



MICRO-CREDENTIAL

LAND MANAGEMENT IN CENTRAL ASIA

8.- State Role in Land Resource Management

Government Management Mechanism

LM-W08-V52

Why government management mechanisms matter

Starting point

A simple definition

Government management mechanisms are the practical tools through which the state turns land policy into action. They include institutions, procedures, data systems, legal instruments, monitoring, control, and economic levers.

- they create order in a complex land system
- they connect law with implementation
- they reduce uncertainty for users and investors
- they protect public and environmental interests

POLICY

sets goals



MECHANISMS

organize action

Institutional side

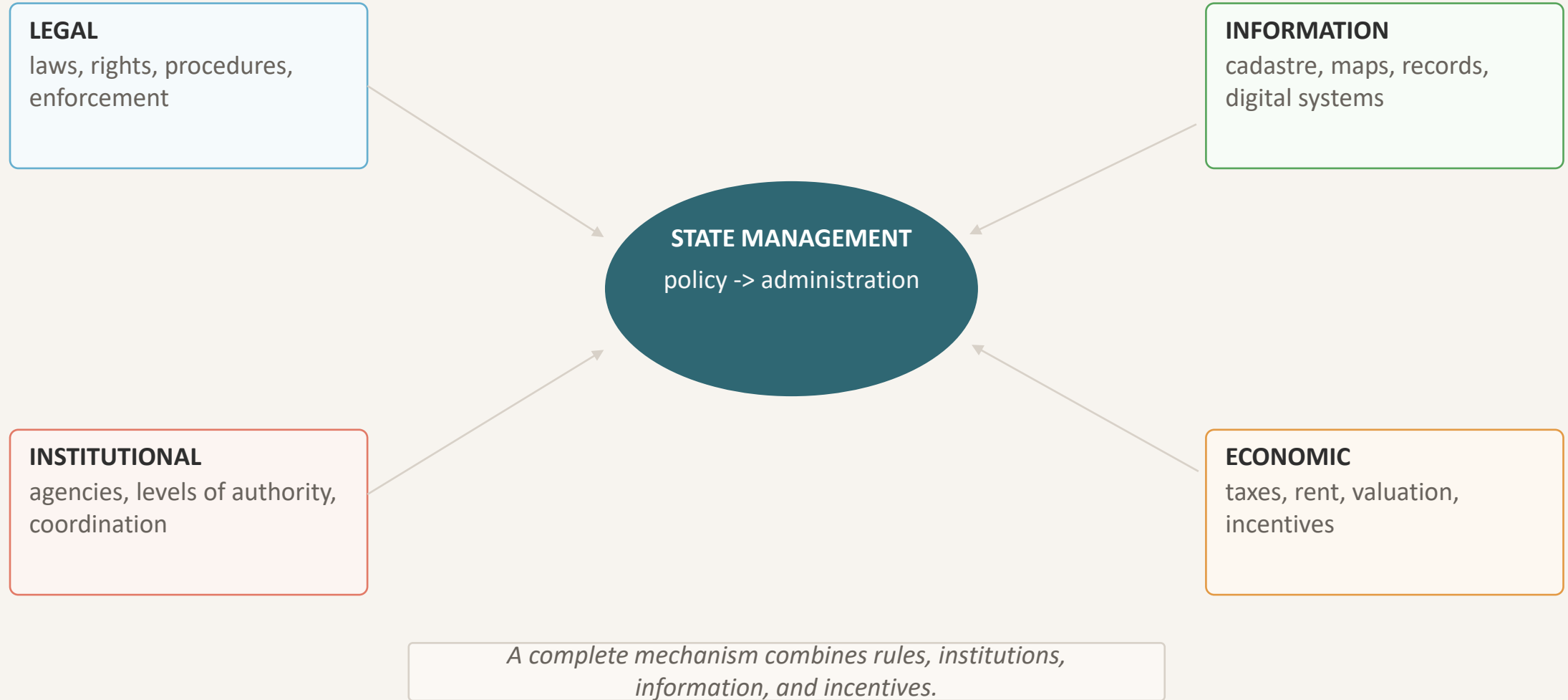
ministries, agencies, local authorities, cadastral offices, courts, inspection and service bodies

Operational side

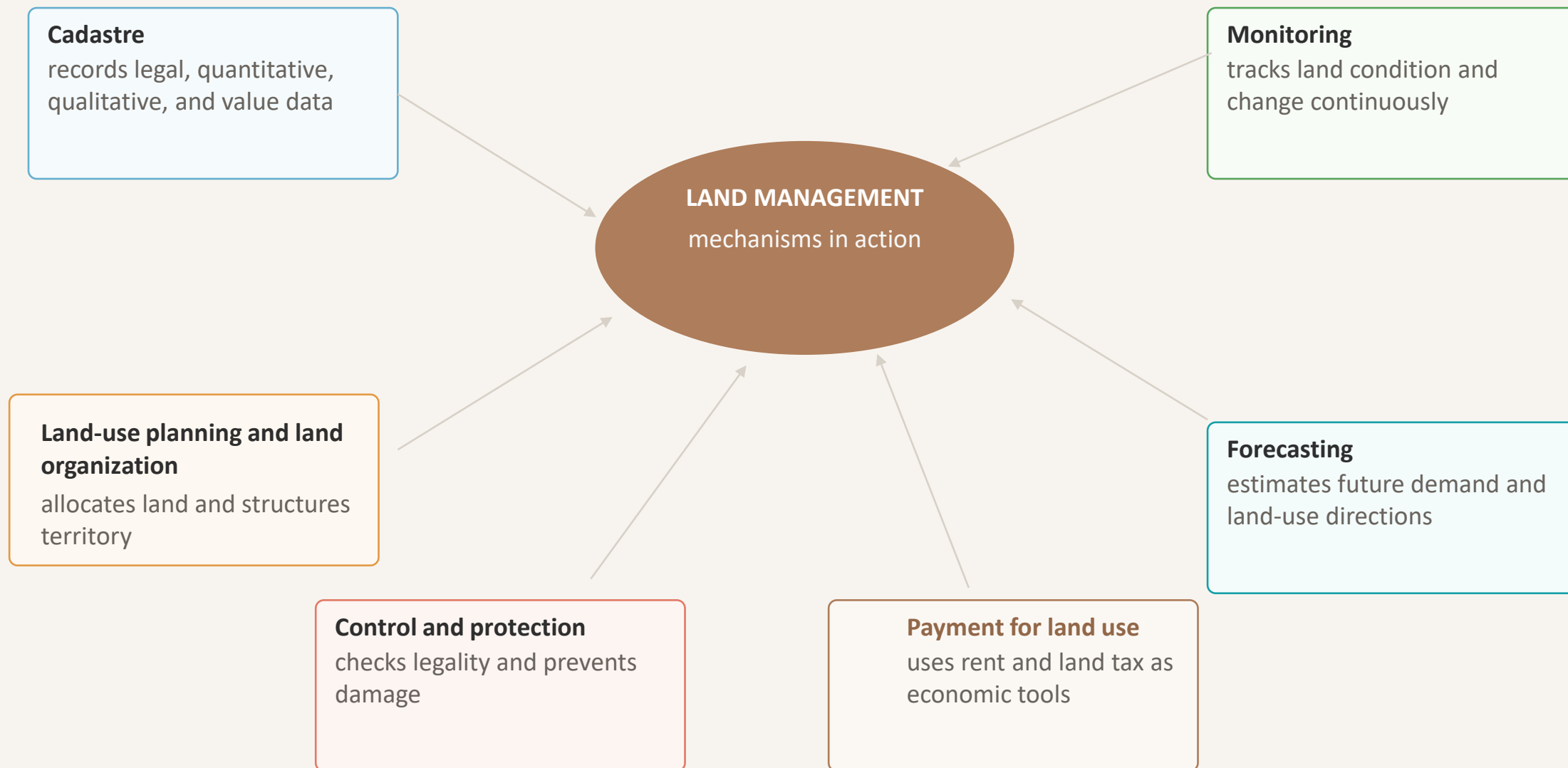
registration, cadastre, planning, monitoring, enforcement, service delivery, fees and taxation

**Mechanisms matter because good intentions alone do not manage land.
Administration does.**

Framework



Course model



Governance levels: who manages land, and at what level?

Levels



Why levels matter

Each level has a different task:

- strategy
- implementation
- use and compliance

The mechanism works only when these levels are connected.

Textbook logic: land resource management in Uzbekistan operates through state, local, and хозяйственный / user-level management.

Authority design

GENERAL COMPETENCE

General-competence bodies set broad policy directions, coordinate across sectors, and support the nationwide implementation of land governance priorities.

Typical functions:

- strategic planning
- adoption of general rules
- intersectoral coordination
- national policy alignment

SPECIAL COMPETENCE

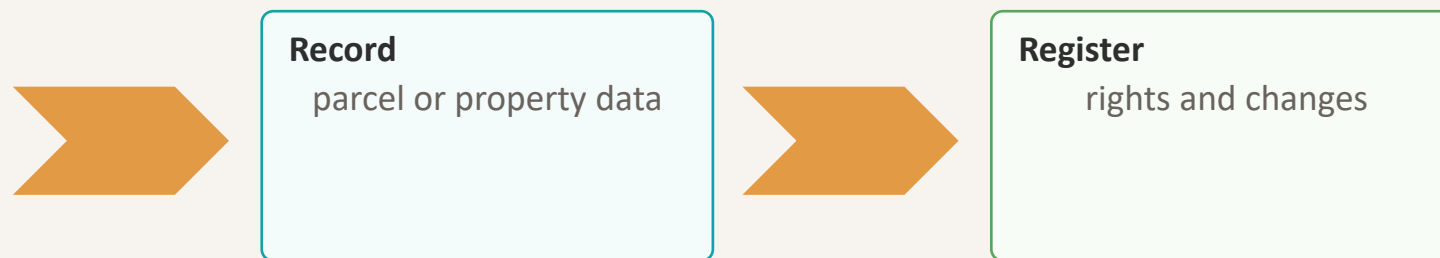
Special-competence bodies focus on professional land administration tasks. They maintain cadastre systems, register rights, conduct land and cadastral control, prepare technical information, and provide specialized state services.

Public land governance needs both broad authority and specialized technical capacity.

Data + rights

What the cadastre does

The cadastre organizes information about land and real property: legal status, quantity, quality, location, use, and valuation-related information. Registration links that information to rights and transactions.



The combined system supports public decisions, transactions, and legal certainty.

Legal base in Uzbekistan

The Land Code remains the core legal foundation. The Law “On the State land cadastre” provides the cadastral legal base, while the 2022 Law “On state registration of rights to real estate” updated the registration framework.

Why this mechanism is central

Without reliable cadastral and registration systems, government cannot manage allocation, taxation, control, transactions, or public services well.

Mechanism 2: monitoring, planning, and forecasting

Forward-looking tools

MONITORING

continuous observation of land condition, use, and change

PLANNING

territorial organization and land-use decisions

FORECASTING

future land demand, pressure, and priorities

Monitoring asks: what is changing?

Examples include land quality, land degradation, use conversion, and compliance with planned uses. Monitoring supplies evidence instead of assumption.

Planning asks: how should territory be organized?

Planning and land organization help distribute land rationally among sectors and create workable territorial structures.

Forecasting asks: what will be needed next?

Forecasting helps government estimate future land demand and prepare for long-term development rather than reacting too late.

Guardrail functions

CONTROL

checks whether land users follow rules and procedures

ENFORCEMENT

requires correction when rules are broken

PROTECTION

prevents damage to valuable land resources

PUBLIC INTEREST

keeps private use aligned with wider goals

Why control matters

Land governance fails if rules cannot be checked. Control gives credibility to allocation, registration, planning, and protection measures.

Why protection matters

Specially valuable land, especially agricultural land, requires active safeguards against misuse, degradation, and unjustified conversion.

Current institutional link

The official Cadastre Agency description lists state land, cadastral, and geodetic control among its main activity areas.

Incentives

LAND TAX

A fiscal instrument that links landholding and public revenue.

RENT / LEASE PAYMENTS

A payment mechanism for land use that can shape incentives and access.

VALUATION SIGNALS

Economic assessment supports taxation, transactions, and public decisions.

Economic instruments do three things:

- they create incentives for lawful and efficient land use
- they provide revenue and financial signals for public management
- they connect land administration with the wider economy

Textbook emphasis: payment for land use is part of the management mechanism, not only a budget matter.

If legal and information mechanisms tell users what they may do, economic mechanisms influence what they choose to do.

Current practice

11

main public services listed by the Cadastre Agency

8,000+

people work in the field, according to the Agency

206

cadastre offices had UzKAD phase 2 effective by Aug 2023

9 -> 5

procedures needed to register property rights, per World Bank ISR

3.46M

direct beneficiaries

What these figures tell us

Government management mechanisms are becoming more digital, more service-oriented, and more integrated with e-government systems. This does not mean all problems are solved, but it shows administrative modernization in motion.

Official service delivery pathway

The Cadastre Agency states that the listed public services are delivered through State Service Centers and the Unified Interactive State Services Portal.

System integration

The World Bank reported public online access to integrated real property registration services and integration with NGIS and state services portals.

What happens when management mechanisms are weak?

Failure pattern

Weak records

uncertain rights and disputed boundaries

Poor coordination

duplication, delay, and fragmented decisions

Low monitoring

late response to land degradation and misuse

Weak control

rules exist on paper but are not credible

Weak incentives

users do not receive clear economic signals

Low trust

citizens and investors avoid formal channels

Main lesson

Failure is usually systemic.

One weak mechanism often causes problems in several others.

Land governance is only as strong as its weakest operational link.

Quality criteria

Integrated

law, cadastre, services, and control work together

Transparent

citizens can understand procedures and track decisions

Evidence-based

decisions use maps, records, monitoring, and data

Service-oriented

administration is accessible, not only authoritative

Accountable

responsibilities are clear and review is possible

Adaptive

systems can respond to digital change and land pressure

These criteria help students move from description to evaluation.

Key takeaways

Five ideas to remember

1. Government management mechanisms are the practical tools that make land policy operational.
2. They include legal, institutional, information, control, and economic instruments.
3. The textbook mechanism set includes cadastre, monitoring, planning, forecasting, protection, control, and payment for land use.
4. Uzbekistan shows a clear move toward digital cadastre and service integration.
5. Strong mechanisms are integrated, transparent, and enforceable.

Closing thought

Government management mechanisms are not only about state control. At their best, they create order, legal certainty, service access, accountability, and better stewardship of land resources. For land management students, the most important skill is to see how institutions, information, and law work together in practice.

From policy goals to administrative reality: that is the role of management mechanisms.

Sources used

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End of lecture.



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