

ANALYSIS OF FOREIGN EXPERIENCES IN MANAGING THE LAND CASTAST FIELD

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Abstract

Мақолада дунёнинг ривожланган давлатлари ўзининг кўп йиллик тараққиёти даврида ер-мулк муносабатларини тартибга солишда катта тажриба тўплаган ва ўз кадастр тизимини яратган. Ўзбекистон Республикасининг дунё ҳамжамиятияга “интеграцияси” ер-ахборот тизимларини яратиш, ердан фойдаланиш, ер кадастри, ерларни баҳолаш ва ер участкаларини давлат рўйхатидан ўтказишни ривожланган хориж давлатлари тажрибасида тадқиқ қилишни талаб қилади. Шуларни ҳисобга олиб ушбу мақолада кадастрларни юритиш, ташкилий структураси ва кадастр ишларини олиб бориш усувлари ривожланган хориж давлатлари мисолида кўриб чиқилади

Keywords: economic activity, land resources, multi-purpose and special, soil fertility, land formation, land use and protection, remote sensing of the earth.

Introduction

Currently, the term "cadastre" is used in all countries except the Scandinavian countries. Scandinavians use the word "reistr" instead of "kadastro". Also, there are many cases of connecting the phrase "cadastre" with the phrase "real estate". Linguists interpreted the phrase "Cadastre" in different ways. For example, according to the French linguist Blondheim, the word "cadastre" is derived from the Greek word "katastikon", which means "account book". Another scholar, Dobner, noted that this phrase is derived from the Latin word "capitastrum" used in the Middle Ages. This word is a combination of the words "capitum" and "registrum" and means the unit of the territorial assessment register. In 1985, a general definition of cadastre was given by the International Group of Experts on Cadastre and Land Information as follows: "Cadastre - a methodologically regulated state account of land ownership data based on the results of cadastral surveys of a plot of land within the borders of a certain state or territory." Each private property is assigned a certain number - an identifier. Land cadastre is a collection of various information about land, which is necessary to improve the efficiency of land use. Studying the existing experiences of developed countries regarding this event, as well as using them in the state land cadastre in our republic, will undoubtedly have a positive effect. The current land cadastre was founded in foreign countries in the 20th century. Among them, the French land

cadastral was the most advanced. It shows a smooth system of taking into account the quantity and quality of land for the purpose of collecting taxes.

In 1925, the French government began to update the cadastral, and in order to determine the condition, size and name of the owner of the land, it set itself the task of deification of the information about each plot of land. The main works on the land cadastral began in 1930 and were almost completed in the early 50s. Since 1953, the next update of the land cadastral throughout the country has been carried out in accordance with the requirements of the times. Property boundaries and identification numbers are shown on large-scale cards. The cadastral can be divided into 3 groups depending on its purpose and function:

Tax or fixed - description of real estate in order to determine the tax procedure and value;

Legal or legal - to protect the right to property;

Multi-purpose - for the solution of a number of legal, economic, ecological, urban planning issues.

Relevance of the Topic

Multi-purpose cadastral includes information about various objects: natural resources, infrastructure, socio-economic processes. While studying the cadastral systems in the experience of developed European countries, it should be noted that the cadastral systems of European countries are somewhat similar. The reason for this is that these cadastral systems are based on the French cadastral system. The French cadastral system founded by Napoleon was created as a fixed cadastral. The French cadastral is systematically compiled covering the entire territory and continuously updated.

The French cadastral system deals with matters such as tax collection, land accounting, and the identification and description of land plots. In France, land cadastral work is carried out by the tax service directorate and the land cadastral units that are part of it. The French cadastral performs the following functions: determining the location and identification of land plots; description of the boundaries of each plot, the type of plants grown in it, devices; collect data on land plot and devices for tax purposes; updating cadastral plans and records. In France, cadastral plans are the main cadastral document and are used to establish the location of a plot of land and the identification of devices. The plan is drawn up for each commune and covers the entire territory. In cadastral plans, the boundaries of land plots are determined by roads, canals and other fixed boundaries. Cadastre renewal and land revaluation are carried out in this country every five years. The task of updating and checking the land cadastral is entrusted to the permanent state service of land ownership, which includes central, regional and departmental offices. The French land cadastral public service ensures the execution of technical, legal and administrative actions. A total of 13 categories of land are allocated on the territory of France. Within each category, two separate parcels are divided: the first is the best land, the second is the worst land parcel. Among developed foreign countries, the Swedish cadastral system can be

singled out. Sweden is a country intensively dealing with both theoretical and practical issues of cadastral management. In the Swedish cadastre, great emphasis is placed on the correct and rational use of all resources. In the US, land quality is assessed by the productivity of agricultural land. In order to determine the most productive land, an economic classification of land is carried out in the United States. In addition to natural factors, the following economic indicators are also taken into account: the size of the farm, the structure of land use, the degree of intensification, the location and the farm's income per unit area, labor costs, etc. Lands that are the same in terms of availability for agricultural purposes and close to each other in terms of productivity are included in one of the seven categories of economic classification. In the USA, a unified methodology for economic evaluation of land has not yet been developed. The method of valuation of land based on the net income from the sale of agricultural products is the most common method. The most profitable lands are scored out of 100 and compared to other lands' yield. Land resources survey data processed with the help of electronic computing machines are the basis for land use planning in individual regions, states and the entire country. It provides land surveying for the whole country according to a single program. The main objective of this program is to bring to the attention of federal and provincial authorities accurate and complete information about the potential efficiency of the country's land resources. Due to the inextricable connection between agricultural use in the territory and other types of use, four types of land evaluation are carried out: agriculture, forestry, recreational purposes and reproduction of fauna.

The solution of the subject

In Canada, an information-geographical system has been developed, which organizes its work on the basis of electronic computers, for the purpose of surveying land and processing the received information. The modern system of surveying land in Great Britain includes two main stages: physical and economic classification of land. During the physical classification, all lands of the country are divided into five categories of land suitability, depending on the degree of influence of physical factors that limit their use in agricultural production. The economic classification of land is based on determining the value of the standard net product for each category of land. The economic classification of land implies an objective assessment of the production potential of each plot of land. Such an estimate can be made after sufficient information has been collected to determine the average statistical variation in net product per acre for each category of land. According to the English, changes in the standard net product of land of all categories of land suitability over time in all types of specialization are determined. Therefore, every five years, amendments are made to the land classification data, taking into account the availability of land use information, the development of scientific research and the technical possibilities of land improvement. In developing countries, in particular, in the USA, France, Canada, Great Britain, land classification developed by the soil protection service of the

Ministry of Agriculture is widely used. However, the application of such a classification is limited due to the availability of soil testing materials. Therefore, in most countries, the American system of land classification is used in a simplified form. The quality of the world's land resources can be economically evaluated on the basis of a unified system of land classification. In the classification of the Food and Agriculture Organization of the United Nations, a special 100-point scale was developed for each diagnostic sign. Land resource assessment data are widely used in planning agricultural development in tropical countries, as well as in land use forecasting. When considering the development of land cadastre in countries with a market economy, it should be noted that in these countries all land has already been formed on the basis of rights divided into real estate objects (at first, plots of land, and then buildings and structures). Therefore, in these countries, cadastres are part of land cadastres, and buildings are part of the land plot real estate complex. In this case, the right to the plot of land is primary and includes the right to all buildings on the plot of land, and in some countries the right to minerals.

Conclusion

The land cadastre is also developed there to support the real estate market with information. For this purpose, a system of registration of rights to real estate was also created. Currently, paper documents on rights to real estate abroad play a small role. The cases recorded in the land-property cadastre database are important. All real estate transactions in developed countries are concluded only within the framework of the land cadastral database. Thus, it can be seen from the existing foreign experiences that the state land cadastre management procedure and the use of advanced technologies in the cadastral system of our republic will create the necessary opportunities to improve the land cadastre, which is considered the main cadastre in the future.

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