УДК 332.3:332.27

MODERN PROBLEMS OF LAND MANAGEMENT IN CONTEXT LAND PROTECTION

І.О. Новаковська, *Doctor of Economics, Corresponding member of NAAS*
National university of life and environmental sciences of Ukraine
ORCID 0000-0002-1473-7543, Email: novakovska@nubip.edu.ua

Abstract. *In January of this year, the Government approved the Concept of the National Targeted Program for the Use and Protection of Land. Prerequisites have been created for the development and implementation of updated provisions on land management of rural areas, agricultural enterprises and households with the aim of organizing special protection of land as the main national wealth.*

The article presents an analysis of the main types of project-research works on land management that have been carried out since Ukraine gained independence. The special effect of anti-erosion and moisture-saving measures, which were achieved when the contour-ameliorative system of territory organization was introduced, was emphasized. The changes and features of land management with the cessation of quantitative and qualitative land accounting and the expansion of the composition of land management documentation at the expense of urban planning projects are considered. The structure of the land fund related to the implementation of the Concept of the Land Use and Protection Program and the development of land management documentation according to the stages of its implementation is characterized. The need to expand the constituent parts of land management schemes of territorial communities and to improve land monitoring. It was proposed to transfer the Institute of Soil Protection to the National Academy of Agrarian Sciences of Ukraine, and its main tasks were defined, In connection with the above

Key words: *land management, land use management, land protection, land relations, land monitoring, soil fertility.*

Formulation of the problem.

The unique land and resource potential of Ukraine, in accordance with the constitutional provisions, requires special state protection. The constitutional principle of land protection as the main national wealth provides for the prevention of unjustified reduction of the area of agricultural lands, ensuring their rational, ecologically safe, economical use and protection. With Ukraine gaining independence in 1990, a new land system was formed, private ownership of land was introduced, the structure and system of agricultural management on land was reorganized, and the principles of a market economy were implemented.

The state-wide support of agrarians and local authorities was implemented on an area of more than 9 million hectares during the eighties and nineties by the contour-ameliorative system of agriculture. It made it possible to ensure the yield of grain at the level of 50 million tons per year with the simultaneous positive dynamics of nutrients in the soil.

Starting from March 1991, an unprecedentedly large amount of legal and organizational, research, design and research, land management and agricultural works related to reforming land relations was carried out in the country. However, in the process of land reform, as a result of a fundamental change in the system of agricultural territory organization, the size of land uses was reduced, and the framework of the contour-ameliorative system of agriculture and crop rotation was lost. The rental model of land use, which covered the majority of arable land, did not allow the introduction of reliable economic incentives to protect the land fund from the effects of erosion and other negative processes. The extremely low level of budgetary land protection funding, insufficient control of land use, lack of formation of state land protection led to the fact that soil protection has become a national ecological problem. In the conditions of global climate change, it complicates the solution of food security, limits the possibilities of reproducing the fertility potential of the soil cover. The inefficient use of part of the arable land and its lack of protection are due to the fact that the system of special land protection initiated by the Constitution of Ukraine has not been implemented in the state.

The use and protection of land is complicated in the conditions of martial law with the Russian Federation's aggression against Ukraine: large areas of land have been seized, crops and other material resources have been destroyed. Part of the territory requires demining. Reclamation requires large financial resources, time, and changes in the structure of land use.

Analysis of recent research and publications.

In recent years, the number of scientific publications by domestic scientists on the problems of land use economics, land use management, land monitoring, land management in domestic journals has increased. A number of relevant monographs and works of reference and educational literature have been published, articles by economists, ecologists and land managers have been published in the international scientometric databases Scopus and WoS and published articles by economists, ecologists and land managers: S.A. Balyuk, V.A. Velichko, D.S. Dobryak, Y.M. Dorosh, O.P. Kanash, A.G. Martyn, V.V. Medvedev, L.Ya. Novakovsky , O.G. Tarariko, A.M. Tretyak, M.A. Khvesik [2, 3, 4, 5, 7, 9, 11, 12, 13]. However, the problems of land protection and monitoring require additional research.

The purpose of the study is to analyze the development, design and organizational support of the process of land resources protection in the country, the justification of the system, composition and features of the compilation of land management documentation at different levels of management; improvement of state policy in the field of land use and protection in conditions of decentralization of power and global climate change.

The work uses methods of analysis and synthesis, monographic, comparative-legal, system-analytic, depending on the tasks and with the aim of achieving reasonable results.

Research results and their discussion.

The protection and rational use of land is identified as one of the most important tasks of society, since overcoming hunger and achieving food security are in second place among the 17 Sustainable Development Goals defined by the United Nations

«The amount of food due to the use of land reaches 98%. By the end of 2021, Ukraine provided almost 10% of the world export volume of wheat, 16% of corn and 55% of sunflower oil trade. More than 400 million people in the world depended on Ukrainian grain supplies». [14]

Ukraine, having a land fund that consists of almost 2/3 of chernozems and meadow-chernozem soils, still occupies one of the leading places in the world in terms of the quality of soil resources. Black soils are the major part of our main national wealth, which are characterized by a deep humus layer, an agronomically valuable structure, and a significant supply of nutrients, which determine their high potential fertility.

At the end of the six decades of the 20th century, a large-scale survey of the soil cover of agricultural land was conducted in Ukraine on an area of more than 42 million hectares, which until now had no analogues in the world. Soil plans and a series of soil maps from district to national scales 1:200000, 1:750000, 1:1500000 have been drawn up, recommendations on increasing the efficiency of land use and increasing soil fertility have been substantiated. Later, selective additional soil surveys were conducted, a nomenclature list of agrogroups was compiled, and a geobotanical survey of natural fodder lands was carried out.

The specified materials were used as a basis for land evaluation, keeping records of the quantitative and qualitative composition of land plots, and organizing land management planning. The developed General scheme of anti-erosion measures, similar schemes for each of the regions, schemes of anti-erosion measures for rafter-beam systems, basins of individual rivers, complex use of Lower Dnieper sands, working projects of complexes of anti-erosion hydrotechnical structures deserve attention. In order to implement these schemes, working and pilot projects, 450,000 ha of forest strips were created, 10,000 ha were filled and lined with ditches, and 15,000 ha were terraced. [10, ст. 96]

The greatest effect of anti-erosion and moisture-saving measures, as evidenced by scientific research and the practice of many agricultural enterprises, was achieved in the conditions of the implementation of land management projects with contour-

reclamation organization of the territory. During the period from 1980 to 1992, such projects were developed for 2,445 farms, the contour boundaries of fields and working areas were fixed with forest strips, earthen mounds, strips of perennial grasses, construction of hydrotechnical structures was carried out for 42% of the total number, protective forest plantations were created on the area of 65% from the designed area (table)

Table 1. Development and mastering of land management projects with contour and reclamation organization of the territory for the period 1980-1992 [15]

The name of the administrative-territorial unit	Land management projects have been developed		Complete fixation in nature has been carried out		
	Number of farms	Area, thousand ha	Number of farms	Area, thousand ha	% develop-ment
1	2	3	4	5	6
Autonomous Republic of Crimea	41	258	23	131	51
Vinnytsia region	114	337	6	20	6
Volyn region	95	215	3	8	4
Dnipropetrovsk region	60	389	48	303	78
Donetsk region	68	365	23	116	32
Zhytomyr region	39	126	5	12	9
Transcarpathian region	66	460	32	230	50
Zaporizhzhia region	112	725	21	147	20
Ivano-Frankivsk region	141	154	31	33	21
Kyiv region	129	369	96	273	74

Kirovohrad region	112	560	2	13	2
Luhansk region	125	758	78	603	79
Lviv region	100	265	57	134	51
Mykolaiv region	88	478	12	60	12
Odesa region	36	199	31	180	90
Poltava region	150	596	78	369	62
Rivne region	98	225	70	158	70
Sumy region	79	300	68	259	86
Ternopil region	75	159	46	72	45
Kharkiv region	153	855	1	18	2
Kherson region	35	141	35	141	100
Khmelnytskyi region	193	421	99	264	63
Cherkasy region	155	419	25	82	19
Chernivtsi region	88	213	29	59	28
Chernihiv region	91	344	27	103	30
m. Sevastopol	2	5	1	3	60
In total	2445	9336	948	3791	45

Therefore, at the beginning of the reform, almost 50% of the borders of the framework of the contour-ameliorative system were fixed in kind (on the ground). A fundamental change in the system of territory organization (land parceling) did not allow mastering the planned system of agriculture.

A number of changes were made in the practice of organization and provision of land management in the future. With the entry into force of the Law "On the State Land Cadastre" on January 1, 2013, a dual registration of land was introduced in the state: in the cadastre - state registration of land plots; in the State Register of property rights to them. As a result, the Land Book is opened when the plot has not yet been formed. The boundaries of the plot are established in kind and transferred to the customer by deed, when the decision on the transfer (grant) of the plot has not yet

been made. Duplicate registration leads to numerous abuses in this area, promotes land use raiding. The dual state registration of land by two different central bodies of the executive power (State Geocadaster, Ministry of Justice) does not justify itself and is an archaic measure that the time has come to abandon. [16]

As of January 1, the quantitative accounting of land according to forms 6-zem and 2-zem, which had been carried out since 1998, was discontinued. New forms of accounting (11-zem, 12-zem, 15-zem, 16-zem) were approved, but its management with July 1, 2016, as requested, is not implemented. In the absence of information on land monitoring and accounting for their quality characteristics, there is no basis for managing the processes of soil fertility, land protection, and land management. [17]

The list of bodies that approve land management documentation has been excessively expanded. With the presence of an institute of certified land surveyors and state cadastral registrars, it would be possible to drastically reduce the number of conciliation authorities. We went the other way - we introduced additional extraterritorial approval of land allocation projects and called it a pilot project. More than 300,000 units of project documentation circulated throughout the country every year, at a time when, according to the law, the involvement of other persons in the approval of the project was prohibited.

Currently, the composition of land management documentation has been expanded by including the urban planning documentation system. However, the types of this documentation are not identified as part of territorial planning at the local level.

This type of land management projects as an ecological and economic justification of crop rotation and land management, surprisingly, is not accepted at all, but is approved only by the customer. According to part 18 of Art. 16-1 of the Zakon Ukrayiny "On Regulation of Urban Development Activities" [18] in the presence of approved comprehensive plans for the spatial development of territorial communities, land management schemes and land management projects of nine types are not developed at all, which contradicts the requirements of the Zakon Ukrayiny “Pro zemleustriy”. [19]

As pointed out at the meeting of the Round Table "Ukrainian chernozem: protection, monitoring, land management", held on June 23, 2022 at the National Academy of Sciences, the most significant drawback of all chernozem soils of the Forest Steppe and especially the Steppe of Ukraine is the lack of moisture during the flowering period of the main agricultural crops. Obtaining higher yields is also associated with insufficient reserves and a negative balance of nutrients, a deficiency of organic matter and degradation processes. [2, 20]

Due to excessive plowing of the territory (54% in Ukraine versus 35% in European countries), the area of eroded arable land increased to 10.6 million hectares. "Up to 500 million hectares of top soil is washed away from arable land every year, and losses of agricultural products from soil erosion, according to expert estimates, exceed 9-12 million tons of grain units per year." [16] According to the level of acidity, salinity, salinity, part of the land is already in a state of crisis. The amount of organic fertilizers was reduced by 17 times, a negative balance of humus, nitrogen, phosphorus, potassium was formed in agro-ecosystems. It is believed that one of the main reasons for the situation in the field of land protection is the lack of a single program for the special protection of land as the main national wealth in Ukraine. Unlike other natural resources, since 2004, land has been awaiting the development and adoption by the Verkhovna Rada of Ukraine of the Law "On the Nationwide Program for the Use and Protection of Land." [1]

According to the Concept approved by the Cabinet of Ministers of Ukraine on January 19, 2022, a draft of the specified target program should be developed within a nine-month period. The key predictive indicator for solving the problem is provided by the Concept to reduce the level of plowing of the territory to 44 percent by removing unfit for arable land, the area of which, according to expert estimates, exceeds 6.5 million hectares. According to the data of soil surveys and correction of materials, it was considered that 5.1 million hectares of arable land could be subject to conservation, of which 54.3% were washed away and degraded, 11.5% were overmoistened and waterlogged, and 9% were saline. [21] This area is smaller by 1.4 million hectares than the area of land unsuitable for arable land proposed by experts.

However, the state of war in which Ukraine has been for six months shows that the area of 6.5 million hectares will have to be increased after conducting an inventory of the territory and remote sensing of the land. During the war, 3.5 million hectares of spring crops were not sown.

However, when developing a forecast of the ratio of agricultural land for a ten-year period, one cannot ignore the dynamics of changes in the area of arable land in the state. During 1991-2020, the area of arable land decreased by 813 thousand hectares. However, during the five-year period 2011-2015 and 2016-2020, it increased by 64.8 and 216 thousand ha, respectively. If the arable land area according to the State Statistics Service is 32.8 million hectares, the increase in the area under the objects of the natural and land fund and forested territories over the five-year period reached 0.26 percent (their total area is 24.5%), to offer an arable land area of 22 .6 million hectares (taking into account expert proposals) is unrealistic. This area will be much larger. It will be determined not only by the possibilities of attracting funds for the conservation of private unproductive and degraded lands, but also by the actual areas for possible use in the post-war period.

The Concept clearly defines the problems to be solved by the Program, an analysis of the causes of their occurrence and justification of the solution using the program method is carried out, the purpose of the Program is defined, options for solving the problem, ways, methods and deadlines for solving the problems are considered. It is proposed to carry out the measures of the Program provided by the development of appropriate land management documentation; development of projects, monitoring of the implementation of the specified measures. Land management will once again become a socio-economic and ecological measure for the implementation of the policy in the field of land relations, based on the principle of special protection of land as a special national wealth.

Due to the lack of a proper system of legal acts that would actually regulate the use of land in Ukraine and form a single state system of land protection, it is necessary to additionally develop draft laws, other legal acts, standards and norms.

In particular, the scientific level of the documentation that should be developed for the implementation of the National Targeted Program for the Use and Protection of Land at the first stage of its implementation (by 2028) should be increased. These are: regional programs by regions; schemes of land management and technical and economic justifications of administrative-territorial units, as well as territories of territorial communities; comprehensive plans for the spatial development of the territories of territorial communities; criteria for monitoring; principles of monitoring based on automated information and analytical systems and remote sensing of the Earth. Similar documents are planned to be developed at the second stage of the Program implementation (2028-2032). So, in total, it is necessary to develop at least 6 types of regional scientific and project documentation.

Currently, Ukraine has 140 districts, 1,880 local councils, and 1,469 territorial communities. If similar documentation had to be developed for all administrative-territorial units, it would be drawn up four times for the same territory. It is advisable to review both the composition and the structure of the specified works in order to reduce their volume and cost as much as possible.

However, the problems of updating the land use information base due to the state of war in Ukraine remain. According to the analysis of the Food Research Center for Land Use of the KSE Institute as of June 17. In 2022, the total amount of losses caused to the agricultural industry as a result of the Russian invasion amounted to 4.29 billion dollars USA. In the structure of damages, the destruction or partial destruction of agricultural land and crop shortages make up the most - 2.135 million dollars USA. There is no updated information on the structure of the land fund, its dynamics, the state of use by administrative territories, land categories, land users, the quality of land resources, the characteristics of degradation processes, the efficiency of land use, land and soil protection. It is extremely difficult and very expensive to update the land cadastral documentation now, and therefore it may lead to a change in the terms of implementation of the measures provided for in the Concept of the program.

In the presence of the approved national target program of land use and protection, relevant regional programs, all attention, in our opinion, should be focused on the development of land management schemes of territorial communities. [22,23] These schemes must contain at least three main components:

1) general regulations regarding the use and protection of the lands of the territorial community as a whole;

2) anti-erosion measures in river basins, rafter-beam systems, on reclaimed lands within the community;

3) formation of massifs of agricultural land, features of their use and protection.

It is important to remind that the possibilities of restoration of the contour-ameliorative system of territory organization have not yet been exhausted. [11] A return to the implementation of its individual elements, as well as the landscape principle of land use regulation appears again. The system of land management documentation, which was developed in the pre-reform period, from the problems of combating soil erosion, has many advantages that should also be taken into account (types of work projects: hydrotechnical structures, forest amelioration plantations, the organization of cultural pastures, gardens and vineyards; schemes of anti-erosion measures on rafters and beams systems, river basins, etc.). Other types of land management documentation must be developed in accordance with the land management schemes of territorial communities, do not duplicate their provisions, and agree with the minimum required number of organizations. For this, it is necessary to make changes to the Zakon Ukrayiny “Pro zemleustriy”.

The monitoring system in Ukraine should also be improved. "In order to protect soil resources, in accordance with the Government's resolution, a unified state agrochemical service was established by organizing a network of 25 zonal agrochemical laboratories at regional agricultural research stations, research institutes and agricultural higher educational institutions." [24]

In 2000, this Service was reorganized into the State Technological Center for Soil Fertility Protection, in 2010 it was renamed into the State Institution, and in 2013 into the Soil Protection Institute of Ukraine. "The main directions of the institute's

activities are: development of proposals for the protection of soil fertility, rational use and ecological safety of agricultural lands; conducting agrochemical certification to determine indicators of soil fertility and the level of their contamination with toxic substances, as well as monitoring changes in these indicators as a result of economic activity; production and issuance of agrochemical passports of fields and land plots". [24]

According to the information that existed before, the issue of liquidation of the specified institute in general or its transfer to the State Geocadastre of Ukraine was considered. However, this does not take into account the fact that updated land monitoring is not established in the country, indicators are not established that would serve as a basis for state control of land use.

Land monitoring, the procedure for which was approved back in 1993, is not properly conducted due to the lack of sufficient information on the quality of land records in the state land cadastre. The satellite monitoring implemented in Ukraine is contemplative in nature. Its information on the national cadastral map does not contain the actual parameters of the dynamics of fertility, erosion, salinity, etc. The data of agricultural technical passports maintained by the Institute of Soil Protection are non-binding and fragmentary, non-binding.

In the absence of subsidies, the amount of which regulates the process of full and rational use of land in countries abroad, this process is not regulated in Ukraine.

State control is mainly limited to establishing violations of the current legislation regarding registration of rights to land and its transfer. The very nature of land use and protection is not controlled and fixed (maintenance of the fertility level, crop rotation, fertilization, erosion control, etc.). The main reason for this situation is the legislative non-regulation of land use regulations and the lack of levers of economic influence on land use.

The State Fund for the Protection of Ukrainian Black Soils was not established as a fiscal regulator of the efficiency of land use in order to finance measures related to the rational use and preservation of land resources, land management and land and soil monitoring.

The creation of an independent scientific institution for the study of the listed problems and the actual implementation of soil cover monitoring tasks has become particularly relevant. Taking into account the experience of the countries of the European Union, such a scientific institution can be created by transforming the Institute of Soil Protection into a Research Institute of Soil Monitoring, with its transfer to the National Academy of Agrarian Sciences of Ukraine. The proposal to transfer land monitoring to an independent non-governmental organization - NAAS was supported by the participants of the Round Table in its appeal to the Government. [2]

The newly created institute should be entrusted with the following tasks:

1. Conducting fundamental and applied research on the problems of land protection, soil cover monitoring, economics of fertility protection;

2. Formation of information on the use and protection of anthropogenic processes of land in administrative territories, territories of territorial communities, city, settlement, village councils, individual land holdings and land use, with the development of projects for their localization;

3. Preparation and transfer to the relevant state and communal authorities of the necessary data for the implementation of state control over the use and protection of lands with calculations of the amounts of necessary compensation to the fund for the protection of Ukrainian chernozems;

4. Development of the necessary predictive and project-research and working documentation for land protection.

According to the methodical coordination of the NSC "Institute of Soil Science and Agrochemistry named after O.N. Sokolovsky" of the National Academy of Sciences and with the participation of the Institute of Land Use and the newly created Institute of Soil Monitoring, it would be possible to ensure the organization of scientific research on the problems of protection and rational use of land at the appropriate level, to protect Ukrainian chernozems based on the principles of economic settlement in order to implement the constitutional provision on special protection by the state of the main national wealth – land

The introduction of a compensation mechanism for damages and losses for violation of land protection standards and preservation of soil fertility can be implemented according to a similar system of economic stimulation of soil protection, which operates in the European Union countries within the framework of the common agricultural policy, in the form of direct payments to farmers in exchange for their compliance with environmental protection standards environment. This fund can be formed by paying land owners and land users for violations of regulations, standards on land protection and compensation for losses of agricultural production related to the expropriation of land. [17]

Conclusions.

The Concept of the National Target Program for the Use and Protection of Land for 2022-2032, approved by the Cabinet of Ministers of Ukraine, recognizes the state of land use as tense, and in some places crisis, with a tendency to deteriorate. The main reason for this situation is the irrational use of land, the deterioration of its quality, and the absence of a unified state land protection system. The constitutional principle of Art. 14 of the Constitution of Ukraine regarding the special protection of land as the main national wealth is not widely implemented in the legislation on the regulation of land relations in the context of the most important tasks of society to overcome hunger and achieve food security, defined by the 2nd UN Sustainable Development Goal.

Thanks to the completion of a large-scale soil survey of 42 million hectares of agricultural land, a scientific basis was obtained for land assessment, quantitative and qualitative accounting, and organization of land management planning in Ukraine. National, regional and local schemes of anti-erosion measures, land management projects have been compiled. A set of planned measures was implemented. During the period of 1980-1992, land management projects were developed on the area of 9.3 million hectares for the contour and melioration organization of the territory, which confirmed the greatest effect of the implemented anti-erosion and moisture conservation measures. In connection with the violation of the framework of the contour system during the introduction of land reform, starting in 1991, a number of shortcomings were admitted: land management turned into a process of land

demarcation and allocation of land plots, the accounting of the qualitative state of land was stopped; the composition of land management documentation has been unreasonably expanded; land management projects for land protection are not being developed.

Approved by the Government of Ukraine, the Concept of the National Targeted Program for Land Use and Protection is able to return socio-economic and ecological functions to land management, transferring the development and implementation of the entire set of forecast and pre-project documents, as well as project schemes, working projects, and technical documentation on land management. Attention is focused on the need to expand the composition and structure of land management schemes of territorial communities, restore the elements of contour and melioration organization of the territory, and expand the types of work projects.

It is time to organize the State Land Protection Fund and create an independent scientific institution for land monitoring problems with its transfer to the National Academy of Agrarian Sciences of Ukraine.

References.

1. Postanova Kabinetu Ministriv Ukrayiny № 70-r vid 19.01. 2022 r. «On the approval of the Concept of the National target program of land use and protection». Available at: https://zakon.rada.gov.ua/laws/show/70-2022-%D1%80#Text(Accessed 19 Aug. 2022)
2. Balyuk S. A. and others. (2022) Appeal to the Government of Ukraine to take measures to protect and restore land resources under martial law. Herald of Agrarian Science. № 7 (832). 5-8. (DOI: https://doi.org/10.31073/agrovisnyk 202207)
3. Velichko V.A., Martin A.G., Novakovskaya I.O. (2020) Soil monitoring of Ukraine - problems of land management, soil science and scientific support. Bulletin of Agricultural Science. 7/808. 5-16. (DOI: https://doi.org/10.31073/agrovisnyk 202007-01)
4. Dobryak D.S., Kanash O.P., Babmindra D.I., Rozumny I.A. (2009) Classification of agricultural lands as a scientific prerequisite for their ecologically safe use. 2nd ed., supplement. K.: Urozhai, 2009. P. 464

5. Dorosh J.M., Martin A.G., Novakovska I.O. (2021) Development of land management science in Ukraine: history, modernity, prospects. Bulletin of agrarian science №.4. (99). 67-76. (DOI: https://doi. org/10.31073/agrovisnyk 202104-0
6. Martyn A. (2015) Decentralization of power in Ukraine: land management aspect. Land Management Bulletin. № 4. P. 20-25.
7. Medvedev V.V. (2012) Monitoring of soils of Ukraine. P. 536
8. Handbook of land management (2015) ed. LA. Novakovsky. 4 species. rework. P. 492
9. L.Ya. Novakovskyi, I. O. Novakovska, O. O. Bredikhin, M. P. Stetsiuk, L. R. Skrypnyk. (2019) Municipalization of land management under conditions of power decentralization in Ukraine . Ukraine geogr. Journal № 2(106). 13-21. (DOI: https://doi.org/10.15407/ugz2019.02.023)
10. Novakovsky L.Ya. (2020) Why, why, my land: reflections on land use. Kyiv: Agrarian Science. P. 516
11. O.H. Tarariko, T.V. Ilienko, T.L. Kuchma, I.O. Novakovska. (2019) Satellite agroecological monitoring within the system of sustainable environmental management rchive of Agricultural Science and Practice Journal issues/ Agric. sci. pract. № 6(1): 18-27. (DOI: https://doi.org/10.15407/agrisp 6.01.018
12. Novakovskyi L., Tretyak A., Dorosh Y.(2018) State and problems of land management of united territorial communities in the context of increasing their financial stability. Land Management Bulletin. № 12. 14–19.
13. Socio-economic potential of sustainable development of Ukraine and its regions: national report (2014) ed. E. M. Libanova, M. A. Khvesyk. Kyiv: State University of IEPSR of the National Academy of Sciences of Ukraine, 2014. P. 776
14. Kulinich P.F., Novakovska I.O. (2022) Special protection of lands of Ukraine as the main national wealth: theoretical and legal aspects. Land management, cadastre and land monitoring. №2. 97–106.

15. Leonets V.O. (2001) Ecological and economic aspects of land management at the modern stage. Land management science, production and education of the 20th century: materials of the international scientific and practical conference. K.: Institute of Land Management of the Ukrainian Academy of Sciences. 162-168
16. Novakovskaya I.O. (2018) Economics of land use. textbook. P. 400
17. Novakovsky L.Ya., T.O. Yevsyukov T.O., Novakovska I.O. (2022) Land use management: problems of protection of the main national wealth. Land management, cadastre and land monitoring. № 1. 4–17
18. Zakon Ukrayiny № 3038-VI vid 17.02.2011 r. «On the regulation of urban planning activities». Available at: https://zakon.rada.gov.ua/laws/show/3038-17#Text (Accessed 21 Aug. 2022)
19. Zakon Ukrayiny № 858-IV redaktsiia vid 22.05.2003 r. «Pro zemleustriy». Available at: http://zakon0.rada.gov.ua/laws/ show/858-15 (Accessed 20 Aug. 2022)
20. Round table «Ukrainian chernozem: protection, monitoring, land management»(2022). Herald of Agrarian Science. № 7 (832). 9-12. (DOI: https://doi.org/10.31073/agrovisnyk202207)
21. Novakovska I. (2017) Methodological aspects of preservation of the main national wealth of Ukraine. Herald of Agrarian Science. № 8 (95) . 71-76. (DOI: https://doi.org/10.31073/agrovisnyk201708-12)
22. Proposals of the Round Table «Land Planning of United Territorial Communities». October 17, 2018. About drawing up land management schemes and agro-landscape arrangement of territories. Economist. № 11. 8–10.
23. Novakovsky L., Novakovska I. (2018). Formation of united territorial communities and problems of their land management. Economist. № 8. 11–16.
24. Official website of the State University «Institute of Soil Protection of Ukraine» Available at: https://www.iogu.gov.ua/

І.О. Новаковська

СУЧАСНІ ПРОБЛЕМИ ЗЕМЛЕУСТРОЮ В КОНТЕКСТІ ОХОРОНИ ЗЕМЕЛЬ

Урядом у січні ц.р. схвалено Концепцію Загальнодержавної цільової програми використання та охорони земель. Створено передумови для розроблення і реалізації актуалізованих положень землеустрою сільських територій, сільськогосподарських підприємств і домогосподарств з метою організації особливої охорони земель як основного національного багатства.

В статті представлено аналіз основних видів проектно-вишукувальних робіт із землеустрою, що проведені з часу здобуття Україною незалежності. Підкреслено особливий ефект протиерозійних і вологозберігаючих заходів, які досягнуті при запровадженні контурно-меліоративної системи організації території. Розглянуто зміни та особливості землеустрою з припиненням ведення кількісного та якісного обліку земель і розширенням складу землевпорядної документації за рахунок містобудівних проектів. Охарактеризовано структуру земельного фонду, що пов'язана з реалізацією Концепції Програми використання та охорони земель та розробленням землевпорядної документації за етапами її реалізації. Обґрунтовано необхідність розширення складових частин схем землеустрою територіальних громад та удосконалення моніторингу земель. Запропоновано, у зв'язку з вказаним, передати Інститут охорони ґрунтів до складу НААН та визначено його основні завдання.

Ключові слова: *землеустрій, управління землекористуванням, охорона земель, земельні відносини, моніторинг земель, родючість ґрунтів.*