

Peculiarities of Assessment of Residential Real Estate Object

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Abstract. The turn to "digital technologies" was caused by the development of the global Internet network and quality communication.

Key words: Property market, property valuation, price, value, digital technology, demand, supply.

Introduction. At the core of the multifaceted policy in the social sphere in our country, first of all, there is a noble goal of ensuring human interests. In particular, reforms in the field of housing and communal economy include important issues related to the daily life of our citizens. The works being carried out in this regard are aimed at increasing the quality of communal services provided to the population and improving their well-being.

Housing and communal economy is a complex socio-economic system that meets the vital needs of the population. In the field of housing and communal economy, enterprises and organizations belonging to various sectors of the economy supply necessary resources such as gas, water, heat energy, and provide jobs to a large number of able-bodied people.

Housing relations in Uzbekistan are regulated by the "Housing Code" of the Republic of Uzbekistan, adopted on December 24, 1998, and the Cabinet of Ministers of the Republic of Uzbekistan and local government bodies have a number of powers in this area. In particular, the Cabinet of Ministers of the Republic of Uzbekistan in the field of regulation of housing relations:

- carries out the state policy in the field of the use of the housing fund and its preservation, adopts the state complex programs for the development of the housing sector;
- leads the activities of state management bodies for housing and communal services;
- develops and approves the procedure for allocating residences and giving them to citizens under rental contracts, as well as their exchange and sale;
- regulates the payment system for housing and communal services; - regulates the procedures and conditions of compensation, credit and loans;
- performs other powers in accordance with legislation.

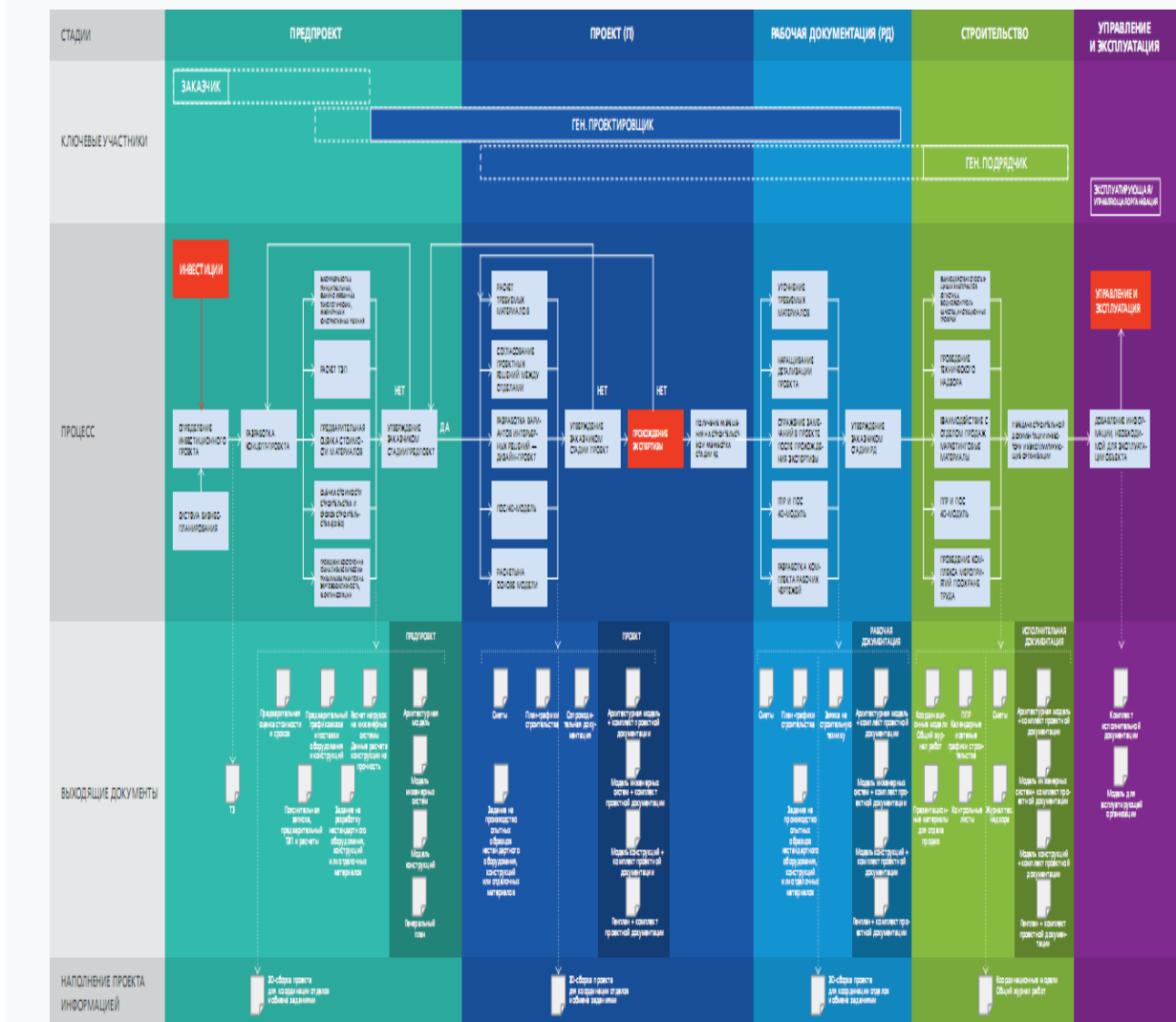
In particular, the total area of the housing fund in the cities of our country is 259.5 million square meters. Of this, the private housing stock is 256.4 million square meters (98.8%), the state housing stock is 3.1 million square meters (1.2%). In rural areas, the total area of the housing fund is 248.0 million square meters. Of this, the private housing stock is 247.7 million square meters (99.9%), the state housing stock is 0.3 million square meters (0.1%).

In order to determine the value of real estate objects, valuation companies are applied. However, determining the market value of an object that has not yet been preserved can cause difficulties. As a result of research, in my master's thesis, I came to the conclusion that if BIM technologies are widely used in the evaluation process, it will be in line with the goal. The application of BIM technologies in real estate valuation in the modern digital economy is:

Advantages of BIM technology for various participants of the life cycle of a construction object:

- Optimization of investments, reduction of project cost.
- Determining the appraisal value of the construction project at the zero stage to calculate the coverage of the construction project.
- Creating a high demand for the construction object at the zero stage.
- Optimum investment by achieving the maximum return from each invested soum.
- Helping to increase the profit of companies with the help of IT-instruments.
- Reducing design and construction time and thereby optimizing cash flow and credit terms, further reducing construction costs.
- At the initial stages, estimate the amount of materials and works, the cost of construction based on informational BIM-model data.
- Creation of plans-graphs of clear and demonstrative visual construction, which allows to plan the timing of cash receipts.
- In order to reduce the duration and cost of construction, check space-time conflicts on the construction site based on the BIM-model, analyze and optimize the duration of use of construction equipment.
- Use of modern communication tools based on BIM-processes and BIM-model.

Thus, with the help of BIM-instruments, creating a conceptual 3D model that is maximally suitable for the future object. Using it for marketing purposes allows you to improve communication with the customer.



ВІМ жараёни

Scientific research shows that the price of two-room houses in the real estate market in Uzbekistan is constantly increasing. The factors affecting the formation of the price are as follows:

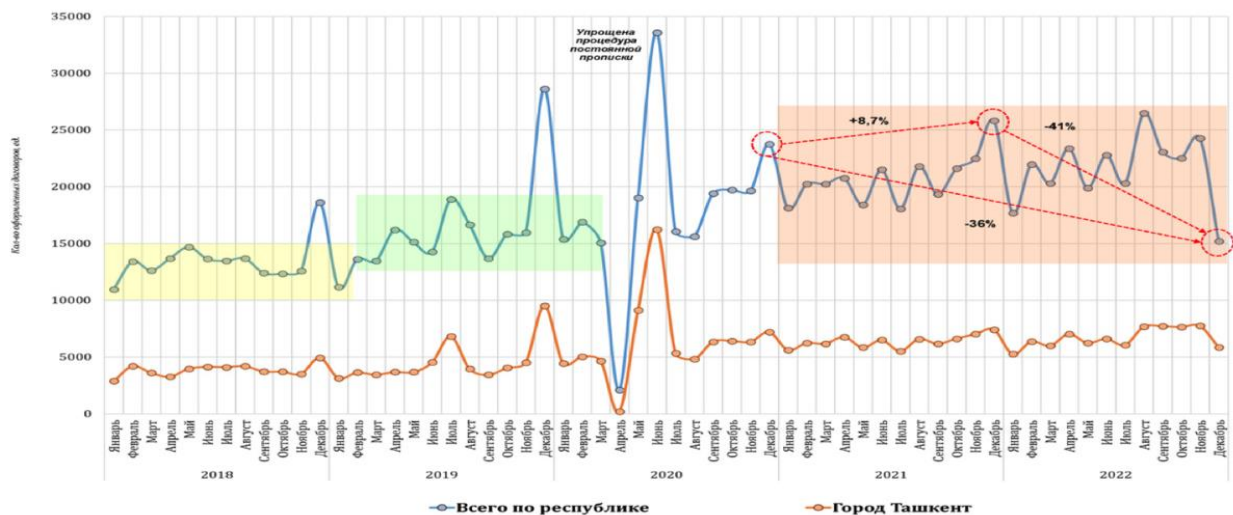
- First, the price of the land. Sometimes it happens that there are already houses on the ground and it is necessary to move the people living in them or to reconstruct the old fund, and this is an additional cost that will also constitute future costs.
- Secondly, the construction estimate, on which the success of the project largely depends. It is he who creates the basis for a clear and precise relationship between the client and the builder.
- Third, the price per square meter includes construction materials, payroll, sales department and advertising costs. And only after all this, the margin is applied.
- From Turtichi: it is not unusual for the human factor to appear here: developers make mistakes in their calculations and realize their mistake when half of the house is already sold. They raise prices to cover profits. And this happens not rarely, but often.

Thus, the price per square meter is formed based on many overlapping factors.

This year, prices have increased by 30-40% depending on the segment and property type. So, the price of one square meter in the Samarkand real estate market, which was 600 dollars last year, was 780-850 dollars this year. The price of a square meter in elite new buildings was around 1.6 thousand dollars at the beginning of the year, and by the end it was 2.1 thousand dollars. The segment of commercial buildings was not left out - its growth exceeded 20%.

In real estate, we see the rate of growth of prices in the correlation series

The analysis of the real estate market of Uzbekistan and the dynamics of the real estate market in the countries show that the real estate market is volatile and a "bubble burst" occurs every 10 years. For example, the "bubble burst" occurred in 2009, causing a crisis in the country's real estate market. The next "bubble burst" occurred in 2019, which once again caused a global crisis. We can predict that the next "bubble burst" in the real estate market " may occur in 2029.



Summary

Creating a conceptual 3D model that best matches the future object using BIM tools. Using it for marketing purposes makes it possible to improve communication with the client, to develop a long-term strategy for the development of the banking and financial system.

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