

## AGRICULTURAL LAND MANAGEMENT

**Dariia PAVLYKH**, State Biotechnological University, email: [pavlyh.da@gmail.com](mailto:pavlyh.da@gmail.com)

**Kateryna PAVLENKO**, State Biotechnological University, email: [wwkxkp@gmail.com](mailto:wwkxkp@gmail.com)

### Summary

The article examines the issues of agricultural land management in amalgamated territorial communities. The study is aimed at increasing the rationality of land use and accelerating the territorial development of the community. It is emphasized that in today's conditions of efficient management, the normative monetary evaluation of agricultural land is one of the most important aspects that allows planning and financing local projects and initiatives. The study can also highlight important aspects of land policy, such as ensuring a balanced land resources use, taking into account the needs of the community in the development of the agricultural sector, and protecting natural ecosystems. Emphasizing the importance of effective land management in communities reflects a strategic approach to addressing the problem of land resources as part of the overall economic and social policy. It is noted that effective land management of the Kushuhum community is an important factor in the development of the region and ensuring sustainable development of the country as a whole.

**Keywords:** land resources management, territorial community, powers of local self-government bodies, agricultural land, normative monetary evaluation, sustainable development.

### Introduction

Ukraine is a country with a land area of over 60 million hectares. More than 70% of land resources are used for agricultural activities and are located outside settlements. State-owned land covers more than 10.5 million hectares, some of which are located in amalgamated territorial communities, which is the result of the 2015–2020 decentralization reform in Ukraine. The area of black soil in Ukraine ranges from 15.6 million to 17.4 million hectares, or about 8% of the world's reserves (Sharyi et al., 2019).

Territorial community means residents united by permanent residence within a village, town or city that are independent administrative-territorial units, or a voluntary association of residents of several villages, towns or cities that have a single administrative center (Vidomosti Verkhovnoi Rady Ukrainy, 1997).

A.M. Tretyak et al. (2022) define land management as a systematic, conscious and purposeful influence of the state and society on the processes of land relations and land use. This process is based on objective legal knowledge in order to ensure the rational and efficient system functioning of use and protection of the state's land. According to A.S. Popov (2022), the management process is the organization of a social system that aims to organize the use and protection of the ecosystem of "land resources". As noted by I.S. Glushenkova et al. (2018), management functions are relatively separate areas of management activity that allow one to exert a certain influence on the object of management in order to solve the task.

The study and development of measures to improve the land management system in different socio-economic formations is a key task, since these resources are one of the main factors in the system of economic relations. The development of each society is determined by its use of land resources (Malookyi, 2020).

In the context of modern challenges, such as climate change, population growth and the need for sustainable development, effective land management is becoming a particularly important task for every country. In Ukraine, given its agricultural potential and vast land area, this is even more urgent. Optimal use of land not only ensures the stability of the agricultural sector, but also contributes to economic growth, higher living standards and environmental sustainability.

Understanding the principles of land management and putting them into practice at the local level are key to achieving these goals. State and local authorities should work together to develop and implement effective land management strategies that take into account the needs and interests of society, as well as ensure sustainable development and environmental protection for future generations.

**Relevance.** In connection with the reform of the territorial structure in Ukraine, amalgamated territorial communities have been given greater powers in addressing agricultural development issues. Their competence includes the management of land resources on their territory, including agricultural land. The relevance of the topic is that agriculture is an important sector of the economy, and effective land management can have a positive impact on the economic development of the community and ensure its sustainability and prosperity.

**Purpose of the study.** To establish effective land management methods that would ensure sustainable agricultural development in the study area, increase production and improve the economic level of the population. The study also aims to increase the efficiency of land use and accelerate the territorial development of the community.

**Main objectives.** The main objectives of this study are to:

-generalize scientific approaches to substantiating the legal framework of the state regulatory policy in the field of agricultural land management in amalgamated territorial communities;

- establish the specifics of the land resources use of the research object;
- study the current land management system;
- develop offers for improving the system of agricultural land management in the research area, taking into account the various interests of land relations subjects.

## **The object and methods of the study**

**The object of the study** is the territory of the Kushuhum community of Zaporizhzhia district of Zaporizhzhia region.

**Methods of study.** The basis of this study is the dialectical method of analyzing economic phenomena and processes, which recognises their continuous development and interconnection. To achieve this goal, the following methodological approaches were used: abstract and logical - study of the essence of "land management" concept, formulation of methods, aspects and means of land management, etc.; method of analysis and synthesis - study of the research subject and object, analysis of land evaluation indicators of a settlement; graphic method - development of illustrations and planning and cartographic materials that reflect the boundaries, composition of land, engineering and infrastructure arrangement, planning structure, transport network, restrictions on the use of land of a settlement and individual landownerships and land uses on its territory; monographic - in highlighting the views of scientists on the problems researched in the work, studying the development of the land market; economic and statistical - for analyzing quantitative and qualitative indicators of land evaluation.

## **The results of the study**

In today's environment, it is becoming increasingly important to study the methodology and techniques for the efficient organisation and use of land resources in all categories, types and uses of land, administrative and territorial units, individual regions and the state as a whole. Failure to achieve optimal land use can lead to negative consequences, such as environmental problems, conflicts between economic sectors and social groups, as well as threats to food security and biodiversity.

The effectiveness of management decisions related to land use is determined by the level of legislative support. However, neither the Constitution of Ukraine nor the Land Code of Ukraine can take into account the full range of legal norms for the rational use and protection of land in due detail. These legal acts serve only as a basis on which an integral body of legislation is formed, which has an impact on the adoption of management decisions in the field of land use (Horlachuk V. V., 2006). It is important to develop and implement additional regulations that would detail and clarify procedures and requirements for land use in different contexts. It is also important to develop mechanisms for monitoring and controlling land use, as well as providing access to information on the status and characteristics of land resources for all stakeholders.

Overall, agricultural land management is a complex and multifaceted issue that is an integral part of modern community development. It requires a combination of different strategies, the adoption of international best practices, and continuous improvement based on local circumstances and needs. It is clear that agricultural land management requires an integrated and flexible approach that takes into account not only economic or environmental aspects, but also socio-cultural and political influences.

The value of the natural resource potential is determined not only by the quantitative characteristics of the relevant resource components, but also by the nature of their use. In the context of decentralization, local governments should effectively use the powers granted to them and unlock the financial capabilities of the territorial community in order to increase local budget revenues and increase the amount of funding.

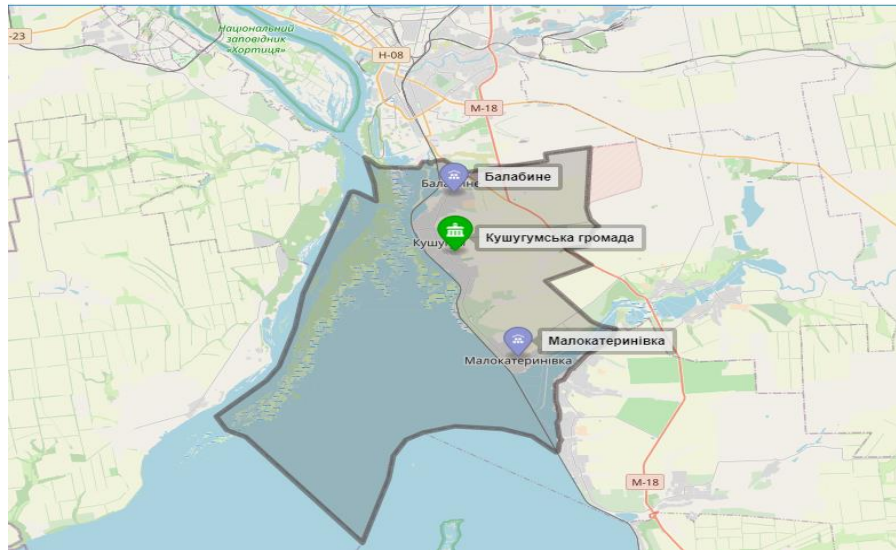
The management of agricultural land on the territory of amalgamated territorial communities is based on several theoretical foundations:

1. One of the key principles is the principle of decentralization. It can be implemented through the activities of local governments, as well as through the creation of local land funds that will be controlled by local authorities and communities, etc.
2. Another important theoretical basis for governance on the territory of amalgamated territorial communities is the principle of sustainable development. Within the framework of land management, this principle can be implemented through the establishment of effective mechanisms for controlling the use of land resources and the development of sustainable land use strategies.
3. Another component is the principle of public participation. It is intended to ensure active participation of citizens in land management processes and guarantee the preservation of their interests. Public participation can be realized through consultations, public hearings and other forms of citizens involvement in decision-making processes.
4. The principle of efficiency and economic feasibility ensures rational use of land resources and optimal use of financial resources. Assessment of land management feasibility can be ensured through land market analysis, assessment of the return on land use, geospatial analysis and other methods.

The uniqueness of each territory requires an individual approach to the management of agricultural land, taking into account the peculiarities of geography, climate, economy and cultural and historical environment.

The considered characteristic of the community territory, which is the object of the study, by indicators makes it possible to assess the potential of the community and ensure the implementation of promising conditions for land management.

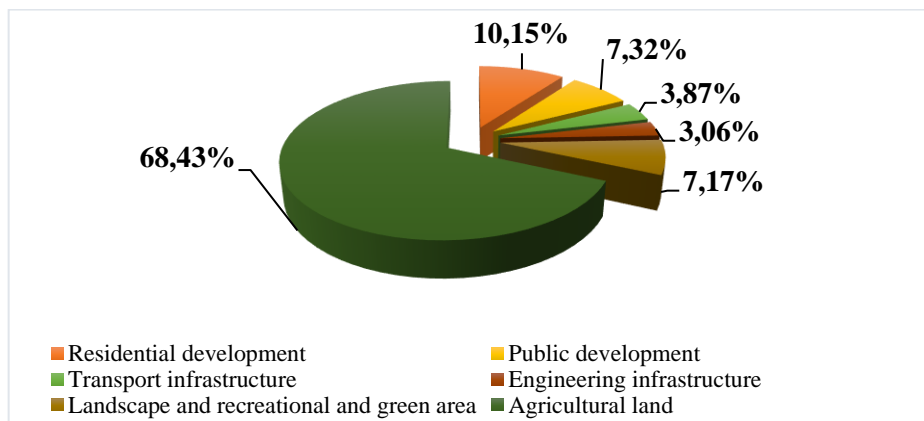
The obtained results indicate a high potential for improving the land management system in the Kushuhum settlement territorial community, located in the Zaporizhzhia district of the Zaporizhzhia region of Ukraine, on the left bank of the Dnipro River in the upper reaches of the Kakhovka reservoir.



**Fig. 1.** Location of the Kushuhum amalgamated territorial community

The introduction of improved governance can contribute to the sustainable development of the community's agricultural sector, increase its competitiveness and achieve environmental safety. The introduction of modern agricultural technologies and effective management practices can also help attract investment in the development of the agricultural sector and increase its attractiveness to foreign investors.

The land structure of the Kushuhum settlement community of the Zaporizhzhia district of the Zaporizhzhia region, according to the land registration data in the state land cadastre as of 01.01.2024, corresponds to the indicators presented in figure 2.

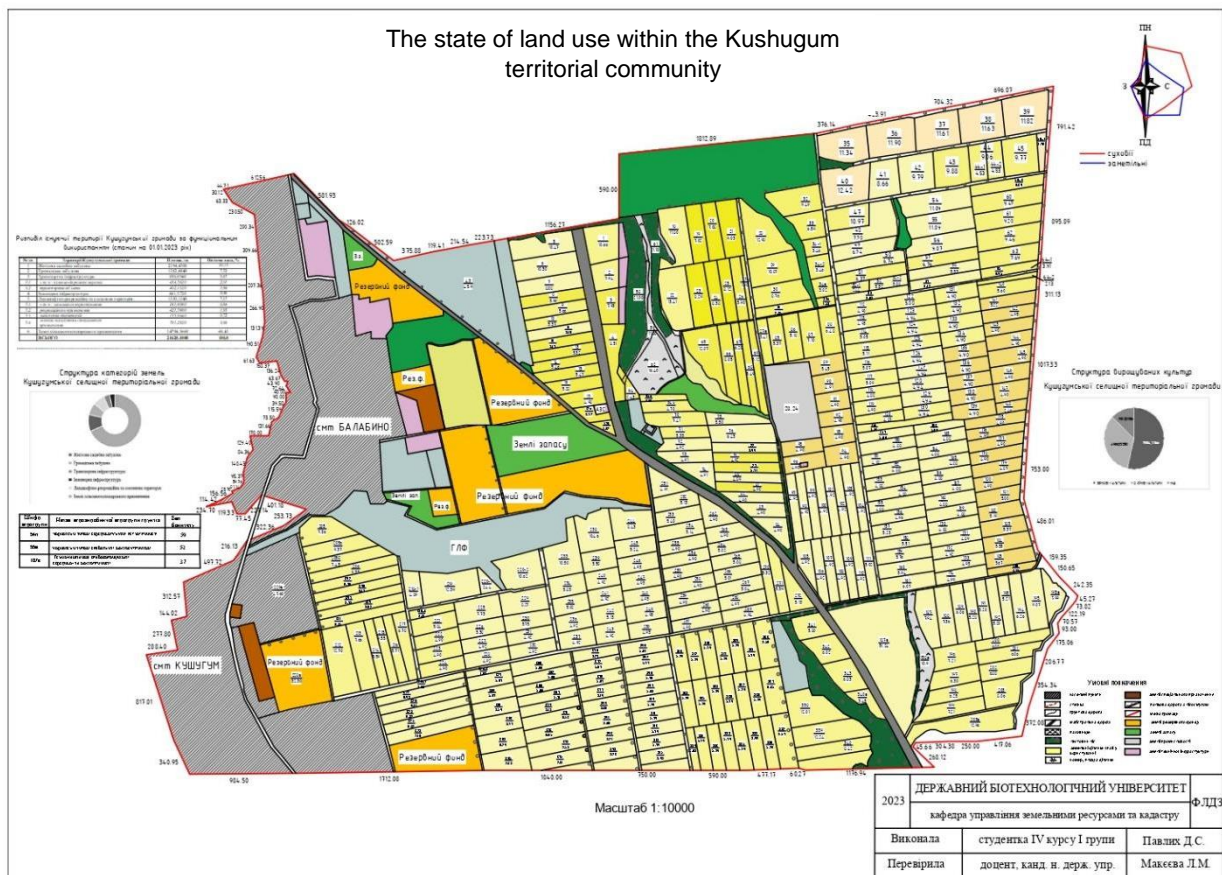


Resource: compiled by the author

**Fig. 2.** Breakdown by functional use

Agricultural land in the Kushuhum territorial community is important for the local economy, as it is the main resource for the agricultural activities development in the community. Agricultural production is represented by crop production by 100%, which indicates a one-sided specialization of the agricultural sector in crop production. Such a one-sided structure can lead to uneven development of the sector and vulnerability to risks such as weather conditions, plant diseases, and fluctuations in product prices. To ensure greater resilience and sustainable development of the community's agricultural sector, it may be beneficial to develop diversified production, including livestock, fisheries or agritourism.

Figure 3 below illustrates the boundaries and distribution of land, taking into account the purpose and owners. The diagram shows that the largest share of the total territory of the community is occupied by agricultural land, in particular 14794.5660 hectares, or 68,43%.



Source: compiled by the author

**Fig. 3.** The state of land use within the Kushugum territorial community

In today's conditions of efficient management, one of the most important aspects is the normative monetary valuation of agricultural land. The Kushugum settlement territorial community has extensive natural resources, which opens up wide opportunities for economic activity. In order to realise its potential, the community needs to make good use of its natural resources, invest in infrastructure development, and stimulate innovation and entrepreneurial activity.

Land valuation determines the basis for calculating land tax and can significantly increase local budget revenues. Land taxes create a stable revenue stream for the community, which allows it to plan and finance local projects and initiatives. In addition, normative monetary valuation is an important mechanism for stimulating the rational use of land resources.

Knowledge of the current state of use of land plots and their potential allows for an effective determination of their market value. Thus, the analysis of the scheme (Fig. 3) helps to ensure the objectivity and reliability of the valuation process, which is important for the rational use of agricultural land resources.

Preparation for the valuation involves collecting the necessary data, taking into account various factors that affect the price of land, and using appropriate valuation techniques. Such a comprehensive approach ensures the objectivity and accuracy of the valuation, which is important for making informed decisions on the use and management of agricultural land resources.

Given the fact that land is an object of investment activity, the importance of creating mechanisms for attracting investment in land use is obvious from the point of view of both public interests and the interests of private investors. Attracting investment, which in turn will contribute to economic development and improve the quality of life in the community, can be realised through the following factors:

- 1) they can be used to improve local infrastructure, including roads, water supply, sewerage and municipal facilities, in order to ensure the availability and quality of public services for the community;
- 2) part of the funds may be spent on the development and support of social protection, including assistance to low-income citizens, programmes to support children and families;
- 3) for the development of educational institutions, construction and repair of schools and vocational education institutions, which will improve the quality of education and human capital development;
- 4) can also be used to develop and modernise the local healthcare system, including the construction and repair of medical facilities, and the purchase of necessary medical equipment, which will help ensure quality medical services for the community.



## Conclusion

It has been established that effective management of agricultural land resources is crucial for the sustainable development of community agricultural production. It was found that there are problems in land management, including issues of land ownership, use and protection. The study of community powers in the context of decentralisation analysed and identified important theoretical and practical provisions. It was found that communities have received new powers in such areas as local self-government, budgeting, social protection, education, healthcare and infrastructure. The results obtained indicate a high potential for improving the land management system in the Kushugum settlement territorial community. The current natural and economic state of the research object was analysed and it was found that the introduction of improved management can contribute to the sustainable development of the community's agricultural sector, increase its competitiveness and achieve environmental safety.

Based on the study, recommendations have been developed to improve the agricultural land management system in this community. They include improving the mechanisms for controlling the use and protection of land, ensuring greater transparency in land management, and the need to take certain measures to increase budget revenues.

A number of actions have been proposed to improve the quality of land management. These include: improving the regulatory framework, professional development of specialists, development and implementation of innovative technologies, involvement of the public in decision-making in the field of land relations and increasing the investment attractiveness of the territory.

It is recommended to improve the mechanisms for monitoring compliance with land legislation to ensure the preservation of agricultural land and promote its rational use. It is also established that in order to increase yields and profitability from agriculture, it is necessary to introduce design solutions to optimise the use of agricultural land. These include the introduction of modern agricultural technologies and soil reclamation systems.

According to the results of the study, it can be concluded that effective land management in the Kushuhumska community of Zaporizhzhia district of Zaporizhzhia region is an important element of the region's development and ensuring the sustainable development of the country as a whole.

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