

# How to Stop Emigration by Land Policy

Oksana SUKHOVA, Ukraine

**Key words:** land policy, emigration, land administration, natural resources

## SUMMARY

According to the World Bank, during last several years 15% of Ukrainians emigrated abroad which is 6,6 mln. people. Only during 1 month (July-August, 2010) the population decreased by 0.02% that is 8,900 people. There are a lot of reasons and explanations for this such as economical, social, political instability. It leads to decreasing the population of Ukraine twice within next 20 years. And it is not the case just for Ukraine. Mexico, India, Russian Federation, China suffers from such a disaster. This problem can be resolved by means of human land policy and land administration.

This paper analyses preconditions for imbalance of living standards in different countries and labour emigration as a consequence of it and also suggests approaches to meet people requirements in their countries of origin by means of land administration and land policy.

Согласно данным Мирового Банка за последние несколько лет с территории Украины эмигрировало 15% населения страны, что составляет 6,6 млн. человек. Только на протяжении 1 месяца (с июля по август, 2010 г.) население уменьшилось на 0,02%. А это 8,9 тысяч человек. Причины этого лежат, в основном, в экономической, социальной и политической нестабильности экономики страны. Сохранение такой тенденции в ближайшие 20 лет может привести к уменьшению числа населения Украины в два раза. Эта угроза сохраняется для стран Мексики, Индии, Российской Федерации, Китая. Одним из способов решения этой проблемы может быть эффективная земельная политика, отвечающая интересам населения страны.

В данной статье проводится анализ предпосылок, повлекших дисбаланс в уровнях жизни населения разных стран мира, и как следствие: трудовую эмиграцию. Предлагаются подходы к решению проблемы эмиграции методами земельной политики.

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One could argue why the emigration should be restrained? Emigration existed for all times. And to stop it is like catching a haer by butterfly net. If some personalities reject the idea to go abroad then the world, probably, wouldn't count of such geniuses as Igor Sikorsky, Gabriel Garcia Marquez, Albert Einstein, Erich Fromm, Charlie Chaplin, Franz Liszt, Maria Skłodowska-Curie. A free man in a free world makes own decision where he/she should work, live and in which society. I can hardly object that if I wouldn't live in the country where emigration has been reached the scope of catastrophe.

According to UNCTAD<sup>1</sup> the number of emigrants over the world has been increased from 195 to 214 millions during 5 years (2005-2010). There are more then 3.5 % of the population on the Earth which live aside of the country of their birth. 70 million among them are those who migrated. The share of Ukrainians in global migration processes is impressed: there are about 45% of them live outside Ukraine. More than 10% from total number of emigrants in the world are Ukrainian labour emigrants which are about 8 million people. [Ukrgazeta, 2010]

*The reasons* for this are well-known to everybody:

- poverty: lack of money, inability to have property, to issue a loan for business development, etc. For poorest countries from Central and East Africa where people can't have full-value food, home, medicine, elementary conditions of life the poverty is the first and the only reason to migrate. Each fifth on the planet belongs to this category.
- lack of social security (health, work, protection of human rights);
- lack of self-actualization: in professional activity, socially;
- small salaries, incomes;
- environmental deterioration (purity of water, air, bowels, soil);
- reduction of national health protection level. With regards to Ukraine this level dropped to 79 place among 100 countries in the world.
- impossibility to accomplish own expectations;
- high level of corruption. For instance, Ukraine took 134 place among 178 countries in applicable rating as of 2010. [Statistical Department, 2010]
- scarcity of land and other natural resources, and struggle for sources of prosperity from the powerful structures.

*The consequences.* Despite the fact that UN experts make a positive conclusion regarding free migration of people thinking they could bring bigger net income into world output there are number of negative consequences (Table 1). These consequences threaten the normal

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<sup>1</sup> UNDP - United Nations Conference for Trading and Development

functioning of both the donor-countries<sup>2</sup>, which lose their gene pool as well as resident-countries<sup>3</sup> for which immigrants become a solid disaster (photo 1).

Table 1

Consequences of mass labour migration process

Residents-countries		Donor-countries	
<i>Positive consequences</i>	<i>Negative consequences</i>	<i>Positive consequences</i>	<i>Negative consequences</i>
The acceleration of economic growth due to increased production, demand for goods and services	The deterioration of criminal situation in the country which hosts emigrants	The acquerement of new technologies and living standards of developed countries by the indigenous people	“Brains flow-out”. - Debasement of scientific & technical progress of the country
The reduction of production costs due to low manpower costs	The aggrevation of interethnic conflicts, security threat for indigenous peoples	Improving the economic situation due to money transfers, currency and securities	The reduction of tax revenues due to decrease of tax payers
The increase of competitiveness by professionals from donor-countries*	The tendency for emigrants’ domination over native population (emigrants have not being assimilating but propagate own culture in resident-country)**	Additional employment outside the country, which leads to decrease of unemployment rate inside	The loss of majority of handicrafts, skills to work on the land by young generation – Nobody inherits in skills from the aged people
The improvement of demographic situation in the country	Unmanageable extention of foreign population comparing to number of indigenous inhabitants, especially in EU		Social – family separation, divorces, increasing the number of lonely aged people, forgotten parents’ graves
Savings on training of highly skilled workers	The increase of illegal manpower		
Use of foreign workers as a buffer to the case of layoffs – emigrants will be laid off in the first place	Additional spendings, efforts to control emigration issues (adoption of new regulation, deportation)		

\* - If initially Western European countries were mostly the centre of labour migration, then since 1970 of the last century the manpower market of Middle East were rapidly formed. The number of migrant workers (4,5 million)

<sup>2</sup> donor-countries – countries which export labour emigrants

<sup>3</sup> resident-countries – countries which import labour emigrants

prevailed there over the number of local workers (2 million). Unit weight of foreign workers in total manpower of Arabic countries is significant. In the UAE it is 97%, in Qatar - 95,6%, in Kuwait - 86,5%, in Saudi Arabia & Bahrain - 40% each.

\*\* - Among countries which “were founded” by emigrants like Australia, Canada, USA only Canada was able to create a multicultural society by integrating people of different origins, which, however, preserve their cultural heritage. While the U.S. has already built up a huge wall at the border with Mexico in order to stop millions of illegal immigrants. Some of the countries from EU try to do the same as long as EU became very attractive for Africans and majority of Asians even though for some of those who have reached the EU and haven’t been lost on his way the life in Europe often became a nightmare.



(Photo 1. Immigrants from Tunisia and Libya have arrived on the island Lampedusa, March, 2011)

In fact, such countries as Australia still attract additional manpower from Eastern Europe and Asia for the development of natural potential of the country.

However the majority of population from the countries with high living standards oppose against invasion of emigrants. Especially those who do not want to integrate into new society but impose own cultural traditions into the society to which they came. The indigenous population from Germany, Belgium, Sweden, France, other EU countries raises the alarm.

It becomes clear from generalized data presented in table 1 that the problem of labour migration can not be considered as separate one for donor-countries. It is an international issue which should be jointly resolved. In this regard, it seemed interesting to investigate the entire given problem and means of overcoming it in the context of land policy for the benefits of population from donors-countries and residents- countries.

### **Preconditions for imbalancing of living standards which leads to such an appearance as mass labour emigration**

Any country needs a labour and financial resources as well as raw materials for its development and well-being of the population. Since XV-XVI century the development of European countries and North America had been achieved at the expense of exploration and

colonization of the world. With time in the middle of XIX century a new economic system was established based on world resources' redistribution. It has 2 highly developed centres in Western Europe and North America.

Over time, therefore, visible disparity in living standards of population from other countries of the world occurred as well as disproportion in their usage of natural resources and converting them into capital. Owing to the indicator of living standards (GDP)<sup>4</sup> invented by American economist Saimon Kuznets, who was Russian by origin, the countries were divided into groups. This paper applies the division of countries' by GDP per capita proposed by UN:

- *Advanced developed countries.* The countries where GDP per capita is over 20,000 \$ (prices as of 2010) [Econoblog, 2010]. Western & Central Europe, the USA, Canada, and Japan are among them. Israel, South Korea, Singapore, the countries of Persian Gulf are also in this group. Today this group has attributed Oman, Kuwait, Mexico, which 10 years ago were considered as middeveloped.

- *Middeveloped countries.* Countries with GDP per capita of 10,000 - 20,000\$. This category includes the Baltic countries, Eastern Europe within the EU (as Bosnia, Croatia, Montenegro, Poland, Hungary, Romania), also Turkey, some countries in South America (Argentina, Brazil, Venezuela, Panama), and Russia.

- *Underdeveloped.* Countries with GDP per capita of 5,000 to 10,000\$. They include China, Egypt, Latin American countries like Peru, Columbia, and some Arabic countries as Syria, Algeria, Tunisia and others. Also some part of former Soviet republics belongs to this group.

- *Developing countries,* where GDP per capita amounts 1,000 to 5,000\$. Comparing to prices of 15-years' prescription the situation has changed significantly. If in 1995 year 60 countries belonged to this group, including China, but today African countries remain there (like Morocco, Ghana, Zambia, Kenya), the Caribbean and South Asia and Central Asia (India, Indonesia, Nepal, Tanzania, Fiji, Philippines, Uzbekistan, Tajikistan), some South American countries (Vietnam, Nicaragua, Yemen, Cambodia), Pakistan and Moldova.

- *Poor countries,* where GDP per capita of less than 1000 \$ - (Congo, Liberia, Zimbabwe, Nigeria, Syera-Leone, Malawi, Mozambique, Madagascar).

Repairing an omission, poor countries which were exempt from colonialism seeking to catch up the level of development of North America and Western Europe. But predatory destruction of natural resources in poor countries doesn't give desired indicator of economic stability and poverty reduction. Only 10% of the population from developing countries is considered as rich. While 10 to 15% of people in developed countries is poor. On the other hand in the same

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<sup>4</sup> GDP - Gross Domestic Product - the monetary value of all the finished goods and services produced within a country's borders in a specific time period, though GDP is usually calculated on an annual basis. It includes all of private and public consumption, government outlays, investments and exports less imports that occur within a defined territory

state of America's the fortune of 1% of the richest people is equal to the total incomes of the poorest 90%. [Gariga N.M., 2009]

By the way, another American, Jeffrey Sachs noted that the price of desire to be a well-developed country with high GDP turns out to be too high: "Our gross national product includes each felled tree, drained reservoir, and excessive marine catch, which essentially means the exhaustion of national wealth. Searching surplus profits the air and water in China have been polluted. Demolishing of rainforests in Brazil and Indonesia is accepted as a norm. For 16 years the world still hasn't elaborated an agreement on the introduction of measures to fight climate change or adapt the mankind to irreversible processes." [Jeffrey Sachs, 2011]

Would it be ever possible for the developing countries to catch up the level of living standards of advanced-developed countries? And what are the reasons for the existence of such disbalance?

I. First assumption is in the uneven distribution of natural resources, both inside the country and in general on the planet. Logically speaking the richest nation should have the most natural resources inland. However there are facts against it. The largest areas of fertile land are in USA, India, China, Japan, Kazakhstan and Ukraine. But the most productivity of agricultural lands is observed in the countries with the least productive land like Japan, Netherlands, Great Britain. While congested Asian countries which are procured with land resources (China, India, Kazakhstan, Singapore, Bangladesh, Republic of Korea) experiencing an acute shortage of fertile land and reducing the area of productive land due to their degradation, mining, poor management culture.

Therefore, the efficiency of land use (and material well-being as a consequence) does not depend on the level of resources' procurement.

II. Second assumption can be in *overpopulation*. Indeed where the bigger amount of people arithmetically should be the smaller amount of distributed resources among them. This is the case now that more people on the planet are concentrated in countries with low per capita income. About 30% of them is concentrated in South and South-East Asia (India, Indonesia, Pakistan), 25% - is in East Asia (China, Japan). The average population density is 270 people per square kilometer (India). So the population of these countries relatively evenly distributed throughout the territory.

We have opposite situation in the highly developed North America (6%) and most European countries (12%), and the only Asian country with high GDP is Japan. Here the density of urban population extremely exceeds the national average. For example, in the Netherlands population density is 440 persons per 1 sq.km. In Japan - 330 persons per 1 sq.km. 92% of Great Britain population resides in urban areas. Moreover in some blocks of London population density makes up to 25, 000 per 1 sq.km, while in Scotland there are only 8 people per 1 sq.km. But for all that level of GDP per capita is still high in this country and amounts 35,000\$.

As follows, figures give also counter-evidence to our 2d assumption.

III. Then, perhaps, an explanation should be found in superhuman abilities of the indigenous inhabitants from developed countries who genetically have skills to manage resources or distribute them? Then, in contrast, the population from developing countries is not able to create a civilization?

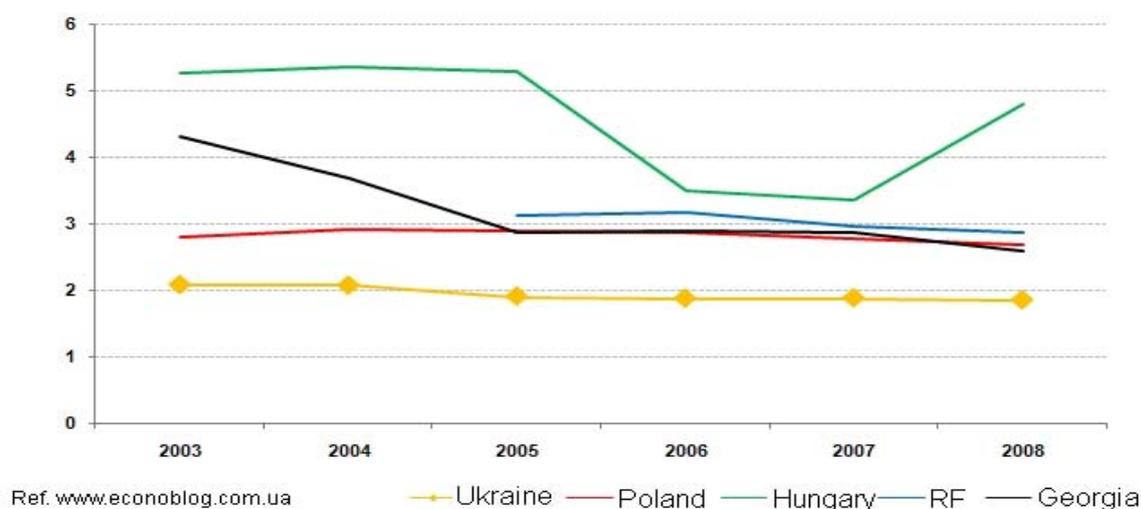
There are enough evidences against this argument. First of all according to Encyclopedia of Great civilizations [Editions Flerus, 2008] written language was originally discovered in 3300 B.C. in the Middle East: on the territories of Mesopotamy where first towns of Sumerian civilization were built up (today there are lands of current Iraq and Iran).

Afterwards new civilizations of Assyria, Babylonia, Persia and Egypt have been gradually flourished. In III century B.C. the largest city was Carthago (now Tunis) where streets were paved with stones and gutters, with luxurious mansions of rich merchants and 6-story buildings for the poor on. The same development could be observed in Indian civilization which emerged about 2500 year B.C. Some of the premises were equiped with bathes and toilets with well-developed water-supply and sewerage systems.

Chinese civilization which emerged about 5500 year B.C. gave the world paper production technology used until today. The Chinese proved to be great traders, opening the “Silk Route” that united European and Asian states. Ancestors of most of the people, now living in third world countries have had such experience in the trade, agriculture, crafts, that Norman Vikings, Romans and Greeks were needed centuries to achieve such high standards of living.

On the other hand today’s trend towards opportunities for earning “easy money” (in the entertainment business, trade, oil industry, stock-exchanged, etc.) absolutely deprives incentives to work and develop for the human as one should have. So to some extent a person can actually lose skills which were inhereted from previous generations. An example of this is low rate of efficiency demonstrated by Ukrainians on the drawing 1, despite of the fact, that Ukrainians considered very efficient workes for all times.

Diagram of capacity for work (drawing 1)



In fact, inspite of above-mentioned trend the dynamic of GDP indexes of countries in transition indicates economical growth over time. That does prove the capacity of the countries' to use their potential and move to another group by rates of economic development. It is the case for China, United Arab Emirates, Brazil, Singapore. According to World Bank the half of the global economic growth in 2011 will be provided by developing countries. [Econoblog, 2010]

So, nation abilities or inabilities can not be an argument for disbalancing of living standards.

IV. Let's consider another prerequisite for disbalancing in living standards as excessiveness of peoples' needs in certain countries. One famous American politician said that thirst appears in thirsty environment. In the system with large number of released money the one should spend them on something. Therefore it makes no sense to keep a one-time package, even though it becomes a mountain of environmentally hazardous garbage in Silikon Valley. Why the one should save and make with the only one or two beds for the whole life, or to repair them if there is a queue of sellers with modern, better products in front. Most electronic devices, furniture, cars and even houses are made out for single use. Why the one should preserve the natural fertility of the land if it is possible to add fertilizers endlessly, spend fuel, use advanced technology and obtain high yields of crops anyway? Why think about tomorrow's problems of global warming, if today it is a demand for valuable wood of rainforest and one needs to cut trees down to gain from it as much as possible?

Scientists estimate the total population of Europe, Japan and the U.S. is 20% of the world, while their energy needs are 70% of total consuming. Another example indicates the average statistical need in raw materials for American, either directly or indirectly, is about 1600 tons. This indicator for the Indian is 50 times less. [Smirnov E.N., 2009] Can it be the truth that the

Indian needs less than American? I think the problem here is much deeper and it's not related only to satisfaction of essential human needs for food, water, home, health.

The point is that some of developed states comprehended the value of things i.e. resources. They made up the costs for these resources and put them into market circulation. Later on, during financial manipulative operations on the market the value of the capital increases and its indicator doesn't depend on production cost anymore. In that way skilled entrepreneur can acquire a profit several times bigger than initial cost of resources. The more ones acquired, the more he should spend. Then, in countries with well-developed market conditions people's needs along with their value much higher comparing to undeveloped countries.

It concerns the value of the labour to the same extent.

In market conditions emigrants are considered as a resource which has supply and demand all over the world. Economists prove that the efficiency of manpower export 5 times exceeds the export of goods. For instance profit from manpower export of labor in the Arab countries make up to 20-30% of the total currency value. Some donor-countries joined the developed group thanks to exports of labour force (Turkey, Brasil). According to International Migration Organization each year Ukrainians send home from 5 to 8 billion dollars which is equal to the whole scope of foreign investments. Therefore, Ukrainian labour emigrants can be considered as serious investors. [BBC, 2010]

V. Our economists continue to list the reasons for disbalancing in living standards of different countries of the world by:

- external debt crisis as a result of dependent position of developing countries within the system of international labour distribution,
- development of scientific and technological progress, change of industrial structure and external market conditions regarding usage of many raw materials, which leads to outflow of the capital.

Undoubtedly all the above preconditions and contr-evidences are evenly affecting the difference in levels of economic development in developed and poor countries. However they prove also that the situation can be changed. This is the core idea in comprehension of the answer to the question: How to stop labour emigration? We should make changes to satisfy people's needs in the countries of their origin. Thereupon our task is to support changes **by means of land policy**, which would lead to the increase of living standards.

1. Well, in this regards one step should be made towards *elimination of population density* and its distribution in most parts of the country. This aspect can not be subject to presence of natural resources. However availability of natural resources should be taken into account when making policy on settling people and defining specialization of production, where people can apply their abilities. How can this be achieved?

A) It can be started from *reorientation of specialization in "exhausted (undeveloped) regions"*. For example, people living in mine settlements in Lugansk region (Ukraine) could

return to cultivation and livestock production on the exhausted from mining lands which were abandoned. A new technology of agriculture with little employment can be implemented on these black soils. Here we have existent utility infrastructure with the lowest price for accommodation at 10 to 100\$ per square metre.

A new full agriproduction cycle should be implemented exactly in such regions: starting from cultivation, growing the crops, processing, selling, and finishing by the development of cattle farms based on fodder supplies and meat and dairy production. Production from these territories could be sold at internal domestic market (Donetsk, Kharkiv region) and compete with Russian and international producers of agricultural products. Ukraine, with a population of 46 million could produce the food for 120 million people, while potentially it could feed 200-250 million people. During crisis times agricultural sectors is not less profitable than oil industry. [Econoblog, 2010]

Another specialization on abandoned lands could be the development of wood production. It seemed efficient to reforest quarries. The forest in Ukraine is considered as insufficient resource which is placed unevenly on the territory. During independence time the valuable species of beech were felled in Carpathians, splattered on the wood for barbecue and exported abroad. According to inhabitants of the Transcarpathian territories they consume themselves imported furniture produced from chipboard.

In this regard, it seemed efficient to involve the population of Western Ukraine, which always suffers from unemployment, into restoration of wood industry on lands particularly covered by trees. Although, in this context, big capital investments are needed because of the necessity in training and long-term land development. On the other hand, the development of wood industry will provide an opportunity to restore the traditional craft skills for the master in woodworking.

If Brazil is the superior in worldwide timber production, it should focus its efforts on poor people involvement into different kind of activities in this industry like manufacturing, plantations, growth regulation and monitoring. This would help not only to resolve the issue of partial employment, but also to counteract to global environmental problems associated with deforestation.

The same principle on restoration of regional economy focusing on the most competitive resource can be applied to Moldova. It is worth rehabilitating those territories of Moldova, where the climatic features, terrain conditions and the remaining infrastructure of the Soviet times allow developing horticulture and viticulture. In order to encourage farmers the state should support them with fair economic conditions such as credit lines, low quotation, good leasing conditions for usage of modern automated machinery and equipment.

Usage of the most competitive natural resource which is peculiar to each country of Third world would make them leaders in the world market in their own sector. And the way to the welfare lies in the establishment of inter-sectored trade system, where all of them would be involved.

B) Another means to eliminate congestion of population can be *urban planning* aimed at removing large industrial or service centers (like clothes or shoe factories) outside the city. This mostly concerns metropolises, which concentrate today the majority of peoples' activities, major industrial and shopping centers, and hence financial flows. Moving large industrial complexes into suburbs or to the places with source of raw materials will ensure the dispersal of working places away from metropolises centers. Urban transport, utilities will be relieved also of people. Establishment of the manufacture in suburban place, where permanent residents live, and especially in the presence of raw materials will let benefits to the owner by means of reduced production prime costs. Development of business there will support the development of the environment in a way of maintenance access roads, lights, transmission lines, etc. It will improve indirectly the living conditions of the country's population.

II. The next way to keep manpower within the country is *revival of forgotten crafts*: sheep breeding, pig breeding, horticulture, beekeeping, handcrafts, etc. Besides skills, the craftsmen need the means of production, one of which is land. The approach which should be used for implementing this goal will be shown on the example of Ukraine.

According to Land Code each citizen of Ukraine has the right to obtain up to 2,0 hectares of the land free of charge for gardening, garage, summer-housing, homestead land, vegetable gardening and farming. In reality, most of the urban population (workers, intellectuals) still have not taken the opportunity to issue land ownership, as defined by the law and not going to. At the same time, the peasants who work on the land or going to accelerate their economies are really in need of such land which hasn't been distributed yet. Besides, those employees who work temporarily abroad and will return back with the money could also invest into agrarian sector. But they also suffer from insufficient size of land parcel for business development.

A) The means which could help in these cases is a consolidation of undistributed or unused land into some reserve as Land Bank for more efficient circulation. Having land reserve the state will be able to satisfy the needs in land for different categories of the society such as social workers, intellectuals or workers by their first request. The land should be available on terms of permanent or temporary use without the right to sell it. In case of inefficient or inappropriate use the land should be returned back to circulation for its subsequent distribution.

B) Another means for revival of crafts is a *possibility for collective land management*. This regulation is now extracted from the Land Code of Ukraine. But it is of great need for the people who are not able to manage their own economies independently. If the people on the West of Ukraine are able to cope with small individual plots as of 1,0 to 2,0 hectares, then the East suffers from inability of peasants to handle area of 4,0 to 6,0 hectares by their own (without technical and technological support). Most of the peasants are not leaders by the nature and used to work in collective farms. However the modern method of joint land management means transfer of land shares from each peasant to one master on terms of lease, with the right to be employed by the master and work on the same land. And, as a result of

such cooperation, the master takes income, while peasants as landlords receive so-called allowance in the form of natural products (hundredweight of wheat or sugar for the season working at the field).

Under such conditions of land management nobody talks about renewable natural resources. Since the land parcels of different sizes belong to large number of owners one can hardly talk about usage of crops- rotation or pasture-rotation schemes which allows increase productivity under reuse of resources without chemical fertilizers.

In 1904 Ukrainian scientist K.Voblyj. [K.Voblyj, 1904] has already investigated the problem of rural wage labor. He made a conclusion that in capitalism conditions small-scale peasant's economy is doomed to extinction. This has been proven by 20-years of land reform in Ukraine. Small-scaled land parcels managed by poor, inexperienced in modern methods of farming peasants becomes unproductive and lead to bankruptcy.

To resolve this problem in modern conditions the peasants should have intention to put together their land shares on equal terms, and also divide the profit according to the share of participation in joint managing economy.

Only in this case farmers or collectives of farmers could move up to higher forms of market relations as cooperation based on the establishment of trade batters. Farmers would join co-operatives in compliance with different areas of the business and specialization. It can be either sales / selling products, whether technique / repair of agricultural machinery or processing of raw materials. After all it is impossible to imagine any U.S. or the Netherlands farmer who does business outside the cooperatives. Ukrainian farmer initially put into a position where he cultivates the land, grows crops, process or sell products alone. Most farmers simply fed farming products to livestock, as it's not profitable to drive it to the city. At the same time cooperatives in Denmark and Finland sell 90% of total value of the milk, in Sweden and Norway it is 100%. The share of livestock cooperatives in all the Nordic countries is 80%. [Petrieva G.A, 2005]

If together with cooperation in the internal market the external cooperation will be gradually arranged it would definitely work for balancing of economic levels in the different countries. Argentina, Ukraine, Brazil would purchase farming equipment from Germany on equal terms of exportation agricultural products made by their own.

III. Not the last tool for solving the problem with emigration is regulation of occupational pattern in land management sector. Lack of professional staff in land sector now becomes an obstacle for good and efficient performance in land management. Today in Ukraine most of professionals in land sector such as soil scientists, agronomists, land managers, plant protection specialists, veterinarians, zoologists, forestry specialists either emigrated abroad or engaged in other business activities like apartments repair, selling etc. On the contrary former tractor-drivers, musicians and sellers work now for land management sector. Theories which study today in universities of some former Soviet republics can hardly be applied to practical work in order to make the land sector competitive. At the same time the plead of new

generation of farmers was born who have intention to work in agribusiness and have initial capital for the development of large-scale production but do not have educational skills and sufficient knowledge in new trends and technologies.

So, aimed at ensuring high standards of living the level of training of skilled personnel should be improved to secure its employment in accordance with the relevant qualification. Educational framework for such specialties as agronomist, agrichemist, soil specialist should be re-evaluated based on the requirements dictated by the time.

In this context the introduction of support programs for young and experienced professionals, encouraging them by prestigious jobs on a competitive basis, opportunities to have training in business environment at manufacture or abroad, by benefits related to housing would be of great use. The state should foster respect to the profession, the desire to increase knowledge and training. After all, experienced professionals are demanded in every village, town, each settlement working in the field, not just in the offices.

**Conclusions.** To sum up, I should note that any nation should not live only for satisfaction of natural instincts. It must have a goal for its development. One noble goal which would allow a person to develop and the state not to loss its authority could be the improvement of the welfare of each citizen, and therefore living standards of the whole country.

We can start from very little for this.

To create conditions for the use of different forms of management on the land such as state, municipal, cooperative, collective, rent, leasing forms, and not to give priority just to private property.

To ensure access to land resources for all levels of population. Allowing market circulation of agricultural land, to remember that the land for Ukraine is a strategic resource like the oil to Libya and forests for Brazil. Therefore, primarily to protect citizens of their own country from the bankruptcy and loss of resources as it is done in UAE. At the same time long-term lease should have a longer duration (more than 10 years) for creation attractive business environment for foreign investors. Establishment of the land bank (reserve) will provide free access to land and its availability even to the poorest citizens.

To provide a legal and economic framework for cooperation.

To ensure good working conditions and equal respect to the specilaities regardless if it is a businessman, a sewer, a teacher, a solder, or an official. To overcome the situation in a society where speculators gain more than a real producers of the goods.

To implement regularly a strategy on elimination of population congestion based on availability of working places and comfort living conditions in resettlement areas.

The progress in implementing at least these measures which are set forth above will allow to higher up the living standards in donor countries thereby to stop the outflow of population from them.

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## BIOGRAPHICAL NOTES

Ms. Oksana Sukhova, born in 1977. Graduated as a specialist in Land Management in 1999 from Kharkiv State Agrarian University, Ukraine; and as M.Sc. in Land Management from Royal Institute of Technology, Stockholm, Sweden in 2004. Since 2005 work for BlomInfo-Ukraine Ltd at the position of Quality Control manager, 2009 – Project manager.

## CONTACTS

Project Manager Oksana Sukhova  
BlomInfo-Ukraine Ltd,  
Address: 03040, Kyiv, Demiivska Str., 43  
Telephone: +38 044 258 72 66  
Fax: +38 044 258 7418  
E-mail: [o.sukhova@blominfo-ukraine.com.ua](mailto:o.sukhova@blominfo-ukraine.com.ua)  
Web-site: [www.blominfo-ukraine.com.ua](http://www.blominfo-ukraine.com.ua)