



MICRO-CREDENTIAL

LAND MANAGEMENT IN CENTRAL ASIA

8.- State Role in Land Resource Management

Land Management and Legislation

LM-W08-V53

Starting point

A practical definition

Land legislation is the set of constitutional, legal, and procedural rules that determines how land may be owned, used, protected, registered, transferred, withdrawn, and supervised.

- it gives land rights legal force
- it defines who can decide what
- it creates procedures that must be followed
- it protects both public and private interests

WITHOUT LAW

management becomes arbitrary



WITH LAW

management becomes accountable

For government

Law organizes powers, records, services, inspections, and sanctions so that state action is not random.

For land users

Law makes rights, duties, transactions, and remedies clearer for citizens, farms, and businesses.

In land administration, legality is not a side issue. It is the framework that holds the whole system together.

How land management and legislation connect

Core relationship



What law does

1. Define legal status

It identifies land categories, rights, users, restrictions, and legal conditions of use.

2. Regulate relations

It structures the relationship among the state, land users, neighbors, investors, and communities.

3. Set procedures

It explains how land is allocated, registered, transferred, withdrawn, monitored, and corrected.

4. Protect interests

It protects tenure, public goals, soil, territory, and legal certainty.

Textbook emphasis

The course material links land law to rational use, protection of rights, restoration of soil fertility, and strengthening legislation in this sphere.

Management meaning

For a manager, legislation is not just theory. It is the rulebook that tells which actions are lawful and which documents matter.

Student lesson

When analyzing any land issue, always ask: what right, what procedure, what institution, and what remedy are involved?

Source map

CONSTITUTIONAL PRINCIPLES

LAND CODE AND BASIC LAND LAWS

SPECIAL PROCEDURAL LAWS AND REGULATIONS

ADMINISTRATIVE IMPLEMENTATION

Constitutional level

Sets the basic status of land as national wealth and requires rational use and state protection.

Code and law level

Defines the general legal framework for rights, cadastre, registration, and related land relations.

Procedure level

Turns broad legal norms into workable service and implementation rules.

Key acts

Constitution (2023)

At the highest level, it states that land is national wealth, must be rationally used, and may be privately owned according to law.

Land Code (1998)

The core code for land relations and the general legal foundation of the sector.

State land cadastre law (1998)

Provides the specific legal basis for land cadastre.

State registration law (2022)

Updates the framework for registration of rights to real estate.

Withdrawal for public needs with compensation (2022)

Important because it frames a sensitive area where public interest and private or lease-based rights must be balanced through procedure and compensation.

Recognition of rights to illegally seized plots and built objects (2024)

Shows that the legal framework is still evolving to address long-standing problems of legal uncertainty and incomplete formalization.

Main lesson: the legal framework is not one document. It is a connected package of basic laws plus newer procedural reforms.

Legal balance

RIGHTS

- acquire legally recognized land or real-estate rights
- use land within the lawful purpose and terms
- transfer, lease, inherit, or otherwise formalize rights where legislation allows
- receive registration outputs and other state services
- seek legal remedy when rights are violated

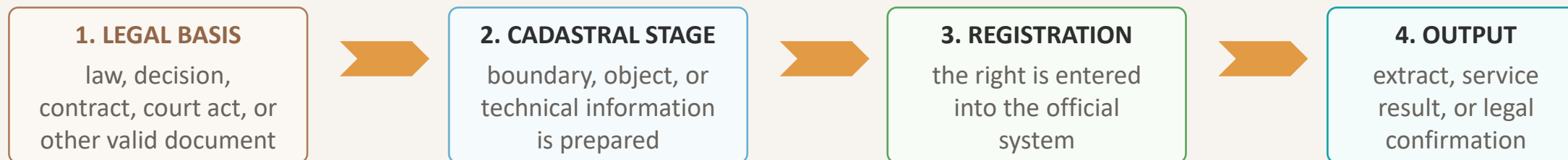
OBLIGATIONS

- use land rationally and according to its legal regime
- respect boundaries, records, and registration rules
- comply with planning, environmental, and procedural requirements
- pay required taxes, fees, rent, or other charges
- provide documents and information required by law

RESTRICTIONS

- not every land use or transfer is allowed
- public needs, environmental concerns, and category rules matter
- rights usually become fully effective only after proper legal procedure and registration
- violations may lead to refusal, sanction, correction, or dispute

From rule to
record



Why procedure matters

In land law, a right is not only a claim. It usually needs a lawful basis, proper documentation, and formal processing to become secure and verifiable.

Why records matter

Cadastre and registration turn legal relations into documented reality. They reduce ambiguity and support transactions, taxation, planning, and control.

Why remedies remain necessary

Even after formal procedure, disputes, corrections, or appeals may still arise. Good legislation therefore includes review and enforcement pathways.

Measured reform

What the World Bank project shows

The project objective was to establish an efficient and accessible real property registration and cadastre system as part of the national eGovernment structure and services. This is a legal and administrative reform at the same time.

9 → 5

procedures
needed to
register rights to
real property

206

offices using
UzKAD phase 2
for all transaction
types

3.46M

direct project
beneficiaries
reported by Aug
2023

YES

public
online
access
achieved

Legal meaning

Digital cadastre and registration improve accessibility, transparency, and procedural consistency. That strengthens the practical side of land legislation.

Management meaning

Once rights and records are easier to process and verify, government can deliver services faster and enforce rules more consistently.

Sensitive legal area

PUBLIC NEED

A legal system may permit land withdrawal in certain cases, but not without a formal basis.



COMPENSATION

The 2022 law specifically frames procedures for withdrawal for public needs with compensation.



DUE PROCESS

Legality depends on procedure, notice, documentation, and the possibility of review.

Why this topic matters

Conflicts over land often become most visible when public projects, infrastructure, or planning decisions affect existing users or claimants.

What good legislation does

It tries to balance development goals with legal certainty, transparency, and fair treatment of affected persons.

What students should remember

The test is not only whether the state acts, but whether it acts under lawful procedure with compensation and accountability where required.

Who implements

11

main public services listed by the Cadastre Agency

8,000+

people working in the field according to the agency

2025

organizational subordination changed by presidential decree

UISP + service centers

services are provided through public service channels

Main agency roles

The official agency page lists geodesy and cartography, state cadastre maintenance, state registration of rights to real estate, and state land, cadastral, and geodetic control.

Why this matters legally

Legislation needs institutions. Rights become meaningful only when there are bodies that can register them, maintain records, and provide services.

Administrative regulations

Recent regulations, such as the 2024 comprehensive service regulation for non-residential real estate transfers, show how law is translated into service procedure.

Current direction

FAO reform support

FAO reported in 2025 that cooperation with Uzbekistan aims to modernize land management, improve legal mechanisms in land relations and use, strengthen land rights protection, and develop the agricultural land market.

Land Code revision process

FAO also reported a new project launched to support revision of the Land Code, describing it as a reform linked to growth, livelihoods, sustainability, and fair tenure.

Recognition of informal situations

The 2024 law on recognition of rights to illegally seized land plots and built objects shows a reform effort to reduce legal uncertainty created by past informality.

Reform pattern

- modernize the legal framework
- link law with digital systems and services
- reduce legal uncertainty in difficult cases
- align land governance with wider economic and sustainability goals

Risk patterns

Unclear definitions

users, rights, and procedures are hard to interpret

Fragmented acts

too many rules pull in different directions

Weak records

cadastre and registration do not match practice

Low transparency

citizens do not understand procedures or evidence

Uneven enforcement

similar cases receive different treatment

Weak compensation logic

public decisions create distrust and conflict

Slow services

legal rights exist on paper but are hard to realize

Main lesson

bad law weakens both rights and management capacity

In land governance, poor legal design usually becomes visible through conflict, delay, informality, and inconsistent decisions.

Key takeaway

Five ideas to remember

1. Land management always has a legal side.
2. Legislation defines rights, obligations, restrictions, and procedures.
3. The legal framework in Uzbekistan includes the Constitution, the Land Code, cadastre law, registration law, and newer procedural reforms.
4. Cadastre, registration, compensation rules, and public services are legal as well as administrative mechanisms.
5. Strong land legislation supports legality, transparency, and confidence in land governance.

Closing thought

At the end of this lecture, let us briefly recall the main idea: land legislation is not separate from land management; it is the legal framework that gives management legitimacy, order, and accountability. To understand this topic better, I encourage you to review the references listed in the final slide, especially the course materials and official legal sources used in this presentation. Reading them will help you verify key points and build a more confident and professional understanding of land governance. Thank you very much for your attention, and I wish you success in your further study of this subject.

Reference list

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