



LIBERALIZATION OF LAND USE SYSTEM IN THE CONDITIONS OF MARKET RELATIONS

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ABSTRACT

The article analyzes the views and comments on increasing the effectiveness of land use and an important factor in increasing the efficiency of land use, that is, the privatization of land plots, which is considered one of the main units of deepening market relations in the state economy and on the basis of this, the current experience of the formation of the land market has been studied, the positive aspects of this process have been investigated.

KEYWORDS: *land market, land formation, land monitoring, land ownership, private property, land reform, rated value, urbanization.*

INTRODUCTION

The reforms carried out in the national economy of the Republic of Uzbekistan, the emergence of a non-governmental sector in almost all its branches, are in today's extremely complex political, economic and social conditions associated with the sharp development of the market process, which requires the creation and management of a clear and effective sense of unconditional public administration. This issue is of great importance in the field of Land Use Management, on the one hand, as the main means of production of agriculture, buildings and structures, that is, as the breadth basis of the non – agricultural sector, on the other hand, taxation of real estate, the object



of investment as a means of socio-economic development, national wealth. Rational use of land resources of the Republic, regulation of land relations, proper organization of land formation and land monitoring, maintaining soil fertility, constantly working, allocation and reuse of land resources as well reallocation, which will ensure the correct and purposeful use of them, in particular to create a system that constantly affects innovation in the activities of users from the ground up and constantly improving it is one of the most important tasks that determines the development of the economy. The solution of these tasks is tied to the development of multi-ukladian forms of land use, the creation of suitable organizational and legal conditions for the solution of land issues and the maintenance of their effectiveness.

RESULTS. The existing legislative acts of the Republic of Uzbekistan are aimed at creating suitable organizational and legal conditions for the solution of territorial issues, they remain important documents regulating social relations, harmonizing economic policy. It is important that the implementation of the priority tasks set out in these documents is of practical importance.

The only land fund of the Republic today is 44,892,400 hectares, of which 9,7 percent is used in the cultivation of various agricultural products as irrigated land. But their quantity and quality are naturally and further reduced in the influence of anthropogen factors and processes. In particular, the analysis shows that in the next 18 years, the land used for agricultural purposes was 1.64, the area of land intended for industrial, transport, communication, defense and other purposes was 2.12, the land of the forest fund was 4.45 times, the land of the water fund was 1.35, and the reserve land was 1.49 times growing. Each year, an average of 3,0-3.5 thousand hectares for non-agricultural land, 72.0-82.0 hectares for land reclamation construction is observed. All this confirms the above points once again. Therefore, in today's conditions, the proper organization of the use of existing land plots, the organization of land ownership in all sectors corresponding to the market economy, the liberalization of the land use system, that is, the privatization and the withdrawal of land plots to the market will allow the full formation of market relations, a large amount of investments in land plots.

It is necessary to admit that in our republic, certain actions have also been carried out on privatization of land plots, their withdrawal from the state. In particular, the decree of the first president of the Republic of Uzbekistan dated 24 July 2006 № PD-3780 provides for the privatization of land plots occupied by buildings and structures of legal entities and citizens. As it is determined "Since 1 January 2007, the legal entities of the Republic of Uzbekistan residents are owned by them on the basis of property rights or buildings and structures to be privatized by them, land plots on



which objects of production infrastructure are located, also, technology processes applied to adjacent land plots to these objects, without taking into account the norms and rules of urban planning, they will have the right to customize as much as is necessary to carry out their production activities. Privatization of land plots is carried out on a voluntary basis, taking into account the market value and formalizing the right of ownership in accordance with the procedure established by law". In addition, in this document, citizens and residents of the Republic of Uzbekistan were granted the right to privatize the allocated land plots for the construction of individual houses and the provision of services to the residential building.

But it should be noted that for some object and sub-object reasons, the tasks mentioned in this decree were not fully realized, the free land market was not formed in a holistic way. This situation in itself did not allow the transition of the economy of the Republic to full market relations, the introduction of free investments by entrepreneurs and foreign investors and the development of the economy became a sharp obstacle. In addition, the issues of quality and value assessment of the lands of producers of small agricultural commodity products farmers and farmland farms, their constant accounting and protection, improvement of the regulation of the system of use of land resources, have not found their solution either.

MAIN PART

At the same time, in the conditions of constant increase in the demand for food products in domestic and foreign markets today "the fact that 445,0 thousand hectares of the Republic are given to the most fertile population as a farmland, but its use is not at the level of demand, there is no system of coordination and control over the work in this direction" [3] it wants to look at the industry as a more commodity production rather than a natural production and to privatize will demand. The privatization of farmland lands allows its owner to freely seek ways of using these lands as efficiently as possible. The privatization of peasant and farmland plots, land plots under the objects of service, as recognized above, allows to introduce procedures for the introduction of investments for the sharp development of networks, mortgage lending, treatment with securities related to ownership and use of land, as well as large-scale support for incentives.

The fact that the land market can develop at a high level as a result of the privatization of land plots does not pose a big risk, however, even in developed countries of the market economy, the land market is not distinguished by its significant fluctuations. For example, in Denmark, the share of land that the owner changes is close to 4,0 percent compared to all land, in the US and Ireland it is



around 3,0 percent, in the UK, France and it is less than 2, 2,0 percent, in Germany and Belgium it is 1,5 percent [4, 15 p.].

It should not be forgotten that the privatization of land plots should be considered as one of the main ways to increase the efficiency of its use, and not the development of its market. From this point of view, the decree of the president of the Republic of Uzbekistan Shavkat Mirziyoyev “On measures for the radical improvement of urbanization processes” PD-5623 dated 2019 year 10 January will be of significant practical importance. The main goal of the adoption of the decree is an expression from the regulation of urbanization processes, coordination of the population there with the number of available infrastructure, housing, workplaces. On the second hand, the privatization of Lands is aimed at making people property, that is, citizens and organizations acquire from the state the land that they own or use at a certain nominal value, which is several times more expensive than it at the market price. As a result of the entry into the civil service of privatized lands, its prices will continue to increase. As a result, as the value of the property in the hands of citizens increases, their economic situation will continue to improve. The next goal, aimed at the introduction of private ownership in relation to land, is an indicator of the full guarantee of the right to property. To date, the building of a residential building or a service facility, built on a plot of land, is a private property of a citizen or organization, and the land plot is a state property. This situation did not allow them to become more economically powerful, to further develop existing facilities, to make additional investments here. After the land plot is now the full property of a citizen or organization, both the land plot itself and the building on it will be completely inviolable. And this is the most important guarantee for investors. Through the privatization of land plots, it is achieved to increase the value of them in the quality of property, which in turn forces the land to be viewed not as a certain territory, but as capital.

CONCLUSION AND SUGGESTIONS. It is inextricably linked with the decision – making of full-fledged market relations in Uzbekistan, the achievement of good economic reforms, of course, the privatization of land plots, ensuring their inviolability in the quality of property, the establishment and development of the land capital market. On a comprehensive basis, the privatization of occupied lands with individually constructed housing and service facilities in the population punches increases their attractiveness to investors, increases the value of land capital, regulates the processes of urbanization in the population punches and, ultimately, increases their efficiency.

It is worth noting that the owners of privatized land plots will have the following rights:



- ownership of a privatized land plot without violating the rights and interests of the state, individuals and legal entities protected by law;
- independent management of a privatized land plot;
- construction, reconstruction and demolition of residential, industrial, cultural-household and other buildings and structures in accordance with the established procedure in accordance with the project documentation;
- the use of privatized land as collateral;
- rent a plot of land;
- to compensate for expenses and losses (including lost profits) in the event that the privatized land plot is withdrawn for public and public needs;

At the same time, they can also have other rights in accordance with the legislation. Strengthened the need to improve the management of effective use of land resources in the period of complex processes of implementation of general economic, land and agrarian reforms carried out at the state level in the context of the land market. The solution of the structural subdivision of land distribution in pogons from the general scale to the primary source of land cadastre, the current methods of application of land accounting in the structure of the national report also determine the practical significance of the research carried out.

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