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PARADIGM OF AGRICULTURAL LAND USE ECONOMICS UNDER NEW LAND RELATIONS

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The paradigm of economy of agricultural land use in the conditions of the new land relations, which consists in allocation in a separate field of activity of economic, ecological and legal relations of ownership of land of subjects of land use (owners of land shares and legal entities – land users) and formations and regulations of these relations with application of the new institutional economic theory are proved.

Problem statement. In a new land relations concepts economy tenure and land use should be considered separately in accordance with the practice of a market economy. In the best case, each of them characterizing one side or another problem. Greater degree of new content in the issue, according to A.S. Novotorov corresponds to the concept of «land management economy» [4] as the concept of a comprehensive, systematic, combining into a single unit and system knowledge about the set of social interests and relationships arising about the distribution, use and restoration of land and a number of scientific ideas on the composition and content of actions that organize and coordinate the production and technological environment that ensures effective development and use of these resources.

However normal land relations were excluded from the economic life of society, because the land was not for a property equity. For these reasons was decaffeinated

and economics of land use and the choice of elastic adapted to fluctuations in consumer market strategy and tactics of economic activity remained neglected scientific disciplines, because direct contact between producers of goods and services, on the one hand, and their customers, on the other hand, not exist, and consumer query formed state administrative apparatus and fed in distorted form of entities in the form of various targets, standards, investment projects and more. In other words, the administrative-command system science at best can be said as the lowest cost to execute the specified external program and does not answer the question of how to independently create such a program without pre-established policy framework and limitations based on the actual conditions on the consumer market, its dynamics, elasticity variation. This question in the current conditions of the market economy is not the most important in ensuring the effectiveness of all business entities in the

economic process. But answer it without going beyond the actual process and not including a certain amount of knowledge about the economy system of property relations [2], is almost impossible.

Article purpose — theoretically justify the essence of paradigm economy of agricultural land in the new land law.

Main material. The concept and nature of agricultural land can not be separated from the complex concept of «territorial land resource.» Land and territorial resource integrates its content definition of «land» — as a socio-economic point of universal factor of social production and the term «territory» — both geographical (spatial) category [5]. Like any generalized notion of «territory» as defined in the scientific report S.I. Dorohuntsova, D.C. Novotorova, T.S. Nikolaenko «Evaluation of land-resource potential of Ukraine and problems of efficiency» [4], is a complex and multi-categorical entity characterized hierarchical structure. In their view, there are reasons to clearly mark such hierarchically combined semantic level concept of land as territory: general scientific (applicable only in certain disciplines), physical-geographical, economic and geographic, international law. Given the diverse interpretation of the concept of «land» and «territory» land management in their economic substance interpreted the notion of «territorial land resource» as a resource of nature. After all, the land, and the area as a product of nature have a dual function and are: firstly, as the basic resource — spatial, operational basis of any kind of human activity, and secondly, as an integral resource of natural and anthropogenic origin (area — space area — subsoil, «land — territory» — fertility, «the land — territory» — funds, etc.) [5].

Defining the concept and nature of land tenure as one of the main terms of the economy, it should highlight the breadth and diversity. Prior to land reform (in the monopoly of state ownership of land) land use concept defines only possible if the form of land use (temporarily or permanently). With the development of multiculturalism land areas for agricultural purposes were transferred to enterprises not only use but also for ownership or lease. Therefore the concept of land proposed to determine, as being based on:

- 1) determining land in the common land fund as the ratio of the spatial and legal parts;
- 2) look on land as an object of law and the object of economic, environmental, urban, agricultural and other land relations;
- 3) the disclosure of land as a process of integral human use of natural resource potential within the respective socio-territorial complex.

The system of land management involves production (useful, efficient, public or commercial), resource, reproductive and environmental aspects of the relationship. Accordingly, the economic concept considers land as an effective investment object and reliable tool to generate income. Key economic elements of land use — land rent and cost — primarily arise from the value of land, the ability to meet the different needs and interests of people. By taxing land users formed state and local budgets and implemented social programs. On the legal level land — a combination of public and private rights, which are set by the state in accordance with the legislation, the Land Code and other laws in the land. Social role of land use is to meet the physical, psychological, intellectual and other human

needs. All that man needs for survival and a decent life, it gets in the end, from the ground. Land use in the public consciousness prestigious and necessary for the formation of civilized middle social class. Consequently, land as an object of economic, environmental, legal and other relationships include both a blessing necessary for consumers, and expenses or investments without possession and use it almost impossible. These qualities are manifested in the form of land its usefulness, rarity, and limited capital.

Land as an object of economic relations of land ownership has special consumable and consumable properties and market value. Use value reflects the value of the land for a specific use. According land as an object of economic and legal relations included in the economic cycle as a resource that has no alternative interchange in many areas. His feature as an object of economic relations is also in the fact that the amount offered in the market such objects is limited by nature. Therefore, the value of land as an economic object property to be determined mainly by demand: if the level of demand increases, respectively, increasing its value or rent.

Thus, the concept of «land economics» must understand science (concerned), which reveals the economic relations, especially economic relations of land ownership rights in conjunction with the development of productive forces, especially the impact of economic laws in the land (economic activities on the use and protection of land), carried out on a competitive basis, where appropriate set of rights to land, economically sound composition and proportion of land in accordance with the purpose, factors of production, tools and means of production,

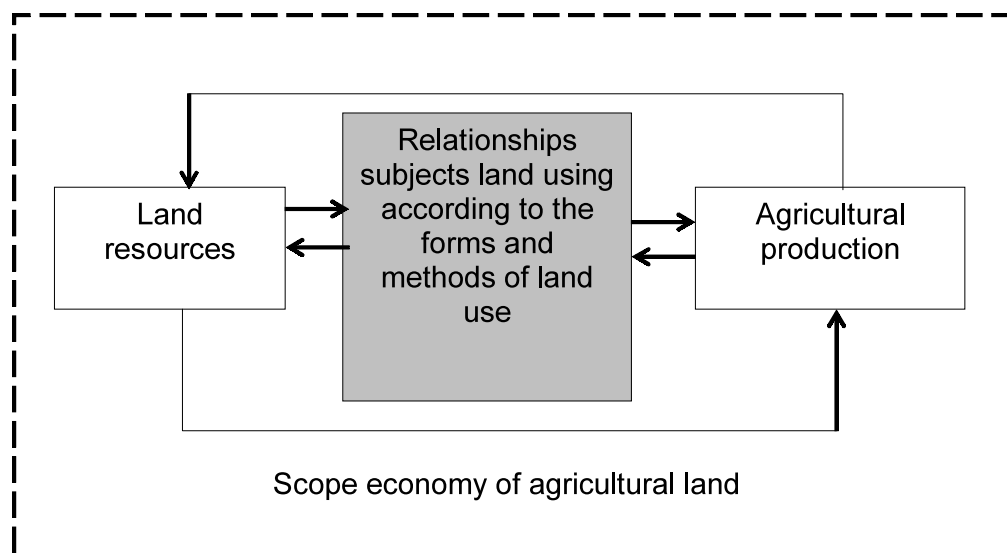
labor, capital and examines the conditions and factors of rational distribution, organization and management use and protection of land, including considering differentiation and the quality of land resource and its essential features such as spatial contrast and heterogeneity.

According essence economy land is the efficiency of the aggregate of all social activity undertaken in the specific area involving land factor in one form or another and the respective rights, at different scales and with different functional meaning in the process of economic relations between the subjects of land use (pic. 1).

Their level is determined by the degree of development of productive forces, as the land factor and the nature of social relations, including land. Power relationships between business land is new in the economy due to the denationalization and privatization of agricultural land and the development of land market relations.

However, it should be noted that the economy of agricultural land use patterns of the interdependent relationship of size and area. The theoretical basis of such a relationship is a provision under the necessity of three factors of production - labor, land and capital. These factors should be kept in certain equilibrium, and mutual balancing of factors of production depends not only on quantitative but also qualitative indicators of appropriate resources.

In agriculture land resources quality indicators (agricultural land development, land contour, character moisture, soil fertility, etc.) as a result of investment and characterize the level of logistical equipment production. These indicators help improve productivity by increasing farm output per unit of land area (as a result of economic



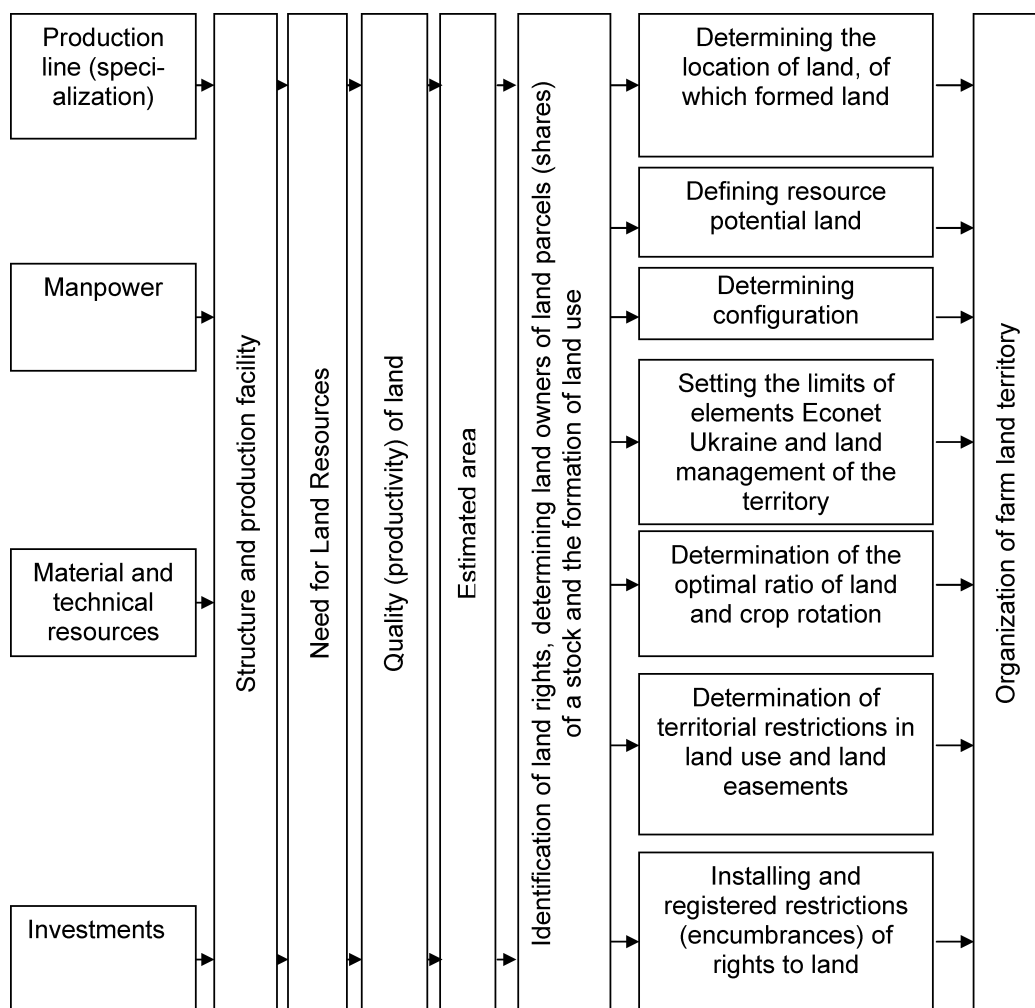
Pic. 1. Logical-semantic model of the concept of the nature of the economy of agricultural land

growth fertility) or by reducing the cost of cultivation of land, transport and other operations (resulting in improved local conditions for land use, land configuration, development road network, etc.). Territorially, spatially rational area specific land use may be limited to the upper and lower limits. The upper limit should be regarded as such an area, which remains acceptable handling and production costs associated with overcoming distances. The lower limit is determined by a combination of sizes and industries and their normal land supply. A.M. Tretyak proposed logical relationship factors and sequence of formation of farm land (pic. 2) [5].

The relationship of the size of the territory and in agriculture is in two aspects: technological and territorial. In technological terms is formed in relation to land use objectives and the specific conditions of agricultural production. This means that the total area and the wetlands must meet the planned production of food, feed and industrial crops. Territorially the most

important task is to organize land use as object management, removing various obstacles administrative legal and socio-economic factors, as well as reducing traffic irrational production, moving equipment, cattle races and reducing other costs related to maintenance a large area. Therefore territorial land use conditions not only affect the economic performance of agricultural production, but most often correct specialization of enterprises, their branches and composition of their products.

Rational land use involves matching the size of the land area of farmland and their quality requirements the best organization of production, management, specialization and concentration of production. Location of land plots within the land use rights has various help reduce production costs, improve productivity, performance of all work in the optimum agronomical terms. This rational, but in terms of the economy — good land use should create favorable conditions not only for a particular company, but also for land use in



Pic. 2. Logic circuits forming land farms

neighboring plants, namely the system of agricultural land.

Conclusions. The essence of the economic paradigm of agricultural land in a new land relations is to allocate a separate sphere of economic, environmental and legal property to land entities (owners of land shares and entities – land users) according to the forms and methods of land use for

the effective organization totality of all social activity undertaken in the specific area involving land factor in one form or another and the respective rights in different scales and with different functional content in industrial and process of social and livelihood formation and regulation of these relations using the new institutional economic theory.

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Обґрунтовано парадигму економіки сільськогосподарського землекористування в умовах нових земельних відносин, яка полягає у виділенні в окрему сферу діяльності економічних, екологічних і правових відносин власності на землю суб'єктів землекористування (власників земельних часток та юридичних осіб — землекористувачів) і формування й регулювання цих відносин із застосуванням нової інституціональної економічної теорії.

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Обоснована парадигма экономики сельскохозяйственного землепользования в условиях новых земельных отношений, которая заключается в выделении в отдельную сферу деятельности экономических, экологических и правовых отношений собственности на землю субъектов землепользования (собственников земельных долей и юридических лиц — землепользователей) и формирования и регулирования этих отношений с применением новой институциональной экономической теории.

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ФІНАНСОВО-ЕКОНОМІЧНИЙ МЕХАНІЗМ РОЗВИТКУ ЗЕМЕЛЬНИХ ВІДНОСИН У КОНТЕКСТІ СТАЛОГО ЗЕМЛЕКОРИСТУВАННЯ

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Висвітлено сутність і проблеми земельних відносин на сучасному етапі розвитку країни. Сформовано фінансово-економічний механізм розвитку земельних відносин та розглянуто основні його елементи.

Постановка проблеми. Подальший розвиток системи земельних відносин в Україні — актуальне питання вітчизняної науки, від розв'язання якого залежать діяльність цілої галузі народного господарства, добробут населення

та ефективність функціонування тисяч підприємств.

Земельні ресурси як складова природно-ресурсного потенціалу країни є унікальним об'єктом, на який спрямовані інтереси всіх членів суспільства, оскільки