

DEVELOPMENT OF THE SYSTEM OF STRATEGIC MANAGEMENT OF LAND RESOURCES IN THE CONDITIONS OF INNOVATIVE-ORIENTED ECONOMY

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In modern conditions, the increase in the efficiency of land resources can be achieved mainly through the development of innovative approaches that receive final expression in new types of competitive services, products, technologies. The search for and use of innovations with the necessary diversification of strategic management of land resources is an urgent problem.

The need for innovative development of production poses new requirements for the content, organization, forms and methods of management activity. It dictates the emergence of a special type of management aimed at managing the processes of updating all elements of production systems.

The theory and practice of innovative management in a short time took a strong place in management activities. Land resources are one of the largest and most complex elements of the economy, which in modern conditions of scientific and technological progress, the spread of resource-saving technologies designed to increase the affordability and comfort of housing, requires new, more flexible forms of management that are receptive to innovation. The complexity of managing the land sector is related not only to a number of specific features of the land as a blessing, but also to the fact that the interests of the population, authorities and business have a direct impact on its development. Therefore, a clear understanding of the object of management and the interrelationships between the elements of management becomes important here.

So the achievement of sustainable development of the land sector is due to the introduction of innovative forms of management, based on an integrated approach that provides for the formation of new approaches of interaction of economic entities in the development of innovation infrastructure on mutually beneficial partnerships between the main participants in strategic land administration.

At present, the Russian Federation has created a regulatory and legal framework that clearly regulates the components of the system of innovation economy, including the main terms. In accordance with the Concept of Long-Term Social and Economic Development of the Russian Federation for the period to 2020, the innovative type of development is based on a purposeful search, preparation for implementation and creation of knowledge-intensive innovations that authorize the increase in the efficiency of public production, society and its members, ensuring the improvement of the life of Society, encompassing a high degree of social security of the individual [5]. Innovative type of development, directed, mainly, to the continuous increase of the power of science, high technologies and computerization, becomes the dominant line in the development of modern civilization. The Federal Law of the Russian Federation «On Science and State Science and Technology Policy» treats the term «Innovation» as «a new or significantly improved product (goods or service) introduced or used, a process, a new sales method or a new organiza-

tional method in business practice, organization Work-places or in external relations» [2].

That is, the innovation should have one of the following features:

1. A new product (a product, a service) used in economic activity. 2. A significantly improved product (product, service). 3. A new process, 4. Significantly improved process. 5. A new method of sales. 6. A new organizational method in business practice. 7. A new method in the organization of jobs. 8. A new organizational method in external relations. The term «innovation» is concretized with the help of criteria for the evaluation of innovative and high-tech products (work, services) by industries and spheres of activity, developed and enshrined in the orders of the Ministries of the Russian Federation. Principles of formation of land assets are: economic expediency of use (possession); the ability to attract investment, generate income; possession of value, productivity, liquidity; variability of use, the possibility of risk management [6]. A land asset is a «living» asset that can degrade over time if you do not take care of it and develop it by improving its characteristics and development. Unfortunately, all actions with land are associated with high costs, and for the owner, who does not have own funds, further development of land assets becomes unbearable. Therefore, land assets in Russia are mainly used extensively, and the mechanisms of attracting investments for the implementation of development and construction projects are very much in demand.

Monitoring of agricultural land should include systematic observations of the development of soil degradation processes (changes in the reaction of the soil environment, the content of organic matter and nutrients, destruction of the soil structure, salination, waterlogging, waterlogging, flooding of land, development of water and wind erosion, soil contamination with pesticides, heavy metals, radionuclides, industrial, domestic and other wastes, alteration of other soil properties).

The beginning of the 21st century was marked for Russia by the most important socio-political event, the entry into force of the Federal Law «On the circulation of agricultural land» adopted by the State Duma on July 24, 2002 [3]. Since that time, the agricultural lands of the country in the steppe geographic area have become a commodity with a certain consumer value. This law was developed on the basis of the main provisions of the «Land Code of the Russian Federation» [1]. The Government of the Russian Federation has prepared and approved a number of normative acts regulating the development of agrarian land use in the period of development of the land market. In particular, the regulation on the order of conservation of eroded lands (№ 830 of 02.10.2002) was approved [4]. Thus, for the first time in the recent history of the Russian state, a legislative framework has been prepared and approved for the development of market relations in the field of agrarian land use, and it declares the priority of

protecting land as an important component of the environment and the main means of production in agriculture. The order of structural transformations related to land use optimization is also regulated.

The earth is the most important strategic resource of any state, so hasty and ill-conceived decisions may negatively affect the Russian economy and provoke socio-political conflicts in the reform of the agrarian sector. Based on the current socio-economic situation, the history of land use and the public mentality, the mechanism of the legislative base will really be felt not immediately, but only in the near future. This is due to the presence of a number of natural, subjective and objective prerequisites. Subjective prerequisites that determine the duration of the process of adaptation of the land market are as follows:

- the land market in the country was absent almost a century (according to Federal Land Inventory Service of Russia, officially in recent years, single transactions with land have been noted only in certain regions (Saratov, Vladimir region);

- the agricultural sector turned out to be the most conservative element of the economy of Russia (the «red belt» is located mainly in agricultural regions of Russia);

- agriculture is the most important link in a single economic mechanism that ensures the state's food self-sufficiency;

- based on the program for the development of the Russian economy, the agrarian sector cannot function, relying primarily on administrative forms of government (in one state there cannot exist two economies: commercial and industrial market and agrarian administrative);

- the modern Russian public mentality lags behind the modern system of market values. The contradiction of the contemporary epoch is explained by the inertia of the subconscious of the basic mass of the population, who do not want to take upon themselves the full responsibility that is associated with the introduction of the institution of private ownership of land.

Objective prerequisites are more ethical and ecological-economic in nature. In our opinion, today the most important are two:

Despite the implemented state cadastral valuation of farmland, their so-called «normative» price still does not reflect either the real consumer value or the market value of the land. The agrarian sphere of the economy is in a deep socio-economic crisis, therefore it is incorrect to conduct an economic assessment of agricultural lands based on the actual results of modern land use.

In the state land-based procedure there is absolutely no mechanism for conservation of steppe biodiversity on agricultural lands. There is a lack of balance between agricultural land and nature conservation areas. There is no universal methodology for the identification and identification of threshold or low-yielding lands that are subject to withdrawal to the reserves.

When developing the law on the turnover of agricultural land, two options were worked out for determining the price of land: according to the cadastral valuation and the results of auction sales. As the practice of the first land auctions has shown, in Russia land was sold at a price much lower than its cadastral valuation, which reflects rather the crisis phenomena in the agricultural sector than its true price reflecting the potential possibilities of soils in their rational use. Proceeding from the foregoing, it can be noted that to solve an important state problem on optimizing the land use structure at an early stage of land market formation, a compromise between the agrarian lobby of the Russian economy and the environmental movement is needed. At the same time, the objective position of agrarian leaders, on the one hand, and the nature protection movement, on the other, is important. The economic crisis in Russia, which had a painful effect on all economic activity, especially in the branches of material production, would seem to discipline enterprises in the rational use of natural resources that realize the role of the fundamental means of production. Nevertheless, this does not happen. At present, the market price of agricultural land is determined, on the one hand, by the extremely high demand for any land for the construction of housing and economic facilities for non-agricultural purposes near cities. This ensures that the price is kept at a certain high level. On the other hand, agricultural enterprises easily part with their lands because of the low efficiency of their production. This largely hinders the growth of the selling price. But even the understated price of land is inaccessible to the peasants and those enterprises that would like to

consolidate their farm and buy land from other commodity producers that are not using their land.

As in the near future the tendency of significant excess of profitability of non-agricultural activities will remain in comparison with agrarian production, the transfer of agricultural lands to other owners and users will continue. It is no exaggeration to say that this process is extremely dangerous for the economy of the country, as it undermines its food independence. It can only be stated with great reserve that the earth is a reproducible natural resource. So it would be possible to believe that if the delay in the development of high-performance technologies in agriculture and animal husbandry (the so-called «green revolution» has now exhausted its capabilities) did not negatively affect the life of the population of any country. The slowdown in the pace of scientific and technological development everywhere leads to a reduction in the availability of own products and, consequently, to increased dependence on external food markets. Russia is no exception. It is also known that in any industry of material production with a long technological stagnation, the deficit of a single resource cannot always be filled at the expense of other resources, the lack of which is not yet felt. Market unclaimed agricultural land away from cities at the present time does not mean the preservation of this position in the future. With the development and development of high-performance technologies in agriculture, the situation can sharply change direction. However, the current squandering of the land will not allow it to return to its agrarian economy in the future. Consequently, there will be a continuing lack of domestic production.

References

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