Orif Bolikulovich Khayitov
Samarkand State Architectural and Civil Engineering Institute
PhD student

HOUSING CONSTRUCTION: TRENDS AND FEATURES (ON THE EXAMPLE OF UZBEKISTAN)

Abstract: The article describes that housing construction is mainly carried out by private construction companies that build multi-storey and individual residential buildings for sale to any buyer. And also earlier, individual private houses were built mainly by the efforts of the families themselves or hired workers.

Key words: providing the population with housing, physical accessibility of housing for people with disabilities, housing conditions, living conditions, housing needs, demand for housing.

Language: English

Citation: Khayitov, O. B. (2021). Housing construction: trends and features (on the example of Uzbekistan). ISJ Theoretical & Applied Science, 02 (94), 13-15.

Soi: http://s-o-i.org/1.1/TAS-02-94-4   Doi: cross https://dx.doi.org/10.15863/TAS.2021.02.94.4
Scopus ASCC: 2216.

Introduction

The relatively low rates of housing construction by the private sector can be explained by the persisting state ownership of land, which in turn creates difficulties in mobilizing funds in the banking sector, capital markets and public funds. Another factor holding back the development of private housing construction is low consumer demand in certain territories. Thus, migration from villages and small towns leads to the fact that housing prices in these territories are lower than the cost of construction. According to local experts, the cost of housing in the primary and secondary market is currently being compared, which is expected to stimulate the construction of individual houses.

METHODS

In accordance with the article of the Land Code, citizens are provided with land plots for life inheritable possession for individual and multi-apartment housing construction, and for running a household. Premises of the state housing stock, which are under the jurisdiction of local government bodies, under the jurisdiction of state enterprises and organizations, are provided for the use of certain categories of citizens under contracts for the lease of residential premises.

People with disabilities experience significant difficulties accessing many buildings in Uzbekistan. New standards for the design of residential buildings, as well as other private and public buildings, should include measures to ensure accessibility for. persons with disabilities, based, for example, on the concept of universal design or other internationally recognized building codes regarding accessibility for persons with disabilities According to national building codes, passenger lifts must be provided in buildings over four stories high. Elevators should also be provided in special residential buildings for the elderly when the floor of the upper floor is 8 m or more, and for families of disabled people with a wheelchair - over 3 meters. At the same time, a significant proportion of existing buildings have no more than five floors due to the high seismicity of the region, which means that most of the housing stock is not provided with elevators.

RESULTS AND DISCUSSIONS

The indicators used to measure the quality of living conditions are the size of living space in m² per person, the number of households per dwelling and the number of people in the same room in the dwelling, all of which are directly related to physical and mental health. However, in the absence of an internationally agreed minimum level of housing and overcrowding, these rates vary considerably between countries

depending on living standards, culture, climate and other factors. The United Nations defines overcrowding as the proportion of families with more than three people per room. For its part, the European Commission (EC) considers a household to be overcrowded if it does not have:

1) one room per household as a whole;

2) one room for a married couple within the household;

3) one room for every single person aged 18 or over;

4) one room for a couple of single persons of the same sex aged 12 to 17 years;

5) one room for each individual person between the ages of 12 and 17 and not included in the previous categories;

6) one room for two children under 12 years old.

Although it is impossible to assess the level of overpopulation in households in Uzbekistan according to the EC norms, nevertheless, some conclusions can be made. The average area of an apartment in Uzbekistan is 79 m², which is slightly higher than in Russia and Ukraine. However, in Uzbekistan, families have a higher number of members than in Ukraine (2.5 people per family) or in Russia (2.7 people per family). Thus, despite the larger size of apartments, the area of housing per person remains at a low level. This finding is also supported by the average living space per person.

Housing needs and housing demand assessments are useful tools that provide useful support for housing policy development, decision-making and resource allocation at both national and local levels.

At the international level, there is no uniform definition of housing demand and no uniform method for estimating housing demand. Thus, different countries develop their own standards and methodologies.

A widely used method for assessing housing needs is comparing the actual provision of housing with the state-established norm of living space per person. In Uzbekistan, various legislative acts have established different minimum standards for providing the population with housing:

• [not less than] 9 m² per person - for tenants of residential premises in communal housing stock;

• [not less than] 16 m² per person in accordance with the Housing Code;

• [not less than] 20 m² - for people with disabilities using wheelchairs.

The actual indicator of the average provision of housing (14-15 m² per person) is slightly lower than the norm established by the Housing Code (16 m² per person). The structure of housing provision per family member is characterized by the following data: up to 12 m² - 32.7%, from 12 to 20 m² - 35.9%, over 20 m² - 31.4%. According to these data, thus, at least one third of the population has housing less than the social norm established by the Housing Code.

Beyond these numbers, policymakers will need to consider the socio-economic characteristics of the population in need of housing. The government has already identified priority groups that can receive support in acquiring housing, including low-income citizens living in apartments with an area below the established norm; low-income disabled people; veterans of the Second World War and the Chernobyl disaster; and etc.

The identification of the necessary data and the establishment of mechanisms for collecting and processing data and their periodic monitoring should be included in the national plan for the housing sector. Data to be collected and processed locally may include, but is not limited to:

• number of families applying for housing; their characteristics, such as family composition, number of children, employment and income, availability of persons with disabilities;

• the state of the applicant's living conditions, for example: living in an overcrowded apartment, living in an unhygienic and / or unsafe home;

• data on housing prices and rent in the market for different areas and different types of housing.

Collecting and analyzing the above data will enable a more detailed assessment of housing needs and a smarter government response.

Conversely, by having a clear picture of local housing needs, together with data on the social and economic characteristics of families in need, the government will be able to identify appropriate priorities and programs to address this problem.

At the same time, the objectives of the housing policy differ from country to country. For example, in the EU, the concept of social housing differs in three main aspects, namely form of ownership, conditions of provision and beneficiaries. Two main models for identifying beneficiaries were identified: universal and targeted.

As part of a universal approach, which is often used in the Scandinavian countries, social housing is available to the whole society. Using the target model, however, social housing is available to those families who cannot afford housing of a certain standard; this approach is common in European countries operating under austerity measures and requiring more control over public spending.

For Uzbekistan, a target model is recommended. To apply this approach, the government would need to establish minimum acceptable standards for adequate housing and an upper income cap. Within this group, it may also be necessary to narrow the range of target groups, which may include the most vulnerable groups, such as persons with disabilities, orphans, large families or single-parent families. Other possible target groups include youth, young professionals and government officials. It should be noted, however, that the target model is associated with higher administrative costs compared to the

universal model and, in the absence of proper control, can lead to manifestations of subjective benevolence and corruption.

CONCLUSION

In short, the main challenges to meeting housing needs in Uzbekistan can be summarized as follows:

✓ The construction of affordable housing poses both supply and demand challenges. On the supply side, housing commissioning on market conditions is not able to meet the growing demand for housing in the largest cities, and the supply of housing in the public sector remains insignificant. The development of the private housing construction market is constrained by the lack of land markets, inadequate financing from the banking sector and lack of government incentives.

✓ The very high level of home ownership limits alternative housing solutions for different categories of needy.

✓ Housing affordability is negatively affected by the low incomes of many households.

✓ Lack of data prevents the government from gaining a clear understanding of the housing situation and makes it difficult to develop strategies and programs to meet the housing needs of various population groups.

✓ National and local authorities lack effective interaction, especially in the field of information and data exchange.

References:

1. Rizaev, I. I. (2019). The structure of the social system as the basis for the self-organization of society. *Scientific Bulletin of Namangan State University,* 1(7), 190-195.
2. Rizaev, I. I. (2019). Evolutionary mechanisms of self-organization of the social system. *Scientific Bulletin of Namangan State University*, 1(9), 81-86.
3. Khayitboy, K., & Ilhom, R. (2020). The impact of liberalization on the development of the social system. *International Engineering Journal For Research & Development*, 5(3), 4-4.
4. Imomalievich, R. I. (2020). Synergetic interpretation of society development. *International Engineering Journal For Research & Development,* 5(3), 5-5.
5. Alikulov, S. A., & Rizaev, I. I. (2020). Methodological problems of research of social systems. *ISJ Theoretical & Applied Science*, 02 (82), 717-720.
6. Rizaev, I.I. (2019). Mehanizmy samoorganizacii social`nyh sistem. *Jekonomika i socium,* №3(58), 368-372.
7. Rizaev, I.I. (2020). Obshhestvo kak samoorganizuushhajasja sistema. Racional`noe prirodopol`zovanie - osnova ustojchivogo razvitija. *Chechenskij gosudarstvennyj pedagogicheskij universitet*, pp. 520-525.
8. Rizaev, I.I. (2020). *Struktura social`noj sistemy - osnova samoorganizacii obshhestva. «Dni nauki - 2020»* III Mezhdunarodnaja nauchno-prakticheskaja konferencija. GOU VPO «Donbasskaja agrarnaja akademija». 2020/4/9. Tom 5, pp. 45-51.
9. Rizaev, I.I. (2020). *Metodologicheskie aspekty issledovanija social`nyh sistem.* Obshhestvo v kontekste sociokul`turnyh transformacij. Birobidzhan PGU im. Sholom-Alejhema, pp. 92-98.
10. Rizaev, I.I. (2020). *Liberalizacija - Osnova Samoorganizacii Social`noj Sistemy. Millij uksalish va èshlarning izhtimoij sièsij faolligini oshirishning dolzarb masalalari.* (pp.187-189). Samarkand.