



Problems of Forming Surveying Services for Professional Management of Real Estate in the Market of Uzbekistan

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Abstract: Real estate has always played an important role in society, in the system of socio-economic relations. The result of the activities of persons engaged in any business depends on the efficiency of the operation of real estate. Real estate makes up a relatively high cost and socially significant part of the property. It follows that the issue of improving the management of real estate remains relevant. This article highlights the role of surveying services in improving the efficiency of real estate management and the issues of their implementation in the national real estate market.

Key words: real estate, management, management infrastructure, services market, professional clients, consulting services, surveying organization, real estate management standards, analysis of the real estate market.

Introduction. Surveying services are essential for the professional management of real estate in any market. In Uzbekistan, the market for real estate is rapidly growing, and surveying services are in high demand. However, there are several problems that hinder the formation of surveying services for professional management of real estate in Uzbekistan. This article will explore these problems and provide recommendations on how to solve them.

Uzbekistan is a country located in Central Asia, with a population of over 34 million people. The country has a diverse economy, with industries ranging from agriculture to natural resources to manufacturing. The real estate market in Uzbekistan has been growing rapidly in recent years due to various factors, including economic growth, urbanization, and population growth. According to a report by the World Bank, the real estate sector in Uzbekistan has grown by an average of 10% annually over the past decade.

Methods. In the process of research, general scientific logical methods of analysis and synthesis, induction and deduction, and processing of statistical data were used. The information base of the study was the materials of domestic and foreign research institutions, international organizations.

Results. Problems of forming surveying services for professional management of real estate in the market of Uzbekistan:

1. Lack of regulation:

One of the main problems facing the formation of surveying services in Uzbekistan is the lack of regulation. There are currently no laws or regulations that govern the practice of surveying in the country. This means that anyone can claim to be a surveyor, regardless of their qualifications or experience. This lack of regulation undermines the credibility of surveying services and makes it difficult for consumers to distinguish between competent and incompetent surveyors.

2. Lack of training:

Another problem facing the formation of surveying services in Uzbekistan is the lack of training. There are no formal training programs for surveyors in the country, and most surveyors learn on the job. This means that there is a wide variation in the quality of surveying services provided in Uzbekistan. Some surveyors may be highly competent, while others may lack the skills and knowledge required to perform their duties effectively.

3. Lack of standardization:

A further problem facing the formation of surveying services in Uzbekistan is the lack of standardization. There are no standard procedures or guidelines for conducting surveys in the country. This means that different surveyors may use different methods and produce different results, even when surveying the same property. This lack of standardization makes it difficult for consumers to compare surveying services and choose the best provider.

4. Lack of technology:

Another problem facing the formation of surveying services in Uzbekistan is the lack of technology. Many surveyors in the country still use traditional methods, such as measuring tapes and theodolites, which can be time-consuming and prone to error. This makes it difficult for surveyors to keep up with the demands of the real estate market and provide accurate and timely services.

5. Lack of public awareness:

Finally, a problem facing the formation of surveying services in Uzbekistan is the lack of public awareness. Many consumers are unaware of the importance of surveying services in the real estate market and may not know how to choose a competent surveyor. This lack of awareness can lead to consumers being taken advantage of by unscrupulous surveyors who provide substandard services.

Analysis. Real estate market showed that housing sales in Uzbekistan increased by 30% over the month. CERR experts explain this by a sharp increase in mortgage lending in August this year, which in turn affected the positive dynamics of sales in all regions.

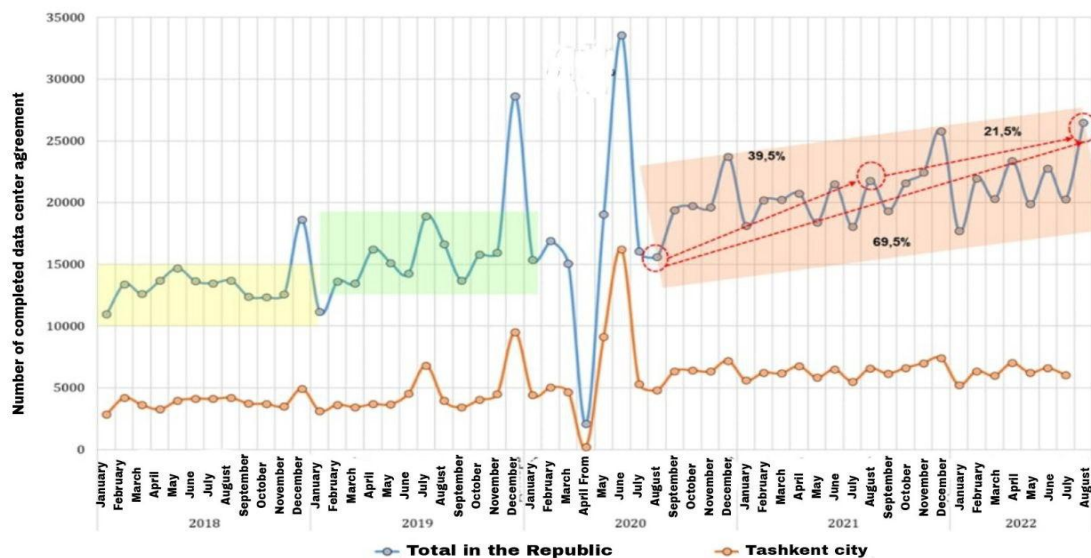


Figure 1. Changes in the number of executed contracts for the sale of real estate

The Center for Economic Research and Reforms (CERR) regularly analyzes changes in demand in the real estate market in Uzbekistan. In August 2022, the number of registered real estate purchase and sale transactions in Uzbekistan amounted to 26.5 thousand, which is 30% more (+6.2 thousand) than in July (20.3 thousand). Since the beginning of the year, the growth in housing sales amounted to 8.5% (172.7 thousand).

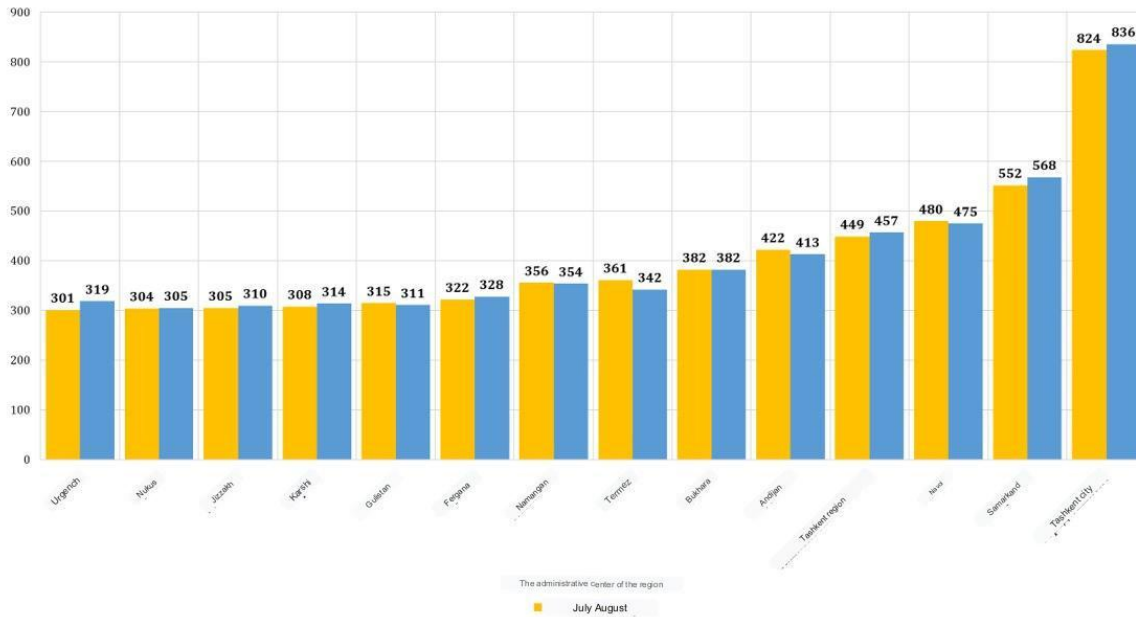


Figure 2. Changes in prices for secondary housing in Tashkent and regional administrative centers (in US dollars per 1 sq. m)

A sharp increase in mortgage lending in August by 37% compared to July (from 1.1 trillion sums to 1.5 trillion sums) influenced the positive dynamics of purchases and sales in all regions.

High growth rates were noted in Karakalpakstan by 2.3 times, Samarkand - 75% and Jizzakh regions - 41%.

Compared to August 2021, the number of real estate purchase and sale transactions increased by 22% (+4.7 thousand).

Changes in prices on the secondary market

According to calculations, the growth of the average cost of housing in the secondary market in August this year amounted to 0.5% per month (in June-2.7%, in July-2.5%).

A significant increase in the cost of housing is observed in Khorezm - 6.1%, Kashkadarya-1.9% and Fergana regions-1.8% (Figure 2).

The decrease in housing prices was recorded in Surkhandarya - 5.3%, Andijan - 2.1%, Syrdarya - 1.2% and Navoi regions-1.1%.

On the secondary real estate market in MoscowIn Tashkent, price growth slowed slightly and amounted to 1.4% (in June, 2.4%, in July, 2.9%). The largest increase in housing prices was recorded in Chilanzar, Almazar and Shaykhontohur districts. In the Sergeli district, a decrease in prices was recorded (Figure 3).

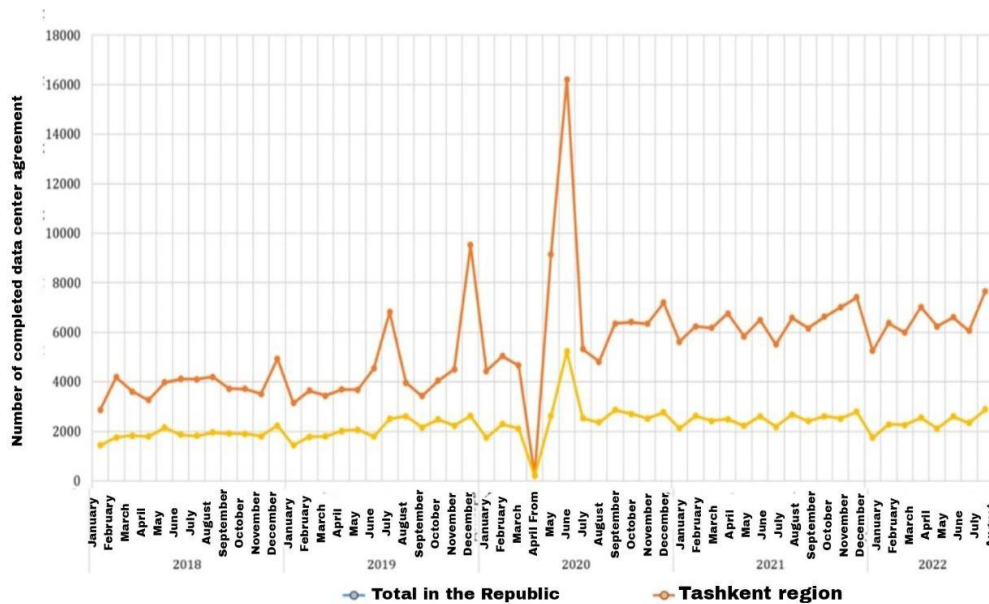


Figure 3. Number of concluded real estate purchase and sale agreements in Tashkent and the Tashkent region

At the same time, since the beginning of the year, average prices in the capital have increased by 13% (7% in the republic), which indicates an increase in demand for housing, including as a result of the influx of foreign citizens.

Surveying services are crucial for the professional management of real estate in any market. These services include property valuation, land surveying, cadastral surveying, topographical surveying, and building surveying. Surveying services help to ensure that real estate transactions are transparent, accurate, and fair. They also help to identify potential problems with real estate properties, such as boundary disputes, zoning violations, and structural issues.

Discussion

To address the problems facing the formation of surveying services in Uzbekistan, several recommendations can be made:

Establish regulation: The government of Uzbekistan should establish laws and regulations that govern the practice of surveying in the country. These regulations should require surveyors to meet.

Despite the importance of surveying services in the real estate market, the formation of such services in Uzbekistan faces several challenges. These challenges include the lack of regulation, training, standardization, technology, and public awareness. The next section of this essay will discuss each of these problems in detail.

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