STATE OF HOUSING POLICY IN UZBEKISTAN

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Annotation
This article talks about the state of housing policy in Uzbekistan. The author relied on economic data as well as scientific sources and made clarifications on the basis of available literature. He made a comparative analysis of existing approaches and theories on the state of residential policy in Uzbekistan.

Keywords: Uzbekistan, accommodation, Public Policy, economy.

Introduction:

The problem of housing is important not only in Uzbekistan, but also in other CIS countries. In particular, in the Russian Federation, various housing programs are being developed to provide the population with affordable housing [3]. Consequently, these problems, especially in the article yu. V. Chugunova noted that the issue of affordable housing, which is involved in many scientists, is still among the main ones. In this regard, the improvement of organizational and legal forms of construction financing, as well as the provision of affordable housing for young families through the construction of small company apartments play an important role in this area [8].

Main part:

Solving the problem of housing is associated with the need to significantly increase the volume of construction and development of all elements of the infrastructure of cities and towns of Uzbekistan, using advanced approaches to improving the structure of housing [7] . In this regard, the aim of the study is to develop a mathematical method that would allow to justify the optimal structure of housing construction in Uzbekistan.

Despite Uzbekistan's high population growth rate (more than 9.4 million people over the years of independence), there has been a steady increase in housing. If in 1991 it was 12.4 square meters per capita, in 2015, this figure reached 15.2 square meters, an increase of 1.2 times [6]. In 2009-2015, a total of 70.2 million people lived in Uzbekistan. sq. m of housing was commissioned, of which 51.2 mln. sq. m of rural area and 19 mln. sq. m. corresponds to the city. Since 2009, the volume of housing input in recent years has had a stable positive dynamics and increased 1.6 times [9].

In accordance with the Resolution of the President of the Republic of Uzbekistan Sh. Mirziyoyev dated October 21, 2016 "On the program of construction of affordable housing in

rural areas on the updated standard projects for 2017-2021" [1] Affordable housing is being built on new standard projects, taking into account the specifics of living conditions in rural areas. The most favorable conditions for preferential lending are also being introduced, and the use of new types of energy-saving materials and equipment is being further expanded. All this serves to reduce the cost of new buildings, so reasonable prices are set for all segments of the population.

This should be noted only in 2009-2016. 6957 comfortable houses with a total area of 9557-9573 thousand square meters were built in 1308 housing estates in the village. m. and improved housing conditions for more than 83.5 thousand rural families [1].

The dynamics of housing access in the village is characterized as stable. The main focus of housing policy is on the construction of rural housing on standard designs that meet the most modern standards of architectural and planning construction and are not inferior to the quality and comfort of housing in cities. In 2016 alone, 13,000 turnkey homes were built.

According to the above-mentioned program for the construction of affordable housing in rural areas under the updated standard projects, in 2017 it is planned to build 15,000 houses and apartments [1].

The development of housing projects in rural areas has its own characteristics and peculiarities compared to the design in cities. **First,** it has to do with a comprehensive assessment of the area in which housing is intended to be enforced. Here the organization of agricultural production, as well as the placement of peasants and farms are carefully considered. **Second**, special attention will be paid to the population, employment, creation of additional jobs, the creation of a system of social infrastructure [4].

Uzbekistan has formed the necessary legal framework, institutional framework, system of privileges and preferences to create the most favorable regime for housing development, especially in rural areas.

In general, the national model of housing construction in Uzbekistan is characterized by the following features:

- Accelerated development of housing in rural areas is a long-term strategic priority;
- focused on housing construction in regional traditions
- The mentality of the population is that they have their own homes;
- high share in the housing stock and the volume of individual housing construction;
- Demographic factors (population and young family growth, household structure and composition) have a significant impact on the formation of housing demand;
- A system of comprehensive incentives and preferences for sustainable development of housing, especially in rural areas.

At the same time, much attention is paid to finding solutions to the housing problem, forecasting housing construction and the effective use and reconstruction of existing housing stock.

However, practice shows that the optimization of the housing stock structure, the impact of housing construction and market factors are not taken into account. This leads to the insecurity of different families and common areas, deficiencies in the construction of some, and an oversupply of other types of apartments and therefore the judicious use of the housing stock.

To solve this complex problem - the creation of the optimal structure of housing construction - is possible on the basis of modeling the housing construction process. Modeling involves not only forecasting external factors (e.g., investment volume), describing the development trajectory of the structure and size of housing construction, but also scientific and technological advances, investments, prices, and so on. k. is also related to the selection and justification of economic policy in the field.

The impact of housing decisions will have an impact on future production over the long term, working on resources created in the past and present.

In our opinion, it is very important to take into account the duration of the investment cycle in modern conditions in housing construction. The complexity, breadth, and versatility of this problem require the use of a complex, systematic approach to solving it. The combination of information-logical modeling and economic-mathematical approaches allows to develop an optimization model.

In modeling the development of housing construction, it is necessary to address the problems of forecasting long-term trends in the construction industry, taking into account the requirements and limitations, as well as housing demand.

Forecasting should be multifaceted, which allows the assessment of different development methods and opportunities, taking into account the limitations and criteria of optimality. Based on the above, economic forecasting methods are based on statistical processing of data describing the current structure of the housing stock.

This allows for a more objective disclosure of the whole system of interactions and relationships, the whole set of parameters of the state and laws of future development. One of the most important economic problems of housing construction management in the context of market relations is a comprehensive study of the factors that stimulate its sustainable growth:

- Implementation of programs to localize the production of construction materials, spare parts and structures directly in Uzbekistan in order to eliminate the dependence on imports;
- Full implementation of the provisions of the legislation of the Republic of Uzbekistan in order to make significant progress in the development of housing construction;
- Comply with all building codes and regulations to exclude all alterations, expensive facilities, utilities, etc.;
- Development of a competitive environment in the housing market in order to provide the population with affordable housing and apartments;

- The implementation period of investment programs, the implementation of which as a document, the amount of funding is interdependent, as well as the relationship between all participants in the investment process is based on the legal point of view.

Results and Discussions

The most common and tested method used by experts today is simple and combined groups based on information-logic modeling.

There are pros and cons to using these methods. For example, they do not allow you to determine the effect of each factor. Therefore, we used the supplement in this study by economic and mathematical methods. It combines qualitative-theoretical analysis quantitatively. Thus, it is possible to clearly reflect the causal links in all sectors of the regional construction complex, including housing construction.

Substantiation of optimality criteria is an important issue in the development of effective solutions for housing development:

- identification of key tasks in housing construction;
- selection of the most quantitative indicators;
- Identify a specific type of construction (brick or panel version), a specific area (specific features of development in the regions), a specific residential area (minimum 1-2, maximum 7), etc. from the main tasks.;
- Simplicity of calculations, clear for all professionals at all levels and in the region;
- Reflection of the process in dynamics.
- The main directions of optimizing the structure of housing construction.

Approaches to the structure of housing construction should take into account the organizational and economic changes associated with the formation of market relations [1]:

1) All housing construction works in the context of the implementation of contractual relations with all participants in the investment process, rather than achieving the planned performance.

2) the price of the product, including in the form of final, ready housing, is formed under the influence of market mechanisms.

3) Thus, the main point is the balance of supply and demand for housing.

As mentioned above:

1) the share of the public sector has sharply decreased;

2) the volume of the non-governmental sector has increased, and, first of all, construction at the expense of individual housing builders;

3) loss of control over the construction complex, for example, in the city of Tashkent, which was reflected in the liquidation of Glavtashkentstroy;

4) the regulation was carried out by economic means, although there were certain elements of administrative intervention;

5) reducing the boundaries of administrative intervention.

However, the formation of the structure of housing construction can be carried out in the following areas [7]:

I. Development of a model of housing construction structure, separation of construction levels and time intervals.

II. Developing a multi-level model means being able to apply the model at the city, provincial, district, and enterprise level.

III. Taking into account all the uncertainties and risks - first of all, in the investment block, the capacity of construction and installation companies and production and technical base enterprises, as well as a certain level of pricing for different types of housing.

IV. Optimizing the structure of the housing stock, which is characterized by various parameters - from the number of rooms in the room and the area where the house is located.

It is also necessary to take into account the level of its availability to identify potential housing consumers, so not only spend nothing to buy a home, but also how many years of work to support from the state and various structures.

These two directions are independent. If in the first case the problem of allocating housing on a free and preferential basis is solved, in the second case we are talking about investing in our own developers. But in both cases, "help" from the state is possible. In the first case, if the state invests itself, as well as attracts various loans, in the second case, developers can take advantage of various credit benefits, of course, on a repayable basis.

Conclusion

Based on the above, it can be concluded that the creation of economic-mathematical models and the creation of a general model of the optimal structure of housing construction in Uzbekistan through the use of special mathematical methods can reduce all computational operations to a minimum using modern computer programs. We have proposed our approaches to information-logic simulation, which is the first step to the latest economic and mathematical models.

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