

THE ECONOMIC ROLE OF LAND CADASTRE IN DEVELOPMENT*Xushvaqto'v Asadbek Saydulla o'g'li*Termez State University of Engineering and Agrotechnology 3rd year studentasadbekxushvaqto'v53@gmail.com

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Abstract: *This article highlights the role and significance of land cadastre in economic development. Through the land cadastre, control over land resources is established, and property rights are clarified, which improves the investment climate and facilitates the formation of land market mechanisms. Additionally, the cadastre system plays a vital role in expanding the tax base, supplementing the state budget, and developing the credit system. The article analyzes international experience, ongoing reforms in Uzbekistan, and existing challenges, offering recommendations to address them.*

Keywords: *Land Cadastre, Economic Development, Land Market, Tax System, Investments, Digitization, Geographic Information Systems (GIS), Land Valuation, Property Rights, Public Administration*

Rational management of land resources plays a crucial role in ensuring economic stability and social well-being. Land, as one of the oldest and most important means of production, holds a significant position in the economic infrastructure of any country. From this perspective, the systematic registration and management of all land-related information, i.e., the land cadastre system, is considered a vital infrastructure element in any modern economy. This article analyzes the role of the land cadastre in economic development, its functions, contributions, international experience, and practices in Uzbekistan. Additionally, existing challenges and prospective recommendations are also discussed.

The Nature and Functions of the Land Cadastre:

The land cadastre is a systematic registry maintained by the state that contains legal, economic, and technical information about land parcels. The main functions of the land cadastre include:

- Collecting information about the location, size, boundaries, and condition of land plots;
- Registering ownership and usage rights of land;
- Conducting economic valuation by determining land value;
- Providing data that forms the basis for the tax system.

Through the land cadastre, a reliable and transparent environment is created in the land market, which is one of the essential conditions for economic stability.

The Importance of Land Cadastre in Economic Development:

Role in the Tax System - Based on the data in the land cadastre, land tax is calculated. This serves as an important source for replenishing the state budget. In particular, it enables the creation of an accurate tax base for agricultural lands, urban, and industrial zones.

Attracting Investments - When ownership rights over land are clearly defined through the cadastre system, investors are more willing to implement projects on that land. In other words, the cadastre increases trust and reduces risks for investors.

Formation of the Land Market - In a market economy, determining the value of land is of great importance. The land cadastre considers factors such as the condition, location, and economic utility of each land parcel, enabling proper valuation. This contributes to the formation of a free land market.

Credit and Collateral System - Banks often accept land parcels as collateral when providing loans. If the land is registered in the cadastre and its legal status is clear, it simplifies economic transactions.

International Experience:

Netherlands: The Netherlands has a cadastral system based on advanced technologies. All cadastral data there is digitized, and land transactions, taxes, and property rights are managed through an automated system.

Georgia: As a result of reforms, a digital cadastre system was introduced. The open and reliable database of land ownership has increased economic activity.

The Evolution of Land Cadastre in Uzbekistan

Based on the relevant decrees of the President of the Republic of Uzbekistan, the land resource management system has undergone fundamental reforms in recent years. In particular:

- Digital cadastre systems have been introduced;
- A state land cadastre fund has been established;
- Monitoring of land resources has been implemented based on Geographic Information Systems (GIS).

All these measures enable faster and more accurate economic decision-making and improve the investment climate.

Challenges and Recommendations

Challenges:

- In some regions, land data is outdated and not relevant;
- Certain elements of the land cadastre system are not yet fully digitized;
- Legal disputes related to land reduce the reliability of the cadastre system.

Recommendations:

- Update land cadastre data annually;
- Enhance the capacity of regional cadastre offices;
- Expand the use of artificial intelligence and drone technologies in the cadastre sector.

CONCLUSION

The land cadastre is the foundation of economic development, serving not only as a repository of land-related information but also as a tool for making economic decisions. Through digital cadastre systems, it is possible to manage state property, attract investments, properly organize tax collection, and strengthen market economy mechanisms. The modernization of Uzbekistan's



cadastre system directly supports economic progress. Future reforms in this area will serve as a cornerstone for the country's sustainable development.

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