

## Issues of Regulation of Land Relations in Uzbekistan

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**Annotation.** The issues of land management in the Republic of Uzbekistan were studied. It has been established that this problem includes two components: state regulation of land relations and administrative and departmental management at the regional and district territorial levels, their specific content is determined when creating a land market in the republic. The forms of manifestation of land relations as an integral part of the production relations of society, their features are systematized.

**Keywords.** Land, property, private, land lease, sublease, management, land relations, regulation, forms, features.

**Introduction and analysis of the state of the problem.** Management of the use of land resources in Uzbekistan is carried out in accordance with the Land Code of the Republic of Uzbekistan /1, Article 4-6/. The content and nature of it depends on the issues addressed in the framework of the ongoing land reform in the country. However, despite the ongoing reform of land relations, the implementation of the tasks set did not always provide the envisaged efficiency. The main reasons for this situation are the lack of a clearly defined state land policy and an efficient system of land use.

As economic reforms are being carried out, the role of natural resources in the economic development of the country is increasing. The problem of creating a sustainable and efficient system of land use and its management is becoming increasingly important. Practice testifies to an insufficiently high level of land use management, it is not considered as an independent branch of activity, there is no systematic approach to its management. Irrigated and rain-fed lands, pasture lands are largely subjected to degradation. Agriculture is not efficient enough, the economic damage from land degradation is growing /2, p. 65-73/.

The government of the country has taken a number of measures to improve the situation in the field of land use /3,4,5, 6,7,8,9,10/. As part of the institutional reform, with the abolition of the State Committee for Zemgeodezkadastr and the formation of the Cadastre Agency under the State Tax Committee, the powers to manage the use of land resources were lost, and the preparation of proposals for the development of the Unified State Land Policy was entrusted to the Ministry of Economic Development and Poverty Reduction (now the Ministry of Economy) /6/. The intensification of the land reform has given particular relevance to the problem of land use management and, above all, agricultural purposes and requires further study of a number of issues of fundamental importance, including such concepts as: land use as an independent organized branch of activity, management of the land use system, state regulation of land relations, their content, form of manifestation and features, market land relations, integrated land use management.

**Study.** Land use is a complex socio-economic and environmental concept. Its definitions are given in a broad and narrow sense. In the first definition, "Land use is a complex socio-economic and environmental phenomenon that develops on the basis of the existing objective laws of the development of the natural complex and society." In the second case, land use is interpreted as "... a set of methods for the continuous, multi-purpose and cyclic use of land resources by society and methods for managing this process, developing on the basis of conscious consideration of the laws of development of society and nature" /11, p. 82, 86/.

The form of its manifestation is the objective process of using land resources by society to meet its vital needs, land ownership determines its essence. In society, in the process of continuous and multi-purpose use of land in accordance with the existing objective natural and economic laws, its historical

development and the change of productive forces and the established land legislation, a certain system of land use is formed and changed /12, p.15/. Like any artificial system, it is controllable.

Land use as a social and natural phenomenon should be considered from the standpoint of a systematic approach. When studying the problem of efficient and sustainable use of land resources, it is advisable to present it in the form of a system and study it on the basis of system analysis. The systematic approach involves "... isolation of the object under study as an element of a higher-level system from its environment, ..., identification of the internal structure, elements and their relationships" / 13, p. 559/. "With a systematic approach, the country's economy, individual organizations are considered as systems consisting of structurally and functionally separate subsystems that form a number of stable hierarchical levels of management to achieve the ultimate goal. /14, p.74/. "System analysis - a set of methods and tools that allow you to explore the properties and structure of objects as a whole, presenting it as a system, prepare and justify management decisions" / 13, p. 558/. System analysis provides for special techniques by which the system under study (object, problem) is divided into subsystems of a lower level, which makes it much easier to study them in interaction and unity. It is proved that a systematic approach in the study of socio-economic problems is opposite to the local and temporary solution of the problem. /14, p.69,75/.

Currently, there is no land use in the republic as an independent organized structured branch of activity for the rational and efficient use of land resources, which negatively affects the quality and efficiency of land use, especially for agricultural purposes. B / 11, p. 83/ recommended organized system of land use, including the subsystem "object - land resources" and the subsystem "management of the use of land resources". The system is manageable, includes seven types of land use (corresponding to the allocated categories of land of the Unified State Fund, with the exception of the category of "reserve land").

2. Management refers to the process of influencing the managed systems. Any complexly organized controlled systems, in order to maintain the initial, given parameters, as well as to purposefully achieve their stability and stability of states, objectively require their control, that is, control is an objective necessity of controlled systems, without control they eventually disintegrate. In a broad sense, management is understood as "... the process of maintaining the functioning or transferring the system from one state to another by means of a targeted impact on the control object in order to change its state", and in the narrow sense "... only as social management" /13, p.654/. Almost the same content of the term "management" is given in other sources (for example, / 15, p. 19 /, / 16, p. 136 /, / 17, p. 1388 / etc.). Therefore, management is understood as the process of influencing controlled systems in order to maintain them in a given qualitative state or transfer them to a new qualitative state. Management in conjunction with the object of use constitutes the system of the problem under study.

At the same time, the process of influencing systems is complex and includes various relatively autonomous components, the essence of which has not yet had a clear scientific distinction. So, in /15, p.19/, it is said that the content of control includes, in addition to transferring the system to a new given state, also its other side - ensuring orderliness, stability and stability of the controlled system with the help of control. Other authors argue that "each ruling class forms a system of land relations and methods of their regulation", while "the most important aspect of land relations are the forms of land management". Further, the authors note that "Management actions contain two subsystems: land management as an object of ownership and as an object of management. If the first subsystem is the prerogative of only state authorities, then the second can be carried out by both state and departmental bodies" /12, p. 9.19/. It also refers to two different concepts - the regulation of land relations and land management, and the second, as it were, is derived from the first / 11, p. 139 /. It is legitimate to consider that the system of land use management in society includes two subsystems - state regulation of land relations and administrative-departmental (economic) management of land use.

State regulation of land relations provides for radical changes in land use through land reform. It aims to create a new or radical change in the existing system of land use in accordance with the ongoing political, socio-economic and environmental changes in society. The state regulation of land relations is based on land ownership, which determines the society's land policy. Implementation of land policy is carried out through the functions of land use management /2/, /15/, /18/.

Administrative-departmental (economic) management of land use includes measures to influence the land use system in order to maintain (preserve) its specified parameters in the process of its operation and

ensure its stable and sustainable state. Under the influence of the external environment and internal forces, the parameters of systems can deviate from the specified ones, which leads to a decrease in the efficiency of their functioning, and in some cases to their destruction. Administrative and departmental management is carried out by local authorities and departmental services at the level of regions and administrative districts.

Thus, land use management is practically two-level and includes: state regulation of land relations (at the level of the country, society) and administrative-departmental (economic) management of the direct use of land (at the level of the region, administrative district). Consequently, the concept of land use management is a complex concept that includes two subsystems that are different in nature and level of activity to ensure the efficient use of land resources. Land use management is a complex system of legal influence on the part of state authorities and departments related to land use on land use entities in order to ensure their use of land in the manner prescribed by law.

3. "Land relations are a specific sphere of production relations of society that arises between different classes, strata, social groups and individuals in the field of ownership and use of land as a general condition of labor and a means of production" / 12, p. 8/. Land relations are a specific component of production relations in society. Their essence is determined by the form of land ownership. Each historical social system establishes land relations that meet its interests. Their specificity is determined by the multi-purpose use of land and its irreplaceable role in society and its special properties as a means of production.

In accordance with the basic economic law "correspondence of production relations to the nature and level of development of the productive forces", the most active, progressive factor in terms of its development and dynamics are the productive forces of society. Sustainable economic development is associated with innovative implementation and resource-saving technologies, which objectively requires a corresponding improvement in production relations. Imperfect relations of production hold back economic development. Land relations, as a specific part of society's production relations, must also correspond to the level of development of productive forces in land use. Imperfect land relations hinder the economic development of the land use sector and objectively require their reform.

Land relations have a rather deep political, economic and social essence. Their political essence is due to the fact that the rural population involved in agriculture makes up a significant part of the country's population, the role of land in ensuring the country's food security, ensuring foreign exchange earnings from the export of agricultural products. The economic essence of land relations is that land is a means of production, and in agriculture - the main means of production. Their social essence is determined by the fact that use provides employment for a significant part of the country's population, is a method of settling and locating dwellings, families and reproduction of labor resources.

In the process of land use, land relations manifest themselves in a number of relevant forms, the main of which is land ownership, which determines the essence of land policy and the land relations themselves in society /15,12,11/. In Uzbekistan, private property is not provided for agricultural land, which, we believe, is dictated by a number of political, socio-economic and environmental factors (table). In political terms, this decision is explained, firstly, by the fact that agricultural land (and especially irrigated land) is the most important and irreplaceable main means of production in agriculture (and forestry). Secondly, these lands are the material basis for ensuring the food security of the country. In addition, the state must exercise control not only over the condition and use of agricultural land, but also to prevent their concentration with private owners in order to carry out speculative land transactions. Thirdly, in the conditions of shortage of water resources in the countries of Central Asia, the problems of reasonable distribution of the flow of the main rivers must be solved at the Interstate level. Fourthly, in order to eliminate these risks that are possible in market conditions and negatively affect the efficient and sustainable use of agricultural land, it is necessary to maintain state management of their use in the republic.

Table 1.

Forms of manifestation of land relations in land use

№	Manifestation land relations	For different types of property to the ground			Impacts on land use
		3	4	5	
1.	Land ownership	State	Private	Public-	Defines the essence

				private**	of land policy and land relations
2.	land use management	State-market*	Mainly market	Mostly state - owned	Defines the nature of land use management
3.	Rental relationship	Distribution of surplus product on the basis of differential rent	Distribution of surplus product on the basis of full rent	Distribution of surplus product on the basis of differential rent/ full rent	Economic form of realization of land ownership
4.	Lease and sublease relations	Long-term lease	Alienation of an employee from the land	Long-term lease	Determine the forms of land use
5.	Emergence, concentration, disaggregation, liquidation of land plots	Limitation on the area of leased land plots	The tendency towards land concentration among large landowners	Restrictions on the size of land plots	Determine the size of land plots and forms of management
6.	Separation of direct commodity producers from the land	With a long-term lease and the right to extend it, the tenant is interested in improving its quality	Under state ownership there is no separation, under private ownership there is	-	Determines the attitude of commodity producers to the land.
7.	Agricultural water use*	Payments for irrigation water based on differential rent.	Payments for water based on absolute and differential rent	-	Determines the nature of payments for irrigation water

**Note: \* Presence of a market for the right to lease agricultural land.**

**\*\* Presence of a market for the right to own land for non-agricultural purposes and the market for the right to lease agricultural land.**

**\*\*\* In irrigated land use.**

In socio-economic terms, the factors that testify in favor of the absence of private ownership of agricultural land, it is advisable to include the following. A significant proportion of the rural population and the indispensable role of these lands in ensuring their employment; the need to implement equal access of all segments of the population to the use of agricultural land; a significant specific contribution of agricultural land use and agriculture to the country's GDP; guaranteed provision of food for the population and raw materials for industry; the need to ensure the growth of the export potential of agriculture; the need to improve the quality of land on the basis of tenant investments in land, which will pay off through long-term lease. In ecological terms, in the presence of significant land degradation, large-scale state participation in land reclamation is necessary, which will be difficult to implement under conditions of private ownership.

Land relations as an integral part of production relations in society have their own characteristics /12, p.17/, /11/, /15/:

- compliance of land relations with the social mode of production; The operation of the economic law on the correspondence of production relations to the level of development of the productive forces in society objectively necessitates the improvement of production relations, replacing them with new progressive ones so that they create further scope for the development of the productive forces. Land relations, being part of production relations, together with them must also correspond to the social mode of production;

- the dynamism of land relations follows from the previous feature; the need to improve production relations objectively determines the change (dynamics) of land relations. So, in Uzbekistan until 1917 there was private ownership of land and a private form of its use; since 1917, a unified state ownership of land and a collective form of its use have been functioning in the republic; since 1991, under state ownership of land, a private form of its use has been introduced; Since 2021, private ownership and lease of non-agricultural land has been introduced in the country and state ownership of agricultural land has been preserved with the development of lease relations /11/, /19/, /20/.

- each state forms a system of land relations and methods of their regulation to the greatest extent meeting the interests of its society. In Uzbekistan, at present, land relations in the field of non-agricultural land use are based on private property and lease relations. Publicity and equal accessibility to all segments of the population for privatization and acquisition of the right to lease these lands at open auctions has been ensured. Agricultural land is provided on the right of long-term lease also at open auctions in compliance with the requirements of transparency and equal access to bidding;

- radical transformations of socio-economic conditions in society, as a rule, are associated with the transformation of land relations through agrarian reforms /12, p.19/. In Uzbekistan, transformations in land use in 1917 and 1991, as well as their activation in 2021, also began with the agricultural sector of production.

**Results.** Land use management is a complex concept and includes two components: state regulation of land relations and administrative-departmental management of land use at the regional and district territorial levels.

The prerogative of the state regulation of land relations (GRZO) is the establishment of forms of ownership of land, the implementation of land reforms in order to establish an optimal model of land use and / or adjustment of the existing one, the creation of a land market (in irrigated agriculture and water) and the regulation of its functioning jointly with the market mechanism, including mortgage credit lending. The essence of land relations is determined by the type of land ownership, they are manifested in land use through a number of forms, as an integral part of production relations, they have their own characteristics.

It is necessary to create an independent branch of land use in the republic, develop a Concept and a sustainable model of it, taking into account the laws of development of the natural complex and society in the field of land use, a clear definition of the role and place of agricultural land use in the agricultural system.

The functions of administrative and departmental management are to maintain the accepted parameters of the land use system and bring them to a predetermined state in cases of deviation from the specified parameters, including providing tenants with mortgage lending.

**Conclusions.** The land use of the republic as a complex managed system requires a systematic approach to the study of its problems.

It is advisable to form an independent branch of activity in country - a land use system with an appropriate organizational and functional structure (land management) and develop fundamental research in this area. A sustainable land use model is of decisive importance in ensuring the efficient and sustainable use of land, plays an indispensable role in ensuring the country's food security and increasing the export potential of agriculture.

It is necessary to comprehensively study the issues of creating a market for agricultural land (and water), including the effective functioning of the mortgage lending system.

The market of agricultural land lease rights in the republic can give some effect in the use of land, but it is difficult to expect a radical improvement without solving the main issues of preventing their degradation at the state level.

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