

ISSN 2224-526X

ҚАЗАҚСТАН РЕСПУБЛИКАСЫ
ҰЛТТЫҚ ҒЫЛЫМ АКАДЕМИЯСЫНЫҢ

Х А Б А Р Л А Р Ы

ИЗВЕСТИЯ

НАЦИОНАЛЬНОЙ АКАДЕМИИ НАУК
РЕСПУБЛИКИ КАЗАХСТАН

NEWS

OF THE NATIONAL ACADEMY OF SCIENCES
OF THE REPUBLIC OF KAZAKHSTAN

АГРАРЛЫҚ ҒЫЛЫМДАР СЕРИЯСЫ



СЕРИЯ АГРАРНЫХ НАУК



SERIES OF AGRICULTURAL SCIENCES

1 (43)

ҚАҢТАР – АҚПАН 2018 ж.
ЯНВАРЬ – ФЕВРАЛЬ 2018 г.
JANUARY – FEBRUARY 2018

2011 ЖЫЛДЫҢ ҚАҢТАР АЙЫНАН ШЫҒА БАСТАҒАН
ИЗДАЕТСЯ С ЯНВАРЯ 2011 ГОДА
PUBLISHED SINCE JANUARY 2011

ЖЫЛЫНА 6 РЕТ ШЫҒАДЫ
ВЫХОДИТ 6 РАЗ В ГОД
PUBLISHED 6 TIMES A YEAR

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Известия Национальной академии наук Республики Казахстан. Серия аграрных наук.

ISSN 2224-526X

Собственник: ООО «Национальная академия наук Республики Казахстан» (г. Алматы)

Свидетельство о постановке на учет периодического печатного издания в Комитете информации и архивов Министерства культуры и информации Республики Казахстан № 10895-Ж, выданное 30.04.2010 г.

Периодичность 6 раз в год

Тираж: 300 экземпляров

Адрес редакции: 050010, г. Алматы, ул. Шевченко, 28, ком. 219-220, тел. 272-13-19, 272-13-18

<http://nauka-nanrk.kz/agricultural.kz>

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News of the National Academy of Sciences of the Republic of Kazakhstan. Series of Agrarian Sciences.

ISSN 2224-526X

Owner: RPA "National Academy of Sciences of the Republic of Kazakhstan" (Almaty)

The certificate of registration of a periodic printed publication in the Committee of Information and Archives of the Ministry of Culture and Information of the Republic of Kazakhstan N 10895-Ж, issued 30.04.2010

Periodicity: 6 times a year

Circulation: 300 copies

Editorial address: 28, Shevchenko str., of.219-220, Almaty, 050010, tel. 272-13-19, 272-13-18,
<http://nauka-nanrk.kz/> agricultural.kz

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Address of printing house: ST "Aruna", 75, Muratbayev str, Almaty

NEWS

OF THE NATIONAL ACADEMY OF SCIENCES OF THE REPUBLIC OF KAZAKHSTAN

SERIES OF AGRICULTURAL SCIENCES

ISSN 2224-526X

Volume 1, Number 43 (2018), 34 – 37

UDC 632.9:631.58:57.04

**A. D. Omarbekova, G. E. Akhmetkerimova, T. P. Pentayev,
A. K. Igembayeva, L. Meldebek, M. Karatayeva**

Kazakh national agrarian university, Almaty, Kazakhstan.
E-mail: ardak_dd@mail.ru; g.a.1980@yandex.ru; t_p_12@mail.ru; a555_muslima@mail.ru;
LMeldebekova@mail.ru; m.karatayeva@mail.ru

**PROBLEMS OF RATIONAL LAND RESOURCES USE
IN THE CONDITIONS OF A NEW LAND-USE SYSTEM**

Abstract. The article considers problematic issues of rational use and protection of land resources of the Republic of Kazakhstan and the cause of the new system of land tenure and land use.

In world practice there is a large experience in the management and organization of use of land resources, as well as to study their conditions. The problem of rational use of land involves a wide range of activities. One of the priorities is the effective use of the potentials of land resources, aimed at rapid involvement of undeveloped land reserves in a market economy, improve the economic condition of the country.

In addition, an urgent task is the need of the implementation in each region the economy of a rational system of agriculture based on reliable information about the quantity and quality of the land. A constant effort has to be made of the soil and geobotanical surveys, qualitative characteristics of lands, conducted cadastral valuation and land monitoring. The basis of their needs builds a system of measures for the rational use and protection of lands, based on their specific climatic and socio-economic conditions. Recently started to develop a complex of measures related to the consolidation of small peasant farms into collective farms. This form will contribute to the successful conduct of production, rational use of land resources, to create the territorial basis of future cooperatives, to facilitate the operation of engineering, production and social infrastructure.

The implementation of these and other events allow more efficient use of available land resources and facilitate successful implementation of land reform.

Key words: land resources, land tenure, land use, efficiency, rationality, land relations.

Introduction. In order to control the systematic monitoring of the State land fund, the Cabinet of Ministers of the Republic of Kazakhstan dated September 30, 1993 No. 979 "On approving the Regulations on land monitoring of the Republic of Kazakhstan" defined the main tasks and streamlined a number of important organizational and financial issues on land monitoring [1-3].

In the world practice there is a lot of experience in managing and organizing the use of land resources, as well as studying their conditions. Public authorities that are obliged to deal with the issues of rational use and land protection, control over the use and land condition, protection of land rights, and the collection of land tax are extremely necessary to obtain comprehensive and reliable information on land obtained from various surveys. In addition, it needs a large group of immediate and potential participants or subjects of land relations: State and public organizations, cooperatives and private enterprises, individual citizens.

Methodology and researching materials. In this article as the methodological methods we have used historical, predictive, abstract-logical materials and research materials.

Results. The object of the study was land relations, especially in the management and organization of land use. The basis of the scientific research work mostly are the last Kazakh scientists works and used static materials of Land Management Committee of the Ministry of National Economy of the Republic of Kazakhstan and other land evidence.

Discussion. Kazakhstan has been actively entering into the world economy, improving its competitiveness largely depends on the efficient use of land resources, creating favorable conditions for the rational organization of economic capacity and life of the population.

As you know, in economy market there is an significant increase in the interest of participants in the economic process to objective and reliable information about the prospects for a comprehensive analysis of all the information forming the State Land Cadastre (SLC) [4-6].

Land cadastre effective introduction at the current stage is impossible without the use of computer technology. In this regard, the creation and development of an automated information system of the State land cadastre (AIS GZK) is aimed at the formation of an information infrastructure that provides the State interests, economy sectors and the population of the country with information on land that protects the rights of owners of land plots and land users, as well as supporting market functioning land and real estate.

At the present time, we cannot emphasize that rational use of land resources is properly provided in Kazakhstan, since the land reform processes are very slow, the land issue has become extremely politicized, and the transition of land to efficient landlords is practically blocked [7-9]. That is why, the issues of land management, rational and efficient use of land resources as a basis for the constant development of Kazakhstan have become more acute. The solution of these and other issues is an actual problem of our time.

The breadth and versatility of the problem of rational use of land resources, its historical roots and the relationship with other problems of socio-economic development of society form an ambiguous approach to determining the content of land management. This is quite natural, since the development of land, on the one hand, is viewed as a socio-economic phenomenon, and, on the other hand, as a system of state measures whose composition and order are dictated by specific tasks of the development of land relations at this stage.

Head of the State messages to the people of Kazakhstan constantly emphasizes that the main goal of the state policy is to improve the well-being of the people of Kazakhstan [1]. Therefore, in the land administration system, it is necessary to find a direction of activity where it is possible to take an active part in achieving this goal by ensuring the availability of land plots by a wide section of the population. However, it should be noted that the existing legislative and regulatory mechanisms for the implementation of this process have not been developed.

Therefore, in order to further improve the land management system and organize the effective use, conservation and reproduction of the land and resource potential of the Republic of Kazakhstan, it is necessary [10-12]:

- to give suggestions on improvement of the existing AIS GZK database on the basis of analysis of international experience and the results of scientific research of the past;
- to introduce a methodology for organizing a land use area using pilot agroforming;
- to develop new standards that meet international requirements;
- to improve the criteria for assessing the effectiveness of land use in market conditions and the norm of the share of land in the complex of real estate;
- to provide stimulating taxation on the components of the land and property complex;
- to clarify the procedure and rules for granting land plots to citizens of Kazakhstan.

Solving the problems listed above in line with the provisions of the Message to the people of Kazakhstan will allow the whole system of land resources management to approach the national political goal of improving the well-being of citizens of Kazakhstan through more rational use of the country's main wealth-land.

Rationality means the expediency of land use, that is, the correspondence of a land allotment to the goals and tasks of a given production.

The main directions of rational use of land resources can be defined by the following long-term goals [13-15]:

- stabilization of the natural environment by creating a system of stabilizing and specially protected areas capable of maintaining the ecological balance;
- transition to resource-saving technologies and systems of economic use lands;
- prevention of land degradation;

- restoration of lost from degradation and irrational economic activity properties and qualities of land that meet certain natural conditions;

- creation and introduction of the state land cadastre, its transfer to the automated technologies.

In all these areas of the research programs formation and international cooperation in the field of rational use and protection of land are the nowadays primary tasks in the agriculture of the republic.

If we take into account the inefficiency of the land use resources in the agrarian sector, then 215 million hectares. More than half of farmland are not involved in agro-industrial. Over the past 20 years, the area of irrigated land has decreased from 2.5 to 1.1 million hectares and fertility has declined to 25-30%. The area of degraded pastures is about 50% of the total area.

Because of such indicators on agriculture the following problems arise:

- due to inefficient use of land resources in agriculture is growing number of unoccupied people;

- established by the structure of market entities, there is a small number of agroforming;

- low level of technical equipment of agriculture with modern equipment;

- low investment attractiveness of agriculture, due to low production efficiency in the industry.

Conclusions. On the basis of the long-term results analysis of land resources use, has been established that the trends of the current stage of the development of society led to the need to introduce new approaches to the use of natural resources that unite ecological, social and economic directions that require the adoption of scientifically based organizationally-managed solutions.

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**А. Д. Омарбекова, Г. Е. Ахметкеримова, Т. П. Пентаев,
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Қазақ ұлттық аграрлық университеті, Алматы, Қазақстан

ЖЕРПАЙДАЛАНУДЫҢ ЖАҢА ЖҮЙЕСІНДЕГІ ЖЕР РЕСУРСТАРЫН ТИІМДІ ПАЙДАЛАНУДЫҢ ҚИЫНШЫЛЫҚТАРЫ

Аннотация. Мақалада ҚР жер ресурстарын ұтымды пайдалану және қорғау мәселелері және олардың жер иелену мен жер пайдаланудың жаңаша жүйесіндегі пайдалы болу себептері қарастырылған.

Әлемдік тәжірибеде жер ресурстарын басқарудың және ұйымдастырудың, сонымен қатар оның жағдайын зерттеу тәжірибесі бар. Жерді тиімді пайдалану көптеген мәселелерді қамтиды. Жер ресурстарының мүмкіндіктерін тиімді пайдалану, жер қорының босалқы жерлерін мемлекеттің экономикалық жағдайын жақсарту мақсатында нарықтық экономикаға бейімдеуге бағытталған.

Сонымен қатар, әрбір аймақта жердің саны мен сапасы жайлы мәліметтерді енгізу өзекті мәселе болып табылады. Осы мақсатта, топырақтық және геоботаникалық, жердің сапалы сипаттамасына зерттеулер, кадастрлық бағалау мен жер мониторингі жүргізіліп отыруы тиіс. Олардың негізін нақты табиғи-климаттық және әлеуметтік-экономикалық жағдайларға негізделген жерді пайдалану мен қорғаудың іс-шаралар жүйесі құрауы керек. Соңғы кезде майда шаруа қожалықтарын ұжымдық қожалықтарға біріктіру үшін іс-шаралар жүргізу басталды. Бұндай форма өндірісті сәтті жүргізуге, жер ресурстарын тиімді пайдалануға мүмкіндік беріп, болашақ кооперативтердің аймақтық негізін құрып, инженерлік, өндірістік және әлеуметтік инфрақұрылым үрдісін жеңілдетеді.

Аталған іс-шаралар және тағы басқаларын жүргізу жер ресурстарын тиімді пайдалану мен жер реформасын сәтті жүзеге асыруға мүмкіндік береді.

Түйін сөздер: жер ресурстары, жер иелену, жер пайдалану, тиімділік, ұтымдылық.

**А. Д. Омарбекова, Г. Е. Ахметкеримова, Т. П. Пентаев,
А. К. Игембаева, М. Каратаева, Л. Мелдебек**

Казахский национальный аграрный университет, Алматы, Казахстан

ПРОБЛЕМЫ РАЦИОНАЛЬНОГО ИСПОЛЬЗОВАНИЯ ЗЕМЕЛЬНЫХ РЕСУРСОВ В УСЛОВИЯХ НОВОЙ СИСТЕМЫ ЗЕМЛЕПОЛЬЗОВАНИЯ

Аннотация. В статье рассмотрены проблемные вопросы рационального использования и охрана земельных ресурсов Республики Казахстан и их причина возникновения в условиях новой системы землеустройства и земли использования.

В мировой практике имеется большой опыт управления и организация использования земельными ресурсами, а также изучения их состояния. Проблема рационального использования земель включает в себя широкий круг мероприятий. Одним из приоритетных направлений является эффективное использование потенциалов земельных ресурсов, направленное на быстрейшее вовлечение неосвоенных территории земельных запасов рыночную экономику, в целях улучшения экономического состояния страны.

Кроме этого, актуальной задачей является необходимость внедрение в каждом регионе хозяйстве рациональных систем земледелия на основе достоверных сведений о количестве и качестве земель. С этой целью постоянно должно проводится почвенные и геоботаническое обследования, качественная характеристики земель, вестись кадастровая оценка и мониторинг земель. Или основа их должна строит система мероприятий по рациональному использованию и охране земель, базирующихся на их конкретные природно-климатические и социально-экономические условия. Последнее время начата разработка комплекс мероприятий, связанные с укрупнением мелких крестьянских хозяйств в коллективные формы хозяйствования. Такая форма будет способствовать успешному ведению производства, рациональному использованию земельных ресурсов, создать территориальную основу будущих кооперативов, облегчить процесс эксплуатаций инженерной, производственной и социальной инфраструктуры.

Реализация данных и еще других мероприятий позволяет более рационально использовать имеющиеся земельные ресурсы и способствовать успешному осуществлению земельной реформы.

Ключевые слова: земельные ресурсы, землевладения, землепользования, эффективность, рациональность, земельные отношения.

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Редактор *М. С. Ахметова, Т. М. Апендиев, Д. С. Аленов*
Верстка на компьютере *Д. Н. Калкабековой*

Подписано в печать 07.02.2018.

Формат 60x881/8. Бумага офсетная. Печать – ризограф.
8,25 п.л. Тираж 300. Заказ 1.