

**СЕКЦІЯ 5.
ПРОБЛЕМИ РОЗВИТКУ
ЗЕМЛЕВПОРЯДКУВАННЯ ТА
ПРИРОДОКОРИСТУВАННЯ**

**SECTION 5.
PROBLEMS OF LAND
MANAGEMENT AND
NATURE MANAGEMENT**

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ANALYSIS OF CONTEMPORARY PROBLEMS OF NATURAL RENTAL

The concept of "rent" reflects the fact that part of income is transferred from one economic agent to another, either in commodity or in monetary form. Therefore, in recent years, rent has been identified with excess income and the problem of its distribution has been considered. The importance of this problem is due to the appropriation of rental income, the fairness of which depends on the mechanism for the effective distribution of natural rent for expanded reproduction.

Natural rent is inherently heterogeneous and is divided into land and mountain rent. Land rent includes: agricultural, forestry, water and other rent; to mining rent, respectively: oil, gas and mineral. In the second half of the 20th century, industrialization based on the use of mineral resources contributed to the occupation of a leading status by mining rent [1].

Recently, much attention has been paid to environmental rent. Ecological rent is a form of appropriation of income arising from the use of high quality natural environment, its unique objects, as well as the exploitation of limited ecological resources (environment-forming functions of the natural environment), capable of restoring its qualities due to the circulation of natural matter, conservation and transformation of energy, high self-regulation potential. The bearer of the ecological rent is the actual ecological effect - the sustainable production of ecosystems that ensure the process of environmental formation in a specific territory (water area) and its ecological balance. In the cost aspect, the ecological effect is an excess profit due to the high quality of the environment, as well as savings in future costs associated with the reproduction of the environment-forming functions of ecosystems [7].

The basis of natural rent is the benefit resulting from the use of resources that are limited and of the best in quality and location, and which is determined on the basis of the difference in the market price of a product and the cost of its production, taking into account the provision of a normal return on capital.

However, the methodology for calculating natural rent for many natural resources, including forest resources, has not yet been developed, which makes it difficult to introduce into practice rental estimates and, accordingly, payments. In modern conditions, the monopoly-departmental approach, which is a kind of costly approach, has received practical application. As for the methods of accounting for environmental rent in the form of pollution charges, the rates of which should be determined based on the amount of marginal damage to the natural environment, there are also many problems. This is due to both the difficulties in identifying these contaminants and the monetary assessment of the damage caused [2].

In theory, rental incomes are considered as super profits or super profits that are generated from the use of relatively stable limited factors - production, nature, ecology, technology, intelligence, finance, etc.

The theory and practice of pricing in the field of natural resource management indicates the need to use different methods of finding natural rent. The analyzed approaches to calculating natural rent as superprofits can be determined by two main methods:

- residual;
- regulatory [3].

In the financial and tax system, a number of elements can successfully participate in the performance of the function of redistributing natural rent. It is noted that payments for the use of natural resources are one of such elements, and their main function is the rationalization of nature management.

Specific problems in determining natural rent are due to the use of biological resources, such as forest, commercial marine aquatic organisms, fish resources of land waters, hunting objects, wild plants (medicinal plants, berries, mushrooms, etc.). Hunting, gathering and recreational fishing are regulated by the establishment of standards and quotas that ensure sustainable reproduction of game animals, plants and mushrooms, the sale of licenses, etc., rental problems are insignificant here practical point of view. The main type of forest use is timber harvesting, where the rental component is significant in terms of its share in the price and in terms of absolute value [2].

Natural resources generate economic rent because they are not produced by humans. With regard to the goods and services produced, competitive forces expand the supply until economic profit is reduced to zero, but natural resources, with a fixed supply, often have incomes that far exceed the costs of their production.

Natural rent must be used to finance the appropriate targeted programs. The advantages of the latter, as an organizational form, are that during their formation and implementation, it is possible to use various instruments of fiscal policy (including selective tax policy). Budget financing of investments can be carried out in the mode of public-private partnership both on a repayable basis (provision of soft loans) and on a gratuitous basis (subsidies acquired for the industry of patents, licenses) [4]. The reasons for the emergence of rent, the sources of its formation in various fields are described. Natural rent has the following properties:

- firstly, the rent is transitory,
- secondly, rental income is subject to cyclical fluctuations,
- thirdly, rent is characterized by interconversion of forms.

Rent relations are an element of the system of socio-economic relations and property relations. The following interest groups arise and interact in rental relations:

- interests of society and the state,
- interests of the regions and the center,
- interests of the present and future generations,
- interests of officials and business structures [5].

The problem of analyzing natural rent has been actively discussed by many scientists, scientific and political communities over the past decades. But if at the beginning of this period the emphasis was on the issue of taking natural rent, then the problem of its distribution and use came to the fore in the literature, although the situation of dispersing rent (especially forest and bioresource rent) has not yet been fully overcome [6].

The calculation and use of ecological rent in the practice of nature management are also relevant. In our approach to the determination of ecological rent, we are based on the methodology of calculating it based on the opportunity cost [7].

Literature

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