

Theoretical Basis for the Evaluation of Multi-Storey Housing

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Abstract:

It should be noted that the sharp development of the urbanization process as well as the increase in the population significantly exceeds the demand for housing construction in the country. The optimal solution to this issue is the construction of multi-storey houses. It would not be an exaggeration to say that the housing reforms carried out today are evidence of this. Multi-storey houses are used not only to provide housing for the population, but also to radically change the appearance of cities and bring them to the level to which they can meet the modern demand. For this reason, the construction of multi-storey residences in our country is also gaining momentum.

Keywords: multi-storey housing, utility, real estate valuation, technical valuation, market valuation from a market perspective.

Introduction: At the stage of economic liberalization, modernization and rational and effective integration of the national economy into the world economy in Uzbekistan, the national economy, based on market legislation, is gradually forming, in its structure, in particular, sectors and territorial structures are developing. In the processes of market transformation, specific trends and legalities are emerging in the application and development of the national economy. Measures are being taken to ensure rational use of the material, economic and social resources available in our country, obtaining high efficiency from limited resources, preventing and increasing the standard of living of the population and ensuring sustainable economic growth, appropriate reforms are being carried out.

Methods: The main tasks and areas of activity of the Ministry of Housing and communal services of the Republic of Uzbekistan:

implementation of unified state policy in the field of Housing and communal services and coordination of Housing network;

to ensure the implementation of state programs for the construction of low-cost apartment houses, to carry out the functions of the customer on the construction of low-cost apartment houses, water supply, sewerage, heat supply facilities, to organize the demolition of old and accident-prone houses;

monitoring the technical condition of apartment houses, including the organization of excellent and current repair work of multi-apartment housing stock;

implementation of control over compliance with the maintenance of territories adjacent to multi-apartment houses in accordance with sanitary norms, rules and norms of operation of multi-apartment houses, technical coordination of activities of homeowners, maintenance of multi-apartment housing stock, determination of costs of their use and exploitation;

development, modernization and reconstruction programs, Organization of their implementation, coordination and management of the activities of organizations of this sphere in connection with the development of water supply and sewerage facilities, heat supply systems, water supply schemes and general plans of the population, ensuring the coordination and management of the activities of organizations of this sphere;

introduction of resource-saving and energy-saving technologies and equipment to the system of Housing and communal services □ including equipping housing and communal facilities with modern computing measuring devices, wide application of local modern and high-quality building materials and items that ensure a decrease in the cost of construction and installation works;

preparation of proposals on improving the normative-legal framework in the field of Housing and communal services, development and implementation of modern forms and methods of providing housing and communal services taking into account the advanced experience of developed foreign countries;

In agreement with the Ministry of Finance of the Republic of Uzbekistan on the formation of tariff policies for the services rendered in the field of water supply, sewage, Heat Supply, strengthening economic stability of organizations in the field of Housing and communal services;

provision of proposals for training of personnel for the field of municipal services, organization of retraining and professional development of personnel with the view of conducting educational internships abroad, introduction of information and communication technologies, software products, departmental information systems and database.

Results : In order to study the living standards and well-being of the population of the Republic of Uzbekistan, the state statistical bodies annually conduct selective observations in households. The concept of "population standard of living" is very complex and multifaceted, it is difficult to choose an indicator to describe it, therefore, a number of statistical indicators that characterize different aspects of this term are calculated. In turn, the method of monitoring households is based on the recommendations of the World Bank and the European Economic Commission of the United Nations, which are conducted in all regions of the Republic of Uzbekistan. For one year more than 10 000 households in the Republic, including 588 units in the Republic of Karakalpakstan, Andijan 780 units, Bukhara - 648 units, Jizzakh - 492 units, Kashkadarya - 828 units, Navoi - 516 units, Namangan - 756 units, Samarkand - 936 units, Surkhondarya - 720 units, Sirdarya - 432 units, Tashkent - 840 units, Fergana - 936 units, Khorezm - 624 units and Tashkent City 912 units on farms, monitoring is carried out. In the selection observations of households conducted in 2017 year, more than 53 thousand inhabitants were covered, which showed that on average one household accounted for 5,1 people.

Discussion: multi-storey house space accounting is a complex event for obtaining, processing, a certain system and regulation and storage of complete information on the quantities, circumstances and quality of multi-storey houses. Multi-storey houses account for the amount groundbreaking includes information on the distribution of them in terms of a certain territorial composition of the population punk, departmental affiliation, functional essence of the buildings.

The multi-storey housing policy carried out in our country today also did not bypass the communal sphere. The Ministry of Housing and communal services of the Republic of

Uzbekistan was established in accordance with the decree of the president of the Republic of Uzbekistan dated 18 April 2017 № Presidential decree-5017 "on measures for further improvement of management of the housing and communal services system" and covers various task areas. In each city, region, District Rural Housing tan1ash different numerical proportions are obtained depending on the demographic composition of the population living in them. The demographic composition of the population of our Republic, Of course, is different from the indicators of other countries. Especially the indicator differs greatly from that of the Baltic states in Belarus. The annual population growth in Uzbekistan is 3%. In comparison with the indicator of other army countries, in our republic there are more families with many children. This, in turn, leads to an increase in the relative percentage of a multi-room apartment.

The purpose of the study: The main task of qualitative calculation of buildings and structures is an indicator of the quality description of buildings and structures from the point of view of building materials, capital, material and spiritual wear and tear to objects.

Real estate valuation is the determination of the economic value of buildings and structures by the participants of the real estate market on the basis of existing principles, based on the conditions of today's market relations. Evaluation of buildings and structures can have 2 views: evaluation from a technical point of view (taking into account the material, labor and financial resources spent on construction) and evaluation from a market point of view:

- The evaluation of the first appearance is based on certain indicators and values. The results of such an assessment are used to address issues such as insurance, tax, investment, foreclosure. Of course, the results of such an assessment will also be an important basis for determining the initial value of this building or facility when it is brought to the market;
- In the evaluation of multi-storey housing from the point of view of the market, it is considered to be a theoretical basis, simplified principles of valuation (demand and Supply, Change, competition, location, limited productivity, much better and much more intensive use, compatibility, expectation) developed in the process of world practice of real estate market participants.

Conclusions: As a result of severe time changes, more and more of the residential objects in the cities form multi-storey houses. The procedure for calculating the cadastral value of the Residential Fund, including real estate objects belonging to individuals, determines the success of the reforms carried out in the field. The need to have concrete knowledge on the basis of independent analytical disclosure and systematization of the issues and their essence, characteristics and aspects related to the application of the methodology for assessing the value of a multi-storey house, the ability to form important theoretical and practical conclusions, the ability to substantiate personal views and views determines the relevance of this topic.

Acknowledgements: Multi-storey houses are considered from the point of view of the point of construction economy, the houses are more expensive than the secondary houses, but they allow more inhabitants to settle on the ground level. Therefore, the Houses of this variety are the main residential buildings for large cities. In the climatic conditions of Uzbekistan, it has become a tradition to connect an apartment with ground level and open air. The rapid growth of urbanization and careful maintenance of the land level led to the construction of a middle and multi-storey house. The purpose of this research work is to investigate the methods of accurate calculation of cadastral valuation of real estate objects in this multi-storey house.

It is not surprising that great importance is attached to the application of approaches and methods in assessing and assessing the fair value of property in competitive and intensively developing conditions inherent in the economy of the present world countries. Because, considering the various forms, types and characteristics of the property, which is an object of valuation activity, as well as the nature, characteristics of the property, it is necessary and important to apply the approaches and methods of valuation. At the same time, approaches and methods for assessing the value of real estate, including the value of a multi-storey house, are scientifically based, and

qualitative application plays an important role in the social and economic life of the population and serves to make a reliable decision in the implementation of property relations. Because, all economic entities, that is, government agencies, legal entities or individuals, feel the need for an accurate and qualitative assessment of the value of a multi-storey house, for which a qualitative and reliable assessment of the object at the right to sell and buy, rent, pledge, insurance, inheritance, execution of a court judgment and many other activities is of great importance. Practical application of the results of the conducted research, study of cadastral aggregation volumes of real estate objects in a multi-apartment house, selection and preparation of the production subsonal (acquaintance with the documents, as well as carrying out testing).

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