

УДК 338.24:332.33

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ПЕРСПЕКТИВИ УПРАВЛІННЯ ЗЕМЕЛЬНИМИ РЕСУРСАМИ

Анотація. У статті визначені основні світові тенденції та їх вплив на управління ресурсами України, зокрема земельними, що зводиться здебільшого до зростання антропогенного навантаження на них. Запропонована авторська схема «синергічного ефекту» від реалізації інвестиційних процесів з метою гармонізації управління земельними ресурсами із загальноєвропейськими стандартами. Розроблено схему узгодження економічних інтересів суб'єктів земельних відносин з урахуванням їх можливостей та схему формування перспективного рівня управління земельними ресурсами в контексті глобалізаційних перспектив та дії внутрішніх драйверів.

Ключові слова: управління ресурсами, національна економіка, перспективи, гармонізація, глобалізація.

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ПЕРСПЕКТИВЫ УПРАВЛЕНИЯ ЗЕМЕЛЬНЫМИ РЕСУРСАМИ

Аннотация. В статье определены основные мировые тенденции и их влияние на управление ресурсами Украины, в частности земельными, что сводится в основном к росту антропогенной нагрузки на них. Предложена авторская схема «синергического эффекта» от реализации инвестиционных процессов с целью гармонизации управления земельными ресурсами с общеевропейскими стандартами. Разработана схема согласования экономических интересов субъектов земельных отношений с учётом их возможностей и схема формирования перспективного уровня управления земельными ресурсами в контексте глобализационных перспектив и действия внутренних драйверов.

Ключевые слова: управление ресурсами, национальная экономика, перспективы, гармонизация, глобализация.

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LAND MANAGEMENT PROSPECTS

Abstract. *Purpose of the study:* Improving resources management of Ukraine, particularly those of land, under the conditions of parity between the economic, social and environmental components of the economy is a topical objective of the today's science. In terms of globalization, apart from the national features, it must be focused on the advanced world experience, agricultural markets environment, namely that of the land market. Formation of methodological tools to forecast the above management efficiency acquires key importance, too.

Methods: logical and comparative analysis, the monographic method.

Results: Main world trends and their impact on land management in the agricultural sector of Ukraine has been determined. Their impact mainly comes down to the growth of anthropogenic loading on land resources.

Common factors of the national land tenure and the problems caused by them have been considered. Taking into account trends and the detected common factors, the

present-day forecasts of the farm business development have been made.

Consequences of their implementation in the land management of Ukraine have also been analyzed. Authors have suggested a diagram of the “domino effect”, starting with implementation of investment processes in agriculture and running up to harmonization of land management with common European standards. It also permits using land management dynamic systems in the agricultural sector of the economy.

Discussion: Authors’ developments have resulted in the schemes of harmonizing economic interests of land management entities’ through their financial and organizational potentialities. It is presented as a reaction to the probable level of the global impacts of the social, economic, political, organizational, financial and informational nature.

The present study is aimed at orientation to ownership, disposal and use of the management assets. The above assets are: land, right of land use or the added value gained from land use. The scheme of the land management prospective level formation through globalization forecasts and internal drivers has also been suggested.

JEL Classification: E60; L16; O18; Q24

Statement of the Problem. Resources are basic elements of the production potential, which are in the system’s disposal and which are used to achieve particular aims of the economic development. Among the existing ones, a peculiar role in the social life is played by land resources. Land resources are the total resources of land territory as the space basis for the economic activity and the population settlement, means of production, its biological efficiency and ecological stability of the life environment.

Nowadays, land is the most quantitatively restricted and deficient resource, which application needs certain technological facilities; for every person it is a life supporting object, which needs to be permanently guarded. Taking into consideration the above features, a special approach should be applied to the land management at

the micro-, meso- and macro-levels. Viewed from the public administration aspect, studying the prospects of the above process is also topical.

Latest research and publications analysis. Resources, particularly those of land, are actually affected by all branches of the economy. For example, a certain competition for land is observed between the agrarian and other sectors of the economy. Thus, in other sectors land can be used more efficiently in terms of obtaining profit per a unit of land area (park area, shopping and leisure centre, factory, dwelling house, road, etc.), which is often a reason for its unauthorized use or its transfer into other types of commercial lands (for instance, for building construction).

Besides the sectoral pressure, according to T.O. Zinchuk and I.G. Kyrylenko, the natural factors' influence is just as well observed; it is influence of the agriculture efficiency and the environmental integrity, which are often insufficient, the influence of military actions and that of the global ecology problems, which even more enhances the anthropogenic impact, and consequently, the competition for the right of land use [1, 2].

Place and role of land as an economic resource can hardly be overestimated. According to the study data of M. Vernyhora, land resources make over 40% of Ukraine's productive powers [3].

Any enterprise cannot avoid the direct or indirect impact of land resources on its activity. Even if it leases office premises in a shopping centre, the rental fee includes the shopping centre's land fees and possible financial sanctions by the government for non-compliance with the environmental law (namely concerning land resources).

According to I.A. Markina, if this impact seems to be insignificant, such land management derivatives as variation in food prices and export receipts from sales of the agrarian sector products in the amount of 30.9% of the total (2014) significantly impacts the inflation rate, foreign exchange rate and, therefore, the individuals' well-being and the results of any economic entity's activity [4]. It is the particular reason, why the government's and the whole society's passive position in land management

is inadmissible because of numerous market players' private interests that often contradict the social ones.

Meanwhile, representatives of the British land management school (namely Pasakarnis G., 2013) consider the most important condition of improving its efficiency to be land consolidation by any legal means [5]. Austrian scholars (Ulrike Probstl-Haider, Nina M. Mostegl, Julia Kelemen-Finan, Wolfgang Haider, Herbert Formayer, Jochen Kantelhardt, Tobias Moser, Martin Kapfer, Ryan Trenholm, 2016), justifies the need of more careful market study and planning revenues and expenses of land users, which, in his sight, provides opportunities for closer collaboration of all countries [6].

Representative of Czech scholars, Kroupova Z. and Trnkova G. (Kroupova Z., Trnkova G., 2014), considers it necessary to form the dialogue of various business patterns: small, medium farms and agricultural holdings [7]. The above and many other authors prove the significant role of the state in these processes and the necessity of serving the diversified interests of all the land relations agents.

Thus, land management is the systematic goal-directed activity of the government and the society on the improvement of land relations and land tenure that needs advanced developments funding not only for obtaining the economic, but ecological and social effects as well.

The paper's aim is to determine the prospects of the country's resources management, particularly land resources, in terms of harmonizing with the Europe-wide standards.

Key findings. In the authors' opinion, the prospects of the country's resources management, particularly land resources, lie not only in participation and comprehension of the world trends, but also in implementation of certain investment and innovation projects. Thus, projects implementation in the agrarian sector of economy testifies to the high probability of the synergy effect, i.e. when implementation of a project or an event with the probable external impact may cause transformational graduated consequences, now without any external influence.

Let us consider two projects (Fig. 1) proving that the above effect is obtained

under the globalization effects [8, 9], forming, in this case, a consolidated unity of mini-, micro- and common agents of land relations.

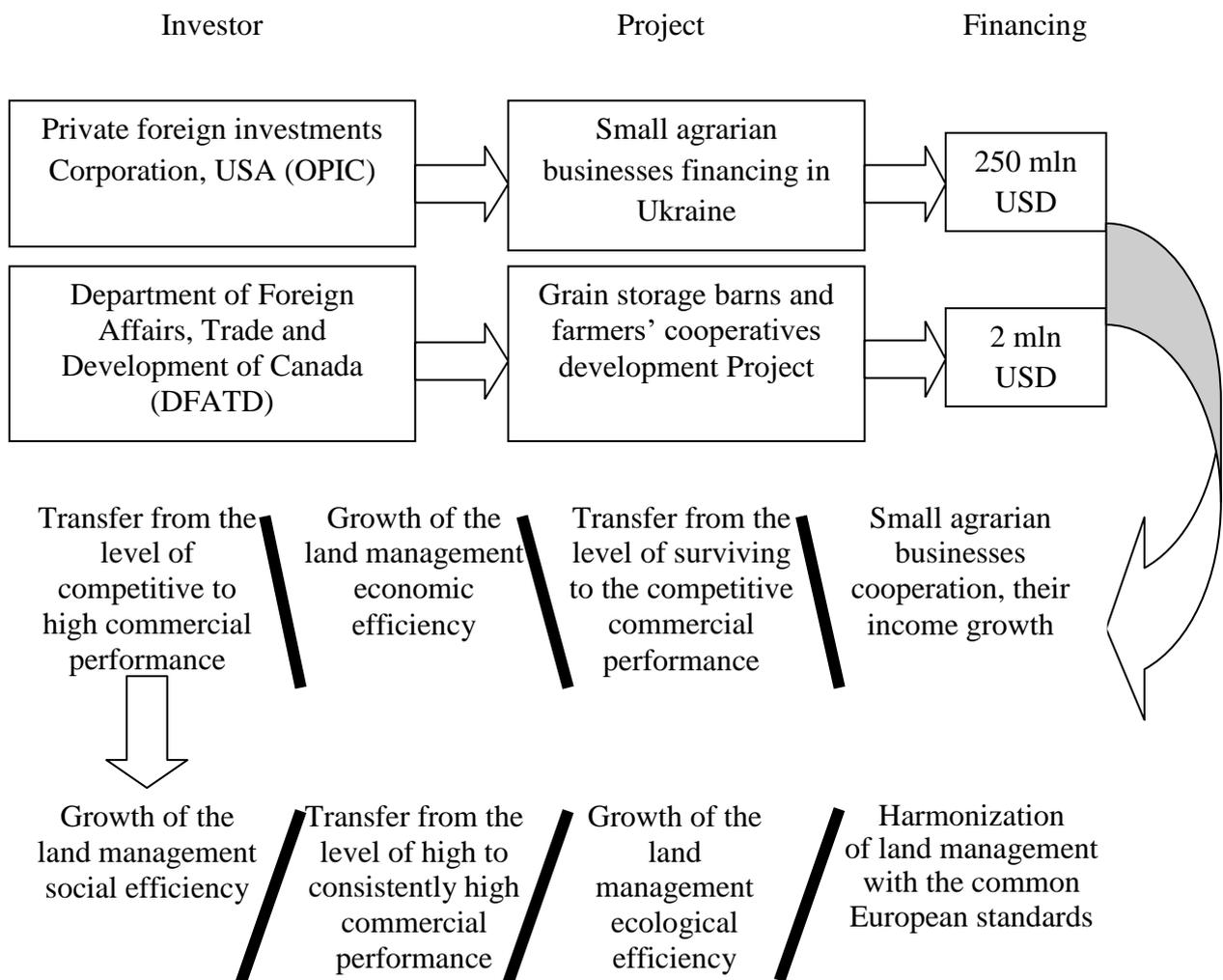


Figure 1. Synergy effect gained from implementation of investment processes in arable farming to harmonize land management with the common European standards

Source: authors' development

The discussed economic priorities become prone to this effect and undergo the following stages in the process of the projects' financing: small agrarian businesses cooperation, their income growth; their transfer from the level of surviving to the competitive commercial performance; growth of the land management economic efficiency; transfer from the level of competitive to high commercial performance; growth of the land management social efficiency; transfer from the level of high to

consistently high commercial performance; growth of the land management ecological efficiency.

Ultimately, the above transfers are the warrantor of land management harmonization with the common European standards (Robertson, Pinstруп-Andersen, 2010). However, it should be emphasized that the actual land management efficiency in Ukraine makes 17.3 % of the potential one (as of 2014) under the present factors of external and internal environment's influence.

Comparing its level with the European one, it is fair to say that it makes 10% of the respective Netherlands level, or 20% of Germany level, or 53% of France level (data obtained by means of the authors' own method, based on using the index "number of people actually feeding on 1ha of farmland").

However, under the circumstances of serious threats to the national security, Ukrainian business as an absolutely adaptive institution has almost immediately shifted the economic power centre from metallurgy, power and chemical industry to the agrarian sector. Under the conditions of economic and political instability, this process can be intensified by the significant foodstuff demand and globalization impacts.

Global deformation has forced the imports dependent (for farm products and food) countries to form and accumulate farm products and food reserves within their own territories. It will somewhat reduce the range of season price variations, primarily for grains, and also will cause the attempts to raise the amount of reserve funds, i.e. it will raise abrupt foodstuff demand behind its steady growth (Koeber, 2011). The opportunity for Ukraine to significantly rev up its own production with this background looks as the most realistic and comprehensible globalization prospect for the domestic producer.

Let's emphasize the necessity of the agricultural production and marketing outlets diversification, more advanced processing of products, that will permit exporting products with the bigger added value and, consequently, increasing its elements: rent income, amortization, salary, interest, profit, i.e. incentivization of the relevant land interest agents.

Besides, any globalization land tenure prospect in Ukraine, as viewed by the authors, is influenced by the impact of land management efficiency drivers, such as: logistic infrastructure development; protection of private land ownership, other rights in it and the added value gained from using it; availability of cheap financial resources for business activity; monopoly level; ease of doing farm business; corruption level; state quality standards system; development of state and private partnership; power decentralization; state protectionism system (Fig. 2).

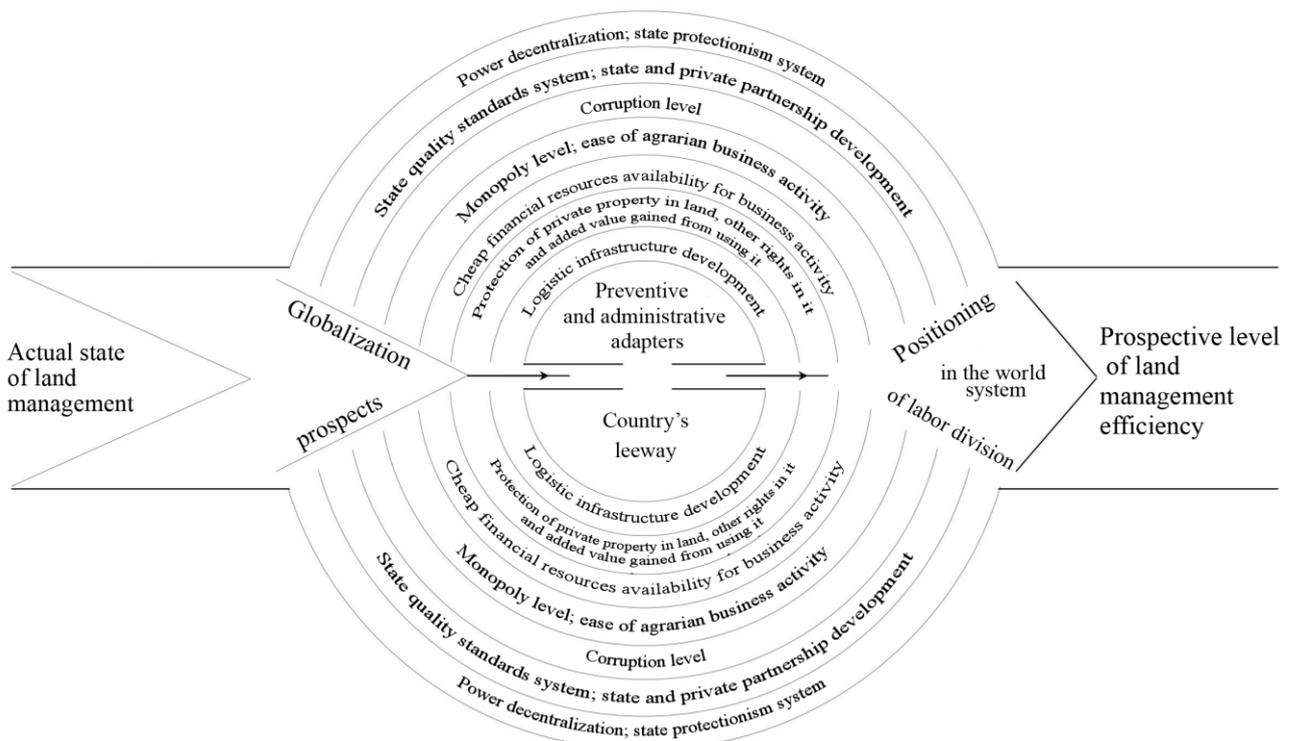


Figure 2. Formation of the prospect land management efficiency level through globalization prospects and internal drivers

Source: authors' development

The above drivers, depending upon the particular situation, can replace each other, i.e. they are volatile. The above list of the drivers is temporary as well, i.e. there exists a possibility of new drivers' emergence or of leveling their effect through the land owners' desensitization to these drivers' changes.

As far as the preventive and administrative land management adapters are

concerned, the most significant of them is currently moratorium on purchase and sale of agricultural lands. The country's leeway in land management is represented by general business conditions, set in the Code of Economic Procedure and Land Code, for example, taxation system, provisions of Law of Ukraine "On International Business Activity", absence of land banks restrictions, vertically integrated structures formation, etc.

Globalization prospects of domestic land users, under the impact of the above drivers, preventive and administrative adaptors together with the country's leeway features, determine the position of land users in the international labor division system which, in the long run, determines the prospective land management level.

It is the prospective land management level that should be taken into account in the process of harmonizing land management in the agrarian sector of national economy with globalization prospects of the sustained development and food safety.

The authors are convinced that this process can be presented as a diagram of harmonizing the land relations entities' economic interests through financial and organizational potentialities of these entities (Fig. 3).

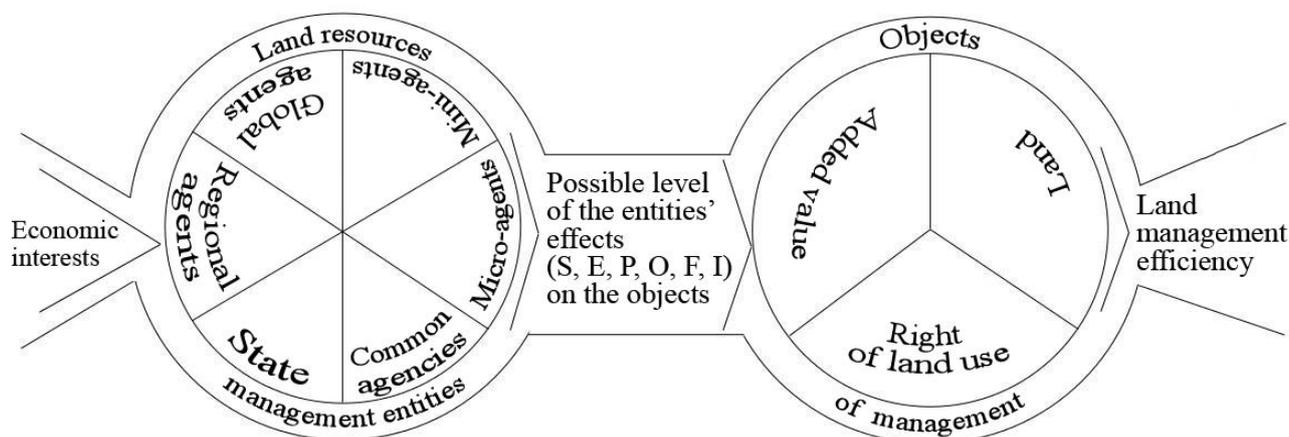


Figure 3. Diagram of harmonizing economic interests of land relations entities through their possibilities

Source: authors' development

The diagram's logic is determined by the fact, that the land management entities' activity is based on the economic interests of mini-agents, micro-agents, common agents, state, regional and global agents, oriented to a certain amount (part, number) of land tenure, disposal and use of the asset managed (land, right of land use and that of added value gained from land use), taking into account the possible globalization impacts level (social – S, economic – E, political – P, organizational – O, financial – F, informational – I).

This is the way, the dynamic level of land management efficiency and its trend is formed, that should be treated by the land interests agents as the input data of the new activity cycle's beginning (for operational, tactic or strategic planning).

Conclusion. The results of the authors' developments are diagrams of harmonizing the land management entities' economic interests through their financial and organizational potentialities. The diagram is presented as a reaction on the probable level of global impacts of social, economic, political, organizational, financial and informational nature.

The aim of harmonization is orientation to ownership, disposal and use of the assets managed.

The above objects are: land, right of land use or the added value gained from the land use. The scheme of forming the prospective land management level through globalization and the internal drivers is also suggested, thus permitting to harmonize land management of Ukraine with common European standards.

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Ми, Зось-Кіор Микола Валерійович, Кукса Ігор Миколайович, Ільїн Валерій Юрійович, Чайкіна Аліна Олександрівна, автори наукової статті «Перспективи управління земельними ресурсами», засвідчуємо, що вона чесно презентує самостійно проведене дослідження і не містить плагіату.

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