

FEATURES OF LAND MANAGEMENT DEVELOPMENT IN THE SYSTEM OF RATIONAL USE OF LANDS

Setting the problem. In recent years, the effectiveness of land use does not ensure the sustainable development of land use, but the achievement of the condition of its effectiveness is a key issue nowadays. The economic interests of society outweigh the environmental, but ecological and economic and social problems that became acute, require searching new models of land use and protection. Achievement of this condition must be searched through the further development of land management, which is the basis for the harmonization of society and nature and an integral part of a sustainable development of land use. The relevance of land management development in Ukraine follows from the fact that through it a condition of stabilization system of land management is achieved and the possibility of improving the social, environmental and economic efficiency of land use increases.

Analysis of recent research and publications. It should be noted that in Ukraine not many specific researches that would expand the ideological spectrum of management thought are devoted to the basics of land management in the system of rational land use and protection. Among the most prominent researchers in this area are such scholars as W. Gorlachuk [3], D. Dobryak, L. Metlova [4], I. Peschanska [6], A. Sokhnych, A. Tretiak, V. Yurchishin and others. In their works the factors and features of model formation in the national land management have been described, the specificity of its structure, operation mechanism and development trends have been highlighted.

However, today's modern scientific and methodological base does not fully reveal the nature of land management, which does not provide the condition of rational use and protection of lands. The research of nature and features of land management require further scientific study. In general, the relevance of land management development follows from the fact that through it a condition of stabilization system of land management is achieved and the possibility of improving the social, environmental and economic efficiency of land use increases.

Setting the objective. The aim of the study is to substantiate the nature of land management taking into account the requirements of rational use and protection of lands.

The main material of research. Being the basis of the credit and financial system, the land was and remains a reliable resource for economic growth of the country. Land resources, with the use of which 95% of the food fund and two-thirds of consumer goods fund is formed, are rightly considered to be the primary factor of production, the foundation of the economy of Ukraine.

The basis of land management should become the implementation of public policy aimed at high-tech ecologically safe land use, corresponding to the nature of regulated and socially oriented market economy.

Since management is a component of social production, it carries out an important purpose, which is to organize the rational use and protection of land as a means of production and regulation of social relations associated with the possession, use and disposal of land. In order to understand the nature of land management it is necessary to reveal the contents of the rational use and protection of lands.

For example, Professor M.M. Fedorov indicates that the rational use of land is "... such a land use that provides research - grounded economic impact of management and thus improves soil fertility and ecological state of the environment" [9, p. 200]. However, we consider that this definition is limited because it does not take into account the impact of social factors on the results of the land use.

Scientists Horlachuk V.V., Peschanska I.M., Skorokhodov V.A. in their works [3] note that the rational use of lands is meant such use that corresponds with its intended purpose, provides high efficiency of land use and protection directed at preventing unreasonable seizure of farmland protection of anthropogenic influence, reproduction and improvement of soil fertility.

The researcher L.V. Fomenko regards the concept "the rational land use" as "... social and economic category that expresses the relationship between the people in the implementation of technological production cycles ... for the purpose of maximum satisfaction of needs of people for food, while ensuring the renewal and increase of productive capacity land resources ..." [10, p. 6]. The proposed concept of rational land use based on the social component, but does not include conditions providing formation of effective land use.

Considering the rationalization of land use, we can agree with the opinion of M.H. Stupen, which indicates that rational use of land is "... a complex problem that is affecting all aspects of the organization of agricultural production and requires relevant investments" [8, p. 58]. However, in our opinion the researcher slightly narrow understanding of the essence of rational land use, affecting mainly agricultural land, leaving aside other land categories for the intended purpose.

Researcher A. Radchenko considers rational use of land as "their target and comprehensive utilization at which the balance (optimal, balanced ratio) between the efficiency of land use and ecological requirements" [7, p. 92]. But, in our view, this concept requires elucidation of the mechanism by which achieved the harmonious combination of economic efficiency of land use and compliance with environmental priorities.

After the conducted theoretical analysis of the concept of the test, we concluded that the term "rational land use" means the process of maximizing satisfaction of social and economic needs at minimum cost to it in the appropriate categories of land for the intended purpose.

This process should always be supported, encouraged, developed and evaluated by state authorities and local self-government. A development agricultural complex and its modernization is a guarantee of sustainable growth in welfare of population.

Examining the nature of "rational use and protection of land" let's define the concept "land management".

For example, researchers Buryesh O.V. and Herbyeyeva L.Yu. [1] understand land management as a process aimed at the efficient management of the transformation relations of property on the land in the conditions of land market that constantly changes. Scientists note that land management is the optimization of land relations between individuals and legal entities, public authorities and local governments relatively the possession, use and disposal of land.

Scientific representations of famous scholar T.V. Panasenкова [5] are based on the fact that the priority of land management is based on the cultural and historical customs that are regulated in the order where land user does not have to be by its owner.

The researcher I.M. Peschanska [6] describes land management as a process that is focused on the efficient use of land resources in the conditions of the environment where the changes occur constantly.

The scientist L. Metlova [4] proposes to determine land management in meeting the material needs by regulating their compliance with the capacity of environmental resources (economic activity, natural resources, human needs and capabilities).

It should be noted that land management represents the foundation of the management system of land resources.

In our opinion, the effectiveness of land management is affected by not only the macro factors (economic, scientific and technical, political and legal, social and cultural and information) and internal environment (organizational and production structure, methods of land management), that may affect on its object of activity not only in the present but also in the future tense, but also from factors of influencing on land resources, which include agricultural activity, industry, transport, etc.

The important role in the management process of land resources belongs to the land management principles that constitute the basic foundations, rules and objective norms of behavior that guide land managers in view of the existing social and economic and environmental conditions. Knowledge of principles and considering these principles in the practical activity by managers is indispensable condition for effective land management.

Scientists Buryesh O.V. and Herbyeyeva L.Yu. [1] believe that the principles of land management are the principles of consistency, comprehensiveness, integration, continuous improvement and high dynamism. Scientists propose to consider these principles through the prism of principles of land law.

It is also worth to note the following. Given that the population occupied in the countryside in Ukraine approximately according to experts [2] 25-27%, you need to focus on the creation of new work places that will be competitive in the existing technological structure.

After all creating of a new land management system is designed to meet these market needs. It is also applies to the legislation on land management and for information on land ownership. It is necessary to take stock of land resources in order to appropriate registers reflect the real state of things. It is necessary to verify that the boundaries of land and immovable property are easily identified and investigated in accordance with applicable standards. It is necessary to provide easy and economically substantiated access to the data of management system of land resources. Information about the functioning and advantages of the system has actively spread.

It should be noted that many factors influence on the effectiveness of land management in the methodological aspect. The main factor is the fact that land managers direct their energy on the execution of tasks.

Therefore the main task of the land manager is to maximize the intensity of labor.

Managers must transform their knowledge, experience and scientific and achievements of scientific and technical progress in the productive force in order to obtain a specific positive result. In modern conditions of the vital activity dynamism the land manager can ensure the effective development of land management.

Land management should be based on voluntary, proactive and productive activities that should be aimed at meeting the needs of society in an integrated development of the area, i.e. maintaining its self-repairing capabilities. The subject of land management should be the optimization of land relations between

natural and legal persons, public authorities and local governments regarding the possession, use and disposal of land.

Thus, the main objective of land management is the introduction of measures system that ensures the development of ecologically safe land use, foremost among which is the ensuring conditions of rational use and protection of lands.

Finally, we note that land management can be considered as a process of integration, which aims at achieving the objectives of sustainable use and protection of lands and the settlement of social, environmental and economic challenges in the sphere of land use. At the same time, the introduction of a new ideology of land use should be started with the creation of system for land management of a certain landowner and land user.

Conclusions and prospects of further research. The process of rational use of land resources requires focusing on the systematization of terminology vocabulary in the field of land use. At the same time in the economic literature there is no common opinion concerning the definition of "sustainable use of land". The search for optimal variant of this concept led to the conclusion that under the rational use of land we should mean a process of maximum satisfaction with social and economic needs at the lowest costs on it under relevant categories of lands for the intended purpose.

While studying it was determined that land management should be considered as a process of integration, which aims at achieving the objectives of sustainable use and protection of lands and the settlement of social, environmental and economic challenges in the sphere of land use.

Land management will allow improving the organizational and economic conditions for the transformation of land property relations, generally leading to the increase of efficient land resources management.

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Lazareva O.V. FEATURES OF LAND MANAGEMENT DEVELOPMENT IN THE SYSTEM OF RATIONAL USE OF LANDS

Purpose. The purpose of the article is the explanation of land management essence using requirements of land utilization and land conservation.

Methodology of research. The methodological bases of research are fundamental statements of modern economic theory, up-to-date scientific achievements in the sphere of the agricultural economy on the whole and land utilization in particular. To achieve this purpose such methods as: morphological analysis (while processing scientific publications regarding land management statements), abstract (while determination scientific basis of the system of rational utilization and theoretical summary of terminological summary of terminological base in the sphere of land management), scientific summary (while explanation of the essence of the land rational utilization and land conservation as well as land management), were used.

Findings. The land management base in the system of land utilization and is directed at the problem of rational land utilization and land conservation solving. Innovation approaches and principals of land management were proposed. The system of conceptual statements about determination of land utilization development basis is guided by the tactics of formations of land policy.

Originality. Originality of research are the summary of theoretical basis of land utilizations management and specification of such categories as «rational land utilization» and «land management». Proper principals of land management which land managers should follow due to present social-economic and ecological conditions are proposed.

Practical value. Practical value of this research is that gained results and recommendations can be used by land arrangement and land evaluation organizations, agencies of executive power and institutions of local governing and other physical and legal entities.

Key words: rational land utilization, management, land management, land management principals.