

## MODERN CRITERIA IN THE CONSTRUCTION INDUSTRY IN NEW UZBEKISTAN

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### Abstract:

The participation of government bodies in the management of the construction complex is determined by a high degree of responsibility for the pace of socio-economic development of the region, for the implementation of social programs and ensuring the effectiveness of centralized investments. Currently, government investments constitute a significant part of the total investment, the active participation of builders in the construction of modern buildings and structures, radically changing the appearance of our cities and villages, as representatives of an industry that directly serves to improve the quality and standard of living of our people.

Key words: construction, strategy, road map, modernization, innovative, development, modern

Today, thanks to consistent reforms being implemented in New Uzbekistan, the construction industry, like the whole country, is moving to a new stage of development. The results of the implemented work are reflected in big changes in our public life, in particular in the construction of the “Obod Kishlok”, “Obod Mahalla”, “New Uzbekistan” communities, as well as in the joy of people who will have their own home, which they dream of for many years.

From this point of view, it must be emphasized the active participation of builders in the construction of modern buildings and structures, radically changing the appearance of our cities and villages, as representatives of an industry that directly serves to improve the quality and standard of living of our people.

Modernity and safety are the main criteria in construction

As we have already mentioned, today construction has become one of the fastest growing sectors of the country’s economy. The total volume of construction work in the republic amounted to 35 trillion soums in 2017 (as of November 17, 2023, \$1 = 12269.42 soums), 51 trillion soums in 2018, 71 trillion soums in 2019, 88 trillion soums in 2020, 108 trillion soums in 2021 and 131 trillion soums in 2022.

The adoption in recent years of 28 presidential documents and 24 government decrees on reforming the construction sector has created the basis for improving work in this system in all areas. And the adoption of a new edition of the Urban Planning Code. served to adapt the work to the requirements of the new era.

The strategy and road map for the modernization and innovative development of the construction network for 2021-2025 were also approved. It is important to note that within the framework of these documents a number of measures and reforms were implemented and certain results were achieved.

First of all, it should be noted that over the past six years, 1,370 urban planning documents for urban and rural settlements have been developed, including master plans and projects for 202 cities and towns and master plans for 1,168 rural microdistricts along with detailed plans.

In addition, within the framework of the “Obod Kishloq” and “Obod Mahalla” programs, 1944 comprehensive master plans for mahallas with a large number of socio-economic problems were prepared.

By the end of the year, it is planned to develop another 225 urban planning documents, including master plans for 11 cities and 50 villages, master plans for 42 districts, and master plans for 122 villages.

Work is also underway to create basic schemes for the first placement in the republic. This requires qualified and experienced personnel. Therefore, experienced foreign specialists working in the field of urban planning are attracted as consultants to the main design institutes of the system.

Over six years, 537 technical regulations relating to the construction industry were developed and old ones were updated. 10 regulatory documents on improving the energy efficiency of buildings and the use of renewable energy sources have been improved based on European standards.

In 2023, in order to simplify the requirements for the construction industry in urban planning standards:

- 44 will be mutually combined;
- 36 of them will be combined into resource estimates;
- 30 will be transferred to the category of technical regulations;
- 76 will be transferred to the reference category;
- 46 will be transferred to the category of estimated resource standards.

In order to introduce modern standards and technologies, cooperation has been established with advanced foreign countries. In particular, expert consultants from Japan on seismic standards, the USA on fire safety rules, and South Korean expert consultants on the harmonization of building standards with foreign

standards, taking into account geology, natural climate and seismic characteristics, were involved.

At the same time, our country uses technical regulatory documents of the construction industry of such countries as Great Britain (USA), China (GB, CJ, JC, JG), Korea (KVS), European Union (EU), Russia (SNiP, SP), USA (IBC), Japan (JIS). It should be noted that these are very necessary and relevant areas for the industry. Because the building can be built quickly. But if you do not pay attention to the issues of seismic resistance and fire safety, the building may not turn out to be a durable home for people, but an ordinary shelter. The modern world and modern requirements do not allow this.

The process of reviewing project documentation has been transferred to a completely transparent electronic system. The practice of providing a set of paper documents to expert bodies has been completely abandoned. Design and estimate documentation is submitted for examination online.

To date, a total of about 111,000 facility projects have been reviewed through this system. As a result, about 20.5 trillion soums were saved on these facilities.

Also, by issuing certificates to legal entities working in the field of expertise, a competitive environment has been created in the system. Based on the category of object complexity, the system for providing expert opinion was classified. An electronic rating of expert organizations has been launched to issue opinions to projects of a differentiated category. A mechanism has been created for certifying experts and issuing opinions based on the classification of projects by complexity categories.

The practice of using the “volumetric” method in the development of design and estimate documentation is being introduced. The work of foreign countries in this direction, the applied regulatory documents, new technologies and achievements achieved as a result of the use of the volumetric method have been studied.

As an experiment, it is planned to use the “volume” method in some social areas and infrastructure facilities included in the 2024 program, and a corresponding regulatory document is being developed for the implementation of these methods.

Based on the results of the experiment, it is planned to apply the “volumetric” method to other areas of construction by 2025 and increase the share of the “volumetric” method in the total number of construction projects to 50%.

The “Construction Control” information system has been implemented locally and control processes have been automated. Thus, in 2022, more than 30 thousand objects were controlled through this system. In order to overcome bureaucratic obstacles and widely introduce modern information and communication

technologies, in addition to the national information system “Shaffof Qurilish”, a number of online electronic platforms have been launched. These include the systems “Construction Quality Control”, “Examination of Design and Estimate Documentation”, “System for Monitoring Target Programs”, “Ogokh Fukaro”, “Geoportal”, “Classifier of Construction Materials”.

Government services in the construction sector have been digitized. As a result, today it is in this order that approval is carried out to change the appearance of buildings and structures, change the specialization of buildings and structures, give permission for the reconstruction, reconstruction and construction of additional buildings and structures on our territory, agree on design estimates, register the object to begin construction - installation work, services are provided such as issuing a permit to use an object whose construction and installation work has been completed, and issuing a certificate stating whether the real estate is damaged or not.

Construction is a profession that requires great responsibility. Not everyone is involved in construction work. Electronic rating and bidding in the system help identify real and experienced contractors. In particular, the rating of construction, contracting and design organizations is integrated with the information systems of relevant government agencies on the electronic rating platform. Thanks to this, their information and rating in this area is formed. Currently, this rating includes more than 19,000 construction and contracting organizations. In total, the rating system for design organizations includes more than 1,900 design organizations.

Thanks to the electronic tender platform, the human factor in electronic tender processes in the construction industry is completely eliminated. The system determines the executing organization based on the rating of organizations and automatically evaluates their commercial offer. Moreover, this system prevents various paperwork and expenses. Through the platform, tenders for 7,057 objects were held in 2022 and 748 billion soums were saved. This year, tenders were held for 656 design organizations and 509 construction and contracting organizations, saving 149.5 billion soums.

The main goal is to provide the population with housing

Over the past six years, our country's population has increased by 5.5 million people, exceeding 36 million. At the same time, our cities are expanding and becoming more modern. This, of course, increases the need for housing. In our country, the construction of many houses in order to create decent living conditions for people is becoming increasingly intensive, and the goal is to meet this demand.

From this point of view, it is noteworthy that since 2017, 326 thousand new houses have been commissioned across the country, and the housing supply per capita has increased by 18% over this period.

Over the past three years, banks have allocated 33 trillion soums of mortgage loans to 210 thousand families. 73 thousand low-income families were provided with a subsidy in the amount of 1.3 trillion soums for the down payment and interest payments. These are, of course, not small numbers. Behind this, first of all, lie the results of reforms carried out in a humane state based on the principle “for human dignity.” Indeed, thanks to such efforts, not only new houses and social facilities are being built, but also the infrastructure of our cities and villages is being modernized, and the capabilities of additional networks are increasing.

As a result of the introduction of market principles into the industry, hundreds of private client companies were formed. Eleven large clusters of precast concrete high-rise buildings have emerged. Thanks to the creation of conditions for entrepreneurs, the production of cement, gas blocks, tiles, and porcelain stoneware has increased, and their prices have become significantly cheaper. Last year, 60 thousand apartment buildings were built. Construction of the “New Uzbekistan” massifs began in 31 regions. In general, the volume of housing construction this year is planned to increase 1.5 times - up to 90 thousand.

Dream place – massifs of “New Uzbekistan”

In fact, human-first social policies become even more important as they become coherent. And these matters are under the personal attention and control of the head of state. In particular, in order to ensure the implementation of the Presidential Decree of April 13, 2023, according to the address list approved by the Cabinet of Ministers, the construction of 2012 houses with a total of 90 thousand 923 apartments was determined. Of these, 837 houses with 30 thousand 639 apartments will be built in 38 “New Uzbekistan” areas in 14 regions.

According to last year’s program, out of 532 houses that were planned to be built in the “New Uzbekistan” area and transferred from year to year, 111 (21 percent) were put into operation. According to the 2023 program, out of 305 houses that will be built in such areas, they were put up for auction, 218 were sold, and contractors were identified. Sales of the remaining 70 continue.

The design and estimate documentation developed for 172 houses was also reviewed, and positive conclusions were received. 153 houses were registered and permission was received to begin construction and installation work from the control inspection in the field of construction and housing and communal services.

To date, 126 houses (3 thousand 994 apartments) have been commissioned in the “New Uzbekistan” area. That is, many people received the house and address of their dreams.

Also, according to the program, in other regions with high demand for housing, private entrepreneurs are building 60 thousand 284 houses, out of 1 thousand 175 houses 1008 (5 thousand 047 apartments) housing control is carried out in the field of construction and housing and communal services, construction and installation work is underway work. Work is also in full swing to connect new arrays to utility networks.

In April of this year, at a video conference meeting dedicated to the priority tasks of housing construction in the “New Uzbekistan” areas and the implementation of the mortgage program for 2023, the President of the Republic of Uzbekistan put forward a number of proposals and initiatives for the further development of work in this direction. For example, to reach more people, he said, people with insufficient official income will be given the opportunity to get a mortgage loan. According to him, when determining their solvency, money paid for using bank cards, rent, utilities and other expenses are also taken into account.

Citizens who make a higher down payment will be able to get a cheaper loan from the bank. It was said that the validity period of the subsidy notification will be reduced from 12 months to 4 months in order to utilize the funds allocated for the subsidy faster. At the same time, citizens who have not used the certificate during these months will be given the right to re-apply for a subsidy.

As part of the “My First Home” program, aimed at providing the population with affordable housing, a special housing company will be created under the ministry. For this purpose, 36 hectares of land will be allocated in the Zangiata district of the Tashkent region, 58 multi-storey buildings, social institutions and entertainment centers will be built. In this case, you can reduce the price of houses by selling commercial and retail space at market price.

At that video conference, many more issues related to the construction industry were raised. In order to reduce construction costs, customs duties on the import of wood, plywood, wooden formwork and glass will be abolished until 2025, and the customs duty exemption on high-quality cement will be extended for another year. Look, the cost of building a house comes down to 5 percent just because of the cement subsidy.

The issues of bringing structures up to the infrastructure capacity of the region, supporting manufacturers of building materials, and constructing buildings in accordance with seismic standards were also widely discussed.

The work being done in the system today is aimed at achieving these goals. Indeed, among the buildings and structures being erected, the mood of people and the way of life are of no small importance. In addition, the role and importance of the construction industry in the structure of the economy is also very high. From this point of view, it is noteworthy that the work and services carried out in the construction sector in Uzbekistan today serve not only as the basis for strengthening the national economy, but also as an important tool in finding solutions to pressing social problems. Ultimately, the buildings create a new way of life in New Uzbekistan.

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