

# FOREIGN EXPERIENCE ON REGULATION OF LAND RESOURCES AND USE IN AGRICULTURE

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*Annotation:* The article describes the foreign experience of the use of land resources in agriculture and its regulation. The main characteristics of land use in developed countries, normative aspects and the main tasks of the state were also considered.

**Key words:** Land resources, agriculture, land rights, farm, land market

*Аннотация:* В статье описан зарубежный опыт использования земельных ресурсов в сельском хозяйстве и его регулирования. Также были рассмотрены основные характеристики землепользования в развитых странах, нормативные аспекты и основные задачи государства.

**Ключевые слова:** Земельные ресурсы, сельское хозяйство, права на землю, фермерское хозяйство, рынок земли.

Land resources are important as a driver of the economy and a key tool in poverty reduction. Positive results can be achieved by rational and effective organization of land use. In this regard, it is appropriate to study the experience of developed countries on regulation and privatization of land resources.

The availability of land resources for humanity is 13.4 billion. hectare is determined by the world land fund. The most valuable arable land is only 11% of the world's land fund, and the corresponding indicators for meadows and pastures are 26%. The structure of our planet's land fund is constantly changing under the influence of two opposing processes. One of them is to fight for the expansion of land suitable for human habitation and agriculture (increasing land productivity, land reclamation, drainage, irrigation, development of coastal areas of the seas); the second is the exit from the agricultural cycle as a result of erosion, desertification, industrial and transport development, open-pit mining, swamping, salinization. The second process continues at a faster pace. Therefore, the main problem of the world's

land fund is the degradation of agricultural land, as a result of which there is a significant decrease in arable land per capita [1].

A total of 78% of the world's land fund (excluding Antarctica) has some natural limitations for agricultural development, while the remaining 22% of land is characterized by 13% low, 6% medium and only 3% high productivity. According to experts' calculations, the share of industrial land in the total land fund is 6-7 percent. The USA - 0.8%, China - 3%, France - 3.4%, Germany - 8%, Great Britain - 8.5%, Japan - 10.4%, Ukraine - 2.8% are using the share of their land for industry [2].

In the management, use and protection of land resources, priority is given to agricultural land of all economically developed and developed countries of the world, among which productive agricultural land occupies the main place.

In the future, all countries of Western Europe will strive to be self-sufficient in all types of products. The basis for forecasting in this area is forecast food balances. Ministries of agriculture and many scientific research institutions are involved in predicting the development of agricultural production in order to prevent the decline of productivity in these countries. Taking into account that the main mechanism of effective land management system implementation is state land cadastre, there is an objective need to study the world experience of its development [3].

Forecasts for the development of foreign markets for agricultural products (about 75% of these products are exported) are important for Denmark. In Denmark, the cadastre mainly includes large-scale mapping of land, and its main task is to determine the type of use of each land plot [4].

Land law in Germany provides legal regulation of the circulation of agricultural land and forest resources, which prohibits the distribution of forest and agricultural land, changes in the purpose of use, and ensures the development of highly efficient agro-industrial production in the interests of society. Agricultural producers are given priority rights to purchase agricultural land over non-agricultural people. In addition, the terms of agricultural land leases in Germany are strictly regulated by law. In Germany, the land use and protection planning system is based

on the mandatory development of a general land use program and a master plan for the development of land use in their territory by all landowners [5].

In Italy, if the state control of land turnover does not ensure effective management of the farm (including maintaining the productivity of the land and its appropriate use), the possibility of compulsory leasing (sale) of land plots is reduced to be more efficient for the users. The average rent for 1 hectare of land in Central Norway is 2-3 thousand Norwegian kroner. Forest land cannot be leased [6].

In France, there is a planned mechanism for the redistribution of land in the interest of the state, as well as state control to protect agricultural areas from being used for other purposes. In France, in order to increase the profitability of small industries using modern management methods, the state provides the opportunity to purchase additional land areas on preferential terms. Two approaches are used in land use planning in France: extrapolation of current trends and preferences and graphical methods of agricultural development. The state encourages the establishment of small businesses and takes economic incentives [7].

Differences are also observed in the organizational structure of the network: all farmers in the country are participants in the agricultural cooperative system created under the initiative of the state and its direct patronage and control. Similarities in the land composition of developed countries are also manifested in other important aspects. For example, the thesis that an ordinary farmer in Western countries is the owner of his land is not so absolute. In addition to the above example with Belgium, others can be mentioned: in New Zealand, 40% of agricultural land is leased, in Canada - 37%, in the Netherlands - 30%, in France - 60%. True, the land is usually rented from other farmers who cannot use it more efficiently. The main exceptions here are Belgium and New Zealand, where 25% of agricultural land is owned by non-farming capital and 50% by farmer cooperatives. Private property is, of course, the dominant form of land use in agriculture today. In countries such as Australia, Japan, Ireland, Denmark, and Italy, the share of agricultural land cultivated by farmers is 81-95 percent, and in Belgium, the United States, and France, it is 33-47 percent, respectively.

Thus, increasing the size of land plots by renting them is mainly characteristic of developed foreign countries. In recent years, the role of cooperation has increased significantly, marketing, supply and service cooperatives have been formed, increasing the market power of individual producers. Analysis of foreign experience shows that land relations in foreign countries are very diverse and have their own characteristics. But, nevertheless, their experience cannot be overestimated and it can be used taking into account the specific conditions of agricultural production in Uzbekistan. It should be noted that in developed countries, the role of the state in regulating land relations has been strengthened, and various methods are used. This is mainly due to the nature of land as a limited means of production and the need to increase the efficiency of its use.

**Conclusion:** The analysis showed that the land market is strongly controlled in most countries. In this case, the state authority retained the authority to transfer land from one category to another, to issue permits for sale, to control the environmental condition, in particular, to prevent land erosion, degradation and desertification. Therefore, in the regulation and privatization of land resources, based on the types and categories of land, it is recommended to clearly define the right to own land as property and the rights to use land (in the form of lease) in the legislation. Also, it is appropriate to pay attention to factors such as living in the area or creating new jobs for local residents when renting land in agriculture.

Land use planning is carried out in order to improve the distribution of land, improve and determine the organization of the territory in accordance with the prospects of economic development. All foreign countries have a common similarity for the normal development of long-term forecasts and programs that require the agro-industrial complex as the most important segment of the economy. Only long-term forecasting allows rational investment in the main areas of agricultural production.

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