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Foreign Experience in Land Use Management.

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Abstract: This article discusses the current importance of databases and land databases in land resource management.

Keywords: Location, information, object, model, technique, program, database.

The organization and methods of land use management in foreign countries, especially in countries with developed land markets, differ sharply. Among the countries that are closest to Uzbekistan in terms of land management are the MDGs, which are in the process of transition to a market economy, and especially Central Asian countries, as irrigated agriculture and major agricultural crops are common conditions for the region. In addition, the political system has changed in all NDC countries, and democratic animosities have shown their political inclination to implement reforms in the agricultural sector of the economy, including land relations; appropriate structures have been created for this purpose; the basis of land legislation has been created; the conditions of initiation and the need to carry out economic and land changes in several stages are almost the same here in practice. The only difference in the management of land use in the countries of this region is the different levels of economic, including the introduction of land reform, the institutional structure of management.

The Program of Changes in Land and Agrarian Relations in Turkmenistan for 1991-1992 provided for the following:

- privatization of land as the main means of agricultural production;
- Completion of the collective form of agricultural organization.

Formation of the land legislation begins in 1991 by the Decree of the President of Turkmenistan "On increasing the area of land plots for personal subsidiary farming", on May 30, 1991 the Law "On amendments and additions to the Land Code of Turkmenistan" was adopted. Presidential Decree "On the right to own and use land in Turkmenistan" was adopted. The Presidential Decree of March 28, 1994 "On the reform of collective farms, state farms and other agricultural enterprises" did not raise the issue of land ownership. On December 30, 1996, the Law "On the transfer of land to citizens for the production of commodity agricultural products" was adopted. Advance payments for future harvests were discontinued in 1998, and loans began to be issued instead. In December 1997, the State Committee on Land Use, Land Management and Land Reform was abolished. In accordance with the Resolution of the President of the Republic of Uzbekistan "On measures to implement the State Program for the Development of Water Resources" (1998), the issue of applying market principles to the water use system was raised for the first time. Transition reforms in the previous community sector (large agricultural enterprises) led to some redistribution of resources to the private sector, but they did not lead to any significant economic benefits.

Today in Turkmenistan there are associations of 650 farms established on the basis of domestic land lease, which is where family farming is developed (the amount of land for cotton is 0.5-1.5 ha, for winter wheat - 1.0-3.0 ha). There are no farms with legal entity status. The main specialization is cotton growing and autumn grain growing. There are no farms with narrow specialties (vegetable, melon, grain, rice, fruit). 60-70 hectare brigades will be organized in the associations, and it is in these brigades that the technological complex of work on production will be organized and carried out. In the management system of the association - chairman, deputy director for production, deputy director for social affairs, 1st mechanic, 1st agronomist, 1st mirab (waterman) for technical relations with the district MTP.

There is one MNS in each administrative district (district), farm associations do not have agricultural technologies, they are attached to associations. There is a lack of need parts in MTP, not all associations will be able to finish plowing by December 1, yes instead of the standard 1 horsepower per hectare of land, there is actually 0.1 horsepower in practice today.

The structure of water resources in the country remains the same, the supply of water to the Farmers' Associations is carried out at the expense of the state budget, and mirab-specialists (watermen) are also paid from the budget. No rent is levied on lands engaged in the cultivation of products on the state order. In secondary crops, both the rent for the land and the cost of water supply are charged.

According to the state land census, there are 1.7 million hectares of irrigated arable land in the country, when in fact 1.5 million hectares are used. The area of autumn grain crops in 2007-2008 amounted to 880.0 thousand gani, including 80.0 thousand gani in dry crops, 840 thousand tons of grain were grown, the yield on irrigated lands was 11 quintals per hectare. The area under cotton was 550,000 hectares, 850,000 tons of raw cotton were harvested, and the yield was 15.0 quintals per hectare instead of the planned 19.1 quintals per hectare. Irrigation of winter wheat is 5.2 thousand cubic meters per hectare. 7.2 thousand cubic meters of gamma water per hectare was used for irrigation of cotton, saline washing and moistening. It is planned to reduce the area under cotton to 400,000 hectares and the area under winter wheat to 600,000 hectares. The inefficient use of irrigated land indicates that there are major shortcomings in the reform of land-agrarian relations.

With the beginning of economic reforms in the Kyrgyz Republic, land reform also began. He set himself the goal of profoundly reforming land ownership relations, including the emergence of private ownership of land and the creation of a permanent land market. However, despite the fact that the main goal of land reform in the republic is extremely important, today it is very slow, in many respects it does not meet the requirements of economic change. The quality of agricultural land, especially irrigated land, is declining, pastures are being degraded, and the condition of irrigation and collector networks is deteriorating. The level of agricultural production has declined, and the financial situation of the rural population has deteriorated. There are several reasons for this, including the lack of a clear land policy for the transition period, insufficient scientific substantiation of the Convention on State and Public Farms Reform and Land Marketing, and insufficient role of the state in regulating land relations and land management in the country. , insufficient state support for new organizational and legal forms of land management. An important reason for the country's declining land use efficiency was the untimely preparation of the land and legal framework and the scientific and methodological support for land reform, and in particular the part of the state, landowners and tenants to address the distribution and use of land revenues. Another shortcoming of the ongoing land reform is the attempt to incorporate the experience of developed countries, without taking into account the specifics of land use in the country, as well as numerous ineffective institutional changes in land use management. The main tasks of radical improvement of land use in the country are:

- in the field of land relations - the introduction of private land ownership, the elimination of existing conflicts between landowners and the state, who independently manage their land in the process of economic use;

- in the field of transformation of property relations from one type to another - the introduction of the principle of fair distribution of income in agricultural cooperatives based on private ownership of land;

- creation of equal economic and territorial conditions for all forms of land ownership to form an effective mechanism for the functioning of the land market.

Changes in agrarian land management in the Russian Federation began with the creation of a land legal framework. In 1991, the Land Code, the Law "On Property" and the Resolution "On the Restriction of State Property in the Russian Federation", the Law "On Environmental Protection", the Law "On Underground" and the subsequent Presidential Decrees and Government Resolutions were adopted. was made. The Presidential Decree of June 14, 1992 approved the procedure for the sale of land plots in the privatization of state and municipal enterprises. In 1991, the Law of the Russian Federation "On Payment for Land" was adopted. This law laid the foundation for paid land use in the country. Forms of payment are: land tax, rent, the standard price of land. The purpose of increasing payments is to encourage the efficient use of land resources. The purpose of the next Presidential Decree of October 27, 1993 was to protect private land ownership.

Despite the radical changes in land relations in the 1990s, they did not lead to rapid changes in social traditions and an adequate system of governance. In countries with developed market economies, copying well-established institutional and economic regulatory practices can increase production efficiency in a collective-to-land form.

The following priorities for land reform reform will be identified during the transition period [40]:

- joint management of private and municipal land ownership;
- socially-oriented primary distribution of land;
- introduction of the principle of payment for land use;
- development of market and non-market land turnover;
- strengthening environmental requirements for land use.

The "Main directions of the agro-food policy of the Government of the Russian Federation for 2001-2010" provides for further deepening of land reform and improvement of the land market. At the same time, in order to prevent negative developments in this process, the Government has the following restrictions [40]:

- agricultural land can be used only for agricultural purposes;
- agricultural land can be mortgaged only for long-term investments;
- agricultural lands may be owned by legal entities and individuals engaged in agricultural production;
- The legislative bodies of the subjects of the Russian Federation have the right to set the maximum amount of land plots for citizens and legal entities with the right of lifelong ownership and permanent use of property.

The formation of the institutional environment and the corresponding economic mechanism is a long and multifaceted process. In the context of the development of a market economy and increasing world demand for food, the land use management system should be a similar tool for the introduction of the emerging model of socio-economic development of society.

In Ukraine, the main goal of the additional land reform is to reform agrarian-land relations and to transfer land to farmers. Land allocation will take place in the first phase of land reform. In this case, the land was transferred to private ownership from the category of reserve lands and the reserve fund, as well as private ownership is created by granting the status of owner to members of existing and operating agricultural enterprises. Therefore, agricultural lands were transferred to the collective ownership of the members of the new collective farms. This process of land allocation is enshrined in the Land Code adopted in the country (March 13, 1993).

However, the transfer of agricultural land to collective ownership did not create a sense of economy among farmers, which increased the efficiency of land use. In this regard, in the second phase of land reform, an attempt was made to raise the status of community owners to the status of joint owners by securing land shares for each member of the community. The Decree of the President of the Republic of Uzbekistan dated November 10, 1994 "On urgent measures to accelerate land reform in agricultural production" confirms this situation in the development of land reform: land owners received the right of full disposal.

In the third stage of land reform in Ukraine, the reorganization of collective agricultural enterprises was carried out with the issuance of a state act granting the right of private ownership of land. Shares in the field of land use also did not play the expected role in the primitive relations of farmers in land use, land ownership was viewed mainly as the property of collective agricultural enterprises. Despite the adoption of the new Constitution of Ukraine on June 28, 1996, and the abolition of collective ownership as an independent form of ownership, collective agricultural enterprises continued to operate, and at the same time collective land ownership existed in practice. In this regard, the All-Ukrainian meeting on agro-industrial complex, held on January 10, 1997, transformed collective agricultural enterprises into a new organizational and legal form of land-based, market-based management.

Today, two forms of land ownership are developing in Ukraine: open ownership, which includes state and communal ownership, and private ownership, which includes private ownership of land by citizens and legal entities.

In the Republic of Moldova, agrarian and related land reforms differ greatly in that more than 40% of the able-bodied population in the country is engaged in agriculture, and the share of agriculture is more than 50% of the country's new GDP. Even before the economic reforms, Moldova was characterized by high productivity of its lands, as its main areas were black soil (about 8%).

The main goal of land reform was to limit state ownership of land and the introduction of private ownership, as stated in the Convention on Agrarian Reform and Rural Socio-Economic Development (February 1991). At the same time, the Concept retains the status of "communal land ownership", which until 2001 did not allow the purchase and sale of land in practice. At the same time, many provisions of the Concept are included in the Land Code of the country (December 1991), according to which members of collective farms and state farms acquired the right of ownership of land. Due to the small size of the land plots (around 1.5 ha), as well as the large number of plots and the fact that these plots are located in different places, it will be possible to legally attach them all to landowners. Thus, the first stage, called "small privatization" (until 1994), saw the establishment of private farms on only 5-6 thousand hectares of the former state agricultural land. The lack of a market for agricultural land will be a major obstacle to further deepening economic reforms in agriculture.

In accordance with the amendments and additions to the Land Code of the country (February 1995) and Government Resolution No. 377 of June 6, 1995, the sale of land for the construction of individual housing and garden (dacha) plots is allowed. In addition, members of agricultural enterprises were allowed to sell only the certificate (title) on the right to receive a quota of plots to members of their own agricultural enterprises. This measure allowed to increase the area of privatized lands to 275 thousand hectares.

The phase of extensive land privatization in Moldova began in 1999 with non-agricultural land, with land prices up to \$ 13,000 per hectare and an average of \$ 30,000 in Chisinau. High prices have hampered the development of the agricultural land market. By 1999, only about 1,000 hectares of land had been sold. In recent years, and in general today, the problem of forming a normally functioning land market in the country, including the agricultural land market, is being addressed.

In Eastern European countries, the reform of property relations, including land, is carried out in favor of private forms [40]. The total private sector of agricultural land has grown significantly. 6 times in Hungary, 49 times in the Czech Republic, 2-3 times in Slovakia and Romania, 2 times in Bulgaria. The beginning of economic reforms has led to an economic decline in production in almost all countries, and only since 1994 has the situation begun to improve somewhat. Large state farms are 15 times smaller in Poland, 3 times smaller in Hungary, 12 times smaller in the Czech Republic, 2 times smaller in Slovakia, 2.5 times smaller in Romania, and 12 times smaller in Bulgaria. In Hungary and the Czech Republic, private (farmer) farms have been established today, the average size of which is close to the size of farms in western countries.

The People's Republic of China is a developed country based on a transition economy, which has chosen its own step-by-step, evolutionary model of economic reform in reforming its economy. Economic change begins with the agricultural sector, which has always played an important role in the socio-economic life of the country. At the beginning of its establishment, the country's rural population was about 89%, and the share of agriculture in GDP was 45%. Subsequent strict orderly centralization of agriculture halted the development of productive forces, led to a decline in agricultural production, peasant incomes virtually did not grow, and the process of urbanization came to a halt. The following main tasks of reforming the agricultural sector of the economy have been identified

- reform of land relations and land use, formation of a new system of land management and land resources market;
- radical change of ownership and reorganization of agricultural enterprises;
- formation of a diversified economy through the development of various organizational and legal forms of management;
- change the function of the state.

The following years of practice have shown that China has gradually begun to open up its agricultural sector, and competition by foreign commodity producers has intensified. That is why today comprehensive measures are being developed and implemented to further reform agriculture. The results of land reform in China show that the circulation of land is essential for the development of the land market, which requires the separation of ownership of land and the right of management. Multi-sectoral forms of management, the coexistence of individual farms and cooperative farms is an important need of the transition period. Finally, public administration plays an important role in the development of the agricultural sector during the transition period.

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