



# ECONOMIC MECHANISM FOR THE DEVELOPMENT OF LAND RELATIONS IN AGRICULTURE (Theory, Methodology, Practice)

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## -----ABSTRACT-----

*The purpose of the study is the theoretical and methodological substantiation of the economic mechanism for the development of land relations, the development of scientific and practical proposals and recommendations for the effective use of the land fund. In accordance with this goal, the following main tasks were set and solved: the theoretical aspects of the economic mechanism for the development of land relations in modern conditions were considered, the goals, objectives and criteria for assessing individual components of a complex socio-economic system of land use were determined; the methodological provisions of the land reform, land privatization and distribution of land plots between the subjects of land law were determined; 4 proposed methodological solutions for assessing the current level of land use in the region during the period of reforming the agricultural sector, identifying trends in the change of the land fund, its qualitative state and the land market.*

**KEY WORDS:** *Agriculture, organizational and economic mechanism, land relations.*-----

## 1. INTRODUCTION

The current land reform in Uzbekistan has been going on for more than 25 years. During this time, the land became the object of land legal relations and, according to land law, was equated to real estate. There was a massive redistribution of land, its privatization and reorganization of economic entities - users of land resources.

As time passed, the mistakes and mistakes made in the formation of an effective mechanism for the development of land relations and land management, the shortcomings and contradictions of the adopted legislative decisions became more clearly visible: in the course of the reform, agricultural land degrades and is eliminated from circulation at a rapid pace.

Can't stop the process yet. The actions of the state to prevent and eliminate negative processes in the land fund, improve the quality and use of land are still being formed without due consideration of theoretical and methodological provisions, strategic and conceptual developments of scientists; the use of agricultural land by agricultural producers is at a low level.

One of the reasons for the irrational and inefficient use of land is their unsatisfactory quantitative and qualitative state, the level of economic solvency of the villagers, etc.; the ecological state of agricultural land is not given due attention, there are no sufficiently substantiated methodological approaches to assessing the degree of soil pollution, organizing monitoring, stimulating economic entities for maintaining the ecological state and eliminating erosion processes; the processes of conservation and restoration of agricultural land take place in the conditions of the land market, which is very poorly developed, and its legal basis is not respected in the regions. There is disorder in intra-farm land relations, especially in terms of the disposal of land shares; paid land use involves the improvement of the state cadastre system, which should serve as the basis for establishing market prices for land shares, mortgage prices for land, calculating land tax and rent; arable lands and natural fodder lands that have retired from circulation, as well as the reclamation fund as a single fund of lands, are subject to restoration through reclamation.

To ensure the commissioning of these lands, a system of government measures is required, the creation of special monetary funds and long-term mortgage lending of agricultural land as a necessary source of financing for enterprises in market conditions. Mortgage of agricultural land is only in its infancy; therefore, its methodological foundations require clarification.



The breadth and versatility of land problems, their connection and dependence on natural-historical, socio-economic, political and environmental factors necessitated the use of a systematic approach to studying the historical domestic and foreign experience in the development of land relations and the development of a set of measures to improve its organizational and economic mechanism. This determined choice Topics research and relevance.

## **2. LITERATURE REVIEW**

Theoretical and methodological basics development economic mechanism land relations studied many domestic scientists, among which: A.S. Chertoviskiy, A. S. Altiyev, I.M. Musayev, Q. Raxmonov, S. K. Narbayev, N. Inamov, A. N. Jumanov, O. Muxtorov, Z. J. Mamatqulov , S.A. Avezbaev, V.V. Alakoz, A.P. Astashkin, V.R. Belenky, I.N. Buzdalov, A.A. Varlamov, V.V. Vershinin, S.N. Volkov, V.V. Dokuchaev , A.M. Emelyanov , E.F. Zavorotin, V.V. Kuznetsov, N.V. Komov, A.I., Kostyaev, E.N. Winged , O.B. Leppke , M.O. Lotsmer, V.Z. Mazloev, P.P. Maslov, V.V. Miloserdov, A.S. Mindrin, V.I. Nazarenko, G.N. Nikonova, K.K. Ostrovityaninov, A.V. Petrikov, V.A. Petrov, E.A. Sagaydak, A.E. Sagaydak, E.A. Sukhanov, I.G. Ushachev, V.N. Khlystun, S.D. Cheremushkin, A.A. Shutkov, A.M. Yugay and others . Many foreign scientists devoted their works to the study of the nature and essence of land rent and the development of the economic mechanism of land relations in the conditions of private ownership of land and the land market, among which D. Zh. Anderson, R. Bara, X. Bergman, D.A. Worcester, R. Cantillon, A. Marshall, D. Riccardo, A. Smith, P. Samuelson, A. Schlesinger, J. Schumpeter. Many of them considered land relations in the context of Roman law. At the same time, many directions of development of the economic mechanism of land relations remain debatable. In the context of denationalization of land and the return to private ownership of land, the need arose for more detailed scientific support for land reform. The economic mechanism for the development of land relations in the current multi-structural economy and various forms of land ownership has not yet received a comprehensive and objective justification in the regional aspect.

## **3. MATERIALS AND METHODS**

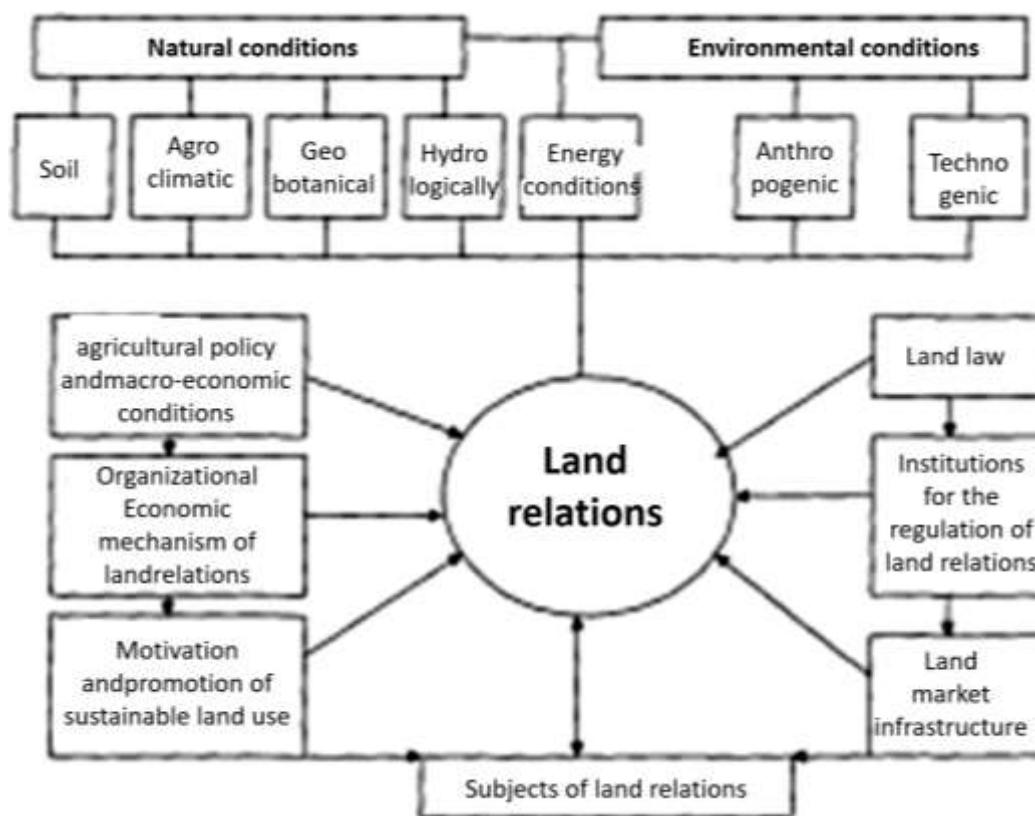
The subject of the study was the economic mechanism for the development of land relations and land management, considered in unity as a socio-economic system. The object of the study is the land fund of agricultural organizations of the central economic region of Uzbekistan. The theoretical, methodological and methodological basis of the study were the works of domestic and foreign scientists and economists on the problems of land use, land rent and land relations, scientists of land management science, scientific research and recommendations of TIAME NRU, Tashkent State Agrarian University, laws of the Republic of Uzbekistan, Decrees, Resolutions of the President of the Republic of Uzbekistan , regulatory legal acts of subjects on the economic mechanism for the development of land relations and land management. The source materials were annual reports of agricultural organizations, materials on the state of the land fund of enterprises published on the land fund, the State Land Cadasters (national) reports, reports on the state and use of land in the regions of the Central Economic Region, data from state and regional statistical bodies, the Ministry of Agriculture, materials of own developments, technical and reference literature.

## **4. RESULTS**

Land, as the basis of life and economic activity of people living in the respective territories, is used on the basis of land law, which prescribes the possession, use and disposal of land by the subjects of this law, ensuring its effective use and protection. The underestimation of land as a fundamental natural resource, without which not only the development of sectors of the national economy, but also life itself, is unthinkable, is also reflected in the formulations of land relations. In the legal literature, land relations are considered as norms of land law that regulate the possession, use and disposal of land by methods of prohibition, prescription and permission. The centuries-old history of the development of mankind under various ideological doctrines of property has proved that the real right to land of some subjects, whether it be a state, a collective or an individual, necessarily conflicts with persons using this land in the interests of subjects of law, but who are not the owners of this land. The inconsistency and absurdity of such a split of land relations into owners and employees led to constant conflicts between them.

Land as a multifunctional means of production, an object of labor and a national property differs significantly from other means of production and natural objects, which determines the special right to the land of those who cultivate, protect and save it. Agricultural economists understand land relations as relations between citizens, legal entities, local self-government bodies and state authorities regarding the ownership, use and disposal of land resources.

PS RF. The land market will not be able to develop without streamlining the status of the owners of the land share of corporate agricultural organizations. The main principles for the development of the land share market are: guarantees and state protection of the rights of owners of land shares as joint property of members of corporate agricultural organizations; receiving part of the incremental capital from the economic activity of corporate enterprises for the land share of each land owner; independent disposal (without restrictions) by the owner of the land share, according to constitutional law, when leaving a corporate enterprise for the organization of a dekhkan (farm) economy; development of the turnover of land shares between members of corporate agricultural organizations within the latter. In joint-stock companies, intra-economic land relations are not regulated, which does not allow land turnover in general. The legal status of the subjects of land legal relations for these collectives and citizens arises only after their legal registration. Those groups of citizens who do not have organizational unity, enshrined in the charter, are not at all subjects of land legal relations. The subjects of land relations may not be all persons, but only those who are endowed by the current legislation with certain rights and obligations sufficient to participate in certain legal relations. Therefore, under land relations one should understand the relations of the diversity of forms of ownership of land and their regulation by a set of legal norms between subjects of land law. The combination of the reproductive properties of the land and socio-economic conditions gives reason to consider it as an economic object as an instrument and object of labor in various industries and fields of activity. The expediency of such an assessment is determined not only by the interdependence of land properties and socio-economic factors, but also by the continuity of the process of formation, functioning and development of land relations. Unlike many property categories, land resources, like real estate, have a corresponding basic production potential, which is characterized by natural, environmental and energy properties (Fig. 1).



**Figure 1 - Components of the mechanism for the formation, functioning and development of land relations**

These properties of the land must necessarily be taken into account in the development and development of the organizational and economic mechanism of land relations, with the help of which land resources (real estate) are assessed in the course of turnover, design, monitoring of agricultural land, production planning, credit and financial relations of subjects of land law, etc. d. The paramount importance of land relations in agrarian transformations as a system and overcoming the crisis of agriculture requires an economic, social and environmental assessment of the impact of the elements of the system on production results. It is impossible and illegal to express an assessment of land relations as a whole by a generalizing criterion or indicator. Land relations as a socio-economic and production system can be assessed by its individual elements, for example,



the effectiveness of the land market mechanism, increasing soil fertility, project management of land resources, and so on. Factorial indicators for assessing the market mechanism of land relations in transactions with land plots will be: the amount of land payments (land tax, compensation, fines, VAT on land turnover, etc.) per 1 ha of farmland; the amount of funds directed from the total amount of land payments, regional and local budgets; the share of funds from the land tax and other land payments for the restoration of lands retired from circulation and increasing soil fertility; allocation of funds from the regional and local budgets per hectare of agricultural land for the development of auctions for the sale and pledge of land; the amount of sales and collateral; transaction costs per transaction with land. In parallel with these indicators, it is necessary to use effective indicators that reflect the economic interests of land owners, land users, tenants, labor collectives that are subjects of land relations. The effective indicators that characterize the effectiveness of the market mechanism of land relations include: gross income per 1 ha of agricultural land, incl. arable land; profit per 1 ha of agricultural land; increase in gross output in comparable prices per unit of additional energy expended in kcal; agricultural land, incl. arable land. Natural factors that characterize the formation of differential rent I, together with intensification, ensure the reproduction process. If the effect decreases in the process of using the land, then the results of production are ineffective. This effect can be determined on the basis of an integral indicator by the correlation method, where the properties of agricultural land should be taken as factorial features, and gross output, crop yields and profit should be taken as resultant features. The complexity of determining the integral indicator as a criterion for the effectiveness of various natural conditions lies in the lack of a methodology for calculating the quantitative values of factors that affect performance indicators. Therefore, from many factorial signs of natural conditions, it is advisable to choose one that characterizes conditionally the greatest closeness of the relationship between the natural factor and the results of production. The interrelation of the factors that form the differential land rent is very close and interdependent, so that the loss of one of the factors from the chain of "cause and effect" significantly changes the ratio of rental income.

**Table 1. Effective directions for the restoration of agricultural land**

<b>Defining factors</b>	<b>The most significant measures to implement the determinants</b>
<b>primo bottom ecological</b>	Conducting monitoring of the ecological state of the earth, water resources and atmosphere. Introduction of an environmental tax for air, soil and water pollution; tougher penalties for pollution of land and water bodies with waste and garbage. Usage renewable sources energy ( hydropower , wind and solar energy ).
<b>Settler</b>	Designing the organization of rural areas based on functional zoning and land management. Attracting migrants to engage in agricultural production in depressed areas. Providing them with land plots depending on the availability of able-bodied people. Construction of housing, roads, creation of small trade structures, the sphere of domestic and cultural services, expansion of the base of housing and cultural and community construction.
<b>Social</b>	Development and implementation of programs for labor motivation and social stimulation of population growth, development of industries alternative to agriculture and areas of employment. Development rural image life and culture , historically mastered landscapes .
<b>Development civil societies</b>	Improving the self-organization and management of the countryside based on the humane-democratic principles of civil society. Strengthening and development of local self-government at the level of rural settlements, information and advisory services, participation of citizens in resolving issues of local importance.
<b>Economic</b>	Restoration of lands that have been withdrawn from circulation by means of redemption by the state of land shares and their transfer to private ownership by capable citizens in various ways. Development of land reclamation in the following areas: - direct support of reclamation facilities through subsidies, compensation from the state budget for the maintenance and repair of reclamation systems; - non-refundable state capital investments - investments in land reclamation and restoration of vacant agricultural land; - long-term and short-term concessional lending to land users on reclaimed lands; - creation of special funds of regional funds for land reclamation; - development of a mechanism for financing land reclamation from local budgets and funds of land users - pledge of reclaimed lands against bank loans; - sale of reclaimed land to citizens; - other forms of use of reclaimed lands.

The functioning and development of land relations as a whole is based on obtaining additional income in the form of land rent, where human activity as an economic entity and the use of non-rental factors are theoretically excluded. The inability to determine the exact quantitative expression of the differential rent I and



II in the implementation of the cadastral valuation of land, taxation, establishing the market value of land, mortgage price, compensation payments, etc. exacerbated by the virtual postulates of absolute land rent, which, as a rule, is added to differential rent in land appraisal activities. The theoretical basis of absolute land rent is private ownership of land and a lower organic composition of capital in agriculture than in industry. However, in the developed capitalist countries the organic composition of capital in agriculture has now become higher than in industry. This is evidenced by the high technical equipment of the industry at the present level, high productivity. The functioning and development of land relations as a whole is based on obtaining additional income in the form of land rent, where human activity as an economic entity and the use of non-rental factors are theoretically excluded. The inability to determine the exact quantitative expression of the differential rent I and II in the implementation of the cadastral valuation of land, taxation, establishing the market value of land, mortgage price, compensation payments, etc. exacerbated by the virtual postulates of absolute land rent, which, as a rule, is added to differential rent in land appraisal activities.

## 5. DISCUSSION

The theoretical basis of absolute land rent is private ownership of land and a lower organic composition of capital in agriculture than in industry. However, in the developed capitalist countries the organic composition of capital in agriculture has now become higher than in industry. This is evidenced by the high technical equipment of the industry at the modern level, high labor productivity, and agriculture is involved in the overflow of capital from other industries (agro-industrial integration, cooperation, connecting businesses of various levels, etc.). In addition, in the entire history of economic science, no one has ever calculated the absolute land rent. The most important in the formation and development of land relations is the organizational and economic mechanism of land relations, which provides for state regulation of land relations by organizational and economic measures. Organizational measures include: zoning of rural areas, land management, information support, setting limits on the size of a land plot transferred to a land user for free and upon purchase, the procedure for registering land ownership and transactions with land; restrictions in the ways of using environmentally hazardous technologies, a list of violations for which the landowner is responsible. The economic mechanism for regulating land relations provides for the use of cost meters to guide land users in choosing a farming system that provides rental income and preserves the quality properties of the land. One of the most important conditions for the economic mechanism of land relations is the cadastral valuation of land, the determination of the amount of land tax, land rent, methods of state influence on the land market. The relevant executive authorities set standard prices for land plots, land tax rates, compensation payments, purchase and sale prices for land plots, mortgage prices, etc. The organizational and economic mechanism for land use, in contrast to the content of land relations, is not limited to the recommendations of the Land Code. It is an objective economic process that is planned by the state to regulate production, sales of products, and the interaction of economic entities on earth. At the same time, land reform and land relations should predetermine the formation, formation and development of organizational and legal forms of production, since land relations are determined not only by the productive forces of the land and the economy, but also by political and ideological factors.

## 6. CONCLUSION

Land relations should be understood as the relations of the variety of forms of ownership of land and their regulation by a set of legal norms between subjects of land law. In the context of a variety of forms of ownership of land, land relations are a socio-economic category that ensures the functioning of land in the process of agricultural production, have content, certain goals and objectives, their inherent forms of implementation and criteria for assessing the conditions that determine the use of land resources. The theoretical foundations of land relations in modern conditions consist not only in the presence of private ownership of land, but also in the formation, functioning and development of macroeconomic, organizational, economic, legal, institutional and social systems of civil society that ensure the relationship of subjects of land law. At the same time, the role of the state in determining the direction of the effectiveness of land relations as the basis of agrarian reforms is necessary and mandatory. Further development of the agrarian sector of the economy through the creation of large agricultural holdings under national projects that do not take into account the zonal development of rural areas is erroneous, because it will lead to the destruction of the peasantry as a class. Horizontally integrated agrarian production - basis development farmer (peasant) farms.

1. The methodological foundations for the development of land relations require a set of socio-economic measures and criteria, methods and ways to achieve a common goal in the form of realizing private goals and objectives. During the transition to a new system of land relations in Uzbekistan, historical experience, regional characteristics of rural areas, the desire and ability of agricultural workers to conduct independent production in market conditions were not sufficiently taken into account. The circumstance that not only the form of ownership of land is the determining force in the growth of labor productivity, but the nature of the



appropriation of the results of labor is no less important. There was no methodology and strategy for the transition from collective production to a privately owned way of doing business. Rent, as a source of financing production, was withdrawn by the state and merchants through the prices of resources in the conditions of hyperinflation of these prices. When privatizing land, initially they proceeded from the need to take into account social justice. Not only employees of collective farms and state farms, but also citizens serving the social sphere of the village, as well as pensioners, were endowed with land shares. However, the allocation of land shares to people did not mean the formation of land ownership. For the development of private ownership of land, the population did not have the necessary funds, an effective macroeconomic mechanism and a proven legislative framework. The main factors influencing the economic stratification of farms were not macroeconomic conditions, but the attitude of people to the land, their psychology, moral qualities and balance of interests. Under these conditions, a structural system analysis and a careful choice of the method of privatization were needed.

2.

3. Non-compliance with objectively existing market mechanisms, ignoring methodological and strategic principles for the development of land relations in the context of land privatization and transition to a market economy, imperfection of the legal framework negatively affected the results of production, land use, its qualitative and environmental condition and market turnover.

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