



LAND PRICES, CONCENTRATION AND SUSTAINABILITY: A RELATIONAL ANALYSIS FROM MORRINHOS, GOIÁS SCENARY BETWEEN THE YEARS OF 2019 AND 2021



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INTRODUCTION

The land has always been associated with values, whether they are material, immaterial, moral or immoral. From the beginning, the first civilizations enjoyed the benefits of the land, with the cultivation of food, animal husbandry, housing, beliefs, life, everything was the result of the land and everyone who lived on the ground could cultivate it, until now in which societies evolved and with this evolution everything was changing and taking the way it is today.

The commercialization of land, for example, is consolidated with the end of feudalism, after the construction of a capitalist society that buys everything and sells everything, including the means and forms of economic production. However, in feudalism and earlier times, land was traded as a bargaining chip in different ways.

At the same time, the value of land is increasingly valued, in this work we will demonstrate the great increase in land prices in the region of Morrinhos, Goiás.

Through this study it will be possible to analyze how the municipality behaves with the high land price and social inequality in the region, which demonstrates to be a region of large crops concentrated in the ownership of a small group of people, as well as the sustainability practices in region.

MATERIALS AND METHODS

The methodology used for this research will follow a major premise to discover the variation in land value in the Municipality of Morrinhos, state of Goiás, through the following materials:

- documentary survey on the value of bare land, through the website of the municipality of Morrinhos, according to the IBGE, in the years 2019 to 2021, in the city of Morrinhos, state of Goiás;
- contact the Morrinhos Registry Office, which is responsible for registering sales and transfers of rural properties;
- After the survey and contact, make an analysis of the variation in land prices, as well as observe the development and land concentration in the region;
- Using the data obtained and the analysis, make a report and a graph to demonstrate the variation in land value.

Immediately after data collection, an analysis will be made to delimit whether the municipality has evolved not only economically, but as a developed and sustainable society.

CONCLUSION

The municipality of Morrinhos, Goiás has a huge number of agricultural lands that demonstrate a good evolution when it comes to business value, since between 2019 and 2021, using data from the city hall, the land value increased by approximately 10 %, but compared to the value of the registry, this rate of increase is approximately 40%.

In addition, the available land is being used by large landowners in the city, so there is a large number of land concentrated in the hands of a small group of people.

However, when it comes to sustainable practices in the region, it is possible to say that in compliance with the new framework of the head of the municipality, he has a huge intention to increase the number of agricultural production in the region, with plenty of incentives and partnerships with other rural producers in localities close to the municipality, on the other hand, there are no new sustainability plans for agriculture, this means that the lands are used uninterruptedly, moreover, there is no adequate inspection in the region.

RESULTS

The chart below shows the variation in land value in the Municipality of Morrinhos, through data extracted from the municipal government, the municipal registry office, INCRA and the State Government:

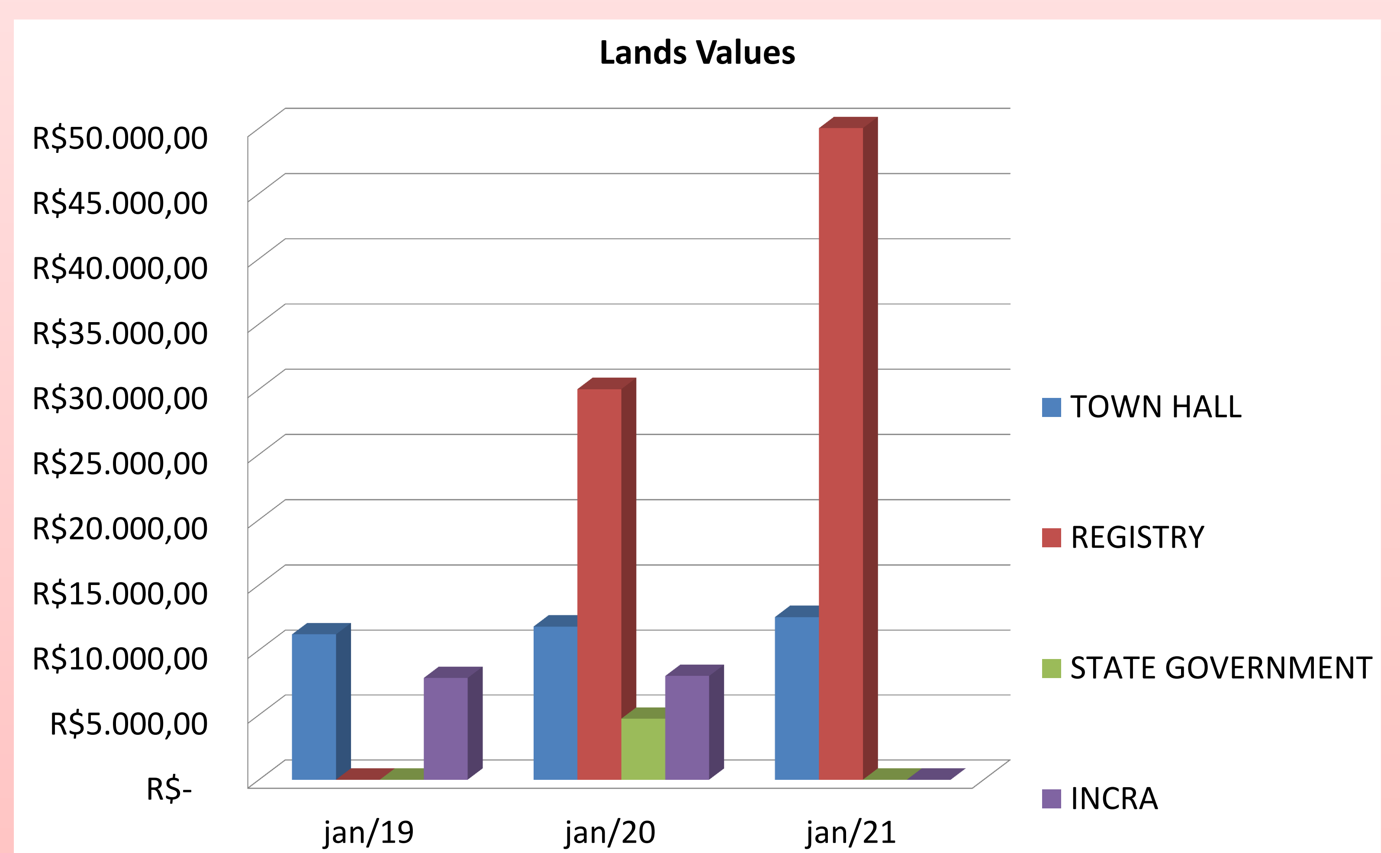


Fig.1 : Lands Values in Morrinhos, Goias, Brazil
(Author)

Through the graph, we can see that there is a significant variation in the value declared by the city of Morrinhos and the registry office, this occurs since the city sends the technical report to the Federal Revenue after an inspection carried out by a qualified professional, regardless, the registry only delimits an estimated value, calculated through the property records, just as a basis.

INCRA collects data through records in the georeferencing of rural areas and, finally, the State Government delimits, through an ordinance, the value of the land based on the collection of previous years.

Through the research, it was possible to denote that the GDP of the Municipality of Morrinhos grew significantly from the year 2019 to 2021, being 1 144 143.00 in the year 2019 and 1 242 959.29 in the year 2021. small municipality. Nevertheless, there was an increase in the HDI as well, from 0.734 in 2019 to 0.806 in 2021.

Furthermore, in the last survey of the GINI index in the Region of Goiás, carried out in 2010, Morrinhos presented a score of 0.5038. , being at half the score of the social inequality index.

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