

LAND RELATIONS IN THE NATIONAL ECONOMY REFORM SYSTEM

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The theoretical land relations reforming principles were reviewed. Land relations in agriculture transformation process was studied. The land use features were detected and agricultural land use efficiency analysis was conducted. Ukraine land market formation research problems results have been shown. Was substantiated that agricultural land market turnover includes not only land sale moratorium cancellation but also the adoption of the legislative framework and the appropriate infrastructure development. Proved that the most similar conditions to the domestic market for the development of agricultural land were in such countries as Bulgaria, Estonia, Latvia, Lithuania, Poland and Romania.

Keywords: agricultural land, moratorium, efficiency, market, rent, national economy.

The effectiveness of Ukraine's economic performance, the nation's well-being and health, development of production and its scale are closely connected with land. Ukraine has 42,8 million ha (Mha) of agricultural land comprising 71 % of the country's total area, of which 32,5 Mha is arable (excl. pastures, grasslands, permanent plantings etc.). Ukraine is richly endowed with chernozem (also known as «black earth»), one of the most fertile soils worldwide. Ukraine accounts for about 25 % of the global chernozem area. Exceptional arable land and a good climate give Ukrainian agricultural producers

strong competitive advantages [2]. Given the size of its population and its feedstock needs, Ukraine is one of the few countries worldwide that can fully meet its domestic agricultural needs and export substantially.

In farming agricultural land is the main resource of production, an important component, both the level of the national economic development and the well-being of an individual person depending to a considerable extent on the efficiency of its use [5]. In Ukraine land resources ensure the formation nearly 95-97 % of the food fund and two thirds of the consumption goods fund. The formation and development of the farm land market in Ukraine provides for the fundamental change in land relations which have existed for many years. One of the most pressing problems of restructuring land relations in Ukraine is the formation of such land marketing model that would be in line with public interests [1, 4]. In addition, there is no unified opinion among Ukrainian economists as regards land market; the problem of its formation brought and is bringing about a dispute among them.

The adherents of farm land market point out that it must function, as the private ownership of land encourages its effective use. The opponents of farm land market formation state that at the present state of development the inclusion of land in the economic turnover is inexpedient, since this can entail a number of negative consequences. The formation of the market of land resources is of the greatest interest to international corporations and financial organizations as well as to monopoly-and-financial groups which will buy up lands under favorable for them conditions, artificially sustaining low land prices. The land market will deprive of the property right to land those who work on it, and the setting up of mortgage banks will cause land plot losses by peasants.

The given situation objectively requires the in-depth study and creation of favorable conditions for effective land-

utilization by commodity producers. In domestic and foreign economic publications the adequate attention is paid to the problems of the creation and functioning of the farm land market. Well-grounded research has been conducted by L. Abalkin, D. Boghynya, V. Bodrov, M. Vitkovsky, A. Galchynsky, V. Zbarsky, O. Krysalny, Yu. Luzan, I. Lukinov, V. Males, B. Panasyuk, O. Onyshchenko, P. Sabluk and others. The research by the above authors has made a substantial contribution to the development of the subjects discussed, though the present-day realia convince us that quite a few problems as to the formation of farm land market are not enough studied nowadays.

The development of farm land market in Ukraine is taking place together with the creation of the competitive environment in the national economy and building up of the specialized infrastructure. The effective functioning of this market provides for the control on the part of the state which must regulate land redistribution, determine the size of private landholdings and control their intended use. The land market regulation is that with the aid of market mechanisms and government control the land would pass from ineffective producers to more effective ones [3].

The farm land market functioning in economic, natural and legal aspects requires the adherence to a number of principles which must be the basis, central idea and foundation of the market land system. The fundamental principles of farm land market forming and its stable functioning should be the government regulation, freedom in the activities of economic management entities, self-financing, economic responsibility for management results and competition on the land market. Although the Ukrainian authorities are still working on the final version of the land market bill. Lawmakers are currently discussing many limitations concerning land ownership, lease rights, preemptive rights and size of land plots to own. Below

we provide a brief analysis of how land reform was carried out in peer countries and compare Ukrainian lawmakers' initiatives.

Ukraine's state policy in the sphere of land relations must be aimed at the protection of domestic commodity producer interests and maintenance of domestic high-commodity farm production, this being the guaranty of the state's food security. The unmotivated imitation of the Western economy's standards without taking into account the national peculiarities and legislative grounding may result in the Ukrainian countryside's decline and will stipulate for the gradual transition of Ukrainian lands to foreign citizens considering the domination of foreign capital in the Ukraine's financial system.

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