



MICRO-CREDENTIAL

LAND MANAGEMENT IN CENTRAL ASIA

1.- Introduction to Land Resources and Land Management

Land Resources as a Strategic National Asset

LM-W01-V01



Co-funded by
the European Union



Why land is strategic

- Finite and non-substitutable resource
- Immovable: ties economic activity to territory
- Multi-functional: production, settlement, and ecosystem services
- Basis for taxation / land rent and investment decisions
- Food security and environmental stability depend on it

State perspective

Aim: allocate, protect, and restore land based on suitability while ensuring transparency and compliance.

Key outputs

- Balanced land fund structure
- Higher productivity per hectare
- Reduced degradation risks
- Stable budget revenues

Land resources = more than “land area”

Land as a system

A territorial, natural and socio-economic system: soil, water, vegetation, relief, and human use.

What “resources” implies

Not only area, but also quality, suitability, and information (inventory, evaluation, monitoring).

Natural component

soil, water, terrain

Ecological component

habitats, services

Economic component

production factor

Legal / institutional

rights, restrictions

Land delivers multiple functions

Production

Agriculture and livelihoods

Ecological

Biodiversity and climate regulation

Social

Settlements, wellbeing

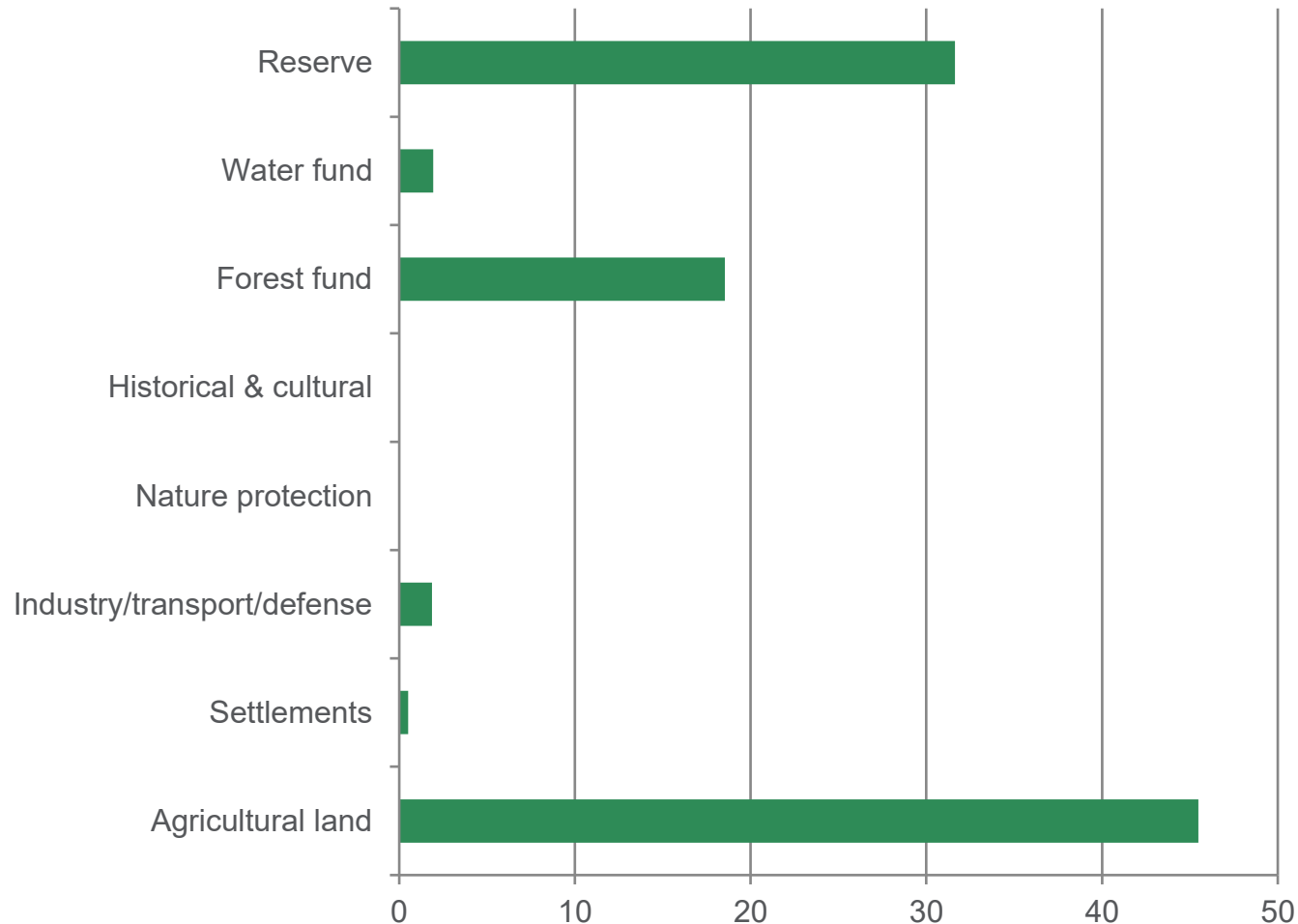
Economic

Value creation & investment

Spatial

Location and connectivity

Uzbekistan: land fund by categories (2024)



Total land area

44,892.4 thousand ha (2016)

Key insight

Agricultural land is ~45.48% of total;
reserve lands ~31.62%.

Irrigated land

4,308.1 thousand ha (~9.6% of total).

Irrigated land is the productivity core



Why it matters: water efficiency + soil protection = national resilience

Irrigated area

4,308.1 thousand ha
≈ 9.6% of total land area

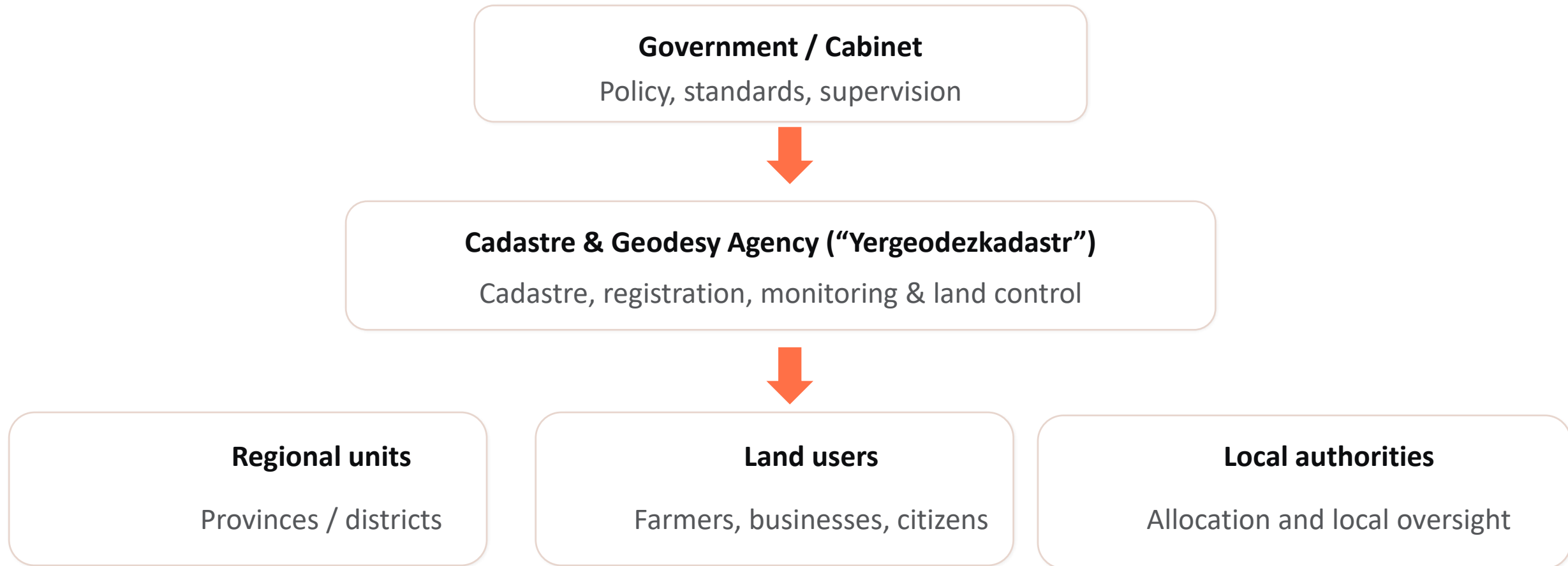
Output concentration

≈ 95% of agricultural output is produced
on irrigated land (per the textbook).

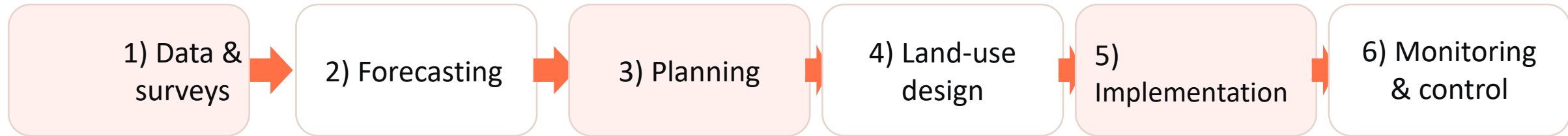
Legal and policy foundations

- Land management as a strategic function relies on a clear legal framework:
- Constitution (land as national wealth; state protection)
- Land Code and land-use regulations
- State cadastre, registration, and geodesy acts
- Environmental and protected areas regulations
- Government resolutions and sectoral rules

Who manages land? (simplified chain)



Forecast → Plan → Design (management cycle)



This cycle is supported by land information (cadastre), planning instruments, and enforcement.
Core outputs: allocation rules, restrictions, protection measures, and monitoring feedback.

State Land Cadastre (SLC): transparency & trust

What it enables

- Registration of land rights and boundaries
- Reliable valuation and taxation
- Planning and monitoring of land use
- Dispute prevention (auditable records)

Digital direction (illustrative)

- Integrated registry + geospatial parcel data
- E-services for citizens and businesses
- Cross-agency interoperability
- Better analytics for risks & productivity

Economic instruments for better land use

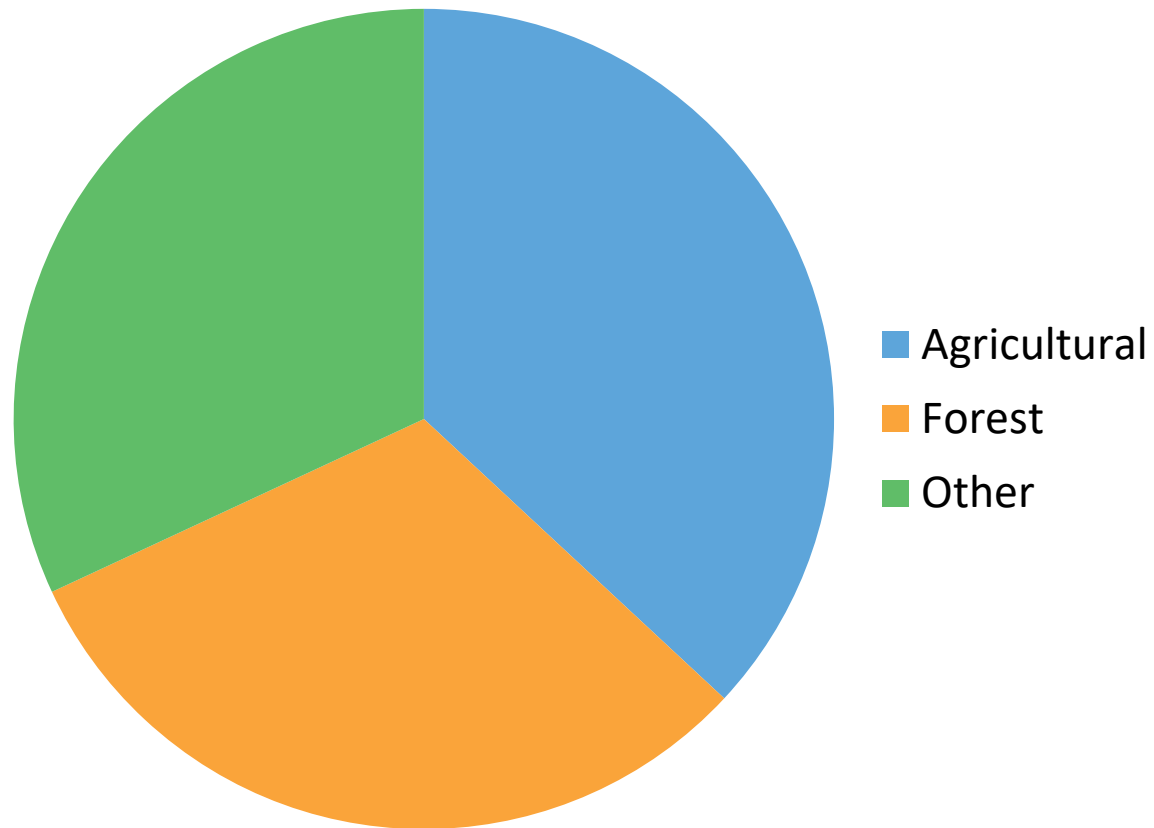
Instrument set (examples)

- Land valuation (bonitation / economic appraisal)
- Land tax and differentiated fees
- Support for land improvement (reclamation, drainage)
- Performance-based leasing and investment conditions
- Mortgage / collateral mechanisms (where applicable)

Expected outcomes

- Higher productivity per hectare
- Better transparency and reduced disputes
- More stable budget revenues
- Lower investment risk
- Improved ecology (less degradation)

Global context: land in numbers



World

Agricultural land share: 36.9% (World Bank, 2022)

Uzbekistan

Agricultural land share: 58.1% (World Bank, 2023)

FAO notes

95% of the world's food is produced on agricultural land;
FAO estimates ~1.66 billion ha degraded.

Risks: why strategic management is needed

Main risk factors (generic)

- Soil degradation (erosion, salinity, compaction)
- Loss of fertility and productivity
- Competing land demands (urbanization, infrastructure)
- Water scarcity and inefficient irrigation
- Unclear rights → disputes and weak compliance

Monitoring = early warning

- Detect changes in land quality in time
- Support decisions with consistent data
- Enable targeted land protection measures
- Improve accountability and enforcement

Strategic recommendations

- • Protect irrigated land and improve water productivity (water-saving technologies).
- • Integrate land-use planning across sectors (agriculture, cities, industry, ecology).
- • Strengthen cadastre and registration services to boost transparency and trust.
- • Use economic incentives that reward land protection and restoration.
- • Turn monitoring into an early-warning system for degradation and hotspots.
- • Improve dispute resolution through clear rules and accessible services.

Conclusion:

Land is the foundation of economic and ecological resilience. Strategic management means running a single chain: allocation + use + restoration + control — supported by high-quality data.



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