RAISING EFFICIENCY OF STATE REGULATION OF LAND TURNOVER AS ASPECT OF STATE POLICY OF URBANIZED TERRITORIES’ DEVELOPMENT

Problem statement. For Ukraine, land has always been the main national wealth. However today, the country lacks a weighted state policy and implementation mechanisms for a comprehensive development of the process of state and communal land turnover as a component of land relations in the state, which should be strategic priority of the state policy of urbanized territories’ development. The problems need additional research and elaboration of recommendations for their solution at the national level.

Recent research and publications analysis proves that in practice state and communal land turnover is unreasonable, and mechanisms for state regulation of land turnover are underdeveloped requiring further study.

The paper objective is theoretical substantiation of opportunities for raising the efficiency of the mechanism for state regulation of land turnover and its impact on urbanized territories’ development.

The paper main body. The system of state regulation of land turnover in Ukraine combines inadequately administrative and market mechanisms of state regulation in this sphere. Creation of an effective system of local government and regional distribution of powers and resources among territorial levels of administration is impeded by poor regulation of territorial communities’ ownership of land. As a result, local governments are unable to effectively plan their territories development or protect their interests when making decisions on land resources use which is the basis for territorial development. Realizing decentralization ideas calls for new approaches to formation of state policy in the said field, in particular evaluation and administration of bridge construction
processes, which are closely connected with the land relations problem range. Surely, these issues relate directly to the country’s territorial formation process, the necessity of which has been debated since gaining independence. Yet, it is believed that such measures are untimely, although without ruling out the need for reforming the district-regional arrangement inherited form the USSR, under which land ownership and turnover matters were dealt with, for the most part, by reference to political reasonability.

Despite the territorial arrangement impact, land has always been an economic category. Considering that today’s laws in effect do not have a clear-cut and univocal definition of a land property redistribution process, the notion of ‘land turnover’ undergoes standard-setting, being referred to in many draft laws, though. It can be said that land turnover is a complex notion, which covers the forms of land title transfer and characterizes the system of land resource turnover, being a totality of statutorily required economic, social, and legal forms.

**Conclusions of the research.** Currently, to improve the mechanism for state regulation of state and communal land turnover is supposed to be implemented in a comprehensive way using system, process, strategic, and situational approaches, which as a whole are to provide for development of interrelated elements, raising the efficiency of planning and motivation, control of land turnover, fulfillment of strategic goals that are aimed at harmonization of the legal system of Ukraine to the system of the European Union law, including analysis and elaboration of practical operational measures on the proposed approaches basis.