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Освещены сущность и проблемы земельных отношений на современном этапе развития страны. Сформирован финансово-экономический механизм развития земельных отношений и рассмотрены основные его элементы

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It is displayed essence and problems of land relations in the present stage of development of the country. The financial and economic mechanism of development of land relations is generated and its basic elements are considered.

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PROBLEMS OF ECOLOGICALLY SAFE LAND USE IN MODERN CONDITIONS

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The problems of ecologically safe use of the land resources. In particular, the essence of ecologically safe use of the land resources, the main objectives and strategy.

Problem statement. In modern conditions of sustainable economic development largely depends on the solution of environmental problems associated with the destabilization of the natural environment. The need for integration of environmental factors for the further economic development of the society due to the understanding of the nature and capacity constraints used in the production of non-renewable natural resources. Therefore, to maintain the quality of land resources and ensure economic growth is necessary for the organization of economic activity to take into account the action of natural ecological mechanisms ecologically responsible land use, which can be the basis for the successful resolution of environmental problems in agriculture.

Organization ecologically land use is particularly important in the current economic conditions and is now a major focus of increasing productivity and social welfare [1, 5].

Ecologically sustainable land use includes land use. This – the mandatory environmental condition of using this natural resource. The requirement of rational use of land contained in the Land Code of Ukraine. In particular, Article 5 states that the rational use and protection of land is one of the principles of land law [1, 10].

Analysis of recent researches. In Ukraine, the study of problems of land use and ecologically sustainable use of land resources, especially agricultural land, engaged many scientists. This research scholars such as I. Bystryakov, D.S. Dobryak, A.P. Canash, I. Kovalchuk, V. Krivov, A.G. Martyn, L.Y. Novakovsky, S. Osypchuk, I.A. Rozymniy, P.P. Rusnak, A.G. Tikhonov, A.N. Tretyak et al.

In the modern sense of the rational use of land — is scientifically sound land use that involves creating the best conditions for the efficient use of land and other directly related to their natural resources and means of production, as well as comprehensive environmental protection, namely meets the intended purpose, provides high efficiency of land use and its protection aimed at preventing unfounded seizure of agricultural land, protection from human impacts, restoration and improvement of soil fertility, increase productivity of land for forestry purposes, providing special treatment in the use of land conservation, recreation, recreational, historical and cultural significance [1—16].

Article purpose — to analyze the problem of ecologically safe land use in Ukraine.

Main material. According to the National Program for the use and protection of land, whose purpose is to carry out state policy aimed at the rational use and protection of land, the current state of the use and protection of land resources characterized as unsatisfactory and tends to worsen, including: extremely high cost and environmentally unjustified and uneven levels of economic (mainly agricultural) land development, resulting in plowed land in some regions reached excessive size, large land capacity key industries, intensive development of soil degradation and worsening environmental crisis.

Ecological crisis, according to many scientists there at such a stage of interaction between society and nature, which exacerbated the contradictions between economy and ecology, economic interests of the community in the use of natural resources and environmental requirements for their protection [5, 10, 15—16]. That crisis is the inevitable increase in the scale and rate of material production as the areas and methods of intensification, specialization, concentration and location made without full consideration of environmental factors and laws of the biosphere. Hence, in our country environmental crisis is the result of inconsistencies between the character of the productive forces and the social and economic relations in society, on the one hand, and resource and environmental features of the biosphere — the other. The environmental situation in the country is also exacerbated by the economic crisis.

Under the environmental crisis situations are understood such violations of the natural environment, which is absolutely unacceptable for its social consequences, that lead to the inevitable deterioration of human health and the degradation of ecological systems. Defining criteria to identify the nature of the crisis of ecological situation — an extremely difficult and important task, which requires a clear assessment of the environment and the necessary conservation measures aimed at optimizing the interaction between man and the biosphere, and is in some way the essence of the concept of «ecologically safe use».

One of the main objectives of ecologically land use, compliance with the laws of the biosphere as an integrated system, taking into account the possible reactions to intervene in natural processes, particularly human nature, caused by these laws determine the scope of permissible load on the environment and support the conceptual provisions of the ways of social development in which guarantee compliance with these limits. In this case, the main form of economic activity is eco-economic system. Its optimization criterion is balance and balance environmental and economic components, comparison of natural and

productive capacities for sustainable development, the effectiveness of which should be assessed within the ecological and economic balance.

Gaps in the legal framework, the lack of clear criteria for rational land use, regulating the activities of land users, together with difficult general economic conditions of the transition period are among the main causes of adverse changes in the qualitative and quantitative characteristics of farmland [7–9, 13–14]. In addition, the formation of market relations, industry characteristics, the dependence of agricultural production on the environment necessitate agriculture in conditions of high risk and uncertainty, and lack of scientific methods of evaluation of agricultural risk – one of the reasons for inefficient use of agricultural land. To solve this problem and create conditions for ecologically land we offer basic classification of commercial agricultural production risk on degraded lands. In particular, highlighted the external risks that do not depend directly on farming activities, which include: climatic and meteorological, environmental, political, economic, financial, market, internal risks that are formed depending on the activity of the economy: manufacturing, financial, organizational, marketing, legal (pic.).

Thus, ecologically land use requires consideration of economic, environmental, legal, production, climatic and social factors that are manifested in the form of business risks and affect the status of the land, their potential and performance.

Also requires attention to modern agrarian landscapes in which due to the reduction of forests, natural lands with increased anthropogenic impact on the atmosphere with additional industrial and

Risks agricultural production	
External risks	Internal risks
Natural climatic and meteorological: uncertainty and cyclical climatic conditions. Environmental: the possibility of natural disasters, accidents and environmental disasters. Political and economic: political instability, change customs policy, trade policy regime, foreign economic risk, the risk of raising tax rates, forms and transformation of property relations, methods of state regulation of export and import more. Financial: relationships with financial, investment, insurance companies, stock exchanges and inflationary, deflationary, currency interest risks, fluctuations in interest rates the size of the bank, reducing the value of securities and others. Market: dividend policy, lower prices for products; adverse changes in market conditions, reducing demand, increasing competition. Legislative: the instability and imperfection of economic legislation	Production: reduction of production volumes, decreased productivity, downtime, underutilization of capacity, loss of time, lack of raw material, poor working conditions and so on. Financial: poor management of financial flows management; improper budgeting; overruns and others. Organizational: errors related to the management and organization of production, personnel, inadequate organizational structure, internal control problems and so on. Marketing: wrong choice of markets for products; inaccurate calculation of market capacity; incorrect definition of output, the delay in entering the market, loss of market position. Legal: non-compliance of terms and conditions of contracts are possible litigation, improper documentation, violations of economic legislation and others.

Pic. Classification of economic risks of agricultural production on degraded lands

industrial pollution is changing the structure of heat and moisture, radiation balance is disrupted, weakened their adjustment and reduction potentials. Inefficient agricultural land use has created tension in ecological landscapes that increased erosion, soil condition worsened agrophysical, re-humification, resulted in the accumulation of toxic substances reduced the biological capacity of soils [2—3, 9, 11].

However, this does not mean that the state of the environment should be taken as inevitable in advance to accept low yields. Options ecological landscape systems are very mobile and are under the influence of anthropogenic factors change as better or for worse. From this perspective, ecologically safe land use and nature in general brings together economic and environmental aspects, and in the foreground are questions of ecological agricultural production. Greening means the spread of ecological principles and approaches to production processes and social phenomena [2].

Use of agricultural land — is the introduction of adaptive systems of agriculture, science-based volumes of mineral fertilizers, minimal use of pesticides, accumulation of organic matter in the soil through manure, green manure, straw and other plant residues, soil measures and methods of cultivation land, biological methods of plant protection development of proper crop rotation, creating and implementing ecologically adapted crop varieties [1, 4, 8, 12, 14].

Given that the state budget is not funded land protection in full, and new agro unable to carry out these works at their own expense, to focus on organizational and economic and legal measures that do not require significant capital expenditures but may reduce degradation processes. In this respect, based on the proposed economic and landscape zoning of agricultural land topical combination environmentally sustainable and unsustainable elements of agricultural landscapes with economic, commercial, environmental and landscape features Land Economics and landscaped areas that would provide adequate self-regulation in landscapes with minimal expenditure of energy and resources . To environmentally sustainable factors include: local water regime, regulation of surface runoff and rational use, protection of soil from erosion and deflation, increasing their fertility; living space for wild flora and fauna gene pool pollinators and entomophagous. By environmentally unsustainable include: high plowed territory, especially in complex terrain, including small river catchments, erosion processes that exceed the permissible limits; plowed riverine slopes adjacent to the drainage network; contamination of groundwater and surface water pesticide residues; negative balance humus and nutrients in agrophytocenoses et al.

Effective measures are also optimization landscape systems in harmony with environmental, economic and social interests of land relations. The system measures and protection of agricultural land should be based on a comprehensive assessment of their use. Consequently, the development of measures to use, protection of land involves a detailed study of commercial, economic and environmental aspects. The ultimate goal of implementing these measures — creating an environment that would ensure optimal functioning of land within a particular economic and landscape zone with maximum ecological and economic effect. The most important principles of ecologically based land-economic landscape zoning is comprehensive

and systematic, which can ensure the planned land use in combination with a solid coordinated response at all levels.

To prevent soil degradation, economic losses, in order to improve environmental protection should be implemented as a set of anti-erosion measures for ecological agriculture based on differences destabilizing factors within economic and landscaped areas. As you know, the greatest effect is achieved in an integrated application interacting or complementary erosion control techniques. Specific combinations determined by local soil and climatic, geomorphological, hydrological, organizational, economic and other conditions [13, 16]. Depending on the purpose and techniques of erosion control measures are divided into organizational and economic, agronomic, agroforestry and hydraulic engineering. In economic terms, erosion control measures can be divided into three groups:

activities not associated with additional costs;

measures taken by the additional costs of production;

activities carried out by additional capital investment.

The first group includes all arrangements, including erosion control organization of the territory: the rational distribution of the fields of protective forest strips, roads, runs for cattle, water, etc. This group includes the organization of conservation crop rotation, ordering grazing on the slopes and light soils, rational distribution of crops depending on the steepness of slopes or in bad winds organization soil slopes. So solve the problem the best use of agricultural machinery, labor, reducing overhead.

The second groups are seasonal. This special techniques farming: swath (diking) plowed fields, hole cultivation, density cultivation, mole cultivation, without in maxillofacial plowing and cultivation, meadow eroded slopes and other techniques to ensure the strengthening of the soil surface and increase its resistance to washing and weathering. Anti-erosion agricultural practices are generally implemented by special machines, tools and devices. They are associated with additional costs, which include cost of production this year.

The third group includes all types of protective plantations, various hydraulic devices and structures.

Conclusions. In the current economic conditions in the environmental situation, strategy use, protecting agricultural lands should include:

formation of highly environmentally sustainable landscapes;

harmonious combination of the mechanism of action of economic laws (preferential taxation of individuals and entities engaged in environmental activities and construction of buildings and related facilities) and the laws of nature within the territory based on load factors on agricultural

grounds, biological resources and landscapes;

regulatory implementation requirements for environmental safety in the agricultural production and the formation of a full spectrum of land users responsible for their violations based on value of land size and caused environmental damage;

development of environmental protection based on the requirements of international law and increase its role in the practice of agricultural production;

expanded reproduction of soil fertility through the development and implementation of soil protection, conservation measures (erosion control, use of organic fertilizers, crops

technical reclamation, minimizing technogenic influence on soils and soil technology, biological methods of plant protection);

creation of economic incentives for the production of environmentally friendly agricultural products (introduction of preferential lending revenue producers of a particular product) based on the technology of biological agriculture;

maintenance of the environment, infrastructure and ensure proper working conditions for the rural population.

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Висвітлено проблеми екологобезпечного використання земельних ресурсів. Зокрема, визначено сутність екологобезпечного використання земельних ресурсів, головні завдання і стратегію.

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Освещена проблема экологобезопасного использования земельных ресурсов. В частности, определены сущность экологобезопасного использования земельных ресурсов, главные задачи и стратегия.