

UDC 332.38

LAND MANAGEMENT MECHANISM, ITS TASKS AND FUNCTIONS

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Abstract. *The concept of a land management mechanism as a set of tools and levers, the coordinated interaction of which provides influence on the formation and development of land use, has been proposed. It has been proven that the land management mechanism is an important component of the land management system, which ensures the rational use and protection of land. The main tasks of the land management mechanism are to create legal, economic, organizational and technical conditions for effective land use. This mechanism is aimed at ensuring a balance between the economic, ecological and social aspects of the use of land resources.*

It is substantiated that the functions of the land management mechanism are derived from the functions of land management, since it is through this mechanism that land relations are regulated. The regulatory function ensures control and stimulation of rational land use through the development of documentation and management decisions. The investment function informs about the investment attractiveness of various types of land use and evaluates the effectiveness of investments. The incentive function encourages economic benefit from the productive use of land, and the information function disseminates objective information about the most profitable and ecological ways of using land.

The effective functioning of the land management mechanism allows resolving conflicts related to the use of land resources, contributes to increasing the productivity of agricultural production, and also ensures the sustainable development of territories. In addition, the land management mechanism plays an important role in the planning

and development of infrastructure, urbanization and solving issues related to land management.

Key words: *land management, land use, land management mechanism, functions of land management mechanism, tasks of land management mechanism*

Problem statement. Modern problems of land management in Ukraine, especially in the context of territorial communities, are among the most acute challenges the country is facing. The intensive development of erosion, soil degradation, insufficient resources to restore the bioenergetic potential of land, as well as the consequences of hostilities and man-made disasters create difficult conditions for sustainable land use. In particular, territorial communities that have limited resources and an insufficient level of management capacity feel a special need for effective tools to ensure the rational use and protection of land resources.

In the conditions of constant changes in legislation, economic challenges and environmental threats, there is a need to find new approaches to land management that would ensure a balance between economic, social and environmental needs. The lack of effective mechanisms for control and planning of the use of land resources can lead to the deterioration of the environment, a decrease in soil fertility and a decrease in biodiversity.

One of the promising directions for solving these problems is the use of a land management mechanism. This approach involves complex management of land resources considering modern requirements and standards, integration of ecological, economic and social aspects into the process of planning and land use. The land management mechanism can become an effective tool for territorial communities, contributing to the improvement of the quality of land use, preservation and restoration of land resources, as well as ensuring the sustainable development of territorial communities. An important condition for its successful implementation is the active cooperation of state bodies, public organizations and the local population, which will allow for the creation of an effective land resource management system focused on the long-term perspective. In this regard, it is necessary to study the concept of the land management mechanism, its components, tasks and functions.

The main purpose of the functioning of the land management mechanism in the context of the overall land management system is to facilitate the completion of the land reform. This will help increase the efficiency of land resource use, investment and productive potential in territorial communities. This, in turn, will contribute to the effective sustainable socio-economic development of agricultural land resources and the solution of environmental protection problems.

Analysis of the latest scientific research and publications. H.I. Hreshchuk devoted her works to the study of the land management mechanism and its functions. However, in the context of this study, studies on land resource management and land use in territorial communities, to which O.S. dedicated his works, are also significant. Dorosh, A.M. Tretyak, D.S. Dobryak, Y.M. Dorosh, A.V. Tarnopolskyi, A.H. Martyn, D.M. Melnyk and others.

In particular, H.I. Hreshchuk defines the land management mechanism as: "a set of tools and methods for land inventory, land use planning, establishment (restoration) and consolidation of land plot boundaries, carrying out other land management activities and works aimed at increasing the efficiency of land use and protection and provide for appropriate pre-project and project decisions on the organization of land use and protection" [1].

O.S. Dorosh, V.A. Fomenko and D.M. Melnyk propose changes to the practice of land management activities, which relate to the development of the following types of forecasting and planning documentation: "1) Program for the use and protection of land and other natural resources on the territory of the community; 2) Land management scheme and feasibility study of land use and protection on the territory of the community; 3) Scheme of spatial development of the land use system of engineering infrastructure on the territory of the community; 4) Plan of spatial development of the land use system on the territory of the community; 5) Waste management program and sanitary cleaning scheme of the community territory" [2].

The concept of division of functions in the management of land resources is also worth noting, which provides: "promoting the formation of an integrated territorial spatial environment for the life of a territorial community, in which land and other

natural resources are the main material object of decentralization of powers regarding the use of assets (communities must manage all resources as as a whole)" [3]. We believe that the application of the land management mechanism will contribute to the formation of such an environment.

Accordingly, **the aim of the study** is to define the concept of land management mechanism, its components, tasks and functions in the context of modern challenges.

Research materials and methods. Different research methods are applied, in particular, they are methods of a general scientific and special nature. We highlight the following: *scientific analysis* - for the purpose of research and identification of the tasks and functions of the land management mechanism; *monographic analysis* - for a scientific and literary search for the definition of the concept of land management mechanism and identification of its components.

Research results and discussion. First, we started the literature review by citing the definition of the concept of land management mechanism proposed by H.I. Hreshchuk. She sees the land management mechanism as a complex of specific tools and methods of land management aimed at improving the efficiency of land use and protection, to briefly describe the essence of this definition. We propose not to focus on the enumeration of individual tools in defining the concept of a land management mechanism, instead we really consider it to be a set of tools and levers, the coordinated interaction of which ensures influence on the formation and development of land use.

This definition is more general and does not narrow the concept of a land management mechanism, because in its essence, a land management mechanism is a mechanism for implementing land management. And here the tautology is used on purpose. First, it is necessary to dive into the essence of the concept of mechanism. The dictionary of the Ukrainian language gives one of the meanings of the word mechanism as: "a set of states and processes that make up a certain physical, chemical, etc. phenomenon", or as a system of something [4].

The concept of land management is given in the legislation, namely in the Land Code of Ukraine: "a set of socio-economic and ecological measures aimed at regulating land relations and the rational organization of the territory of administrative-territorial

units, business entities, carried out under the influence of social-production relations and development of productive forces" [5].

Although the dictionary presents the mechanism as a set of states and processes, and land management is a set of measures, we consider it appropriate to talk about the land management mechanism as a set of tools and levers precisely because the land management mechanism should be determined primarily using land management tools, and the land management process itself. Accordingly, we believe that the components of the land management mechanism are precisely the tools and levers of land management, using which land use is formed.

But in general, it can be said that the land management mechanism includes various elements that regulate land relations regarding the use of land resources and the organization of the territory. It affects all aspects of land relations, including economic, ecological, organizational and social [6].

The land management mechanism is implemented primarily through the development of land management documentation. Since our research in particular covers the context of territorial communities, we note that the following planning documents are relevant for them:

- "land management schemes and technical and economic justifications for the use and protection of the lands of territorial communities;
- land management projects regarding the establishment (change) of territorial boundaries of territorial communities;
- land management projects regarding the organization and establishment of boundaries of the territories of the nature reserve fund, other nature protection, health, recreational, historical and cultural, forestry purposes, water fund lands and water protection zones, restrictions on the use of lands and their regime-forming objects;
- land management projects regarding land privatization of state and communal agricultural enterprises, institutions and organizations;
- land management projects regarding the organization of the territory of land parcels (shares);

- land management projects that provide ecological and economic substantiation of crop rotation and land management;
- land management projects regarding the regulation of the territory of settlements;
- land management projects regarding the arrangement of the territory for urban planning needs;
- comprehensive plans for the spatial development of territories of territorial communities" [7].

H.I. Hreshchuk also offers a vision of the main functions of the land management mechanism, which he tentatively divides into four main groups that reflect key aspects of general land management:

- Evaluation, research and inventory of lands;
- Planning of rational use and protection of land;
- Organization of effective use and protection of land;
- Control and expertise [8].

However, we offer a different approach to the formation of functions of the land management mechanism. According to the results of our research, it was found that they are derived from the functions of land management, because land management is carried out through the land management mechanism. It is worth talking about the following functions of land management:

Regulatory function performed by the state government and local self-government bodies, which through the land management mechanism regulate land relations and stimulate rational land use and land protection. This is implemented both by developing land management documentation and by making management decisions.

The investment function consists in informing about the investment attractiveness of various types of land use and evaluating the effectiveness of investments in land improvements.

The stimulating function is in the form of an economic incentive, which is expressed in obtaining profit from a more productive use of land as a result of appropriate land management planning.

The information function consists in disseminating generalized objective information about, on the one hand, the most profitable and, on the other hand, the most ecological methods and approaches to land use, ways of investing, etc., which enables land owners and land users to significantly increase the economic efficiency of land use.

The commercial function consists in creating conditions and substantiating profitable ways of capitalizing land use, as well as evaluating the return on invested capital.

The mediating function is implemented by forming interaction between landowners and land users on the one hand and executive power and local self-government bodies on the other in the process of developing land management documentation.

The social function is carried out through the formation of land ownership, promotion of rational use of land, redistribution of land, etc.

The ecological function consists in the protection of the surrounding natural environment and in particular land and the formation of an environment safe for life and health.

Taking into account the main functions and role of the land management mechanism, the following tasks can be formulated, in particular, based on the proposals of H.I. Hreshchuk, O.I. Hutorova and P.F. Kulynych [1, 8, 9]:

- regulation of land relations, in particular by developing land management documentation;
- formation of conditions favourable for effective land use, in particular by formation of the appropriate legal field;
- ensuring the use of lands in accordance with their intended purpose;
- ensuring a scientifically based distribution of land resources between land categories in order to promote comprehensive economic and social development of

regions while preserving the ecological balance in agro-ecosystems by curbing "land grabbing" by construction;

- organization of land use and protection taking into account regional characteristics, coordination of ecological, economic and social interests in order to increase the economic and social efficiency of their use and preservation of natural landscapes;

- updating planning and cartographic materials, carrying out land inventory, keeping accurate qualitative and quantitative land records.

A modern land management mechanism should be based on a clearly defined strategy of land transformations and include a scientifically based development plan. It should serve as an effective tool of the state in managing land resources in the agrarian sphere, regulating land relations, reforming the agrarian sector and solving various environmental, social, economic and related problems. This mechanism should be implemented on a systematic basis, using modern cartographic materials.

In addition, this mechanism plays an important role in strengthening the country's food security by creating organizational, territorial, economic, ecological and energy foundations for optimizing agricultural production and increasing the efficiency of the use and protection of agricultural land. The mechanism of land resources management is constantly developing, adapting to the development of productive forces, social, socio-economic and land relations, and remains an integral component of the economic mechanism of the organization of agricultural production in the country.

Conclusions. The land management mechanism is a key element of the land resources management system aimed at ensuring their rational use, protection and development. Its main tasks include creating legal, economic, organizational and technical conditions for efficient land use, as well as balancing economic, environmental and social aspects. The land management mechanism is a set of tools and levers, the coordinated interaction of which provides influence on the formation and development of land use. The implementation of its functions will contribute to the

development of land uses, in particular territorial communities, and will contribute to their development.

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ЗЕМЛЕВПОРЯДНИЙ МЕХАНІЗМ, ЙОГО СКЛАДОВІ, ЗАВДАННЯ ТА ФУНКЦІЇ

Анотація. Досліджено та запропоновано поняття землепорядного механізму як сукупності інструментів та важелів, узгоджена взаємодія яких забезпечує вплив на формування та розвиток землекористування. Доведено, що землепорядний механізм є важливою складовою системи землеустрою, що забезпечує раціональне використання та охорону земель. Основні завдання землепорядного механізму полягають у створенні правових, економічних, організаційних та технічних умов для ефективного землекористування. Цей механізм спрямований на забезпечення балансу між економічними, екологічними та соціальними аспектами використання земельних ресурсів.

Обґрунтовано, що функції землепорядного механізму є похідними від функцій землеустрою, оскільки саме через цей механізм здійснюється регулювання земельних відносин. Регулююча функція забезпечує контроль та стимулювання раціонального використання земель через розробку документації та управлінські рішення. Інвестиційна функція інформує про інвестиційну привабливість різних видів землекористування та оцінює ефективність вкладень. Стимулююча функція заохочує економічну вигоду від продуктивного використання земель, а інформаційна функція поширює об'єктивну інформацію про найбільш вигідні та екологічні способи використання земель.

Ефективне функціонування землепорядного механізму дозволяє вирішувати конфлікти, пов'язані з використанням земельних ресурсів, сприяє підвищенню продуктивності сільськогосподарського виробництва, а також

забезпечує стійкий розвиток територій. Крім того, землевпорядний механізм відіграє важливу роль у плануванні та розвитку інфраструктури, урбанізації та вирішенні питань, пов'язаних з землеустроєм.

Ключові слова: *землеустрій, землекористування, землевпорядкування, землевпорядний механізм, функції землевпорядного механізму, завдання землевпорядного механізму*