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**ESTABLISHING DIVERSIFIED FORMS OF OWNERSHIP IN AGRICULTURE AND  
CHANGING THE ATTITUDE OF THE FARMER TO THE LAND.**

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From the first years of independence, special attention has been paid to the development and progress of the agricultural sector, which is an important branch of the economy of our country. Since in Soviet times, agriculture was in a difficult situation, and the standard of living of agricultural specialists was falling. Instead of wages and material and moral incentives for industry specialists, "socialist competitions" were organized to honor "specially" selected "winners of labor" - foremen, machine operators, engineers. As a result, by the end of the 1980s, Uzbekistan, like the entire Union, faced a deep socio-economic crisis. The situation in Uzbekistan was much worse than in other republics of the Union. The reason is that the cotton monopoly, which dominated the republic's economy for many years, did not allow other industries to develop.

According to the information from 1989, the republic was behind the country by 40 percent in industrial productivity and twice as much in agricultural productivity. The number of unemployed in the country reached 1 million man [1]. Most of these people left for the countryside.

In 1990, 108.5 thousand hectares of land were allocated to agricultural specialists and the rural population. In Surkhandarya region alone, about 7,000 hectares of land have been allocated to 41,401 farmers who were in need of land. In 1991 this figure reached 12,000 hectares. In the first years of independence, to provide material and moral support to agricultural workers, the laws “On land”, “On cooperation”, “On lease”, “On dekhkan farms” were adopted. Also Presidential Decree of the Republic of Uzbekistan on November 21, 1991 PD-295 "On the further strengthening of dekhkan (farm) farms and state support for entrepreneurial activity in the republic" and other similar government decrees are of practical importance for the introduction of new legal relations that protect the interests of specialists in the agricultural sector, serve as a guide to the formation of a diversified economy, development of entrepreneurship, farming and backyard farming.

The allocation of new jobs for agricultural specialists, employment, management of imported equipment, employment related to repairing, and the allocation of land to the population for the development of backyard farming continued. In 1991-1993, an additional 550,000 hectares of irrigated land were allocated for specialists, civil servants and workers in agriculture. In general, for the development of farms and the expansion of the area of private land plots, the population from the public sector was allocated almost 700,000 hectares of land [3]. Specialists, civil servants and workers in the agricultural sector have steadily increased yields, effectively using the land allotted to them and providing them with local fertilizers. Since 1991, as a result of sowing and harvesting 2-3 times, it has become possible to increase the production of vegetables, melons, fruits, meat, milk and eggs.

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Specialists, civil servants and workers in the agricultural sector have significantly increased the number of livestock in animal husbandry and provided them with fodder. Agricultural workers began to provide themselves and the domestic market with food.

As a result of the reforms, agricultural specialists, civil servants and workers on personal farms have shown their superiority in the supply of products. In 1993, the collective and soviet farms of the Kashkadarya region, possessing land and water resources, earned an average of 2,000 soums per hectare, while this figure was 12,000 soums from manual labor. Another example: in private farms, 2500 liters of milk were milked from each cow, and in soviet and collective farms - only 960 liters.

Another priority in deepening the reforms was the development of a diversified economy, the transformation of a significant part of it into the form of private property in rural areas. Why was this done? Because without a radical change in property relations, it is impossible to create a truly economically competitive environment in the villages. It was necessary to train rural specialists to work according to world standards. An urgent problem was ridding the rural population of the southern regions of Uzbekistan, especially young people, from dependence, awakening their enthusiasm for entrepreneurship.

The growth of the private sector in the agricultural sector has fundamentally changed the social structure of agricultural production. In 1993, the share of the non-state sector in it reached 98% [5]. In 1992-1994, more than 98 thousand agricultural enterprises were privatized in the country. The number of public joint stock companies has exceeded three and a half thousand. From 1992 to the beginning of 1995, 1137 soviet farms in rural areas were transformed into other forms of ownership, that is, into 530 collective farms, 350 cooperatives, more than 100 rent agreements, as well as other forms of ownership [7].

The Decree "On measures for state support of agricultural production", signed by the President of the Republic of Uzbekistan on April 3, 1996, defines a number of measures aimed at deepening reforms in rural areas. As a result, agrarian reforms were carried out in the rural area. In 1997, 1,374 communes, 99 rental farms, 51 joint stock companies, more than 20,000 independent farms, 526 private livestock farms and about 3 million private farms operated in newly formed rural structures.

What is the essence and advantage of the emergence of such a form of property relations? The land is distributed among the members of the farm, but no one has the right to buy or sell it. Land and other property of the farm is distributed not in a natural state, but in value form, that is, taking into account the economy of the farm. The distribution of land among the owners, members of the collective farm was carried out on the basis of a decision made by the entire team of the collective farm. In this case, the division of property may take place differently in different regions, depending on local conditions. The main thing is not to allow arbitrary kindred vices [9].

Leasing comes from the English word "lease", which means "rent". Today, leasing refers to rent and credit provided by a third party - a leasing company. The leasing company buys the property from the seller and transfers it to the rentant. He, in turn, pays a certain amount every month, which is both rent and loan payment. After the expiration of the term specified in the contract, the lease can return the property to the leasing company or pay the remaining amount and buy it out.

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There are usually three people involved in a lease. These include the seller, landlord, and tenant. In some cases, the number of participants can be up to two, since the seller is the landlord. Certain machinery, equipment, cars, trucks and agricultural machinery, special machinery, real estate and manufacturing enterprises can be leased. Leasing differs from bank loans in that no guarantees or insurance are required to obtain it. When renting, the leased property itself is sufficient as collateral. If the funds provided by the bank are checked, whether they are used properly, this is not required in leasing. After all, the property will belong to the leaser. Cancellation of bank loan payments could lead to a corporate crisis. In leasing, the cancellation of payments ends only with the confiscation of the leased property. In a word, leasing is used only for the development of entrepreneurship and the renewal of production assets. One of its advantages is to modernize the means of production without high costs, to have modern equipment. Thanks to these conveniences, the leasing system is widely used in the world economy.

With the introduction of leasing services, more people were hired and production efficiency increased. Another important aspect is the revival of agricultural engineering. In 2001, a third of the recipients of new equipment were farmers. The provision of equipment on lease has led to increased competition, improved service quality and a decrease in the cost of manufactured products [10].

The leasing company made it very convenient for its clients by offering them an advance payment of 15 percent of the cost. However, subsequently the rates of prepayment for the rented equipment slightly increased. Nevertheless, the number of users of such a convenient opportunity has grown from year to year.

When carrying out reforms in agriculture, taking into account the lifestyle of agricultural specialists, civil servants and workers, it was advisable to introduce agricultural cooperatives to replace the former state and collective farms. Because it will unite participants in a cooperative on a voluntary basis with certain conditions. On April 30, 1998, the Law “On Agricultural Cooperatives (Shirkat)” was adopted. According to the law, an agricultural cooperative is an independent economic entity with the rights of a legal entity, based on a share basis and mainly a family (collective) contract, a voluntary association of citizens for the production of commercial agricultural products. It was noted that the agricultural cooperative has the right to process raw materials grown on its territory and abroad, produce various products, carry out trade, repair and construction work, provide services to legal entities and individuals, as well as carry out other activities not prohibited by law. In addition, the procedure for the formation and maintenance of shirkats, legal issues of membership in the company, allocation and management of land plots were determined. Each participant in the shirkat was given shares in the form of property and land shares [11].

The property share determines the share of each member of the agricultural cooperative (shirkat) in the value of its share fund and entitles the member of the cooperative (shirkat) to receive the corresponding part of the final income (profit) of the cooperative (shirkat) in the form of dividends. A mutual fund belongs to members of an agricultural cooperative (shirkat) on the basis of common shared ownership, and an indivisible fund is owned on the basis of common joint ownership. [12].

A family agreement is a type of collective agreement between a family of workers and the management of a farm, aimed at producing the maximum amount of products using production resources. The

family team undertakes to produce a certain amount of agricultural products using the means of production under certain conditions and transfer it to the farm or to the procurement service. The main task of the farm administration is to create favorable conditions for the work of the family team, to provide it with the necessary material and technical support, to get the goods without any problems and to make settlements with the team in a timely manner. The obligations of the parties are fixed in the contract. Thus, both parties are responsible for its implementation. The contract differs from other forms in that tenants become the sole owners of the product they grow and the result of their labor through temporary ownership of land.

Along with the agricultural cooperative, it became necessary to further improve the work of dekhkan farms. For this purpose, on April 30, 1998, the Law "On Dekhkan Farms" was adopted. Article 1 of Chapter 1 of this law reads: "A dekhkan farm is a small-scale family farm that produces and sells agricultural products based on the personal labor of family members on a land plot provided to the head of the family for life-long inheritable possession" [13]. In general, a dekhkan farm is an independent economic entity with the rights of a legal entity based on family, family labor or joint labor of several persons, which produces, processes, stores and sells products based on its own or leased land, water, other means and property. [14].

In conclusion, we note that over the years of independence, the Republic of Uzbekistan has carried out an agrarian policy based on the study of the experience of advanced countries, which protects the interests of its agricultural specialists, civil servants and workers. Despite the difficulties of the transition period, the southern regions received new opportunities, and the agricultural culture developed significantly. Also, getting rid of old thinking and dependence, specialists in the agricultural sector improved their position financially. The role of agricultural specialists, civil servants and workers in society has increased.

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### **Summary**

This article analyzes the reforms carried out in the field of agriculture in the southern regions in the early years of independence and the results of these reforms.

**Key words:** agricultural specialists, reforms, private property, leasing.