

EVOLUTION OF LAND AND PROPERTY RELATIONS' DEVELOPMENT IN UKRAINE

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In the process of land use specific industrial relations are established among people: material (covering system of ownership and land use), and socio-economic, arising from the land use as a means of production. The summation of these relations constitutes land relations.

Land and property relations were always in the centre of public attention, various segments of the population, regardless of whether they own or do not own the land. In modern conditions their relevance significantly increased because of the land reform, land privatization, development of economy based on the combination of the benefits of collective forms of work organization and private property.

The purpose of this research paper is to study the stages of land and property relations' development of the state to determine the problems of increasing efficiency of the country land and property resources. In the article the concept of "land relations" is highlighted, both in terms of legislation and from the scientists-economists' point of view. There is considered the categories of land and individual land plots as objects of ownership that significantly differ and have different legal regime.

There is fulfilled the analysis of registration system of the rights of land ownership and real estate from the time of Kievan Rus to the present. There is shown the difference in land rights and land and property rights, aimed at meeting certain property interests, which both can be implemented only in the presence of the individual rights of land ownership.

There are considered the peculiarities of the registration procedure of the rights to real estate, predicted by the Law of Ukraine "On State Registration of Rights to Real Estate and Their Encumbrances", which had come into force on 01.01.2013.

For further development of effective land resources management in Ukraine it is necessary to create a complete land legislation aimed at complex regulation of legal relations on land as land rights object. Based on the characteristics of the object we can identify the following basic directions in forming the legal system of managing the land and property resources; regulation of land as a basic natural resource; regulation of land and property as an object of property rights; regulation of land as the basis of life and activity of the peoples living in Ukraine.