

СТОРІНКА МОЛОДОГО ВЧЕНОГО

UDC 332.2:33.021.8 (477)

THE IMPACT OF LAND REFORM ON THE DEVELOPMENT OF LAND RELATIONS IN UKRAINE

Avramchuk B.O. ¹*Postgraduate*
National University of Life and Environmental Sciences of Ukraine

Reviewed the influence of the major steps, that have been taken to ensure the implementation of the basic objectives of land reform, on the development of land relations in Ukraine, conducted their analysis and shows major shortcomings in carrying out land reform.

Keywords: *land reform, privatization, land, agricultural sector.*

¹Scientific supervisor – doctor of economic sciences Martyn A.G.

Problem formulation

Land reform in Ukraine was extremely important for the development of land relations. With a view to provide land citizens who worked on rural collective enterprises and not have their own plots, land reform and had side effects, namely – fragmentation of the land. In turn shredded agricultural land with the moratorium on sale of agricultural land imposes a significant imprint on the development of the agricultural sector of Ukraine.

Analysis of recent research and publications

Research of land reform and its causes, principles and consequences involved in such scholars as Haidutsky PI, Sabluk PT, MS Bohira, Melnik AA,

AS Danilenko, Dobryak D. WITH. and other.

In 2005, edited by P. Haidutsky in collaboration with PT Sabluk and others published the book "Agrarian Reform in Ukraine", which summarizes the results of theoretical and methodological study of the history of agrarian reform in Ukraine and post-socialist Europe. The reasons for and consequences of the agrarian crisis, described the specific conditions of reforming the agricultural sector in Ukraine. The essence and the need for land and agricultural reform. [1]

Bohira MS investigated the impact of land reform on the current state of the environment in Ukraine, having concluded that the main principle of state land policy should be the absolute interest of the state to create conditions

to maximize the use of every piece of land, whose property it would not be. And one of the approaches to resolve such problems the author calls the consolidation of land [2].

Melnik OA explored the land reform using a historical review and stated that the end result of land reform, given the transition to a market economy should be the sharing and transfer of land to the peasants as private property, the establishment of the basis of market-oriented economy, the introduction of a proper land market. Perhaps in this case could have been avoided significant economic and psychological losses. Intermediate stages (the transfer of land to collective ownership, issuance of land certificates) only slowed the reform, many laws and regulations confused its essence and caused many irregularities in land relations.

According to the authors, the existing studies are still lacking of the latest study conducted by the impact of all stages of the land reform on the current state of land relations in Ukraine by providing each significant step and determine its usefulness.

The purpose of the article

The article is to highlight the impact of the major steps that have been taken to achieve the objectives of land reform on the development of land relations in Ukraine, as well as identifying the consequences of land reform, that were not the main objectives of the land reform.

Results of the research

Parliament of Ukrainian SSR on 18 December 1990 adopted the Resolution "On land reform» № 563-XII, which states that land reform is part of the economic reforms carried out in Ukraine in connection with the transi-

tion to the state's economy market relations. The objective of this reform is the redistribution of land with simultaneous transfer to the private and collective property, as well as the use of enterprises, institutions and organizations in order to create conditions for equal development of different forms of management on the ground, forming a mixed economy, sustainable land use and protection [7].

With the aforementioned Regulation can be identified, except for the main tasks, tasks that were performed by the executive authorities and local governments. Including:

- Primary goals agencies Local municipality were:
 - Inventory of all categories of land plots with the definition used inappropriately, irrational or methods that reduce soil fertility and t. e.
 - The registration of citizens who intend to organize peasant (farmer) facilities, engage individual gardening and other types of agriculture.
 - Conducting accounting and analysis applications for the provision of land for subsidiary farming, collective gardening and horticulture.
 - Consideration needs justification organizations, enterprises and institutions had to use areas of agricultural and non-agricultural purposes.
- Among the priorities of the executive power were:
 - Allocation of funds and logistical resources needed to carry out land reform.
 - Providing training in educational institutions of the required number of specialists surveyors to meet the needs of their local councils, land management and environmental authorities [7].

Figure 1 highlights the main objectives of land reform in accordance with

the Decree "On land reform". To perform each of the goals made certain legal, institutional and Cadastral steps. It should be noted that some of the tasks performed is not the end, and some were executed unpredictable

negative consequences for the development of the agricultural sector in conditions that arose after the collapse of the Soviet Union during the transition economies.

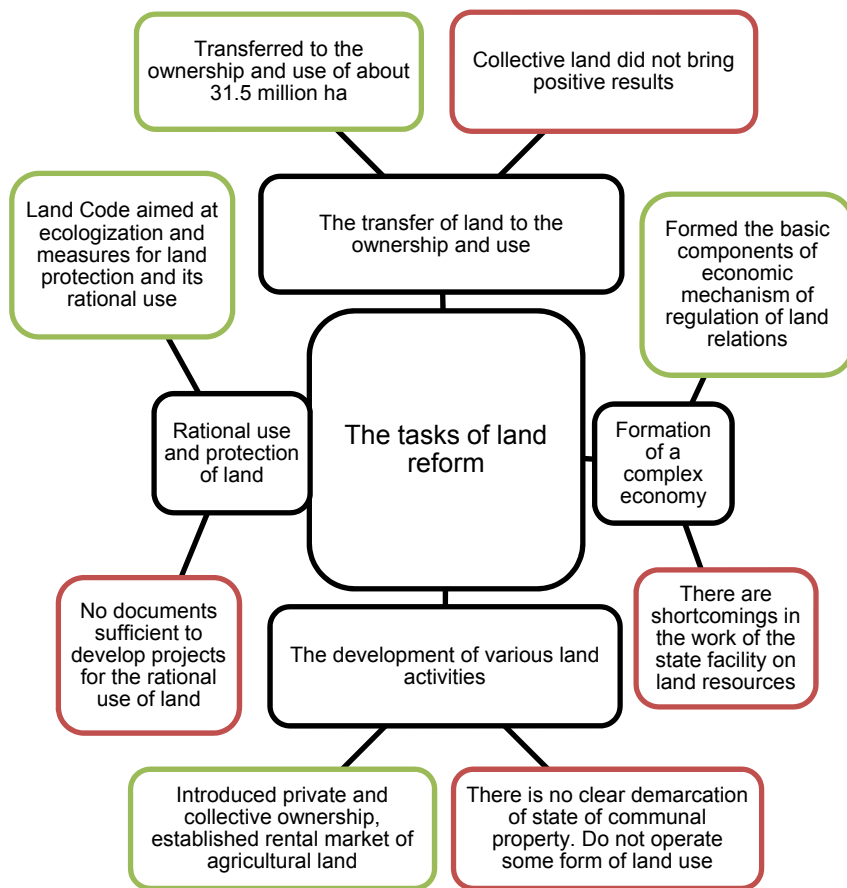


Fig. 1. The main task of land reform in Ukraine

The transfer of land ownership and use for land reform is one of the highest perfection, as evidenced by changes in the distribution of land fund by ownership (Table. 1). As of 2014 under the land reform privatized more than 31.4 million. Ha, more than half of the territory of Ukraine.

As for the flaws in the process of land redistribution, the process of

transfer of land to collective ownership during the 1992-1996 biennium. Did not factor in improving the efficiency of agricultural production in Ukraine. The crisis in the agricultural sector continued to take place. Thus, in 1990 with a loss of management completed 51 collective agricultural enterprise, 1992 (favorable weather conditions) - 82, 1993 - 103 1994 - 726,

1995 - 3734 and in 1996. 8501 collective agricultural enterprise with 12,403, almost 70% were unprofitable (this conference) [9]. So the next step for the task of land reform was the Decree of the President of Ukraine "On urgent measures to accelerate land reform in agricultural production" of 10 November 1994, which stipulated that every

member company, cooperative or partnership had to be issued a certificate for a land parcel (share) indicating its size (share) in conditional cadastral hectares and in value terms. The right to land plot (share) may be the object of sale, gift, exchange, inheritance, mortgage [10].

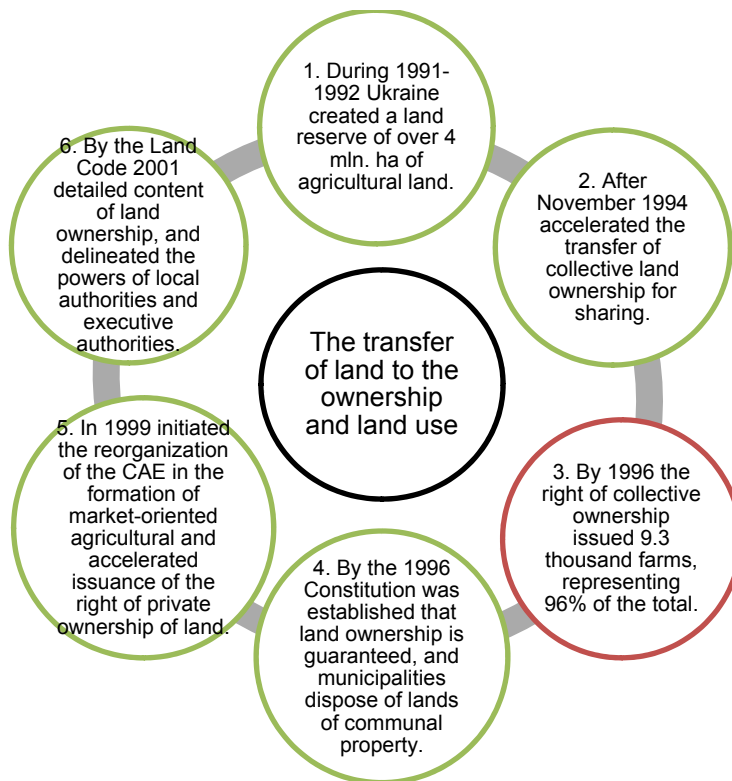


Fig. 2. The steps to transfer land ownership and use under the land reform

1. Changes in the distribution of land fund by ownership [9].

Year	Land area by ownership, thousand ha:			
	State	Private	Collective	Communal
1990	60354.8	-	-	-
1996	36310.5	1,925.4	21118.9	-
2001	30166.5	29109.2	1,079.1	-
2006	29595.6	30642.1	117.1	-
2009	29357.8	30920.1	76.9	-
2014	28886.0	31400.5	55.8	12.6

Figure 3 shows the steps taken for the development of various forms, which are based on the development of different forms of ownership and use, which made it possible at the level of state agricultural farms operate private enterprises and individuals on land for personal farming.

In addition to this performance objectives of land reform was carried out slightly in one direction, there is also a number of disadvantages.

By 1 January 2013 (effective date of the Law of Ukraine from 01.07.2004r. "On State Registration of Rights to Real Estate and Their Encumbrances") superficies and perpetual lease virtually not used as a form of land use due to lack of proper organizational and legal mechanism of state registration of such rights [4]. At present these forms of land use is gradually gaining popularity due to their flexibility and non-aligned and alienation due to carry out land use rights. [9]



Fig. 3. Steps for the development of various forms of land activity under the land reform

Another drawback is the modern model of management of state and municipal property, in which there are a number of entities implementing powers of the owner. In particular,

managers of state-owned land is the Cabinet of Ministers of Ukraine, the Council of Ministers of Crimea, oblast and district administrations, StateGeoCadastre and its territorial

bodies, the State Property Fund of Ukraine and its regional offices, Kyiv and Sevastopol city state administrations [9].

Regarding the performance of the following objectives of land reform, namely *the formation of a complex economy*, in this direction was introduced a number of economic mechanisms for the regulation and development of land relations in the transition from state to private ownership and collective.

Figure 4 illustrates some organizational steps and elements of the economic mechanism for the development of land relations in the period of land reform.

It should be noted that the creation of the State Committee on Land Resources of Ukraine did not provide for his ongoing restructuring and renaming that took place throughout the period of land reform.

State Committee on Land Resources of Ukraine directly subordinated to the Cabinet of Ministers of Ukraine from 1991 to 2000. The purpose of the committee was to ensure the timely organization of major land reform work: defining the boundaries of local councils and settlements made during 1991-1993., the transfer of land the collective ownership of land titling in 1992-1994., land sharing and certification of citizens from 1996 to 1999

Later, according to the Decree of the President of Ukraine of January 6, 1996 was a unified state bodies of land, which is held by the State Budget of Ukraine approved the typical position of regional, Kyiv and Sevastopol city, district department, city (cities of regional and district subordination) administration (departments) of land resources.

According to the Regulation, which was approved by the Decree of the President of Ukraine on 13 May 1996 SLC State policy in the sphere of land relations, conducting land reform for state land management. Despite the fact that its features have not changed significantly, and land reform continued coordination of the Committee of the Cabinet of Ministers passed the Minister of Environment and Natural Resources, the Minister of Agrarian Policy and State Committee transformed into the State Agency.

Now the central executive body, which until January 2015 was called the State Agency of Land Resources, called the State Office for Surveying, Mapping and Cadastre. It is well known that no surveying or mapping or inventory (there are over 15 types of inventory) to the implementation of the state land policy and land reform had previously unrelated. Now these issues are coordinated by a decision of the Cabinet of Ministers Ministry of Regional Development, although the law takes these powers Ministry of Agriculture and Food.

Land units missing in the structure of local councils (except for some cities of regional importance) [9].

Currently, steps to the rational use and protection of lands have the lowest performance under the land reform. A major obstacle to the implementation of measures to protect land and soil, as well as the introduction of rational use of land was the transition from state to collective ownership of land further sharing of collective farms [5, 7, 10]. Under these conditions, the implementation of mass actions to protect the land became impossible, given the lack of experience of such measures on the private land.

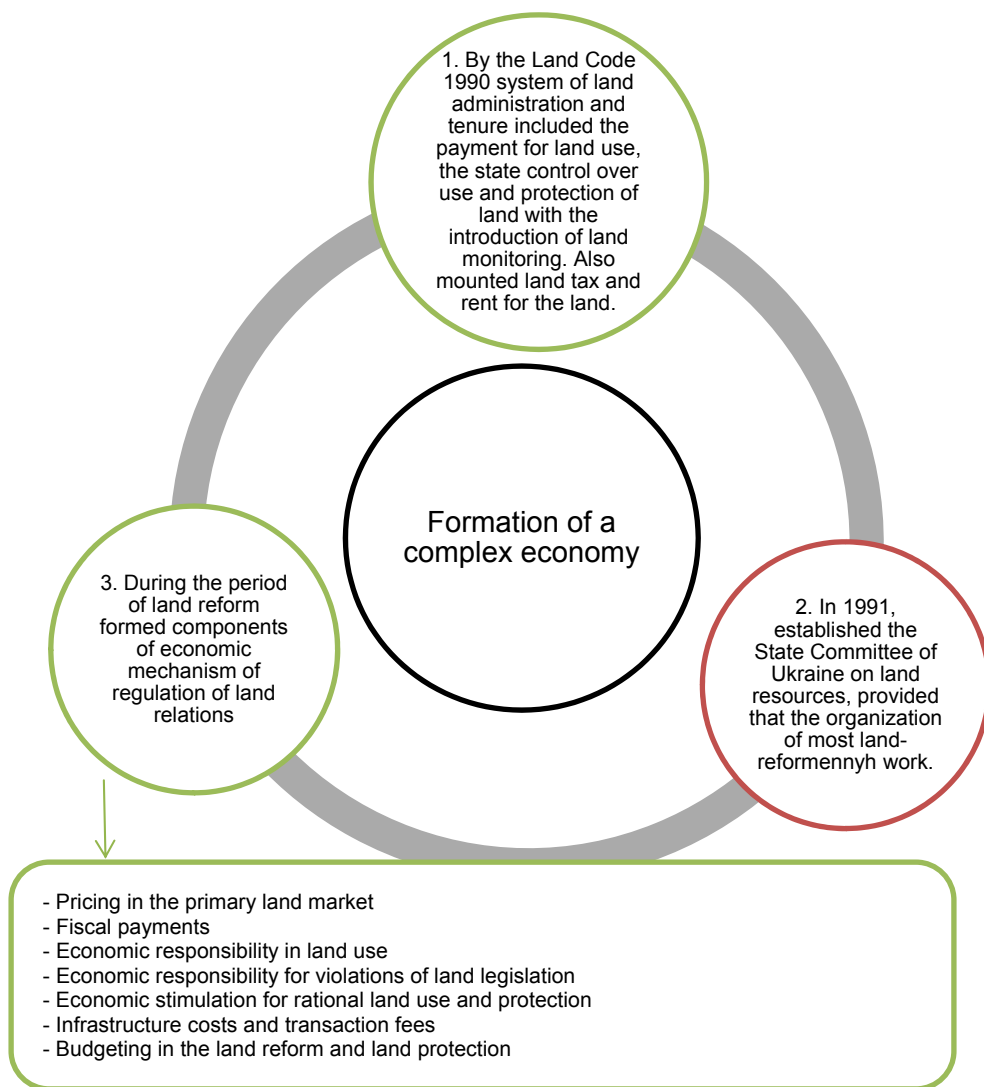


Fig. 4. Step on the formation of a mixed economy under the land reform

Among the steps that have been made available significant deficiencies that require thorough study and amendment. Although developed a large number of land documents, while not developed the National Program of land use and protection, suspended work on the prediction of land use, fails held land-valuation of work, abandoned land surveying work for the

protection of the land fund, increase soil fertility, conservation land.

Cadastral works have proper transparency and openness, a quality stop on account of land administrative-territorial units.

Also during the reform of large areas of land involved in the economic turnover, including waste and affected lands, were under significant areas of

disturbed land and waste requiring intensification of reclamation. The general trend to a reduction in environmental activities related to land conservation and reproduction observed in the period from 1995 to 2010

The lack of specific crop rotation, melioration, shelter activities contrib-

uted to the gradual depletion of fertile soil, humus content reduction, increased erosion, increased acidity, deterioration of other quality characteristics of soils. This all happened in the financial imbalance agricultural enterprises, which was manifested in a sharp decline in lime and gypsum soils [9].

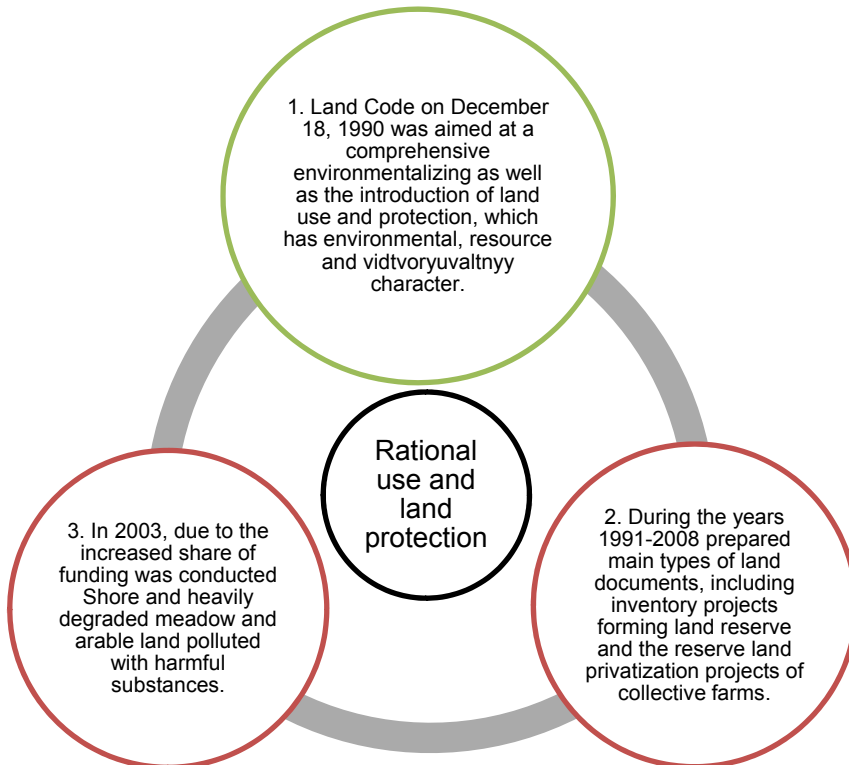


Fig. 5. Steps for rational use and protection of land under the land reform

Conclusion

After analysis of the impact of land reform on the development of land relations in Ukraine, we can say that the land reform, which began in Ukraine in the early 90s currently not achieved full implementation of the goals. The highest level of performance with steps to redistribution of state-owned land transfer to private ownership and use. In fulfilling this objec-

tive, as well as establishing economic mechanisms of land relations in the transition to a market economy has been somewhat neglected measures for rational use and protection of agricultural land.

In addition, the impact of land reform steps in the current state of land relations is reflected in the fact that the operation is not fully established bodies dealing with land resources. At this stage, there is a complex system of

disposal of lands within settlements and outside them in which these lands managed by local authorities and executive agencies respectively, generating a number of problems and corruption schemes that are transparent to the development of land relations. In turn, this reduces the attractiveness of farming on agricultural land.

References

1. Аграрна реформа в Україні / [Гайдуцький П. І., Саблук П. Т., Лупенко Ю. О. та ін.]; за ред. П. І. Гайдуцького. – К. : ННЦ ІАЕ, 2005. – 424 с.
2. Богіра М. С. Земельна реформа в Україні: наслідки і перспективи / М. С. Богіра // Землевпорядний вісник. – 2006. – № 4. – С. 35–37.
3. Добряк Д. С. Земельна реформа і формування ринку землі в Україні / Д. С. Добряк // Економічний часопис. – 1999. – № 6. – С. 31–34.
4. Закон України «Про державну реєстрацію речових прав на нерухоме майно та їх обтяжень», 2004 р., [Електронний ресурс]: - Режим доступу: <http://zakon3.rada.gov.ua/laws/show/1952-15>.
5. Земельний Кодекс України, 1990 р., [Електронний ресурс]: - Режим доступу: <http://zakon3.rada.gov.ua/laws/show/56-1-12>.
6. Земельний Кодекс України, 2001 р., [Електронний ресурс]: - Режим доступу: <http://zakon5.rada.gov.ua/laws/show/27-68-14>.
7. Постанова Верховної Ради Української РСР «Про земельну реформу», 1990 р., [Електронний ресурс]: - Режим доступу: <http://zakon5.rada.gov.ua/laws/show/56-3-12>.
8. Постанова Верховної України «Про прискорення земельної реформи та приватизації землі», 1992 р., [Електронний ресурс]: - Режим доступу: <http://zakon5.rada.gov.ua/laws/show/22-00-12>.
9. Проблеми завершення земельної реформи // Матеріали круглого столу. – НААН України. – 2015 р. – 35 с.
10. Указ Президента України «Про невідкладні заходи щодо прискорення земельної реформи у сфері сільськогосподарського виробництва», 1994 р., [Електронний ресурс]: - Режим доступу: <http://zakon4.rada.gov.ua/laws/show/66-6/94>.

Рассмотрено влияние основных шагов, которые были осуществлены для обеспечения выполнения основных целей земельной реформы, на развитие земельных отношений в Украине, осуществлен их анализ и показаны основные недостатки при проведении земельной реформы.

Ключевые слова: земельная реформа, приватизация, земельный участок, аграрный сектор.

Розглянуто вплив головних кроків, які були здійснені для забезпечення виконання основних цілей земельної реформи, на розвиток земельних відносин в Україні, здійснено їх аналіз та показано основні недоліки при проведенні земельної реформи.

Ключові слова: земельна реформа, приватизація, земельна ділянка, аграрний сектор.