

**РАҚАМЛИ ИҚТИСОДИЁТ ШАРОИТИДА ЕРДАН САМАРАЛИ
Фойдаланишнинг ўрни ва аҳамияти**

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“Тошкент ирригация ва қишлоқ хўжалигини механизациялаш муҳандислари
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АННОТАЦИЯ: Маълумки, ер иқтисодиёт тармоқларини ривожлантиришнинг бирламчи асоси, муҳим омили ҳисобланади. Ундан самарали ва оқилона фойдаланишни ташкил этиш истиқболда республикамиз иқтисодиётидаги барқарорликни таъминлашда муҳим йўналиш бўлади. Аммо амалиёт жараёни шуни кўрсатадики, кейинги йилларда ер майдонларидан иқтисодиёт тармоқларида, жумладан, қишлоқ хўжалигида, томорқа ва дехқон хўжаликларида фойдаланиш даражаси бозор иқтисодиёти шароитларига жавоб бермаяпти, улар етарли самара бермаяпти. Бундай ҳолатга барҳам бериш, иқтисодиётда бозор муносабатларини тўла шакллантириш учун ер участкаларини ҳам хусусийлаштириш, республикамиз шарт-шароитларидан келиб чиққан ҳолда хорижий давлатлар тажрибаларидан кенг фойдаланиб, мавжуд шакл ва услубларни такомиллаштириб, ўзимизнинг шароитимизга мослаштириш бўйича тадқиқотлар олиб бориш бугунги кунда ниҳоятда аҳамиятлидир.

Калит сўзлар: хусусийлаштириш, кўчмас мулк, ер бозори, ер участкаси, ер кадастри, бозор иқтисодиёти

ABSTRACT: It is well known that land is the primary foundation, an important factor in the development of industries. Its effective and rational use will become an important direction for ensuring stability in the economy of the republic in the future. However, practice shows that in recent years land use in economic sectors, including agriculture, households and dekhkan farms, does not meet the conditions of a market economy and is inefficient. Today, it is important to conduct research on land privatization in order to eliminate this situation, fully form market relations in the economy, use the experience of foreign countries, improve existing forms and methods and adapt to our conditions.

Keywords: privatization, real estate, land market, land plot, land cadastre, market economy

АННОТАЦИЯ: Общеизвестно, что земля является первичной основой, важным фактором развития отраслей экономики. Эффективное и рациональное его использование станет важным направлением обеспечения стабильности в экономике республики в будущем. Однако практика показывает, что в последние годы использование земель в секторах экономики, в том числе в сельском хозяйстве, домашних хозяйствах и дехканских хозяйствах, не соответствует условиям рыночной экономики и является неэффективным. Сегодня важно провести исследования по приватизации земли для устранения этой ситуации, полного формирования рыночных отношений в экономике, использования опыта зарубежных стран, совершенствования существующих форм и методов и адаптации к нашим условиям.

Ключевые слова: приватизация, недвижимость, земельный рынок, земельный участок, земельный кадастр, рыночная экономика

The solution of a number of objective problems of society in the process of forming market relations determines the success of the reforms. At the same time, the reform of land ownership, based on the reform of land relations and the formation of the land market, is an important factor.

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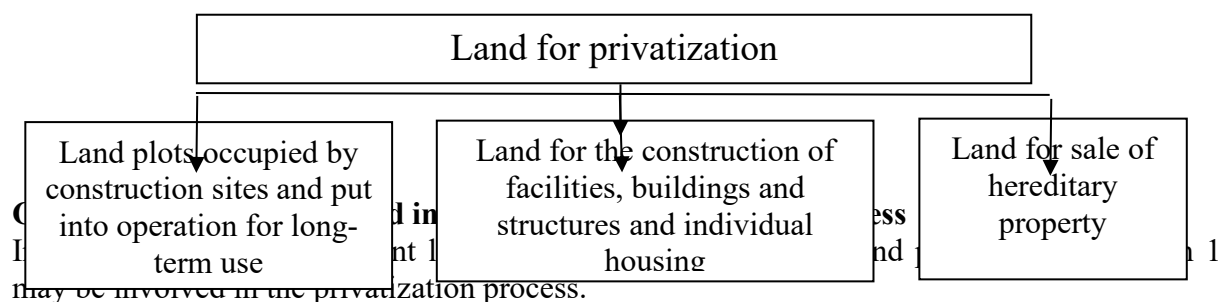
Large-scale reforms in the Republic of Uzbekistan led to the formation and sale of land ownership, to a certain extent, the land market. The natural and climatic conditions of our republic, the ethnic, national and traditional customs of our people are also reflected in land-use relations. The problem is also relevant due to the scientific and methodological justification for the formation and organization of the land market at the national and regional levels and its impact on the socio-economic conditions of the population. One of the obstacles to the effectiveness and development of land reform is the imperfection of competent decisions on land rights. A further increase in budget revenues, the creation of a unified system of government on the land market, and the development of rational methods of paying rent for the use of land will ensure the efficient use of land resources. Land valuation by state bodies is carried out mainly on agricultural land. However, information on the assessment of non-commercial land types is not enough, especially about the value of the land plots on which the property is located. From this point of view, the article is aimed at studying the general issues of liberalization and modernization of the economy, the formation and management of the land market, as well as the study of priority areas of land relations in Uzbekistan based on the concept of the formation of the land market.

The third area of the “Strategy of Action in Five Priority Directions for the Development of the Republic of Uzbekistan for 2017–2021”, developed by the President of the Republic of Uzbekistan Sh. Mirziyoyev, is the reduction of state participation in the economy, protection of private property rights and its priority status. The issue of further strengthening is outlined. It provides for further expansion of the privatization of state property and simplification of its procedures.

The next step in the formation of the land market in accordance with international standards was the privatization of land. We believe that the use, assessment and legal protection of land as real estate is mandatory for land users. This will create the basis for more efficient use of land resources. This is because one of the principles of a market economy is the transition from general to particular. The privatization of the land and its ownership begins. Privatization of land leads to the rational and economical use of land resources. This is due to the fact that it has the same value as real estate, like buildings and structures, and allows you to sell, buy and exchange real estate with sale.

This is due to the development of multifunctional forms of ownership and use of land, which necessitates the development of land privatization processes. Privatization of land can only be successfully carried out through an in-depth study of factors and conditions affecting the value of plots, and the selection of optimal approaches and methods for conducting an objective assessment of the land.

Factors and conditions affecting the value of privatized land can be divided into general (general) and specific (private) types. The specific factors and conditions affecting the value of privatized land are determined by the nature of the land plots involved in this process, their actual use, property relations and legal relationship with real estate located on these land plots.



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The study and analysis of available scientific resources indicate that currently the privatization of land in the republic is as follows:

expansion of various forms of ownership of land resources;
expansion of private ownership of real estate and land (as a single property complex);
privatization of land privatization procedures.

The determination of market value plays an important role in the privatization of land. Studying the experience of the countries of the world and their use in the development of land reforms in the country will create the basis for effective land use. As a result of studying the experience of Europe, Asia, the USA and the Commonwealth of Independent States (CIS), we single out the following areas that can be applied in the Republic of Uzbekistan:

- ensuring strict compliance with laws and regulations in the implementation of the land market in the implementation of land policy;
- further strengthening the legal protection of agricultural land in order to determine the priority of agricultural production;
- Strengthen the scientific, methodological and economic justification in order to prevent "disintegration" or increase the minimum or maximum area of land by specialization;
- the introduction of tenders on the basis of the rational development of property criteria for the purposeful, rational and efficient use of land;
- severe restrictions on the terms of the lease, resale and collateral;
- financial support of owners and heirs;
- achieve a certain degree of regulation of capital flows in this area, using transparent market principles, such as transparency and transparency in pricing and trade;
- the introduction of a differentiated land tax taking into account regional characteristics of pricing.

It should be remembered that land privatization should be considered as one of the key ways to improve land use efficiency, and not the development of the land market. In this regard, the Decree of the President of the Republic of Uzbekistan Shavkat Mirziyoyev № 5623 “On measures to radically improve the processes of urbanization” of January 10, 2019 is of great practical importance. The main purpose of the Decree is to regulate the processes of urbanization, bringing the population into line with the existing infrastructure, housing, jobs. On the other hand, land privatization is aimed at owning people, that is, citizens and organizations acquire several times more valuable property at market prices, while the land that they own or use is acquired from the state at par value. As a result of the fact that the privatized land will enter into civil circulation, its value will continue to grow. As a result, the economic situation of citizens will continue to improve as the value of their property increases. The ultimate goal of introducing private ownership of land is to guarantee full ownership. To date, the building of a residential building or service facility built on a land plot is the private property of a citizen or organization, and the land is state property. This situation did not allow them to become economically strong, develop existing facilities, and make additional investments here. As soon as the land is now completely owned by a citizen or organization, both the land and the building above it will become completely untouchable. This is the most important guarantee for investors. By privatizing land, they can increase their value as property, forcing land to be considered the capital, and not a specific area.

Further improvement of the land use system in the transition to a market economy is very important for the national economy of the Republic of Uzbekistan. The modern land use system should be regulated by the government taking into account the needs of the state and land users working with land. According to the same principle, it is necessary to form a system of the state mechanism for managing land resources, coordinating land relations and land reclamation for economic purposes.

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As a result of the study, the following scientific conclusions and practical recommendations for improving the legal and economic base of land use were obtained:

1. The state land cadastre, state control over the use and protection of land, land management mechanisms, land monitoring should be constantly improved as a single system of government decision-making. It is advisable that the law, as a rule, make decisions on public administration decisions at the national and regional levels on the basis of prospective and annual land use documentation.
2. The completion of the general registration of land plots within the established administrative-territorial boundaries should be completed and based on the main registration of land plots, with appropriate changes to the land cadastral documentation and the preparation of separate cadastral documentation for each plot.
3. Work on the definition (clarification) of the administrative boundaries of the district, district, household and settlements (city, town) should be included in the land management work, ensuring the maintenance of the state land cadastre.
4. Do not delay the organization and conduct of registration activities in rural areas to generate accurate information of the land cadastre. To date, such information is not complete in the system of state land cadastre.

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