

THE CONCEPT OF THE MECHANISM FOR THE CONSOLIDATION OF AGRICULTURAL LAND

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Abstract

Purpose of the paper is to form a mechanism of consolidation of the agricultural land on the basis of benchmarking of foreign experience. For research used methods of scientific abstraction, analysis, synthesis, comparison, monographic. The scientific novelty of the research consists in the offer the concept of the mechanism of consolidation of the agricultural land which is directed to creation of norm for constructive interaction of authorities and other participants of the land relations in the sphere of effective management of the agricultural land. The concept provides existence of legislative justification, definition of subjects of the mechanism of consolidation, decomposition of elements on organizational and economic, algorithmization of process of consolidation of the agricultural land. SMART-purpose of consolidation consists in providing the land owner with close located land plots of the established size in concrete time. The practical value of the work is that its results contributes improvement of management of land resources in agricultural industry on a national level, increase in economic interest in intensive agricultural production on a private level. The development of mechanism of consolidation of the agricultural land are recommended for agricultural organizations of various legal forms of ownership, executive authorities and management of the agro-industrial complex at the federal, regional, municipal levels. This mechanism are significant for scientific community in terms of development of the sphere of the land relations, defragmentation of the agricultural land.

Key words: mechanism, consolidation, agriculture, land, SMART

INTRODUCTION

Consolidation – strengthening, association, integration something [16]

According to the Food and Agriculture Organization (FAO) [6], consolidation of lands – legislatively adjustable procedure which is carried out by public authorities and applied to correction of structure of property in rural areas by complex redistribution of the land plots which is coordinated with owners and users of the land to reduce fragmentation of lands, to promote integration of the agricultural enterprises and (or) achievement of other public purposes, including restoration of natural objects and construction of infrastructure [14].

Land consolidation is aimed at implementing measures to reduce the fragmentation of land

plots of one farm, to level the boundaries, to improve the configuration of land plots, to reduce the territorial remoteness of part of the farm land from production centers, farms, and reduce the distances for transporting products and raw materials. Consolidation provides reduction of a large number of the small and tiny plots belonging to individual land owners, turns them into large arrays located if it is possible, in one place [15].

It assumes association of the fragmented land plots of farmers with receiving compensation by them in the form of new farmlands that provides mutually advantageous decisions for farms and the state [7]. The complex of the spatial and planning, legal, organizational, economic, technical, biological, ecological actions undertaken for the purpose of improvement of an order of the property

relations, living conditions and work in rural territories is considered consolidation of lands [2, 9]. As a result of it the land plots allocated on account of land shares unite, there are land massifs of the optimum size and a convenient configuration that allows to introduce modern methods of management, to reduce production expenses [12, 13].

As the category consolidation of lands is widely applied to the description of measures for correction of structure of the property rights by means of coordination between owners and users, includes redistribution of sites for elimination of consequences of fragmentation [6].

The idea of creation of the mechanism of consolidation of the agricultural land consists in involvement of instruments of initiation of voluntary exchange of plots for formation of large units taking into account spatial and territorial conditions, the areas, forms of the land plots.

The mechanism of consolidation of the agricultural land is set of the ways of management of land resources realized by a private property institution, informal institutes on a voluntary basis under control of institute of public administration, directed to reduction of excessive fragmentation, optimization of a relative positioning, the sizes of the land plots (including land shares).

MATERIALS AND METHODS

Development of the mechanism of consolidation of the agricultural land is carried out on the basis of system, functional, information approaches, the accumulated practical experience in voluntary association of the land plots with application of methods of abstraction, scientific idealization, monographic, induction, deduction, the analysis, synthesis, structurization, systematization, modeling, etc.

RESULTS AND DISCUSSIONS

Traditionally organizational and economic mechanism includes the following structural elements: internal environment (subject, object), purpose, tasks, actions (function),

output results, external environment. The offered mechanism of consolidation of lands in territorial subjects of the Russian Federation is aimed at integration of allotments, reduction of a strip farming, optimization of expenses owing to change of location of agricultural production, regulation of the relations of property between owners of land shares, tenants and land users.

At creation of the mechanism of consolidation of lands the basic principles have to be considered:

- logic of exchange – drawing up the map of redistribution of lands (land shares) taking into account the shortest distance between the land plots of one agricultural production, preservation of their sizes, satisfactions of needs of participants;
- a contractual basis – signing of the contract of sale (rent) of the land plot (share), the obligatory agreement on monetary compensation of voluntary granting unclaimed lands of one of the parties;
- the state protection of interests – legal and consulting support of the transaction, settlement of controversial issues on the value of lands;
- an exception of a corruption component – prevention of danger of illegal use of powers of authority for personal benefit;
- establishment of concrete terms – restriction of the period of carrying out consolidation of lands, elimination of the reasons of delay in process, respect for seasonality of agricultural production.

Each subject of the mechanism of consolidation of the agricultural land acts according to its organizational and economic components (Table 1).

In public sector of economy at the regional level the Government of the Saratov region, the Ministry of Agriculture of the Saratov region, the Ministry of Economic Development of the Saratov region, the Committee on management of property of the Saratov region, the Management of the Federal Registration Service across the Saratov region, the offered Management of the land relations in agriculture of the Saratov region, the Department of consolidation of lands of the Saratov region, department of

consolidation of the agricultural land have to exercise control of consolidation of the agricultural land. Owners, land users, land owners, tenants also can initiative of fragmentation reduction.

Mission of the mechanism of consolidation of lands is creation of the effective norm allowing to provide constructive interaction of authorities and other participants of the land relations in the sphere of effective management of the agricultural land.

Legal basis for its realization are the Constitution of the Russian Federation [1], the

Land Code of the Russian Federation [5], the Federal Laws "About Development of Agriculture" [3], "About land turnover of agricultural purpose" [4], the State program of development of agriculture and regulation of the markets of agricultural products, raw materials and food [10], the State program of effective involvement in land turnover of agricultural purpose and development of an ameliorative complex of the Russian Federation [11], the Law of the Saratov region "About land" [8], etc.

Table 1. The offered mechanism of consolidation of the agricultural land

	Sector of economy	
	State	private
Subjects	<ul style="list-style-type: none"> ▪ government; ▪ ministries of agriculture; ▪ territorial authority of Federal Registration Service (Rosreestr); ▪ management of the land relations in agriculture; ▪ department of consolidation of lands 	<ul style="list-style-type: none"> ▪ firms which are carrying out activity in the sphere of researches, geodesy, land management and the cadastre; ▪ estimated companies; ▪ owners, land users, land owners, tenants; ▪ investors
Purposes	<ul style="list-style-type: none"> ▪ effective management of land resources in agriculture 	<ul style="list-style-type: none"> ▪ increase in level of interest in effective agricultural production
Organizational elements of the mechanism	<ul style="list-style-type: none"> ▪ research of prerequisites and problems of consolidation of lands; ▪ development of Strategy (Concept) of consolidation of the agricultural land; ▪ administration of the program of consolidation of lands; ▪ modernization of an institutional matrix; ▪ control and coordination of consolidation at all stages of process 	<ul style="list-style-type: none"> ▪ mapping of the territory; ▪ reduction of dissociation and dispersion of land resources in agriculture; ▪ use of digital instruments of consolidation of lands
Economic elements of the mechanism	<ul style="list-style-type: none"> ▪ financing of projects of consolidation, development of the electronic tools which are simplifying implementation of the corresponding procedures; ▪ compensation of expenses to the owners of land shares who are not planning to carry out production activity, but persons interested to participate in exchange of lands; ▪ establishment of temporary tax preferences to participants of process of consolidation of the agricultural land 	<ul style="list-style-type: none"> ▪ assessment of the landed property; ▪ increase in market value of the consolidated agricultural land; ▪ increase in efficiency of agricultural production; ▪ reduction of separate articles of material inputs; ▪ optimization of operation of soil-cultivating and sowing units

Source: Author's own elaboration.

Organizational components of the mechanism of consolidation of lands: development of new institutes, high-quality performance of functions of management, legal and information support, coordination and implementation of process. The Strategy of consolidation of the agricultural land offered by us provides introduction of legislative and legal regulation of the optimum amount of land use of agricultural producers. It has to consist of general provisions, assessment of international and domestic experience of consolidation, the purposes, tasks, actions for consolidation of the agricultural land, the list of possible risks, an expected result and the forecast of development of consolidation of

lands. Duties of the Department of consolidation of the Saratov region, department of consolidation of the agricultural land will include performance, correction of Strategy, control, coordination of consolidation at all stages of process, granting the state subsidies to agricultural producers, to owners of the consolidated lands.

Economic components of the mechanism of consolidation of lands: increase in economic value of the agricultural land, compensation of costs of acquisition of the land plot, establishment of a monetary form of the rent, differentiation of land tax. Transfer of land shares to the consolidated sites, registration of the property right to them increase the

economic value of lands owing to an exception of the expenses connected with territorial remoteness of objects and subjects. Rates of land tax depend on the cadastral cost of the site which overestimate reduces interest of agricultural producers in consolidation of lands. The solution of the specified problem is

promoted by development and deployment of the method of updating of cadastral assessment of the agricultural land which is based on the theory of factors of production, the principle of share distribution of income. The algorithm of this process is shown in Figure 1.

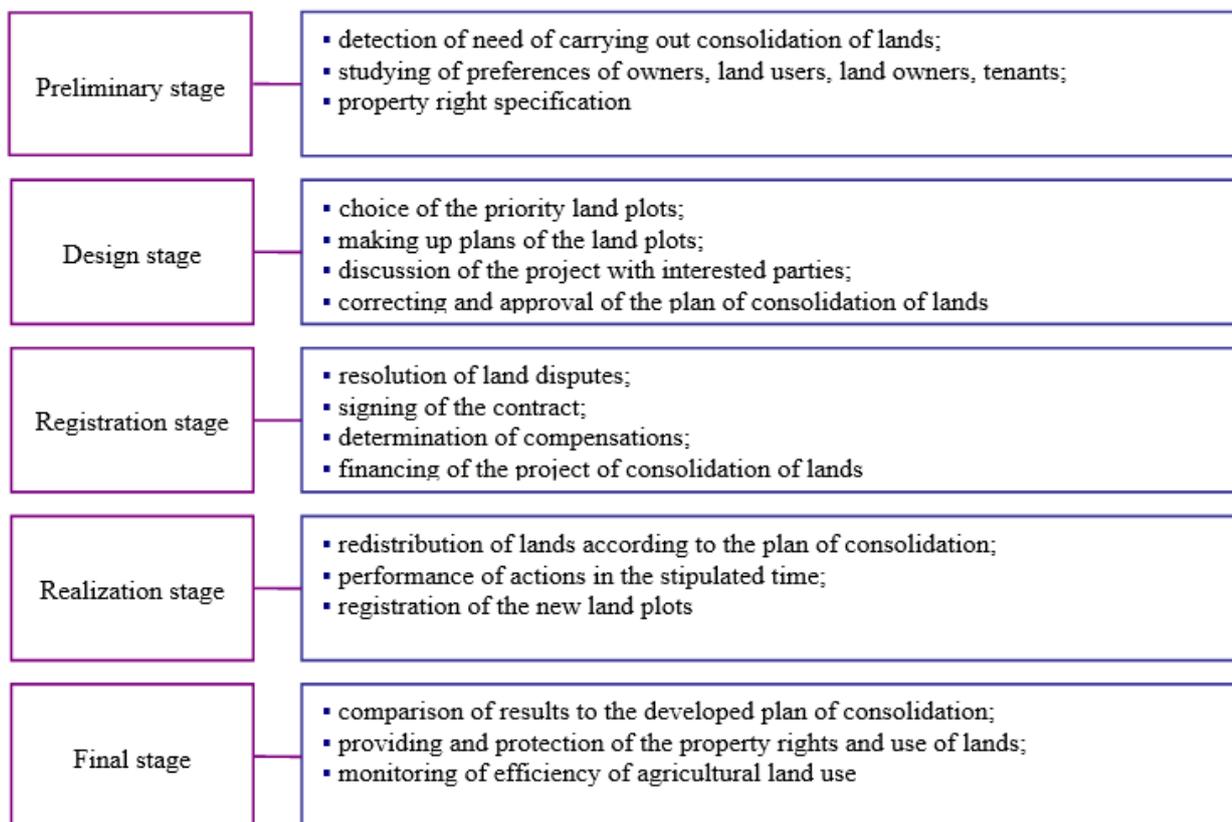


Fig. 1. The offered algorithm of consolidation of the agricultural land
 Source: Author's own elaboration.

In our opinion, the order of carrying out consolidation has to provide preliminary studying of problems of land use, questioning of participants of the land relations, identification of owners, development and discussion of the plan of consolidation of lands, registration of the contractual relations, establishment of terms, involvement of the specialized organizations for financing and implementation of the project, realization of actions for consolidation of lands, assessment of planned and actual results, creation of the effective owner of the agricultural land. Functioning of the mechanism of consolidation of the agricultural land has to correspond SMART-criteria (Figure 2).

SMART is the formalized representation of target indicators taking into account specific (S), measurable (M), achievable (A), relevant (R), time bound (T) [16].

For obtaining effective output results subjects of the mechanism have to carry out collection of information about a condition of objects, carry out situation analysis, institutional correction on the basis of support of adoption of management decisions.

Potential of consolidation of lands is shown in involvement of not used lands in economic circulation, creation of steady institute of management of land resources in agriculture. The efficiency of consolidation of lands can be estimated by the number (area) of the defragmented land plots, level of transactional

costs, shares of own lands, profitability of agricultural production.

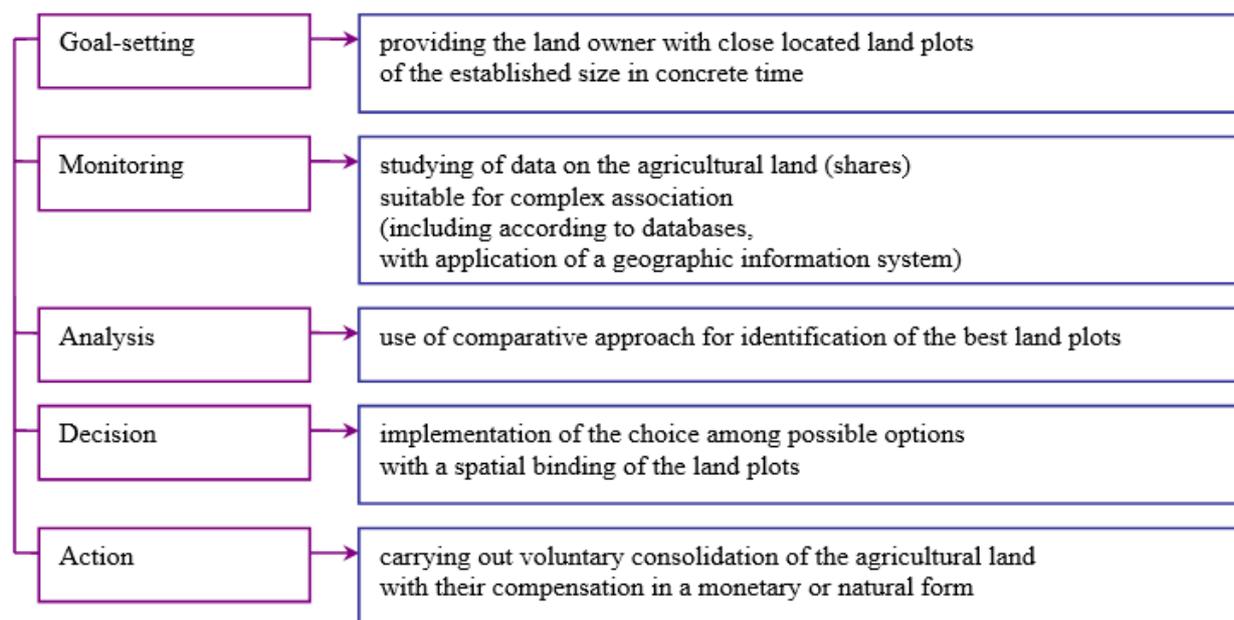


Fig. 2. SMART-purpose of the mechanism of consolidation of the agricultural land
 Source: Author's own elaboration.

CONCLUSIONS

It is established that characteristic negative features of the landed property in the country and the world are the dispersion of the land plots, their remoteness from the main place of agricultural production, unreasonable parceling of agricultural land use, not demand of shares. Creation of the effective mechanism of consolidation of the agricultural land allows to correct current situation and by means of integration of lands to eliminate negative consequences of their fragmentation. Thus, the concept of the mechanism for the consolidation of agricultural land has been developed. The organizational elements of the mechanism are the creation of new institutions, the high-quality performance of management functions, legal support, information support, coordination and implementation of the process. The economic components are an increase in the value of agricultural land, reimbursement of costs for the acquisition of a land plot, the establishment of a monetary form of rent, and differentiation of land tax. The mechanism purposes has to correspond SMART-criteria. At the state level they are effective management of land resources in agriculture.

At the private level purposes are increase in interest in effective agricultural production.

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