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IMPLEMENTATION OF THE PROVISIONS OF SUSTAINABLE DEVELOPMENT CONCEPT IN TERMS OF RENT THEORY DEVELOPMENT

Abstract. Research relevance lies in the irreversibility of course choice for embodiment of the sustainable development concept. However, a pluralism of opinions, concerning the implementation of model definition of this concept, as well as the priority tasks for realization of its constituents significantly decelerates the socio-economic development of Ukraine. An inadequate scientific research of the sustainable development problems on a microeconomic level generates the reduction of expected management results and the degree of progressive changes at the level of individual business units. The role and transformation of accounting science, necessary for the implementation of the sustainable development concept, are not fully disclosed.

The research purpose and tasks are to determine the accounting component of sustainable development concept on the basis of the rent theory, to outline the directions of rent accounting development under the following factors influence: globalization and transformation of the ownership institution and scientific research activation on this basis, aimed at forming the theoretical and methodological baseline of rent accounting 'as an additional income.

The methodology of the research includes general scientific methods of cognition the necessity and invariant implementation of the sustainable development concept, its constituents allocation and specification; dialectical method for cognition the economic content of rent; a comparative analysis of the definition differences, formed at different stages and forms of realization of economic relations; modeling method for determining the direction and logic of the rent accounting development under the influence of such factors, as globalization and ownership institution transformation.

It has been established that realization of sustainable development concept should take place with understanding of the interaction mechanisms of economic, social and environmental components. These generate new ideas about the basic socialization mechanisms and social development of human, external influences on the environment

and cost estimation. The interconnection of the constituent of sustainable development concepts and the economic, social and ecological system as a whole is the basis for the theory and practice development of accounting. The accounting information creates preconditions for assessing the achievement and forecasting of further sustainable development of the economy as a separate economic entity, region, country, and the world as a whole. It has been established that the existence of discussion aspects in the treatment of rent and failure to recognize the last object of accounting should be considered as one of the essential factors in accelerating the implementation of the sustainable development concept. Bearing the results of research in mind, the development of a conceptual approach to rent accounting, as an additional entity income, should be based on the recognition the rent as a management object, that requires adequate information support for users' requests from the accounting system side, based on the systematic development of the theoretical, methodological and organizational-practical regulations of rent accounting.

The practical value of research is to formulate a methodological provision of rent accounting, which will further improve an active and passive income distribution of relation participants in the economic sphere.

The obtained scientific results will form the prospects for further research, which will lay in proving the need for the transformation of the property institute in the post-Soviet countries, to determine the models of rent relations between different parties in the field of economic relations, as well as to determine the rent-forming factors of production for the development of the rent assessing methodology.

Keywords: sustainable development, institution of property, rent, rent theory, rent accounting

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JEL Classification: M41, P4, Q2

Introduction. In current conditions of economic system development on micro and macro levels, scholars, public organizations and government structures are increasingly focusing on both social and environmental issues. For developing countries, including the countries of the post-Soviet space, the ecological crisis approach, associated with the inappropriate use of exhaustive natural resources, non-implementation of environmental protection measures, as well as the decline of the social standard of living conditions cannot remain ignored by economic science. One of the few options for solving a particular situation, which is preferred by most of the world's scholars, is the implementation of sustainable development concept. At the same time, the ways of its realization, including role and accounting science transformation, which is necessary for this, remain unexplained.

The components of sustainable development (components of safety and life quality) and individual components of life quality (indicators of socio-institutional, economic and environmental dimensions) become important for determination of the prospects for socio-economic development of Ukraine. However, only four regions (Zakarpattia, Ivano-Frankivsk, Chernivtsi and Ternopil), as well as Kyiv in 2013 year, had a sustainable development index of 1.00-1.05. Nevertheless, such positive indicators were provided due to the life safety component (from 1.49 to 1.62 inclusive). All other regions have a sustainable development index of less than 1.00. Such an overall unsatisfactory level of

sustainable development index is due to the fact that the quality of life component is within the range of 0.65-0.82, with the exception of Kyiv (1.14) [Indeks stalogho rozvytku Ukrainy]. These statistics testify to the urgent need to find measures for increasing the effectiveness of using the socio-economic potential of Ukraine, aimed at the irreversible implementation of the sustainable development concept.

One of the most effective tools of this concept is the improvement of rent relations between economic agents, including the volume increase of rent payments to budgets of different levels, since their volume is mainly less than the amount of value-added tax refund for entities, exporting minerals and other rent-generating resources. The need to expand the accounting objects by including them in rent as additional income, which in a short-term interval can form a competitive advantage, or be an additional source of financing for the modernization of production means, is an urgent one as well.

Literature review and the problem statement. Such scholars as Ashford, N. A. [Ashford, Hall 2011], R. Blink [Blink, Zidan'sek, Slaus 2007], P. Bansal [Bansal 2004], V. Ghejec [Ghejec 2011], B. Danylyshyn [Danylyshyn 2009], A. Filippenko [Filipenko 2007], J. Florin [Florin, Schmidt 2011], M. Geissdoerfer [Geissdoerfer, Savaget, Bocken, Hultink 2017], V. Jegatheesan [Jegatheesan, Liow, Shu, Kim, Visvanathan 2009], Jovane F. [Jovane, Yoshikawa 2008], V. Zhuk [Zhuk 2009], E. Goncz [Goncz, Skirke, Kleizen, Barber 2007], G. Clark [Clark 2007], M. Kotabe [Kotabe, Murray 2004], Efremov A. [Efremov 2008], L. Korniiichuk, V. Shevchuk [Korniiichuk, Shevchuk 2009], Trofymova V. [Trofymova 2010], J.D. Sachs [Sachs 2012], G.S. Schiavi [Schiavi, Behr 2018] and others have devoted their scientific works to the study of sustainable development processes including an economic point of view. In particular, B. Danylyshyn, in the publication [Danylyshyn 2009], notes that the balance problem of social and economic components is relevant, considering the fact, that expenditures, accompanying the introduction of noneconomic values, often involve some loss of production efficiency, and the deployment of economic transformations can have not only positive, but also negative social consequences, as well as the solution of such a problem as consideration and combination. At the same time, in defining different economic and social development priorities, the author of the publication [Danylyshyn 2009] emphasizes the social capital development and believes that the implementation mechanism of the sustainable development priorities can be economic, social, environmental, regulatory and administrative one. In fact, scientist leaves out the question of lawful income distribution, including rent from the extraction and use of natural resources in the economic activity, as one of the most powerful sources of budget filling, overall economic and welfare growth.

The results of the study, outlined by V. Trofymova in the publication [Trofymova 2010], are more focused on solving the problems of the sustainable development. After all, on the basis of certain objective and subjective factors, which make it impossible to implement the sustainable development concept in the conditions of the industrial mode of production, as well as the proposed essential criteria and prerequisites for implementation of the sustainable development model, the author updated the need to increase the uniform distribution of property and income, increase the share of renewable resources and reduce the consumption of non-renewable resources. However, the author of the publication [Trofymova 2010], pointing out the advantages of global thinking, defining the urgency of solving problems and the global security system development, leaves out the need to interconnect the accounting indicators of the functioning results

of economic subjects, including incomes that serve as the basis for the macroeconomic system indicators, which makes it impossible to solve the problems of the global security system development on the way of implementing the sustainable development concept.

More systematic solution to the restructuring problems of Ukrainian economy on the basis of the sustainable development concept is presented in a collective monograph [Ghejecj 2011]. In particular, we should agree with the authors' position reasoned in the paper [Ghejecj 2011], that the domestic research problems of the economic structure and the directions of its progressive changes still dominate, on the one hand, the sectoral aspects, and on the other hand, the macroeconomic spectrum of problems that does not consider the important realities of the Ukrainian economy. Findings, developed on the basis of this kind of research, and recommendations in the field of both macroeconomic and sectoral regulation cannot serve as a reliable basis for making long-term decisions that affect the future needs and interests of structural development of the economy. According to the authors' opinion of the monograph [Ghejecj 2011], the recovery of losses in economic potential and competitiveness of the Ukrainian economy can be achieved due to the outlined priorities in the development of sectors and national economy spheres, and the determined for this purpose mechanisms of state structural policy. In particular, it is appropriate to abandon the a priori given apology of export-oriented development and actualize domestic demand, first of all in the areas of high technology and diversification of the export structure itself for a significant increase in the share of high-tech logical goods and services and expansion of participation in international production cooperation. However, in addition to the high evaluation of the research results, the publication [Ghejecj 2011] left out one of the main sources of funding for the development of sectors and the national economy sectors – this is the necessity to resolve issues of formation and distribution of income from the use of national wealth and create an adequate accounting system.

A collective monograph [Staly`j rozvy`tok – XXI stolittya: upravlinnya, texnologiyi, modeli: kolekty`vna monografiya 2014] deserves attention among the recent publications. This monograph describes the results of research on problems and the improvement of the theory and sustainable development management methodology, describes the macroeconomic basis of sustainable development, formulates the content and tools for the implementation of regional sustainable development policies, identifies sustainable development resources and the practice of implementing the sustainable development principles. However, the question about the formation, distribution and redistribution of income from the use or operation of renting resources, the predominant part of which is made up of natural resources, as well as the establishment of an effective accounting system for further control at the regional and state levels, in addition to issues of environmental control at the microeconomic level [Staly`j rozvy`tok – XXI stolittya: upravlinnya, texnologiyi, modeli: kolekty`vna monografiya 2014] remained unexplored.

The search for a response to the significance of the rent phenomenon in the realization of market relations, as well as its influence on the behavior of economic subjects, has intensified significantly because of the scientific research results of G. Tulloch [Tulloch 1967], J. M. Buchanan [Buchanan 1980], E. Krueger [Krueger 1974]. The writings of these researchers substantially expanded the list of rent types. However, nowadays,

their proposals have not been brought closer the scientific community to solving the scientific problem of the possibility of rent accounting by participants in the field of economic relations.

In recent years, the issue of accounting as an information source for managing a certain type of rent was raised. Thus, the theoretical questions about the certain types of rent were studied by such authors as V. Zhuk [Zhuk 2009], I. Zamula [Zamula 2010], S. Zdan (Melnik) [Zdan (Mel'ny'k) 2011], T. Ostapchuk [Ostapchuk 2012]. Highly appreciating the benefits of these and other scholars, who identify and mainly solve current accounting problems, it must be recognized that rent as an economic category, with the exception of rent payments, remains outside the conceptual framework of accounting.

An overview of information sources allows us to assume that the sustainable development concept can only occur, when each economic entity will realize its necessity and know the algorithm of its implementation. Otherwise, the sustainable development concept can only remain a declaration, an inaccessible benchmark. In some way, creating the necessary information support for the implementation of the sustainable development concept can be achieved through the disclosure of new accounting opportunities, including rent accounting.

The research purpose and tasks are to determine the accounting component of sustainable development concept on the basis of the rent theory, to outline the directions of rent accounting development under the following factors influence: globalization and transformation of the ownership institution and scientific research activation on this basis, aimed at forming the theoretical and methodological baseline of rent accounting as an additional income.

Research results. The state development on the basis of harmonization of its institutional, social, economic, and environmental components is the goal of the III millennium society. The application of a systematic approach and information technology will form a multivariate economic development of countries. The overwhelming majority of the world's scientists are convinced that the future of the existing civilization depends directly on the speed and completeness of implementation of the sustainable development concept, because "...Steady (sustainable) development expresses a rather simple idea: achieving harmony between people, between societies and nature, solving contradictions that exist nowadays (contradictions between nature and society, between ecology and economy, between developed countries and developing countries, between the rich and the poor, between the already formed needs of people and reasonable needs, between the present and future generations etc.)" [Trofymova 2010].

Sustainable development involves for establishing a balance between satisfying the modern needs of humankind and protecting the interests of future generations taking into account the need for a safe and healthy environment. However, as V. Trofymova aptly notes, "The lack of theoretical knowledge about economy of the future is due to objective and subjective factors: the inability to determine the material needs of future generations from the point of view of the present; ...; the inconsistency of the existing level of economic thinking with the new mode of production; the lack of necessary economic knowledge about a new mode of production, the laws of the functioning of the global economy and the emerging scientific schools" [Trofymova 2010]. The content analysis of the sustainable development concept made it possible to identify the essential characteristics of its components, as well as to determine the information potential of the accounting sphere (Fig. 1).

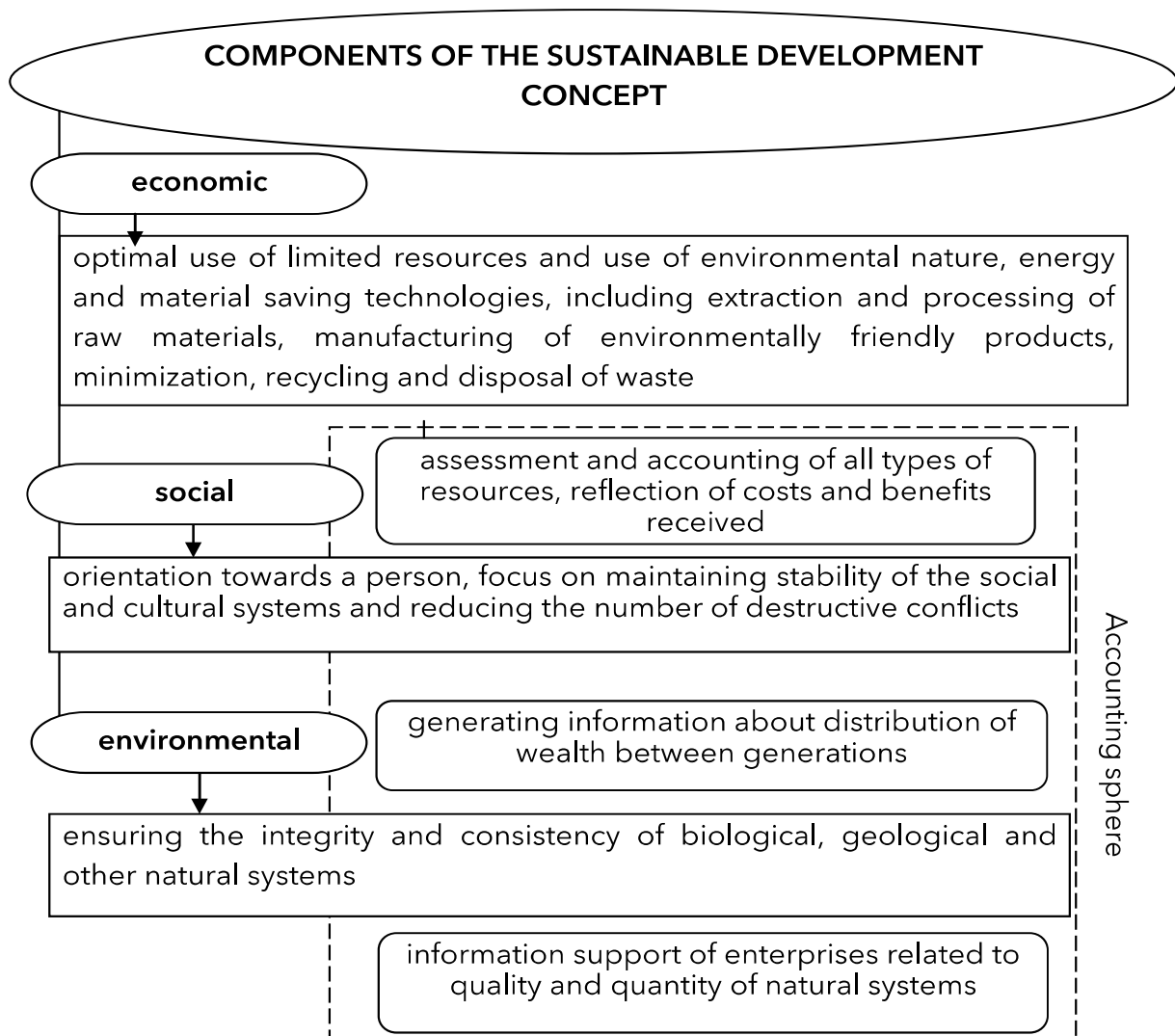


Figure 1 – Components of the sustainable development concept and the sphere of accounting manifestation in its implementation in the management practice
Source: development by authors

Implementation of the sustainable development concept should take place under the understanding of the interaction mechanisms, which includes three components (Fig. 1). The interaction of economic and environmental components generates new ideas about the main mechanisms of socialization and social development of human, external influences on the environment and cost estimation.

Achieving equity among the members of one generation and providing targeted assistance to the poor is a new task that economic and social components generate.

Connection between social and environmental elements has raised interest in such issues as intergenerational equity, including respect for the rights of future generations, and participation of population in the decision-making process.

An important issue in implementation of the sustainable development concept was discovery of its practical and measurable indicators. Today, the United Nations, other international organizations and scientific community work in this direction.

Proceeding from the purpose of this research, a thesis that one of the prerequisites for implementation of the sustainable development concept should be the increase in

the even distribution of property and income, is of certain interest. Achievement of the stated, namely, the fair distribution of the available resources between the existing and future generations is possible owing to proper theoretical substantiation of the identification and distribution of rent as an additional income from the use of resources – the rent-forming factors of production.

We believe that the transition to a rent-oriented definition of the income of business entities will make the main its sources transparent. In addition, it will allow society to increase social protection of citizens through fiscal mechanisms.

The interconnection of the components of the sustainable development concept and the economic-social-environmental system, as a whole, is the basis for the theory and practice development of accounting. After all, an accounting information creates prerequisites for assessing the achieved and predicting the further sustainable development of the economy as a separate business entity, a region, a country and the world as a whole.

Studies in accounting sphere and their relevance are defined as practical issues related both – to the peculiarities of social and economic relations and to the changes in the theoretical concepts of economic studies.

Importance of accounting information in human cognitive activities is constantly increasing, taking into account the fact, that accounting is constantly evolving and gaining experience, which, in turn, helps it to discover and explain the laws and principles of economic management. As a result, a dynamic knowledge system, which is, at the same time, the basis of accounting both – a practical activity and a science, is created.

Significant deepening of accounting information for satisfaction of cognitive activity can be implemented through the rent theory.

The rent theory can be considered as the theoretical basis for implementation of the set tasks in the context of the formulated hypotheses.

Rent is one of the most widespread economic categories, which was researched throughout the history of economic science development, nevertheless, it has not received a single interpretation.

Researchers have continuously expanded the scope of rent theory application, in particular, the list of factors (resources) that generate the rent, as well as the areas of economic activity that were studied through the prism of rent theory. This led to emergence of a huge list of rent types and forms [Osadcha 2016], which causes the need to identify and analyze the reasons for such a popularity of the rent category among scientists by identifying objective and subjective factors-causes.

Cantillon R., Petty V., Smith A., Anderson J., Bush I. G., Malthus T., Ricardo D., Thünen J. H., Launhardt W., Mill J. S., Marshall A., Clark J. B., Marx K., Schumpeter J., Blaug M., Henderson H. D., Worcester D. A., Tullock G., Takata Y., as well as modern scientists Danylyshyn B., Dementiev V., Veklych O., Malyshev B., Shostak L., Yakovets Y. and others investigated the problems of rent theory, the nature of rent and its types in their works.

To follow the development of rent theory is possible only from the classical stage of economic science development, when specialized publications on economic subjects, the first scientific schools and centers of economic research began to appear. In the pre-classical period, rent had a specific nature and form, reflecting the relationship between landowners (owners of production factors) and dependent people, who took part in the economic circulation. Its analysis was complicated by the widespread reli-

gious dogmatic, which made it impossible to distinguish economic interests from ideological settings of a person, country or any other community.

The classical school of political economy was one of the first scientific schools, but the authorship of rent theory belongs just to its representatives. Despite the fact, that rent theory was applied, first of all, to land (natural) rent, which was quite understandable, because agriculture and material production were the main areas in the focus of classics' research, they laid their fundamental provisions. Some of them (fundamental provisions), such as connection with a particular stage of social and economic development, have become a kind of methodological rules for researching the issue of rent in the future.

The authorship of this approach belongs to R. Cantillon. However, the researchers constantly expanded the content of rent and highlighted new types and forms of rent due to the further research in new spheres of economic management, identification and studying various forms and types of capital, the significance and relevance of which were determined by objective changes in social and economic relations. This resulted in extension and consolidation of the thesis that any factor of production is capable of bringing rent. Owing to this fact, the offer nature of these factors should be taken into consideration.

Such interpretation of rent is studied at the academic level both in Ukraine and abroad. In particular, Nobel Prize Winner P. Samuelson states in his manual, "Rent is economic (or net economic rent). In the nineteenth century British economists understood this notion, as the income that derives from the use of land. The general offer of land is fixed (with some corrections), and the return on land paid to the landowner is rent. Nowadays, this notion extends to the income that is paid on any factor, the offer of which is fixed, that is, on any production resource with a completely inelastic or vertical offer curve" [Malyishev 2012]. A. A. Alchian begins the article "Rent" in the most world famous encyclopedic economy edition *The New Palgrave* from a similar interpretation: "A fee for the use of resources - land, labor, equipment, ideas and even money, is called rent. Rent for the use of labor is usually called "wages", fees for the use of land and equipment - "rent", payment for the use of an idea - "royalty", payment for the use of money "interest" [Economic Theory 2004]. S. Fischer, R. Dornbusch and R. Schmalenzi try to formulate the same idea of rent in academic community, noting that "since the land is considered traditionally as a quantitatively fixed asset, the word "rent" is often used to denote income from any factor, which is obtained due to its limited offer. The factor brings rent, if it is paid at a level that is larger than necessary one to ensure the offer of this factor service flow" [Fisher 1993].

Hence, today, rent is used as a universal category that can include (to help in explanation) the peculiarities and specifics of different production factors.

Rent theory found its development in researches of A. Marshall, in particular, he believed that "Economists can, without prejudice to themselves, apply this term (rent) in cases, where income is considered from the standpoint of an individual entrepreneur. However, as further discussed, as soon as consideration of economic activity is transferred from the standpoint of the individual to society as a whole, the advantage is given to the application of the term "rent" in relation to the income derived from the gifts of nature. That is why the term quasi-rent will be used in this paper in relation to the income, derived from the machines, created by people and other means of production.

In other words, any machine can generate income that has the characteristics of rent and such, which sometimes is called "rent", although in general, it seems more correct to call it "quasi-rent" [Marshall 2007]. The published paper by A. Marshall played the role of a certain catalyst in this direction. Such economists as W. Jevons, F. Wickstead and H. J. Devonport criticized some of his ideas.

Thus, the classical stage representatives of development of economic thought were convinced of the rent universality, in particular, with regard to its application to various factors. J. B. Clark, founder of the American School of Marginalism, described the universality of rent in his paper best of all. "One of the most striking facts is that the income of the whole labor, on the one hand, and the income of the whole capital, on the other hand, are quite similar to land rent. These are two types of rent ... The principle of rent can be applied, as we have seen, to all artificial capital goods and even to products of labor" [Malyishev 2012].

All these studies and ideas are the historical basis for the existence of types and forms variety of rent and the extension of the scope of rent theory application, which is peculiar to the current stage of economic thought development. However, it is necessary to evaluate critically the research of the 17th and 19th centuries economists, devoted to the problems of rent in order to avoid the risk of baseless conclusion about its universality.

In order to clear up this fact, it is necessary to analyze the results of theoretical knowledge dissemination, as well as the purposes, to which they were subordinated. First of all, with respect to their efficiency in solving practical problems of economic management. It is necessary to start with the search for the answer, what induced economists, who often dealt with completely different problems, to turn constantly to rent theory in the researches.

In this aspect, the research of J. B. Clark, who managed successfully to combine rent and the marginal productivity theory, is relevant. Although the effect of the law of diminishing marginal returns, described in one or another interpretation Anderson and Ricardo in their researches, it was Clark, who managed to raise the issue of rental relations at a qualitatively higher level. "Science about rent is a science of economic causation, which allows us to trace products to their sources", argued J. B. Clark in his paper [Malyishev 2012]. Otherwise speaking, solution of the problem of rent identification is important for solving the issue of distribution. K. Marx, who stated in the 3rd volume of Capital that rent had its qualitative and quantitative definition, supported the stated idea. "The qualitative definition of rent is that it is an economic form of disposal of land (subsoil assets) ownership, and its quantitative definition is that it is an additional profit" [Rikardo 1955].

It should be mentioned that D. Ricardo also pointed to the connection of rent with property relations. "It remains to consider whether transformation of land into ownership and the related creation of rent does not cause any change in the relative price of goods regardless of the amount of labor required for their production" [Rikardo 1955]. J. Mill pointed to this connection as well: "Rent is a consequence of a monopoly; it is a natural monopoly; it can be regulated, it can be seen as a foundation for the social order, but its existence cannot be averted. Landowners can claim rent for their land, because land is a commodity that is needed by many people, but which nobody can obtain by another person except the landowner. If the land belonged to one person, one

could set rent at his discretion" [Malyishev 2012]. We can conclude that the application of rent theory by researchers is caused by its efficiency in solving distribution problems, as well as the problems of regulation of property relations.

These problems are among the most urgent for Ukraine, taking into consideration the fact that Ukraine belongs to the category of countries with extremely low level of property protection (20% of the world's countries, mostly the poorest) in the issues of property rights protection. First of all, it relates to the proprietary rights of citizens and potential investors, residents and non-residents in the country. It means that the state of property rights protection in the country even is not close to the world average, in particular, the Property Rights Index in the Index of Economic Freedom (according to The Heritage Foundation and The Wall Street Journal) had almost throughout the period of independence the value that was almost two times lower than average values in 183 countries [Index of Economic Freedom 2014]. One of the reasons for such a situation, which ultimately affects the efficiency of economic management, is the lack of experience in accounting and analytical characteristics of rent relations, namely, the stages of creation and appropriation of rent at the level of the business entity.

Analysis of the view evolution on the essence of the category "rent" allows us to make a conclusion about justification of the proposals for the existence of various rent types and forms. Rent refers to all factors of production, what causes the need to revise the existing methodological approaches to the accounting and analytical characteristics of their use.

It is worth noting that the socialist past of Ukraine had the most negative effect on the understanding of rent, since during the planned economy, there was a considered opinion that rent was "income from capital, land or property that its owners receive on a regular basis without engaging in entrepreneurial activity. ... The growth of the number of capitalists, who receive rent in the era of imperialism, is one of the parasitism manifestations and the decay of capitalism at its monopolistic stage" [Economic dictionary 1973].

During the time of independent Ukraine, the concept of rent has not changed significantly, since the last one has been considered as:

- a special kind of stable unearned income, derived from capital, land, property, securities, etc., not related to entrepreneurial activity [Encyclopedia of Economics 2006];
- any income received on a regular basis from real estate, land, bonds, which does not require from its recipients to be engaged in business [Modern encyclopedia of law 2009];
- a fee, established for use of land and other resources that are the property of other economic entities, provided that their offer is limited.

Thus, today the researches of rent relations have not lost relevance, because their results can help to solve actual problems, in particular, of social nature. First of all, they relate to the problem of efficient distribution both at the level of the business entity and at the level of the economic system as a whole. Consequently, the practical efficiency of applying the rent theory is an objective proof of its universality.

In our opinion, rent should be considered as a universal category, which can express the peculiarities and specifics of the use of various production factors, including those related to the conditions of their involvement during activity in conditions of imperfect competition. Taking into consideration above facts, development of a conceptual approach to rent accounting as an additional income of a business entity, should be

based on the recognition of rent as an economic management object that requires information support from the accounting system, which is adequate to users' requests, based on the systematic development of theoretical, methodological, organizational and practical provisions of rent accounting (Figure 2).

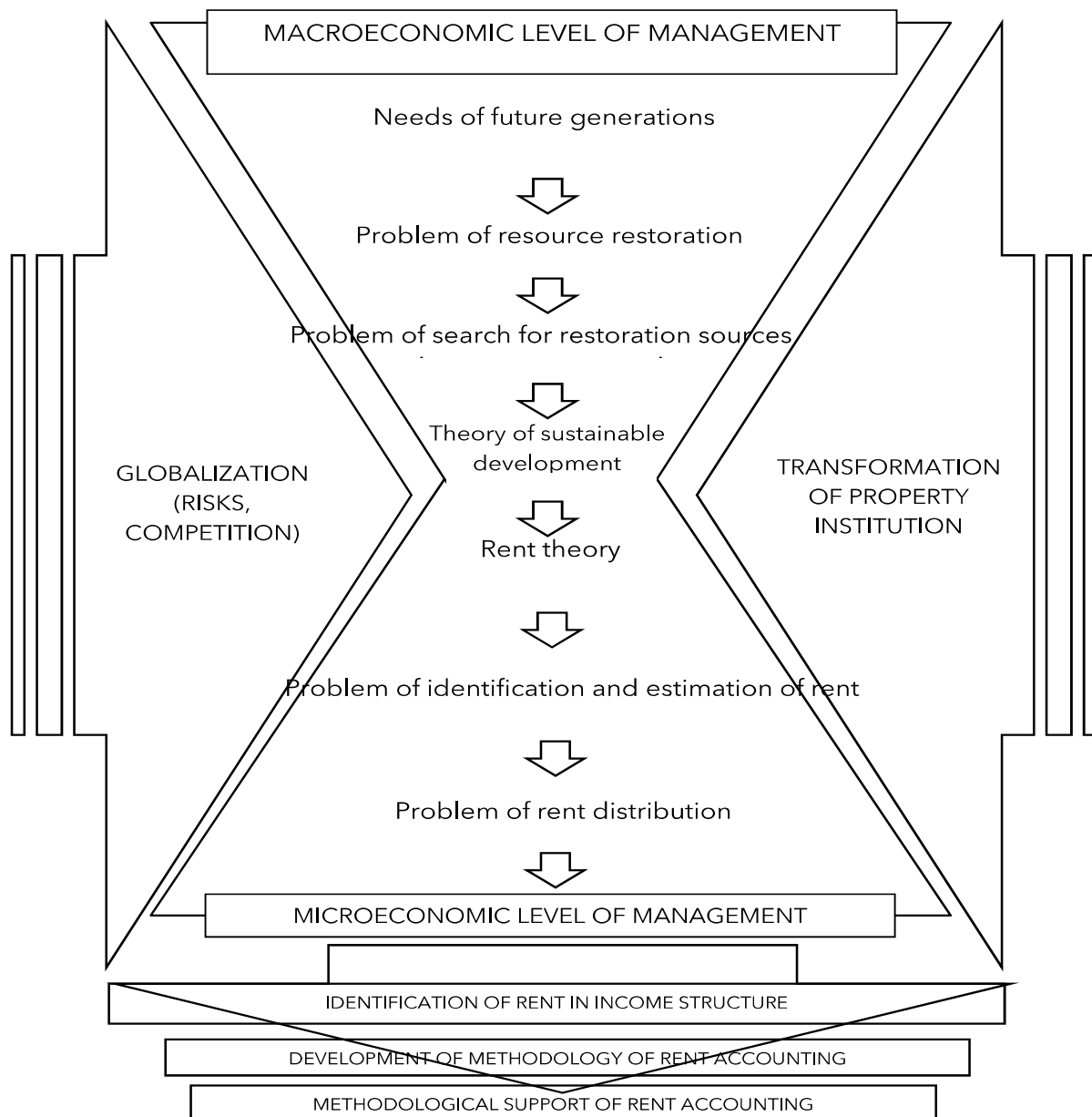


Figure 2 - Development trends of rent accounting under the impact of such factors, as globalization and the property institution transformation

Source: development by authors

As a result, it is necessary to develop theoretical and methodological as well as organizational and practical provisions of rent accounting, which will allow forming comprehensive and reliable information for management of an enterprise.

The research of accounting and analytical problems of rental relations is also important in view of solving a number of strategic tasks that business entities are facing today.

Integration processes, which Ukraine actively joins, create for business new opportunities connected with the expansion of markets.

Such perspectives induce to refusal of the cost management methods insufficiently effective under the current conditions of competition and to transfer of emphasis on income management. It is possible to solve these issues effectively based on the rent theory only.

Conclusions. Implementation of the sustainable development concept in terms of optimal use of limited natural resources, human orientation, fair income distribution from the use of natural resources, ensuring the integrity and consistency of biological, geological and other natural systems is possible through the creation of information provision on the quality and quantity of natural systems, and as well as the distribution of wealth between generations. The basis of this information provision should be an accounting system, the structure of which objects should include rent.

Issues, which slow down the implementation of the sustainable development concept of Ukraine, and which should be solved in the immediate future, include problems of the macroeconomic level, such as identification, estimation and distribution of rent; as well as problems of the microeconomic level, in particular, identification of rent in the structure of economic activity income and the methodology development and methodical provision of rent accounting.

Prospects for further research are to determine the transformation mechanism of the property institute in the post-Soviet countries, the construction of models of rent relations between different parties in the field of economic relations to determine the organization characteristics and record their results.

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