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Адрес типографии: ИП «Аруна», г. Алматы, ул. Муратбаева, 75

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A. M. Dauzova¹, S. Dyrka²

¹Almaty Academy of Economy and Statistics, Chair of Accounting, Audit and Statistics, Almaty, Kazakhstan,

²Upper Silesian University of Economics named after V. Korfantogo, Katowice, Poland.

E-mail: aida_dauzova@mail.ru; stefan.d@onet.eu

THE DEFINITION AND ESSENCE OF LAND RELATIONS AS AN ECONOMIC CATEGORY

Abstract. The basis for the formation of efficient agricultural production is the improvement of land relations and the formation of land use system, “adequate to market economy”. Society is in urgent need of transition to fundamentally new type of economic growth - intensive growth of resource-saving type, based on the careful use of natural resources, to achieve ecological balance. Special, outstanding value in the life of society has the earth by itself. It is an essential condition of human existence; an indispensable means of satisfying the most varied needs - economic, social, and aesthetic, etc. Nevertheless, use of land usually refers to its operation in the sphere of production. Rational use of land resources is the great importance in the economy of agriculture and the country as a whole. In the sphere of human production, the role of land is quite important. In industry, transport and urban planning it is used as foundation, spatial operational basis for the location of production. Land becomes more important in the extractive industry, where it serves as the source of raw materials. The process of production doesn't depend on the quality of the soil, topography and many other landproperties.

Keywords: land relations, land resources, land ownership, land protection, land plots, land alienation, land cadaster, land use, market economy, ecological balance.

Management of land resources is one of the functions of public authorities, which, acting on behalf of the state, realize the powers of authority, represents the interests of legal entity, state ownership on the earth. According to Seifullin Zh.T.: “Management in the field of use and protection of lands represents the activity, directed to the organization of rational use and protection of the earth as a component of the environment, means of production, spatial and operational basis, an object of the property relations” [1, p. 99]. One of the main objectives of management of land resources is the correct distribution of land resources for their rational use. In the relations on acquisition, use and alienation of the land plots in which the state doesn't participate the minimum control over the concrete land plot is implemented through the establishment, concerning concrete purpose, and already depending on use purpose of public authorities, with the opportunity of direct participation in the relations of this land plot. In the relations on granting the land plots the public authorities are directly involved. “Granting the land plots is the ordered activity of interested persons and executive authorities of appropriate level, which is carried out in the procedural form and other subjects, directed to establishment of the property law and other branches of the legislation for the concrete land plot” [2, p. 365]. Granting, unlike other bases of emergence of the law for the land plot, is possible, only according to the decision of public authority.

As T.S. Bobushev and K.O. Otorbayevnoted: “Correct in essence and determination of competence of each body, accurate in official form is one of the indispensable conditions of the perfect organization of management personnel, harmonious work of all its links, increases in responsibility of each body for the charged business” [2, p. 145].

According to N.M. Omarov, “the competence of governing body includes not administrative functions, which it carries out, areas of jurisdiction in which sphere are the acts, not acts of management, which it issues, and no other forms of activity, but a duty (before the state) and the right (in relation to objects of management) to carry out the specified administrative functions” [3, p. 14].

Basis of formation of effectively functioning of agricultural production is improvement of the land relations and formation of system of land use, "adequate to the market economy". Society is in great need in transition to essentially new type of economic growth: to the intensive growth of resource-saving type, based on careful use of natural resources, on achievement of ecological equilibrium. The dependant relation to the nature has put the habitat of activity on a degradation side. As a result we see the surrounding environment, which being a source of factors of production and means of life, loses the qualities of self-restoration, and the economy faces with unforeseen and often acute contradictions, unpredictable on the consequences, between the nature and society.

In the life of society the earth has special, outstanding value. It is the most important condition of existence of mankind, irreplaceable means of satisfaction of the most different requirements: economic, social, esthetic, etc. However, speaking about use of the earth, usually mean its functioning in the sphere of production. Rational use of land resources has the great importance in rural economics and in our country, indeed. In the spheres of production activity of the person the role of the earth isn't identical. In the industry, transport and city communications it is used as the base, spatial operational basis for the production placement. More particularly important the earth becomes in the mining industry, where it serves to the quality as the source, raw materials. The process of production and receiving production doesn't depend on the quality of the soil, relief and many other properties, inherent in the earth.

In agriculture receiving production is connected with a qualitative condition of the earth, with character and conditions of its use. It is the important productive force, without which the process of agricultural production is inconceivable. The earth in agriculture functions as an object of the labor, when the person influences the top horizon - the soil, and creates all the necessary conditions for growth and development of crops. At the same time the earth is also an instrument of labor, when at cultivation of plants mechanical, physical and biological properties of the soil for receiving agricultural production are used. Therefore, the earth becomes active mean of production in agriculture. It acts as a necessary material, prerequisite of process of work, one of the important material factors of the production. The earth is special, original, irreplaceable and non-reproducible mean of production in the agriculture of our country.

Land resources in agriculture have a number of specific features, which significantly distinguish them from other means of production and exert a great influence on agricultural production economics. The earth is a product of the nature. Unlike other means of production, which are the result of work of the person, the earth represents a product of ancient centuries, natural-historical development of the nature. Only the fertility of the top layer of the earth (soil) partly depends on results of work. Thus, the earth is artificially non-reproducible. The earth is territorially limited. From the economic point of view it means not so much limitation of a land surface, many insufficiency combination of the properties and environment are favorable for agricultural production.

The earth, unlike other means of production in agriculture, can't be replaced. Separate grounds aren't uniform in the fertility. One of them contain more nutrients, others are better provided with moisture, another have absolutely specific structure of the soil, etc. An equal investments in rural area receive various quantity of the production.

Land resources can be used only in their natural place. The earth can't be moved from one place on another whereas use of the majority of other means of production aren't connected with constancy of the place. The diversity of use of the earth means, that a large number of different types of crops are cultivated. The earth in the case of the correct use doesn't wear out, become bad, weak and improves the property and crop [4, p. 23].

All the features of the earth means the production in the theory and practice of the rational agriculture. The person can actively influence fertility of the soil. Level of this influence is defined by the condition of development of productive forces, their technological application in agriculture. Processes of liberalization of economy almost in all Commonwealth countries have begun practically at the same time. Rates and scales of this process differ with the prevailing forms, in the condition of commercialization and privatization of the state enterprises, liberalization of the prices, domestic and foreign trade, restriction of the role and influence of the central economic and branch departments, their formal reorganization or elimination. These directions of the reforms were represented and declared as the basic course of economic transformations, the main condition in the transition from the centralized planned economy to the market economy.

However, full privatization of economic activity hasn't happened in one of the Commonwealth countries. Each state has some extent functions of the direct participation in the process of reproduction, influence and control in the main spheres of economy, in the distribution and redistribution of property, financial and material resources, management of the foreign trade and investment streams.

The reasons of preservation of the positions of the state in economy are interpreted by the different ways. Preservation of high extent of its nationalization with strong heritage of the centralized planned management and inability of private and corporate business, without the directing role of the state and its direct financial support, economic legislation, its insufficient market orientation. The theories of national mentality, public rejection of a private property on means of production, collectivist attachments of the most of the population, traditional dependence on clan and paternalism.

However, most often the reasons of incompleteness and insufficiency of liberalization of economic activity contact mistakes and miscalculations of reformers, lack of political will and socially recognized ideology of market reforms. Each of these reasons were shown in all Commonwealth countries (CIS), they have significantly limited introduction and development of free market forces, formation of the self-regulating economy.

Before passing to the questions of land use and the land relations, it is necessary to specify interpretation of such terms as: "land resources", "land use" and "efficiency".

Land resources mean the lands, which borders are on the territory of the country. Term "land resources" is many-sided and multiple-valued. It is obvious taking into account the practical requirements of society in the view of ecologic, economic, legal and technological aspects, and also concrete historical one. At the same time, the land resources always must to analyze the immemorial vital resources of mankind. The main criteria of inclusion of the territory in category "land resources" are the level of its study, economic requirement, expediency and technical capability of use. In this case the concept "land resources" means a certain part of the territory, which shows the development of productive forces and public relations as the prerequisite of any production, spatial operational basis, the storeroom of raw materials or means of production [5, p. 351].

Before establishing the differences in understanding in the above-named sources of the term "land resources", it is necessary to give definition to the concept "resource". We consider that this definition incomplete and is considered only from the positions of land resources of the state.

Therefore this part of definition demands specification. In relation to our subject researches on these criteria it is possible to exclude land resources of territories which aren't used today. For example, mountain pastures glaciers, the massif, and the settlements of rural territories. These territories can also drop out of category of the land resources.

Thus, land resources can be treated as follows:

- 1) the lands, which are in borders of the territory of the Kyrgyz Republic;
- 2) the lands, which are in administrative borders of subjects of municipal bodies;
- 3) the land plot of economic entity of various form of ownership and legal forms, belonging to them, according to the current legislation, used by them, according to their purposes.

The relationships between land use, land price, and land value show the relationships between authorities of the country and farmers. The variables affecting land use functional structure of the city namely: geographical, economic, urban, laws and legislation, political, environmental, social, public interest, and demographic variables. Finally, the integrated value model will be developed in the different countries very special. The value model is a mathematical based model for simulating future land use, especially in valuable lands.

Definition the land plot also needs some specification. The land plot is a part of the land surface, including soil fertile a layer, having fixed borders, the area, location and legal status. The land plot is the part of the land surface, having the closed borders, the fixed location, the area and legal regime.

Land use considered one of the essential factors, influencing the pattern of urban development. The limited space within cities combined with the growing space requirements for various purposes outlines the framework of the struggle for land for different purposes and by different vested interests. The difficulties in land use planning result from the contradiction between the rapid technological changes, which influence urban growth and the process of planning of land use. Land use in the city has a unique structure, mostly due to the interactions between its spatial configuration and functions, developing into a patchwork of functional regions of different forms [6, p. 118].

Mentioned above definitions of the land plot represented the land plot as the part of the land surface having the closed borders, fixed location, area, legal status and cost. Governments use lands, planning to manage the development of land within their jurisdictions. In doing so, the governmental unit can plan for the needs of the community, while safeguarding natural resources. There is the systematic assessment of land and water potential, alternatives for land use, and economic and social variables in order to select and adopt the best land use options. Through this process, governments need to use some tools like computer and mathematical models to guide land use to the optimal use.

Common fault of the above-stated definitions is considered only as an independent real estate object. In practice communication of the land plot and the real estate objects, which are on this site is insoluble. Below we show two definitions, which eliminate this “gap”.

Some authors understand a part of the real estate in the form of the site of the territory, defined in the legal description of this real estate as the land plot. They understand the description of the site and a real estate object, on which they can be unambiguously identified, accepted for judicial proceedings as the legal description. The land plot is a part of the Earth’s surface (including a superficial soil layer), which borders are described and certified, in accordance with the established procedure.

Thus, in our opinion, the land plot is the part of the real estate in the form of a part of the land surface, having the closed borders, the fixed location, the area, legal status and cost considered together with the objects, which are over and under this land plot.

Land use on the terms of unlimited (continuous) use of the earth - on the property right and on the terms of temporary use by the earth - rent can act as use of the land plot.

A number of authors understand granting as land use in accordance with the established procedure in continuous or temporary use to the citizen or the legal entity of the land plot. Consequently, the different variables constituting the list of variables affecting land use functional structure of the city, based on all the previously introduced concepts. The variables that are affecting land use, land value and other variables are classified into geographic, environmental, economic, social, urban, public interest, laws and legislation, demographic, political variables. We almost wrote about these problems in the beginning of our article.

Land use supposes using the enterprises, collectives, and individuals, according to the order, established by the law, conditions and forms. Land use is the site of the territory in the established borders, provided by the state, according to the land legislation to the certain land user for a definite purpose. Land Code of the Kyrgyz Republic has fixed the conditions, the status of the persons, owning and using the land plots on the right of continuous (term less) use or on the right of rent. Thereby legislators have expanded the concept “land user”, having included signs of “land owner”, according to the positions of the current legislation have formulated this part of definition incorrectly.

Land value is one of the fundamental tools used in urban management and the quality of the urban environment as it has an essential role in evaluating and improving the land needs. A group of urban variables (roads, traffic network, buildings and public services) has a great relation with the land value as a result of the exchanging relations among them. As well as the modality of developing these areas as every group contains a set of subsidiary variables that interact with each other to change the land value. Subsequently, we can distribute the urban variables into three significant groups: the roads and transportation network, development density, and public services in the area and land uses.

“Land use” has double contents. On the one hand, it means the economic disposal or at the property of individuals, collectives, organizations, enterprises or states, in general land use. On the other hand, the concept “land use” means the use of the earth, regulated economic and precepts of law as general working condition in all spheres of human activity and the production in rural and forestry. In this sense the concept “land use” includes forms, the right and types of the economic operation with the earth as the natural resource.

As accessory of the earth, the property relation directly influence the amount of land use, conditions and the nature of use of the earth so far as the semantic shade of the concept “land use” of each case is defined by a context. Economic activity of the person is various that lead to allocation of different types of land use. Certain requirements are imposed on each type of land use.

Unlike many other land use models, the objectives of the value model is not to forecast the dimension of land use change but rather to integrate and allocate future land use claims from various sectorial

models. The results of the model should not be interpreted as a fixed prediction for a particular location but rather as probable spatial patterns. The land use model employs the equilibrium principle to balance the need for various land use functions with the supply of suitable land.

In relation to our subject of a research we will mean use of the land plot belonging on the property right or rent to economic entity (the legal or natural person) according to purpose and a legal regime of use by land use.

There are the different kinds of the earth: agricultural; industrial; town-planning.

The land use model is mathematically based model that simulates future land use and which offers an integrated view on all types of land use. It deals with geographic, economic, urban, social, environmental, public interest, political, demographic, laws and logistic variables, usually distinguishing seven or more different land use categories, residential, commercial, educational, medical, social, recreational and cultural.

If process of production in the industry doesn't depend on the condition of fertility of the soil, quality, natural and many other properties inherent in the earth, then in agriculture process of work and creation of products is connected with these properties of the earth, with its qualitative condition, the nature of use. Land has special characteristics compared to other economic good: the supply of land is fixed (with the exception of land reclamation), every parcel of land has a fixed area, which is a unique property, and the use of a parcel of land affects the use and value of adjacent parcels. Spatial distributions of land uses are not linked to the primary principles of the site theory, but otherwise is connected to a number of factors which have similar direction in general, including many variables working together and are different in their impact and direction; such variables affect and are affected by each. Land market is not transparent and market information is often hard to get. Moreover, other values than the market price for land can exist, like the social land value or non-revealed values as a result of zoning restrictions. Land value with all its economic, social, and urban dimensions control the spatial and functional change of land use.

On the level of management and also depending on regional accessory all lands in our republic are divided into republican value and earth of local governments (area, the area, the mainly district).

On the other hand, we agree with T.Ch. Kultaev's and Sh. M. Musakozhoev's opinion, that "land resources" mean a certain part of the territory and operational spatial basis of production. For economic entities land resources are the place of concentration of other resources (labor, material, financial, information). It is impossible to use a complex of those elements without the production or rendering services [7, p. 3].

In economic literature there are different types of effect: economic effect and effect of production. The effect can be both positive and negative. In general economic effect is understood as useful result of a certain kind of activity, which is measured as the difference between activity and expenses on its implementation. The effect of production understood as the result of production activity. At the same time the positive effect of production is shown in the form of the positive final result, the useful result of production activity, characterized by the volume of material benefits, which quality and the range satisfied to the requirements of the society.

Land reform, a purposive change in the way in which agricultural land is held or owned, the methods of cultivation that are employed, or the relation of agriculture to the rest of the economy. Reforms such as these may be proclaimed by a government, by interested groups, or by revolution. The concept of land reform has varied over time according to the range of functions which land itself has performed: as a factor of production, a store of value and wealth, a status symbol, or a source of social and political influence [8, p. 140]. Land value reflects its relative scarcity, which in a market economy usually depends on the ratio between the area of usable land and the size of that area's population. As the land area declines, the relative value of land rises, and land becomes increasingly a source of conflict among economic and social groups within the community.

Thus, the economic efficiency is the relative indicator, commiserating the gained effect (or result) with the expenses or a resource, used for achievement of this effect that is quantitatively efficiency is defined by the result relation to expenses. Values of this indicator can't already be summarized in space and time.

In the conclusion we would like to note that all the greatest measure promotes the solution of the economic and social tasks facing society is considered effective. Questions of economic efficiency and its increase find extended coverage in economic literature. The essence of economic efficiency of production is treated by most of economists as the achievement of the maximum results for the benefit of the society at minimum possible costs. At the same time the set of various positions about criteria and indicators of production efficiency, the structure of results and expenses moves forward.

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А. М. Даузова¹, С. Дырка²

¹Алматинская Академия экономики и статистики, кафедра Учета, аудита и статистики, Алматы, Казахстан,

²Верхнесилезский экономический университет им. В. Корфанто, Катовице, Польша

ЭКОНОМИКАЛЫҚ КАТЕГОРИЯ РЕТІНДЕ ЖЕР ҚАТЫНАСТАРЫНЫҢ ТҮСІНІГІ МЕН МӘНІ

Аннотация. Тиімді жұмыс істейтін ауыл шаруашылығы өндірісін қалыптастырудың негізі «нарықтық экономикаға сәйкес» жер қатынастары мен жерді пайдалану жүйесін құруды дамыту болып табылады. Қоғам экономикалық өсудің түбегейлі жаңа түріне көшуге – табиғи ресурстардың мұқият пайдаланылуына негізделген ресурстарды үнемдеудің қарқынды өсуіне, экологиялық тепе-теңдікке қол жеткізуге мұқтаж. Жер қоғамның өмірінде айрықша, ерекше маңызға ие. Бұл адамзаттың өмір сүруінің маңызды шарты, оның әртүрлі қажеттіліктерін – экономикалық, әлеуметтік, эстетикалық және т.б. қажеттіліктерін қанағаттандырудың қажетті шарты. Алайда, жерді пайдалану туралы айтқан кезде, әдетте, өндіріс саласындағы жұмысы ойға келеді. Жер ресурстарын ұтымды пайдалану ауыл шаруашылығының экономикасында ғана емес, тұтастай ел үшін де өте маңызды. Адамның өнімділігі саласында жердің рөлі бірдей емес. Өнеркәсіпте, көлікте және қала құрылысында ол өндірістің орналасуы үшін кеңістіктік операциялық негізінің іргетасы ретінде пайдаланылады. Ал тау-кен өнеркәсібінде шикізат көзі ретінде қызмет ететін жердің маңызы үлкен орынға ие. Мұнда өндіріс процесі мен алынған өнім жердің сапасына, рельефке және басқа да көптеген қасиеттерге тәуелді емес.

Түйін сөздер: жер қатынастары, жер ресурстары, жерге меншік, жерді қорғау, жер учаскелері, жерді меншіктен шығару, жер кадастры, жерді пайдалану, нарықтық экономика, экологиялық тепе-теңдік.

А. М. Даузова¹, С. Дырка²

¹Алматинская Академия экономики и статистики, кафедра Учета, аудита и статистики,
Алматы, Казахстан,

²Верхнесилезский экономический университет им. В. Корфантого, Катовице, Польша

ПОНЯТИЕ И СУЩНОСТЬ ЗЕМЕЛЬНЫХ ОТНОШЕНИЙ КАК ЭКОНОМИЧЕСКОЙ КАТЕГОРИИ

Аннотация. Основой формирования эффективно функционирующего сельскохозяйственного производства является совершенствование земельных отношений и становление системы землепользования, «адекватной рыночной экономике». Общество остро нуждается в переходе к принципиально новому типу экономического роста - интенсивному росту ресурсосберегающего типа, основанному на бережном использовании природных ресурсов, на достижении экологического равновесия. Особое, выдающееся значение в жизни общества имеет земля. Она является важнейшим условием существования человечества, незаменимым средством удовлетворения самых разных его потребностей - экономических, социально-бытовых, эстетических и т.д. Однако, говоря об использовании земли, обычно имеют в виду её функционирование в сфере производства. Рациональное использование земельных ресурсов имеет большое значение в экономике сельского хозяйства и страны в целом. В сферах производственной деятельности человека роль земли не одинакова. В промышленности, транспорте и градостроительстве она используется как фундамент, как пространственный операционный базис для размещения производства. Более важное значение земля приобретает в добывающей промышленности, где она служит в качестве источника сырья. Здесь процесс производства и получения продукции не зависит от качества почвы, рельефа и многих других свойств, присущих земле.

Ключевые слова: земельные отношения, земельные ресурсы, собственность на землю, охрана земель, земельные участки, отчуждение земель, земельный кадастр, землепользование, рыночная экономика, экологическое равновесие.

Information about authors:

Dauzova Aida Mazhidkyzy – Almaty Academy of Economy and Statistics, Chair of Accounting, Audit and Statistics, Almaty, Kazakhstan; aida_dauzova@mail.ru; <https://orcid.org/0000-0002-4457-6859>

Stephan Dyrka – Assistan professor in economy, Upper Silesian University of Economics named after V. Korfantogo, Katowice, Poland; stefan.d@onet.eu; <https://orcid.org/0000-0002-7174-2576>

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