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## THE ROLE OF ADMINISTRATIVE JUDICIARY IN ENSURING TRANSPARENCY AND PREVENTING CORRUPTION IN THE SPHERE OF LAND RELATIONS

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**Timashov V.A., Pryval B.S. The role of administrative justice in ensuring transparency and preventing corruption in the field of land relations.**

The article presents a comprehensive study of the organizational, legal, and practical aspects of countering corruption in the management of land and budgetary resources in Ukraine, particularly in the activities of state authorities and local self-government bodies. The relevance of the topic is determined by the high level of corruption risks in land relations, excessive discretion of officials, lack of transparency in documentation, and insufficient coordination among regulatory authorities, which create conditions for the illegal appropriation of state and communal land and budgetary funds. At the same time, the study highlights positive trends in the reform of land resource management, including the implementation of electronic registers, the digital State Agrarian Register (SAR), electronic auctions, and mechanisms for appealing decisions of authorities through administrative courts, which contribute to increased transparency and legal certainty.

The article provides a detailed analysis of the current legislation governing land relations and budget management, identifying key gaps and problematic areas, such as the fragmentation of the legal framework, insufficient regulation of conflicts of interest, low efficiency in monitoring land allocation, and the absence of clear preventive mechanisms to prevent violations. At the same time, the positive impact of digitalization on public resource management is emphasized, including the possibilities for automated accounting, monitoring, and auditing of land and budget resources, which ensures rapid detection of violations and increases the accountability of officials.

Particular attention is paid to the analysis of administrative judicial practice concerning land disputes, including cases of unauthorized land occupation, termination of lease agreements, and protection of the rights of communal and state landowners. The effectiveness of the Supreme Court's legal practice is examined, demonstrating positive dynamics in ensuring the rule of law and protecting citizens' rights. Furthermore, examples of successful anti-corruption operations and transparent management practices of land and budget resources are presented, indicating the effective application of modern monitoring and control tools.

The study concludes that comprehensive reform of land management and budget administration, combined with digitalization, improvement of the legal framework, and active use of administrative justice, can significantly reduce corruption risks, increase the efficiency of public resource utilization, and ensure transparency and accountability of public authorities. The authors emphasize the need for an integrated approach that combines legal, organizational, and technological mechanisms, as well as active participation of civil society and the private sector in controlling the use of land and budgetary resources.

**Key words:** land relations, anti-corruption activities, administrative justice, digital land registry, transparent governance, public assets, electronic registers, resource efficiency, monitoring and control, administrative responsibility in the field of land relations.

**Тімашов, В.О., Привал Б.С. Роль адміністративного судочинства у забезпеченні прозорості та запобігання корупції у сфері земельних відносин.**

У статті здійснено комплексне дослідження організаційно-правових та практичних аспектів протидії корупції у сфері земельних ресурсів України, зокрема у діяльності органів державної влади та місцевого самоврядування. Актуальність теми обумовлена високим рівнем корупційних ризиків у земельних відносинах, надмірною дискрецією посадових осіб, відсутністю прозорості у документації та недостатньою координацією між контролюючими органами, що створює передумови для незаконного привласнення державних і комунальних земельних ресурсів та бюджетних коштів. Водночас робота висвітлює позитивні тенденції, які вже спостерігаються у реформуванні системи управління земельними ресурсами, зокрема впровадження електронних реєстрів, цифрового Державного аграрного реєстру (ДАР), електронних аукціонів, а також механізмів оскарження рішень органів влади через адміністративні суди, що сприяє підвищенню прозорості та правової визначеності.

У статті здійснено детальний аналіз чинного законодавства щодо земельних відносин і бюджетного управління, визначено ключові прогалини та проблемні сфери, такі як фрагментарність нормативної бази, недостатнє врегулювання конфлікту інтересів, низька ефективність контролю за розпорядженням земельними ділянками та відсутність чітких превентивних механізмів запобігання правопорушенням. Водночас підкреслено позитивний вплив цифровізації на управління державними ресурсами, зокрема можливості для автоматизованого обліку, моніторингу та аудиту використання земельних та бюджетних ресурсів, що забезпечує швидке виявлення порушень та підвищує відповідальність посадових осіб.

Особливу увагу приділено аналізу адміністративного судочинства щодо земельних спорів, зокрема випадків самовільного зайняття земель, розірвання договорів оренди, захисту прав власників земель комунальної та державної власності. Досліджено ефективність правозастосовчої практики Верховного Суду, що демонструє позитивну динаміку у забезпеченні верховенства права та захисту прав громадян. Крім того, наведено приклади результативних антикорупційних операцій та практик прозорого управління земельними та бюджетними ресурсами, які свідчать про успішне застосування новітніх інструментів контролю і моніторингу.

У роботі доведено, що комплексна реформа земельного управління та бюджетного адміністрування, поєднана з цифровізацією, удосконаленням нормативно-правової бази та активним застосуванням адміністративного судочинства, здатна істотно знизити корупційні ризики, підвищити ефективність використання державних ресурсів і забезпечити прозорість та підзвітність органів влади. Автори наголошують на необхідності інтегрованого підходу, який поєднує правові, організаційні та технологічні механізми, а також активну участь громадянського суспільства та приватного сектору у контролі за використанням земельних і бюджетних ресурсів.

**Ключові слова:** земельні відносини, антикорупційна діяльність, адміністративне судочинство, цифровізація земельного обліку, прозорість управління, державні активи, електронні реєстри, ефективне використання ресурсів, контроль і моніторинг, адміністративна відповідальність у сфері земельних відносин.

**Problem Statement.** Anti-corruption efforts in the field of land resources is a key direction for ensuring national security and effective public administration in the face of modern economic and social challenges. Land infrastructure and mechanisms for managing state assets are of strategic importance for the stable functioning of local authorities, enterprises, critical infrastructure facilities, as well as maintaining socio-economic stability of regions. At the same time, excessive discretion of officials, the opacity of documentation regulating land management, and the imperfection of control procedures create systemic conditions for corruption schemes, illegal appropriation of land and financial resources. As part of the Clean City operation conducted by the NABU and the SAPO, a large-scale scheme for the illegal alienation of Kyiv City Council lands through fictitious structures was exposed, which allowed avoiding competitive procedures and illegally seizing strategic resources. During the investigation, over 6.4 million US dollars, 630 thousand euros and 800 thousand UAH were seized, seven people were detained, including high-level officials and deputies. The scheme was stopped, preventing the theft of land worth over 83 million UAH [1].

On the other hand, the verification of declarations of officials for 2021-2023 revealed numerous violations: unreliable data on assets, hidden apartments, houses, land plots, property rights to parking spaces and expensive agricultural equipment, which indicates the systemic nature of the problem and the low level of integrity in the management of state resources [2]. Organizational and legal mechanisms for controlling the land sector require significant modernization due to structural flaws, which include: fragmentation of legislation, lack of interdepartmental coordination, insufficient technical and personnel

support for documentary checks and asset control, as well as lack of transparency in the procedures for approving and endorsing of land management documentation. The issues of state examination of land documents and agrochemical certification are particularly vulnerable, which increases the risks for corruption. Given the current challenges, the scale and complexity of illegal schemes in land management exacerbate the threat of significant financial losses, undermine citizens' trust in the authorities and question the stability of local self-government. Reliable protection of state assets requires the implementation of transparent regulatory procedures, limiting the discretionary powers of officials and the formation of a comprehensive system of control over land resources. This is a basic prerequisite for ensuring effective state administration and socio-economic stability of the country.

**The purpose** of the article is a comprehensive analysis of corruption risks in the field of land and budget resources of Ukraine, in particular those related with activities of state authorities, as well as identification of systemic gaps in existing control mechanisms. The study aims to identify the main causes of illegal appropriation of land plots and state assets, analyze the consequences of unreliable declarations and non-transparent management procedures, and propose comprehensive ways to increase transparency, control efficiency, and integrity of officials.

**State of scientific research on the issue.** The problems of ensuring transparency and preventing corruption in the field of land relations are actively studied both within the framework of administrative law and in the context of the state's anti-corruption policy. The issues of efficiency of administrative proceedings in resolving land disputes and combating corruption abuses were analyzed in their works by such domestic scientists as O.V. Hulak, R.V. Mykolaenko, O.V. Rykovska, who drew attention to conflicts of interest and delimitation of powers of regulatory authorities in the field of land relations. A significant contribution to the study of corruption risks in the land sector was made by the works devoted to the analysis of the activities of the State Service of Ukraine for Geodesy, Cartography and Cadastre, in particular analytical reviews of the National Agency for the Prevention of Corruption (NACP), which outlined the sources of corruption in the field of land management and the potential for their elimination through legislative reform.

Among foreign researchers, K. Deininger, D.A. Ayalew Ali and others paid considerable attention to the issues of transparent land management, anti-corruption monitoring and the introduction of digital tools. Their works highlight the importance of open data, electronic cadastres and digital registers in ensuring accountability and preventing abuses in the land sector.

At the same time, despite the availability of a wide range of studies, some aspects remain insufficiently developed. In particular, the issues of the effectiveness of administrative courts as a mechanism for countering corrupt practices in the field of land management, the relationship between judicial control and digital transparency tools, as well as the practical implementation of anti-corruption legislation in the activities of local self-government bodies, which should prevent abuses and circumventions, require further analysis. Constant changes to land and administrative procedural legislation actualize the need for new comprehensive studies aimed at identifying gaps in law enforcement and forming effective institutional mechanisms to ensure the openness of land management.

**Main material.** Administrative justice is a critical mechanism for exercising control over the legality of actions of administrative bodies in the field of land use. By appealing against decisions, actions or inactions of government bodies, subjects of land legal relations can apply to administrative courts and seek their cancellation or obligation to take legal actions. In this context, certain articles of the Land Code of Ukraine are of particular importance as substantive grounds for such judicial control.

One of the central norms is Article 141 of the Land Code of Ukraine, which defines the grounds for terminating the right to use a land plot – in particular, violation of the intended purpose of the land, failure to pay rent or taxes on time, failure to fulfill other terms of the contract [3]. Administrative courts, when analyzing decisions of local administrations or land departments, use this article as a clear legislative basis for declaring unlawful actions to extend or renew land use if the conditions are not met. This discourages temptations of a corrupt nature when users receive preferences or extended use contrary to the norms.

No less important is the application of Article 120 of the Land Code of Ukraine, which provides for the transfer of the right to a land plot upon acquisition of ownership of a building or other real estate located on this plot [3]. This provision makes it impossible to artificially separate the registration of real estate and land, which was often used in corruption schemes – for example, when a building was registered without securing the right to the corresponding land plot. Administrative courts have the right to establish obligations for authorities to make changes to the registers or cancel illegal entries, relying on this article.

Of additional importance are other provisions of the Land Code of Ukraine, such as Articles 110-112 of the Land Code of Ukraine, which regulate restrictions on land use, encumbrances on land plots, and

protected zones [3]. For example, decisions of authorities that impose restrictions or establish protected zones without proper public discussion or with a violation of transparency can be challenged through administrative courts precisely on the grounds of unconstitutionality or violation of the procedures provided for in these articles.

Another important instrument is Article 126 of the Land Code of Ukraine, which concerns the registration of property rights to land plots. Unlawful refusal of state registration or abuse by registry administrators can be appealed in an administrative court with a demand to cancel the unlawful decision or to order the registration of land plots [3].

Finally, the section «Guarantees of Land Rights» includes Article 152 of the Land Code of Ukraine, which establishes methods for protecting rights to land plots [3]. It is through this systemic guarantee mechanism that administrative courts are able to become a link that transforms abstract rights from the code into actually protected rights of citizens and legal entities in the land sector.

Thus, administrative justice, using the norms of Articles 141, 120, 110-112, 126 and 152 of the Land Code of Ukraine, forms a legal practice that counteracts corruption abuses in land use and promotes transparency of decisions by state and local authorities.

In October 2020, the National Agency on Corruption Prevention (hereinafter referred to as the NACP), in particular its Department for the Prevention and Detection of Corruption, published an analytical review of corruption risks in the field of land relations, which identified the main causes of such risks [4, p. 2]. Thus, the No. 1 corruption risk was the discretionary powers of the State Service of Ukraine for Geodesy, Cartography and Cadastre (hereinafter referred to as the State Geocadastre) and the transparency of land management documentation. An analysis of the current legislation (the Land Code of Ukraine, the Regulations on the State Geocadastre, the Law «On Land Management», etc.) shows that the State Geocadastre has more than twenty control, supervisory and permitting functions in the field of land relations, which makes it a key state authority that manages one of the most valuable resources of the state. The discretionary powers of the State Geocadastre, combined with the confidentiality of land management documentation and the non-public nature of its consideration, create conditions for the commission of corruption offenses. Information from the Unified State Register of Persons who committed corruption or corruption-related offenses (hereinafter referred to as the Corruption Offenders Registry) indicates a high level of corruption risks in the activities of the State Geocadastre. In 2019-2020, officials of territorial bodies of the State Geocadastre were held criminally liable for receiving unlawful benefits for influencing decisions on the use of a land plot, inspections of illegally occupied land plots, and approval of land management documentation, which confirms systemic violations in the field of land relations [4, p. 3]. Based on the analysis of numerous violations, the draft Law of Ukraine «On Land Management» proposes the abolition of the regulatory influence of the State Geocadastre, narrowing its functions to conducting cadastral activities and administering geospatial data. Among the principles of land management, the draft law emphasizes the openness and accessibility of land management documentation, as well as the transparency of the processes of its approval and endorsement. In combination with the limitation of the powers of the State Geocadastre, these measures are considered an effective way to reduce corruption risks [4, p. 4].

Another identified risk is agrochemical certification of agricultural lands [4, p. 7-8]. Agrochemical certification should monitor the condition of soils, their fertility and conditions for the use of fertilizers. In practice, this mechanism is often used as a corruption tool to obtain favorable land characteristics and issue permits in favor of the customer of the agrochemical certificate. The certificate is sometimes made without visiting the site and examining the soil, at the expense of land users. The Supreme Court in case No. 287/587/16-ts recognized that the agrochemical certificate is not a mandatory document when transferring land into ownership. The proposal of the draft law is to cancel mandatory agrochemical certification and limit soil control to state agrochemical inspection, which will make corruption abuses impossible when transferring land [4, p. 8-9].

Another source of corruption risk is the absence of a statutory ban on the preparation of land management documentation in the presence of a private interest, which may affect the objectivity or impartiality of a land management engineer [4, p. 10]. The draft amendments to the Law of Ukraine «On Land Management» propose to introduce a legal mechanism to prevent conflicts of interest for land management contractors as a solution to the problem. Thus, the proposed amendments to Article 28 of the Law of Ukraine «On Land Management» prohibit land management engineers from preparing land management documentation if: the object of land management is land plots belonging to the land management contractor or persons working within their team; persons, who cooperate with land management contractor, have family ties with the customer of the land management works or a legal entity whose management has family ties with the customer; the object of land management is land plots belonging to the founders or participants working for the land management contractor; the

customer of land management work is the founder or participant working for the land management contractor [4, p. 10-11].

Gulak O.V. and Mykolayenko R.V. also highlight the seriousness of the problem of corruption in the field of land relations. Thus, attention was focused on some important aspects, such as:

introduction of the agricultural land market (after all, it in itself increases the level of corruption risks, since land is an object of special social and economic value);

lack of a holistic practical strategy, a clear distinction between the concepts of "prevention" and "counteraction" to corruption;

ineffectiveness of implementing preventive measures in the field of land relations.

Despite significant legislative developments in the field of anti-corruption policy (creation of special bodies, anti-corruption registers, declaration systems, mechanisms for involving the public), it is precisely for the above reasons that the reorganization of the institutional environment did not produce the expected effect [5, p. 81].

The National Association of Advocates of Ukraine in 2024 presented "Land Disputes: A Review of the Practice of the Supreme Court for the Second Half of 2024 (01.07.2024 – 31.12.2024)". Thus, in the resolution as of September 18, 2024 in case No. 914/1785/22, the Grand Chamber emphasized that the unauthorized occupation of land plots is a violation that must be eliminated. The court indicated the possibility of canceling the state registration of an illegally acquired right of ownership or use. This approach is aimed at ensuring the stability of property rights and protecting state and municipal lands from abuse [6, p. 3].

In its resolution as of September 25, 2024 in case No. 587/1382/15-ts, the Grand Chamber provided an interpretation regarding the application of Article 36-1 of the Law «On the Prosecutor's Office», which was in force until July 15, 2015. The court emphasized the limits of the prosecutor's powers in representing the interests of the state in court, which is important for cases that arose during the transitional period of reforming the prosecutor's office [6, p. 3].

No less important is the resolution as of October 16, 2024 in case No. 911/952/22, where the Grand Chamber clarified the procedure for applying penalties and interest. In particular, the court clarified how the wording "for each day of delay" should be interpreted, determined the rules for calculating interest on overdue amounts, and also emphasized the court's right to reduce the amount of the penalty if its collection in full contradicts the principles of justice [6, p. 4].

In its resolution as of November 20, 2024 in case No. 918/391/23, the Grand Chamber formulated an approach to the termination of a land lease agreement. The court noted that the complete non-payment of rent is an unconditional basis for terminating the agreement in accordance with paragraph «d» of part 1 of Article 141 of the Land Code of Ukraine. This position contributes to strengthening discipline in the field of lease relations and protecting the rights of land owners [6, p. 5].

Finally, in the resolution as of December 18, 2024 in case No. 907/825/22, the Grand Chamber determined who is the proper defendant in disputes related to the contract of sale of a land plot of communal property. Such a legal position has practical significance for local governments and participants in land relations, as it allows avoiding abuses and procedural manipulations [6, p. 6].

Thus, the practice of the Supreme Court in 2024 demonstrates consistency in the formation of transparent rules in the field of land relations. It is aimed at protecting state and municipal property, ensuring fairness in contractual obligations, and strengthening trust in the judicial system as an arbiter in land disputes.

The Supporting Transparent Land Governance in Ukraine program has published information about the online event for the presentation and discussion of the White Paper "Roadmap for Preventing Registration Raids, Eliminating Gaps in the Protection of Real Property Rights (Land Plots) and Ensuring Compliance with Land Concentration Restrictions in Ukraine", which took place on November 10, 2021. The document was developed by the Bureau of Effective Regulation (BRDO) with the support of the Supporting Transparent Land Governance in Ukraine project, which is implemented by the World Bank and funded by the European Union. The purpose of the event was to present the White Paper, a comprehensive strategy and roadmap for preventing land raiding attacks, as well as to hold a discussion with representatives of state authorities responsible for policy formation and decision-making in the field of land registration. During the event, key steps were identified for the implementation of priority measures to counter land raiding. Based on the results of the discussion, the following steps were identified: implementation of elements of the Ministry of Justice's risk management subsystems, development of the owner's electronic account, work on a mechanism for appealing the chain of re-registrations, and making appropriate amendments to the legislation in cooperation with all stakeholders [7].

In her scientific work, O.V. Rykovska identified risks in land relations and determined specific factors indicating corruption in agricultural land use, with the further development of preventive measures and



regulatory mechanisms capable of limiting corruption pressure on land transactions and ensuring the protection of citizens' rights. At the end of the study, she came to a number of conclusions that fully outline the position and place of Ukraine in the corruption system of land relations:

1. For over 20 years, shadow corruption schemes have been formed in Ukraine in the field of land ownership and land use, which have covered all branches of government. Due to legislative lack of regulation and institutional failures, excessive land concentration has occurred: about 10% of land (4.2 million hectares) belong to only 200 individuals, more than 5 million hectares of state land have been stolen, and budgets have lost millions in revenue.

2. Assessing the level of corruption in the land sector is becoming more difficult, but there is indirect evidence of its impact on human rights. These include the concentration of land in a narrow circle of users, the use of offshore investment flows, and the monopoly of certain structures on the development of the regulatory framework and the implementation of control.

3. Statistical data confirm the correlation between land concentration and the level of corruption. In countries with low levels of corruption, large land deals are absent, while in states where corruption is perceived as the "norm", there is a massive buying up and seizure of agricultural land, which creates conditions for the monopolization of power and violation of citizens' rights.

4. Ukrainian practice of combating corruption is based on the creation of a special infrastructure and the adoption of regulatory legal acts. For the first time, a sectoral approach was proposed in the "Anti-Corruption Strategy 2021-2025", where land relations are identified among the priority areas requiring systemic anti-corruption measures.

5. One of the most pressing problems, accompanied by high corruption risks, is the concentration of land use. Overcoming it requires a special mechanism for controlling large deals: checking the origin of funds, beneficiaries, corporate ownership structure, as well as constant monitoring of the impact of concentration on the rights of local communities and the state of the environment [8, p. 84].

Klaus Deininger and Daniel Ayalew Ali, in their work "The Land and Mortgage Market in Ukraine: Pre-War Indicators, the Impact of the War and the Implications for Recovery", drew attention to the impact of the Russian invasion on the sphere of land relations. The laws of 2020-2021 opened the sale of agricultural land in Ukraine and reformed relevant institutions to increase transparency and reduce costs in the market. This was expected to contribute to the development of the financial market, attracting investment and decentralization. The invasion confirmed the need for reform, while creating new challenges, in particular the need to transparently secure property rights for displaced persons, especially in situations where physical offices and paper documents have been destroyed. This was also necessary to prevent forced sales and, subsequently, to promptly compensate for losses and support private-sector recovery [9, p. 5]. The Russian invasion caused a temporary shutdown of cadastral and registration systems from late February to late May 2022 for cybersecurity reasons, effectively blocking any market transactions. In addition, the war caused three key changes in the agricultural sector. The first and most obvious change was direct damage to land plots and agricultural facilities, as well as disruption of logistics processes, which significantly increased the cost of sea transportation of grain and caused the destruction of the infrastructure for storing products. According to the analysis of high-precision satellite images, as of mid-2022, about 16% of Ukrainian granaries were damaged. During the same period, 18.7% of village councils lost part of their agricultural land due to arson, shelling, or the movement of heavy machinery. The total amount of direct losses in the agricultural sector was estimated at \$4.29 billion [9, p. 8].

The second change was a significant devaluation of product prices due to reduced supply, the destruction of logistics infrastructure and wartime restrictions, which forced the use of more expensive land routes. At the same time, the prices of resources and services increased significantly: the cost of fertilizers almost doubled, and the prices of processing and harvesting increased by 10-30%. According to surveys of small and medium-sized farms, the fall in purchase prices reached 28% for barley, 23% for wheat, 18% for sunflower, 15% for corn and 11% for soybeans [9 p. 8]. This led to a decrease in profitability and market activity compared to the pre-war period. At the same time, the desire to sell land remained low, and prices for potential sellers remained high, which can be explained by the continuation of formal social support and a strong system of informal safety nets, due to which the risk of forced sales is limited for now.

One of the key consequences of the war was the realization of the importance of effective management and application of modern IT systems with a high level of cybersecurity to ensure the continuity of business processes and accelerate digitalization. In response to these challenges, the Ministry of Agrarian Policy and Food (Ministry of Agrarian Policy of Ukraine) accelerated the implementation of a fully digital State Agrarian Register (SAR), which was launched in August 2022. Thanks to this register, by November 2022, it was possible to successfully transfer grants worth €50 million to approximately

35 thousand small producers, i.e. farms with an area of less than 120 hectares or livestock of less than 100 cows. Verification of recipients was carried out digitally through state registers and satellite crop maps [9, p. 8].

The experience gained has prompted the Ministry of Agrarian Policy of Ukraine to introduce mandatory use of the SAR platform for all state support programs, donor initiatives, and banks receiving state guarantees. Some organizations have already started implementing this approach [9, p. 9].

The researchers examined the volume of land transactions at the regional level both before the war and during its active phase. In the eastern and southern regions, market activity remained minimal. There are practically no registrations of land sales in such regions as Kherson, Luhansk, Donetsk, Kharkiv and Zaporizhia. In Mykolaiv, Sumy, Chernihiv regions and the capital of Ukraine, Kyiv, the volume of agricultural land sales was less than a quarter of the pre-war level.

On the other hand, in the Ivano-Frankivsk region, sales during the war exceeded pre-war figures, which probably indicates the migration of producers from the eastern regions of the country to the western part [9, p. 12].

The analysis also confirmed that fears of chaos after the opening of the land market were not justified: even in wartime conditions, the advantages of a transparent and digital service provision mechanism through electronic auctions and the State Agrarian Register (SAR) demonstrate the effectiveness of the chosen approach to reforms.

At the same time, the war has caused disruptions in the implementation of a number of institutional changes, which has limited the realization of some potential benefits, such as the growth of the financial market and decentralization. Evidence on the resilience of commercial agricultural land markets suggests that accelerated implementation of institutional reforms, together with the adaptation of financial and protective mechanisms to reduce the effects of war threats, can lay the foundation for obtaining these benefits in the future, especially in view of the plans for the full opening of the agricultural land market.

Land reform in rural areas has a significant potential for impact and can be extended to urban areas, where the challenges of property rights and data optimization are more complex and the benefits of reform are even greater. Recent legislative initiatives propose using the process of rebuilding urban areas affected by the war to implement land reform in these regions. Key areas of reform include:

1. Full transition to a digital format of the real estate registry.
2. Application of mass market valuation of land and real estate to form a stable tax base by city administrations.
3. Progressive planning of land use to maximize local revenues, improve the efficiency of services and ensure compliance with social and environmental standards [9, p. 17].

The "Anti-Corruption Strategy for 2021-2025", published by the "National Agency for the Prevention of Corruption", also paid attention to the construction sector and land relations. In particular, the main problem points and plans for their resolution were highlighted. The sphere of urban planning and land management in Ukraine has traditionally suffered from low publicity of information, which created conditions for corruption and illegal construction. The main strategic goals include the implementation of a Unified State Electronic System in the field of construction and the creation of an Urban Planning Cadastre integrated with other registers, which ensures the publicity of data and the automatic formation of urban planning conditions and restrictions for land plots. This also provides for the mandatory consideration of urban planning documentation when planning socio-economic development [10, p. 39].

The problems of cultural heritage protection are solved by conducting an inventory of cultural heritage sites, creating an electronic register, as well as developing historical and architectural reference plans with the definition of the boundaries of protected areas and the prohibition of new construction where such plans are absent. The powers of cultural heritage protection bodies have been legally defined, and administrative services in this area have been simplified and transferred to electronic form [10, pp. 39-40].

The system of state control in construction is being improved by strengthening author's and technical supervision, involving independent engineering controls and laboratories, establishing responsibility for violations and eliminating discretionary powers of architectural and construction control bodies. The legislation is adapted to EU standards on the quality of building materials and provides transparent access to engineering and transport infrastructure [10, p. 40].

The procedures for forming land plots have been simplified and transferred to an electronic format, including the inventory of state and communal lands, and the sale and lease of state and communal lands are carried out through electronic auctions taking into account market value. Free privatization of land is transformed into socially oriented forms of support for the population [10, pp. 40-41].

To prevent concentration of powers and conflicts of interest, the management of state-owned lands is divided between separate bodies. Transparency and control in the field of construction and road

infrastructure are ensured through the publication of all data on projects, tenders and control results, integration with electronic systems, the use of instrumental surveys and automated dimensional and weight control [10, p. 42].

Along with the shortcomings of legal regulation, structural and functional shortcomings of sectoral management are evident, in particular, ineffective interaction, lack of inter-sectoral and inter-regional coordination, the embryonic state of public control, insufficient financing, organizational shortcomings, and weak material and technical support. Not being adapted to socio-economic realities, the land management system has largely exhausted its potential and ability for self-development [11, p. 87].

**Conclusion.** Thus, the analysis showed that corruption risks in the field of land and budget resources remain a significant threat to national security and the effectiveness of public administration. Despite the creation of special bodies, the introduction of anti-corruption registers and the digitalization of land services, the existing regulatory framework is fragmented, and authorities do not always coordinate their actions effectively, which allows abuse and illegal schemes to persist.

Case studies, such as Clean City operation, demonstrate the systemic nature of corruption practices, including illegal land expropriation, false declaration of assets by officials, and the use of discretionary powers in favor of private interests. At the same time, the successful implementation of digital platforms, mandatory electronic auctions, and transparent documentation approval procedures demonstrate that the introduction of comprehensive anti-corruption measures can actually increase transparency and control effectiveness.

Among the key areas for improving the system are: limiting the discretionary powers of officials, introducing preventive mechanisms for conflicts of interest, modernizing agrochemical certification, integrating registers, and active participation of civil society. The implementation of these measures will strengthen control over land and budget resources, ensure fairness in land use, and support the stability of local government.

Therefore, ensuring effective land management in Ukraine is possible only through a combination of digitalization, systemic control, judicial protection of rights, and strengthening anti-corruption mechanisms, which creates the basis for transparent and sustainable development of public administration.

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