

Land use right limitations for different forms of ownership

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The main limitations of land use and their characteristics are presented. The role of land limitations in the rationalization of sustainable land use was substantiated. The author's interpretation of the definition of «constructive combination of process (balance) and coordination of public and private interests», the model of limitations in the use of land and determination of loss of their implementation, as well as the model of coordination of public and private interests in the use of agricultural land are proposed.

The process of land use planning and its implementation hinges on three elements: the stakeholders, the quality or limitations of each component of the land unit, and the viable land use options in the area. In the more technical sense the factors of planning are: amount of land available and its tenure; the quality, potential productivity and suitability

of the land; the level of technology used to exploit the land resources, the population density, and the needs and standards of living of the people. Each of these factors interacts with the others.

There are many actual or potential conflicts with respect to land among different owners, claimants, actual land users and otherwise affected persons and communities. Clarification and security of land use right are essential for the success of an integrated approach to the planning and management of land resources. Settling these rights reduces conflicts between stakeholders, increases the confidence required for sustainable land use practices by the actual land cultivators or protectors, determines the respective responsibilities, and provides the basis for a fair and environmentally-sound allocation of incentives, subsidies or taxes.