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SUSTAINABLE LAND USE DEVELOPMENT OF AGRICULTURAL LAND IN CONDITIONS OF DECENTRALIZATION IN UKRAINE

At the present stage of development of society in the formation of land relations, the main task is to create such political, social, economic and environmental conditions that would ensure ecologically balanced, highly efficient land use and the reproduction of land resources. There is no doubt that under these conditions land management should be adaptive.[2, 76]. It is necessary to take into account both ecological and socio-economic factors while implementing land management. It should be noted that Ukraine possesses a powerful natural resource potential, but the agrarian sector is much weaker than in the leading countries of the world. For example, the problems of inefficient organization of development of rural areas, their depression, insufficient diversification of activities, unemployment and poverty of the rural population, anthropogenic pressure on the environment, inefficient use of land resources [1, 6]. At the same time, another problem is the lack of a free land market, the introduction of which has been delayed for decades. However, it is obvious that ensuring the effective ecological growth of the domestic agrosphere requires urgent regulation of land relations.

The society has always faced the problem of the effective use of land resources, and the solution to this problem will satisfy the needs of society in this area. This problem also concerns the efficient use of agricultural land potential. A new approach is also called for to strengthen the economic incentives for sustainable land use on a strong evidence base [6, 51]. Such an approach following a cost of action versus cost of inaction approach regarding land and soil degradation could go a long way toward mobilizing public and private investment for sustainable land use.

The economic potential of agricultural lands plays an important role in the development of productive forces of the country, and its inefficient use leads to deterioration of soil quality. Therefore, at the present time, the basis for further development of agriculture is the effective use of economic potential of the land and increase its productivity. Therefore, the search for a solution to the problem of ecologically balanced use of economic potential of agricultural land is quite relevant, especially in the process of decentralization.

The term «land use» encompasses not only land use for agricultural and forestry purposes, but also for settlements, industrial sites, roads and other human activities. Land use, in this meaning, can be termed sustainable only if it achieves such a spatial distribution or configuration of the different uses as to guarantee biodiversity and preserve the eco-balance of the whole system. Rational land use planning is fundamental to this process [5]. Particular attention should be paid to the sustainable development of land use through a comprehensive solution to the problems of ensuring ecologically balanced use of land. One of the important components of their solution is optimization of land use. In the context of decentralization, it is necessary to expand the powers of local self-government bodies with the disposal of land plots and the exercise of control over the use and protection of land. The lands of Ukraine should become the basis for the formation of an efficient real estate market. For this, at the legislative level, it is necessary to determine the rights to land of all participants in market relations: the distinction between the property of the state and local self-government bodies; definition of boundaries of territorial units, delimitation of lands of state and communal property; definition of the right of ownership and the right of citizens to use. Therefore, it is important to determine the priority tasks of state regulation of the land market in conditions of decentralization reform. Decentralization means the creation of such a mechanism of a state system that would allow solving all the important issues on the ground with the active participation of the inhabitants without unnecessary interference with the executive verticals. It is important to give territorial communities the right to dispose of land resources within their territory, to combine their property and resources within the framework of cooperation of territorial communities. This is

necessary for the implementation of joint programs and the more effective provision of public services provided to the population of neighboring territorial communities.

Decentralization of power in Ukraine is one of the priority reforms, which includes creation of an effective system of organization and management of socio-economic development at the local level [3, 143]. Expected changes in land reform in conditions of decentralization: creation of conditions for the equal development of various forms of management on the ground; the formation of a multi-faceted economy; ecologically balanced use and protection of land. It is important to understand that it is necessary to focus its attention on the implementation of this concept by systematically addressing the problems of ecologically balanced use of land. This can be achieved by ensuring an ecological approach in land use. A scientifically based system of sustainable development for each separate branch of the economy, including land use, should be developed. In order to ensure sustainable development, it is necessary to create such a right of ownership to land, with the help of which the competence of the subjects of land use is clearly defined, and the authority for the possession, use and disposal of land is established [4,6]. In the relationship of land ownership, the ecological and economic components of land use, social relations and processes must be fully implemented. Ensuring such a principle will promote sustainable development of society.

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