

The place of the agricultural land in the economy of Ukraine

Life Sciences & Earth Sciences

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The main form of land relations in Ukraine are lease agreements with shareholders as a result of the 15-year moratorium. The rental market is characterized by local monopolies, because even if in the territory of a conditioned village council/district, land is cultivated by several tenants. Their price offers are usually identical.

For this, Ukraine pays a high price in the form of uneven social infrastructure, the state of which depends on the goodwill of the tenant, lack of lending in the agro-industrial complex. Because the banks do not perceive the ephemeral land bank as a solid pledge.

The main beneficiaries of the current model are agroholdings, which use cheap land resources, and for the same reason, but to a lesser extent - farmers. This violated the rights of people who can not dispose of their property and do not receive for its use by third parties of adequate remuneration.

The development and support of the state by the state of the institution of private land ownership, the promotion of the formation of an effective landowner is an important condition for the further development of agrarian entrepreneurship, social development of the village, consolidation of the able-bodied population in villages under the current conditions of natural quantitative reduction of the rural population in Ukraine. In general, in most developed countries of the world, land law is represented by a large number of legislative acts that regulate almost all areas of land relations. In addition, there is a rather rigid system that in one way or another limits the "unfair" redistribution of land - it is, first of all, about agricultural land.

After the 2008 crisis, real land hunting began in the world, because land is the best investment. "Victims" were inhabitants of Lithuania, Latvia, Romania and Bulgaria, where more than half of agricultural land was bought by foreign investors, and the fate of landless peasants has not been determined. The land bought out by the peasants in Romania annually increases by 40%, but it does not belong to peasants predominantly. Compared to Belgium, in this country there are less negative factors, because the state is the regulator in this market.

Taking into account the experience of developed countries in the introduction of a civilized land market in Ukraine will ensure the attraction of agricultural land to economic circulation and ensure the transparency of this market. In addition, the

introduction of the land market will create conditions for preventing corruption through the creation of a single procedure for preparing for sale and sale of land, and the right to lease them at auctions.