remoteness from major utilities, regional centers, the presence of roads and their quality. Depending on differences in the distribution of land value may differ significantly . The immediate impact the value of land (land) with its natural and technological properties : contour, topography, geology, soils. Depending on the characteristics of the cost of development and use of land,

such as the laying of utilities, construction of buildings, their operation will vary. Accordingly, an important part of the value of land as the property is an ecological state directly land on which the facility is located, and adjacent lands.

The legal status of land use also translates into economic parameters. Depending on the amount of land rights - ownership, use, lease - differ significantly its value and the value placed buildings. In agriculture and forestry, the most important economic characteristic of land is their performance that is dependent on soil fertility improvement and infrastructure areas. According to the characteristics of soil fertility is made of natural and agricultural zoning category defined farmland priority. Relative characteristics of productive agricultural land values obtained by their appraisal. Ball's creditworthiness - a key indicator that describes the natural and economic soil fertility. On the basis of land productivity ratios calculated for the main crops. Only then defined indicators of economic or monetary value of land.

The second most important after the soil fertility is taken into account their location. The market valuation of agricultural land use location as a property company is determined by its distance from the points of sale and purchase of agricultural products logistic resources.

The distance along the roads of varying quality - paved gravel, soil - compared with their average equivalent.

Land in Ukraine as of 01.01.2013 amounted to 60,4 million hectares, of which 28,9 million hectares (47,8 %) were in the public domain, 31,4 million hectares (52,2 %) - owned by individuals and 0.06 million hectares - to use entities. Of the total area of land pri-

vately owned 13.6 million hectares (44,1 %) is used for agricultural production and farmers own 15,9 million hectares (51,1 %) farms for lease. Farms only 19.6 hectares of land is used for ownership. Thus, the spatial basis for agricultural production up land that are privately owned by individuals. In particular, as of 01.01.2013 agricultural land distributed as follows (ha):

1. ownership of
Total 31149,3
including
plots of land (shares) 26297,6
farms 268,4
individual housing 15021
entrepreneurial non-agricultural activities 8,5

2 Ownership of Legal Entities on agricultural land

Total 24.0
including
agricultural cooperatives 1.0
Agricultural Society of 14.0
other non agricultural enterprises
(private and rental companies) 6.5
other subsidiary agriculture 2.5

However, privately owned 31373.3

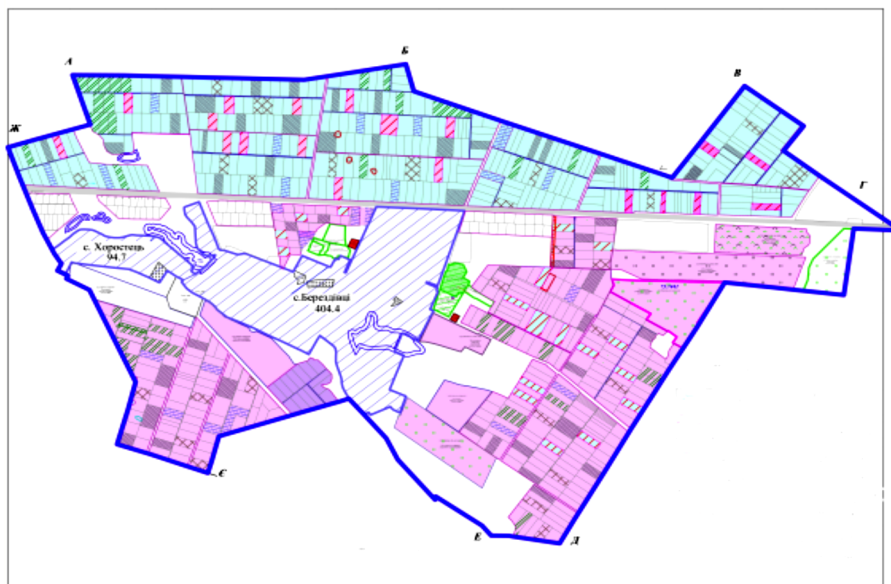
Thus, the land use of private farms formed the majority on loan and is characterized by uniformity not legal land owners of land shares (shares) (fig. 1). This pestrota legal regime of land use determines the development of new methodological approaches the formation of farm land by land use.

In Fig. 2 shows our proposed logical-semantic model methodology forming area of agricultural land in terms of new land relations that exist.

At the same time it is necessary to pay attention to the functional differences of the lands which the agricultural and forestry production, and used as a basis for spatial location

of cities , industrial facilities that are in constant interaction. Agricultural and forest land - the source of expanding

towns, locating all kinds of construction projects.



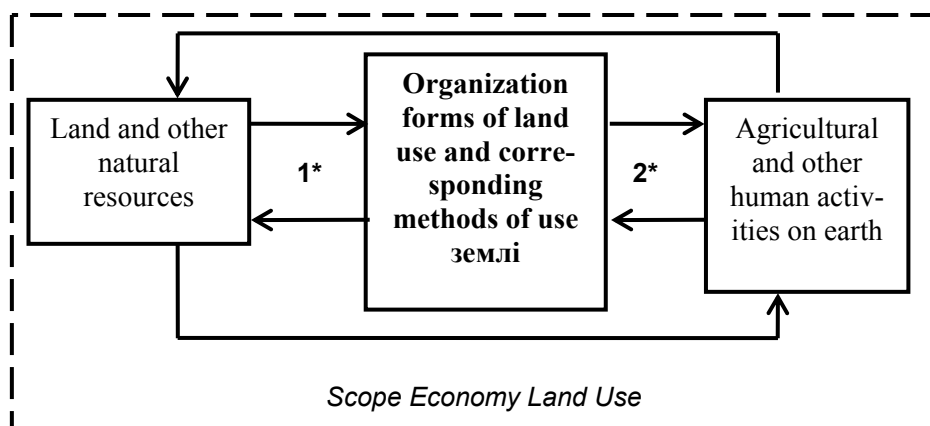
Rice. 1. Spatial characteristics of modern farm land for various rights of land ownership

Legend:

1	- Land of "Breaking Dawn"
2	- Land of "Niva"
3	- Land citizens who are not actually used in the result samozalishennya
4	- Land citizens who leased LLC "Niva" but are within a land of "Breaking Dawn"
5	- Land citizens who leased LLC "Dawn" but are within a land of "Niva"
6	- Land people used their own
7	- Land share certificate holders ownership of land is not reissued
8	- Land of citizens which are not re-registered heritage but are used by agricultural enterprises
9	- Public land used by agricultural enterprises without issuing land lease agreement

According to the Ukrainian land law during the occupation of agricultural land for building purposes the new land user (owner of the land) are calculated compensation payments.

Economic Content of payments is compensation for loss of agricultural production. These financial resources are used to protect lands and improve other less productive land.



1 * - the formation of land as sites for various land use rights and land ownership capital

2 * - the process of land use in the operation of land as an object of production and land capital

Rice . 2. Logical - semantic model methodology forming area of agricultural land

Thus, the process of land use, their economic situation and market turnover carry significant economic meaning, which is the basis for cost characteristics of land use (land) and other properties that are inextricably linked to the land [3].

However, the organization of land use and protection of land management activities is provided. Land management as a socio-economic phenomenon is a natural process and a system of measures for land use and the device area for varying purposes and conditions of production, the economic use of certain real estate and social needs. Land Management provides regulation of land relations, the organization uses accounting and valuation of lands, development of regional land use development plans. Today's land management activities cover a wide range of land issues in all sectors of the economy. Specifically, it:

- scientific forecasting redistribution of land by categories of land and

land reforms in the system of land system;

- providing a unified state policy in the planning and management of land use and protection of all categories, regardless of ownership;
- control over the proper use of land;
- formation of environmentally and economically sound, compact in size and optimum land use;
- ensure reliable functioning of various industries by creating for them the necessary local conditions;
- Preparation of data for state registration of land in the state land cadastre.

With regard to agricultural land means land use of the following objectives:

- Development of software use and protection of land from agricultural, urban, environmental and economic characteristics of the area;
- Formation of land under unified state system and technical design;
- Development of new projects and manage existing land tenure and

land use with the elimination of various discomforts;

- The establishment of land boundaries, land allocation in nature, preparation of documents for the state registration of land in the state land cadastre;
- Implementation of land evaluation work more.

However, for land as the property most important practical task that is solved by methods of land management, land drainage is real (in the area). The result set boundaries of land and cadastral information is prepared for its registration .

Conclusion

In terms of new land relations that have emerged in Ukraine during the land reform , land has become a new economic and environmental content and quality, especially in agriculture. This leads to the need to expand research on methodological peculiarities of the land use and management (administration) of his regime and rules for the use and protection of land.

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Обґрунтовано економіко-екологічні особливості формування землекористування як об'єкта нових земельних відносин та нерухомості в сучасних умовах, яка обумовлює виготовлення нових методологічних підходів до землеустрою.

Ключові слова: формування землекористування, земельна ділянка, земельні відносини, економіка землекористування, землеустрій.

Обоснованы экономико-экологические особенности формирования землепользования как объекта новых земельных отношений и недвижимости в современных условиях, которая обуславливает изготовление новых методологических подходов к землеустройству.

Ключевые слова: формирование землепользования, земельный участок, земельные отношения, экономика землепользования, землеустройство.
