Land management in the Oryol region agriculture

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Abstract. This paper discusses the current problems of land management in the Oryol region agriculture based on the study of the economic characteristics of land as a real estate object. Based on statistical data, the analysis of the land potential of the Oryol region was carried out, the current state and dynamics of changes in agricultural land areas were studied. The total area of agricultural land plots that meets the requirements of the country’s legislation regarding their classification as particularly valuable land for agricultural production, the use of which is restricted for other purposes, is determined. The differential nature of the value of the cadastral value of agricultural land in the Oryol region is studied, the specifics and functional purpose of the cadastral value as an economic category of land plots are determined. That is why effective land management of agricultural enterprises at the regional level is an urgent problem that requires timely solutions based on the integration of organizational and economic aspects of management actions. All this indicates that it is necessary to continue research related to both forms of land ownership and improvement of economic relations in terms of the use of agricultural land.

1. Introduction

Land, as a real estate object, is the only and unchangeable condition for the existence of mankind, performing a fundamental role in the agricultural production sector. Improving the system of management of agricultural land resources is a fundamental task of the state on the way to the development of the country’s agro-industrial complex as a whole. Currently, the decline in the production potential of agricultural producers has led to a significant reduction in the return of the main resource on which the entire agricultural sector is based – agricultural land. With a fairly large number of scientific papers in the field of land relations and land resource redistribution, many issues related to the development of land ownership, civil turnover of land and the land market, the arrangement of rational and efficient agricultural land use, taking into account the interests of landowners and land users with public ones have not been sufficiently developed yet.

2. Methods

The information base of the study was made up of normative legal documents of Federal and regional legislation, statistical materials of the Ministry of Agriculture of the Russian Federation, Rosstat and Rosreestr for the Oryol region, results of the state cadastral assessment of specific periods. The
research uses the following methods: comparison, analysis, monographic and calculation. The object of research was agricultural land in the Oryol region. The analysis is based on: cadastral value, number and total area of land plots (l/p) in 24 districts of the Oryol region [6, 8].

3. Results

Agricultural production and agricultural land resources form the basis of economic activity in the region, determining the need to study the land fund in general and agricultural land in particular. In these circumstances, in the framework of the present work the state of the lands of the agricultural sector in the Oryol region, as a region with well-developed agriculture and is actively dominant in agricultural production in gross regional product, is analyzed. According to statistical reports, the land fund of the region is represented by a set of lands of certain categories in the total amount of 2465.2 thousand ha as of 01.01.2020, including 0.1 thousand ha of out-of-limit use [8]. The dynamics and structure of the regional land fund are shown in table 1.

| Land category       | Area, thousand ha | +/- 2019 to |
|---------------------|-------------------|-------------|
|                     | 1990   | 2018   | 2019   | 1990   | 2018   |
| Agricultural land   | 2296.6 | 2035.9 | 2035.8 | 82.6   | -260.8 | -0.1   |

Structurally, the region consists of 24 districts, 3 cities of regional subordination (Orel, Livny, Mtsensk), 4 cities of district subordination (Bolkhov, Dmitrovsk, Novosil, Maloarkhangelsk), and 13 urban-type settlements. [6, 9] Oryol region is characterized by a high degree of provision of land for residents, in particular, 5.0 hectares of land per inhabitant of the region, including 9.4 hectares of agricultural land per 1 rural resident. [9] Statistical data confirm the sufficient availability of agricultural land resources and the prevalence of agricultural production in the region and the high importance of the main resource of agricultural production – agricultural land.

As of 01.01.2020, according to the Regional report on the state and use of land in the Oryol region, the share of agricultural land resources accounts for 2035.8 thousand hectares or 82.6% of the total area of the region [6, 8]. In the context of determining the importance of the agrarian sector for the region, as well as taking into account the significant superiority of agricultural land resources over other categories of land, we study the fundamental economic characteristics of land as a real estate object.

The assignment of land plots to independent real estate objects in accordance with article 130 of the Civil Code of the Russian Federation determines the need to establish a cadastral value for these objects that reflects the level of land value in a whole set of objects of a similar type [2]. Cadastral value is an individual economic characteristic determined at the level of a particular region within the framework of the state cadastral assessment [7]. The last reporting date that characterizes the state cadastral assessment on the territory of the Oryol region is 2019, and the final value of the cadastral value for real estate objects is 01.01.2020. It is worth noting that the cadastral assessment was carried out for the first time in accordance with the Federal Law “On state cadastral assessment” of 03.07.2016 N 237-FZ. So, according to the submitted law, the subject of cadastral assessment was not a commercial organization determined on the basis of the auction procedure, but the budget institution of the Oryol region “Interregional Bureau of Technical Inventory” on the basis of the Order of the Government of the Oryol region dated July 18, 2018 No. 368-r. The declared redistribution of powers to conduct cadastral assessment and transfer the procedure to the hands of a budget organization is defined by Federal law No. 237 and is aimed at improving the quality of the assessment in conjunction with tightening the level of responsibility of cadastral assessment subjects. In addition, the Federal law “On state cadastral assessment” of 03.07.2016 N 237-FZ introduced significant changes, in particular: - the deadline for publishing a draft report has been increased from 20 calendar days to 60;
- comments on the results of the assessment are submitted in the context of a single real estate object;
- corrected versions of the draft report should be published every 5 days;
- changes to the draft report are made only when the project is published on the website (60 days)[3].

Taking into account the highly specialized direction of research, the analysis in this paper is subject exclusively to the value of the cadastral value of agricultural land plots. A significant number of individual research objects determine the possibility of working with average cost indicators for municipalities. Thus, the average level of cadastral value of agricultural land in municipal districts of the Oryol region is determined on the basis of statistical processing of the results of the state cadastral assessment. The results obtained as of 01.01.2020 are shown in figure 1:

![Figure 1. Average level of cadastral value of agricultural land in municipal districts of the Oryol region as of 01.01.2020 [5].](image_url)

The improved level of legislative regulation, changes in the subjects and rules of cadastral valuation are reflected in the final value of the cadastral value of the objects under study. Thus, the final weighted average value of the cadastral value based on the results of all carried out cadastral assessments is versatile and is presented in table 2.
Table 2. Comparative analysis of the results of cadastral assessment in the Oryol region [5].

| №  | Name of the municipal district | The average level of the cadastral value of agricultural land in the municipal district, rubles/sq m | The year of the cadastral assessment |
|----|--------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------|
|    |                                | 2007       | 2014     | 2019     |
| 1. | Bolkhovsky                     | 1.0091     | 10.85    | 4.11     |
| 2. | Verkhovsky                     | 3.6442     | 12.92    | 5.32     |
| 3. | Glazunovsky                    | 3.1643     | 12.43    | 5.78     |
| 4. | Dmitrovsky                     | 0.7347     | 9.08     | 4.43     |
| 5. | Dolzhansky                     | 4.4366     | 13.53    | 5.58     |
| 6. | Zalegoschensky                 | 2.8694     | 11.85    | 4.78     |
| 7. | Znamensky                      | 1.6243     | 12.33    | 4.15     |
| 8. | Kolpnyansky                    | 4.2754     | 13.17    | 5.79     |
| 9. | Korsakovskoy                   | 3.1202     | 12.17    | 5.76     |
| 10.| Krasnozorensky                | 4.2313     | 13.58    | 5.31     |
| 11.| Kromskoy                      | 1.8748     | 11.06    | 5.07     |
| 12.| Livensky                      | 4.5432     | 13.06    | 5.78     |
| 13.| Maloarkhangelsky              | 3.3977     | 12.6     | 5.24     |
| 14.| Mtsensky                      | 1.3278     | 9.82     | 4.83     |
| 15.| Novoderevenkovsky             | 3.2862     | 13.12    | 5.33     |
| 16.| Novosilsky                    | 2.5054     | 11.24    | 4.75     |
| 17.| Orlovsky                      | 2.7719     | 12.52    | 5.3      |
| 18.| Pokrovsky                     | 4.0033     | 13.17    | 5.59     |
| 19.| Sverdlovsky                   | 4.0779     | 13.48    | 5.83     |
| 20.| Sokovskoy                     | 0.503      | 10.05    | 4.7      |
| 21.| Trosnyansky                   | 1.1094     | 10.45    | 4.71     |
| 22.| Uritsky                       | 1.2923     | 10.97    | 4.79     |
| 23.| Khotynetsky                   | 1.271      | 10.37    | 3.85     |
| 24.| Shablykinsky                  | 1.2781     | 10.02    | 4.55     |
|    | Average value for the region  | 2.597979   | 11.82667 | 5.055417 |

Source: compiled by the authors based on the research materials.

The differential nature of the cadastral value for municipalities of the Oryol region clearly demonstrates the imperfection of the procedure. These circumstances further confirm the information of Rosreestr regarding the procedure for challenging the results of cadastral assessment in past periods.

Considering the cadastral value as a fundamental economic characteristic of land plots, we note that it is the cadastral value that acts as the tax base, as well as the means of initial calculation of payments for the use of municipal property. In view of that, changing the value of the cadastral value is immediately reflected in the land use, defining the article of fixed costs of agricultural producers, reducing the investment potential of agrarian sector of economy, which is one of the really existing problems of a modern land user. Despite a clear decrease in the cadastral value in the last reported cadastral assessment, the current trend is to appeal to the courts and commissions to contestation of the cadastral value of agricultural land, which is confirmed by the data of the Department of State Property and Land Relations of the Oryol region.
Along with the identified problem, which has an effective solution in the form of challenging and further improving the cadastral assessment procedure, the preservation of the most valuable land (agricultural land) in the structure of agricultural land remains an essential task. In general, as of 01.01.2020, agricultural land accounts for 2051.1 thousand hectares (1570.0 thousand hectares of arable land), which is 83.2% (63.7% of arable land) of the total land area of the region. Over the last reporting period, the structure of agricultural land has not changed in the region, but in general, since 1990, as a result of the ongoing land reform, there has been a significant change in the area of agricultural land. So from the period of 1990 to 2020, the total value of the area of agricultural land decreased by 260.8 thousand hectares, which is about 12.8% of the current area of all agricultural land in the region. [6, 8] The identified problems of the agricultural land management system have a dual origin, but it is advisable to consider solutions to them in the framework of improving the organizational and economic aspects of management. An effective solution is to establish the real value of land as a real estate object, reflecting the actual level of utility of the object. Structurally, the scheme of work in the management system aimed at improving the efficiency of the management system can be represented as:

![Figure 2. Scope of work in the development of the agricultural land management system.](image)

The conducted research on the state of the land fund of the Oryol region as a whole and the analysis of the structure and dynamics of agricultural land separately allow concluding that there is a positive trend in the sphere of state regulation of agricultural land management. The state cadastral assessment made it possible to eliminate the shortcomings of the previous procedure, optimize the value of the cadastral value of agricultural land in the region, and reduce the fixed costs of potential and real land users. The presented areas of work meet the criteria for improving the efficiency of the agricultural land management system and determine the possibility of involving more objects in the
economic turnover, which will additionally make a competent redistribution of land resources between the most responsible owners and reduce the share of unclaimed land.

4. Summary
Taking into account the multi-factor nature of land resources and their special importance in the country’s economy, in our opinion, it is necessary to improve and clarify further the procedure for state cadastral assessment based on the integration of economic and legal sciences. The study of the state of agricultural land in the Oryol region makes it possible to reflect clearly the positive dynamics in the transition to a new system for establishing cadastral value, which reflects the most reliable results in calculating the value of land plots. The current mechanism for challenging the cadastral value and the use value to market value as part of the tax base allows for clarifying the fundamental economic indicators of land as property, however, it is now required methods of calculation, allowing a comprehensive evaluation of the same objects with the definition of the real cost values which reflect the level of land values.

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