



Providing Real Estate Services to Provincial Regional Industry

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ABSTRACT

This article covers the provision of real estate services to the industry of the region and its analysis.

Keywords:

Service sectors, correlation analysis method, statistical data of the service sector, industry, Providing real estate services

Our task consists of evaluating the existence of strong and weak connections which influence the development of public service sectors. We use the correlation analysis method in order to perform this task. Because our goal is considered to evaluate the importance and reliability of the interdependencies which influence the development of each sector which serves the population. We measure the criterion of dependence which influences the living conditions of the population through correlation analysis, but we cannot determine the cause of the relationships.

We selected information which belong to the reporting years 2004 - 2018, these information identified the areas of service and

the factors which influence them, on the basis of certain signs (Table 1).

In this case, the factors which influence the development of each service sector are separately divided in the modeling. Therefore, we took the development of some service sectors as a factor which influences to other service sectors. The impact of influencing factors affects service sectors in different degrees. Selected factors may be involved in modeling once or more. Because we consider one factor as the main factor which influences each service sector, and we can consider another factor as the main factor which influences only one service sector.

Table 1.

Service sectors for the population of Kashkadarya region and the factors which influence them

Km_x – providing real estate services to the population of the region (in billion soums)	Y_6
A_s – total number of the population of region (thousand people)	X_1
I_{ba} – employed part of the population of the region (thousand people)	X_2
A_d – total income of the population of region (in billion soums)	X_3
K_m – capital investments of the population of the region (in billion soums)	X_4

We created the following functional view on the basis of the service sectors in Table 1 and the factors which influence them . A functional view of the empirical models which are structured for each sector of the service sector for the population of the region

$$Km_x = \varphi_6(A_d, K_m, Uyk_{xx}, M_x) + \varepsilon_6$$

Km_x – providing real estate services to the population of the region

We used statistical data from 2004 to 2018 to create multi-factoral empirical models through the service sectors for the population of Kashkadarya region and the factors which influence them.

Table 2.
Statistical data of the service sector of the population of Kashkadarya region

Km_x - providing real estate services to the population of the region Y_6	A_s - total number of the population of region X_1	ba -employed part of the population of the region X_2	A_d -total income of the population of region X_3	$T_o' x'$ - providing education services to the population
5,4	2378,2	769,4	541,7	3,9
7,8	2419,8	821,7	653,5	7,8
12,4	2462,2	850	850,3	11,9
14,1	2506,2	877,8	1068	15,2
18,3	2565,9	908,7	1376,6	18,9
26,7	2615,5	940,2	1803,4	32,3
31,4	2671	971,6	2380,4	39,3
40,6	2713,2	1003,7	2692,1	38,9
63,7	2762,3	1036,6	3186	46,2
89,5	2895,5	1072,3	3723,5	69,6
108,3	2958,9	1108,5	4304,4	89,8
136,9	3025,6	1143,9	4928,9	106,5
170,2	3089,4	1180,9	5597,1	131,1
191,3	3148,1	1218	6308,6	163,9
226,9	3186,8	1262,6	7063,8	227,8

The correlation matrix among the factors which influence the development of each sector

$$Y_6 = -16,856 + 0,088 * X_3 - 0,028 * X_7 - 0,472 * X_{13} + 0,087 * Y_2$$

t (-4,771) (8,456) (-5,193) (-4,717) (4,797)

We achieved the following efficiency when we analysed them with empirical models: As we can see from the table 13, the consistent implementation of the priorities which was set out in the Decree of our President "On the Action Strategy for the five priority areas of development of the Republic of Uzbekistan in

of the service sector in Kashkadarya region, was calculated in the program Eviews 9.

2017-2021", empirical models which is built in order to develop service sector to the population of Kashkadarya region in the future and forecasting results which are obtained with taking into account the ongoing reforms in this sector, show the followings:

Table 3.

Forecast of service sectors for the population of Kashkadarya region (billion soums / thousand soums)

Indicators	2019 (real)	Forecast years					
		2020	2021	2022	2023	2024	2025
Km_x – providing real estate services to the population of the region Y_6 / per capita	533,06	603,86	679,97	761,53	848,70	977,6	1171,3
	164,13	182,50	201,79	221,98	243,06	275,2	324,1
	23,86	30,51	39,46	51,52	67,81	89,8	119,4

Providing real estate services (Km_x) will increase by 1,13 times in 2020 compared to 2019, and by 2,20 times by 2025;

Providing educational services (To_x) is forecasted to increase by 1,32 times in 2020 compared to 2019, and by 4,85 times by 2025;

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