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## REFORMS IN THE FIELD OF LAND RELATIONS REGULATION IN UZBEKISTAN.

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**Abstract.** *Agrarian relations are a special type of economic relations. "Agricultural production is largely linked to Land, so the relations associated with the ownership, disposal and use of land constitute agricultural relations." As a result of the reforms to modernize and develop the agricultural sector in our country, there is a rise in all areas.*

*This is especially true for the implementation by the President of the Republic of Uzbekistan Shavkat Mirziyoyev of important tasks set out in the " Action Strategy " for the five development priorities of the Republic of Uzbekistan for 2017-2021, dated February 7, 2017 PF-4947.*

**Keywords.** *land ownership, land ownership, land management, land use, land fertility, land resources, owner's rights.*

**Introduction.** The fact that land reclamation, salt washing, fertility improvement, introduction of modern irrigation systems and efficient land use are consistently carried out in our country's agriculture is relevant.

The implementation of an effective agricultural policy in our country, in turn, requires focusing on the following aspects:

- first, as a result of fundamental reforms carried out in the industry, improvement of legislation in the agricultural sector and effective organization of the mechanism for their implementation;
- secondly, the limited and impossible reproduction of the absolute amount of land revered by nature, as well as

the low share of agricultural land with high quality and fertility, in turn, require rational and efficient land use.

In the agricultural sphere, the features of land as natural resources that distinguish them from labor, material, capital and other resources are as follows:

1. The tendency to Eternal or permanent use, that is, the land does not wear out, does not disappear, but due to the correct and rational use of its quality and productive indicators increase.

2. Mobility-the sowing of crops in the ground and its processing, i.e. the impact by means of labor;

3. Stratification of Land by fertility and location (land rent). At the same time, land is stratified by its fertility (bonus points), as well as by its convenient location, which makes the assessment of fertile, easy-to-use land high.

4. Limited-from an economic point of view, the land resource, like all production resources, is limited and is characterized by the impossibility of its reproduction.

Land resources are limited even on a global scale. For example, the world's land area is 510,072,000 km, of which 148,940,000 km is land (29.2 percent) and 361,132,000 km is water (70.8 percent). Of these, the world's agricultural land area is 4 billion 480 thousand hectares. Of these, 1 billion rubles. 457 million hectares of arable land, perennials and shrubs, 3 billion ha. 5 million ha of hayfields and pastures. More



than 30 percent of the world, or 4.0 billion. hectares are covered with forests. And non-agricultural Land is estimated at \$ 4.4 billion. consists of acres.

Today, out of the total land area of the republic, 44,410.3 thousand hectares of agricultural land make up 22,614. 0 thousand hectares, which is 50.9% of the total land potential. However, intensive farming is carried out only on irrigated land with an area of 4278.0 thousand hectares, or 9.6% of the total area. These lands are located in various natural agricultural areas and are characterized by different degrees of productivity with different reclamation and ecological conditions.

All this requires constant monitoring, monitoring and analysis of the state's land use and condition. In particular, on August 13, 2019, the law No. UP-552 "On the privatization of non-agricultural land plots` was adopted. This suggests that agriculture is one of the most important sectors of the Uzbek economy.

Separately, it should be noted that due to the growth of the population and its social needs and the growing process of intensive industrialization in the world, a significant part of the available agricultural land is annually withdrawn from agricultural use for expanding the area of cities, industrial construction, construction of transport routes and other purposes.

In addition, the increase in the Earth's surface temperature caused by global climate changes occurring around the world, as a result of permafrost melting, causes flooding in some areas of the globe and water scarcity (drought) in some areas. Such unfavorable situations, in turn, do not require large-scale use of agricultural land.

In accordance with the Decree of the President of the Republic of Uzbekistan dated 10.01.2019 No. UP-5623 "On measures to radically improve the processes

of urbanization", it is now established that individuals and legal entities are guaranteed the realization of ownership rights to land plots under residential and non-residential buildings and structures, creating conditions for putting land plots into civil circulation.

From July 1, 2019: legal entities-residents of the Republic of Uzbekistan have the right to privatize land plots owned by them or privatized by them, on which buildings and structures, industrial infrastructure facilities are located, as well as land plots in adjacent territories in the amount necessary for carrying out production activities;

individuals-citizens of the Republic of Uzbekistan have the right to privatize land plots allocated to them for individual housing construction and housing maintenance;

privatization of these land plots is carried out by decision of local self-government bodies on the basis of applications from individuals and legal entities;

**Results.** Land plots privatized by residents of the Republic of Uzbekistan are private property (objects of civil turnover) and are inviolable, as well as protected by the state in accordance with the Law of the Republic of Uzbekistan "On Protection of Private Property and guarantees of Owners' Rights".

It is assumed that the privatization of land plots will be carried out only in the presence of cadastral documents and on a paid basis in the amounts determined by the Cabinet of Ministers of the Republic of Uzbekistan. The Law stipulates that the basic principles of land privatization should be implemented on the basis of legality, voluntariness, payment, privatization-the unity, openness and transparency of purchased land plots and real estate objects located on them.



The Law of the Republic of Uzbekistan dated August 13, 2019 No. ZRU-552 "On privatization of non-agricultural land plots" identifies objects of privatization of non-agricultural land plots and objects of privatization of land plots:

First-land plots owned by legal entities on the right of ownership or privatized by them on the right of ownership, on which buildings and structures, industrial infrastructure facilities are located, as well as adjacent land plots of the necessary size for carrying out production activities, provided for by law;

Land plots provided to citizens of the Republic of Uzbekistan for individual housing construction and landscaping;

vacant land plots.

When establishing the possibility of privatizing land plots provided to the Urbanization Development Fund under the Ministry of Economy and Industry of the Republic of Uzbekistan.

Secondly, the following land plots are not subject to privatization: land plots located in territories that do not have approved and published planning schemes;

land plots on which non-privatized mineral deposits are located, strategic objects of state ownership, the list of which is determined in accordance with the legislation;

land plots that are part of nature conservation, recreational, historical and cultural lands, as well as public lands of forest and water resources, cities and urban-type settlements (squares, streets, narrow streets, roads, embankments, squares, alleys).

land plots contaminated with hazardous substances and subject to biogenic poisoning;

privatization of land plots provided to participants of free economic and small industrial zones is not allowed. Starting

from March 1, 2020, legal entities and individuals are allowed to privatize non-agricultural land plots.

In accordance with the Decree of the President of the Republic of Uzbekistan dated August 13, 2019 UP-5780 "On radical improvement of the system of organizing work to protect private property and strengthen guarantees of owners' rights, support entrepreneurial initiatives, as well as expand opportunities for using financial resources and industrial infrastructure of economic entities";

- A legal experiment on testing procedures for the privatization of land plots not intended for agriculture in the Sirdarya region is conducted in accordance with the Law of the Republic of Uzbekistan "On the privatization of land plots not intended for agriculture";

- The procedure for the acquisition by individuals and legal entities of land plots belonging to the Sirdarya region on the basis of permanent use (possession) or lifelong ownership rights transferred by inheritance;

- On the procedure for privatizing vacant land plots not intended for farming in the Sirdarya region through an electronic online auction;

- during the implementation of the legal experiment, it was established that the privatization of land plots not intended for agriculture should be carried out on the basis of approved general plans of settlements and other urban planning documents.

**Discussion.** Currently, the privatization of non-agricultural land plots is being carried out experimentally in the Syrdarya region. The purchase price of a privatized land plot varies depending on the periodicity of time and is determined taking into account the area of the land plot and the influence of external factors, depending on the type of circulation in national currency on a specific date using the formula:

a) for legal entities:  $s = K_{ur} \times S \times K$ ;

b) for individuals:  $s = k_{jis} \times S \times K$ ;

in this:

S-purchase price of the privatized land plot (in amounts);

$K_{ur}$ ,  $k_{jis}$ -50 times the land tax rate established on the same day when determining the purchase price for legal entities and individuals (in the amount per 1 square meter);

S-the area of the privatized land plot (in square meters).

K-coefficient of formation of the purchase value of privatized land plots. Depending on the land area (K)

Table 3.2.1

Coefficient of formation of the cost of acquisition of privatized land plots.

Land area, price formation coefficients per acre

Up to 4 acres (4 acres too) 1,0

From 4 to 5 acres (5 acres too) 1.03

From 5 acres to 6 acres (6 acres too) 1.06

From 6 acres to 7 acres (7 acres too) 1.09

From 7 acres to 8 acres (8 acres too) 1,12

Above 8 acres 1.15

In case of disagreement of the materials on the selection of land plots or the submission of an opinion on them within the time limits established by this Regulation, the materials on the selection of land plots are agreed upon and the conclusions on them are considered positive.

The privatization of vacant non-agricultural land plots in the Sirdarya region through an electronic online auction indicates the emergence of a digital economy in the agricultural sector.

At the same time, the heads of authorized organizations are personally responsible for timely approval of materials

on the selection of land plots and issuing conclusions, as well as for untimely consideration of them.

Putting up land plots for sale is carried out separately for each land plot, depending on the coordination of the materials for selecting a land plot with authorized organizations in accordance with these Regulations.

We believe that privatized land plots are protected by the state in accordance with the Law of the Republic of Uzbekistan "On protection of private property and guarantees of owners'rights".

Why is this important?

1. It is already generally recognized that an important condition for any economic activity is the protection of property rights.

Let's say someone decided to make a luxury renovation of their apartment, build a house for their son on a plot of land, or buy a new plot of land. First of all, he thinks about the following: will the house I built break down, will my husband (let's call everything by his name) be taken away? If the situation is abstract, with the risk of damage or withdrawal, he will not spend his money and labor on improving living conditions. And for business, the problem of abstraction is more relevant. It deals with much more money and the fate of hundreds and thousands of people. Land you have built a factory (cafe, shop, warehouse, etc.), hired people, and started a business activity. And suddenly your land was taken away (along with the rest of your property): there will be new construction, someone has looked into your property, competitors have found a way to get rid of you.

Will there be many people willing to invest in our economy if property rights are not protected? That's right: it will be very small! This is why (and for other reasons) we have very few investors. And the result



is obvious: competitive production is low, jobs are scarce, and wages remain low.

For example, the most expensive land in the world is located on one of the streets of Tokyo. Naturally, the Street is full of skyscrapers: every inch of land is expensive. And it is among these super-luxurious and modern buildings that a tiny two-story house is located. The house is too small, ugly, and destroys the urban design. An abomination? The answer from the point of view of aesthetics is yes. And from the economic point of view-a huge breakthrough: a sign that property rights are protected! Neither on paper nor in practice. Here is the land on which this house is built, belongs to someone. And its owner doesn't want to build a skyscraper or sell the land. And there's nothing anyone can do about it!

Protection of property rights is one of the main factors that distinguish rich countries from poor ones (we do not mean countries that have become rich due to huge natural resources, primarily oil). Until we learn how to protect property that is sacred and inviolable, we cannot create factors that encourage people to get rich. Zero rich states it is not someone who came and got rich, but the inhabitants of these states themselves got rich. To do this, the population must be motivated and understand that the wealth achieved is reliably protected.

That's why land privatization is so important.

1. Land ownership is also necessary to facilitate obtaining a loan. The loan allows both ordinary people (consumer credit) and entrepreneurs (production credit) to invest in their future. But the interest rates are too high. And the presence of collateral (privately owned land) reduces the risk of non-repayment of the loan to banks, which, in turn, reduces interest rates.

2. We are well aware that Land has already become an object of purchase and sale. But most often this trade is carried out secretly, illegally. And now you will have the opportunity to do all this openly and transparently in accordance with the law. This will be a big step in moving away from the patronizing economy and fighting corruption.

3. Land privatization leads to an increase in the welfare and income of the population, an increase in gross domestic product, attracting investment, creating new jobs, and competitiveness in production.

The main thing is to create real (not declarative) conditions for protecting property rights. This is very important if we want to build a developed and rich state.

On June 3, 2021, President of the Republic of Uzbekistan Shavkat Mirziyoyev held a meeting on improving land relations.

The land, as it was noted at the meeting, is a national treasure. In subsequent years, special attention is paid to the rational use and protection of this resource, ensuring the rule of law in the field of land relations. In particular, due to the introduction of information technologies, the openness and transparency of the land allocation procedure is increased, and bureaucratic barriers in the industry are eliminated.

However, there are still cases of looting, unauthorized seizure and illegal sale of land resources. The procedure for allocating unsuitable and agricultural land is the same for everyone and is not transparent.

**Conclusion.** The Head of State sharply criticized the shortcomings in this issue, noting the need to speed up work on turning Land into a market asset, establishing its economic value and including it in financial circulation, strengthening state and public control in the field of land allocation and use.

- The issue on the agenda today is very complex. The work to ensure law and order in this area does not find a positive result. Land is a property that feeds people. We absolutely need to change our attitude towards our husband.

The meeting considered proposals developed on the basis of studying the current situation and advanced foreign experience in the field of land legislation.

In particular, it introduces a procedure for granting land to the private sector on the right of ownership and lease, and to state organizations on the right of permanent use.

Practices that do not meet the requirements of a market economy, such as lifelong inheritance, permanent ownership, or allotment of land with temporary use rights, are subject to termination and reduction from 6 to 3 types of land rights.

It introduces a procedure for selling unprofitable land to the private sector only through an auction. Disadvantaged land is transferred to private ownership to citizens and legal entities of Uzbekistan, and land that is not subject to privatization is sold on a lease basis.

I decided decision cancels the practice of allocating land to the non-state sector, as well as direct and gratuitous provision of land.

The procedure for allocating agricultural land only on the right of lease is being introduced. Such lands are granted to citizens and organizations (except for foreigners) by open choice. Applications for an open competition are accepted, information about the applicant is collected and evaluated electronically.

The powers of economics of oblasts and districts to change the category of agricultural land are transferred to the Cabinet of Ministers and the President.

Special attention was paid to improving the mechanisms for monitoring the allocation and use of land.

In particular, the powers of district economics to make decisions on the allocation and return of land are completely canceled. All decisions of the regional governor on land relations are subject to legal expertise in the Department of Justice.

At the same time, it is advisable to propose tougher liability for violations in the land sector.

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