



UKRAINE



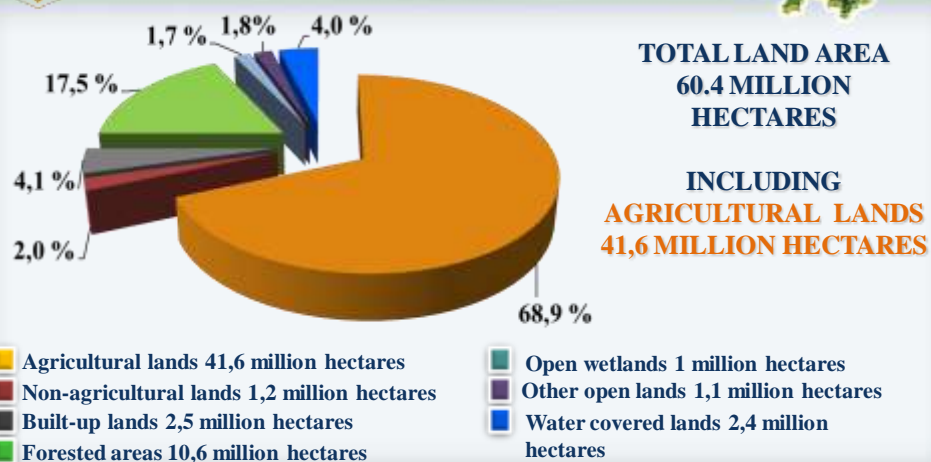
OPENING OF LAND MARKET AND STATE LAND BANK DEVELOPMENT

Evgeniy Berdnikov
Vice-Chairman
State Agency for Land Resources of Ukraine
2012

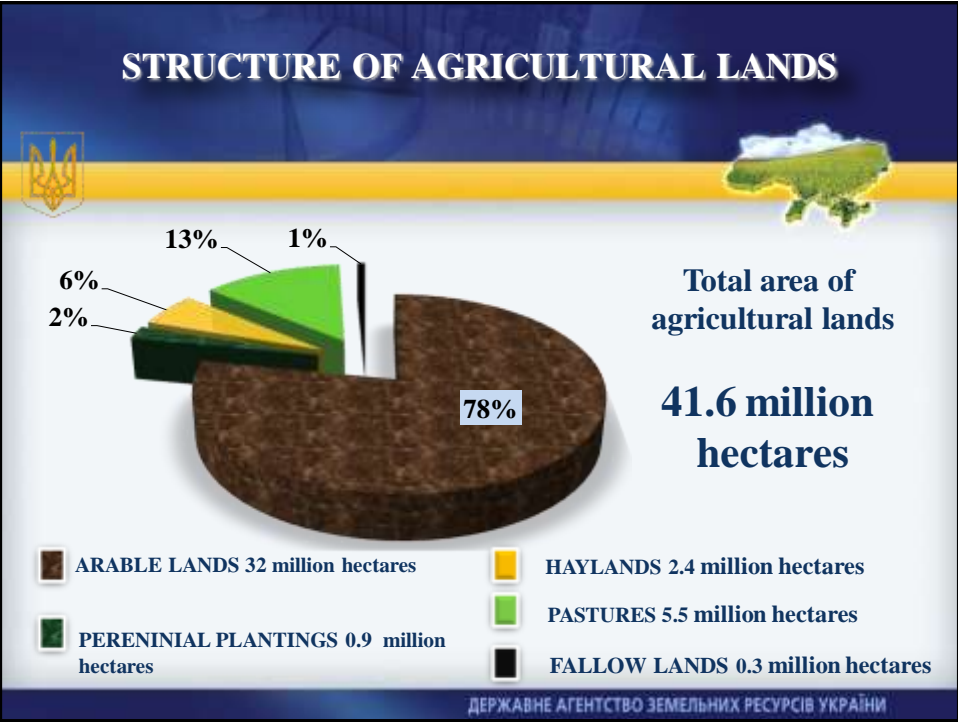
ДЕРЖАВНЕ АГЕНТСТВО ЗЕМЕЛЬНИХ РЕСУРСІВ УКРАЇНИ

STRUCTURE OF THE LAND STOCK OF UKRAINE

2012



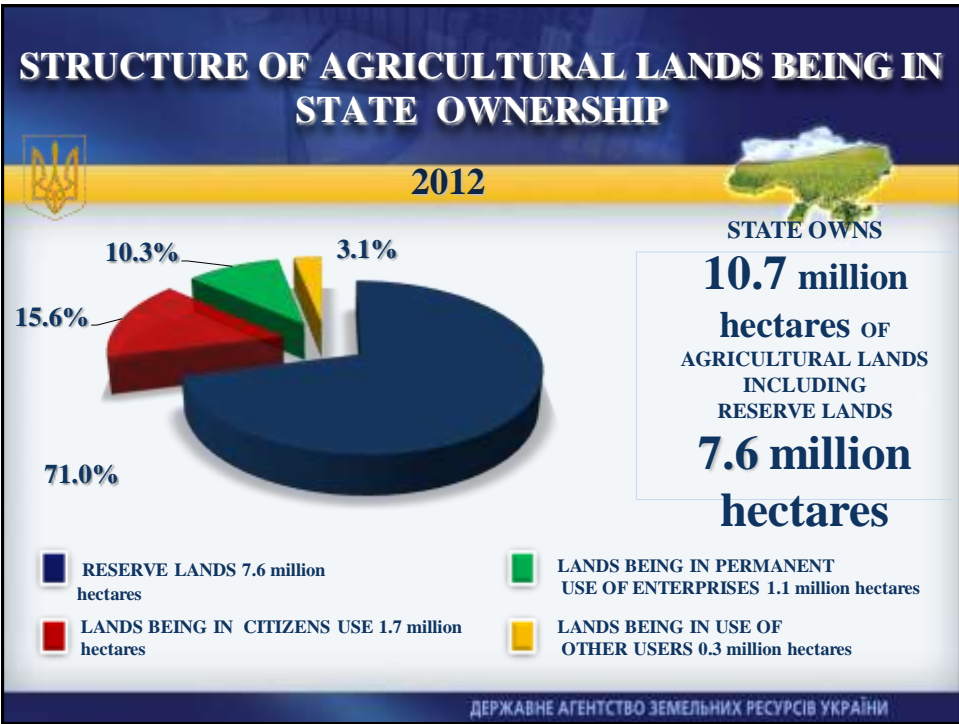
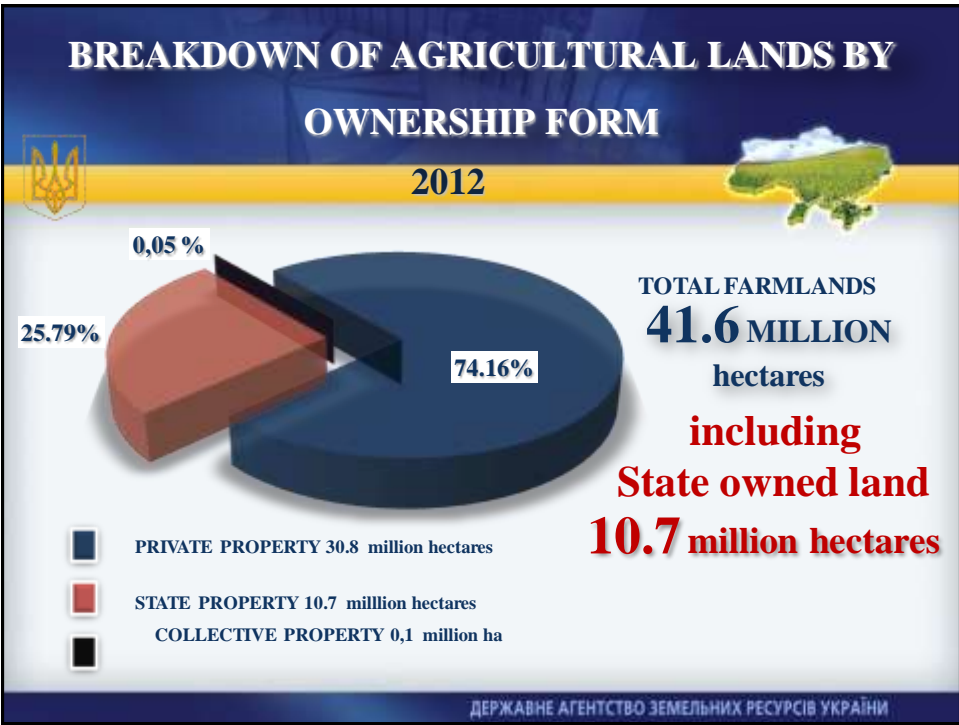
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AREA OF ARABLE LANDS AS COMPARED WITH OTHER COUNTRIES

№	Country	Total area, million ha	Arable lands, million ha	Arable lands to the total area (%)
1	Ukraine	60,4	32,5	54%
2	India	328,7	158,7	48%
3	France	54,9	18,4	34%
4	Germany	35,7	11,9	33%
5	Netherlands	4,2	1,1	25%
6	Great Britain	24,4	6,1	25%
7	USA	963,2	170,4	18%
8	China	959,8	140,6	15%
9	Japan	37,8	4,3	11%
10	Russian Federation	1707,5	121,6	7%
11	Brazil	851,5	59,5	7%
12	Australia	774,1	44,2	6%
13	Canada	998,5	45,1	5%

ДЕРЖАВНЕ АГЕНТСТВО ЗЕМЕЛЬНИХ РЕСУРСІВ УКРАЇНИ



TYPES OF CIVIL TRANSACTIONS



IN AGRICULTURAL LAND MARKET

- ✓ lease
- ✓ selling of lease right
- ✓ hereditary devolution

IN NON-AGRICULTURAL LAND MARKET

- ✓ lease
- ✓ selling of lease right
- ✓ hereditary devolution
- ✓ purchase and sale
- ✓ gifting
- ✓ exchange
- ✓ mortgage
- ✓ granting a concession

ДЕРЖАВНЕ АГЕНТСТВО ЗЕМЕЛЬНИХ РЕСУРСІВ УКРАЇНИ

LAND SALES DYNAMICS FOR NON-AGRICULTURAL LANDS AND THEIR LEASE RIGHTS (million UAH)

Period from 2008 till 2012



2575

1412

1564

783

686

2008

2009

2010

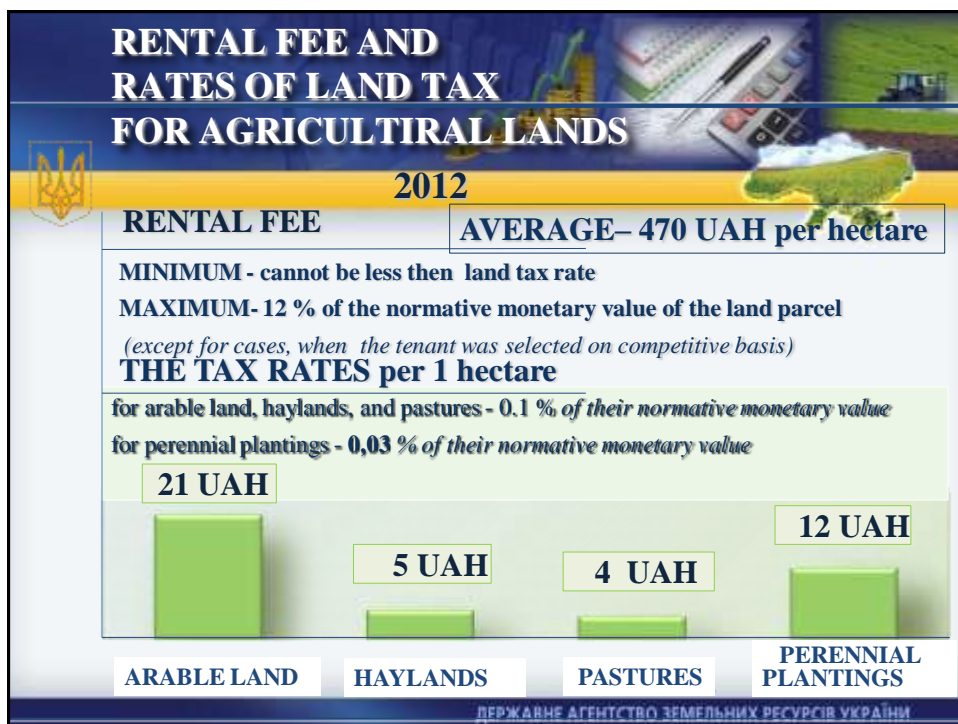
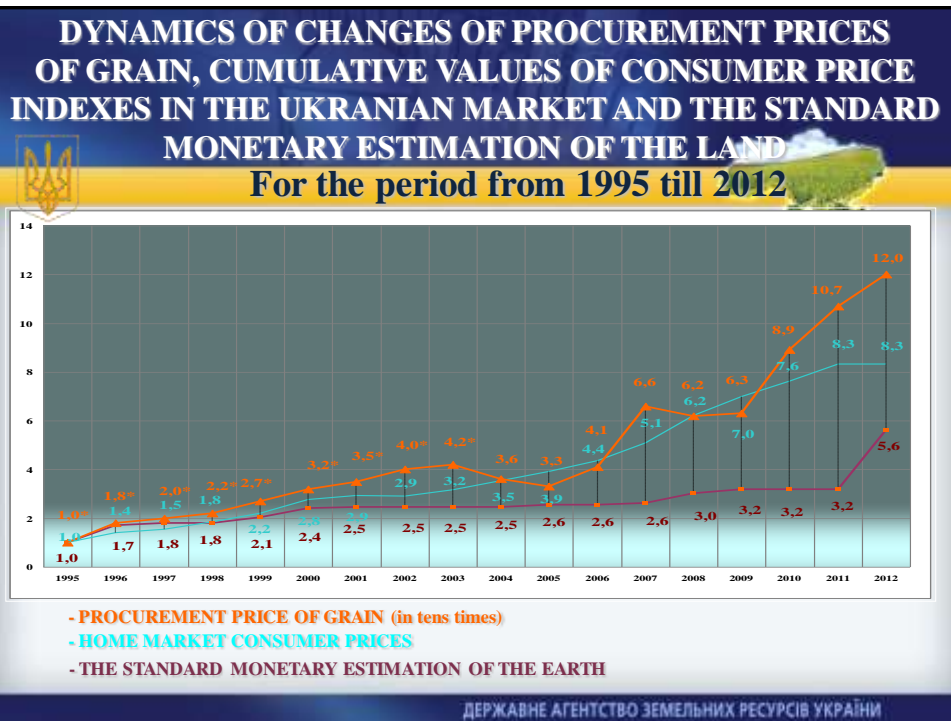
2011

2012

TOTAL

7.0 BILLION UAH

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AVERAGE RATE OF FIXED AGRICULTURAL TAX (UAH per a hectare)



PRIMARY FEATURES OF NATIONAL MODEL OF LAND MARKET

- Land may be purchased by any land owner
 - Eligible purchasers are as follows: without any restrictions of area - government, territorial communities, State Land Bank; with some restrictions of area and at the place of their residence – economically active citizens of Ukraine – agricultural workers
- Large and medium agriculture producers develop their business on the basis of guaranteed, freely alienable right to long term lease, and have the right to use their land as a mortgage
- State in addition to its role of legislator, administrator, and guarantor of the land market ensures social calmness and fair price for land using State Land Bank
- Purchaser of the land parcel acquires rights to land as well as package of state liabilities which is certain and determined by the state
- Operations on the land market are absolutely transparent
- Community knows each purchaser of agricultural land parcel, amount of his/her property, sources of funds used for the purchase

ДЕРЖАВНЕ АГЕНТСТВО ЗЕМЕЛЬНИХ РЕСУРСІВ УКРАЇНИ

PROSPECTIVE DEVELOPMENT OF LAND RELATED LAWS



2013



- ON AGRICULTURAL LANDS TURNOVER
- ON STATE LAND BANK
- ON LAND CONSOLIDATION
- ON TAXATION OF AGRICULTURAL LANDS
- ON LIMITATION OF GIVING THE LANDS FOR FREE
- ON LEGAL STATUSE OF LANDS OF COLLECTIVE OWNERSHIP
- ON LANDS OF UNCLAIMED HERITAGE
- ON TYPES OF LAND MANAGEMENT DOCUMENTATION

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NOVELTIES OF LAND LEGISLATION



2012



- ON SIMPLIFICATION OF BOUNDARIES DETERMINING FOR ADMINISTRATIVE-TERRITORIAL UNITS
- ON DELIMINATION OF STATE AND MUNICIPAL PROPERTY
- ON CONDUCTING THE LAND BIDDINGS IN THE FORM OF AUCTION
- ON SIMPLIFICATION OF THE PROCEDURE OF ASSIGNMENT AND CHANGE OF PURPOSE OF LAND
- ON PERSONAL CERTIFICATION OF LAND SURVEYORS, EVALUATORS AND GEODESISTS
- ON THE TERMINATION OF THE MORATORIUM ON PURCHASE AND SALE OF AGRICULTURAL LANDS UPON THE ENTRY INTO EFFECT THE LAW ON PECULIARITIES OF AGRICULTURAL LAND TURNOVER *(adopted in the first reading)*

ДЕРЖАВНЕ АГЕНТСТВО ЗЕМЕЛЬНИХ РЕСУРСІВ УКРАЇНИ

STRATEGIC GOALS OF THE STATE LAND BANK



- 1. Financial support of small and medium agricultural producers development**
- 2. Support to the National Programme for development of agricultural sector on the basis of recurrent financing**
- 3. Improving of efficiency of management of state-owned agricultural lands**

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OBJECTIVES OF EFFICIENCY OF MANAGEMENT IMPROVEMENT FOR STATE-OWNED AGRICULTURAL LANDS



- ✓ **Creating of security fund of state-owned agricultural lands to ensure the food security of the country**
- ✓ **Creating a dynamic exchange fund of state-owned agricultural lands, their consolidation into an integrated massifs for improvement of business environment, increasing their value and implementation of investment projects (including infrastructural ones)**
- ✓ **Improving of economic benefits of state-owned agricultural lands through their efficient lease and (eventually) sale of illiquid remains**
- ✓ **Providing of publicity for decision-making on state-owned agricultural lands and full informational transparency for operations with them**

ДЕРЖАВНЕ АГЕНТСТВО ЗЕМЕЛЬНИХ РЕСУРСІВ УКРАЇНИ

UKRAINE



THANK YOU FOR ATTENTION

Evgeniy Berdnikov
Vice-Chairman
State Agency for Land Resources of Ukraine
2012

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