

## THE NECESSITY OF A HIGH-GRADE SET ON LAND PLANNING OPERATIONS, MODERN SOIL SURVEYS, INVENTORY OF LONG-TERM UNUSED AGRICULTURAL LANDS

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*Наведена ситуація з використанням земель сільськогосподарського призначення в Російській Федерації. Розкрито доцільність фінансування державою масштабних повторних ґрунтових обстежень, інвентаризації довготривало невикористовуваних земель сільськогосподарського призначення та землевпорядних робіт. Для того, щоб об'єктивно і професійно розібратися з довготривало невикористовуваними ділянками земель і сприяти поверненню в обіг мільйонів гектарів.*

**Ключові слова:** *землевпорядні роботи, інвентаризація довготривало невикористовуваних земель сільськогосподарського призначення.*

**Statement of the problem.** The latest inventory on agricultural lands, funded by the state, were held in 1987 in the Russian Federation, and massive soil and geobotanical surveys, the economic assessment of agricultural land and interfarm assessment of collective land and state farms were completed in 1989. That is, the actualization of such information has not been systematically carried out for nearly a quarter century. Except fragmentary, experimental studies on relatively small areas. In the subsequent state cadastral evaluation of agricultural land more than for two decades outdated information about the qualitative assessment has been used very conventionally significantly in 2006-2011. The current farmland accounting is characterized by dispersal and fragmented information about agricultural land (especially those that are not actively used for a long time), lack of necessary information in the Rusregistry national information system [1, 5].

**Analysis of recent scientific research and publications.** Soil surveys, inventory and ecological and economic assessment of lands have always been the key themes and were investigated in the field of nature management economy and environmental protection. Works of such scientists are devoted to the study of theoretical, methodological, methodical

and applied issues toward land management, soil science, rational land use, land protection and environmental and economic study: A.A. Varlamov, V.V. Vershynin, S.N. Volkov, G.D. Hutsuliak, D.S. Dobriak, O.S. Dorosh, A.P. Isachenko, S.N. Kvasha, A.I. Kovaliv, A.V. Kolmykov, A.G. Martyn, L.Y. Nowakowskyi, S.I. Nosov, A.G. Tarariko, A.M. Tretiak, M.A. Hvesyk, M.H. Shershun, O.I. Shkuratov, O.I. Furdychko and others. Along with this, the issue toward updating of soil and other surveys, inventory and returning of a long term unused agricultural lands into turnover, improvement of a structure and funding of the state land management projects deserve an extra attention during the completion of the land reform.

**Purpose of the study.** To submit recommendations on conducting of soil and other surveys, land inventory within the framework of land management surveys and pre-design works, guiding on the rational land management and tenure.

**Main material.** State and Problems of better managing of the Russian Federation land resources in the interests of citizens and legal entities were considered at the Presidium of the State Council on October 9, 2012. It is recognized that the current state of land resources management in the country is not

effective. Contrary to the classical theory, the land resources management functions of land records and registration, planning and sustainable land tenure organization, land control and other have been dispersed among six federal departments and nine federal agencies and services.

President V. Putin and the State Council Presidium, by evaluating prospective directions of the land resources management in the Russian Federation have confirmed the need for a comprehensive implementation of legal, institutional, financial and logistical support. That in itself is a very gratifying, though has not yet been supported by the state with the necessary financial resources to conduct surveys and research [1].

From 1990 (the beginning of the land reform) an agricultural lands area has reduced from year to year in Russia, more than 2 million land parcels of productive land were taken out of the agricultural production process, and land resource potential of specific areas in the region is significantly and seriously deteriorating.

In this regard, scholars and practitioners have repeatedly stressed the necessity to hold repeated soil surveys, developing new approaches to assessing the quality of land and soil, inventory and certification of agricultural land. Since such challenges in practice lead to gross violations of the land legislation. The situation is exacerbated by unidentified limits of all available land ownership and land managements in nature, lack of complete information on the planning maps. There is no realistic statistical reporting on quantitative and qualitative grounds accounting, recording and registration restrictions in land use in the Rusregistry database. The lack of works on solid land inventory also leads to distortion of information of the state cadastral registration.

For instance, land accounting information of statistical bodies and materials of the Wide-Russian agricultural census (2006) on certain lands (cultivated arable land, deposits, etc.) differ from each other by millions acres. The imperfection of assessment can be explained by the fact that there are more than 10-fold discrepancy between the market and the cadastral value of land in several areas of assessment that were given at the Presidium of the State Council. Conducted field sampling surveys [1] and the land inventory in certain

agricultural organizations confirm the existence of serious discrepancies in information.

According to the Sergei Nikolaevich Volkov calculations, Academician at the Russian Academy of Agricultural [1], 27.59 billion rubles will be required to conduct an inventory of the Russian Federation land and it should ideally be performed in 2013–2014.

Figures Rating of agricultural lands could be, if necessary, replaced by a type of permitted use of land plots, but only in accordance with offers on rural areas professional zoning.

However, about 54 billion rubles as well as updated materials about soil surveys, inventory of agricultural land, and another 4–5 years will be required for conducting land measuring operations on rural areas zoning throughout all municipalities in the Russian Federation in conditions of uninterrupted state funding. Either way, the current state of things requires a requires an immediate complete land inventory conducting across the country in the nearest future.

#### SUMMARY

To improve the land resources management in an agroindustrial complex of the Russian Federation it is necessary to:

- transfer providing services functions in the field of a land management conducting from the Ministry of Economic Development to the Ministry of Agriculture of the Russian Federation;
- use all the available yet resources and by 2–3 years recover a land management service, including federal, regional and local authorities on land resources management in the Ministry of Agriculture;
- develop and implement «The completion of land reform in the Russian Federation in 2014–2020 years» federal target program;
- introduce appropriate changes in the Federal Law of 18.06.2001 № 78-FL «On Land Management» in the part concerning an agricultural lands efficient management, land surveying (agricultural) zoning of a territory and development of relevant regulations;
- consider the advisability of establishing specialized Fund for Promotion of economical utilization and conservation of land under federal property and in the operational management of the Russian Federation Ministry of Agriculture [1, 2].

These measures are needed because the cadastral value of land in the Russian Federation has decreased by one-third, or about \$ 7 trillion. rubles for the last 22 years. In addition:

- unclaimed land shares is about 21.8 million hectares;
- agricultural land fund land redistribution is 12.0 million hectares from 46.0 million hectares;
- agricultural lands that are in other categories of land is 24.0 million hectares;
- land of bankrupt agricultural organizations represent 16.9 million hectares, that reflected in inventory records as grounds which are used by agricultural producers, while the owners of the rights to these lands are excluded from relevant register of legal entities and individuals. Obtained harvests have significantly decreased by 145 million hectares.

As a result of the offered survey and design works up to 220.3 million hectares of agricultural lands, long unused in recent years, will be identified and returned to circulation. (This is quite substantial reserve of unused land resources, actually inefficiently managed lands in recent yearsthat, which is about a third of the agricultural land of Russian Federation).

To understand in objective and professional manner with all existing fully unused areas is possible only at the state land policies targeted at improving the situation during and by results of soil and other surveys, inventory of agricultural land, complex land operations. On the basis of experts advice from the Union of integrated land management and rural areas planning and scientists from the State University of land management (Moscow) Ministry of Agriculture of the Russian Federation has actively started to prepare for its conduct [1-5].

Measures financed by the State are offered as part of complex:

- conducting soil and other surveys and research;
- assessment of land quality;
- inventory of agricultural lands;
- land surveying zoning of territory as part of land management schemes of municipalities, or as a separate type of work;
- the development of schemes and land management projects;

- control (supervision) over the conducting and implementation of land and pre-project offers. [1]

It is expected that the protection and monitoring of land will be provided, increased investment attractiveness of many land plots detected, control (by the state, citizens and public research institutions) over the use of highly valuable land restored on the basis of a professional, the best its purpose.

We believe that the set of interrelated issues and works need to be resolved by the state finance providing. Systematic monitoring of soil cover composition, land surveys (including the use of remote sensing technology) should be considered as a justified long-term investment into providing of ecological and food security in the Russian Federation [1-5].

Volume of government funding to conduct soil surveys and land management works will definitely increase, but not immediately become sufficient, because of relatively limited capacity of funding from the state budget over the coming years in the Russian Federation.

Thus, in the absence of adequate safeguards of public funding we still in a caution position of evaluating real possibilities of conducting works in aforementioned relatively short time required all over Russia: a new round of large-scale soil survey and land management activities, interconnected with professional zoning of rural areas.

However, in strategic terms, based on decisions of the Presidium of the State Council there is a chance to get soon a valuable information valuable information to control rural areas, savings of landscape and biological diversity, protection of natural resources, returning of a long term unused agricultural land into circulation.

Within the Russian Federation it is necessary to «revive» the land management service within the Ministry of Agriculture and fund it from the state budget, even though the «recovery» period [2-5].

We believe that Ukraine is still possible to avoid such errors, admitted in the Russian Federation, unless appropriate large-volume soil and other special surveys, land surveying works will be funded primarily by States in the course of completing land reform.

As a result it will become able to understand objectively and professionally the

situation on the basis of accurate inventory and assessment of agricultural lands, offer recommendations from professionals, objectively help to prevent a further mass rejection of an agricultural production of the investment attractive land and plots. It is also quite appropriate to predict and improve the system of incentives and indicators for a further effective utilization of available land resources.

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## ЕКОЛОГО-ЕКОНОМІЧНА ОЦІНКА СТАНУ ВИКОРИСТАННЯ ЗЕМЕЛЬ СІЛЬСЬКОГОСПОДАРСЬКОГО ПРИЗНАЧЕННЯ НА РАДІОАКТИВНО ЗАБРУДНЕНИХ ТЕРИТОРІЯХ

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*У статті дано еколого-економічну оцінку стану використання земель сільськогосподарського призначення на радіоактивно забруднених територіях. Запропоновані напрями реабілітації агровиробництва та раціонального використання земель сільськогосподарського призначення на територіях забруднених внаслідок Чорнобильської катастрофи.*

**Ключові слова:** *землі, сільське господарство, еколого-економічна оцінка, радіоактивно забруднені території.*

Унаслідок аварії на Чорнобильській АЕС радіаційного забруднення зазнали значні площі сільськогосподарських та лісогосподарських земель, що за їх агрокліматичними характеристиками відносять до територій гарантованого агровиробництва. Тому нині через світову продовольчу кризу маємо не тільки історичну і моральну, але й соціально-економічну необхідність ведення агровиробництва на забруднених територіях унаслідок аварії на Чорнобильській АЕС, що

потребує їх комплексного відродження та прискореного розвитку. Відповідна програма дій щодо ведення агровиробництва, комплексного відродження та розвитку радіоактивно забруднених територій має виходити, в тому числі, з нинішніх рівнів використання земель сільськогосподарського призначення.

Теоретичні та практичні аспекти визначення еколого-економічної ефективності використання земельних ресурсів стали предметом дослідження багатьох відомих