

**УДК 657.63**

**Л.А. Сахно**, к.е.н., доцент кафедри «Облік і оподаткування», Таврійський державний агротехнологічний університет

**СУЧАСНІ АСПЕКТИ ЗЕМЕЛЬНОГО АУДИТУ**

В статті розглянуто проблему аудиторського обслуговування підприємств аграрного сектору економіки України. Деталізовано порядок надання аудиторських послуг в галузі земельного аудиту. Зазначено, що оренда земельних ділянок сільськогосподарського призначення та земельних часток (паїв) є домінуючою формою правового обігу земель в аграрному секторі. Встановлено, що переважна більшість селян за допомогою орендних відносин з аграрними підприємствами реалізує своє право власності на землю за мізерну орендну плату. Оренда стала найголовнішим способом використання земель у сільському господарстві.

В статті обґрунтовано пропозиції щодо вдосконалення організаційних та методичних аспектів аудиторської діяльності в сільському господарстві. Запропоновано впровадження земельного аудиту, а саме державного та приватного. Визначено функції державного земельного аудиту, які полягатимуть в дотриманні і розтлумаченні земельного законодавства при розмежуванні земель державної і комунальної власності, визначенні меж міст і населених пунктів, спірних питань при визначенні водоохоронних зон, відстоювання державних інтересів стосовно державних кордонів, виконанні інвестиційних зобов'язань іноземних фізичних і юридичних осіб, корпорацій та ін.

Рекомендовано державний земельний аудит проводити державними аудиторами, кваліфікованими економістами, екологами, землевпорядниками та фахівцями в галузі земельного права, земельного кадастру, землеустрою та управління земельними ресурсами (сюрвеєрів). Встановлено критерії обов'язкового земельного аудиту.

Запропоновано використовувати в якості такого критерію площу землі в господарствах різних організаційно-правових форм власності. Рекомендується обов'язковий аудит для сільськогосподарських підприємств які мають площу орендованої землі понад 500 га. Приватні аудиторські фірми, для перевірки земельних взаємовідносин, пропонується створювати на основі будь-якої форми власності і формувати з кваліфікованих фахівців: бухгалтерів, юристів, екологів, агрономів.

**Ключові слова:** аудит аграрних підприємств, державний земельний аудит, приватний земельний аудит, передумови, критерії.

**Рис. 4., Табл. 1, Літ. 6.**

**Л.А. Сахно**

**СОВРЕМЕННЫЕ АСПЕКТЫ ЗЕМЕЛЬНОГО АУДИТА**

В статье рассмотрена проблема аудиторского обслуживания предприятий аграрного сектора экономики Украины. Детализирован порядок предоставления аудиторских услуг в области земельного аудита. Установлено, что аренда земельных участков сельскохозяйственного назначения и земельных долей (паев) является доминирующей формой правового оборота земель в аграрном секторе. Выявлено, что подавляющее большинство крестьян с помощью арендных отношений с аграрными предприятиями реализует свое право собственности на землю за мизерную арендную плату. Аренда стала главным способом использования земель в сельском хозяйстве.

В статье обоснованы предложения по совершенствованию организационных и методических аспектов аудиторской деятельности в сельском хозяйстве. Предложено внедрение земельного аудита, а именно государственного и частного. Определены функции государственного земельного аудита, которые будут заключаться в соблюдении земельного законодательства при разграничении земель государственной и коммунальной собственности, определении границ городов и населенных пунктов, спорных вопросов при определении водоохранных зон, отстаивание государственных

интересов в отношении государственных границ, выполнении инвестиционных обязательств иностранных физических и юридических лиц, корпораций и др.

Рекомендовано государственный земельный аудит проводить государственными аудиторами, квалифицированными экономистами, экологами, землеустроителями и специалистами в области земельного права, земельного кадастра, землеустройства и управления земельными ресурсами (сюрвейеров). Установлены критерии обязательного земельного аудита. Предложено использовать в качестве такого критерия площадь земли в хозяйствах различных организационно-правовых форм собственности. Рекомендуется обязательный аудит для сельскохозяйственных предприятий, которые имеют площадь арендуемой земли более 500 га. Частные аудиторские фирмы, для проверки земельных отношений, предлагается создавать на основе любой формы собственности и формировать из квалифицированных специалистов: бухгалтеров, юристов, экологов, агрономов.

**Ключевые слова:** аудит аграрных предприятий, государственный земельный аудит, частный земельный аудит, предпосылки, критерии.

**L. Sakhno**

#### MODERN ASPECTS OF LAND AUDIT

Ukraine is recognized internationally as a developed agricultural country that needs and has ability to attract foreign and domestic investment into agriculture. Placing investments in accordance with international standards, as being required, necessitates conducting its own auditing as well as using diverse audit services. The development of the industry is impossible without its enterprises participating at credit, foreign exchange, securities market and other stock markets, this presupposes the need in conducting various economic and legal consulting and confirmation. State Land auditing will be conducted by state auditors represented by qualified economists, lawyers, environmentalists, land surveyors and specialists keen in land law, land cadastre, land surveying and land management.

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

Private land auditing will be conducted by firms (land auditors) under a contract that being concluded between the auditor (auditing firm) and the customer. Private land audit firms will be created on the basis of any form of property and consist of qualified professionals: accountants, lawyers, ecologists, agronomists. The purpose of the private land audit will provide recommendations for their effective use and protection. To determine the objects of statutory audit in the world auditing practice the standardized performance criteria are used among which the indices of the number of employees, assets, revenues from sales in the reporting year are used. The criteria for statutory audit of private land is land area leased by farms of different legal forms. Recommended holding private agricultural land audit of tenant agricultural land, the area leased land which exceed 500 hectares.

Society is interested in the fact that the owner or tenant of land should arrange its use in the most optimal way. But today their interests differ. Temporary user will detect interest only to obtain effect during the period when he uses it. The introduction of private land auditing would solve a number of problems and establish economic incentives, economic responsibility for violation of the regime of protection and use of land. Thus, the application of audit of land resources for the assessment of agricultural enterprises in terms of their impact on the land provides the ability to prioritize in their development, attraction of investments, development of land management projects, the system carrying out of work on land protection from erosion, degradation, soil fertility restoration land-saving technologies implementing and safeguarding of regional development of Ukraine in general.

**Keywords:** agrarian enterprises auditing, state land audit, land property audit, pre-conditions.

**Problem setting.** Investment distributing in accordance with international standards requires both audit conducting and applying various auditing services as well. Ukraine is recognized by international community as developed agrarian state being in need and able to attract foreign and domestic investments to Agro-Industrial Complex (AIC). Branch development is impossible without involving its enterprises at credit, currency and equity market and other fund markets objectively stipulating the necessity in various economic and legal consultations conducting as well as confirming by the auditor public accountability of financial market agrarian participant. Management of natural resources in the region has its own specifics, which ultimately makes use specific management approaches [1, p.77].

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

**Purpose defining** of the article is in substantiation of accounting and analytical provision for auditing as well as propositions working out concerning improvement of organizational and methodical aspects of auditing in agriculture.

**Basic research material statement.** In accordance with law of Ukraine «On Auditing», the organizational and methodical audit provision is being included in auditing as well as practical implementation of public accounting verifications and giving other auditing services. On the assumption of the article 8 of the Law of Ukraine «On Auditing», the requirement on obligatory auditing conducting is not imposed upon the most agricultural enterprises. However, it does not diminish auditing relevance and importance even when it is initiative and non obligatory character [2].

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

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

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

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

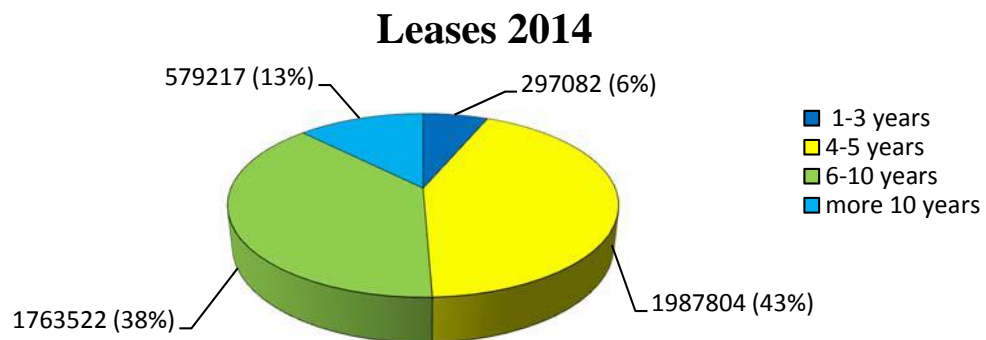
Plots of land leasing of agricultural purpose and land shares are the predominant form of legal earth turnover in agrarian sector. Prevailing majority of peasants by means of leasing

with agrarian enterprises realize their right of ownership on earth for wretched rent. Leasing became the most important method of earth use in agriculture.

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

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

Over the term of the contract concluded in the reporting period follows (Fig. 1).



**Fig. 1. Leases 2014**

So in 2014, leasing was carried out mainly on the short term - 5 years.

It results to that leaseholders are not interested in the rational use of earth and preserving its fertility. Thus, both lessees and local-authority bodies, are deprived of effective impact facilities on efficiency in using the lands of agricultural purpose by leaseholders [3].

The topical problem of today is the problem of proprietors' land protecting against unsound shareholders being the result of their inefficient land use inflict it considerable harm without any property accountability. Therefore, under these conditions the introduction of land auditing is of primary importance. This instrument implementation will enable to raise leaseholders' material incentives and more careful leased land usage. The land auditing is to solve the problems on data verification concerning all legal, normatively defined documents as well as comparing these data. It is necessary to distinguish in land auditing two parts – state and private land audit [4, p. 3-14].

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

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

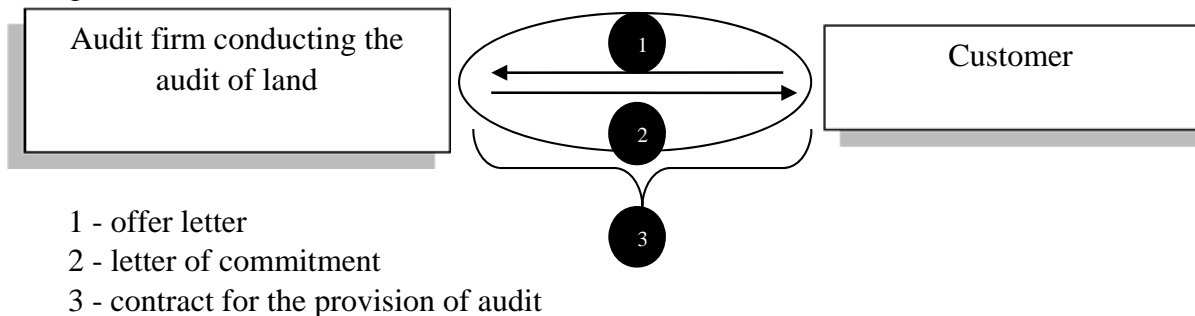
The functions of state auditing would be in land laws compliance and elucidation under demarcation of state and municipal land property, determining the boundaries of cities and settlements, disputable issues, in determining water protection zones, protecting public interests in respect to state frontiers as well as performing investment obligations of foreign individuals and legal entities, corporations and others.

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

Let us focus in detail on methodological and organizational aspects of private land audit. Private land auditing will be conducted by firms (land auditors) under a contract that being concluded between the auditor (auditing firm) and the customer. Private land audit

firms will be created on the basis of any form of property and consist of qualified professionals: accountants, lawyers, ecologists, agronomists.

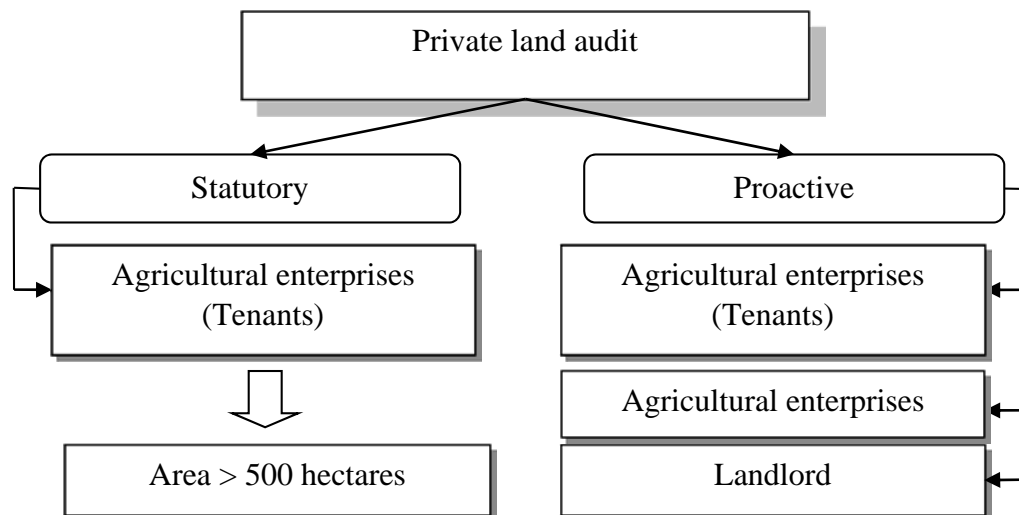
Scheme documents for signing an agreement to conduct audits of private land is shown in Fig. 2.



**Fig. 2. Scheme document to reach an agreement on the audit**

To determine the objects of statutory audit in the world auditing practice the standardized performance criteria are used among which the indices of the number of employees, assets, revenues from sales in the reporting year are used. The criteria for statutory audit of private land is land area leased by farms of different legal forms.

Criteria and private land audit subjects are shown in Figure 3.



**Fig. 3. Criteria and subjects of private land auditing**

Conducting private land auditing is mandatory for agricultural enterprises-tenants of agricultural land, the area of leased land exceeding 500 hectares [5]. Conducting proactive land audit will be realized:

- On the initiative of the owners of agricultural enterprises-tenants, having the area of leased farmland less than 500 hectares;
- On the initiative of the owners of agricultural enterprises intended to carry out the procedure of buying and selling or to conclude contract of land lease;
- the initiative of the landlord (owner of the rented land), who is going to conduct buying and selling operations or enter into a contract on land lease.

The prerequisites of private land auditing of agricultural land are:

- their poor condition;
- neglecting attitude of entities to using the objects of management;
- short-term character of lease relations;
- non-observance of soil protecting technologies;
- violation of constitutional requirements.

The prerequisites of private land audit of agricultural land are:

- their poor condition;
- neglect entities for their use;
- short-term lease relations;
- failure of soil agricultural technologies.

Under conducting the audit the main features of the land as registration property should be considered, that can be summed up in the following theses:

1. The object of accounting is not land at all but a separate piece of Land.
2. Allotments of land are classified to accounting purposes as a form of fixed assets.
3. The cost of land allotments is not charged as for depreciation Standard Accounting (SA) 7 [6].
4. Such fixed asset can not be eliminated.

The purpose of the private land auditing will be to provide recommendations for their effective use and protection.

The main tasks of private land auditing include:

- establishing the correctness of land lease documenting;
- checking documents compliance certifying the rights of entities on the legal ground;
- identifying the fact of inappropriate using of land by agricultural enterprises;
- the accuracy and timeliness in reflecting on accounts the operations on the flow and transformation of land, sales and disposals;
- timeliness and completeness of reflected in the accounting records all business transactions related to the availability and quality of land (annual investment in land improvement);
- establishing the timeliness and accuracy of calculation and payment of rent;
- establishing the timeliness and completeness of land tax payment and displaying it in the accounting and reporting;
- checking that land users follow the standards and norms of health and land, preventing land pollution and reducing soil fertility;
- agro-chemical examining of agricultural land, analysis of efficiency in land allotments use by the enterprises.

Based on the tasks assigned to land auditors determine the types of work and procedures for the land audit to be done to achieve the goal. Types of work and private land audit procedures are given in Table 1.

**Table 1**

**Types of work and private land audit procedures**

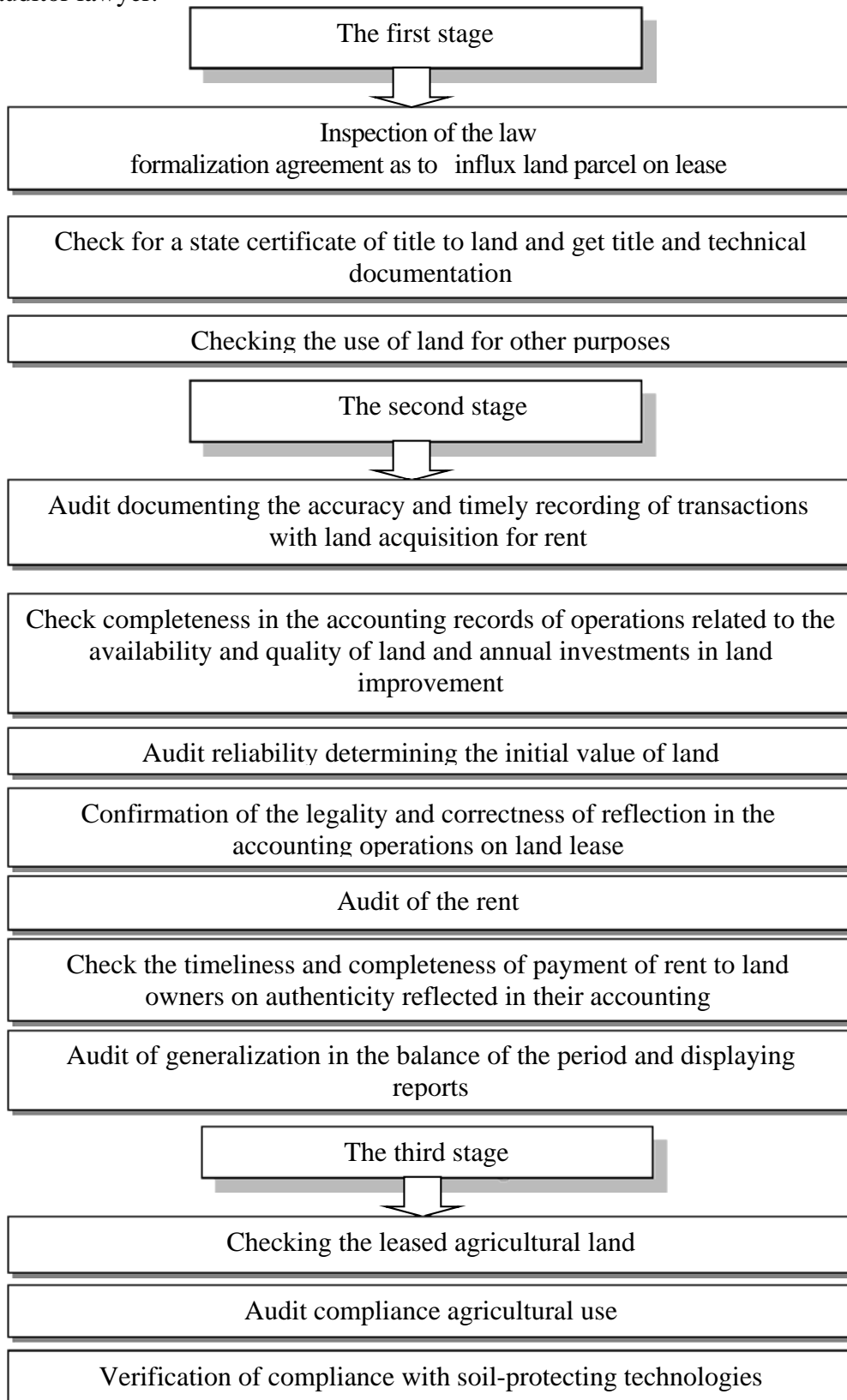
Types of work to be checked	Audit procedures
Audit lease land relations	<ul style="list-style-type: none"> <li>• validation of the contract of sale or lease of land;</li> <li>• • Checking the purpose of land;</li> <li>• • check if the cadastral number, the document form with the correct design, their relevant legislation</li> <li>• • Assessment of synthetic and analytical accounting of leased land in the accounting business, in order of current and early lease in accordance with the rules;</li> <li>• • verification of compliance with tax laws of management operations associated with the lease of land to individuals and legal entities;</li> </ul>
Audit settlements with landlords	<ul style="list-style-type: none"> <li>• FAIR rent for the land;</li> <li>• checking timeliness and completeness of payment of rent;</li> <li>• verification of lease payments and their reflection on accounts;</li> </ul>
Agrochemical audit	<ul style="list-style-type: none"> <li>• Checking compliance technologies of soil and crop rotation;</li> <li>• • Checking the rational use of land</li> <li>• • examining the accounting procedure now to improve the cost of land.</li> </ul>

Source: authoring

Audit leased land in farms carried out in three stages in sequence (Fig. 4).

Information on the above figure shows that the audit of leased land is carried out in 3 stages:

–The first phase - is to verify the correctness of the signed contract to lease the land that holds the auditor lawyer.



**Fig. 4. Consistency audit leased agricultural land**

- The second stage is to verify the correctness of reflection in the accounting operations of the land lease. The second phase of the audit leased land holds auditor-accountant.

-The third phase of the audit leased land conducts Environmental Auditor and auditor-agronomist. At this stage, land users verified compliance with standards and regulations in the health and land use.

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

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

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

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

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

#### LITERATURE:

1. Sakhno L.A. Ways of auditing setting in ukraine and EU / Sakhno L.A.// Bulletin of scientific works Tavricheskiy State Agrotechnology University (economic sciences) / Ed. L.V. Synyayevoyu - Melitopol, 2014. № 4(28). P. 258-261.

2. Law of Ukraine «On Auditing» [Electronic Resources] / Access to the resource <http://zakon5.rada.gov.ua/laws/show/3125-12> . - Title of the screen.

3. The State Committee for Land Resources of Ukraine [Electronic Resources] / Access to the resource <http://land.gov.ua/>. - Title of the screen.

4. Tikhonov A.G. Scientific aspects of economic turnover of land in Ukraine / A.G. Tikhonov, L.V. Palamarchuk // Land Management. - 2010. - № 3. - P. 3-14.

5. Some results of agrarian and land reform in figures [Electronic Resources] / Access to the resource <http://www.myland.org.ua/index.php?id=3783&lang=uk>. - Title of the screen.

6. Regulation (Standard) Accounting 7 "Fixed Assets". Ministry of Finance of Ukraine; Order, Regulation of 27.04.2000 number 92 [Electronic Resources] / Access to the resource <http://zakon3.rada.gov.ua/laws/show/z0288-00>. - Title of the screen.