

**НАЦІОНАЛЬНА АКАДЕМІЯ АГРАРНИХ НАУК УКРАЇНИ
ІНСТИТУТ ЗЕМЛЕКОРИСТУВАННЯ**



**ФОРМУВАННЯ СТАЛОГО
ЗЕМЛЕКОРИСТУВАННЯ:
ПРОБЛЕМИ ТА ПЕРСПЕКТИВИ**

**Матеріали IV Міжнародної
науково-практичної конференції**

16-17 листопада 2023 року

Київ 2023

УДК 332.36

Формування сталого землекористування: проблеми та перспективи : матеріали IV Міжнар. наук.-практ. конф. (м. Київ, 16-17 листопада 2023 р.). Київ : Редакційно-видавничий відділ НУБіП України, 2023. 290 с.

Видання містить матеріали IV Міжнародної науково-практичної конференції «Формування сталого землекористування: проблеми та перспективи». Тематика конференції відображає комплексність, міждисциплінарність і багатовекторність проблем формування сталого землекористування та інноваційних підходів до їх вирішення. У тезах доповідей учасників представлено технічні, організаційні, економічні, екологічні та соціальні засади забезпечення формування сталого землекористування.

Матеріали збірника будуть корисними для фахівців у сфері землеустрою, геодезії, картографії, містобудування, геоінформаційних технологій та ін.

The publication contains materials of the IV International scientific-practical conference "Formation of sustainable land use: problems and prospects". The theme of the conference reflects the complexity, interdisciplinarity and multi-vector nature of the problems of sustainable land use formation and innovative approaches to their solution. The participants' reports present the technical, organizational, economic, environmental and social principles of ensuring the formation of sustainable land use.

The materials of the collection will be useful for specialists in the field of land management, geodesy, cartography, urban planning, geographic information technologies, etc.

Матеріали подано в авторській редакції

Materials are submitted in the author's edition

Рекомендовано до друку вченою радою
Інституту землекористування Національної академії аграрних наук України
(протокол № 11 від 23 листопада 2023 р.)

ISBN 978-617-8171-09-4

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The Institute of Land Management of National Academy of Agrarian Sciences of Ukraine, 2023

СЕКЦІЯ 1.
УПРАВЛІННЯ ЗЕМЕЛЬНИМИ РЕСУРСАМИ В УМОВАХ
ВОЄННОГО СТАНУ ТА ПОВОЄННОГО ВІДНОВЛЕННЯ

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AN EFFECTIVE LAND MANAGEMENT MECHANISM AS A GUARANTEE
OF BALANCED DEVELOPMENT OF LAND USE IN TERRITORIAL
COMMUNITIES

Nowadays, the development of territorial communities is closely interrelated with the balanced development of land use, since the land provides physical space for settlements, infrastructure and their economic activity [1]. Land is the basis for housing, employment and public space, affecting the overall quality of life and social interaction in the community. The accessibility and availability of land directly affects the availability of housing, services and the general well-being of residents. This emphasizes the importance of interaction between people and land resources in the context of managing their balanced development.

As so many economic, social and environmental activities take place on land, the sustainability component is very important [2]. One of sustainable land use definitions is to make the most efficient use of land resources while causing the least harm to the environment, the community and people in the future. This involves implementing measures that contribute to land conservation, biodiversity protection, effective resource management and ensuring equitable access to land for all people. A society can achieve a balance between economic development, improvement of social conditions and conservation of natural resources if it applies sustainable land use policies such as land zoning, agricultural conservation and urban planning [3, 4]. This ensures that ecosystems and communities continue to exist over time and can adapt to any changes.

The analysis of the current legislation [5] gives reason to assert that balanced land use is a form and appropriate methods of land use that ensure optimal parameters of ecological and socio-economic functions of territories. In the context of balanced development of territories, land should be considered, according to Druhak V., as a triune natural and economic system: land is the basis of ecosystems, land is a spatial resource, land is a means of production [6]. The study of other literary sources made it possible to conclude that "balanced development of land use" is such a development that ensures obtaining the socially necessary amount of agricultural products without disturbing the ecosystem, which is formed on the basis of making strategic management decisions [7]. In modern conditions, outdated concepts of organization and land resources management, which are not oriented towards balanced land use, continue to operate. In this regard, extensive land use, as well as ignoring scientific recommendations on the rational land use, a long-term policy of combating the land degradation consequences, rather than its causes, the lack of effective economic levers to stimulate

new business entities on land, the instability of the state structure caused preservation and deepening of the ecological and economic crisis situation in the land resource management system. Land resources are one of the main natural resources, and therefore should become the basis of stable and sustainable development of the agro-industrial complex, a component of the population's livelihood, as well as the maintenance of ecological balance in the agricultural sphere. However, the growth of degradation processes in the land use system led to many negative consequences: social, such as deterioration of food products quality, increase in human morbidity, migration of the population to ecologically safe areas; economic, such as decrease in the sustainability of land productivity and efficiency of agricultural work, decrease in material resources for land improvements, insufficient financing of agricultural enterprises; environmental, such as decrease in soil fertility, land pollution, their degradation, etc.. Therefore, we believe that the transition to balanced development should involve the formation of effective land resources management mechanisms with an ecological, socio-economic orientation. In addition, mandatory state support should be provided, which would contribute to the coordinated and efficient conduct of production.

Based on the analysis of scientific literature and legal acts, in our opinion, the following factors can be identified in the field of land resource management of territorial communities, which should precede the adoption of a management decision, which will contribute to the development of territorial communities:

- inventory and a complete list of available land resources in the territorial community;
- land registers: the land rights registration system helps to establish land owners, determine the purpose of land plots and ensure legal order in land affairs;
- relevance of the monetary land evaluation (timely and sufficient carrying out the monetary evaluation);
- land planning: the development of land plans and zoning helps to determine where to build and where to preserve natural ecosystems, as well as take into account the needs of communities for development and infrastructure;
- environmental and social standards: setting environmental standards and taking into account the social aspects of development helps to ensure a balanced approach to land use;
- implementation of engineering geodesy innovations;
- investment attractiveness: creating a favourable environment for doing business, providing preferences to domestic investors, the possibility of creating an industrial park;
- community participation: it is important to involve community residents in the process of land management, as it helps to take into account their needs and opinions in solving land issues;
- monitoring and control: monitoring and control systems help to monitor correspondence to land laws and regulations, as well as identify deficiencies and problems in land use.

In our opinion, the combined consideration of the above-mentioned factors can become the basis for the creation at the local level of the "Land of the Territorial Community" information and analytical system, which will become an effective tool and enable the subject of land management to systematically influence the object and as a result - qualitatively new changes for territorial communities. Information data from the State Land Cadastre and the automated system for monitoring land relations will become input data for the information and analytical "Land of the Territorial Community" system. With the support of the state, the process of managing land resources of territorial communities will reach the European level of efficient and rational land resources use.

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An effective land management mechanism as a guarantee of balanced development of land use in territorial communities

Abstract. Rapid urbanization and population growth have significantly transformed land use and land surface in cities around the world, including cities in Ukraine. The national legislation in the field of land resources management of territorial communities was considered in order to find directions for optimization of land resources management, which will provide guarantees for the socio-economic development of territorial communities. It was established that the completeness and reliability of the collected information about the current land resources condition of the territorial community will be a guarantee of considering the interests of the state, community and business in making a management decision regarding these land resources.