

STAGES OF THE FORMATION OF THE LAND MARKET, THE MAIN DIRECTIONS OF ITS DEVELOPMENT AND SOCIO-ECONOMIC IMPORTANCE

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ABSTRACT.

In world practice, much experience has been accumulated in regulating the use of land resources as an important factor and tool for determining socio-economic development, a specific component of ownership, an object of taxation, rent and other financial relations.

The subject of the study is the production, financial, organizational and economic relations that arise between the economic entities involved in the processes of utilization of land resources.

Methods of the study -in the course of the study were widely used methods such as grouping, statistical and comparative analysis, logical observation and abstract thinking, constructive computation, monographic, social survey and expert evaluation.

In market conditions, its continuous and continuous redistribution is observed in order to ensure and encourage more efficient use of the land. Such redistribution is mainly through the purchase – sale of land plots. Today, the land market is forming in Uzbekistan and the number of land – related transactions is increasing, and the growth of real estate prices in the major cities of Bunda also plays an important role. So far, the most profitable sphere of putting funds is the purchase of residential real estate and its subsequent sale, and now the transfer of funds to the purchase of a plot of land is considered to be more profitable in most respects. However, the lack of the right to

private property on land and the lack of legal guarantees to the owners of real estate impede the rapid development of the land market.

Key words: *land fund, land categories, land use, land management, agricultural land, irrigated land, land market, productivity.*

INTRODUCTION.

In the experience of the world economy, it is known that the level of rich experience, methods and application of advanced technologies in regulating the land market has been achieved. The need for broad coverage incentives in the development of scientific and methodological foundations for the formation of the land market, the application of land buying and selling forms and methods, the privatization of the land plot, the investment of this process, mortgage lending, the treatment of land ownership and use Securities also determines the urgency of the problem [1]. In this: research on the regional formation of the land market in the conditions of further liberalization of reforms in economic sectors and the theoretical basis of its economic development; justification of the essence and economic and social significance of the land market; to examine the experience of developed countries in shaping the land market; land privatization and land market process analysis; the concept of regional formation of the land market and the development of its basic principles; improvement of methods of using land cadastral data in determining the market value of land; improvement of the normative assessment of the land plot and the method of determining the market value in regional conditions; determination of the importance and location of new forms of ownership and economic conduct in the transition period to market relations; justification that land cadastral data is the basis of the regional formation of the land market; justification of the composition of the value-added distribution in determining the market value of the land; improvement of the method of determining the normative (economic) assessment of the land plot; research of the laws of formation, formation and introduction of the land market, determine the economic essence and peculiarities; scientifically substantiate the future development of the land market in the regions of our country; to develop a model of improvement of state management of land market relations in the regions of Uzbekistan on the basis of advanced foreign experience; in the step-by-step formation of the land market, it is necessary to solve such urgent tasks as the application of innovative development achievements and the justification for the introduction of stratified land tax.

Nothing that these tasks directly reflect the main directions of the formation and development of the land market, the analysis implementation of the above tasks in our study from the point of view of improving the system of land use in agriculture will also serve as the main source for the introduction of land use in accordance with the market principles. Land market-the sum of the exercise of the right to reuse and use land resources.

MATERIALS AND METHODS.

Part of the country's Land Fund will be a market commodity or an object of purchase and sale. A large part of the land resources is not only the market volume, but also the state and local government property in the developed countries of the market economy. Lands that are not included in the turnover of the land market are as follows: lands that have a special significance (value) (reserves, national parks, etc.), lands that are used for general purposes (streets, squares, parklar, etc.), lands that are specially designated for special purposes (defense), lands that are not used or that are not used (difficult to master, poisoned, contaminated). We consider that in the conditions of Uzbekistan it is desirable to include in such lands intensively used lands in agriculture (fertile lands that are irrigated and have a special value). Other agricultural land can be considered a market commodity [2].

The land market is different from other markets. We will consider the main characteristics of the land market. In particular, the land plot in the land market is considered a specific commodity, it has unconventional properties. The plot of land is an object of purchase and sale, which differs sharply from each other by its formal description, location, border and legal cases. For this reason, the land market does not have two identical goods, that is, the same land plot. Also, in the implementation of the process of buying and selling of each land plot, special requirements are observed. Such requirements include the state registration of a property object, etc [3].

The land market is the main and voluminous object of Public Administration. In all states, there are various restrictions on the implementation of the purchase and sale of land parcels. Especially in relation to the agricultural land that has been bought and sold threeraydi to serious management. Another characteristic of the land market is the length or duration of the process of buying and selling, the non-standard nature of the objects, the complexity of the formalization of buying and selling, the search for sellers and buyers and the implementation of buying and selling take a lot of time [4]. Land is one of the least sold objects. The land market is not an open (transparent) market. It is difficult to get information on this market, it has a private character. A clear buy-sell price does not always reflect the complete information about the goods. Usually only a small part of the current volume is involved in the market turnover. Practically every year in developed countries, only 2-3% of the existing land plots are carried out on the purchase and sale [5].

Land market localization. Local, that is, regional markets are distinguished by the peculiarities of the facilities, the large size of supply and demand, the fulfillment of special requirements in the performance of buying and selling and the local conditions for the use of land plots [6]. Based on the above feedback, the main characteristics of the land market in general can be described as follows:

- non-standard of land turnover (capital);
- having an individual description of the current location of the objects of sale and purchase and their legal status;
- state registration of real estate objects;
- the fact that the land plot is an object of state regulation;
- the presence of various restrictions in the processes of buying and selling land;

continuous continuation of the processes of buying and selling on the land plot;
object of the land;
the complexity of obtaining data from the land market and having personal expenses;
lack of accurate and constantly complete information about the sale price;
the fact that the land fund in the quality of the commodity is put on the market as a commodity and about it does not give full information;
the influence of population mental and local characteristics factor on the territorial aspect [7].
In Italy, Portugal and Spain, where there are a lot of similar aspects in common in the land legislation, the main attention is paid to the definition of the lower limit of the size of the farmer's farm, so as not to allow the area of land plots to become smaller than the norm. In their legislation, the concept of "Farm operating at a minimum level" is noted, and the legislation prohibits any transaction related to land trade or rent, which can lead to a violation of this minimum size [8].
Due to the variety of natural and economic conditions, the minimum size of land farmer Farms is determined at the level of the region [9].

RESULTS.

The formation and development of the land market dictates that it is regulated by the state due to its specific characteristics. From the experience of developed countries, can also be observed this process (Figure 1).

In Japan, land legislation is based on agrarian reforms after the Second World War. Given the extreme limitations of the agricultural land areas and the approximation of the cities, the government is pursuing a strict policy on the protection of agricultural land [10].

Changes in the ownership of land and its lease are carried out with the consent of the government and are issued only in the following cases:

- a) when the landowner owns or leases the land by his own power;
- b) when the farmer or one of his family members is engaged in agricultural production on this farm in a permanent order;
- c) the total land area rented should not be less than 0,5 hectares (2 hectares in Hokkaido) or more, except in cases of Organization of production on an intensive basis;
- d) for the farmer to maintain efficient production in the whole area must have sufficient qualifications, financial and other opportunities, as well as permanent residence on the farm.

Even in the Commonwealth of independent states, the process of formation of the land market is carried out by state regulation. In particular, the formation of the land market in Russia, as well as in agricultural land, stands at the initial stage. Various homogeneous conditions related to the plot of land are carried out: buy-sell, rent, pledge (give), donation, inheritance. At present, with land plots, which make up 4% of the state land fund, buying and selling works are carried out every year. These include inheritance, donation. In addition, a large part of the contracts are made up of contracts with state lands [11].

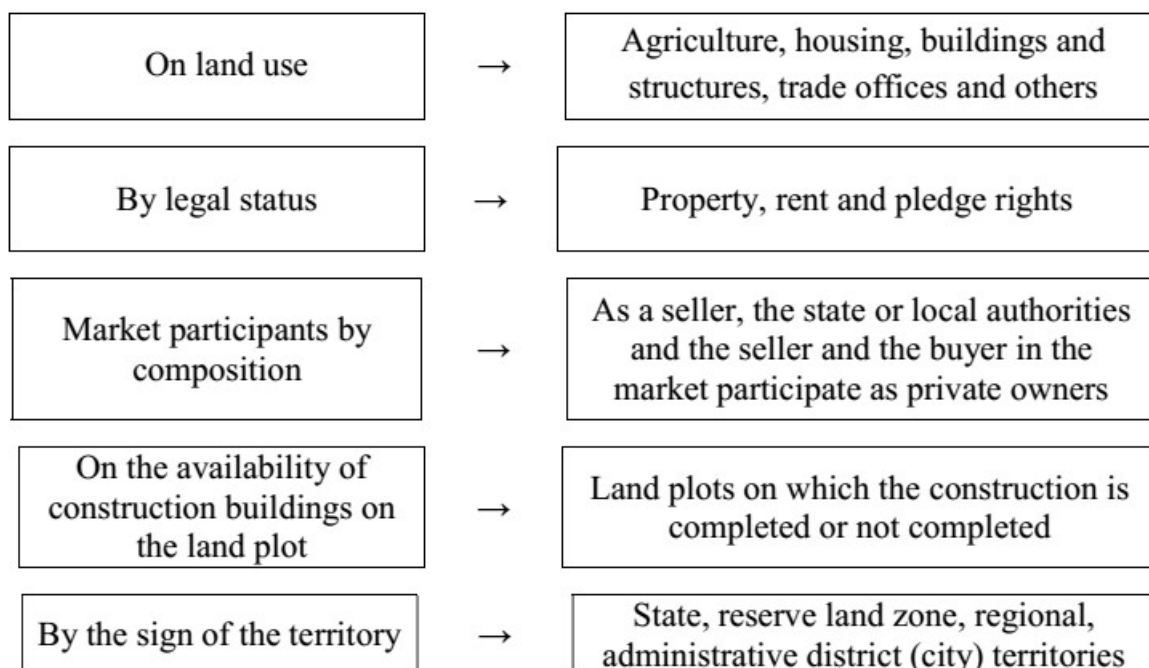


Figure 1. Classification of the land market by various criteria

At present, the land market can be divided into two main sellers: state and administrative district (city) authorities, individuals and legal entities – real estate land owners. State and administrative authorities will privatize and lease the land plot. Sellers like this form a market called primary. There are a lot of contracts in the market, which accounts for 90% of the contracts carried out with land plots. The sale is carried out with a normative assessment (Table 1).

Table 1

The main types of State exposure to the land market

Control types	The main goal	Countries
Land buying and selling and rent regulation	The land is only qualified (level and experience of preparation, place of residence, agriculture is the main source of income, etc.) to ensure that it is purchased by farmers	Denmark, Germany, Japan
	To prevent excessive centralization of lands	Denmark, Germany, New Zealand, Switzerland, Spain, France

	To prevent the land plots from becoming too small	Denmark, Germany, Ireland, Italy, Japan, Portugal, Spain, Switzerland, Netherlands, Norway
	To prevent qualified farmers from migrating from permanent residence	Norway

The land market can be described in another way. It will be necessary to take into account the this land plot and the buildings and structures in it, their size, as well as other indicators. It is known that the purchase and sale of a plot of land is carried out on the basis of its normative value and, as a result, does not correspond to market principles. The competition between buyers in buying and selling and the formation of a price is almost not taken into account. The rental fee for the rental of land parcels of state and governing bodies is also not in line with market relations. With this, the main function of the land market in the process of buying and selling land of state and local government bodies is disrupted and the land plot is not transmitted to the interested (productive) owner.

In the process of buying and selling, the number of owners of a private plot of land among sellers is negligible [12]. Private owners make up 1% of the annual turnover of land plot buying and selling. The main part of this was the main indicators of the land market of farmland and horticultural farms, which were designed for the construction of housing. The development of the above-mentioned market was formed primarily due to the stable requirements for land of this category. And is formed in the agricultural network, the land market, which is used for personal interests.

This is done based on the fact that market relations are based on the formation of a price tag. At the same time, the lack of accurate information about the price is noticeable. First, statistics of all buying and selling transactions are not conducted. Secondly, the actual price of the land plot, as well as the seller and the buyer, is not recorded.

In order to carry out these tasks, a macro-environment should be created at the country level. It is also necessary to develop organizational, legal and economic bases for the regulation of the land market by the state and to achieve mutual proportionality of the market's self-regulation, and to create conditions for their effective functioning. The restoration of such a situation is an important factor in ensuring not only the effective use of land resources, but also the sustainable functioning of economic entities in times of economic crises. Therefore, in order to regulate the formation of the land market in Uzbekistan by the state, it is necessary to give priority to the directions listed in Figure 2.

From this point of view, we also recommend developing a model of state regulation of the land market due to the peculiarities of the formation and development of the land market in Uzbekistan. Further liberalization of the land resources use system it is a very important issue to ensure that the land use system is managed by the state and at the same time take into account the needs of the

state and land users, on the basis of which the development and development of state and market mechanism systems of land resources management is required. In this sense, the main directions of the prospects for the implementation of a single state policy in the use of land resources are given in Figure 3.

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DISCUSSION.

The discrepancy between the transaction value of the land plot and the market value is the main obstacle to the formation of the land market. The non-development of this market is the absence of the institutional boundary, including administrative boundary (barrier) and the demand for the existing land plot of the producer of the product. In most cases, the lack of demand for land parcels has become due to the lack of demand for agricultural products and the profitability of agricultural production.

In Russia, too, it is worth considering that the land market, like other countries, is unique, the regional one is not the same. It is distinguished by the number of transactions on the land market in different regions, the level of demand and supply, the composition of participants, the regulation of transactions and their limitations in the turnover of the existing land plot.

The peculiarity of the land market of this country is explained by the presence of a hidden turnover of the land plot. Many land-related transactions are concluded without official registration. In particular, it is not mentioned in the statistics of all land-related transactions related to the lease of agricultural land.

Privatization of lands by the owners of organizations has a two-sided effect: macro and microeconomic. In the first case, this is an increase in the revenue portion of the state budget to the account for the purchase of land. Also, in the active movement of the land market, progressive, predictable and favorable conditions are created for investors in this region, because there is always a question ‘‘What is the guarantee for the capital and rights invested in the corresponding land plot?’’ the questions are interesting.

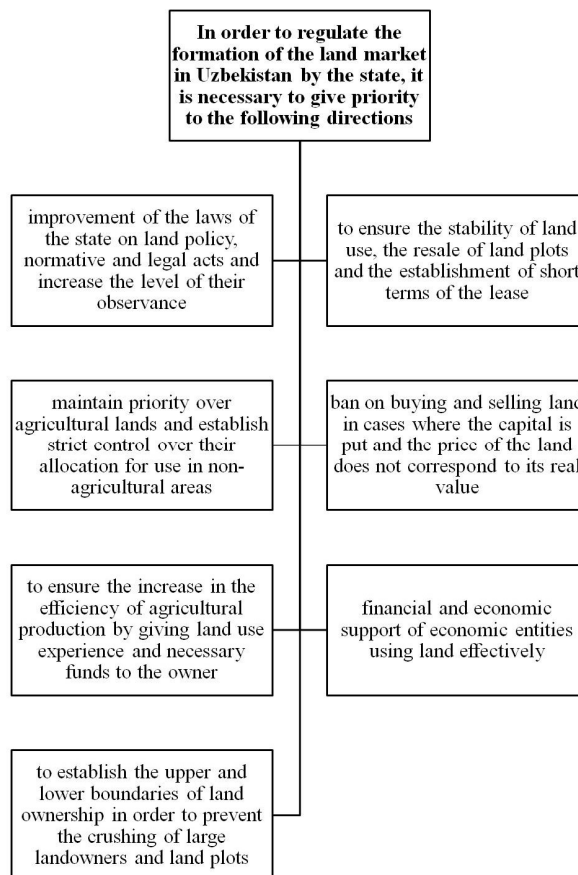


Figure 2. Priority directions for the state regulation of the formation of the land market in Uzbekistan

In the process of formation of the land market in Uzbekistan there are a number of problems waiting for its practical solution, among which, as the most relevant, it is worth noting the following:

the fact that regulatory and legal relations are not based on market principles;

incomplete formation of the institutional framework of the land market;

the fact that the infrastructure facilities of the land market are not fully formed and the activities of the existing ones are not developed;

the fact that the subjects of the land market are not ready to operate in market relations and lack practical experience;

the financial and economic supply of the population in accordance with the requirements of the market, etc.

Also, due to the tasks of the land market, the main focus in the formation and improvement of the infrastructure of the land market should be the main link in the effective functioning of its economic environment.

These cases are primarily due to the determination of the economic essence of the specific tasks of the land market in order to determine the regulatory role of the state. From this point of view, I also consider it worthwhile to include the following in the main functions of the land market.

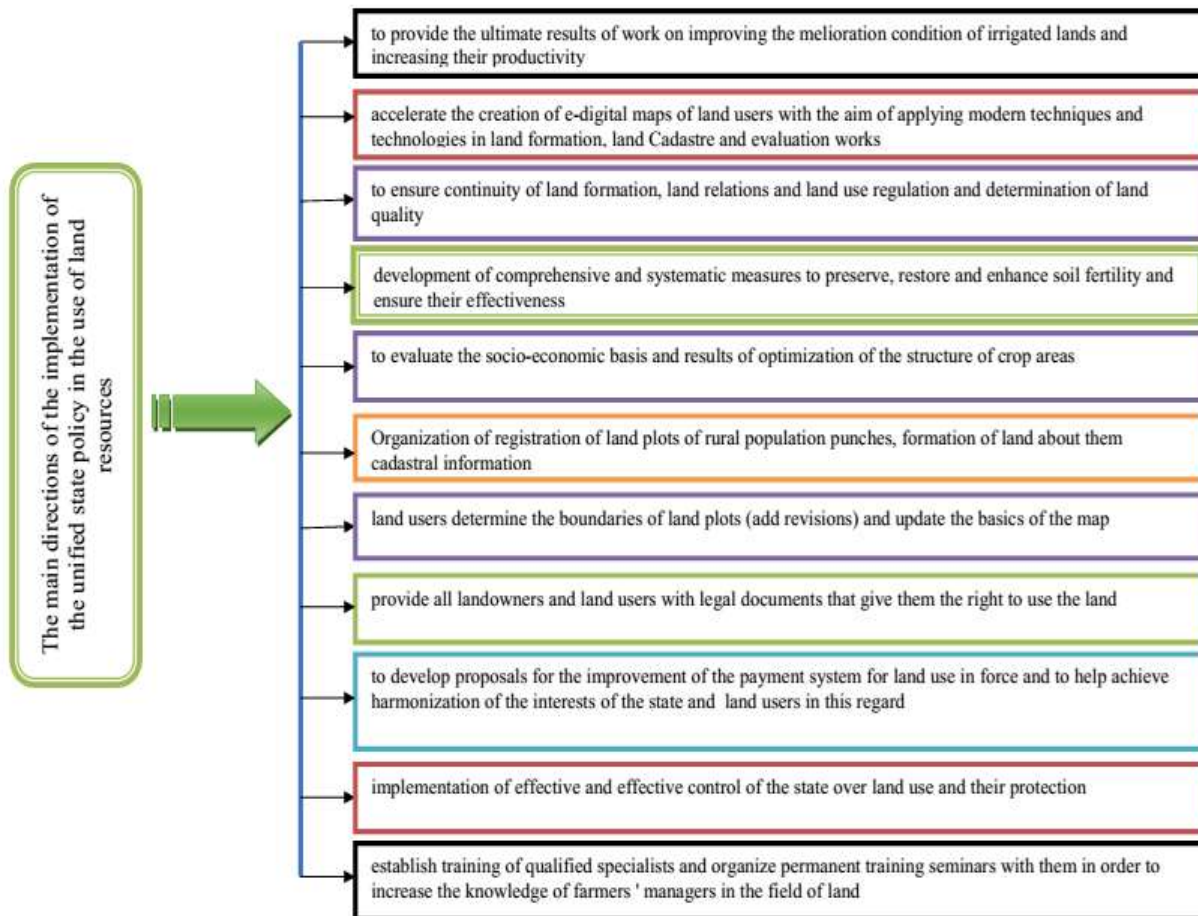


Figure 3. The main directions of the implementation of the unified state policy in the use of land resources

That is:

- effective use of land fund;
- ensure efficient use of land and sustainable activities of various economic entities;
- formation of a database on the market, demand and supply prices of land, as well as the quality and other characteristics of the land;
- increase the level of effective use of the Land Fund and encourage the use of the results of scientific and technical progress;
- determination and stratification of effective economic and property forms on the ground;
- establish relations with land sellers and buyers, determine the demand and supply for land, as well as market prices;
- regulation of the distribution and redistribution of land by categories of Land Fund;

to encourage the use of land by all types of land rent;
regulation of the transition of capital from one sphere of activity to another;
regulate the area of agricultural crops.

Of course, in this regard, relevant and interested government agencies are required to develop targeted and regional programs, which are expressed in stages of inventory, area, cost estimation and expected economic effect, and which are provided with organizational, legal-regulatory, technological, financial, information and other types of supply. The decision-making and development of the land market, which meets the demand of structural and institutional reforms carried out in the economy of our country, is ensured by the implementation of a number of measures aimed at solving the existing problems in the land market, which are closely related to each other by the state, real estate and its integral part.

The main directions of the state policy on the development of the land market:
development of market facilities along with land, including real estate related to them;
organization and development of infrastructure of land and other real estate markets;
it is necessary to provide the market with information.

And the main directions of the state policy on the development of land turnover:
determination of lands that are limited in turnover and excluded from turnover, along with the definition and expansion of the categories of lands that can be privatized;
implementation of a system of step-by-step implementation of payments in the privatization of land plots;
encourage the acquisition (expansion) of land plots owned by privatized enterprises in order to add their value to the authorized capital of these enterprises);
to increase the effectiveness of the system of management of land plots in the state property by dividing them into categories that the state directly uses to ensure their functions and that they are used for commercial purposes;
transition to the issuance (sale) of vacant land in the state property on the basis of the principles of mainly auction and selection;
development of mortgage loans for citizens and other participants of the market;
expansion of opportunities for renting (sub-contracting) lands in state property;
it is important to be improving the procedures for the allocation of land for residential and industrial construction.

For the organization and development of land market infrastructures:
creation of land plots and other types of real estate objects, as well as the formation of a Land Services Market;
improvement of state land cadastre management system;
carrying out land valuation works for the purpose of taxation;
simplification of the system of state registration of ownership of land and other real estate and their purchase and sale;
the implementation of administrative and criminal liability for violations in the land market and the solution of issues of improvement of civil-legal methods of protection of rights and interests

of market participants are the primary conditions for the formation of the land market in our country.

CONCLUSIONS.

Within the framework of providing the market with information:

to create a database of state real estate Cadastral data, which includes the right to own land and other real estate, the system of state registration of their purchase and sale, as well as information on land and other real estate;

the introduction and mandatory application of unified Republican standards and parameters of software and technical standards, data exchange forms, classifiers, technological procedures by all participants and state bodies of the land and other real estate market;

expansion of opportunities of citizens and legal entities of the Republic of Uzbekistan to obtain information on objects of real estate and the rights to own them;

We believe that with the use of modern technologies it is necessary to create a database of information on land plots and other real estate, as well as to carry out activities to organize the protection of information and database.

On the issues studied on the basis of scientific research, the following conclusions were drawn.

1. In order to create an improved (acceptable) national system for the use of land resources, there is a need to develop a national concept of the liberalization of land resource utilization system. This approach makes it possible to ensure the implementation and guarantee of material and other rights to land, to achieve social justice in the use of land, and to increase payments for land to local budgets, as well as to create an effective information system for managing the use of land resources. Of course, the implementation of this concept implies the adoption of a number of special programs, while financing of which, together with the state budget, is more budgetary and is important to attract international sources of finance.

2. In order to further liberalize the land use system, ensuring that the land use system is regulated by the state and at the same time taking into account the needs of the state and land users is an extremely important issue, on this basis, it is necessary to develop state and market systems of land use regulation and develop their effective integration.

3. Taking into account the importance of the strength of the object of national wealth and the social character of their use in our country of land resources, we should establish the “normative value” of agricultural land, taxation and land lease relations in terms of the priority of the interests of society. The basis of the economic mechanism of such an approach should be the embodiment of the “normative value” of land, the link between land tax and land rent on a certain legislative basis.

4. Today, from the results of the evaluation of the “normative value” of agricultural land, it is necessary not only to use it in the formation of a single land tax system, but also to determine the value of the right to land lease and to use this value as a provision for obtaining a bank loan on the basis of certain restrictions, to, it can also be used in the development of methods such as economic justification of the amount of compensation in the allocation for the purposes of construction of industrial infrastructure facilities, the establishment of fine rates in agriculture, the organization of

insurance work in agriculture.

5. Ensuring economic stability in Uzbekistan requires the formation of a system of land resources use in agriculture and its economic impact in accordance with the needs of the economy and society. First of all, it is required to ensure the stability of land user-agricultural enterprises. The introduction of modern methods of water use, the improvement of the economic climate of land and water use in peasant and farmland farms, the provision of higher inflation of utility and other measures ultimately aimed at the liberalization of the land use system can lead to the formation of its economic mechanism, the stabilization of the financial situation of land users.

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