

УДК 332.2.021

LAND MARKET THE UKRAINIAN REALITIES

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Earth acts as an essential and irreplaceable source of national wealth of Ukraine means to meet economic and social needs of humanity and is the main means of production in agriculture. Ukraine has significant land and resource qualitative and quantitative potential. As of January 1, 2018 the land fund of Ukraine amounted to 603,5 thsd.km² or about 6% of the territory of Europe. Agricultural land accounted for about 0.9% of the world area, including arable land - about 2.4%. about 6.5 million hectares of Ukrainian soils are no longer suitable for agricultural work. In total, there are about 800 soil types in Ukraine, with over 60% of the country's land stock being unique black earth soils. However, according to land experts and scientists, the modern use of land resources in Ukraine does not meet the requirements of rational use of nature.

Arable land in Ukraine is the highest in the world, reaching 57% of the country's territory and nearly 80% of agricultural land. Intensive agricultural land use has the effect of reducing the fertility of soils due to their densification, destruction of structure, water permeability and aeration ability with all environmental consequences. Index of agricultural land per person is currently one of the highest among the countries of the world and is more than 0.98 hectares, including 0.77 hectares of arable land (the average for the world 0.63 and 0.18 hectares on one person, respectively).

*Tables 1***Agricultural land in Ukraine (at end of year; thousands hectares)**

	2000 p.	2005p.	2010p.	2015p.	2016p.	2017p.
Agricultural land	41827,0	41722,2	41576,0	41507,9	41504,9	41489,3
of which – arable land	32563,6	32451,9	32476,5	32541,3	32543,4	32544,3
– hayfields	2388,6	2429,2	5481,9	2406,4	2402,9	2399,4
– pastures	5521,3	5521,3	2410,9	5434,1	5430,9	5421,5
– conversions	421,6	419,3	310,2	233,7	230,6	229,3
– perennial plantations	931,9	900,5	896,5	892,4	897,1	894,8

Data the State Service on Geodesy, Cartography and Cadaster of Ukraine.

Agricultural land is defined as land systematically used to produce agricultural products. They include arable land (including bare fallow), fallow, permanent crops, hayfields and pastures. Arable land – land plots that are permanently cultivated and used for agricultural crops including permanent grasses and clean fallow, areas of hothouses and greenhouses. Arable land doesn't include hayfields and pastures ploughed up for full improvement and when they are permanently used under grass fodder crops for hay-mowing and livestock grazing as well as inter-row spaces in orchards used for sowing. Sown agricultural area – part of arable land or other ploughed land on which sowing has been actually carried out: winter crops sowed in autumn last year and preserved till the end of spring sowing as well as spring crops for this year's

harvest. Sown area in the yearbook refers to the adjusted sown agricultural area – the area actually occupied by the crops in spring (the area of winter crops that have been preserved and the area of spring crops), taking into account the crops of the late crops for the current year (summer plantings), as well as changes in the economic use of crops (conversion of crops from one production group to another, such as grain, green fodder, hay, etc.).

The social aspect of a goal is not just to preserve and revive the village and support the rural population. The reform should be carried out in the interests of rural residents, farmers. The land must belong to those who work it. In addition, the private ownership of land is inherently absolute and due to the interests of the people, realized through the state (political decisions). It is therefore necessary to improve the institution of private ownership of land. Only if private ownership of land will be socially equitable and provide incentives to the effective management of the owner.

To register a proprietary right or an encumbrance to a land plot with the State Register of Proprietary Rights the relevant land plot must be registered with the State Land Cadastre. Registration of the title to the land plot follows two procedures, namely: (I) registration of the land plot itself in the State Land Cadastre (if the land plot is not registered therein): and then (II) title registration within the State Register of Proprietary Rights.

On July 1, 2021, the moratorium on the purchase and sale of agricultural land is canceled and the land market opens. Now in Ukraine there are many fears about the land market. First of all, the rural population fears that the price of land will be low and there will be speculation that in the face of declining purchasing power will lead to the fact that the peasant will remain without land, without money. In this case, large agricultural holdings monopolize the land, because they are long and are the largest landowners Ukraine. It is worth noting that the price of land is not formed in the market, and on the basis of regulatory and monetary valuation, to which a lot of questions from the standpoint of speculative component. It should be noted that the Land Law of Ukraine limits the number of buyers of agricultural land by citizens and legal entities of Ukraine, who are engaged in agricultural production. However, in the Ukrainian realities and this status is not difficult to obtain. Ukraine - it is the only democratic country where land owners do not have the right to freely dispose of their property.

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