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HISTORY OF DEVELOPMENT OF LAND MANAGEMENT AND CADASTRAL WORKS IN KIROVOHRAD REGION

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Анотація. У статті досліджено історичні етапи становлення та розвитку землеустрою і кадастрових робіт у Кіровоградській області як важливих складових системи управління земельними ресурсами. Проаналізовано передумови формування системи обліку земель, починаючи з періоду Російської імперії, коли здійснювалися перші межові роботи, проводилося картографування територій та

створювалися документи, необхідні для визначення меж земельних володінь і врегулювання земельних відносин. Розглянуто особливості землевпорядних заходів у XVIII–XIX століттях та їх вплив на формування земельної структури регіону. Висвітлено значення аграрних реформ другої половини XIX століття, зокрема після скасування кріпосного права, що сприяло активізації процесів землеустрою, уточненню меж земельних ділянок та впорядкуванню системи землекористування. Визначено роль земських установ і державних органів у проведенні землевпорядних та оціночних робіт, а також у накопиченні відомостей про земельні ресурси. Особливу увагу приділено радянському періоду розвитку землеустрою, коли земельні ресурси були переведені у державну власність, а основною метою землевпорядних робіт стало забезпечення потреб колективного та державного сільського господарства. Проаналізовано процеси укрупнення землекористувань, організації колгоспів і радгоспів, проведення інвентаризації земель та створення тематичних картографічних матеріалів. Розглянуто вплив державної політики на структуру земельного фонду області та особливості ведення земельного обліку в умовах централізованої системи управління. Окремо охарактеризовано післявоєнний етап розвитку землеустрою, що супроводжувався впровадженням науково обґрунтованих підходів до організації території, удосконаленням методів оцінки земельних ресурсів, розвитком геодезичних робіт і створенням передумов для формування сучасної системи державного земельного кадастру. Встановлено, що саме в цей період були закладені основи комплексного підходу до використання та охорони земель. Досліджено сучасний етап розвитку кадастрових робіт у Кіровоградській області після набуття Україною незалежності та проведення земельної реформи. Проаналізовано вплив прийняття Земельного кодексу України, формування ринку земель, удосконалення нормативно-правової бази та запровадження цифрових технологій у сфері земельних відносин. Особливу увагу приділено впровадженню геоінформаційних систем, автоматизованих кадастрових баз даних, електронного документообігу та створенню Публічної

кадастрової карти України, що забезпечили підвищення відкритості, доступності та достовірності інформації про земельні ресурси. На основі проведеного аналізу зроблено висновок, що розвиток землеустрою та кадастрових робіт у Кіровоградській області відображає загальні тенденції трансформації земельних відносин в Україні. Визначено, що сучасна система земельного кадастру є важливим інструментом ефективного управління земельними ресурсами, забезпечення раціонального землекористування, охорони земель, підвищення інвестиційної привабливості територій та реалізації принципів сталого розвитку регіону.

Ключові слова: землеустрій, земельний кадастр, земельна реформа, Кіровоградська область, геоінформаційні системи, облік земель, землекористування, земельні ресурси, кадастрові роботи, цифровізація.

Relevance of the topic. Modern transformations of land relations, reform of the land management system and development of the cadastral system necessitate a deep understanding of the historical prerequisites and regularities of the formation of land management and cadastral works at the regional level. Of particular importance is the study of the historical experience of the organization of land use in the Kirovohrad region, where during different historical periods there were significant changes in the forms of land ownership, the principles of its use, and approaches to land management and cadastral accounting. Systematization and scientific generalization of these processes make it possible to better understand the peculiarities of the modern development of land relations and create the basis for further improvement of land resource management and spatial development of territories.

Analysis of recent scientific research and publications. A review of modern scientific research shows the significant interest of domestic scientists in the problems of land management development and cadastral works at both the national and regional levels [9; 10]. The theoretical and methodological foundations of land management are

actively covered in specialized scientific publications, in particular at the National University of Bioresources and Nature Management of Ukraine, where a modern scientific discourse on land management, spatial planning and land monitoring is being formed [4; 6]. In the works of modern researchers, considerable attention is paid to the evolution of theoretical approaches to land management, its institutional changes and the role in the formation of effective land relations in the conditions of a market economy and European integration processes [7; 8].

A specific area of scientific research is related to the study of the formation and development of the state land cadastre, its integration with real estate registration systems and international practices. Modern publications emphasize the need to improve the cadastral system of Ukraine based on the best world, in particular European, experience, as well as the importance of creating a unified information infrastructure for land and real estate accounting.

At the same time, researchers emphasize the existence of a number of problems, including the fragmentation of the institutional structure, the imperfection of the regulatory framework, and the need for digital transformation of cadastral processes [2].

The historical aspect of the development of land management and cadastre is revealed in detail in textbooks and scientific works, which analyze the evolution of land relations from ancient times to the present, in particular the period of formation and development of independent Ukraine. The results of these studies make it possible to trace the main regularities of the development of land management activities, to determine the key stages of the transformation of land relations and to assess their impact on the formation of a modern land management system. A separate direction of scientific research is the rethinking of the Soviet heritage in the field of land management, which involves a critical analysis of established terminology, methodological principles and institutional approaches to the organization and management of land resources.

An important source of scientific developments is also the materials of all-Ukrainian scientific and practical conferences, which highlight current problems of geodesy, cartography, land management and cadastre, as well as consider modern trends in the development of relevant directions. The generalization of the results of the research presented in the scientific works indicates the gradual transformation of traditional approaches to land management and cadastral accounting in the direction of the application of innovative technologies, in particular geoinformation systems, digital methods of spatial data processing and integrated information bases [3].

Thus, the analysis of the latest research and publications testifies to the dynamic development of scientific thought in the field of land management and cadastre in Ukraine, focused on the study of transformations of land relations, improvement of the land resource management system and the introduction of modern digital technologies. At the same time, the regional features of the formation and development of land management and cadastral works, in particular on the territory of the Kirovohrad region, remain insufficiently covered in the scientific literature, which determines the expediency of further research on this issue.

The purpose of the study is to determine the main stages of the evolution of land management and cadastral works in the Kirovohrad region under the influence of socio-economic and political changes, as well as to substantiate the role of these processes in the formation of a modern land management system.

Achieving the goal involved the following main tasks:

- investigate the prerequisites for the emergence and formation of land management in the region;

- analyze the impact of agrarian reforms and socio-political transformations on the development of cadastral works;

- describe the peculiarities of the organization of land management in different historical periods – from the time of the Russian Empire to the period of independence of Ukraine;

determine the role of regulatory and legal support, in particular the provisions of the Land Code of Ukraine, in the formation of the modern system of the state land cadastre;
assess the impact of the latest technologies, in particular geoinformation systems, on the quality of accounting and the efficiency of land resources management.

Materials and methods. Studies of the history of the development of land management and cadastral works in the Kirovohrad region are based on the comprehensive use of various sources of information and scientific approaches that provide comprehensive coverage of the evolution of land relations in the region. The information base of the study consists of normative legal acts, in particular the Land Code of Ukraine, by-laws in the field of land management and cadastre, archival materials, statistical data, state reporting materials, as well as scientific publications, monographs and training manuals devoted to the problems of land relations and land management activities. An important place among the sources is occupied by stock materials reflecting the results of land management works of various historical periods, including cartographic documents, land use plans, land inventory materials and data of the state land cadastre, which are formed with the participation of the State Service of Ukraine for Geodesy, Cartography and Cadastre.

Methodological basis research is a systematic approach that involves considering land management as a complex multi-component system. Completion of research tasks necessitates a combination of general scientific and special methods. In particular, the historical method is used to analyze the sequence of formation of land management and cadastral systems in different periods of the development of society; comparative-historical method – to identify differences and common features in the development of land relations at different stages. Methods of analysis and synthesis were also used to generalize scientific sources and form a holistic view of the researched problem, as well as the method of generalization – to formulate conclusions regarding the patterns of land management development in the region.

A separate group consists of special methods inherent in the fields of land management and cadastre. These include the cartographic method, which allows to investigate changes in the structure of land use based on the analysis of maps and plans of different periods; a geoinformation approach, which involves the use of modern GIS technologies for processing and visualization of spatial data; as well as spatial analysis methods that make it possible to assess the transformation of land resources in time and space. In addition, statistical methods have been applied to process quantitative indicators characterizing the structure of the land fund, the dynamics of land use changes and the development of the cadastral system [1].

The research process also used elements of retrospective analysis, which made it possible to trace the historical dynamics of land management development from the first forms of land accounting to the modern stage of digitalization of cadastral processes. The application of a comprehensive approach to the selection of materials and the use of various research methods ensured the objectivity, reliability and scientific validity of the obtained results, and also made it possible to deeply reveal the peculiarities of the formation and development of land management and cadastral works in the Kirovohrad region.

Research results and their discussion. The results of the conducted research show that the development of land management and cadastral works in the Kirovohrad region has a clearly defined stage character and directly depends on changes in the socio-economic and political system. It was established that at the initial stages (XVIII–XIX century), land management performed mainly an accounting and fiscal function aimed at determining the boundaries of land holdings and ensuring effective taxation. During this period, the first cartographic materials were formed and boundary works were carried out, which became the basis for the further development of cadastral systems [10].

In the course of the study, it was found that an important stage was the agrarian reform of the 19th century, which contributed to the transition to a more orderly system of land use, the formation of peasant allotments and the consolidation of land ownership

boundaries. At the same time, the Soviet period saw a fundamental transformation of land management, associated with collectivization, consolidation of land massifs and the creation of a collective farm-state farm system. This has resulted in the loss of the individual nature of land use and the reorientation of land management towards serving public interests. Despite this, it was during this period that the foundations of a systematic approach to the organization of territories, the development of land management documentation and the introduction of scientific methods into practice were laid.

The results of the analysis of the post-war period showed the active development of the land management service, improvement of mapping methods and increasing the role of planning the use of land resources. It was established that the formation of elements of the state land cadastre took place gradually, but remained limited due to the lack of modern information technologies [4].

Significant changes in the development of land management in the region took place after the adoption of the Land Code of Ukraine, which initiated land reform, privatization and land unsoldering. As a result, a new land use structure based on private ownership was formed, and the prerequisites for the functioning of the modern cadastral system were created. It has been established that an important role in this process is played by the State Service of Ukraine for Geodesy, Cartography and Cadastre, which ensures the maintenance of the state land cadastre and the coordination of land management works.

The discussion of the obtained results allows us to conclude that the current stage of land management development in the Kirovohrad region is characterized by the transition to digital technologies, the introduction of geoinformation systems and an increase in the level of openness of cadastral data. At the same time, problems related to the incompleteness of cadastral information, the presence of errors within land plots, as well as the need for further improvement of the regulatory framework remain relevant. Thus, the results of the study confirm that the development of land management and cadastre is a continuous process that requires adaptation to modern challenges and the

implementation of innovative approaches to ensure effective management of land resources in the region (table. 1).

The table shows the chronology of land management development in the region from the initial forms of land accounting to the modern stage of digitalization.

Table 1

Stages of land management development in the Kirovohrad region

Period	Basic processes	Characteristics for the region	Consequences
XVIII–XIX century.	Land demarcation	Development of steppes, formation of land holdings	Initial land accounting
XIX century.	Agrarian reforms	Distribution of peasant allotments	Fixing boundaries
1920–1980	Collectivization	Predominance of agricultural land (~70–80%)	Land consolidation
After 1991	Reforms	Unsoldering of land (millions of ha)	Formation of private property
2000–2020	Cadaastre	Implementation of GIS	Data digitization

(developed by the author Parakhnenko V. G., Kiselyov Yu. O.)

XVIII–XIX century. – Land demarcation

During this period, the main task of land management was to establish the boundaries of land plots and maintain primary land records. For the territory of the modern Kirovohrad region, this meant the development of steppe territories, the formation of land holdings by demarcating the lands of landlord farms and peasant allotments. The result was the formation of an initial map of land resources and a base for further reforms.

19th century – Agrarian reforms

With the reforms of the 19th century, in particular after the abolition of serfdom, land ownership of peasants was fixed more formally. On the territory of the modern Kirovohrad region, this was manifested in the distribution of peasant allotments and the

consolidation of boundaries, which ensured the stability of land relations and preparation for effective land use.

1920–1980 – Collectivization

The Soviet period was characterized by consolidation of lands, creation of collective farms and state farms. In the Kirovohrad region, about 70–80% of the land was agricultural, which required centralized land management. The main feature of this stage was the planning of territories for the economic needs of the state, which led to the loss of individual boundaries.

1991–1999 – Reforms

The transition to market relations was marked by land privatization and unsoldering, including within the agricultural massifs of the Kirovohrad region. This made it possible to form private land holdings and create conditions for effective management of land resources at the regional level.

2000–2020 – Cadastre

The introduction of modern GIS technologies and digital cadastre systems made it possible to unify land accounting, maintain public cadastral maps and increase the accuracy of spatial data. For the region, this meant optimizing the planning and monitoring of the use of land resources in digital format (table. 2).

The establishment of land easements is of great importance at the current stage of development of land resources in Ukraine, in particular in the Kirovohrad region [6; 7; 10].

Table 2

Dynamics of cadastral works

Period	Types of works	Scope of work	Features
До 1990	Inventory	Limited	Paper accounting
1990-2005	Registration of plots	Massive	Soldering
2005-2015	Digitization	Growing	Creation of databases
2015-2025	GIS, satellite data	High	Public cadastral map

(developed by the author Parakhnenko V. G., Kiselyov Yu. O.)

This table shows the change in the types and volume of cadastral works in the Kirovohrad region depending on the technological and socio-economic context.

Until 1990 – Inventory

The main type of work was a paper inventory of land, which provided for the fixation of boundaries and types of land ownership. For the region, the scope of work was limited, and information was accumulated locally, without integrated databases.

1990–2005 – Registration of plots

After the declaration of Ukraine's independence, mass registration of land plots began in connection with the privatization and unsoldering of agricultural massifs. It was a period of active redistribution of land and establishment of property rights, which created the foundation for the modern cadastre.

2005–2015 – Digitization

In the region, digital databases are beginning to be actively used for cadastre management, which allows centralizing information, ensuring its quick access and increasing the accuracy of spatial data. The volume of work is increasing, especially with regard to the clarification of boundaries and the registration of new sites.

2015–2025 – GIS, satellite data

The modern stage is characterized by a high level of automation of cadastral processes, the use of geoinformation systems and satellite data. In the Kirovohrad region, this allows for a public cadastral map, integration of various data sources and ensuring more effective land management, including monitoring of land-use changes.

Table 3 demonstrates the ratio of different categories of land in the region and their impact on the economic and environmental situation in the region.

Agricultural land (75–80%)

It is the dominant land category of the region, and includes cropland, pasture, and hayfields. A large share of agricultural land is due to the traditional agrarian profile of the region, where the main part of the economy depends on agriculture. To manage this

category, it is critical to maintain an accurate cadastre, plan land use and control rational land use.

Table 3

Structure of the land fund

Category	Area (%)	Characteristics
Agricultural	75–80%	Dominate in the region
Forests	8–10%	Limited areas
Built-up land	5–7%	Growth of urbanization
Others	5–10%	Water and other resources

(developed by the author Parakhnenko V. G., Udovenko I. O.)

Forests (8–10%)

Forest land is represented mainly by small massifs, which limit their importance for the regional economy, but have important ecological significance. They act as a natural barrier against soil erosion, contribute to the preservation of biodiversity and climatic stability. The region is characterized by a high level of urbanization around forests, which requires control over forest use and protection of green areas.

Built-up land (5–7%)

The area of land under residential, industrial and social infrastructure is growing as urbanization in the region progresses. For the Kirovohrad region, this category is characterized by a gradual increase in areas in cities and towns. Effective land management in these areas includes development planning, optimization of urban land and control over compliance with regulations.

Other lands (5–10%)

This category includes water resources, swamp areas, nature conservation areas and other special-purpose lands. Although their share is smaller, they play an important role in ensuring ecological balance and preserving the natural resources of the region.

Thus, the table allows you to assess the ratio of functional categories of land and emphasize the priorities of land resource management of the Kirovohrad region (table. 4).

Table 4

Problems and prospects

Problems	Causes	Solution prospects
Boundary errors	Old data	Clarification of the cadastre
Incomplete base	Insufficient digitalization	Gis development
Dispersion	Intensive agricultural	Greening
Outdated methods	Insufficient funding	Innovations

(developed by the author Parakhnenko V. G.)

The table reflects the key problems arising in the process of inventory management and land management, their causes and possible solutions.

Boundary errors

Many sites have incorrectly defined boundaries due to outdated or inaccurate mapping materials. This creates conflicts of owners and complicates the management of land resources. The prospect is the clarification of cadastral data using modern geodetic technologies and satellite monitoring.

Incomplete base

The lack of up-to-date and comprehensive digital information makes land use difficult to plan and control. The main reason is the insufficient digitalization and integration of different registers. A promising solution is the development of GIS, the creation of centralized databases and access to public cadastral maps.

Dispersion

Intensive agriculture leads to excessive plowing of land, soil erosion and a decrease in their fertility. To solve the problem, greening of land use, implementation of crop rotation systems, protective strips and agrotechnical measures that increase land stability are provided.

Outdated methods

Traditional methods of cadastre management and land management work do not always meet modern requirements of accuracy and efficiency. Insufficient funding and lack of technical equipment slow down processes. The introduction of innovations, digital

technologies, GIS, satellite images and automated data management systems is of promising importance.

This table shows that the development of land resources and the cadastral system in the Kirovohrad region requires a comprehensive approach, a combination of digital technologies and environmental practices, as well as reforming the legal framework [10].

Conclusions and proposals. The study of the history of the formation of land management and cadastral works in the Kirovohrad region allows us to trace the evolution of land relations, changes in approaches to land accounting and the introduction of modern technologies in the cadastre. Historical sources indicate that in the early stages land issues were decided mainly at the level of local administration and feudal authorities, and the systematization of land was limited, which made it difficult to plan and use territories effectively.

In the 20th century, especially after land reforms and collectivization, standardized methods of cadastral work began to be used, which made it possible to create the first comprehensive land records. The use of technical maps, topographic surveys and land plans has significantly increased the accuracy of determining plot boundaries and the efficiency of land use. The transition to digital technologies in the 21st century has opened up new opportunities for accurate cadastre management, timely data updating and increased transparency of land relations.

The practical experience of the Kirovohrad region shows that the correct management of the land cadastre is an important factor in the rational use of land, prevention of disputes regarding the boundaries of plots and planning the development of urban and rural areas. The history of the development of land management demonstrates that the combination of traditional methods with modern geoinformation technologies allows to achieve high accuracy and efficiency in work.

Based on the analysis, it is advisable to recommend:

Continue the modernization of the cadastral system of the region with the use of digital technologies, GIS and remote sensing.

Ensure regular updating of data on land plots and owners to improve accounting accuracy.

To increase the level of training of specialists in the field of land management and cadastre, especially in working with modern software complexes.

Use historical materials and archival data to plan the development of territories and preserve the cultural and natural heritage of the region.

Develop comprehensive land use strategies that take into account historical experience, the needs of modern communities and environmental requirements.

Therefore, the combination of historical analysis and the introduction of modern technologies allows to ensure effective management of land resources of the Kirovohrad region, increases the transparency and legality of land relations and creates conditions for the sustainable development of territories.

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THE HISTORY OF THE DEVELOPMENT OF LAND MANAGEMENT AND CADASTRAL WORK IN THE KIROVOGRAD REGION.

***Abstract.** The article examines the historical stages of the formation and development of land management and cadastral works in the Kirovohrad region as important components of the land resource management system. The prerequisites for the formation of the land accounting system were analyzed, starting from the period of the Russian Empire, when the first boundary works were carried out, the territories were mapped, and the documents necessary for determining the boundaries of land holdings and regulating land relations were created. The peculiarities of land management measures in the 18th–XIX centuries and their influence on the formation of the land structure of the region are considered.*

The importance of agrarian reforms of the second half of the 19th century is highlighted, in particular after the abolition of serfdom, which contributed to the activation of land management processes, clarification of land plot boundaries, and streamlining of the land use system. The role of zemstvo institutions and state bodies in carrying out land management and evaluation works, as well as in accumulating information about land resources, is determined.

Special attention was paid to the Soviet period of land management development, when land resources were transferred to state ownership, and the main goal of land

management works became the provision of the needs of collective and state agriculture. The processes of consolidation of land uses, organization of collective farms and state farms, land inventory and creation of thematic cartographic materials are analyzed. The influence of state policy on the structure of the land fund of the region and the peculiarities of land accounting in the conditions of a centralized management system are considered.

The post-war stage of land management development was separately characterized, which was accompanied by the introduction of scientifically based approaches to the organization of the territory, the improvement of land resource assessment methods, the development of geodetic works and the creation of prerequisites for the formation of a modern system of the state land cadastre. It was established that it was during this period that the foundations of an integrated approach to land use and protection were laid.

The current stage of the development of cadastral works in the Kirovohrad region after Ukraine gained independence and carried out land reform has been studied. The impact of the adoption of the Land Code of Ukraine, the formation of the land market, the improvement of the legal framework and the introduction of digital technologies in the field of land relations is analyzed. Special attention is paid to the implementation of geoinformation systems, automated cadastral databases, electronic document management and the creation of the Public Cadastral Map of Ukraine, which ensured an increase in the openness, availability and reliability of information about land resources.

Based on the analysis, it was concluded that the development of land management and cadastral works in the Kirovohrad region reflects the general trends of the transformation of land relations in Ukraine. It was determined that the modern land cadastre system is an important tool for effective management of land resources, ensuring rational land use, land protection, increasing the investment attractiveness of territories and implementing the principles of sustainable development of the region.

Key words: *land management, land cadastre, land reform, Kirovohrad region, geoinformation systems, land accounting, land use, land resources, cadastral works, digitalization.*