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## CONCEPTUAL PRINCIPLES OF FUNCTIONING OF THE LAND RESOURCES MANAGEMENT SYSTEM IN AGRICULTURE

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*Land interests that arise in society in the system of land resource management and land use are divided into three groups: social – regarding the satisfaction of physical, psychological, intellectual and other needs of people; economic – regarding commodity and monetary parameters of land ownership; ecological – in relation to the effective development of the natural properties of the land resource. Accordingly, improving the management of land resources and land use indicates the need to separate the assessment of the management efficiency of senior state managers and actual land users, which should be considered in several aspects: in relation to the environment as ecological efficiency; material production – as economic efficiency; society as a whole – as social and budgetary efficiency. It is substantiated that the criteria and indicators for evaluating the effectiveness of land resource management and land use management should be differentiated, in particular: in the field of land resource management – administrative-territorial, social, ecological, economic and institutional (legal) directions; in the field of land use management – administrative-economic, technological (engineering-technological), social, ecological, economic and institutional (legal).*

*A systematic view of land resources allows to determine the essence of ecological and economic management as a process of forming land relations aimed at identifying the interdependence of rational use and optimization of the structure of land resources, creating favorable organizational and economic conditions for the functioning of business entities, ensuring the protection and reproduction of soil cover, as well as sustainable socio-economic development of rural areas.*

*The specificity of the implementation of the process of land resource management in the agricultural sphere indicates the expediency of using an adaptive-systemic approach for the analysis of cause-and-effect relationships, the totality of which allows changing the parameters of land resource management depending on the characteristics of agricultural landscapes, the ecological state of land use, economic development, and the form of realization of ownership of land.*

**Key words:** management of land resources, balanced development, ecological and economic principles, state administration, land use.

**Петрище О.І., Кушнірук Т.М., Харченко О.С. Концептуальні засади функціонування системи управління земельними ресурсами в сільському господарстві**

*Земельні інтереси, які виникають у суспільстві в системі управління земельними ресурсами і землекористуванням поділяються на три групи: соціальні – з приводу задоволення фізичних, психологічних, інтелектуальних та інших потреб людей; економічні – щодо товарно-грошових параметрів земельної власності; екологічні – стосовно ефективного освоєння природних властивостей земельного ресурсу. Відповідно вдосконалення управління земельними ресурсами та землекористуванням вказує на необхідність виокремлення оцінки ефективності управління вищих державних управлінців та власне землекористувачів, яка повинна розглядатися в кількох аспектах: стосовно доквілля як екологічна ефективність; матеріального виробництва – як економічна ефективність; суспільства*

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*в цілому – як соціальна та бюджетна ефективність. Обґрунтовано, що критерії і показники оцінки ефективності управління земельними ресурсами та управління землекористуванням мають бути диференційовані, зокрема: у сфері управління земельними ресурсами – адміністративно-територіальним, соціальним, екологічним, економічним та інституціональним (правовим) напрямками; у сфері управління землекористуванням – адміністративно-господарським, технологічним (інженерно-технологічним), соціальним, екологічним, економічним та інституціональним (правовим).*

*Системне уявлення про земельні ресурси дозволяє визначити сутність еколого-економічного управління як процесу формування земельних відносин, спрямованого на виявлення взаємозалежності раціонального використання та оптимізації структури земельних ресурсів, створення сприятливих організаційно-економічних умов для функціонування господарюючих суб'єктів, забезпечення охорони і відтворення ґрунтового покриву, а також сталого соціально-економічного розвитку сільських територій.*

*Специфіка реалізації процесу управління земельними ресурсами в аграрній сфері свідчить про доцільність використання адаптивно-системного підходу для аналізу причинно-наслідкових зв'язків, сукупність яких дозволяє змінювати параметри управління земельними ресурсами залежно від характеристик агроландшафтів, екологічного стану землекористувань, економічного розвитку та форми реалізації власності на землю.*

**Ключові слова:** управління земельними ресурсами, збалансований розвиток, еколо-економічні засади, державне управління, землекористування.

**Formulation of the problem.** Achieving the goals of balanced development of the agricultural sector aimed at meeting economic, ecological and other needs requires an improved management process in the field of agricultural land use [2]. Therefore, ensuring the balanced use of land resources involves the creation of a comprehensive approach to the ecological and economic justification of the land resources management system, aimed at combining the imperatives of production intensification and compliance with environmental protection requirements [7].

**Analysis of the latest researches, publications.** Such a management system should create conditions for more efficient management and the fastest possible adaptation of agricultural commodity producers to qualitatively new economic conditions, as well as ensure the minimization of negative processes that worsen the quality of land resources [8]. A significant contribution to the development of theoretical and applied foundations of land management was made by D.I. Babmindra, I.K. Bystryakov, Z.F. Bryndzia, D.S. Dobryak, A.M. Tretjak and others [6, 8].

In most scientific studies, separate aspects of the problems of the ecological and economic foundations of the development of land management and land management at the local level in the conditions of new land relations are considered. At the same time, insufficient attention is paid to the issues of methodological and methodical provision of ecological and economic foundations of land management and land management at the local level, assessment of its effectiveness [1, 5].

**Formulation of the task.** The purpose of the article there is a justification of the principles of the development of the land resource management system in agriculture.

**Materials and methods.** The theoretical and methodological basis of the research is the fundamental scientific provisions and principles of economic theory, economics of land and nature use, applied research on the improvement of the ecological and economic foundations of development and the implementation of land management and land management at the local level in the conditions of new land relations.

**Results and discussion.** The quality of agricultural land characteristics is largely due to the lack of an effective land management system in agriculture. Therefore, solving the tasks of land resource management is possible only as a result of the creation of an integral system of such management at all levels, capable of ensuring their rational

use, regardless of the forms of land ownership. Such a system should contain a number of elements that allow taking into account all components of agricultural land, as well as establish the most effective options for their use [1].

Based on this, it is necessary to solve the following main problems in the field of land resource management in the agricultural sector: order the division and establish coordination of functions, powers and responsibilities between different levels of land resource management; overcome departmentalism in the land resources management system; to create full-fledged informational and statistical support for land resources management bodies, as well as for the public and individual citizens.

Recently, there has been a significant enrichment of the objective capabilities of the land management system. All this happened thanks to: raising the level, significantly expanding the degrees of freedom of all management subjects in formulating and implementing their strategies, establishing new connections and relations within the managed object and beyond, which go beyond the land management system, the increasing adaptability of management systems to the global experience of management, management, new opportunities for obtaining management competencies; the growth of the prestige of innovative, research, search activities; growing understanding of the need for a connection between management theory and practice.

Being a subsystem in the management system as a whole, the land management system of the agrosphere can perform its functions only if certain principles are followed. These principles include [2]: the principle of payment for resources as a necessary condition for access to them by all categories of land users; the principle of ensuring the priority of the interests of society and its territorial units; the principle of using mechanisms for the formation of land use regimes as a tool that allows ensuring the most rational use of land resources in the agricultural sphere; the principle of combining different forms of ownership and other rights to land as tools for regulating land use and resolving conflicts between private and public interests; the principle of combination of administrative and economic methods of regulation when affecting various subjects of economic activity; the principle of distribution of functions between different levels of state administration and local self-government bodies, ensuring the parity of public interests.

The main task of management is to actively influence the object of management in order to improve its indicators. With the development of market relations in the land resource management system of the agricultural sector, the need for professional management, construction and implementation of more effective management models and methods increases, and therefore the role of analytical and evaluation work in solving the tasks of effective management increases. The effectiveness of management is the effectiveness of the activity of a specific management system, which is reflected in various indicators, both of the object of management and of the actual management activity (subject of management), and these indicators have both quantitative and qualitative characteristics.

Increasing the efficiency of the management system involves determining the best organizational forms, methods, and technology for managing a specific object with the aim of achieving certain technical and economic results with the system in accordance with a given criterion or system of criteria. Therefore, in order for this system to be effective, it should ensure a quick and complete collection of the necessary information for making management decisions, give the opportunity to make optimal decisions in the shortest possible time, allow prompt delivery of decisions to all management subjects, organize the clear implementation of decisions and ensure control over implementation of decisions and monitor implementation results.

Rational use of agricultural land resources is impossible without determining their qualitative characteristics, which give an idea of the value of each land plot. Therefore, the formation of the land resources management system should be based on a constantly updated information base about the objects of land relations located in the given territory.

The rapid formation of new land tenures and land uses acutely posed the problem of organizing the rational and efficient use of land, in the solution of which land management plays one of the main roles. In the conditions of a market economy, the state grants owners, land users and tenants broad rights for independent land management, but their activities should not harm land resources. Based on this provision, in our opinion, little attention is paid to intra-farm land management in the Law of Ukraine «On Land Management» [3]. After all, it is the intra-farm land management project that is the territorial basis for the rational organization of production, work and management in an agricultural enterprise, the application of progressive systems of farming, crop cultivation technologies, and machine systems, which, in turn, serves as a condition for increasing ecological and economic efficiency production

It is in the intra-farm land management project that the regime and conditions of land use are established, measures are designed to ensure reproduction of soil fertility, preservation and improvement of natural landscapes. In the pre-reform period, the existence of a project of intra-farm land management was a necessary and mandatory condition for the functioning of an agrarian enterprise, and changes to its content were carried out at the regional level in agreement with state land management bodies [2, 8]. It is the absence of a provision on the obligation to carry out intra-farm land management of reorganized and newly created agricultural enterprises that has led in many cases to unsystematic use and parcelling of agricultural land.

In general, achieving the goals of sustainable land management requires a comprehensive integration of the environment and economic interests. The analysis of theoretical foundations and practical approaches to the management of agricultural land shows that the basis of this process is the creation of ecological and economic prerequisites for increasing the efficiency of land use, reproduction of soil fertility, preservation of the ecological and meliorative balance while ensuring the conditions necessary to reduce costs, increase productivity and ensuring environmental safety of agricultural production [1, 4].

The implementation of such principles led to the clarification of the concept of land resources of the agricultural sphere as a natural and economic system. We are talking about a complete ecological and economic aggregate, which includes natural components and socio-economic subjects, taking into account their organizational forms, the order of resource use, as well as the results of activities, the interrelationship of which determines their development. Systematic imagination on land resources allows to determine the essence of ecological and economic management as a process of forming land relations aimed at identifying the interdependence of rational use and optimization of the structure of land resources, creating favorable organizational and economic conditions for the functioning of business entities, ensuring the protection and reproduction of soil cover, and as well as sustainable socio-economic development of rural areas. The specificity of the implementation of the process of land resource management in the agricultural sphere indicates the expediency of using an adaptive-systemic approach for the analysis of cause-and-effect relationships, the totality of which allows changing the parameters of land resource management depending on the characteristics of agricultural landscapes, the ecological state of land use, economic development and the form of property realization on the ground.

In management theory, the closed chain «making a decision – organization of execution – control over the execution process – feedback for adjusting the decision or execution process» is called a management cycle, and its links form the stages of the cycle. Nevertheless, there are more steps in the management cycle than functions, because some functions require more than one step for their implementation. Setting enterprise goals, making decisions and planning activities, implementation: implementation of plans, monitoring of implementation, analysis, formation of managerial influence, adjustment of plans.

The management cycle is more detailed than a simple list of management functions and more practical: it is easier to use in the real practice of management and management.

In the management cycle specified by us in relation to land resources in agriculture, the surrounding natural environment determines the entire set of aspects of the management process that are not directly included in it, but a change in the characteristics of which can affect the obtained result. Such aspects include:

- requirements for management activity and its results, including criteria for evaluating their effectiveness;

- current norms (legal, ethical, environmental, etc.) and principles of activity;
- conditions of activity, which can be divided into institutional (normative and legal, including the forms and implementation of land ownership rights), resource (personnel, material and financial) and organizational, including their informational component.

The closed chain «motivation → goals, tasks → implementation (actions, technologies) → result → evaluation of effectiveness → correction» directly forms the structure of the cycle of management of land resources of the agricultural sphere, in which:

- the need is due to the need to ensure the sustainable development of the land natural and economic system, which includes a set of natural environment-forming components that have the ability to self-develop and socio-economic subjects, taking into account their organizational forms, the order of using various types of resources, etc. The need is specified, in the motives determined by the need to ensure the rational use and optimization of the structure of land resources, the creation of favorable organizational and economic conditions for the functioning of business entities of various forms of ownership, ensuring the protection and reproduction of the soil cover, as well as the sustainable socio-economic development of rural settlements;

- goaltaking into account the conditions, requirements, norms and principles specifies the task of management from the point of view of the characteristics (criteria) of the desired ecological and economic result of management activity:

- implementation involves the implementation of an interdependent set of certain actions and technologies, which determines the conditions, forms, methods and means of achieving management tasks;

- the result characterizes the level of solving ecological and economic tasks achieved in the management process in relation to a specific territory and time period;

- performance evaluation shows the degree of achievement of desired ecological and economic characteristics in the achieved result;

- the adjustment is intended to specify and, if necessary, make changes in the organizational and economic conditions of the functioning of economic entities, their resource provision, in the matter of protection and reproduction of soil cover and sustainable socio-economic development of rural territorial entities.

A special place among the structural components of the management cycle is occupied by self-regulation, which determines the conditions and opportunities. No less

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important conditions for ensuring the effectiveness of management activities are the form and implementation of land ownership rights. Land ownership forms the basis for other relations formed in the process of expanded agricultural reproduction, which includes a system of redistribution of ownership rights to the means and results of production and distribution. From the point of view of land resource management, property relations are quite complex and contradictory, as they are characterized by external conditions – restrictions on ownership, use and disposal of land.

Correlation of categories «property», «possession», «use» and «disposal» from the point of view of management should be considered primarily as a relation of the categories of «general», «special» and «individual». Due to the social division of labor and the interrelationship of the production activities of individual agricultural producers, ownership appears in various forms, each of which can be effective in specific conditions: natural and landscape, economic, social, demographic, historical, etc. At the same time, in the conditions of a market economy, the monetary approach to the content of land ownership is dominant, when the management of land resources is mainly aimed at:

- to increase tax and non-tax revenues to budgets of all levels due to the involvement of unused land plots in civil turnover;
- optimizing the structure of land resources and increasing the efficiency of their use;
- reduction of losses of financial funds from carrying out counter-calculations between land users and authorities;
- development of market infrastructure and the non-state sector of the economy.

It is believed that the content of land ownership is realized through the powers of the owner. However, it is necessary to distinguish the right of ownership and the law enforcement practice formed in the field of land relations. The content of the right to property changes depending on whether it is carried out from the standpoint of state management or on a market basis, that is, depending on which relations dominate – power or market. The most difficult situation is when the right to land ownership is based on a national origin, but this right is exercised using the market mechanism. It was in this situation that such forms of land resource management as «operational management», «economic management», «actual use» etc. appeared and became widespread.

**Conclusions.** Management is always subjective, and there are as many ideas about the effectiveness of land resource management as there are their owners. In the current conditions, it is important to pay special attention to the development of all forms of ownership available today, to the economic and organizational aspects of this process, and thus to strengthen their role in increasing the efficiency of land use and the development of the agro-industrial complex, as well as the further convergence of the socio-economic interests of different categories of the population.

Therefore, the activity on the development of land relations in the agricultural sphere, which is a set of procedures and tools for making management decisions and defined by us as an ecological and economic mechanism of land resource management, should take into account and use the advantages of the established forms and implementation of land ownership rights.

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