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LAND CONSOLIDATION AS A PART OF THE LAND RESOURCES STRUCTURE OPTIMIZATION

Modern problems of land utilization and protection require improving the system of land utilization and optimization of the sizes and locations of land areas by means of land consolidation. This process will facilitate the improvement of land resources management systems as well as rational utilization and protection of land resources of rural communities. This is particularly important in terms of administrative reform and authority decentralization.

At the beginning of the agrarian reform in Ukraine an enabling environment for the support of private ownership of land was created by the Supreme Council of Ukraine's decree "About Land Reform", by the Laws of Ukraine "About Farming" and "About Form of Land Ownership" etc. It encouraged the land reform which was directed at land privatization and further division.

Later the process of agricultural land division resulted in a massive partition and fragmentation of land which slowed down the process of dynamic development of agrarian sector of Ukraine. Solving these land utilization problems lies in the establishment of cultural, technical, organizational and regulatory mechanisms of land consolidation.

Such authors as A. Martyn, A. Tretyak, L. Tkachuk and A. Shvorak in their publications studied the issues of land consolidation as an efficient tool of territorial organization. In general, these authors indicate the following objectives of land consolidation: rational and efficient land utilization beneficial for land users; creation of enabling environment for agricultural farming; life standards improvement in rural areas.

The process of consolidation can be conveyed in several ways:

- Land exchange;
- Land consolidation by means of rent;
- Buying and selling the land for further consolidation;
- Bordering lands consolidation by the owners' agreement;
- Development of land management projects for the regulation of the existing ownership and land utilization etc.

Measures and means of land consolidation listed above would help rural communities to utilize the existing natural resources more efficiently as well as to develop local infrastructure which would improve social and economic conditions in villages.

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