



NATIONAL UNIVERSITY OF LIFE
AND ENVIRONMENTAL SCIENCES
OF UKRAINE



Food and Agriculture
Organization of the
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Eesti Maaülikool
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THE CURRENT STATUS AND EXPERT'S ESTIMATION OF THE LAND-USE SYSTEM AS A MAIN MECHANISM OF LAND CONSOLIDATION IN UKRAINE

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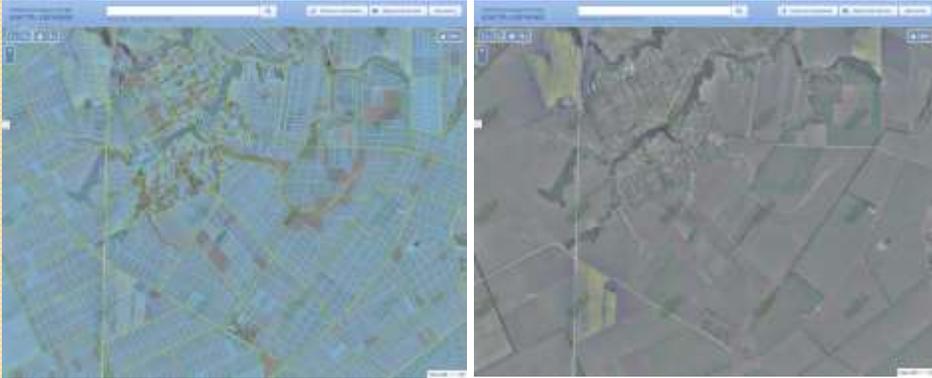
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AGRICULTURAL LAND USE IN UKRAINE: KEY PROBLEMS

- Land reform has been going on for 27 years, agricultural land is mostly privatized, but the market for agricultural land is not allowed for political reasons.
- Soviet-consolidated land plots of collective farms were divided between 7 million of their former employees. The average size of a share plot is about 4 hectares.
- An ordinary peasant, as a rule, has four separate land plots, but these are different types of land: arable land, perennial plantings, pastures, and meadows.
- The overwhelming majority of owners of agricultural land plots are elderly, they do not use the land themselves, land leases are a mass phenomenon/
- Private and public agricultural land is mainly used by agricultural enterprises under the terms of lease agreements or emphyteusis. The average lease term for private land is 8 years.

DOES UKRAINE NEED LAND CONSOLIDATION?



TYPICAL LAND OWNER



- The land plot was received as a "gift" from the state or inheritance
- Old age and lack of long-term interests in the land
- Not capable or unwilling to use the land on its own
- Lack of entrepreneurial skills and legal knowledge
- Ready to give land to other people to get additional income

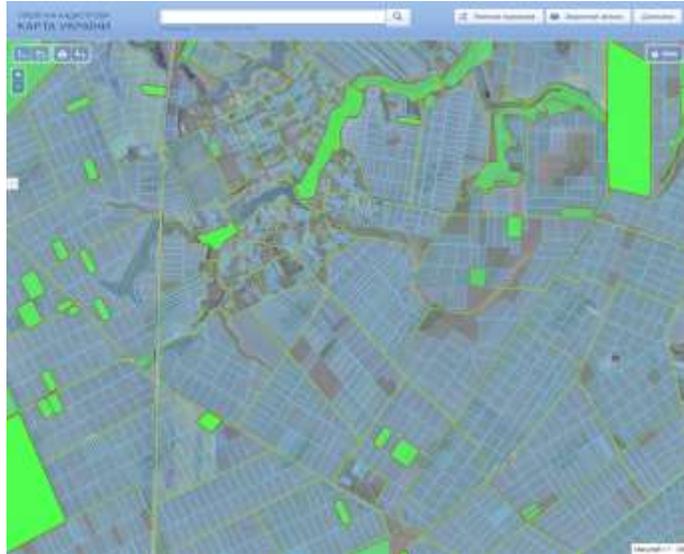
PRIVATIZATION OF IRRIGATED LAND



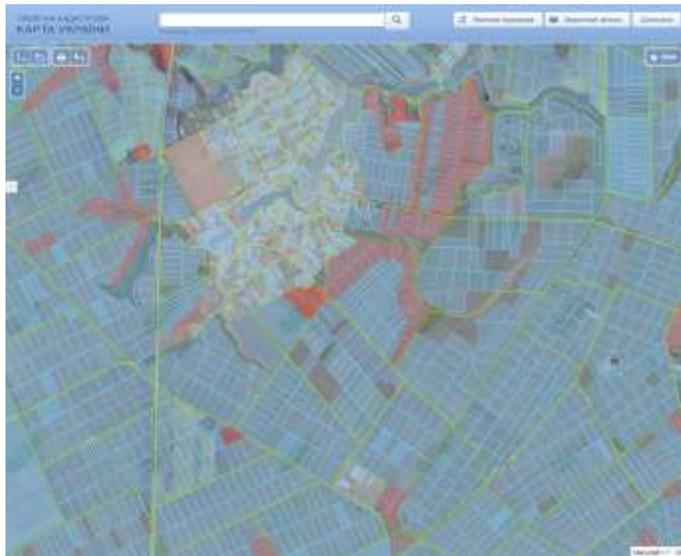
FORMER COLLECTIVE FARM LANDS



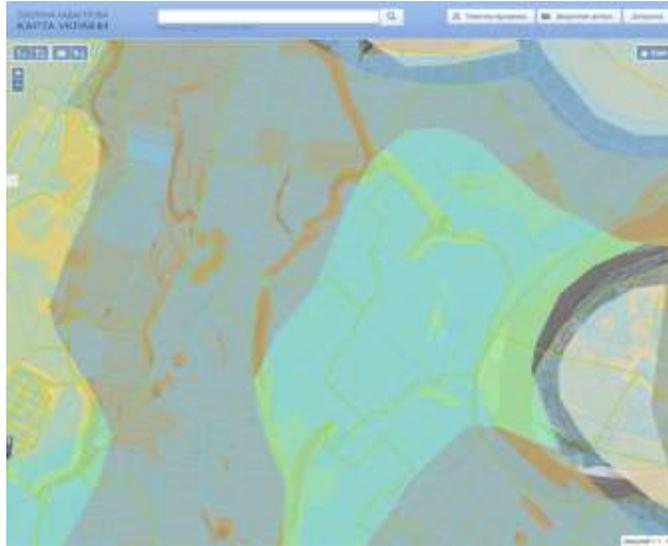
CADASTRAL ERRORS IN REGISTRATION OF LAND PLOTS



FURTHER SECTION OF LAND PLOTS

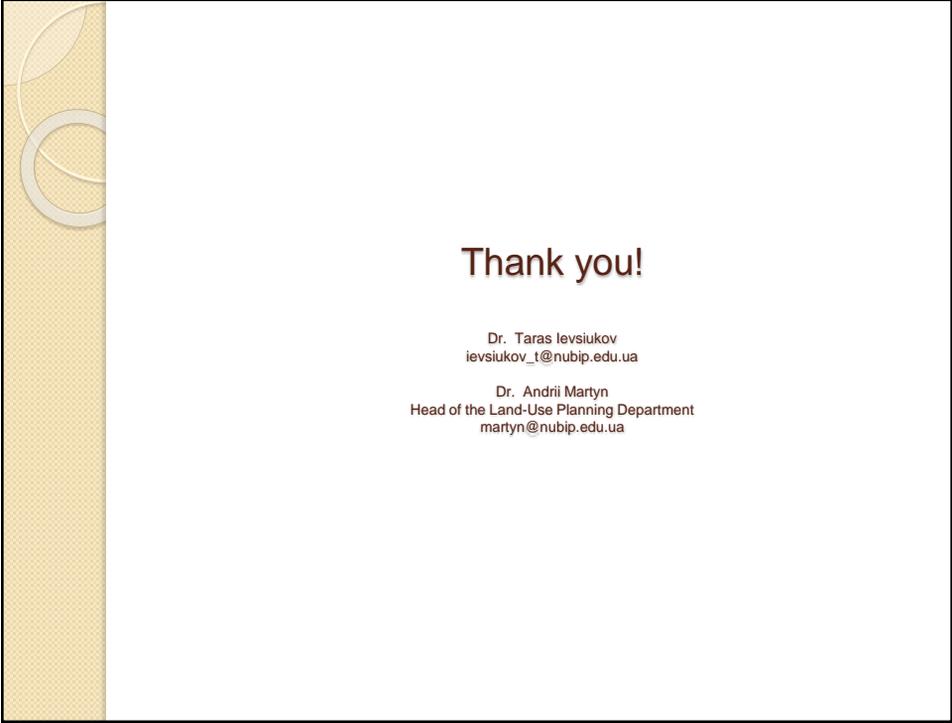


MARKET VALUE OF LANDS SHOULD BE CONSIDERED IN CONSOLIDATION



WHAT DO WE NEED TO DO IN UKRAINE?

1. Radically reform the legislation on land management in Ukraine. Land management should not concern a separate land plot, but comprehensively eliminate deficiencies in the boundaries, grounds and location of many land plots simultaneously in a certain territory.
2. Land plot should not be considered as an immutable object with "eternal" boundaries, which are set once and for all. It must be a "flexible" object.
3. A change in the essential characteristics of a land plot (location, area, composition of land, purpose) must occur without a change in titles of ownership or use and the introduction of changes in the register of real estate rights.
4. At the legislative level, rules should be defined for resolving "conflicts" during land management, as well as requirements for enforcing it in individual cases.
5. Development and implementation of a special master's program in the field of land consolidation.



Thank you!

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