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<https://doi.org/10.61796/jaide.v1i4.522>**MANAGEMENT OF CONSTRUCTION OBJECTS WITHIN
THE SYSTEMATIZATION OF RESIDENTIAL REAL
ESTATE PROPERTIES****Diyarova Mahliyo Islamovna**

Samarkand State Architecture and Construction University

maxlishka0022@umail.uz

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Abstract: This article considers residential real estate, built by construction enterprises, as an effective investment object and a reliable source of income under conditions of innovative development. The methods of effective management of construction objects within the systematization of the specific properties of residential real estate are extensively discussed.

Keywords: Property rights, ownership rights, rights to use property, purchasing residential property, distribution, quantity and quality indicators of residential property, owner's taste, consumer value, synergistic value, insurance value, market value, balance value, residual value, termination value, investment value, exchange value, usage value.



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Introduction

Today, it is impossible to imagine the development of modern society without scientific and technological progress. Indeed, the world around us is changing so rapidly that sometimes, when we look back at the recent past, we are amazed at how much our lives have changed in just a few years. Therefore, creating a safe and comfortable living environment is considered the foundation for the socio-economic development of a country.

One of the important conditions for the rapid innovative development of the Republic of Uzbekistan is the widespread application of innovative management methods that embody scientific and technological achievements and modern innovative technologies in all sectors of the economy. Particularly in the construction sector, innovative activities are characterized by the dynamic efforts of small business entities in effectively utilizing innovations and creating and implementing scientific developments in construction technologies.

The theoretical and methodological problems of the formation and development of small businesses in the construction sector have been extensively covered by foreign scholars such as A.V. Vasyutichev, E. Gerber Michael, V.O. Moseyko, V.A. Rube, R. Waterman, and A. Hosking .

Considering national characteristics, the scientific-theoretical, organizational-legal, and methodological foundations for the formation of the construction sector and the development of small businesses in this field in Uzbekistan are reflected in the works of Uzbek economists such as U.V. Gafurov, U.M. Akhunjanov, D.T. Yuldashev, B.A. Yusupov, S.X. Fayzullaev, J.R. Zaynalov, A.T.

Kenjaboev, V.M. Shepelev, Q. Muftaidinov, R.I. Nurimbetov, Sh.N. Zaynutdinov, S.K. Salaev, B.B. Jumaniyazov, K.S. Tashmukhamedova, and others .

Research Methodology. The research utilized methods such as scientific observation, logical reasoning, data grouping, systematic analysis and synthesis, and forecasting.

Results

The process of consuming residential property built by construction companies begins from the moment a contract is signed and continues for a long time, which objectively leads to the necessity of insuring goods for a long period. This is unlike the insurance practices when purchasing food products and household appliances, where such extensive insurance is not customary.

Additionally, in many countries around the world, housing can also exist in non-commercial forms. This is because in many countries, especially those with economies in transition, a significant portion of the rural population engages in housing construction not for sale but for their own needs. Moreover, in some Western countries, the construction of housing for low-income layers of the population funded by the budget is widespread. It is noteworthy that some enterprises (firms) commonly provide housing for their employees as a method of solidifying the relationship, which is considered a way of supporting employees in the housing construction industry.

Residential properties are long-term use goods and also represent a significant capital good in construction and use. This makes them a crucial factor in stimulating savings among the population, which facilitates economic growth and the formation of investment resources.

Over time, the need for housing in society changes and these changes are primarily related to the family life cycle. J. Daniel identified five “stages of housing need” that a family may experience:

Stage 1: up to age 20 – living with parents;

Stage 2: the period associated with education or work, outside the parents' home. The first two years of family life also fall into this stage – the family is still small and mobile, and the home is not yet the 'center of life';

Stage 3: the stage after the birth of the first child, during which the demand for housing increases over a long period;

Stage 4: the stage when all children (or most of them) have left the parents' home. At this stage, the home remains a symbol of social status; the family has settled in a suitable place and, therefore, the partners are less inclined to change their place of residence;

Stage 5: the retirement period of the partners. The family becomes even less mobile, and their well-being depends on guaranteed property rights, the services available nearby, and the support of relatives and friends .

During the development of civilization, several primary methods for meeting housing needs have evolved. Among them, there are two main methods - purchasing housing and its distribution. In the first case, meeting housing needs involves acquiring the property (using and owning the housing) or renting it (using only). In the second case, housing is constructed with state and municipal funds and is provided to the public for free use without transferring property rights.

Based on the method of meeting housing needs, two types of housing systems are distinguished, in which all the elements mentioned above are interconnected as a whole.

In countries where housing is primarily distributed, the state method of meeting housing needs predominates. In places where purchasing or renting private property is widespread, the private method of meeting housing needs prevails. These two main institutions—what they are, how they are structured, who they are intended for, and how the management process is implemented within the scope of purchasing housing—have a decisive impact.

Like any other commodity, residential property has both a consumer value and an exchange value. A buyer purchases residential property for its consumer value because this product has utility and is necessary to meet a range of needs.

This type of value differs from the consumer value of construction-manufacturing real estate properties. The consumer value of built residential real estate is described with more indicators compared to other goods, including those involving complex innovative technologies.

It should be noted that in economic literature and practice, a unified approach to assessing the consumer value of housing has not yet been established. There are various methods for evaluating the usefulness of housing - in terms of time (the duration until it's ready for occupancy), from a technical improvement perspective (new construction, post-capital repair, etc.), and from the location in the living environment (central districts, peripheral areas). Detailed indicators describing the convenience of housing are used. The system of utility indicators for housing includes factors such as the beautification of areas, the availability of underground garages, the characteristics of the relief and landscape, and the environmental condition of the area where the housing is located.

Summarizing the existing approaches, we suggest using the following indicators to assess the consumer value of built residential properties:

- the quality and quantity characteristics of the housing;
- the location of the residential property (attractiveness of the area);
- the condition of the house or building (apartment, cottage, country house);
- the level of landscaping of the residential property;
- the development of infrastructure.

The consumer value of housing is shaped by the location of the land plot, the quantity and quality indicators of the buildings and structures, their uniqueness and durability, the owner's taste and preferences, and many other factors. For example, from an architectural and engineering perspective, an aged residential building might have a high consumer value for a family due to historical or heritage factors, but its exchange value could be low.

The following arises in the process of purchasing residential real estate from construction companies or intermediaries. It represents the utility from the best use of the property based on typical market characteristics at a certain sale date. The manifestation of the exchange value is a price that reflects the overall impact of all market factors. Price - is the amount of money that represents the outcome of a transaction between a buyer and a seller under specific market conditions . Unlike value (such as mortgage value), price serves as the manifest form of a completed transaction, regardless of whether it is officially announced or kept as a trade secret, and pertains to a specific property and date. In a competitive market, price is considered the monetary expression of value, balancing the forces of supply and demand.

In Uzbekistan, as in global practice, three approaches are used to determine the value of housing: cost, income, and comparison approaches. Based on the results of these approaches, the appraiser determines the price of the housing object taking into account the real conditions. From the perspective of valuation, the price of construction housing in the real estate market is considered the most likely price for selling the property rights to the housing in that market. Thus, the value determined by the appraiser essentially represents the exchange value, which is influenced by various factors.

In appraisal activities, various types of values are used: synergistic, insurance, market, balance, residual, rental, termination, investment, and others. However, generally, they can be divided into two major groups: exchange value and use value.

Use value - is the value of a specific property created by a construction company for use for specific purposes by a particular consumer, and therefore it is not related to the market. This is a subjective value because it reflects the intentions of the owner.

Exchange value - is the price that prevails in a free, open, and competitive market based on the balance of supply and demand. Exchange value is an objective value because it is determined by real economic factors. "ner, the lessee, and others .

The most common form of exchange value is market value, which is considered the most suitable price for selling residential real estate in a competitive open market. Many factors influence the market value of residential real estate, but primarily, it depends on supply and demand, the quality of the property, and its location.

As mentioned above, residential construction can serve as both a long-term consumer good and an investment product. This dual nature primarily defines the characteristics of the housing market, its participants, and the surrounding environment; secondly, it determines the unique features involved in the valuation process.

In conditions of innovative development, residential properties built by construction companies serve as an effective investment object and a reliable means of generating income. On one hand, housing as a commercial asset can generate revenue through both rental and sale to consumers. Moreover, the return on investment in residential real estate typically exceeds that from providing credit. On the other hand, the use of residential property by the owner is considered an alternative (imputed) form of income, as if they were taking on certain rental costs as a tenant of the buildings.

Real estate is often considered as capital, and authors who discuss the problem of its appraisal frequently examine it. Currently, this issue is very relevant for our country for the following reasons:

- Firstly, this is related to the development of the private sector, involving the emergence of many entrepreneurs interested in efficient capital investments.
- Secondly, the process of privatization and nationalization is ongoing for a multi-layered economy, which also signifies the necessity of appraising real estate.
- Thirdly, in the modern economy, the interconnection of capital is expressed by the desire of foreign investors to purchase real estate in our country, which further emphasizes the urgency of the issue.

Building a real estate object can serve as an important factor in rental relationships, and its owner receives a steady rental income for making it available for use by another enterprise. The construction and delivery of real estate as a commodity can often become the object of speculative operations due to the volatile conditions of the real estate market. Ownership of real estate, especially in high inflation conditions, ensures the preservation of capital. Losses resulting from the devaluation of money can be compensated by purchasing real estate as a construction object.

Conclusion

Summarizing the points discussed above, we can conclude that residential properties possess unique characteristics that reflect their distinctiveness. It is important to consider these systematized features for effective management of construction projects. The analysis and generalization of scientific publications have allowed for the systematization of the unique characteristics of residential real estate:

- as a primary necessity, housing possesses the unique characteristics of a prestigious product at the same time, which indicates the owner's social status;
- the construction of residential properties by construction companies is, on one hand, a consumer good necessary for human life, and on the other hand, it can be considered as a method of investing capital;
- residential properties built by construction companies are among the goods for which demand is almost insatiable;
- residential properties built and introduced to the market by construction companies are considered the longest-lasting among all types of goods, thereby providing conditions for the living and development of multiple generations. At the same time, their long service life leads to high costs for maintenance and repair;
- residential properties built by construction companies have unique characteristics considering the cost of housing construction, and they are tied to specific locations;
- unlike other goods, exchanging consumed residential properties is associated with high costs;
- residential real estate is one of the few goods whose value gradually increases over time, significantly affecting the purchasing power of housing consumers

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