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## THE RESEARCH ON THE FACTORS OF INFLUENCE IN LAND MANAGEMENT IN THE CONTEXT OF AGROINDUSTRIAL ENTERPRISES DEVELOPMENT

*The article describes the directions of land management of agroindustrial enterprises in the Republic of Kazakhstan along with the factors determining the successful realization of the outlined approaches to land management in the process of agroindustrial production.*

*Keywords: land use activity; agroindustrial enterprises; land management; crop rotation.*

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## ДОСЛІДЖЕННЯ ЧИННИКІВ ВПЛИВУ НА ЗЕМЛЕВПОРЯДКУВАЛЬНУ ДІЯЛЬНІСТЬ У ПРОЦЕСІ РОЗВИТКУ АГРОПРОМИСЛОВИХ ПІДПРИЄМСТВ

*У статті запропоновано напрями землевпорядкувальної діяльності агропромислових підприємств Республіки Казахстан, описано чинники, що впливають на успішну реалізацію заходів землеустрою у процесі виробництва сільськогосподарської продукції.*

*Ключові слова: землевпорядкувальна діяльність; агропромислові підприємства; землеустрій; сівозмінна.*

*Табл. 2. Літ. 11.*

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## ИССЛЕДОВАНИЕ ФАКТОРОВ ВЛИЯНИЯ НА ЗЕМЛЕУСТРОИТЕЛЬНУЮ ДЕЯТЕЛЬНОСТЬ В ПРОЦЕССЕ РАЗВИТИЯ АГРОПРОМЫШЛЕННЫХ ПРЕДПРИЯТИЙ

*В статье предложены направления земельного проектирования агропромышленных предприятий Республики Казахстан, описаны факторы, способствующие успешной реализации землеустроительных мероприятий в процессе возделывания сельскохозяйственной продукции.*

*Ключевые слова: землеустроительная деятельность; агропромышленные предприятия; землеустройства; севооборот.*

**Problem statement.** For each enterprise of agroindustrial complex land resources represent the basic activity, and serve as the means of obtaining products, profits and as the basis for further development. In current practice of land use the level of exploitation is increasing while the quality of cultivation of agricultural lands is reducing. Land relationships are accompanied by complicating the processes of owning and using, which are characterized by dynamic development. The speed of these changes causes uncertainty, shortages and ineffective decisions in the organization and management of land resources at agroindustrial enterprises. The changes refer to different organizational and legal forms in agriculture, where land utilization has some peculiarities. The effectiveness and competitive ability of land areas of the country as a whole depends on how managers of agricultural enterprises could understand the principles and innovations in land utilization.

An important objective of the agricultural sector of Kazakhstani economy is provision of effectiveness of production and utilization of land resources at agricultural

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enterprises. The groundless exploitation of lands during the last decades, led to the considerable reduction of productivity and exhaustion of the basic resource, which the agricultural science is based on. The rationalization of the land resources use with the purpose of development of agroindustrial enterprises by means of land management activity on all the levels of agroindustrial production is an actual problem, both theoretically and practically. It requires a solution taking into account new social and economic realities, which form and develop new trends in the area of property, land utilization and land possession, organization of production, and tendencies of development of the agricultural market.

**Recent research and publications analysis.** The study of the problems of land management science is provided by a range of national and foreign scientists, among which we can mention A.F. Deberdeev and V.A. Zabusova (2011), T.A. Esirkepov and G.A. Sybaibaeva (2011), A.T. Mustafieva (2005), B.S. Ospanov (2011), A.Zh. Raimbekova (2012), Zh.T. Seifullin and G.J. Seitkhamzina (2012), R.G. Khamsin (2011), M. Dipner and E. Kubyk (2011), O. Viedma (2010), Zh. Moreno and I. Riero (2010) etc. At the same time the basis for organization of rational exploitation of agricultural lands are not formulated in the works of these authors. Under the conditions of permanent changes of the market environment, land management of agricultural enterprises requires special attention, as its absence reduces the rate of the growth of product production.

**Research objectives.** The aim of this research is substantiating the directions and factors influencing the decision-making in land management, which promotes the development of agroindustrial enterprises.

**Key research findings.** Under the present conditions of economic activity of agroindustrial enterprises of the Kazakhstan Republic the land of agricultural purpose, upon which the food security of the country depends, is characterized by low efficiency. The reason of such situation is the irrational utilization of lands, the policy of increasing the volume of cultivated lands, the usage of outdated and unproductive technical equipment, technologies of soil cultivation and production management, non-compliance of farming systems substantiated on the scientific and practical levels. Moreover, the mechanisms of scientific and technical substantiation of creation and exploitation of land improvement systems, fertilizer treatment are worked out insufficiently and the environment-oriented, complex land improvement, erosion preventive and other measures are not accomplished (Mustafieva, 2005). The basic reasons for decreasing the harvesting capacity and deterioration of the quality of harvest at unchangeable farming of agricultural crops are connected with similar usage of nutritional substances of the land, considerable quantity of weeds among seeds, their damage with depredators and illnesses, accumulation of different toxic substances as waste products of plants and microorganisms in the soil.

The availability of different forms of economy on land without application of severe and reliable parameters of ecological control on the part of the state authorities, the lack of corresponding legislative base have led to the consumptive relation to land, and in agriculture – to ignoring of ecological requirements and pursue of purely economic interests (Deberdeev and Zabusova, 2011). The successful functioning of agroindustrial enterprises is complicated in these conditions as the existing potential is not used because of the miscounts of enterprisers, but not as the result of influence

of objective factors. It's necessary to note that the structure of the land supply in Kazakhstan is quite diverse, requiring special notice in the field of land management of its different elements (Table 1).

**Table 1. Structure of land supply in the Kazakhstan Republic as of November, 1, 2011**

Land category	Distribution
Agricultural lands	35.9
Lands of settlements	9.1
Industrial, transport, communication, defense and other non-agricultural purposes lands	1.0
Nature conservation areas, recreational, historical and cultural lands	2.2
Forest lands	8.8
Water resources' lands	1.6
Reserve lands	41.4

Source: Consolidated analytical report, 2012.

The most important precondition for the efficient territory organization, which creates the conditions for sustainable economic development of agroindustrial enterprises in Kazakhstan and rational nature management, is the consideration of natural and economic potential of territories, subject to land management, agroecological characteristics of land and production intensity. This strategic task of land management is one of the most important directions in its development at agricultural lands. The reduction of investments into intensification of agricultural production, the extent of fertilizers application and devices for plant protection in the last decade greatly increased the meaning of natural and climatic factors at agroecological substantiation of land management (Esirkepov and Sybaibaeva, 2011). At present it is necessary to develop special approaches to the organization of territory of agroindustrial enterprises, which provide the growth of productive output of lands at differentiated usage of their fertility. Under the conditions of preference of production extensiveness and the lack of material and technical resources the necessity of using natural sources of fertility and productivity of agricultural lands considerably grows up.

The existence of land management at the level of the country and the subjects of economic activity requires choosing the most essential factors, the successful management of which will allow considerably increase the opportunities for development of agroindustrial enterprises. In our opinion, the most appropriate directions of land management of agricultural enterprises are stated in Table 2.

Let's consider in greater detail the factors, promoting the specified stated directions of land management at agrarian enterprises. As the land management activity provides for development of the projects of rational use of lands (Land Code of the Republic of Kazakhstan, 2003), then the usage of scientifically substantiated approaches to land management enables the optimization of exploitation and protection of lands of agricultural purpose and introduction of new competitive and progressive forms of land management arrangement, improvement of the structure and location of land areas, crop areas, and the systems of crop rotation.

Taking a decision on the necessity of development of the actions specified at agroindustrial enterprises will define the mechanism of conduction of land management works within the territory of land possession and land use. It will also allow the creation of conditions for increasing the crop capacity and animals productivity,

effectiveness of functioning of agroindustrial enterprises, in particular, using the approaches to rationalization of usage and protection of lands, and creation of high-quality ecological environment. Projecting of the complex of land management works, which provide ecological and economic substantiation of crop rotation and lands improvement, which would serve as an active tool at cultivation of agricultural products, in particular allow rising its quantitative and qualitative features, as well as ensuring the development of enterprises of the agroindustrial complex of Kazakhstan.

**Table 2. Directions of land management at organizing the territory of agroindustrial enterprises**

Direction	Distribution
1. Designing a system of crop rotation	Formation of their types, species, number, size, location, development of potential sites outside rotation of crops with alternating crops in time, technical and technological features of their growth
2. Structuring land tenure	Formation of working sites on the basis of agro-ecological homogeneous areas, which in terms of quality and disposition are united in the fields of crop rotation, equalized to the maximum in the agro-technical background and technological properties affecting the results of production
3. Optimization of work on the land	Improvement of measures and technologies of growing crops, designed for high productivity, energy- and resource conservation, environmental protection of land use
4. Revision of the functional purpose of the territories	Formation of land for crop and livestock production in accordance with the development plans of enterprises
5. Evaluation of the viability of increasing land tenure	Grounding for the formation of a new structure of land ownership and land use, taking into account their spatial placement
6. Transformation of agricultural land	Justification of the need and the implementation of the transfer of land from one category to another

Developed by the author on the basis of (Seifullin and Seitkhamzina, 2012; Khamsin, 2011).

As the basis for determination of optimal structure of cultivated lands during projecting of land management activity there lies a principle of ecologic and economic appropriateness, the maximal use of soil-climatic factors, which are the basic, the cheapest and the most ecological means of increasing the production potential of the lands of agricultural purpose. The complex of measures on land management must provide regulation for not only the processes of erosion, production and fertility of soils, but also the comprehensive usage of energetic potential of soils and plants dependent on the ecological and technological group of lands, appropriateness of soils for cultivation of certain agricultural crops and provision of economic effectiveness of production (Viedma et al., 2010). Independently from the adopted system of farming, enterprises must constantly reconsider their activity and where possible improve its parameters depending on the market conjuncture, price policy, forecasts of climate changes, and modification in production programmes.

In the time of drawing the scheme of interchange of agricultural crops in the crop rotation the biological peculiarities of each crop, their location according to the best preceding crops, as well as the structure of cultivated areas are taken into account. The scientifically substantiated interchange of agricultural crops promotes the replenishment and better usage of nutritive substances of soils and fertilizers, support of favourable physical properties of soils, protection from erosive phenomena, and prevention of weeds distribution, illnesses and depredators of agricultural crops.

The land management activity under the current conditions of functioning of agroindustrial enterprises in Kazakhstan requires the conduction of a complex of works on the optimization and rationalization of technologies of cultivation of agricultural crops on each plot of land areas. The essence of such measures lies in the necessity for evaluation of opportunity of application of energy and resource saving technologies, the effectiveness of which is confirmed by calculations globally (Dipner and Kubik, 2011).

The important direction in land management is the transformation of agricultural land areas, which represents a conscious process of transformation of some land areas into the other one from the point of view of traditional economic science, and implies provision of optimal composition of land fund of an enterprise and enhancement of effectiveness of use of its main resource. Transformation must result in the formation of composition and structure of land areas, which fully respond to the aims of the entity.

The basic tasks of transformations of agricultural land areas include: 1) the expansion of plough areas as more productive lands; 2) bringing in small plots of lands of little use for better mechanization of field works; 3) location of construction objects and transport networks; 4) enhancement of air-and-water soil regime. The first two tasks provide the growth of effectiveness of the current economic activity in the present or closest future perspective, and the last two promote the growth in the value of agroecological system of a territory. For a particular agroindustrial enterprise one or several of the aims stated can simultaneously serve as the stimulating substantiation for land areas transformation.

**Conclusions.** In land management activity of agroindustrial enterprises in Kazakhstan it is necessary to follow a certain list of directions, each has its own peculiarities and factors influencing the development of economic activity. As the most actual direction in land management the above research suggests the following: projecting the crop rotation system; structuring the land utilization of agroindustrial enterprises with consideration of changes in a production programme; optimization of works on land plots; review of the functional purpose of territories; evaluation of the appropriateness of building-up the areas of land possession; transformation of agricultural lands.

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### **КНИЖКОВИЙ СВІТ**

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СУЧАСНА ЕКОНОМІЧНА ТА ЮРИДИЧНА ОСВІТА  
ПРЕСТИЖНИЙ ВИЩИЙ НАВЧАЛЬНИЙ ЗАКЛАД  
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**Фінансовий менеджмент: Підручник / За наук. ред. д.е.н., проф. М. М. Єрмошенка. – К.: Національна академія управління, 2011. – 506 с. Ціна без доставки – 112 грн.**

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Має гриф підручника від Міносвіти України.

У даному підручнику, котрий дає системне і змістовне уявлення щодо управління капіталом у всіх його формах. Комплекс питань, що стосуються фінансово-кредитних відносин на макро- і мікрорівні з точки зору міжнародних стандартів фінансового розвитку, дозволяє сформулювати у читача глибоке уявлення про взаємозв'язки комерційної діяльності підприємств з державним механізмом регулювання монетарної сфери через розробку і реалізацію фінансової і грошово-кредитної політики в Україні.

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