



ЕКОНОМІКА ТА УПРАВЛІННЯ:

СУЧАСНИЙ СТАН І ПЕРСПЕКТИВИ РОЗВИТКУ

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LAND AUDIT

Problem setting. Investment distributing in accordance with international standards requires both audit conducting and applying various auditing services as well. Ukraine is recognized by international community as developed agrarian state being in need and able to attract foreign and domestic investments to Agro-Industrial Complex (AIC). Branch development is impossible without involving its enterprises at credit, currency and equity market and other fund markets objectively stipulating the necessity in various economic and legal consultations conducting as well as confirming by the auditor public accountability of financial market agrarian participant. Management of natural resources in the region has its own specifics, which ultimately makes use specific management approaches [1].

Recent researches and publications analysis. Great contribution has been made into problems of theory and practice of audit development by the following researchers as F.F. Butynets, Z.V. Gutsajliuk, O.A. Petryk, O.Yu. Red'ko, B.F. Usach, V.O. Shevchuk and others. Branch specifics researching as well as accounting and analytical provision for auditing in agriculture has been founded by V.M. Zhuk, N.L. Zhuk, L.S. Shatkovs'ka. Giving credit for researchers in auditing it is worth noting that some urgent problems are fully studied only and still don't have enough ground substantiation, notably the problem of integral system of public accountant maintenance in agro-industrial production (AIP) working out. The methodical ways of public accountant research of specific objects need substantial addition, notably land relations

Basic research material statement. In accordance with law of Ukraine «On Auditing», the organizational and methodical audit provision is being included in auditing as well as practical implementation of public accounting verifications and

giving other auditing services. On the assumption of the article 8 of the Law of Ukraine «On Auditing», the requirement on obligatory auditing conducting is not imposed upon the most agricultural enterprises. However, it does not diminish auditing relevance and importance even when it is initiative and non obligatory character.

Conception of audit enables to present it as integral system in complex description and logical interconnection of its elements. We consider that conception of agrarian enterprises auditing should outline the target and primary purposes of enterprises, its object, the objects and spheres of application.

The specific character of agricultural production requires special approach to near audit organization at agrarian enterprises. These specific features are: seasonality of production; presence in the accounting the objects (earth, biological assets) being absent in other branches of economy; specific of taxation, crediting, and state support of enterprises.

Particular attention should be paid to problematic party audit. The primary function of the audit - protection of economic interests of owners of agricultural enterprises. To ensure it necessary to define the list of socially oriented audit services. These services are necessary for the effective implementation of the state agrarian policy and the implementation of which involves significant achievement in the long term social and economic benefits. According to ISA 800, such services primarily determined by audit of land and property relations.

A major factor among production means in agriculture is earth being spatially limited, and every its separate area has different productive ability concerning the difference in soil fertility.

Plots of land leasing of agricultural purpose and land shares are the predominant form of legal earth turnover in agrarian sector. Prevailing majority of peasants by means of leasing with agrarian enterprises realize their right of ownership on earth for wretched rent. Leasing became the most important method of earth use in agriculture.

Development of farming, personal peasant farm, recreation in agrarian sector of heterogeneous economy, substantially promotes the level of competitiveness agrarian the sector in Ukraine, extends demand on land shares, enables to create terms of civilized market forming for land leasing relations.

The characteristic feature of such market in Ukraine is that predominant majority of tenancy contracts of tenancy is signed for the term of 5 years.

It results to that leaseholders are not interested in the rational use of earth and preserving its fertility. Thus, both lessees and local-authority bodies, are deprived of effective impact facilities on efficiency in using the lands of agricultural purpose by leaseholders.

The topical problem of today is the problem of proprietors' land protecting against unsound shareholders being the result of their inefficient land use inflict it considerable harm without any property accountability. Therefore, under these conditions the introduction of land auditing is of primary importance. This instrument implementation will enable to raise leaseholders' material incentives and more careful leased land usage. The land auditing is to solve the problems on data verification concerning all legal, normatively defined documents as well as comparing these data. It is necessary to distinguish in land auditing two parts – state and private land audit [1].

We believe that for conducting state land auditing the reform of State Land Cadaster is needed as well as assigning it the authority to control fulfilling of state land auditing implementation.

State Land auditing will be conducted by state auditors represented by qualified economists, lawyers, environmentalists, land surveyors and specialists keen in land law, land cadastre, land surveying and land management (surveyors).

The functions of state auditing would be in land laws compliance and elucidation under demarcation of state and municipal land property, determining the boundaries of cities and settlements, disputable issues, in determining water protection zones, protecting public interests in respect to state frontiers as well as

performing investment obligations of foreign individuals and legal entities, corporations and others.

As a result of human labor on the ground, based on the natural fertility of the newly emerged (or artificial) fertility. When natural fertility and the newly merged into a single entity, cultivated man of the soil has become a classic example of natural and anthropogenic factors. But rational land use may reduce this unique ability. That is what must be considered in the audit of agricultural land.

Let us focus in detail on methodological and organizational aspects of private land audit. Private land auditing will be conducted by firms (land auditors) under a contract that being concluded between the auditor (auditing firm) and the customer. Private land audit firms will be created on the basis of any form of property and consist of qualified professionals: accountants, lawyers, ecologists, agronomists.

To determine the objects of statutory audit in the world auditing practice the standardized performance criteria are used among which the indices of the number of employees, assets, revenues from sales in the reporting year are used. Conducting private land auditing is mandatory for agricultural enterprises-tenants of agricultural land, the area of leased land exceeding 500 hectares [2].

Audit of availability of land advisable to start with their inventory. Specially created and approved by the head of the enterprise commission checks for land plots and displays the results in inventories at cost. When checking draws attention to the availability of technical passports and other technical documentation, which contains the main details of the object.

Audit of rent for the land is held in two stages. The first phase reviewed the lists of landlords; and issuing a statement on the product. In the information to be recorded the following details: full initials and surname of the landlord, the number of products and signature of the recipient. Roll after issuing the product should be returned to the accounts in the event of full payment of all lessors or, in most cases, before summing up the year with their annual reporting.

In the second phase, the auditor validates the amount of the rent in accordance with the tax office and rental law.

In Ukraine today there are specialized accounting firms providing professional services in the areas of environmental and land rights (land audit), solve issues related to compliance with all requirements of environmental and land legislation of Ukraine

Conclusions. Consequently, land transactions carried out in the absence of regulatory and operational mechanisms for monitoring them. Delay in adoption of laws on the land market and the state land cadastre, only worsens the situation. The formation of a dual-system land audit can improve the difficult situation which is in the land sector in Ukraine. Society is interested in the fact that the owner or tenant of land should arrange its use in the most optimal way. But today their interests differ. Temporary user will detect interest only to obtain effect during the period when he uses it. The introduction of private land auditing would solve a number of problems and establish economic incentives, economic responsibility for violation of the regime of protection and use of land. Thus, the application of audit of land resources for the assessment of agricultural enterprises in terms of their impact on the land provides the ability to prioritize in their development, attraction of investments, development of land management projects, the system carrying out of work on land protection from erosion, degradation, soil fertility restoration land-saving technologies implementing and safeguarding of regional development of Ukraine in general.

Literature:

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