ON THE IMPROVEMENT OF LAND MANAGEMENT SCHEMES AND PROGRAMS OF SOCIAL AND ECONOMIC DEVELOPMENT OF THE ADMINISTRATIVE DISTRICTS IN THE REPUBLIC OF BELARUS

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Abstract
The article provides with a description of sectorial and regional planning in the Republic of Belarus which consists of a hierarchically organized system of socio-economic development programs of the republic, its regions and districts as well as the complex of documents of regional planning. Being under development the land tenure schemes for administrative districts should be most closely linked to the Programs of socio-economic development of the districts. For the next five-year plan it’s proposed the standard structure of the document. The article also discloses the basic approaches and techniques to take the envisaged measures on human development, modernization and competitive recovery of the real economy, fostering the development of small and medium enterprises, innovation activities, investment policy and job creation.

Key words: land management scheme, social and economic development, administrative district, land tenure.

Introduction
The Republic of Belarus pays much attention to the development of sectorial and regional programs and schemes to substantiate the growth prospects of both individual political subdivisions, ministries and affiliate groups of corporations. Territorial schemes and projects can be exemplified as land management schemes of administrative districts, schemes of a complex territorial organization of districts, projects of forest management of state forestry-based institutions, schemes and projects of land improvement, regional schemes of rational distribution of vicinal natural areas of preferential protection (Chyzh, 2011). On specific occasions they elaborate comprehensive programs and schemes of territories possessing particular economic and natural properties (“The State Plan of development of the resort area of Naroch region for 2011 - 2015”, “The Government program of socio - economic development and integration in the use of natural resources of Pripiat Polesye for 2011 – 2015” etc.).
Fair quantity of forecasting and program documents is elaborated for several branches of economy to solve acute socio-economic problems. There is “The government development program of the automobile transport of the Republic of Belarus for 2011-2015”, “The Government investment program for 2011” and many others among the documents. Dealing with particular problems of territorial or sectorial character there very often takes place the duplication, contradiction between documents, wandering from the general development strategy of districts in the forecasting and program documents. Therefore it is necessary to have a close associativity between the points of land-use planning specifically land tenure schemes and the programs of social and economic development of administrative districts. The objective of the research is to identify ways to improve the content and methods for the development of land management schemes and programs of socio-economic development of the administrative districts and the coordination of their joint development.

Discussion and results
In the Republic of Belarus in accordance with the “Action Plan of the Government of the Republic of Belarus for 2011-2015” and the draft of the "Program of socio-economic development of the Republic of Belarus for 2011-2015" 75 land management schemes for administrative districts must be developed during the five-year period. The schemes will obviously have to consider the proposals laid into the programs of socio-economic development of the administrative districts. The program of socio-economic development of the administrative districts is drawn up as specified in the law of the Republic of Belarus of 5th May, 1998 "On State Forecasting and programs of socio-economic development of the Republic of Belarus» (O gosudarstvennom ..., 1998). Structurally and ideologically it corresponds to the fundamentals laid into the Program of socio-economic development of regions and the country for the next five year plan. Its main sections are as follows:
- the results of implementation of the program of socio-economic development of the administrative
district for the previous five-year plan. Key problems and constraints of economic growth;
- objectives, tasks and directions of socio-economic development of the district;
- development of human potential;
- modernization and competitive recovery of the real sector;
- intensification in the development of small and medium enterprises;
- innovative activities;
- investment policy and work relief;
- foreign economic activities;
- development of small and medium towns, rural areas and territories affected by the disaster at Chernobyl atomic power station;
- availability of natural resources and environmental policy;
- implementation measures and arrangements for the Program of socio-economic development of the administrative district.

To ensure the sustainable development of districts it is essential to solve in complex social, economic and environmental problems the most important of which are: the development of effective lines of economy specialization in the districts, the lines which would promote competitive advantages of the districts at both domestic and foreign markets of goods and services; ensuring sustainable reproduction and effective use of local natural resources in the districts; increasing economic competitiveness through the development of export-oriented sectors and fields of activities as well as import substitution and other industries; achieving science-based parameters of quality of life of people in all the settlements; improving the living environment, preservation and restoration of natural ecosystems, reduction of discharges and emissions of harmful substances into water and atmosphere; increasing initiative and responsibility of local authorities to solve the problems of socio-economic development.

Essential requirement for the above are: the innovative development of industries related to competitive recovery of products as well as reduction of dependence on imported raw materials; efficient use of local raw materials and fuel; business development; establishment of innovation infrastructure including technological parks, innovative business incubators, networks of technologies transfer, specialized consulting organizations; improvement of the territorial organization in agriculture, development of specialized output areas for the products of the limited area of cultivation; organization of interbranch enterprises as well as cooperative and integrated structures; further development of free economic zones; enhancement of efficiency of large and vital enterprises at small and medium towns along with stimulation of establishment of new enterprises and organizations there; countrywide introduction of state social standards to public service; approximation of social services to consumer needs and locating them nearby; optimization of the network of social service institutions, strengthening their material and technical base; development of social infrastructure in rural areas, small and medium towns; building-up local multifunction socio-cultural centers; providing regular services to remote populated areas with mobile teams of specialists in different services.

Substantiation of objectives, tasks and directions of socio-economic development must be done with regard to geographic, socio-economic, environmental, demographic and other peculiarities.

Each administrative district has to solve above all things the two major interrelated tasks:
- provide a high level and quality of life of people on its territory;
- enhance its contribution to the solution of region- and nationwide problems.

The implementation of objectives, tasks and priorities of socio-economic development will ensure economic growth and restructuring of the economy, reduction of inter-regional and intra-regional differentiation in terms of life activities and the level and quality of life. It is done at the expense of more effective use of local resources, production and personnel potential, faster growth in services sector.

Working out the programs of socio-economic development of administrative districts for 2011-2015 one should follow the Program of socio-economic development of Belarus for 2011-2015 taking into account the introduction of the National Classifier of Economic Activities (NCEA). Account must also be taken of basic parameters of the Program of socio-economic development of the region. Special attention should be paid to the effective use of demographic, social, natural, productive and innovative potential, to the provision of coherence and balance in the development of primary and ancillary economic activities and services sector.
In the section of the Program of socio-economic development of the administrative district "The outcomes of the implementation of the program of socio-economic development of the administrative district for the previous five year plan. Key problems and constraints of economic growth " one should reflect the results of the district performance for the period of 2006-2010 by major branches and fields of activity, starting conditions and existing challenges of regional economy.

Assessment of current state of socio-economic development of the district is made by way of comparison of basic components characterizing the district socio-economic system and its capacity to provide reproductive process.

The analysis is carried out on the basis of both the statistical information available and a number of calculation indexes reflecting individual features of district’s potential. In this regard the indexes used have to determine the capacities of districts to ensure steadfast rates of socio-economic development aimed at addressing the main function of government - raising living standards under the conditions of open market competition among producers of goods and services.

They designate unresolved problems and existing imbalances in the socio-economic development of the administrative district, internal and external constraints of economic growth, adversely affecting the competitive recovery of the district.

The section of "Local resources and socio-economic potential of the district" assesses the local resources and socio-economic potential of the district on the following components: economic and geographic location; stock availability and the rate of utilization of mineral, fuel-and-power, forest, water and land resources; state-of-the-art of production and social infrastructure; the number of enterprises and organizations engaged in the manufacture of goods and services (by types of economic activities) and the level of capacity utilization; innovative, scientific and technological potential, the technological level of output; manufacture resource intensity; efficiency of economic activity; foreign economic potential; state of environment and environmental activities. Most of the materials, chiefly the data on land resources in the Program of socio-economic development, are taken from the elaborated land management scheme. These are the explication of land, materials of cadastral valuation of agricultural lands and the lands of buildup areas, the history of area changes on the main types and categories of land, etc. As the estimated figures there can be used: the output of agricultural products by 1 point-hectare, meat and milk production by 100 ha of agricultural land, the gross value added in agriculture per a person employed in the industry.

The "Human Development" section reveals the ways to solve the main task of the social policy of the district which is the growth of wealth and improvement of living conditions through the following measures: the enhancement of employment efficiency and job creation; growth of real incomes of the population and prevention from their excessive inter-district disparities; promotion of health and increase of life expectancy; raising educational and cultural potential of citizens; improvement of quality and accessibility of social services regardless the place of residence.

In the section of "Modernization and competitive recovery of the real economy" there must be substantiated the direction of achieving the main macroeconomic indicators such as: capital investment, the number of jobs created, gross value added and labor efficiency by industries. One should identify specific measures to use the most important factors of economic growth - the introduction of new technologies and development of labor productivity and justify the choice of sources and amounts of resources needed for the competitive recovery of the real economy. One should provide for measures aimed at retooling of production, maximum utilization of local resources, output competitive recovery and restructuring of inefficient enterprises, establishment of new industries. It is also necessary to outline a set of measures to create high-tech and knowledge-intensive productions as well as import substitution industries. An important role here should be played by project proposals incorporated in land tenure schemes. First of all it concerns the newly created plots of land destined for prospective location of sites for industrial and social facilities. The proposed plots of land are usually incorporated into the projects implemented under the department investment programs such as the construction of plazas, tourist facilities, the development of cellular mobile telecommunication network.

In the sections of the Program of socio-economic development of the district "Revitalization of small and medium business development" and "Investment policy and job creation" it is also necessary to consider the proposals from the land tenure scheme. Certain opportunities to use various categories of land will create preconditions for strengthening land rotation in the district and shaping investment
attractiveness of the area. This is first of all the use of materials of perspective allocation of farming enterprises and households, the use of database on the unoccupied state real estate put up for a tender (auction).

The use of materials from the land management schemes provides increased competitive advantage for the administrative district which implicates reduced administrative barriers to land plots acquisition. Allocation of these plots in the land management scheme is of great importance for the intensification of the investment activity in the district since it is permitted to put up various facilities on the claimed plots of land without preliminary approvals of the location for the land plot. One can therefore considerably save time on approvals, development of the preliminary land tenure documentation.

In the section of "The Development of small and medium towns, rural areas and the areas affected by the accident at Chernobyl atomic power station" it is necessary to define the objectives, tasks and priorities for the development of small and medium towns for 2011-2015 with regard to the conditions and peculiarities of their development.

One should use the following target indicators for small and medium towns: volume of employment in the economy, nominal average monthly wages accrual, rate of unemployment, the number of jobs created, the number of micro and small organizations.

In small and medium towns one should continue to work on restructuring the urban economy, creating jobs, housing development, the development of private enterprise, manufactures on agriproduct processing, turning out the products of local raw materials, realizing services to the residents.

The system of actions on the development of small and medium towns should envisage measures aimed at creating additional economic incentives for business development, primarily in manufacturing and services sector, creating conditions to attract private domestic and foreign investors to country’s economy. Specific actions should be as follows: local level control for the implementation of the approved government programs and regulatory documents on business support, reduction of local authorities interference into business activities, the removal of legal, administrative and institutional obstacles for the development of small and medium business, the development of financial support and organization of the appropriate infrastructure.

Main attention should be given to increasing the attractiveness of work and living standards of rural population, improving infrastructure of rural settlements, the development of housing, municipal services, electrification, provision of gas supply, water supply, telecommunication, upgrading of roads and transport service, improving education, public health service, culture, physical training, sports and tourism, trade and consumer services.

In the Programs of socio-economic development of the administrative districts of Gomel, Mogilev and Brest regions there should be emphasized the sub-sections on the development of the areas affected by the accident at Chernobyl atomic power station. The development of these districts should be realized with regard to the implementation of the State Program on overcoming the consequences of the Chernobyl accident for 2011-2015 and for the period up to 2020.

In the section of "Use of natural resources and environmental policy" it is necessary to envisage the maximum demands of district’s economy in mineral raw materials at the expense of the internal resources providing minimization of negative impacts on the environment during mining operations. One should also envisage increase in the exports of traditional and new types of mineral resources, reduction of economic dependence on the imports of mineral raw materials.

In the section of "Environmental policy" one should determine the directions and scale of impact of economic activities on the natural-resources potential of the district and its individual elements. It is necessary to develop measures on the active transfer of production activities to low-waste and waste-free manufacturing methods at all levels of economic activity.

Conclusions and proposals
The schemes of land management for administrative districts are the most important background information for programming socio-economic development of the districts. They identify key forecast indicators of land resources consumption for the given administrative-territorial unit for the long perspective. At the same time to develop land management schemes one should use the materials on the economic development of the district, main trends in social sphere, which predetermine the perspective of land use in various sectors. This complementarity of the two long-range plans of
territorial planning and socio-economic forecast enables to improve the efficiency of management decisions and develop a well-balanced administrative-territorial unit.

References

Резюме

Д.Чиж, И.Снопкова, С.Червякова, Д.Березовский. О совершенствовании схем землеустройства и программ социально-экономического развития административных районов в Республике Беларусь. В статье дана характеристика отраслевого и территориального планирования в Республике Беларусь, которая состоит из иерархически организованной системы программ социально-экономического развития страны, областей, районов, а также комплекса документов территориального планирования. Разрабатываемые схемы землеустройства административных районов должны быть тесным образом увязаны с Программами социально-экономического развития районов. На представленное пятилетие предлагается типовая структура данного документа. В статье также раскрыты основные подходы и приемы для реализации намечаемых мероприятий по развитию человеческого потенциала, модернизации и повышению конкурентоспособности регионального сектора экономики, активизации развития малого и среднего предпринимательства, инновационной деятельности, инвестиционной политики и созданию рабочих мест.

Эти материалы необходимы для разработки схем землеустройства, в частности информация об экономическом развитии района, основных тенденциях в социальной сфере, которые предопределяют перспективы использования земель в различных отраслях. Взаимодополнение двух прогнозных документов территориального планирования и социально-экономического прогнозирования позволяет повысить эффективность принятия управленческих решений и сбалансированно развиваться административно-территориальной единице.

Ключевые слова: схема землеустройства, социально-экономическое развитие, административный район, земельные отношения.

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