

**EFFICIENCY ASSESSMENT OF THE LAND UTILIZATION IN THE REGIONS OF  
LATVIA****ZEMES IZMANTOŠANAS EFEKTIVITĀTES NOVĒRTĒŠANA LATVIJAS REĢIONOS**

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In the process of land utilization management there is a necessity to regularly solve urgent contradiction. It arises by constantly increasing society needs on one hand and limitedness of existing land acreage that is at disposal of an individual, company, public or the state on the other hand. State economic development, increasing social needs of the society, science development and endless increase in number of inhabitants determine the necessity to intensify utilization of land used for agriculture and other economic activities. It is important to use land that is at disposal of each country and that is a subject of national economy to the utmost possible return taking into consideration development tendencies of the production technologies and changes in the market demand. Moreover, possible alternatives regarding the way how each owner can make the use of land in the best and most efficient way having regard of the situation in goods and service market as well as other most important factors influencing land utilization have to be taken into consideration.

Augmentation of the intensification process of land utilization is related to the increase in the number and amount of deals in the real estate market that was caused by subjects of economic activities which became active under the influence of the state economic policy and due to Latvia's joining European Union. In the assessment of the efficiency of land utilization it is important to pay attention not only to the economically more active Riga city region but also to the rural regions in which large cities are not included. Therefore, within the framework of this paper the main attention is put on the differences of the efficiency of land utilization in the regions of Latvia.

**Concept of land utilization and efficiency assessment**

Concept of the efficiency of land utilization can be defined in a following way:

*"Efficiency of land utilization – indicator in which during a certain time period earned benefits per one unit of the land used for a particular aim is included"*.

As it can be indicated from the above mentioned definition, efficiency of the land utilization is made by the correlation of two indicators. On one hand that is the earned benefit or the impact from the particular piece of land that can be expressed in natural units, for instance, grain tons harvested from agricultural lands or wood growing stock out of forest land, etc. or value terms during definite time period. But on the other hand, it is the land acreage included in the research that had been used for getting benefit or impact.

Economic estimation of the efficiency of land utilization can be expressed by mathematical equation developed by the authors of this paper:

$$E_{ZG} = \frac{\sum_{i=1}^n LB_i}{PL_{ZG}} \quad (1)$$

where  $E_{ZG}$  – efficiency of the land utilization of a particular piece of land;  
 $LB_i$  – benefit of i-th degree earned from the piece of land to be researched;  
 $PL_{ZG}$  – acreage of the piece of land to be researched;  
 $n$  – total number of benefit types that land tenant earns from the particular piece of land.

As it can be indicated from the first equation, efficiency of the land utilization is valued by applying benefits gained from the particular piece of land against the acreage of the piece of land from which the benefits included in the register are earned.

Usually, there are several pieces of land at disposal of the land tenant the utilization of which is diversified - used for different goals of economic activity. This means that the total benefit of the land acreage or the outcome that is gained by the benefits earned as a result of the utilization of all pieces of land. For the valuation of the return of multi-functionally used piece of land or impact the following equation developed by the paper authors can be used:

$$E_{ZP} = \frac{\sum_{k=1}^m (\sum_{i=1}^n LB_i)}{\sum_{k=1}^m ZPL_k} \quad (2)$$

where  $E_{ZP}$  – efficiency of the utilization of the land that is at disposal of a subject of economic activity;  
 $ZPL_k$  – acreage of the k-th piece of land that makes total acreage of the land that is at disposal of a particular subject of economic activity;  
 $n$  – types of benefits that are earned as a result of the utilization of the piece of land;  
 $m$  – number of pieces of land which are included in the piece of land to be researched.

As it can be drawn out from the second equation, the efficiency of the utilization of land that is at disposal of the subject of economic activity can be evaluated by adding benefits which are earned from the separate pieces of land. Within the framework of this paper, it is considered that a particular subject of economic activity uses the land that is at his disposal and used for different purposes in order to get maximum benefit at the same time taking into account possible land utilization risks and other factors influencing possible benefits.

Pieces of land offered in market and those that are at disposal of subjects of national economy have different value. It depends not only on the purpose of the land-use, mechanical structure of soil and its fertility but also on location. Frequently, just location of the piece of land appears to be the main factor of determining market value. That is related to the utility differentiation referring to the pieces of land having mechanical structure of soil and fertility of the same kind. In order to include location factor in the evaluation of the efficiency of the utilization of the piece of land, it is necessary to take into consideration market value of the particular piece of land. For this purpose the following equation can be used:

$$E_{ZPV} = \frac{\sum_{k=1}^m (\sum_{i=1}^n LB_i)}{\sum_{k=1}^m ZPL_k \times TV_{ZGV}} \quad (2)$$

where  $E_{ZPV}$  – efficiency of the utilization of the piece of land that is at disposal of some subject of economic activity in relation with its location;  
 $TV_{ZGV}$  – market value of the unit of the piece of valued land;  
 $n$  – benefit types that are earned as a result of the utilization of the piece of land;  
 $m$  – number of the pieces of land that is included in the acreage of land to be researched.

Due to the increasing economic globalization and augmenting level of the society well-being, the issue of the efficiency of land utilization becomes more and more topical at the government level. Each country, when developing the policy of economic development, should take into consideration relative or absolute limitedness of resources. Resources that are at disposal of the government are considered to be a constant quantity to which the status of absolute insufficiency is applied. Therefore the country has to develop such economic policy that to the highest degree would ensure efficient utilization of the land that is at its disposal thus ensuring the achievement of the goals of economic development and execution of the state functions.

Following assumptions for the evaluation of land-use at the government level are drawn up:

- a) The entire acreage of land of the country used for the economic purposes. This means that different sectors of national economy unite different landowners and all types of the land utilization;
- b) Lands that are at the disposal of subjects of national economy directly or indirectly participate in the process of composing the gross domestic product;

Efficiency of the land utilization at the government level can be determined by using the following mathematical equation developed by the authors of this article:

$$E_{VT} = \frac{\sum_{t=1}^s PV_t}{\sum LIZ + \sum MZ + \sum BZ + \sum UZ + \sum PZ} , \quad (3)$$

where  $E_{VT}$  – indicator of the land that is at the disposal of the state utilization efficiency;

$PV_t$  – added value that is earned form the t-th sector of the national economy;

$\sum LIZ$  – total amount of land used for the agricultural purposes in a particular country;

$\sum MZ$  – total acreage of forest land in a particular country;

$\sum BZ$  – total acreage of the built-up territory in a particular country;

$\sum UZ$  – total acreage of the land under the inland water bodies in a particular country;

$\sum PZ$  – amount of the land in a particular country that has remained;

s – number of sectors of national economy in a country.

Assessing the land-use efficiency at the state level, it is important to note that enlargement of the urban territories and building of the infrastructure objects of the national economy are carried out mainly due to the reduction of the acreage of forest lands and lands used in the agriculture. Society development process and inconsistent directions of the economic activity create objective grounds for the regular changes in the ways the land is used at the same time trying to maintain land utilization in the best and most efficient way.

#### **Land utilization for the purpose of the economic activity**

In order to calculate the potential effect that can occur by facilitating land utilization in the best and most efficient way, it is necessary to clarify the zoning of the land used for the different purposes of the economical activity. For this reason the data from the State Land Service is used and summarized in Table No.1. In order to get more detailed view on the land utilization in the entire country, the total land acreage is divided by statistical regions.

*Table 1*

Land utilization for the different purposes of the economic activity

Indicator	Land acreage in the breakdown by regions ( <i>thousand ha</i> )					Total acreage of land in the regions
	Kurzeme	Latgale	Pierīga	Vidzeme	Zemgale	
The largest amount of land used for the	335.60	349.80	238.50	331.40	388.70	1 644.00

agricultural purposes						
Forest lands	733.40	694.70	379.13	684.97	442.80	2 935.00
Land used for production purposes	3.03	4.19	4.81	3.31	3.33	18.68
Land used for another economic activity	18.31	23.40	19.66	21.00	16.82	99.19
Total acreage of the land used for economic activity	1 090.34	1 072.09	642.10	1 040.69	851.66	4 696.87

*Source –Data from the Central Statistical Bureau of the Republic of Latvia and State Land Service, calculations made by the authors of the article*

As it is illustrated by the indices included in Table 1, the largest amount of land used for agricultural purposes is located in Zemgale region – 388.7 thousand ha that is followed by Latgale and Kurzeme regions with respectively 349.8 thousand ha and 335.6 thousand ha used for agricultural purposes. The smallest acreage of land used for agricultural purposes is recognized in Pierīga region – 238.5 thousand ha or 1.6 times less than in Zemgale region. The largest amount of forest lands is located in Kurzeme region – 733.4 thousand ha, regardless of the fact that the largest amount of land used for the agricultural purposes is located in Latgale region. Quite similar acreage of forest lands is in Latgale and Vidzeme regions – respectively 694.7 and 684.9 thousand ha. The smallest amount of the forest lands is located in Pierīga and Zemgale regions, respectively 379.1 and 442.9 thousand hectares. That gives an opportunity to utilize the land in these regions in the most efficient way.

The State Land Service of Latvia separately registers the land that is developed for building-up in order to produce different goods and according to the grouping determined in the normative acts of the Republic of Latvia which refers to the real estate usage target group “Lands developed for building-up production objects”. Land that is taken up by construction companies is also included in this group. As it is indicated by the data included in Table 1, the land used for production of goods in the entire country is rather small – 18.7 thousand hectares in total compared to 2.94 million hectares of forest lands. The largest amount of land used for the goods production is recognized in Pierīga region – 4.82 thousand ha and Latgale region – 4.2 thousand ha or 0.02% and 0.012% of the land used for agricultural purposes in Pierīga and Latgale regions. The smallest amount of land used for the goods production is in Kurzeme region – 3.03 thousand ha or 0.009% of land used for agricultural purposes. The amount of land used for the goods production in Vidzeme and Zemgale regions is comparatively similar, respectively 3.31 and 3.33 thousand hectares.

Land described as „The land used for another economic activity” included in the Table 1 refers to the following target groups of land utilization which are determined in the normative acts of the Republic of Latvia:

- Land for the building of business objects – group No.08;
- Land for the building of communications infrastructure – group No.11;
- Land for the building of engineering supply network and objects – group No.12.

Within the framework of this article, the above mentioned target groups of the land utilization are related to the economic activity that refers to the provision of different services to the subjects of national economy.

As it is shown by the indices included in Table 1, the largest amount of land used for another economic activity is recognized in Latgale region – 23.4 thousand ha or 6.66% of the land used for agricultural purposes and in Vidzeme region – 21.0 thousand ha or 6.34% of the land used for

agricultural purposes in entire Vidzeme. The smallest amount of land used for another economic activity is in Zemgale region – 16.82 thousand ha or 1.97% of the land used for agricultural purposes in Zemgale and in Kurzeme region – 18.3 thousand hectares or 5.45% of the land acreage used for agricultural purposes in the region.

More clear idea on the land utilization in the breakdown by different types of economic activity can be obtained by evaluating calculated comparative indices which are summarized in Table 2.

*Table 2*

Regional structure of the land utilization of the land used for different purposes of economic activity

Indicator	Structural division of the land in the breakdown by regions %					Total in regions
	Kurzeme	Latgale	Pierīga	Vidzeme	Zemgale	
The largest amount of land used for the agricultural purposes	20.41	21.28	14.51	20.16	23.64	100.00
Forest lands	24.99	23.67	12.92	23.34	15.09	100.00
Land used for production purposes	16.23	22.43	25.76	17.74	17.84	100.00
Land used for another economic activity	18.46	23.59	19.82	21.17	16.96	100.00
Total acreage of land used of economic activity	23.21	22.83	13.67	22.16	18.13	100.00

*Source – calculations made by the authors of the article*

As it is indicated by the indices included in Table 2, the largest proportion of the land that is taken for the production of agricultural products, forestry and other types of economic activities in the statistical regions refers to Kurzeme region with 23.2%, Latgale region with 22.8% and Vidzeme region with 22.2%. Noticeably smaller proportion of these lands is recognized in Pierīga – 13.7% and Zemgale regions – 18.1%.

The largest proportion of the forest land is in Kurzeme region having almost 25% of land and Latgale region with 23.7%. The smallest proportion of forest lands is in Pierīga region – 12.9% and Zemgale region – 15.1%. The largest proportion of the lands used for production of goods is located in Pierīga region – 25.8% and Latgale region – 22.4%. The largest proportion of the land used for the purposes of another economic activity is in Latgale region with 23.6% and Vidzeme region with 21.2% of the total acreage of land that is used for different types of economic activity in the respective regions.

### **Economic impact of the land utilization**

To determine the impact of the utilization of land that is at disposal of different agents of economic activity, the added value produced in different sectors of the national economy as the indicators of the outcome of the operations of companies which are included in the sectors of national economy, are used. To ensure the utmost compliance of the accounting of added value produced in the state economy in compliance with the defined aims of the land utilization, the sectors of national economy are grouped in a following way according to the classifier of the economic activities NACE used in the EU:

- a) agriculture – A01;
- b) forestry and hunting - A02;
- c) production of goods in the manufacturing industries and in construction:
  - Mining industry and quarry development - C;
  - Manufacturing industry - D;
  - Electricity, gas and water supply– E
  - Civil engineering - F.
- d) Other economic activities – industries from sector G to sector O which are providing services.

Indicators of the produced added value in the regions in the breakdown by the groups of economic activity mentioned above are summarized in Table 3.

As it can be implied from the indices included in Table 3, in Zemgale region there is the highest added value produced in the agriculture – 59.6 million Ls and 44.7 million Ls in Vidzeme region. The smallest amount of the added value produced is recognized in Pierīga region, it makes only 22.2 million Ls. That can be explained by the suitability of the soil for the production of agricultural products and agricultural climatic conditions of particular region as well as by different possibilities to use land in more efficient way.

*Table 3*

Added value produced in the rural regions

Indicator	Breakdown of the added value by regions ( <i>million Ls</i> )					Total in regions
	Kurzeme	Latgale	Pierīga	Vidzeme	Zemgale	
Agriculture	23.40	35.77	22.16	44.74	59.62	185.69
Forestry	15.42	20.12	9.50	27.42	28.06	100.51
Industry and construction	63.13	79.46	244.55	140.47	87.29	614.89
Service industry	177.37	244.84	515.21	268.43	212.98	1 418.82
TOTAL	279.32	380.19	791.41	481.05	387.95	2 319.91

*Source –Data of the from the Central Statistical Bureau of the Republic of Latvia and calculations made by the authors of the article*

As it is illustrated by the indices included in Table 3, the highest added value produced in the agriculture is recognized in Zemgale region – 59.6 million Ls and Vidzeme region - 44.7 million Ls. The smallest volume of the produced added value in agriculture is in Pierīga region with only 22.2 million Ls. That can be explained by the suitability of soil for the production of agricultural products and the appropriate agro climatic conditions of the respective regions as well as with different opportunities to utilize the land in more efficient way.

The highest added value from the economic activity in forestry is gained in Zemgale region – 28.1 million Ls and Vidzeme region – 27.4 million Ls. The smallest amount of the added value in the forestry is earned in Pierīga region – 9.5 million Ls or it is 2.8 times less than in Vidzeme. The highest added value from the production of goods in the industry and construction sector is recognized in Pierīga region where it makes 244.6 million Ls and in Vidzeme region with 140.5 million Ls or 1.7 times less in comparison to Pierīga region. The smallest amount of the added value in this group of economic activity is established in Latgale region – 79.5 million Ls or it is 3.1 times less than in Pierīga region.

The amount of the added value produced as a result of other economic activity relates to Pierīga region – 515.2 million Ls and Vidzeme region – 268.4 Ls, falling behind Pierīga region almost 2 times. The smallest amount of added value produced in the service industry is related to the economic activity in

Kurzeme region and makes 177.4 million Ls or it is 2.9 times less than in Pierīga region and Zemgale region with 213.0 million Ls of added value produced.

More detailed information regarding the added value produced in the regions can be received by making calculations on the relative breakdown of the added value produced as result of economic activity in the regions. Calculation results are summarized in Table 4.

Table 4

Indicator	Regional structure of the produced added value Added value broken down by regions ( <i>million Ls</i> )					Total in regions
	Kurzeme	Latgale	Pierīga	Vidzeme	Zemgale	
Agriculture	12.60	19.26	11.93	24.09	32.11	100.00
Forestry	15.34	20.02	9.45	27.28	27.91	100.00
Industry and construction	10.27	12.92	39.77	22.84	14.20	100.00
Service industry	12.50	17.26	36.31	18.92	15.01	100.00
TOTAL	12.04	16.39	34.11	20.74	16.72	100.00

Source – calculations made by the authors of the article

As it is illustrated by the indices included in Table 4, the biggest proportion of the added value produced in agriculture is recognized in Zemgale region – 32.1% and Vidzeme region – 24.1%, but the smallest proportion – in Pierīga region – 11.9%. The biggest part of the added value earned in forestry activities refers to Zemgale and Vidzeme regions with respectively 27.9% and 27.3%. In this group the smallest proportion of the added value earned is in Pierīga region that makes only 9.5% and Kurzeme region with 15.3%.

Bigger proportion of the added value produced in the manufacturing industry and construction business is related to the economic activity in Pierīga and Vidzeme regions, accordingly 39.8% and 22.8% but the smallest proportion is recognized in Kurzeme region - 10.3% and Zemgale region with 14.2%. Relatively bigger part of the added value produced in service industry refers to Pierīga region and Vidzeme region, respectively with 36.3% and 18.9%. The smallest proportion of the added value is recognized in Kurzeme region – 12.5%. This indicates that bigger opportunities for the increase of the efficiency of the utilization of land that is at disposal of economic activity agents are in Pierīga and Vidzeme regions where it is comparatively easier to find alternative ways of land utilization except using it for agricultural and forestry purposes.

Diversification efficiency of the utilization of land that is at disposal of different subjects of economic activity is calculated by using the amount of added value produced in each region per acreage unit of the land available for a definite aim. Calculated indices of the efficiency of land utilization by using added value as an integrated efficiency indicator in the breakdown by regions are included in Table 5.

Table 5

Efficiency indicators of the land utilization in regions

Indicator	Efficiency of the land utilization in the breakdown by regions ( <i>thousand Ls/ha</i> )					Total in regions
	Kurzeme	Latgale	Pierīga	Vidzeme	Zemgale	
Agriculture	69.74	102.25	92.91	135.00	153.38	112.95
Forestry	21.03	28.96	25.05	40.03	63.36	34.25
Industry and construction	20 831.74	18 963.94	50 826.16	42 388.53	26 204.63	32 922.93
Service industry	9 688.08	10 462.21	26 211.82	12 782.23	12 658.95	14 304.05
TOTAL	256.18	354.62	1 232.54	462.24	455.52	493.93

Source – calculations made by the authors of the article

As it is shown by the indices included in Table 5, there is a significant difference among indices of the diversification efficiency of the utilization of land that is at disposal of different agents of economic activity in the regions per one acreage unit located in the regions of the country. As it is established, the highest efficiency of the land utilization is when the land is used for the production of manufactured goods – on average in the regions it makes 32.9 million Ls/ha. In the breakdown by regions, the highest efficiency of the land utilization is reached in Pierīga region – 50.8 million Ls/ha and Vidzeme region – 42.0 million Ls/ha, but the lowest one is recognized in industrially less developed Latgale region – almost 19 million Ls/ha or it is 2.7 times less in comparison with Pierīga region.

Considerably low efficiency indices are related to the land utilization for the economic purposes in regard to different services. In this case, the highest added value per an acreage unit is recognized in the neighborhood region of the capital city – Pierīga region producing 26.2 million Ls/ha and Vidzeme region with 12.8 million Ls/ha but the smallest amount of added value is recognized in Kurzeme region – 9.7 million Ls/ha and Latgale region – 10.5 million Ls/ha, falling behind Pierīga region correspondingly 2.7 and 2.5 times.

Land utilization for the forestry purposes shows the lowest efficiency. The lowest added value per an acreage unit is recognized in these lands. Besides that these indices differ by regions. The highest added value per one acreage unit available for forestry is earned in Zemgale region – 63.4 thousand Ls/ha and Vidzeme region – 40 thousand Ls/ha. Forestry lands with the smallest efficiency are used in Kurzeme region – 21.0 thousand Ls/ha and Pierīga region – 25.1 thousand Ls/ha.

To better understand the indices of the efficiency of land utilization in the breakdown by regions and taking into consideration land-use in the best and most efficient way, the calculations to compare efficiency indices by different ways of usage are made. As land utilization for the production of agricultural products is the basis for the calculations made, therefore, all efficiency indices of the land utilization are divided by added value produced per an acreage unit using land for the production of agricultural products. Results of the calculations are shown in Table 6.

As it is illustrated by the indices included in Table 6, the highest efficiency of land utilization, except for the purpose of production of agricultural produce, is possible to be reached by owners having land in Pierīga region – on average the efficiency indicator is 13.3 times more than if the land is used for the production of agricultural products. If there is an opportunity to use the land for the production of the industry of manufactured goods and for construction business, the income can increase by more than 500 times. In other regions increase results of the potential income from these industries are relatively similar – approximately 3.4 times more in Vidzeme region and 3.7 times more in Kurzeme region than by producing agriculture products in the respective region. Exception in this case is Zemgale region where the alternative ways of land utilization can increase the income for almost 3 times per an acreage unit. That can be explained by considerably more efficient way of land utilization in comparison with other regions.

*Table 6*

Comparison of the alternatives of land utilization

Indicator	Results of the comparison of land-use alternatives broken down by regions					Total in regions
	Kurzeme	Latgale	Pierīga	Vidzeme	Zemgale	
Agriculture	1.00	1.00	1.00	1.00	1.00	1.00
Forestry	0.30	0.28	0.27	0.30	0.41	0.30
Industry and construction	298.71	185.46	547.04	314.00	170.85	291.48
Service industry	138.92	102.32	282.12	94.69	82.53	126.64
TOTAL	3.67	3.47	13.27	3.42	2.97	4.37

*Source – calculations made by the authors of the article*

When interpreting the results gained as an outcome of the calculations of the increase of the efficiency of land-use it is necessary to take into account the following circumstances that provides alternative ways of land utilization:

- a) alternative ways of land utilization are mainly determined by the location of the piece of land and structure of the entrails of the earth;
- b) the highest income can be earned by farms that have at their disposal pieces of land close to the cities or lands with fields of unique mineral deposits;
- c) diversification of the land-use is burdened by the state established order regarding the aims of land utilization and changes in its usage.

Calculations made clearly show the attraction of the land utilization in alternative ways and considerably higher efficiency in all regions in comparison with the land utilization for production of agricultural produce or forestry. This means that land owners are interested in the land utilization in other ways rather than using it for the production of agricultural products thus ensuring the land-use in the best and most efficient way. This process is limited by objective circumstances mentioned before.

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### ***Mote G., Vanags J. Zemes izmantošanas efektivitātes novērtēšana Latvijas reģionos***

*Zemes izmantošanas pārvaldības procesā pastāvīgi nākas risināt aktuālu pretrunu. To veido nemiīgi augošās sabiedrības vajadzības no vienas puses, un valsts, sabiedrības, uzņēmuma un indivīda rīcībā esošās zemes platības ierobežotību no otras puses. Valsts ekonomiskā izaugsme, sabiedrības pieaugošās sociālās vajadzības, zinātnes attīstība un iedzīvotāju skaita nemiīga palielināšanās nosaka nepieciešamību intensificēt lauksaimniecībā un citās saimnieciskās darbībās izmantojamās zemes platības. Zemes izmantošanas intensifikācijas procesa palielināšanās saistīta ar darījumu skaita un apjoma pieaugumu nekustamā īpašuma tirgū, ko izraisīja saimnieciskās darbības subjektu aktivizēšanās valsts ekonomiskās politikas ietekmē un saistībā ar Latvijas iestāšanos Eiropas Savienībā. Zemes izmantošanas efektivitātes vērtēšanā svarīgi pievērst uzmanību ne tikai ekonomiski aktīvākajam Rīgas pilsētas reģionam, bet arī lauku reģioniem, kuros netiek iekļautas lielās pilsētas. Tāpēc darba ietvaros galvenā uzmanība tiek veltīta zemes izmantošanas efektivitātes atšķirībām Latvijas reģionos.*

### ***Mote G., Vanags J. Efficiency assessment of the land utilization in the regions of Latvia***

*In the process of land utilization management there is a necessity to regularly solve urgent contradiction. It arises by constantly increasing society needs on one hand and limitedness of existing land acreage that is at disposal of an individual, company, public or the state on the other hand. State economic development, increasing social needs of the society, science development and endless increase in number of inhabitants determine the necessity to intensify utilization of land used for agriculture and other economic activities. Augmentation of the intensification process of land utilization is related to the increase in the number and amount of deals in the real estate market that was caused by subjects of economic activities which became active under the influence of the state economic policy and due to Latvia's joining European Union. In the assessment*

*of the efficiency of land utilization it is important to pay attention not only to the economically more active Riga city region but also to the rural regions in which large cities are not included. Therefore, within the framework of this paper the main attention is put on the differences of the efficiency of land utilization in the regions of Latvia.*

**Моте Г., Ваназе Я. Сравнительная оценка эффективности использования земли в регионах Латвии**  
*В процессе управления использованием земли приходится постоянно решать некоторое противоречие. Это противоречие между постоянно растущими потребностями общества, с одной стороны, и ограниченностью количества земли, которая находится в распоряжении государства, общества, предприятия или индивида – с другой стороны. Экономический рост государства, возрастающие социальные потребности общества, развитие науки и непрерывный рост населения определяют необходимость интенсифицирования использования земли в сельском хозяйстве и других областях хозяйственной деятельности. Необходимость повышения интенсивности использования земли связано с ростом количества и объема сделок на рынке недвижимости, вызванным активизацией субъектов хозяйственной деятельности под воздействием экономической политики государства и вступлением Латвии в Европейский Союз. При оценке эффективности использования земли важно принимать во внимание не только самый экономически активный регион Латвии – город Рига и ее окрестности, но и регионы вне больших городов, сельские регионы. Поэтому в статье основное внимание уделяется сравнению эффективности использования земли в различных регионах Латвии.*