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## **PROBLEMS OF SUSTAINABLE AND RATIONAL LAND USE IN UKRAINE**

Land is the basis of human existence, which determines its important role in the socio-economic development. As a basis for ecosystem, tool and object of production, the object of property right is the basis of sustainable development, social progress and condition of human welfare. Modern development of agricultural economy, regardless of socio-economic orientation of the country and regime of production is becoming more eco-oriented and requires preservation and restoration of natural resources and sustainable use. Land resources play an important role in the development of the productive forces. Therefore, rational land use is an integral integrated system of exploitation and protection of natural resources and it takes special attention of many scholars and requires further research.

The current system of land tenure is seen as a complex object, characterized by diverse forms of ownership, targeted use, dynamics (changing land, facilities management) and obtaining maximum economic profit through use. This, in turn, aggravates the problem of anthropogenic pressure on land resources, unsustainable land use patterns and so on.

In order for land to be a constant source of wealth of people, it must be used rationally. This requires the concept of sustainable land use.

Sustainable land use is a system of relations of social development, which is achieved at the optimal balance between economic growth, normalization of the quality of land resources, the material and spiritual needs of present and future generations. Justification of the need for sustainable land use and its importance for the conservation of land resources should be based on the basic social, economic and environmental laws and principles.

Due to the inconsistency of separate stages of land reform in Ukraine and simplified approach to address a number of issues, there occurred changes purely of external nature in relation to the land tenure and land use. Qualitative changes to strengthen the social and environmental orientation, involvement of land in economic turnover, improvement of institutional support of property relations and legal forms of agricultural production has not happened. Therefore, there is a need to create an effective mechanism for improving land policy in the context of sustainable

development, which will help ensure the investment into agronomic and environmental work that will enable to increase the socio-economic and environmental efficiency of land use in Ukraine.

Sustainable land use is largely dependent on the methods and opportunities of farms in relation to its support by means of increasing fertility, and therefore the level of competent management of these processes. Ecological and economic tools of management and regulation of land use in the direction of its

rationalization involves the use of both market and state regulators.

The mechanism of economic incentives for sustainable use and protection of land in Ukraine exists. However, its efficient functioning depends on a balanced combination of regulators of force-restrictive nature with regulators of stimulating and compensatory nature, which, in turn, provide favorable conditions for the land preservation and ensuring environmentally safe technologies and methods of operation.