

Ecologo-economical mechanism of functioning of land tenure

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The purpose. Determination of bases of formation of structure and functioning of land tenure in market conditions. **Methods.** Analysis, generalization, modelling. **Results.** Criteria, directions and mechanisms of planning of land tenure, improvement of system of evaluation of lands and managements of land relations are offered. **Conclusions.** Management of land resources, including maintenance of priority of ecological requirements should include rent mechanisms, economic tools and organizational-and-legal levers.

Key words: *land tenure, ecological safety, market of land, management of land tenure.*

One of the main goals of land policy in modern conditions is to increase the efficiency of land use, create conditions for its transformation into a powerful independent factor of economic development. Therefore, effective land management, in addition to ensuring the priority of environmental safety, should include such economic instruments as: market value of land; rent of land plots; taxation of land on the basis of its market value. From the presented structure of economic instruments, the economic assessment of land resources is a priority. The result of the economic evaluation of land resources is their value. The cost of land affects the type of its functional use. The high price of land leads to a high concentration of commercial real estate on it, which is especially characteristic of the central parts of large cities [7].

As is known, the taxation of land nowadays is based on the normative assessment of land plots and is calculated as a percentage of it. Such a tax calculation does not reflect the real situation in the land market, since the normative assessment is not always close to the market. With a more transparent mechanism for calculating both the tax itself and its base, the land tax could become an effective regulator of the land market, on the basis of which there would be a division land plots, especially in cities. For this, it is necessary that the basis for calculating the land tax was not a normative assessment, but a market value. Despite the fact that according to the law the normative monetary valuation of agricultural land and settlements should be renewed after 5-7 years, since 1995 land valuation has not been carried out.

Not developed and a new methodology for evaluating these lands [6].

Economic instruments based on environmental, legal and organizational management tools should ensure, first of all, an adequate assessment of the land resources of the cities, as well as enable the construction of the correct ecological and economic mechanism of urban land use. The structure of the ecological and economic mechanism of land use is defined "as a set of functional subsystems that contribute to the harmonization of economic, environmental and social interests of various economic entities" [4]. The ecological and economic mechanism of land use as one of the subsystems of the mechanism of rational land use should ensure the use of land in accordance with its economic value and at the same time become an essential factor in protecting land from degradation. In addition, rational land use that is based on the economic assessment of land resources, contributes to an increase in budget revenues from the levying of taxes and rent for land use, as well as in the case of transactions of purchase and sale of municipal property objects.

The application of such an economic instrument of land policy, as an assessment, is justified and effective in terms of the actualization of urban land issues, urban planning, optimization of municipal budget revenues and expenditures, and the development of investment policy [5].

Taking into account the urban land use planning mentioned above, the following requirements should be taken into account: the combination of interests of the society and legitimate interests of the right of land owners and citizens residing in the territory; the priority of environmental requirements for the economic feasibility of land use; a differentiated approach to establishing the legal regime of lands taking into account natural, economic, social and other factors; the priority of preserving especially valuable agricultural lands and lands of specially protected territories; preservation of the unity of land and solidly connected with them real estate; prevention of negative (harmful) impacts on public health; effective and full utilization of the land and economic potential of the administrative district; scientific feasibility, ecological, economic and social efficiency of the planned activities.

Objective conditions of the urban environment lead to the fact that urban land use has specific features in comparison with other lands. The main features of urban land include: the variety of uses (polyfunctionality), small size urban land use; spatial concentration of real estate objects; increased value of underground

space, its high development of buildings and communications; a high degree of man-made, anthropogenic impact on the earth of all types of functional purpose; high degree of closure of the natural surface of land for most types of functional purpose; rigid functional interdependence of the land plots from each other.

In cities, land users are forced to operate under harsh conditions in the urban environment. Their intentions should not resist local, general, regional and state interests. Therefore, unlike rural areas, the issue of private ownership of land does not apply to key issues in solving urban problems.

The functioning of agricultural land use has a number of significant differences from urban. First of all, this is due to the fact that the land for the development of the agricultural sector is the main means of production. Consequently, its conservation, reproduction of soil fertility and environmentally safe use of land-resource potential are the essence of the process of rational use and protection of land as one of the basic principles of national land use [2].

In the land of cities, agricultural land accounts for almost 30% of their total area. This potential requires a careful attitude towards itself and rational use, taking into account the change of the intended purpose of part of the area. However, collective and individual gardens, plots of land plots, and other agricultural land will continue to be part of urban space, fulfilling mainly recreational purposes [8].

Therefore, the issue of their adequate monetary assessment, strengthening of the factors of economic protection against unwarranted seizures and pollution of soil cover and in the future will be relevant.

In order to improve the management of land use, it is extremely important to ensure that the information contained in the State Land Cadastre is reflected in the registration of all land plots by form of ownership. Currently, it contains registration data only 78% of the land area of private property, 16 - state, 1 - communal, 5% - collective [10]. The removal of local self-government bodies, since 2002, from land use management negatively affected land redistribution, cadastre management, and the organization of control. The decentralization of the authorities, which has begun, will restore the ubiquity of local self-government and management of land use outside of settlements, expanding the powers of local councils [1].

Local governments (oblast, Kyiv and Sevastopol city, district, village, settlement, city councils) and now manage the lands of territorial communities, except regional and district councils, which manage the territories of joint ownership of territorial communities. Kyiv and Sevastopol city councils, as well as rural, settlement, city councils, in addition, transfer land plots of communal property to the property of citizens and legal entities and provide land for use; seize land from communal land and redeem it for public needs. Consequently, the said local self-government bodies solve the whole complex of issues concerning the acquisition of the right to land from communal land. However, communal land is currently located mostly in settlements [3].

In a market economy, two contradictions are combined. On the one hand, the creation of economic conditions and the use of market mechanisms should ensure the rational use of territories and protection of land without measures of administrative influence. On the other hand, there is a need for state intervention aimed at ensuring sustainable development and social justice.

The market economy involves the redistribution of land resources through mechanisms that are conditioned by the functioning of the open market of land and real estate. There is no doubt that in many cases, market mechanisms are effective, but in general, the market system, like any other, has certain disadvantages. First of all, they are related to social justice and security. Under conditions of a market economy, the following issues of land use can be considered problematic: the complexity of providing land resources to social needs; the lack of equality in the distribution of land, due to uneven incomes of different social strata of the population; monopoly in the use of land associated with limited competition; the difficulty of adjusting land use on private property and, consequently, the irresponsibility of owners for the negative impact of certain types of land use on the adjacent territory; the complexity of the development of social and engineering and transport infrastructure, etc. [9].

Conclusions

As part of the economic instruments of effective land relations management, priority is given to assessing land resources. However, it is based on normative monetary valuation of land, but should be based on the market value of land. The development of investment policy necessitates the improvement of planning of land use of cities, the ordering of their assessment and the system of protection against unwarranted seizures and contamination of soil cover.

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