

**ANALYSIS OF THE DISTRIBUTION OF LAND RESOURCES WITHIN THE
VILLAGE OF BAZARYANKA TUZLIVSKA RURAL COMMUNITY
BELGOROD-DNISTROVSKY DISTRICT ODESA REGION BY TYPES OF
DESIGNATED USE**

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Abstract. *In the course of the study, a consistent analysis of the distribution of land resources in the village of Bazaryanka by types of intended use was carried out. At the first stage of the study, an analysis of the current distribution of land within the village by types of intended use was carried out. It was established that the land fund of the area is divided into five main categories, in accordance with the requirements of Article 19 of the Land Code of Ukraine.*

The next stage involved studying the composition of agricultural and non-agricultural lands, determining their areas and proportions. Agricultural lands dominate the land fund, with a total area of 814,40 ha. They include: arable land (511,78 ha), pastures (34,52 ha), and perennial plantings (268,10 ha). Non-agricultural lands occupy a comparatively smaller share – 36,04 ha, including lands for economic roads and lanes (18,74 ha), protective forest strips (15,52 ha), and farm buildings and courtyards (1,78 ha).

The final stage was the study of land ownership forms. It was found that the largest share is held by privately owned lands – 823,37 ha, which indicates the active involvement of the private sector in land resource use. The results of the study contribute to the understanding of the importance of proper land distribution, which is the foundation of effective, legal, and environmentally safe land use.

Keywords: *designated purpose, land resources, agricultural land, forms of ownership, land plot.*

Formulation of the problem. Today, information about land resources is gaining special importance and relevance, as it is a key element for making effective management decisions in the field of land use. It is necessary not only for state bodies to exercise control and planning, but also for economic structures for rational use of land. All lands located on the territory of Ukraine form a single land fund, which has a common legal regime, regardless of the form of ownership [1, 2].

The allocation of land resources is the basis for effective land management, as each land plot has a specific purpose that regulates its use. Types of land use play a key role in ensuring rational land use, because it is on them that the legal regime of the plot, permissible methods of its use and restrictions established by law depend.

The classification of lands is based on their distribution according to the most significant characteristics that determine the features of use and the legal regime of the plots. According to land legislation, the key feature of such classification is the purpose of the lands. It reflects the normatively established procedure for the use of the territory, which determines the permissible types of activities in accordance with the rights of

ownership or use of the land, and also takes into account public interests. It is the purpose that is the basis for the legal regulation of land use, establishing the boundaries and conditions for the use of land resources [2].

In order to effectively and rationally use land plots within the state's land resources, the legislation of Ukraine provides for their division according to functional purpose. In particular, Article 19 of the Land Code of Ukraine (LCU) establishes the classification of lands according to their main purpose, which allows determining the procedure for their use and legal regime. According to this norm, all lands of the country are divided into nine main categories, each of which has a specific purpose and features of use defined by law [3].

Analysis of recent research and publications. The problem of land distribution by purpose and type of use in the agricultural land use system has become the subject of numerous scientific studies by leading scientists in the field of land management.

According to Kulynich [4], "the intended purpose is the permissible limits of use of a land plot by citizens and legal entities, outlined by legislation and specified by relevant authorities."

In the work of Zayets O., Chorny E. [5] "a number of practical legal problems arising in connection with the dominant concept of dividing land by purpose and types of use" are considered.

Lobunko A. V. [6] in his work substantiated the need to improve approaches to land classification by purpose in Ukraine, in particular, taking into account the EEC classification system, proposed the allocation of criteria for providing information on land taxation mechanisms, registration of rights and the application of a hierarchical model using criteria for types of land and activity.

Sydor V. D. [7] in work carried out a "study of the legal regulation of land relations and land use planning, focusing on their intended purpose".

Dorosh Y. M. and co-authors in their work [8] analyze regulatory legal acts on the distribution of land by intended purpose using the example of institutions and enterprises of the National Academy of Agrarian Sciences of Ukraine.

In the following article [9], researchers analyze the existing 2-level Classification of Land Use Types, which does not meet modern monitoring requirements and land legislation. And for a more precise definition of the method of land use, they propose to use the structure and content of a 4-level classifier, which is able to distinguish between the form of management and the type of use of land plots.

According to Martyn A.G. [10], one of the main tasks of dividing land into separate purposes is to ensure the principle of exhaustiveness and comprehensiveness of the classification in determining all possible ways of using land.

The purpose of this article is to conduct a comprehensive analysis of the distribution of land resources within the village of Bazaryanka of the Tuzlivka rural community by types of intended use in accordance with the provisions of the current land legislation of Ukraine.

The scientific novelty of the study lies in the implementation of a detailed spatial and structural analysis of the land fund of the village of Bazar'yanka, taking into account the modern classification of the intended use of lands.

Materials and methods of research. The study was conducted based on land use materials of the village of Bazaryanka, Tuzlivska RC, Bilhorod-Dnistrovskyi district, Odesa region. In order to distribute land by type of purpose, a land plan of the village of Bazaryanka at a scale of 1:10000 was used. The research was carried out using the AutoCAD software.

Research results and discussion. The village of Bazaryanka is located in the southwestern part of the Odesa region, within the Black Sea Lowland. It belongs to the Tuzlivska RC of the Bilhorod-Dnistrovskyi district, Odesa region. The total land fund area of the village of Bazaryanka is 989,34 ha.

The Land Code of Ukraine [3] establishes the classification of lands according to their intended purpose, which is a key factor in regulating their use. Such a division ensures effective management of land resources, allowing to take into account the economic, environmental and social aspects of their exploitation. The division of lands into categories according to the main intended purpose has an important legal

significance, as it determines the permissible ways of their use, contributes to the conservation of natural resources and supports the balanced development of territories.

According to article 19 of the Land Code of Ukraine [3], the land fund of the village of Bazaryanka is divided into separate categories depending on their intended purpose, which are shown Table 1 and in Fig. 1.

Table 1. Distribution of land by designated use within the village of Bazaryanka.

Category of designated use	Area, ha	% of the total area of land
Total land area	989,34	100
including by designated use:		
agricultural lands	850,44	86
residential and public development lands	72,49	7,3
forestry lands	56,65	5,7
water fund lands	1,68	0,2
industrial, transport, electronic communications, energy, defense and other lands	8,08	0,8

Source: developed by the authors Tolmachova A., Danilova N. based on land use materials of the village of Bazaryanka, Tuzlivskaya RC.

According to part 1 of article 22 of the Land Code of Ukraine [3], agricultural lands include those used for growing agricultural products, conducting scientific research and educational activities in the field of agricultural production, as well as for placing the necessary production infrastructure, including wholesale markets for agricultural products, or provided for such purposes.

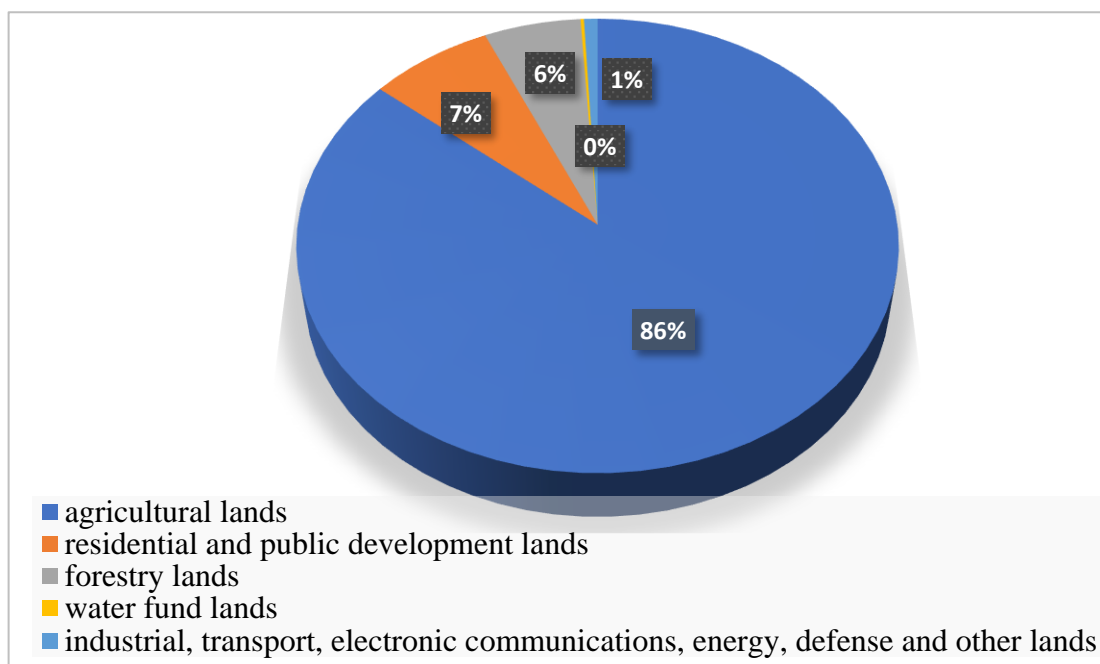


Fig. 1. Division of the land fund of the village of Bazaryanka by designated use.

Source: done by the author Zhygailo T. based on land use materials of the village of Bazaryanka, Tuzlivskaya RC.

The largest share in the territory of the village of Bazaryanka is agricultural land – 850,44 ha (86 % of the total area). According to Part 2 of Article 22 of the Land Code of Ukraine, “agricultural land includes agricultural and non-agricultural lands.” [3].

The total area of agricultural land is 814.40 hectares, of which:

- arable land – 511,78 hectares;
- pastures – 34,52 hectares;
- other perennial plantings – 268,10 hectares.

The total area of non-agricultural land is 36,04 hectares, of which:

- land under farm roads and tracks – 18,74 hectares;
- land under field protection forest strips – 15,52 hectares;
- land under farm buildings and yards – 1,78 hectares.

So, we can see that crop production is actively developing in the territory of the village of Bazaryanka. In addition, the presence of farmyards, pastures, and the cultivation of agricultural crops create favorable conditions for the development of another important industry - livestock breeding.

The designated use of land determines its specific utilization, as well as the legal conditions for ownership, use, and disposal. An important aspect of effective land management is also the form of ownership, as it defines the rights and obligations of land users, as well as the possibilities for managing land plots within the studied area.

Based on regulatory legal documents, source materials, as well as data from the State Land Cadastre and the public cadastral map, an analysis of the village's land resources was conducted. As a result, the necessary calculations were made, which allowed us to determine the distribution of land by ownership form (Table 2).

Table 2. Distribution of land resources of the village of Bazaryanka by different forms of ownership.

Total area of land resources, ha	including by forms of ownership, /% (of the total area)		
	private	state	municipal
989,34	823,37	79,23	86,73
	83,2	8	8,8

Source: compiled by the authors Kostiukievych T., Zhygailo O. based on land use materials of the village of Bazaryanka, Tuzlivskaya RC.

The obtained data were systematized and summarized in the form of a diagram that reflects the structure of the land fund of the settlement in accordance with its legal status (Fig. 2).

According to article 78 of the Land Code of Ukraine [3], the land resources of the village of Bazaryanka are distributed according to different forms of ownership, which determine the procedure for their use and management: private, state, and communal (Table 2 and Fig. 2).

Private ownership covers a significant portion of the land fund. This category includes land designated for commodity agricultural production, farms, personal peasant farms, as well as areas for residential and public development. The total area of private land is 823,37 ha, which accounts for approximately 83% of the total area of the settlement.

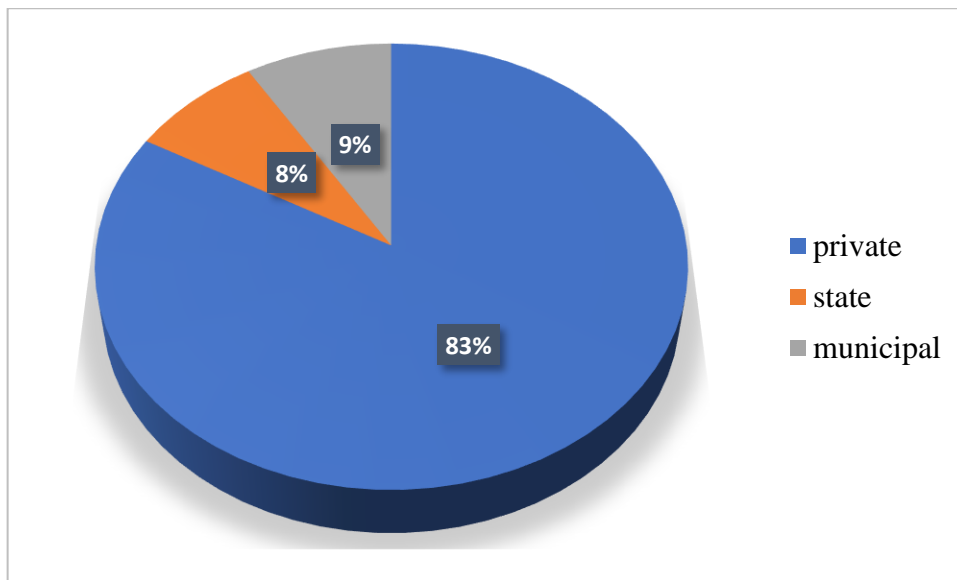


Fig. 2. Land resources of the village of Bazaryanka by forms of ownership

Source: done by the author Zhygailo T. based on land use materials of the village of Bazaryanka, Tuzlivskaya RC.

State ownership is represented by a significantly smaller portion of the land fund. This category includes land used for residential and public development, forestry, providing related services, as well as for the placement and operation of road transport and infrastructure. The total area of state-owned land is 79,23 ha, which accounts for 8% of the total area. This trend indicates a gradual transfer of land resource management to local government authorities.

Municipal ownership covers a portion of land that is of significant importance to the community. This group includes land designated for haymaking and grazing, residential and public development, as well as water fund land. The total area of municipal land is 86,73 ha, which accounts for approximately 9% of the total area of the settlement. In most cases, these are reserve lands that can be used for community needs.

Thus, the analysis of the land fund structure shows the dominance of private ownership, which is characteristic of rural areas where land is actively used in the agricultural sector. At the same time, the presence of state and communal land ensures the possibility of further use for public needs and infrastructure development.

Conclusions. The article presents an analysis of the distribution of land resources by designated use within the village of Bazaryanka. It was established that the land fund of the settlement is divided into five separate categories depending on their designated use and has a clear structure and classification in accordance with current land legislation.

The majority of the land consists of agricultural lands (814,40 ha), which are a key resource for the development of agricultural production in the region. Non-agricultural lands occupy a comparatively smaller share (36,04 ha). These lands provide infrastructure, transportation, and environmental functions.

The analysis of these data confirms that the land fund of the village is agriculturally oriented, with the majority of the land being used for growing agricultural products. At the same time, the presence of pastures, perennial plantations, and protective forest belts indicates a certain level of ecological balance in land use.

To ensure the effective use of land resources, an important aspect is not only their designated purpose but also the form of ownership, which determines the legal regime of land use and disposal. The majority of the land is privately owned — 823,37 ha (83% of the total area), which is the result of land reform and privatization. State and municipal lands occupy a smaller share — 79,23 ha (8%) and 86,73 ha (9%), respectively.

A study of the distribution of land resources in the village of Bazaryanka showed the dominance of the agricultural sector and the active use of private land, which indicates the importance of agricultural activity for the development of the community. The analysis is an important stage in planning rational land use and the introduction of modern agricultural technologies. In addition, rational zoning of the territory, which takes into account the needs of agriculture, will contribute to maintaining the ecological balance and increasing economic efficiency. All these measures will ensure sustainable development of the village and improve land resource management.

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АНАЛІЗ РОЗПОДІЛУ ЗЕМЕЛЬНИХ РЕСУРСІВ У МЕЖАХ СЕЛА БАЗАР'ЯНКА ТУЗЛІВСЬКОЇ СІЛЬСЬКОЇ ГРОМАДИ БІЛГОРОД-ДНІСТРОВСЬКОГО РАЙОНУ ОДЕСЬКОЇ ОБЛАСТІ ЗА ВИДАМИ ЦІЛЬОВОГО ПРИЗНАЧЕННЯ

Анотація. У процесі дослідження було здійснено послідовний аналіз розподілу земельних ресурсів села Базар'янка за видами цільового призначення. На першому етапі дослідження проведено аналіз чинного розподілу земель у межах села за видами цільового призначення. Встановлено, що земельний фонд території поділяється на п'ять основних категорій, відповідно до вимог статті 19 Земельного кодексу України.

Наступним етапом стало вивчення складу сільськогосподарських та несільськогосподарських угідь із визначенням їх площ і співвідношення. Переважну частину земельного фонду переважають сільськогосподарські угіддя, загальна площа яких становить 814,40 га. Вони включають: рілля (511,78 га), пасовища (34,52 га) та багаторічні насадження (268,10 га). Несільськогосподарські угіддя займають порівняно меншу частку – 36,04 га, до яких належать землі під господарськими шляхами і прогонами (18,74 га), полезахисними лісовими смугами (15,52 га) та господарськими будівлями і дворами (1,78 га).

Завершальним етапом стало дослідження форм власності на земельні ділянки. Встановлено, що найбільшу частку становлять землі приватної власності – 823,37 га, що свідчить про активне залучення приватного сектору до використання земельних ресурсів. Результати дослідження сприяють розумінню актуальності правильного розподілу земель, що є основою ефективного, правового та екологічно безпечного землекористування.

Ключові слова: *цільове призначення, земельні ресурси, сільськогосподарські угіддя, форми власності, земельна ділянка.*