

SECTION 1

CONTEMPORARY ISSUES OF DEMOCRATIC SOCIETY DEVELOPMENT. DEMOCRACY THROUGH LAW

LAND MARKET DEVELOPMENT IN UKRAINE

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There are different opinions on it, both negative and positive. But, if you look at the experience of European countries, the land market is of great benefit to both the state itself and its economy.

The land market refers to the scope of commodity circulation of land, which can be used either for agriculture or for the construction of buildings, structures, infrastructure. The basis of the land and resource potential is agricultural land, which makes up more than 70% of the land fund of Ukraine. On this basis, the development of the land market is an integral part of the state development economy.

The development of agriculture will allow not only to obtain fruits for own use, but also for import to other countries, and provide jobs. The use of land for the construction of new buildings and structures will attract foreign investment, improve the infrastructure of the places where the development will take place, since the construction of a new structure leads to the construction of roads, pedestrian roads, public transport, energy communications, water supply, etc.

It should be noted that without the development of the land market this is just a theory. According to it, the main problem of Ukraine is the undeveloped land market in comparison with other European countries.

This problem was disclosed in the works by Zinchuk T. O., Zinchuk T. A., Dankevich V. E. [1], Semeriak Yu. A. [2], Kaletnik G. M., Kozlovsky S. V., Tsikhanovska V. M. [3] and others. Scientific developments of researchers have important theoretical and practical value in the conditions of transformation of land relations. However, this information is not enough for a detailed conclusion about the difference in the state of the land market of Ukraine in comparison with the more developed European countries in this matter.

We can see two options for solving this problem. The first solution of this problem is the example of other countries, such as Hungary, Romania and Poland. It will significantly speed up the process of creating and implementing your own development strategy.

In each of these countries, the state has set different restrictions on private property for each family. Also in these countries, the state has its own priority right for cession of land. In European countries, in order to combat speculation, they introduced a restriction on the free disposal of land by introducing the mandatory use of land for agriculture for a specified time by law.

All laws and restrictions raised the land market in these countries to a high level, which led to an improvement in living standards in these countries.

The second idea, in our opinion, should be in digitalization of the land market.

At the moment, Ukraine has not developed Internet resources related directly to surveying and land management. As a development option, we suggest improving web mapping. To make information available through maps, namely, to create an official constantly updated Internet resource based on maps with detailed information that is necessary when buying or renting a land plot. Using this resource when choosing a site of interest, everyone can get detailed information, such as the condition of the soil, nearby buildings, groundwater, etc. Which in its turn will save a lot of time for potential investors, developers.

Based on the above arguments and the experience of other countries, we can conclude that for the development of the land market it is necessary to have, first of all, the formed legislative framework that was put into effect. It is also required to develop Internet resources necessary for the purchase and lease of land. If to ensure all this functions properly, the development of the land market will accelerate significantly and ultimately lead Ukraine to success.

References:

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SMALL CLAIMS LITIGATION PROCEDURE UNDER THE EU LAW

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Simplification and differentiation of court procedures is a major globalization trend that has embraced the field of civil justice in recent decades. The emergence of Ukraine as a democratic and law-governed state brings to the