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LAND REFORM 2021: SALES OF LAND TO FOREIGNERS

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On July 1, 2021, the law on the opening of the land market, which has been long awaited for, was adopted. During the discussion of the law on the land market opening and after its adoption, conversations about the possibilities of foreign citizens and foreign companies that are offered the ownership of Ukrainian lands do not stop. The law announces the solution of this issue in an all-Ukrainian referendum. Until a referendum and positive decisions on this issue, foreigners cannot have the status of agricultural land owners, even through indirect victory through legal entities that are created and registered by the legislation of Ukraine.

After approval of such a decision foreigners, stateless persons and legal entities will be able to acquire shares in the authorized (composed) capital, shares, units, membership in legal entities (except in the authorized (composed) capital of banks), which are owners of agricultural land [1].

By any conditions, it is prohibited to acquire ownership of agricultural land for:

- legal entities, participants (shareholders, members) or ultimate beneficial owners who are not citizens of Ukraine - on agricultural land plots of state and communal property;
- legal entities, participants (shareholders, members) or ultimate beneficial owners who are citizens of a state designated by the Ukrainian aggressor state or the occupying state;
- legal entities whose ultimate beneficial owners are registered in offshore zones included in the list of offshore zones approved by the Cabinet of Ministers of Ukraine;
- individuals and legal entities that apply special economic and other restrictive measures (sanctions) in accordance with the Law of Ukraine "On Sanctions" in connection with the prohibition of transactions involving the land ownership [1].

According to the calculations of the Kyiv School of Economics, in the next few years after the opening of the land market, Ukraine will receive about two billion dollars, i.e. 1,5 percent of GDP growth.

Landowners, in addition to the right to freely dispose of property, will receive a number of other opportunities, one expert said. "Finally, the land can be used as collateral for lending. This will open up opportunities for farmers who lack funding. Or it will be possible to take a loan if a person has a share and wants to open, for example, a coffee shop," he explains. [2]

But most importantly - the market will increase the price of both sales and rent of land.

Due to such kinds of restrictions the land will be underestimated. In addition, in the absence of foreigners, there will be fewer foreign agricultural technologies and practices. The exclusion of foreigners is beneficial primarily to those who already work in the agricultural sector.

Thus, it is worth noting that currently for foreigners owning Ukrainian land resources is almost unrealistic. However, if the referendum receives a majority of votes in favor, the Ukrainian land market will undergo significant changes.

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USEFUL PROPERTIES OF TEA

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Tea is the specially dried leaves of the Chinese shrub plant (Assam tree). Black tea and green tea are leaves harvested from the same tea bush, but processed differently. Green tea undergoes almost no fermentation (oxidation processes). Black tea is subject to fermentation.

The chemical composition of freshly picked tea leaves differs from that of dried tea, which is obtained from that leaf during processing. It is more diverse and complex in dry tea. Not all of the chemicals present in fresh leaves remain in the dried tea pips. Some disappear without a trace, others undergo oxidation and are partially altered, while others undergo complex chemical reactions and give birth to entirely new substances with new properties and traits.

Research into the beneficial properties of tea has been going on for over 200 years and is not yet complete. As we have known tea contains at least 130 substances. Moreover, along with alkaloids (caffeine, theobromine, theophylline) that give this drink tonic properties, tea leaves contain biologically active substances - tannins, vitamins, macro - and microelements, essential oils and many different essential amino acids.

In tea, the phenolic compounds (tannins) give the drink unique medicinal properties that have a positive effect on the digestive, circulatory and nervous systems, also have a tonic effect on the human body, stimulate vital functions and eliminate fatigue [1].

In addition the beneficial effects of tea on the human digestive tract are the ability to adsorb harmful substances, so tea not only "cleanses" the digestive organs of microbes, but also performs a kind of chemical cleansing of the stomach contents, kidneys and partly the liver.

Finally, other properties of tannin make tea of various kinds an excellent preventive and therapeutic agent for digestion. It also has beneficial effects on the kidneys, skin and other organs of our body.

It is quite clear that tea has a comprehensive healing effect on all internal organs, deals with processing and metabolism, and, consequently, prevents diseases related to the violation of these functions [2].

In fact not every variety of tea is able to provide the same therapeutic properties on the human body. The reason for this discrepancy is the difference in chemical composition and the degree of solubility of substances in tea leaves [3].

To illustrate the difference between varieties and their same therapeutic properties on the human body we described some of them in this paper:

For men's health

For men, the advantage of black tea lies in the high concentration of micro- and macroelements and vitamins important for health. With heavy physical exertion and intense sports training, the body needs additional support. The drink will saturate him with vitamins, invigorate, improve his mood. Green tea is also good for men. It contains carotene, which stimulates hair growth and helps maintain hair. Hibiscus, herbal and all green teas are the best hangover cure. These drinks are good at detoxifying and helping to restore clarity of thoughts.

For women's health