

## **IMPROVING THE WORK OF MAINTAINING THE BALANCE OF REAL ESTATE OBJECTS IN SETTLEMENTS" (AS AN EXAMPLE OF BUILDINGS AND STRUCTURES IN THE CITY OF SAMARKAND**

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**Abstract:** Here are some key principles to guide the development of a robust system for managing real estate in Samarkand, focusing on its unique historical and cultural context.

**Key words:** cultural context, transparency, public participation

*Transparency and Openness*

Public Access to Information: Make essential real estate data publicly available through open data portals, empowering citizens, developers, and researchers with access to crucial information.

Citizen Participation: Establish clear channels for public consultation and feedback, allowing citizens to contribute to decisions impacting the city's built environment.

Accountability: Implement robust mechanisms for transparency and accountability in property transactions, including public disclosures of property ownership and value assessments.

Principles for Developing the Work of Maintaining the Balance of Real Estate Objects in Samarkand: Transparency and Openness. Transparency and openness are crucial for building trust in the real estate management system in Samarkand, fostering public participation, and ensuring accountability.

These principles should guide the development of the system, ensuring that information is readily available and processes are open to scrutiny. Here's a breakdown of how to implement these principles: Open Data and Public Access:

- Open Data Portals: Establish dedicated online portals where essential real estate data is made publicly available, free of charge. This data should include:

- \* Property Information: Basic details about properties (location, type, size, construction year, ownership).

- \* Land Use Information: Zoning designations, permitted activities, and environmental restrictions.

- \* Building Permits: Information about approved construction permits, including details of the project.

- \* Property Values: Assessments of market value and tax valuations.
- \* Cultural Heritage Data: Information about historical buildings and their protection status.
- Standardized Formats: Use open data formats (e.g., CSV, JSON) to ensure accessibility and interoperability with various software and applications.
- Data Visualization Tools: Provide tools and resources for citizens to easily visualize and analyze data, enabling them to understand trends and patterns in the real estate market.
- Data Access Policies: Develop clear policies regarding data access, ensuring transparency and preventing misuse of information.

*Citizen Participation and Feedback:*

Public Consultation Processes: Incorporate public consultation processes into decision-making processes related to real estate management, allowing citizens to provide input on. Land Use Planning: Reviewing zoning regulations, proposed development projects, and infrastructure investments. Preservation of Historical Buildings: Participating in decisions regarding the protection and restoration of historical landmarks. Property Tax Assessments: Providing feedback on the methods and fairness of tax assessments. Online Feedback Platforms: Establish online platforms for citizens to provide feedback and raise concerns about real estate management issues, including:

- Reporting Concerns: Reporting potential violations of building regulations, environmental concerns, or cases of corruption.
- Suggesting Improvements: Providing ideas for improving real estate management processes, data transparency, and citizen engagement.
- Citizen Advisory Committees: Consider establishing citizen advisory committees to provide ongoing input on real estate management policies and practices.

*Transparency in Processes and Decision-Making*

Open Meetings and Hearings: Ensure that meetings and hearings related to real estate management are open to the public, allowing citizens to attend, observe, and participate in discussions. Minutes and Records: Publish minutes and records of meetings and decisions related to real estate management, making them easily accessible to the public. Publicly Available Documents: Make documents related to property transactions, building permits, and other real estate-related processes readily available for public inspection. Online Transparency Portals: Develop dedicated online portals where citizens can access information about property transactions, zoning changes, and other real estate-related activities. Accountability and Anti-Corruption Measures. Audits and Inspections: Implement regular audits and inspections of real estate management processes to ensure compliance with regulations, prevent corruption, and identify potential inefficiencies. Independent Oversight Mechanisms: Establish independent oversight bodies to review and investigate complaints related to corruption or misconduct within the real estate management system. Whistleblower Protection: Implement robust whistleblower protection measures, ensuring that individuals who report wrongdoing are protected from retaliation.

*Benefits of Transparency and Openness*

Increased Trust: Openness and transparency build trust in the real estate management system, fostering a sense of confidence and fairness. Informed Citizenry: Public access to information empowers citizens to make informed decisions regarding property ownership, development projects, and local governance. Reduced Corruption: Transparency and accountability measures

deter corruption and promote ethical conduct within the real estate management system. Improved Governance: Open and transparent processes contribute to more efficient and accountable governance, ultimately benefiting the city and its residents.

By embracing transparency and openness as core principles, Samarkand can create a real estate management system that is not only efficient but also fair, accountable, and responsive to the needs of its citizens. Preservation and Sustainable Development: Prioritization of Heritage: Develop a clear framework for prioritizing the preservation of historically and culturally significant buildings, recognizing their value to the city's identity. Balance Preservation and Development: Strive for a balance between preserving Samarkand's historical character and facilitating sustainable development, ensuring new projects complement and enhance the existing cityscape. Environmental Considerations: Integrate environmental factors into real estate management, promoting sustainable building practices and mitigating environmental impacts. Technology-Driven Innovation: Leverage Digital Tools: Utilize Geographic Information Systems (GIS), Remote Sensing, Artificial Intelligence (AI), and 3D Modeling to optimize data management, analysis, and decision-making. Digital Platform Development: Create user-friendly digital platforms for accessing property information, facilitating online transactions, and engaging with citizens. Continuous Improvement: Implement a system for ongoing evaluation and improvement, adapting to technological advancements and evolving needs. Capacity Building and Skills Development. Train and Empower Staff: Invest in training and capacity building for staff involved in real estate management, equipping them with the necessary skills to use new technologies and implement best practices. Collaboration with Universities and Research Institutions: Partner with universities and research institutions to develop innovative solutions, conduct research on urban development, and provide technical expertise. Promote Continuous Learning: Encourage ongoing learning and skill development for all personnel involved in the real estate management system. Community Engagement and Empowerment: Community Involvement: Actively involve local communities in decision-making processes that impact their neighborhoods and built environment. Public Awareness Campaigns: Raise awareness about the importance of preserving historical buildings, promoting sustainable development, and participating in the real estate management system. Community-Based Initiatives: Support community-based initiatives focused on preserving heritage, improving neighborhoods, and promoting sustainable development.

### *Financial Sustainability*

Revenue Generation: Explore innovative ways to generate revenue from real estate management, such as utilizing fees for permits, licenses, and other services. Investment in Infrastructure: Secure funding for infrastructure improvements, including the development of a robust real estate database and the necessary technology. Transparency in Finances: Ensure transparency in financial management and resource allocation related to real estate management. By adhering to these principles, Samarkand can create a robust and sustainable real estate management system that safeguards its rich cultural heritage, fosters economic development, and improves the quality of life for its residents. The city can become a model for other historical cities facing similar challenges, showcasing the power of thoughtful planning and community engagement. Comprehensive and Integrated Approach: Unified System: Develop a comprehensive and integrated system that encompasses all real estate objects, from historical landmarks to modern structures. Cross-Sectoral Collaboration: Foster collaboration among relevant departments and agencies (planning, construction, heritage preservation, taxation, utilities) to ensure data sharing,

coordination, and a unified approach. Data Integration: Seamlessly integrate the real estate registry with other relevant data systems (cadastral maps, tax systems, urban planning tools, cultural heritage databases) for informed decision-making and efficient workflows. Principles for Developing the Work of Maintaining the Balance of Real Estate Objects in Samarkand: Comprehensive and Integrated Approach A comprehensive and integrated approach is crucial for effectively managing Samarkand's real estate assets, considering its rich history and cultural significance. This principle emphasizes the interconnectedness of various aspects of real estate management, requiring coordinated efforts across different departments and agencies.

*Here's a breakdown of key elements*

**Unified Real Estate Database:**

Centralized Platform: Establish a single, centralized database encompassing all real estate objects within Samarkand, including residential, commercial, industrial, and historical buildings. Comprehensive Data: Capture a wide range of data for each property, including: Basic Information: Unique ID, address, coordinates, property type, size, construction year, and materials. Ownership: Owner name, contact information, and legal documentation. Land Use: Zoning designation, permitted activities, and environmental restrictions. Building Condition: Regular assessments of structural integrity, safety, and historical preservation needs. Valuation: Market value, tax assessments, and historical significance. Standardized Formats Use consistent data formats and terminology across all data sources for data integrity and interoperability. Regular Updates: Implement mechanisms for regular data updates to reflect changes in ownership, conditions, and values.

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