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Приведен критический анализ современного механизма бесплатной приватизации земельных участков гражданами. Обоснованы новые организационно-правовые подходы к завершению процесса бесплатной приватизации земель с минимальными затратами общественных ресурсов.

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Critical analysis of modern mechanism of free land privatization by citizens is presented. New organizational approaches to complete the free privatization of land with minimal public resources are justified.

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METHODOLOGICAL APPROACH TO THE INSTITUTIONALIZATION OF LAND RELATIONS ON THE PRINCIPLES OF ECOLOGICAL-ECONOMIC IMPERATIVES

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Carrying out institutional changes in the land relations in the direction of harmonization of economic, ecological and social target reference points is proved, and also offers on algorithmization of this process on the basis of ecology-economic imperatives are created.

Problem statement. The deepening of market reforms and the availability of regular distortions in the implementation of land reform priorities determines the need for

further conduct on the basis of methodological approaches institutional changes in land relations towards harmonization of economic, environmental and social benchmarks, as well

as proposals for algorithms that process on the basis of environmental regulation and economic imperatives. Appropriate institutional changes should be a continuous process numerically and qualitative and essential changes and transformation of all institutions of land relations.

Institutional changes – a continuous process of quantitative and qualitative and essential changes and transformations of various social and economic institutions [3–4]. Factors affecting institutional changes are scientific, technical and technological, economic, social, legal, political, related to the management and regulation of social relations, especially economic, of their individual subsystems and components. The deepest changes in social and economic institutions occur during radical economic reforms, including the transformation of the economic system, based on administrative-command methods of management of the economy, the economic system, the foundation of which is market leverage self-regulation of the economy or the optimal combination of market and government instruments [2].

Institutional conditions of reproduction of the economic system depends on the quality of legitimate and public institutions. They form the institutional system, which implemented sophisticated industrial, economic, social, environmental and everyday relations of civil society actors.

Institutional approach is an important methodological tools to study the problems and prospects of land. Its applicability stems from the need to create a system model that would stimulate the processes of environmental activities in agricultural production and limited degradation of landscapes. Institutional transformation should ensure the formation of new

institutions of economic relations, analyzing the process of intensification involving land in the reproductive process [3].

Research on the methodological principles of the process institutionalization land relations justified necessity to establish uniform rules for all subjects, namely both for the state and its citizens. Taking into account the need to explore the basic contours of institutional reforms that will eliminate existing negative effects and promote real social and economic growth.

Analysis of recent researches. In the scientific literature, the institutional reforms in the economic sphere joint relations is devoted to the works of such scholars as V. Geets, A. Alymov, V. Kredisov, V. Novitsky, J. Bystryakov, M. Hvesyk, A. Tretiak. However, the remaining undeveloped aspects of the institutional structures in land relations on the basis of ecological and economic imperatives.

Article purpose. Justify holding (on the basis of methodological approaches) institutional changes in land relations towards harmonization of economic, environmental and social benchmarks, and generate proposals for algorithms that process on the basis of the settlement of environmental and economic imperatives.

Main material. The degree of validity of institutional changes in land relations, coherence and consistency of the system and determines the dynamics of socio-economic development, because it institutes generate the full range of environmental, economic, social and legal innovations that penetrate into all areas of the reproductive process during major systemic transformation. Moreover, the intensification of globalization in modern conditions requires the creation of sophisticated and modern institutional framework of land relations,

which can provide environmental and economic security, economic self-sufficiency of the country and avoid strategic mistakes in implementing the priorities of internationalization of these relations.

The starting point in the formation of categorical apparatus is a category of institution that is a formative unit of the economic basis of society and its superstructure. He is also an expression of relations that characterized the dominant socio-economic system which ensures effective and reproduction proportions.

As noted by M. Hvesyk, institutions define the relationship in the economic basis of society, but also generate requests state and population. They must meet the challenges posed by the external and internal conditions to maximize efficiency to promote sustainable resource base to the reproduction process. On how institutional managers are mobile and balancing their interaction depends institutional environment of the national economy. On how to be a full institutional environment of land relations, and depends on the implementation of environmental, economic and social priorities in this area [3].

In theory and current legislation land relations are considered as social relations of possession, use and disposal of land.

Formation Institutes of land relations is at the national, regional and local levels. Each of these institutions has certain system characteristics due to differences between the subjects of relationships and their interests, objects and structure of institutes on land. At the present stage of land reform there is insufficient formation of individual institutions, including regional and local level (pic. 1).

This allows you to set a differentiated approach to the study of processes of institutionalization, identify trends and

mechanisms for their further development. It should be noted that the prevailing economic factors influence the formation of institutions of land relations.

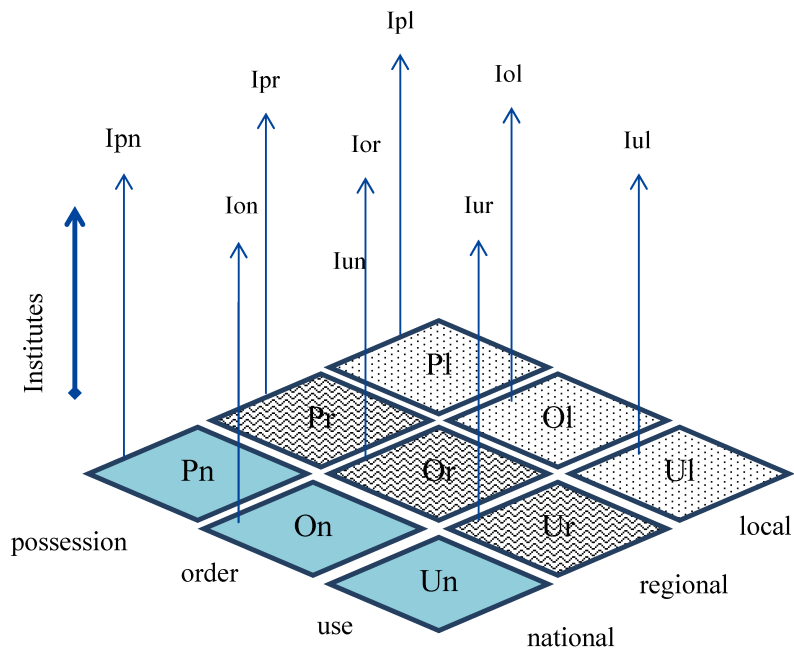
In particular, the effect of environmental, economic and social development causes differently oriented many criteria formation of individual institutions does not ensure consistency of their development leads to internal contradictions.

Thus, in the present conditions of transition to market economy principles, the spread of private land ownership, various forms of economic activity increased economic and political role of land as a commodity in the market economic system. In the process of land reform deepening contradiction problems and use of land, exacerbated by economic and environmental contradictions associated with the implementation of soil-protecting actions and their financing.

Transformation of land use, aimed at obtaining the maximum benefit with minimum reproductive costs and complicated land reform need deep science-based reconstruction, rethinking and reorganization on ecological principles.

Loss of valuable productive land, land degradation, contemporary reduce their fertility and deterioration of the ecological functions of position awareness of limited land resources should be seen as a threat to economic independence and even national security of Ukraine. Conversely, restoration and sustainable use of land resource potential to meet the diverse needs of society, ensuring environmentally safe conditions for human life – the key to sustainable socio-economic development.

In this regard, the institutional transformation of land relations will be crucial in the implementation of the concept of sustainable development. The latter can be



Institutes / Regional level

Ivr - Institute of ownership at the regional level

Pic. 1. Logical-semantic model of land relations institutions at various levels of the national economy of Ukraine

removed only when the environmental, economic and social components are mutually and progressive development of one of them does not lead to destructive processes in others. To achieve this possible primarily by large-scale changes of the institutional environment in order to increase the effectiveness of social determinants and economic factors as well as ecological balance.

Thus, the streamlining and systemic formation of the Institute of Land Relations through the institutions of the possession,

use and disposal of land should be based on the settlement of environmental and economic imperatives (pic. 2).

Without a system of environmental and economic imperatives of land relations in the past formed unresolved territorial factor and directions. Due to the predominance of certain formal and informal institutions can not land in the context of sustainable development. Thus, the role of ecological and economic imperatives is ordering institute land relations through legal framework on which are

Impacts Institutions	ecological	economic	social
possession	Elp → I Elp	Ecp → I Ecp	Sp → I Sp
use	Elu → I Elu	Ecu → I Ecu	Su → I Su
order	Elo → I Elo	Eco → I Eco	So → I So

I Elp – Institute for possession ecological factor

Pic. 2. Factors of social influence on the formation of institutions of land ownership rights in the land relations

prerequisites for the development of appropriate institutions – organizations, institutions, government and administration. It is known that the state of institutional development and regulation of land relations in Ukraine is unsatisfactory. According to the analysis conducted by «Kyiv Institute of Land Management» land reform is not institutionalized in the form of legislation, regulations and institutions of state and local governments. According to expert evaluation of legislative and regulatory measures to ensure the implementation of land reform, their share of the average amounts to 11 components in the country, only 48 percent.

In particular, the direction of the reform of land ownership level of implementation of activities is only 35, and the creation of land market relations – 45 percent.

In this regard, institutional reforms, in particular, include ways of acquiring landed property subject to the conditions of rational use and protection of land resources, how to form different types of land use and aligning them with the main economic activities, provided the change of use of land, the principles of distribution and redistribution of income and the results obtained in the process of land use, ways of playing productivity of land resources, including soils, which is the basis of complex ecological and economic imperatives land.

Therefore, depending on the type of object land relations and specific land categories of land and land plots their legal regime and manifest forms of land relations. This led to the development of principles and methodologies for development of land relations on the basis of what defines the essential features of the definition of land relations, which are based on a market model of regulation of formation of the institution of property on

the ground, many factors legal framework and taking into account environmental and economic imperatives in land use.

Based on our studies, it is necessary to introduce a system of land relations on the basis of process coordination and implementation of environmental and economic imperatives (pic. 3).

Note the presence of feedbacks and cycling in this model, because social imperatives not only determine further stages of relationship management, but most fall under the influence of each of them.

Thus, resolving issues of land relations in order from general to specific, or from the particular to the general is considered in dialectical unity.

Given the above, methodological approaches institutional changes necessary to implement land relations on the basis of process coordination and implementation of environmental and economic imperatives as follows: imperatives – the concept – the program – the laws – regulations – regulations, standards – draft land. The concept of modern land reform should thus get new content on the unconditional support of social and environmental values of the society in a market environment by implementing environmental and economic imperatives in algorithms administration of such relations.

Conclusions. The methodological process of institutionalization of land relations should be conducted on the basis of process coordination and implementation of environmental and economic imperatives as follows: imperatives – the concept – the program – the laws – regulations – regulations, standards – draft land. The concept of modern land reform should thus get new content on the unconditional support of social and



Fig. 3. Logical-semantic model of the methodological process institutionalization development of land relations

environmental values of the society in a market environment by implementing environmental

and economic imperatives in algorithms administration of such relations.

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Обґрунтовано проведення інституціональних змін у земельних відносинах у напрямі гармонізації економічних, екологічних і соціальних цільових орієнтирів, а також сформовано пропозиції з алгоритмізації цього процесу на засадах еколого-економічних імперативів.

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Обосновано проведение институциональных изменений в земельных отношениях в направлении гармонизации экономических, экологических и социальных целевых ориентиров, а также сформированы предложения по алгоритмизации этого процесса на основе эколого-экономических императивов.