

## LAND REFORM TO PROMOTE THE COMPLEX DEVELOPMENT OF TERRITORIES

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**Abstract.** Meeting the rapidly changing and growing demands and needs of our society and economy in turn assumes that we will mobilize our additional opportunities and redistribute our resources in a suitable way that is, diversify. Today, many problems associated with the formation of mechanisms of land reform are observed in the world. For example, these include escalating land redistribution, preventing land economic productivity from falling and deficits in investment, low economic styles in managing land degradation and preventing agricultural land from leaving the turnover.

**Keywords:** Land, land fund, diversification, reclamation, law, land use, reform, complex.

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### 1. Introduction

In our country, as in the whole world, along with the development of new lands, the release of agricultural land from oborot is gaining momentum as a result of land reclamation, erosion, drought, increased salinity and the impact of groundwater, industrial and transport construction, open appropriation of minerals. As a result, measures are being taken to preserve the Land Fund and regulate its composition in our country, as in many countries. Of particular importance in this regard is the implementation of the documents of international organizations such as the UN, UNESCO, FAO and the effective use of their capabilities (Sultanovich, 2019).

### 2. Methods

In recent years, there have been cases of purposeful and effective non-use of land in our country, inefficiency of their distribution and redistribution, the transfer of land without justification for the needs of non-agricultural land and most sadly, the decline in land productivity. Improving the mechanisms of land reform in the conditions of innovation reform of our economy is becoming one of the most important priorities not only for the sustainable development of Agriculture, the effective use of farm, agricultural and tomato lands, but also for improving the efficiency and competitiveness of production of products, ensuring food security and enhancing export potential of our Republic. Improving the scientific and theoretical foundations of the system of use of land resources, the main means of production in agriculture and their effective implementation in practice, are becoming an objective necessity (Altiev, 2009). For example, our people

are waiting for the content of the granting of land to subrent, land relations in clusters or concrete mechanisms for converting land into an asset (capital). Therefore, the need to introduce land reform in accordance with the interests of economic growth, producing entities is becoming more and more relevant.

On August 20, 2021, at the meeting of the president of the Republic of Uzbekistan Shavkat Mirziyoyev in the form of open dialogue with entrepreneurs of our country, issues of Use and management of land resources were also addressed.

During the preparation for this dialogue, more than 15 thousand questions, proposals and initiatives have come from the reception of Appeals (Altiev & Tashkulov, 2007).

With the systematization of the most pressing problems, a program of measures developed in 7 important areas aimed at solving them was discussed in detail together with entrepreneurs. In particular, the third of these important directions is associated with the issue of land allocation.

More than 4 thousand appeals have come from the problems that plague entrepreneurs the most – on the issue of land allocation.

First of all, a solid legal framework was created for the introduction of land into economic turnover, their purchase and sale and conversion into an object of collateral.

Secondly, all land was divided into two categories, agricultural land and non-agricultural land.

Agricultural land is our invaluable national wealth, which means the basis of food security, the daily life of ordinary villagers. Therefore, these lands are rented only on an open competition basis. Choice – according to each plot of land "who has the most right to take this land?" to find a fair answer.

In this competition, both all – peasant and farmer and agrofirma and clusters participate on equal terms.

Thirdly, while non-agricultural land areas are sold only through auction.

Over the past year and a half, sufficient experience has been gained in the open sale of land through an auction. But, the analysis shows that, in most cases, the area of land placed on the auction was given to the entrepreneur not from suitable places, but from remote, remote areas, with no infrastructure.

It is no secret that good land, on the other hand, is given directly on the basis of the decision of the governors in different ways.

Henceforth, the land was sold or leased exclusively and exclusively through open auction as private property.

It is natural for many to have the idea that "what has become a land private and what has not become private". It is necessary to know one thing for sure: as it becomes private, the land area does not decrease or increase, but its market value appears. A person with a husband becomes a real owner, the owner of capital.

Fourth, there is also the fact that many entrepreneurs are tormented by questions about what will happen tomorrow, the fate of the land area where their enterprise is located. The areas of land that these enterprises now occupy under the right of ownership, use, or lease, are made official to them as property. That is, this land can not be bought by another person, only the landowner himself will have the right to privatize it. In this case, depending on the type of land, depending on the area in which it is located, the lands will be privatized to these enterprises on preferential terms.

After that, entrepreneurs will be able to use the land as a highly liquid asset and collateral object.

Such innovations make historical justice come true, which our entrepreneurs have been waiting for many years.

Fifth, from now on, public property objects are sold by auction along with the land on which they are located, as a single property complex.

Entrepreneurs who purchase the building also own the land attached to it under the right of private ownership.

In addition to the approved program, another 500 state assets will be publicly traded by the end of the year.

Sixth, after that, a clear plan for the development of each territory will be drawn up before the release of new land areas into the auction.

When we studied the experience of many progressive countries, we witnessed that in some country it is impossible to give land without a plan. Before the specific area is selected and its "General plan" is developed.

Where – home, where – school, where-production will be clearly defined, a plan is drawn up to create infrastructures. Only then will land plots be traded with a specific project.

Therefore, the governors of the region, along with the cadastral and architectural offices, must organize work on the basis of this experience, determine the specific territory, approve the plan and then put the lands on auction.

Special funds will also be established in each region, and the proceeds from the sale of land will be left at the disposal of districts and cities and directed to the creation and development of infrastructure for entrepreneurs." – said President Sh.M. Mirziyoev.

The existing legislative acts of the Republic of Uzbekistan are aimed at rational use of land and other natural resources, their protection and regulation of relations in this regard, which remain important harmonizing acts of economic policy regulating social relations. On their basis, systematic measures are being implemented to apply a simplified procedure for allocating land in recent years, to redistribute land for the cultivation of high-income, exportable products due to the introduction of a modern market mechanism, innovation and resource-saving technologies in the use of Natural Resources and to reduce low-yield cotton and grain fields. As a result of the high rate of population growth of our country, the transfer of agricultural land to non-agricultural purposes has not stopped, these lands have decreased by 64% in the last 20 years and irrigated land per capita by 24%. In addition, the land area for industrial, transport, communication and other purposes decreased by 2.12 times, the land of the settlements increased by 1.12, forest land by 4.45, water fund land by 1.35, reserve land by more than 1.49 times. This process continues annually, both quantitatively and qualitatively, influenced by natural and anthropogenic factors and circumstances (Sultanovich & Ugli, 2019). Solving the food problem and increasing the efficiency of limited land resources for use in sectors of the economy are also directly related to the use of intensive, not extensive, roads in the future, as well as the investment of land owners and tenants in intensive use of land, maintaining and increasing land productivity, further strengthening the tasks of land as a resource in general. Such a complex process assumes the need for an integrated approach to land and other resource use issues, along with the help of some private or local (targeted) activities. But even the development of complex measures can not completely solve the problem. It is necessary to create a holistic system of organization, planning and promotion of the use of land and other resources, based on solid methodological and practical calculations and aimed at achieving tangible results. The main problem even for the lack of the creation of the same system today is the problem of increasing the socio –

economic potential of the regions of our country by introducing effective methods of diversifying the use of land and other resources (intra-network and inter-sectoral, inter-territorial, social sphere, property and economic forms of redistribution). In many countries, measures are being taken to preserve and diversify the fund of land and other natural resources (Abdurashid & Muhammadbek, 2021). Of particular importance in this regard is the implementation of the documents of international organizations such as the UN, UNESCO, FAO and the effective use of their capabilities.

### 3. Discussion

The diversification process is an integral component of the integrated system of using our land and other most important resources, which, in turn, assumes certain management and control. The analysis shows that it is necessary to carefully develop the legal, economic and environmental foundations of land redistribution processes carried out as a result of the reduction of cotton fields alone, to create and implement mechanisms of strict and serious control in accordance with the interests of the state, society and agricultural production entities.

The Land Fund of the Republic of Uzbekistan has its own characteristics according to the purpose and procedure for the use of land, which according to the Land Code of the Republic of Uzbekistan are divided into 8 categories (Land Code Republic of Uzbekistan). But not only theoretical, but also practical and methodological foundations of what principles, norms, procedures are implemented for such distribution, what priorities, goals and objectives are aimed at solving, remain incomprehensible to ordinary land users, taxpayers, entrepreneurs, investors. How is such a distribution connected with other distribution systems in the economy, such as the distribution of tax burden, the distribution of investment resources, the distribution of labor resources, the distribution of water Resources, etc., as well as the features and level of socio-economic, technical and technological development of the regions of our country? In developed countries, such as the United States, land is divided into agricultural and non-agricultural groups and 5 Land categories and they are divided into 25 land types and 80 land types. The economic basis of such a distribution is the classification and assessment of land for the purpose of taxation, similarly in the United Kingdom lands are distributed in 4 categories, in Germany in 7 categories, in Russia in 7 categories, in the Netherlands in 8 categories, in Kazakhstan in 5 categories and respectively, under types and types. In these countries, land resources are so deeply classified from the point of view of land tax calculation as the most important source of income of local budgets that the majority of local government spending is financed from land taxes. In addition the land tax system is inextricably linked with the income of land users, the transfer of land to a more or less profitable network or industry is regulated through land tax. In our country, at present, land taxes are not levied on more than 60% of land areas, revenues from land taxes are only 0.28% of the gross domestic product of our country in eight months of 2019, while not exceeding 1.20% of budget revenues (Abdurashid & Muhammadbek, 2021).

This assumes that it is advisable to determine the tax burden at different values not only for land use purposes, depending on the categories of land, but also according to the types of land, subspecies (Abdurashid *et al.*, 2021).

#### 4. Results

The main goal of the head of our state to implement initiatives aimed at strengthening local budgets and ensuring their independence is to form reliable sources of financing projects and programs aimed at further improving the quality of life of the population in our regions, organize their control and ultimately, ensure the socio-economic, environmental stability of the regions. In addition, in the conditions of market relations, it is required to implement the use and management of land resources by strengthening the regulatory and stimulating tasks of land tax, one of the main taxes falling on local budgets (Muhammadbek, 2018). It is advisable to introduce a differentiated land tax system by diversifying the Land Fund into several categories, types of land and sub-types in order to increase funds that fall from land taxes to local budgets, increase the role of the most important principles such as fairness in taxation, objectivity, avoid looting in the use of land resources, strengthen their economic protection (Ugli, 2019).

Taking into account the fact that the earth performs many functions as a resource, it also assumes a large variety of management mechanisms that cover its organizational and legal, institutional, investment, structural, socio-economic, nature protection, technological, environmental and other aspects (Ugli, 2021a). In this regard, it is required that the determination of the strategy of land reform and its successful implementation be recognized and resolved as one of the most relevant and priority tasks in the future in the conditions of our republic. This in turn is aimed at creating a modern principled new system based on the principles of Public-Private Partnership, which takes into account not only the state-regulated use of land, but also the specifics of market requirements, various forms of ownership and business administration. This means the need to develop and implement the "National concept of land reform in Uzbekistan".

This concept is a concept that, in its purpose and content, corresponds to the market mechanisms and requirements for the development of land relations, in which the first level of attention should be given to the economic aspect of land use and its implementation should be aimed at implementing a number of special programs aimed at performing the most important strategic tasks (Ugli, 2021b). Establishing a unified procedure for determining the cadastral value of land for all regions to the main directions of the implementation of the concept; setting the methods for assessing the market value of land plots; for tax purposes, it is possible to develop a methodology for mass assessment of all categories of land; to prepare and regulate the activities of private land assessors by the state in order to serve the forming land market, to include those that determine their liability in the legislation. In order to implement the concept, it is necessary to develop bills "On land development", "On the allocation of State land property", "On the use of land intended for agriculture", "On soil fertility", "On land assessment". The concept emphasizes the use of land, the issues of constant monitoring of their condition, the calculation of the object of monitoring, regardless of the form of their ownership, for what purpose all land is used. Because, as a result of the increase in the norms of environmental impact on the lands in some regions of our country, their complete footprint, desertification, erosion, degradation of the fertile layer, salinity, waterlogging and flooding, man-made pollution and degradation of pastures are serious risks.

To carry out scientific research on land reform, as well as the successful implementation of any reform, the training of competitive bachelors, masters, personnel

with a scientific degree with sufficient training is the most important issue. Engineering and land developers, who have been preparing at the Tashkent Institute of irrigation and agricultural mechanization engineers for 75 years, develop only engineering and technical solutions to a very wide variety of problems of land reform and evaluate their effectiveness. But today there is a need to train personnel on such important issues of land relations for our economic growth as legal, socio-economic, environmental, managerial, tax-budgetary, market, territorial and investment. Today, our institute has stated that the Ministry of Agriculture has requirements to prepare bachelors in the fields of Education “land formation and land cadastre”, the State Committee for Ecology and Environmental Protection “Ecology and Environmental Protection (land use)” and the Ministry of Agriculture to prepare Masters in the specialty “jurisprudence (in the field of land formation)”. This necessitates the organization of collaborative work in all processes, from the training of personnel of all stakeholders of the activity to their employment, retraining and professional development.

In this regard, I want to draw your attention to one of the most important issues. Not a single dissertation on land relations has been defended in Uzbekistan for more than 40 years, and research on their modern theoretical and methodological foundations has not been organized. We think that you all understand well what results can be in a place where science is not developed, where the scientific community is not formed. About 120 young people graduated from the master's degree “land resource use and management”, opened in 2010, more than 30 are studying, about 10 doctoral students are accepted. They must be engaged in research. To do this, research institutes, innovation centers, scientific laboratories should be opened. The fact that in our institute scientific councils have been opened, which provide not one but two scientific degrees in technical and economic sciences related to land relations, gives rise to many opportunities for training scientific and scientific and pedagogical personnel in this regard.

In this regard, it should be noted that there is a great need to introduce new forms and methods of cooperation of all stakeholders based on the science and education and production integration on the solutions of the above and other problems. The need for further reform of land relations in this regard necessitates the short-term and qualitative development of many regulatory, organizational and methodological, technical and economic documents and their introduction into practice. This is inextricably linked with the implementation of certain studies, developments, regulatory calculations, assessment of trends. After all, today it is not enough only practical methods to solve the problems of land reform, which have been very acute, for several decades without finding its own solution, first of all and most importantly, it is necessary to find theoretical and methodological and legal solutions to these problems. In this, the role of specialist personnel with not only practical experience, but also the most necessary knowledge and skills of socio-political, legal-economic, environmental and others, along with having narrow and special knowledge related to this area, is enormous. Such qualities are usually acquired by specialists who have conducted more special scientific research, whose analytical knowledge has been formed, that is, scientific personnel. Unfortunately, the participation of such personnel in solving problems in practice is at a very low level. One of the main reasons for this is that despite the fact that at present priorities are given to scientific and innovative approaches to the reform of land relations, professional ties are broken between scientists and practitioners and to firmly connect them, not only will and desire, but also the harmony of interests are needed. Moreover, the forms and styles of collaborative activities are also not yet stable and convincing. Continuous improvement

of the land reform is demanding to have constant stable relations with respect to Science-Education-production integration.

## 5. Conclusion

It seems to us that our collaborative efforts and effective organization of our activities for the implementation of the above proposals in order to further deepen land reform ultimately change not only the attitude of all of us towards our profession, but also strengthen our reputation in society, brighten our face in front of our state and people.

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