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# THE POSITION OF UZBEKISTAN AMONG CIS COUNTRIES IN THE FIELD OF LAND CADASTRE AND REGISTRATION

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**Abstract:** This article examines the current position and developmental trajectory of the Republic of Uzbekistan in the field of land cadastre and real estate registration compared to other Commonwealth of Independent States (CIS) member countries. Analyzing recent digital reforms, legal frameworks, and geospatial integration initiatives, the study highlights how Uzbekistan has advanced in establishing transparent electronic land information systems. Special attention is given to regional contexts, including agricultural land monitoring in Qashqadaryo, benchmarking national achievements against regional CIS standards. The findings indicate that while significant strides have been made in digital cadastre modernization and automated mapping, challenges related to inter-agency data synchronization and institutional uniformity remain . Finally, strategic pathways are proposed to elevate Uzbekistan's competitive standing within the CIS regional framework.

**Keywords:** Land cadastre, CIS countries, real estate registration, digital transformation, geospatial data, Uzbekistan, regional comparison.

## 1. INTRODUCTION

In the contemporary era of global digital transformation, the establishment of efficient, transparent, and legally secure land cadastre systems has become a fundamental pillar of national economic development across the Commonwealth of Independent States. Land cadastre serves as the primary informational foundation for state governance, taxation, land market regulation, and environmental protection within post-Soviet economies [2]. Following independence, CIS member states embarked on diverse paths of agrarian reform, transitioning from centralized state land monopolies to market-oriented real estate regimes. Among these nations, the Republic of Uzbekistan has systematically prioritized the modernization of its national land information architecture to stimulate investment and secure property rights.

The institutional framework governing land tenure and cadastral registration in Uzbekistan has undergone profound legislative and structural overhauls in recent years. Regional administrative units, such as the Qashqadaryo Region, reflect these national transformations through the implementation of electronic databases and digitized land mapping [3]. However, evaluating Uzbekistan's current standing requires a comparative multi-country assessment alongside other CIS nations that share similar historical and legal legacies. While countries like the Russian Federation, Kazakhstan, and Belarus have advanced rapidly in creating unified state registries of real estate, Uzbekistan has pursued an aggressive catch-up strategy.

Despite these remarkable achievements, persistent disparities in data integration, technological infrastructure, and institutional harmonization across CIS borders warrant thorough scientific investigation. Understanding these comparative dynamics is crucial for identifying structural strengths and addressing operational bottlenecks within Uzbekistan's land administration system. The integration of modern remote sensing data and geographic information systems into daily cadastral operations has transformed how land parcels are monitored and taxed. Furthermore, ensuring legal certainty in land transactions is vital for attracting both domestic and foreign agricultural investments in regions facing ecological stress. Comparative regional analysis allows policymakers to benchmark domestic reforms against successful practices implemented elsewhere in the Commonwealth.

This research article specifically investigates the position of Uzbekistan among CIS countries in the field of land cadastre development and real estate registration. By examining legislative frameworks, digital integration levels, and administrative procedures, the study outlines the evolutionary trajectory of the national cadastre system. Special focus is directed toward evaluating how local cadastral practices in Qashqadaryo align with broader national standards and CIS regional benchmarks. The insights derived from this study aim to assist governmental bodies in refining digital strategies and enhancing international cooperation in land administration. Ultimately, bridging existing gaps will solidify Uzbekistan's reputation as a progressive leader in regional land governance and sustainable resource management. The subsequent sections of this paper will explore theoretical frameworks, comparative benchmarks, empirical findings, and strategic recommendations for future growth.

## 2. LITERATURE REVIEW AND CONCEPTUAL FRAMEWORK

The theoretical foundation of modern land cadastre systems encompasses legal, economic, and technical dimensions as outlined by leading CIS and international scholars. A multi-purpose land cadastre provides comprehensive data regarding the legal status, economic value, and physical attributes of every registered land parcel. Comparative studies on post-Soviet land reforms emphasize that successful market economies rely heavily on integrated real estate cadasters and transparent mortgage registries. Within the CIS framework, scholars have analyzed how former Soviet republics diverged in privatizing agricultural land and establishing digital property rights. While some member states opted for rapid privatization, others, including Uzbekistan, maintained state ownership of land while fostering long-term leasehold markets.

Recent legal reforms in Uzbekistan have strengthened the constitutional guarantees of land use rights, transforming cadastral records into reliable economic assets. International comparative assessments published by economic forums consistently rank CIS nations based on the ease of registering property and cadastral transparency [4]. Reviewing this body of literature reveals that digital maturity, inter-agency interoperability, and spatial data infrastructure are key determinants of regional leadership. However, limited scholarly attention has been dedicated to directly benchmarking Uzbekistan's recent digital cadastre achievements against specific CIS counterparts. Addressing this gap requires a systematic examination of institutional milestones and technological adoption rates across the Commonwealth.

## 3. RESEARCH METHODOLOGY

To evaluate Uzbekistan's position within the CIS land cadastre landscape, this study employed a multi-faceted comparative and analytical methodology. The research methodology integrates quantitative cross-country statistical evaluations, qualitative legal content analysis, and regional empirical observation. Data was gathered from official state reports, international property registration indices, and comparative legislative reviews across selected CIS member states. Empirical focus was also maintained on regional cadastral departments within the Qashqadaryo Region to observe ground-level technological implementation. Comparative matrices were constructed to assess differences in registration speed, digital service delivery, and spatial data accuracy.

## 4. THE POSITION OF UZBEKISTAN AMONG CIS COUNTRIES IN LAND CADASTRE

A comparative assessment of land cadastre development across the CIS reveals diverse stages of digital maturity and administrative modernization. Evaluating Uzbekistan's position requires analyzing both its competitive advantages and the systemic hurdles it faces relative to regional peers.

Leading CIS nations such as the Russian Federation and Belarus established unified electronic state property registries early in the 21st century, achieving high levels of service automation. Kazakhstan has similarly made substantial progress in implementing automated GIS-based cadastre platforms and paperless property transfer procedures. These pioneering countries benefit from

centralized spatial data infrastructures and high internet penetration rates in rural land administration offices. However, common regional challenges across the CIS include legacy paper archives, bureaucratic duplication, and uneven technological adoption in remote districts. Cross-border cooperation agreements within the CIS framework have increasingly focused on harmonizing geodetic reference systems and cadastral terminology. Despite these shared hurdles, member states exhibit distinct performance variations in terms of registration turnaround times and public transparency.

Uzbekistan has implemented sweeping digital reforms to modernize its national land cadastre and elevate its standing within the CIS region [5]. The introduction of integrated electronic portals for real estate registration has drastically reduced corruption risks and administrative processing times. Within the Qashqadaryo Region, local cadastral agencies have actively adopted digital mapping tools and electronic archiving systems to improve public service delivery.

| CIS Country / Region | Digital Cadastre Maturity | Key Comparative Strengths & Barriers |
|---|---|---|
| Russian Federation | High (Unified State Registry) | High automation; legacy database synchronization issues |
| Republic of Kazakhstan | High (Digital Gov Portal) | Paperless transactions; regional connectivity gaps |
| Republic of Uzbekistan | Moderate-High (Rapid modernization) | Strong political will; ongoing rural database digitization |
| Qashqadaryo Region (Case Study) | Moderate (Active transition) | Local mapping improvements; district-level technical shortages |

Despite these impressive advancements, Uzbekistan's position within the CIS reveals specific structural limitations that require immediate attention. A noticeable digital divide exists between metropolitan administrative centers and remote agricultural districts regarding high-speed internet and hardware availability. Furthermore, complete data synchronization between agricultural land monitoring agencies and urban real estate registries remains a work in progress. Strengthening inter-agency cooperation and enhancing professional training for local cadastre specialists will significantly bolster national competitiveness.

## 5. STRATEGIC RECOMMENDATIONS AND PATHWAYS FOR IMPROVEMENT

To enhance Uzbekistan's competitive standing among CIS countries in land cadastre and registration, several targeted strategic measures must be enacted. First, accelerating the complete electronic digitization of legacy paper archives across all regional branches will ensure seamless national database integration. Second, adopting advanced cloud-based geographic information platforms will enable real-time parcel updating and transparent online property verification. Third, strengthening international cooperation and knowledge-sharing with leading CIS registry institutions will facilitate the adoption of best regulatory practices. Fourth, expanding specialized educational programs for land cadastre engineers will eliminate regional talent shortages and improve technical execution. Implementing these comprehensive reforms will solidify Uzbekistan's leadership position in modern land governance across the entire Commonwealth.

## 6. CONCLUSION

In conclusion, the Republic of Uzbekistan has demonstrated remarkable momentum in modernizing its land cadastre and real estate registration systems within the CIS framework. Comparative analysis indicates that robust political backing and targeted digital reforms have positioned the nation strongly alongside its regional peers. To fully overcome remaining infrastructural bottlenecks and bridge inter-regional disparities, sustained institutional investment and technical training are indispensable. Optimizing cadastral accuracy in agricultural heartlands like Qashqadaryo directly contributes to national economic stability and agrarian transparency. Ultimately, continued modernization will ensure that Uzbekistan maintains a leading, highly competitive role in regional land administration for years to come.

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