ANNOTATION

dissertation work of Anarbayev Ermek Akhmetovich on the topic: "Research and assessment of the quality of agricultural land, taking into account the peculiarities of their use (on the example of the Turkestan region)" submitted for the degree of Doctor of Philosophy (PhD) in the educational program (specialty) 6D090700 - "Cadastre"

Relevance of the research topic. In accordance with the needs of the market economy, as well as with the aim of integrating the valuation community in the global economic space, the problem of land valuation is currently very relevant.

The problem here is that land plays a different role, remaining the most important and irreplaceable factor in the socio-economic development of society. The value of land as a resource and as a commodity is one of the necessary economic factors in economics, studied for more than five hundred years. The issues of the formation of economic and non-economic mechanisms for the formation of land values are more complex.

The successful implementation of the strategic development of valuation activities in the Republic of Kazakhstan, i.e. cadastral valuation separately, requires solving both theoretical and methodological and applied issues, as well as the implementation of the results of land valuation work in practical activities, the preparation of technologies, solving modern environmental and socio-economic problems of agricultural development.

The conducted examinations have shown that historically developed intellectual projects, conclusions and ideas in the field of land valuation today still significantly lead to the choice of the right position. Despite the relevance and practical value of the problem, the right solutions are being taken, design work will continue to be aimed at assessing land as a factor of production and an object of personal property, as required by domestic and foreign science. It should be noted that to date, no comprehensive studies have been conducted on the phenomenon of estimating the cadastral value of land, reflecting the biosphere, economic and social significance of land.

In theoretical and applied research, the issue of assessing land resources as a biosphere category has been given attention only recently. In this regard, the dissertation research work is very necessary and relevant.

Problems are the level of research. The issues of studying and evaluating lands are considered in the works of domestic and foreign scientists. The problem of land valuation as an element of the management system has been studied by many scientists: Varlamov A. A., Volkov S. N., Galchenko S. A., Sagaidak A. E.,

Semenov V. A., Sulin M. A., Khachaturov T. S., Khlystun V. N., Seifullin Research on land and real estate valuation has been widely covered both in publications of world-famous scientists: Vesely O., Kene F., Petty W., Smith A., Eckert J., etc.

Despite the fact that various methodological recommendations, approaches to the cost of natural resources and lands have been prepared in foreign and domestic science and practice, and experience has been formed, we have been convinced of all the numerous contradictory opinions in the review of the works of domestic and foreign researchers concerning the assessment of land resources. Today, many changes in rapidly developing land relations require improving the methodology for determining the cadastral price of agricultural land. Therefore, the need for a theoretical and methodological study of these problems served as the basis for determining the purpose and objectives of the dissertation work. Although there are currently scientific papers on the problem of land valuation, the problem of land valuation, issues of development and improvement of the assessment mechanism have not been fully studied.

The purpose and objectives of the study. The purpose of the dissertation research is to improve the methodology for assessing agricultural lands as a method of their application in the land management system of the agro-industrial complex and the main mechanism for ensuring sustainable economic development.

To achieve this goal, the following tasks are set:

-systematization and classification of theoretical and scientific methods and techniques of agricultural soil analysis;

- the role of cadastral assessment of agriculture in determining its characteristics and location, in ensuring sustainable development of agriculture;

- assessment of the potential of the agro-industrial complex using several indicators (quantity, quality and cost).

- improving the use of technology as a means of applying the results of cadastral valuation of agricultural land;

- substantiation of the coefficients of harmful and dangerous factors in the cadastral value of agricultural land;

- to propose a model for the sustainable development of the agroecosystem based on the cadastral assessment of agricultural land and decisive for the development of the agrarian economy;

- improvement of land management measures based on the application of land assessment works, which allow to increase the environmental and economic efficiency of the use of agricultural land;

The object of the study. The purpose of the dissertation research is to improve the methodology for assessing agricultural lands as a method of their application in the land management system of the agro-industrial complex and the main mechanism for ensuring sustainable economic development.

The subject of the study. The development of evaluation activities based on the characteristics of the use of agricultural land, the regularity of formation, as well as the possibility of using its data to increase the efficiency of agricultural production.

The scientific novelty of the work. The scientific novelty of the work consists in conducting a comprehensive study of agricultural land assessment activities and using its results as an important factor creating the necessary conditions for improving the efficiency of agricultural production, taking into account territorial characteristics.

In the course of scientific work, the following results were achieved:

- the concept of grouping and classification of methods for assessing agricultural land was proposed;

- determination of the nature, location and significance of agricultural land valuation to ensure the sustainable development of the agricultural economy.

- use special methods to assess opportunities, risks and conditions, and prepare development options.

- the technology of using agricultural land as a tool for applying the results of land assessment has been improved.

- the cadastral value of agricultural land determines the coefficients of the use of harmful and dangerous factors;

- based on the cadastral assessment, a model of sustainable development of the agroecosystem is proposed, which allows the development of agriculture;

-land management measures have been improved based on the use of land assessment works, which make it possible to increase the environmental and economic efficiency of agricultural land use.

Proposed basic principles of protection:

- the theoretical foundations of the assessment of land resources in accordance with the direction of regulation of land relations in the development of the market.

- determination of qualitative and quantitative indicators of agricultural lands located in agriculture;

- study of agricultural lands with natural insulating characteristics;

- In accordance with the requirements of the market, land relations are of great importance for the socio-economic development of the state, since land resources are an important part of the economic life of society.

- development of specific proposals to improve the methodology of cadastral valuation of agricultural land.

Theoretical and methodological basis of the study. The theoretical and methodological basis of the work includes the fundamental principles of modern economic and land management sciences, dissertation research and published works of domestic and foreign scientists, practical work of specialists in the field of Land and real estate, data from institutions involved in land management and land cadastre.

The theoretical and practical value of the research. The theoretical value of the research lies in the development of theoretical and methodological provisions for assessing the cadastral value of agricultural land based on an integrated approach aimed at ensuring sustainable economic development, which allows improving the organizational and economic mechanism in the management of land resources of the agro-industrial complex and the regulation of land relations.

Practical value of the work: factor determination of estimated indicators; consideration of the characteristics of agricultural land in various forms of management; determination of potential in accordance with the specifics of a particular territory and ways to improve land tax taking into account the form of management; regulation of the use of agricultural land based on the rules of land provision; accounting for the use of agricultural land and property using the results of cadastral assessment organization of land use from owners.

By introducing proposals in the work, it is possible to increase the competitiveness of various forms of management within the framework of sustainable development of a multidirectional agricultural economy, increase the profitability of agro-industrial complexes and agricultural production, as well as increase the territorial organization in the development of a regional, interregional agricultural economy.

On the personal share of the applicant. The main results of the dissertation work can be used by the Ministry of Agriculture of the Republic of Kazakhstan and regional departments of agriculture for cadastral assessment of agricultural lands. In addition, the results of the study can be used for the development of land relations in vocational training courses "Land management and cadastre" in higher educational institutions.

Approbation of the research results. Proposals and discussed, 2 articles included in the Scopus database Q3-34%, Q2-70% and 5 scientific articles included in the field of CCSON (HAC) are published in a scientific publication.

The main scientific results of the dissertation work were presented and discussed at regional conferences in the countries of the near and far abroad, namely:

-Scientific and Practical conference "Science and Education in the modern world: challenges of the XXI century" (Nur Sultan, 2019);

- International Forum "Problems and scientific solutions" (Melbourne, Australia, 2021.);

-International Scientific Conference "Science and Innovation 2021: directions and priorities of development the validity of the results of work at scientific and practical scientific conferences" (Melbourne, Australia, 2021).

The structure and scope of the dissertation work. The dissertation work consists of 110 computer-typed pages, including 17 figures, 22 tables containing normative references, definitions, designations and abbreviations, an introduction, three chapters, a conclusion, and the literature used.