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Land reform: measures which should precede its completion

Goal. To substantiate the measures to be taken before the completion of the land reform and the abolition of the moratorium on the purchase and sale of agricultural land. **Methods.** Analysis of the soil conditions of Ukraine and their fertility during the years of land reform. Use of domestic and foreign experience. **Results** The goal of land reform has not been achieved, since a full landowner is not formed, the crop is lower than could be achieved, soil fertility falls. **Conclusions** Complete the land reform and abolish the moratorium on the purchase and sale of agricultural land is appropriate, subject to radical changes in the state land use strategy, ground cultivation by the perfect method and the introduction of a fair price for land, mandatory fixation of the soil at the time of sale and further in the process of their Systematic state monitoring, substantive improvement of the current soil protection legislation, which should provide for the imposition of significant penalties until it is returned I land in state ownership in case of gross violation of the rules of rational land use (regardless of ownership on the ground), the introduction of a national program of soil health.

Key words: land reform, abolition of moratorium, soil degradation, boniting, monitoring.

Taking into account the predominantly unique composition of the soil cover of the country in the productive and ecological aspects, the purpose of land reform was to form a full-fledged landowner, who would not only receive a high yield, but also take care of the soil fertility. However, the crop, according to various estimates, is lower than could be achieved, and the soil fertility falls. As a result, today there are many problems accumulated in Ukraine. Soils are depleted on nutrients, erosion rises, we have a lot the amount of abandoned, degraded and clogged land, do not give back the reclaimed land [9]. If the developers of land reform took into account the laws of the transformation of soil fertility and the role in this process of culture and organization of agriculture, then it would not be so categorically to put forward the change of ownership of land. Indeed, the experience of many countries, and not only progressive in agrarian terms, proves that the main thing in agricultural production is high technology, and land ownership is a secondary category. It is technology that necessarily involves ground-based measures, it is primary, and ownership of land is secondary. A classic example of the justification of the above is the land ownership form in Belgium and the Netherlands. In the first one - private, in the second - state, but there and there thanks to high agrotechnologies, the equally high efficiency of the agricultural industry has been achieved. Before abolishing the moratorium on the sale of agricultural land, we will remind you of some unresolved land use problems in Ukraine, which have intensified over recent years as a result of inadequate ground reform, which has led to violations of agrotechnologies and reduced fertility of soils:

- insolvency (farmer) or unwillingness (Agroholding) to maintain soil fertility;
- absence of objective price of soils, fair taxation and the corresponding fund necessary for maintenance of soil fertility;
- degradation processes and large areas of unproductive land;
- insufficient level of agrotechnologies (crop rotation, fertilizers, cultivation, etc.);

- absence of state and local programs for rational use and protection of land;
- non-compliance with regulatory and legal regulations regarding the use and protection of land;
- not harmonized with European soil cover monitoring;
- lack of state and regional management of land use and protection.

Canceling the moratorium on the purchase and sale of agricultural land can not be without consideration of the above Unresolved issues, which we will discuss in more detail below. However, it is first appropriate to recall the basic principles of the "European Soil Policy", approved in 2002 [12]:

- independence from ownership of land;
- monitoring on a unified basis with the isolation of soils "hot spots" (with unfavorable properties);
- introduction of soil-protecting agricultural technologies (minimal, conservative, zero, supporting, precise, organic, etc.);
- assisting the farmer only if he / she meets the soil protection standards;
- adoption of soil protection laws, directives, declarations, charter.

Consequently, to abolish the moratorium on the purchase and sale of agricultural land is appropriate, subject to a radical change in the state land use strategy, which will include:

- mandatory fixation of soil conditions at the time of sale and further in the process of their systematic state monitoring;
- conducting ground cultivation with a good methodology and introducing a fair price for land;
- significant improvement of the current soil protection legislation due to the imposition of significant penal sanctions up to the return of the land to the state property in case of gross violation of the rules of rational land use;
- implementation of a number of measures to support farming, in particular the introduction of preferential long-term bank loans, the encouragement of youth to work in the countryside;
- adoption and implementation of the National Soil Protection Program.

We would not have any objection to the abolition of the moratorium if the land market was objective, the land was fairly priced, it would have been purchased by a farmer who could borrow from a bank at a rate of 3-4% per annum, to introduce advanced technologies, to take care of the soil fertility and Transfer it to successors in good condition. However, since this is not the case, and most importantly, there is no farmer who can buy and effectively land on the ground, there are objections. On the one hand, there is a poor landowner who is in the grip of the crisis and is ready to give land for nothing, and on the other hand, he is the owner of an agriholding holding money and seeks to expand his possession. How can the cancellation of the moratorium come to an end without introducing previous procedures? It is easy to predict at least two scenarios. The first is relatively favorable - the agriholding that has acquired land, with the active motivation and control of the state, will normally work on the ground and increase the agrarian power of the country. However, it should be emphasized - under the control of the state. It can not be tolerated that 15 to 20 agriholdings owned the country's land resources. The second unfavorable - the people will buy the land for nothing, casual people or the power itself on the ground to resell it with enormous profits. Therefore, the issue of abolition of the moratorium on the purchase and sale of land requires a very balanced attitude. After all, it can not even be assumed that in the course of land circulation fertility of the soil declined, or under the slogans of concern for the land or the need to have a landlord on land to land, people came for whom the land would become only a subject of enrichment. Before canceling the moratorium, one has to think about the state of the village today. With this in mind, let's remind you how land reformers did in the early 90's of the last century. At first they scattered the land, knowing in advance that pensioners would not be able to farm on it, and then "rescued" the peasants, offering them to rent it for a penny. And then, they began talking about land consolidation (consolidation of arrays) as a necessary condition for the effective exploitation of land. Consequently, agricultural holdings were created as a new type of agricultural production, namely, against which VV still objected. Dokuchaev [3]: "Agricultural production needs to be organized in such a way that it is beneficial for everyone, not for individuals." And again, for scanty money, they were able to build on huge huge land with huge profits. And the village, as said, is a well-known economist, academician V.V. Yurchishin [10] is empty and more and more overgrown with the cemeteries, as the youth went to the city, and schools, hospitals and culture ceased or ceased to exist. Fruit and fertility

of chernozems, as new owners prefer to grow sunflower and corn, do not adhere to crop rotation and do not engage in livestock breeding (because of which there is no pus), because it does not allow immediate return.

Farmers because of poverty, and agroholdings because of unwillingness (because the land does not belong to them, and the control of land use put extremely poorly) ignore the issue of increasing the fertility of the soil. From such managers it is difficult to expect a long-term and consistent policy, that is, a policy that will promote the well-being of the soil. The incompleteness of the land reform and the lack of a full-fledged landowner on the ground leads to a decline in soil fertility. In the country, it is necessary to create such conditions that the protection of soils was beneficial to the land user. To this end, we emphasize the need to grant licenses to all those who want to engage in agriculture, and subsidies - only those who adhere to groundbreaking technologies, to carry out independent (state) control over soil fertility, in particular to introduce monitoring, rigorous measures and financial sanctions for violators as long as Before the deprivation of their ownership of the land plot or the termination of the lease. Let's consider in more detail the measures to be taken before the abolition of the moratorium on the purchase and sale of agricultural land. Reduction of soil degradation as a condition for the successful completion of land reform. The soil cover of Ukraine of 60% consists of chernozems - unique bodies of nature in its structure, properties and potential fertility. These soils distinguish a super-deep (up to 1 m or more) humus layer, a well-defined structure, an almost perfect density of structure, a good and satisfactory supply of nutrients. However, such exemplary objects have survived only in virgin conditions. It turned out that the best soil in the world (the "king of soils" according to VV Dokuchaev, [2]) is very sensitive to anthropogenic interference and, under the influence of particularly intensive agricultural technologies, can turn into degraded soil. On this basis, it is difficult to realize the productivity potential (which is at least 2 tons per person per year) and it is almost impossible to maintain comfortable environmental conditions. Types and distribution of degradation of soils in Ukraine are given in Table. 1. The assessment of soil degradation was obtained using the methodology of the Dutch researcher G.W.J. Van Lynden [11], and sources of data served as materials agrochemical certification of fields, conducted since 1965 every 5 years (2), database NSC "Institute of soil sciences behalf O.N. Sokolovsky "[4], which contains information on morphological, or the physical, physico-chemical and chemical properties of more than 2500 cuts and materials with long-term field experiments cultivation and fertilizers, which are summarized in the V.V.Medvedyeva [7].

Soil degradation in Ukraine is considered mainly as a result of irrational agrotechnologies, as well as the increased inclination of chernozem soils to deformation (as a rule, due to the low initial density of the structure prior to the work in the spring) and the influence of moisture (due to the weak resistance of swollen minerals, smectite type , Which dominate in their mineralogical composition).

The problem is exacerbated due to in- suspension of (actually from 1991) the actions of state and regional programs of land protection. By the main parameters of the programs by the end of the 80-s of the last century, significant results were achieved. However, in subsequent years, the volume of work on soil fertility has decreased to a minimum.

Soil degradation in Ukraine is compounded by the underestimation of the real threat, Which forms this phenomenon, for today and especially for future generations, lack of mechanisms for implementing laws on soil protection, unbalanced and scientifically groundless land use. To overcome the degradation, we need a reorientation of society, broad educational activities, active promotion of knowledge, gradual formation of a new attitude to the soil. Today, when the morale of the moratorium is revitalized in society, one should not forget about such a problem as soil degradation, the introduction of land into market circulation should not be accompanied by its strengthening.

Conducting boniting of soils in accordance with the updated methodology and determining the objective price - the actual measures that must precede the completion of the land reform. The current methodology is based on the properties of soils that can characterize only their potential fertility and can not be reliable for its use in assessing the actual productivity of arable soils and their value. This method uses the content of humus, physical clay, pH, depth of humus and glued horizons as the main criteria for boning [8]. It is unjustifiably argued that these indicators have a decisive influence on the crop. In actual practice, actual factors such as moisture and reserves of available nutrients, as well as the current level of degradation (dehumidification, erosion, pollution, nutrient depletion, overpowering, etc.) or cultivation (irrigation, drainage) are actually ignored. - Sowing, protection of soil from negative phenomena, etc.). The Land Code

mistakenly argues that the soil must be protected by constant indicators, while the soil is a system that changes, it can degrade or increase its fertility depending on the conditions of land use. Accordingly, these changes can not but affect the value of soils. Unfortunately, after 1993, when the first round of the improvised method was conducted, the bonus was no longer performed.

In the methodology developed by the NSC "IGA imone O.N. Sokolovsky [6], an integrated assessment of the land is obtained on the basis of separate estimates of soil and climate, as well as the technological parameters of the field as a single inseparable system that determines the productivity of soils. Another important feature of the methodology of the NSC "IGA named after O.N. Sokolovsky" - the only scale of bonitets for the whole country instead bonati scales for each natural-salt - skoropadskogo district developed in the existing methodology. Due to the lack of methodology in the current single scale bonati natural and agricultural areas (and thus larger taxonomic units, districts, provinces, zones, and administrative areas) to compare each other is impossible. Therefore, the site class is calculated under the existing methodology cannot be used as an element of public administration, assessments, monitoring, determining the objective value. This feature Bonchev under the existing methodology is limited only by the limits of natural-agricultural regions.

Methods of appraisal that are proposed, gives the opportunity to obtain diverse cartographic and analytical information about the quality of the land for any administrative or natural separation and thereby distribute the applied aspects of the use of materials of the appraisal in the administrative sphere, the land reform, for the objectification of market relations and land monitoring.

The methodology proposed used a new model of soil — soil characterized by optimal parameters and modes. Accordingly, first you need to choose a benchmark climate and land. The choice of this standard does not provide difficulties, since the requirements of the crop to the soil and climatic conditions in the process of ontogenesis (this would be the best options) are well known. This refers to the requirements of the crops to moisture, temperature, physical, physicochemical, chemical, and other parameters. Besides, clarified the crucial importance of these parameters at the stage of seed germination and formation of root system and generative organs. Therefore, in the method proposed, soil and climatic conditions are used for the two periods of the ontogenesis of plants. The new standard gives the opportunity to compare soil and climatic conditions of Polissya, Forest-steppe and Steppe.

According to the developers, the site class is calculated as described above, has some prospects in a more objective use in the calculation of the monetary value of the lands and their sale and purchase, taxation, in determining the suitability of lands for selection of the structure of the land, crop rotations, cultivation of certain crops. In the presence of systematic information about land bonati open the possibility of monitoring the quality of land, provided in lease.

Calculation of soil value according to the methodology of the NSC "IGA named after O.N. Sokolovsky" significantly objectivizes the evaluation of arable land and will lift the moratorium on the sale of agricultural land much more attractive for the country's action (Table 2).

Monitoring of soil conditions and soil fertility is an obligatory component of the measures preceding the completion of the land reform. Quality control of land use is a very important issue. Particularly important - for Ukraine, which, although denied ownership of land, is, according to the constitution, the guarantor of its preservation, competent use, environmental and productive value. Its right to control the state has fixed in laws and regulations, organized central and regional inspections, giving them their respective powers. They control the purposeful use of land, do not allow the unauthorized seizure of them, the transfer of land from one category to another, allow construction, preventing clogging, pollution. However, soil fertility is not sufficiently controlled and, most importantly, nowadays in Ukraine there is a situation where nobody is responsible for the fact that fertility falls - neither the Government that suspended the action of soil fertility programs, nor a new land user who received land, Did not assume responsibility for the fertility. In addition, no one ordered him to take care of fertility. More precisely, this was done only in the general form, to circumvent such a law is very easy. As a result, a gap was created between the declared provisions of the Constitution and the real state of affairs. Moreover, in the presence of a fully sound law on land use fees, the tax collected does not go to support fertility, as provided for by law.

In the countries of the European Union, they realized that without well-organized monitoring there could be no favorable environment and sustainable land use. Monitoring in most European countries has become

an indicator of their civilization. Therefore, soil monitoring in Europe is one of the priority areas. I would like to hope that Ukraine will do the same, especially on the eve of the abolition of the moratorium on land sales. The monitoring of soil cover should be based on the latest software, mathematical, instrumental and cartographic principles, and also to harmonize it with European experience. It should be recalled the main features of European soil monitoring: independence from departmental influence; Availability of soil information to the public; Simple 2-chain structure (regional laboratory - center); A wide list of indicator indicators; Special status of permanent observation sites; Periodic certification of analytical laboratories, devices and personnel; Strict liability for the accuracy of the information received; The same methodology for the implementation of works, coordinated with other components of the environment.

The abolition of the moratorium on the purchase and sale of agricultural land should be combined with resuscitation the state (national) land protection program. Such programs should be in all regions, regions, and in each agricultural enterprise. Unfortunately, in previous years, the Verkhovna Rada of Ukraine rejected the program due to the allegedly excessive expenditures, which were beyond the reach of the country. At present, the implementation of the program requires more money than 15 years ago, when it was submitted its first option. It is desirable that the Verkhovna Rada Committee consider the program more carefully and take all necessary measures to implement it. Our calculations prove that when you revise the land tax rates, raise the price of land and make a register of all taxpayers, you can accumulate about 25-28 billion UAH annually. This amount will suffice to halt the most acute types of land degradation, to achieve a simple reproduction of soil fertility, at least partially to rehabilitate land reclamation (landlords are needed here) and, in general, to make much more attractive and more comfortable rural areas, especially for young people. The main thing - the implementation of the program guarantees the success of the abolition of the moratorium on the purchase and sale of agricultural land.

Above, we have identified issues that prevent the decline of soil fertility in the event of a moratorium, but there are still many issues that need to be addressed. In particular, with agrohholdings. After all, this new form of land use has become widespread and in general has had a positive impact on the technological level and efficiency of agricultural production. Therefore, for them, it is necessary to preserve the terms of lease (and not redemption) of land and ensure the strict implementation of the basic rules of rational use and protection of land. Provision should be made for a suspension of the lease and significant penalties in case of violation of the rules of land use. At the same time, monitoring of leased soils should be done according to the methodology used in European countries.

To solve other issues that must precede the completion of the land reform, it is necessary to involve leading specialists who specialize in various fields of land use. Such a group of specialists was created at the Presidium of the National Academy of Sciences, but it is desirable that, in addition to land managers and lawyers in land law, specialists from land tenure, soil protection, technological and social issues be attracted to it. It is also desirable to summarize the experience of the 24-ies of land reform and analyze it critically.

Conclusions

In Ukraine for 24 years of independence and still difficult to understand which strategy we adhere to - is the government in land policy. The goal of land reform is not achieved because an effective and responsible land owner. Management of land resources is scattered among nearly a dozen ministries, departments, committees, agencies, and coordination between them. Several rotokana laws adopted, but they are not executed because fertility is falling, the degradation posilat Xia, and the potential of soil is not realized. State and regional rentakran Pro - grams canceled, a very positive law on payment for land, which included ACU - stimulation tools and their exclusive focus on the protection and increase of fertility of the framework documents adopted in 1996, nor in one year. In these circumstances, it is difficult to expect the success of the abolition of the moratorium on the purchase and sale of agricultural land. The introduction of land into market circulation is possible only with a number of measures, in particular: a radical change in the state land use strategy, the conduct of bonus of soils in accordance with the perfect method and the introduction of a fair price for land, mandatory fixation of soil conditions for sale and Further in the process of their systematic state monitoring, substantive improvement of the current soil protection legislation, which should provide significant penal sanctions until the land is returned to the state property in the case of gross violation of the

rules of rational land use (regardless of ownership on the ground), the introduction and implementation of the state (national-term) soil protection program.

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