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# Development Tendencies of Public Policy in Construction of Multi-Story Houses in the Construction Field

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**ABSTRACT**

This article talks about such issues as priorities of state policy in construction, its goals and objectives, importance, mainly the issue of providing affordable housing to the population in construction, its relevance, history, work that must be done by the state in order for the population to live in favorable conditions, and the importance of prosecutorial supervision in this. In the construction of apartment buildings and the Prevention of the problem of homelessness of the population, the experiences of new industrial states were studied and the issues of applying positive aspects to our legislation and practice were considered.

**Keywords:**

Central office of the state, planned economy, investments, statistics, population density, implementation of legislation, sustainable business model, fair payment, housing policy, land expropriation, biodiversity, industrial products, public-private partnership, energy-efficient products, building materials industry, tender sales, design and estimate documentation, uniform rules of administrative construction, housing stock, population census, mortgage loan.

The role of public policy in construction is very important, and this can be seen from the amount of destruction and damage caused and the number of victims after the recent natural disaster in the Middle East and Asia Minor countries. We believe that it is possible to fight against such unfortunate situations by taking measures that will cause less damage, even if humanity is helpless.

Since one of the main dimensions of world politics is to ensure the peaceful and prosperous life of the peoples of the countries, all the countries strive to create a peaceful way of life for their people and conduct policies in this regard. One such policy is the state's policy in

the field of construction and providing affordable housing to the population. The purpose of this policy is to prevent the growing number of homelessness and immigrants, which are seen as an international problem. Management of state policy based on the set goal is entrusted to a number of bodies, and the central state apparatus and heads of government directly coordinate and supervise. If we look at the example of the policy conducted in the Republic of Uzbekistan, during the first government, the economy was conducted on the basis of the planned economy left over from the former Soviet era, but after the change of government, the processes of transition from

the planned economy to the free market economy began. In the industry too, these changes have begun to show their results. For example, we can cite the statistics of construction companies, the amount of buildings under construction, and the amount of domestic and foreign investment involved in this field. According to the statistics agency under the President of the Republic of Uzbekistan, construction works in the Republic of Uzbekistan amounted to 388.4 billion soums in 2000, and by 2021 this amount will be 107 trillion 492.7 billion soums. From this amount, it can be seen that the importance of state policy is growing, and foreign investments are being attracted to the sector more. This growth is due to a number of factors. For example, in the territory of the Republic of Uzbekistan, the number of rural settlements was 11,006 in 2018, and in 2022, this number was 10,964. This means that many rural settlements are united at the district level, and this is mainly due to the merging of neighboring rural settlements. The number of towns in the territory of the Republic of Uzbekistan is optimized accordingly, that is, the number of towns in 2018 was 1071, and in 2022 it was 1062. This can also be explained by the increased population density. The population density of the republic was 54.6 people per 1 sq km in 2000, and this figure will be 78.6 people in 2022. It can be seen that construction works have grown accordingly against the background of increasing demand for housing. This increasing population density also puts a number of tasks before the state. First of all, it is reflected in the attraction of more investments in this area and, as a result, in meeting the demand of the population with affordable housing. If we can see this in statistical and practical examples, the number of enterprises and organizations operating in the construction sector from the sectors of the economy was 18,618 in 2014, and by 2023, the number of these enterprises and organizations will reach 46,971. . This shows an increase of almost 3 times. Judging from the fact that investment attraction is defined as the main task in this direction of the state policy, the number of enterprises operating at the expense

of this internal and external investment can be considered a good result. However, the implementation of the experiences of foreign countries into our legislation in the state policy will lead to more effective results, and it is necessary to develop practical proposals based on our conditions after thoroughly studying their positive practices. In the case of 20th-century Great Britain, the expanding infrastructure of electricity grids and the automotive industry in the first quarter of the century enabled housing development. This was one of the main factors. Standardization of building materials and mass production reduced foreign imports and infrastructure costs. This ensured that by 1939, one third of the population lived in houses built after 1918. Three quarters of these built houses were built by the private sector. Today, the UK Government's policy to improve the lifetime performance of buildings through good procurement includes: a delivery system through the Infrastructure Projects Agency, public funding using a sustainable business model and fair payment practices. Specific programs have been developed to promote the use of non-modified forms of contracts for the projects under consideration, as well as to increase the innovation potential of the sector, to accelerate the development and commercialization of digital and manufacturing technologies to create high-quality and safer built infrastructure.

If we analyze the example of other countries, in 2010-2017, the housing stock of France was expanded by an average of more than 370,000 units per year. In 2018, a record result was recorded in the housing market, and 983,000 real estate transactions were carried out during the year. Housing policy should be one of the consistent policies of the government, such as the fight against the artificialization of land and the achievement of carbon neutrality by 2050, but the construction of new buildings on new undeveloped land with low density and the creation of new artificial land have negative environmental consequences. In France, the exploitation of natural areas is higher than in other regions of the European continent, and

this figure represents a higher rate than the constant growth of the population. Thus, the area of France without the possibility of a metropolitan transfer has increased from 20,000 km<sup>2</sup> to almost 33,000 km<sup>2</sup> during the last 30 years. This process, i.e. artificiality, has been explained by reducing soil productivity, increasing the risk of pollution and flooding, sequestering greenhouse gas emissions by reducing carbon sequestration and reducing biodiversity, with negative consequences for diverse communities. In France, domestic energy consumption accounts for 27% of national energy consumption and 20% of emissions due to energy combustion. As a result of the production of construction materials, especially the production of concrete and the transportation of related materials, there was a decrease in carbon deposition in the soil during the construction work.

It is necessary to work on the solution of these problems, considering that the existing problems identified in France also apply to the construction works being carried out in our country. If we look at the global ratings of recent years, we can see that as a result of the construction works in the big cities of our country, the problems related to the natural environment are causing serious negative consequences day by day. According to IQAir, as of October 17, 2022 at 16:48, Tashkent was the most polluted city in the world. This website has information about Tashkent city, "Tashkent is the capital of Uzbekistan and also has the title of the largest city of the country. It has a long history, in which various cultural influences such as Turkic and ancient Persian have been noted, and in modern times - the influence of the Soviet Union, after its end, independent governance based on sovereignty, has shown its results in Tashkent. Its history dates back more than 2,200 years, making it one of the oldest cities still in existence, as it was once a great city that benefited from trade along the Great Silk Road. Today, it is a city experiencing steady economic growth, with industrial facilities growing along with the population. When it comes to air quality, like many cities in the region, it faces some pollution problems due to

excessive use of fossil fuels, as well as poor environmental practices such as the use of poor or low-quality fuels and the burning of large amounts of organic and synthetic materials. An example of these are dust storms that occur in a certain part of the world. In 2019, Tashkent showed an annual average of 41.2 mg/m<sup>3</sup>. This high rate made it an unhealthy environment for certain strata. This increase also places it at 219th place among all cities worldwide, indicating very high levels of pollution problems. Other causes of pollution in Tashkent may be fumes from factories, power plants and other industrial areas. The burning of coal and other materials is the cause of large amounts of smoke, fog and other hazardous materials in the air throughout Tashkent, as well as throughout the country." This information also mainly talks about environmental and air pollution due to industrial products, and today a number of measures are being developed to prevent it. Improving the living environment of our country, keeping the economic and social environment in sync with the times is inextricably linked with the high-tech development of the construction industry. As a result, it is possible to transform the regions into a developed system of comfortable living and successful business. The decision PQ-118 dated 04.10.2023 of the President of the Republic of Uzbekistan "On modernization of heating systems of social sector facilities on the basis of public-private partnership" was signed. According to this decision, The Council of Ministers of the Republic of Karakalpakstan and regional governments in 2023-2026, state-private partnership to ensure uninterrupted supply of thermal energy in the autumn-winter season, modernization of boiler rooms, and maintenance of the heating system of institutions and operation of established standards by switching public social sector objects operating in the republic's territories to coal fuel. on the basis of the private sector will take steps to implement it step by step. It can be seen that now, a certain part of social sphere objects are heated with coal products, and the use of natural gas and electricity, which have been traditional forms of heating, is stopped.

This situation can be explained by a number of objective and subjective reasons. The anomalous cold that occurred in our country in the autumn-winter season of 2022-2023 and the interruptions in the energy system in the territory of the republic during this period could have very devastating consequences. It was only the wise policy of the government and the prompt action that prevented the enormous loss. Considering that there is no guarantee that this history will not be repeated next year, this decision can be said to be the best choice today. Based on this, if we return to the topic, the use of energy-saving products in the building materials of newly built multi-storey buildings is one of the most correct solutions. The corresponding decree of the head of state was signed on this, that is, energy-saving products in construction are related to geological prospecting, searching for raw materials, testing and production in testing laboratories, organization and development of processing. The use of coal products for heating, of course, causes air and environmental pollution at the above-mentioned international rating levels, but from the point of view of safety, this choice is temporarily the most nominal choice, and this process, in our opinion, has started throughout the country and today will end with the launch of mass solar power plants and uninterrupted supply of electricity. The innovative development of the construction complex, that is, during the implementation of national, regional, network and corporate innovation programs and projects, it shows the need to take into account regional characteristics and to use economic resources to the maximum for the development of the innovative potential and culture of construction industry enterprises. To ensure the implementation of the decision of the President of the Republic of Uzbekistan dated February 20, 2019 No. PQ-4198 "On the measures of fundamental improvement and comprehensive development of the construction materials industry", as well as the introduction of modern methods of management of innovative activities in state bodies and enterprises of the republic in accordance with advanced international

standards, and The fact that there is a practical need to develop an effective system of innovative management of the leaders of the building materials industry and to organize mechanisms for implementing changes aimed at its improvement is considered one of the urgent problems of today. Nevertheless, even today, socio-economic mechanisms for increasing the efficiency of management of innovative activities have not been sufficiently developed. The problem of effective management of innovations in enterprises of the building materials industry has always been relevant for managers of all levels of the economic hierarchy, regardless of the form of ownership and the state system of economic regulation. In addition to the techniques and technologies, the ability, qualification and work experience of the employees have a direct impact on the production process of the enterprises of the construction materials industry. In the conditions of digitization of the country's economy, the effective management of innovations in enterprises of the building materials industry is of particular importance. As one of the main directions of the development of the industry, it requires the introduction of more effective methods of innovation management in promising building materials industry enterprises by organizing the management of innovative potential. Based on the opinion of this researcher, the state policy in the construction sector mainly works on filling construction products with cheap, high-quality and non-toxic products, in which problems arising from construction raw materials in the enterprises that process them, and alternative construction products in test laboratories and abroad Emphasis is placed on the main and actual issues, such as introduction to the field, having learned from the experiences of the countries. It is important to use high-quality technologies. Decision No. PQ-4198 of the head of our state on February 20, 2019 "On measures of fundamental improvement and comprehensive development of the construction materials industry" was also adopted with these goals in mind and In order to ensure the execution of this decision, the

prosecutor's office has developed programs and is working on it today. Also, the President's decision PQ-425 on November 17, 2022, "On measures to improve control mechanisms in the implementation of construction projects, to further increase the openness and transparency of the process", related to the digitization of the industry, also covered these issues. According to it, in order to ensure targeted and effective spending of funds allocated from the state budget, to improve the mechanisms of state and public control over construction through the wide introduction of modern information and communication technologies, to ensure openness and transparency: the main design-research and main construction-contracting organizations of the Ministry of Construction It is determined that it will be determined in the national information system of "Transparent Construction" through electronic tender (tender) sales without human factor. The conclusion of the tender (competition) held in the "Transparent construction" national information system, as well as the contracts on the development of project-estimate documents and the execution of contract works between the customer and the design-research and construction-contracting organizations in accordance with the legislation, are stored in this system. It is determined to be created by digital signature and sent electronically to the State Finance Management Information System of the Ministry of Finance for registration or accounting. This decision envisages the implementation of state policy through the use of innovative technologies in the field, that is, it was determined that tender sales will be carried out on an open electronic portal, and the results of the rating will also be visible in electronic form, unlike the previous commission form. In addition, Decree No. PF-6119 dated November 27, 2020 of the President of the Republic of Uzbekistan "On approval of the strategy of modernization, rapid and innovative development of the construction network of the Republic of Uzbekistan for 2021-2025" was adopted, according to which further improvement of the construction network, in order to form mechanisms for the consistent

development of architecture and construction bodies and institutions, to ensure the efficiency of the state management system, to introduce advanced digital technologies into the industry, a number of tasks have been set and in order to ensure the implementation of this decree "On approval of unified administrative construction regulations in the field of construction" on April 20, 2022 The decision of the Cabinet of Ministers No. 200 was adopted. With this decision of the Cabinet of Ministers, the "Administrative regulation of the provision of public services on agreeing to change the appearance of buildings and structures" was approved and a number of mandatory rules were defined in it. Changes in the field of construction, which are included in many new legislations, will have their positive results, when these norms are applied correctly and impartially in practice. Unless this mechanism is electrified, its full operation is not guaranteed. PQ-43 "On additional measures to strengthen control over the implementation of the social and production infrastructure development program of the Republic of Uzbekistan and other state programs" adopted on 10.12.2021 in order to fully ensure control in the field and increase the role of law enforcement agencies in the construction sector - by the Presidential Decree No. 1, the republican headquarters, regional and district headquarters for monitoring and coordinating the implementation of state programs were established and the Prosecutor General was appointed to be the head of the republican headquarters. In addition, within the framework of general state units of prosecutor's offices, including state units of the Department of Combating Economic Crimes and the State Units of the Enforcement Bureau, a Department for Supervision of Law Enforcement in the Construction Sector was established in the organizational-staff structure of the General Prosecutor's Office. Based on this decision, it was decided to develop a program for the development of the social and production infrastructure of the Republic of Uzbekistan (State programs) every year for the coming years. It can be seen that the field in which we

are conducting scientific research is currently of national importance, based mainly on the experiences of developed and newly industrialized countries, scientific achievements and the natural possibilities of our country, practical proposals and innovative methods for multi-storey houses being built and planned to be built on the territory of the state development and implementation are essential. Taking Singapore as an example from both developed and newly industrialized countries, Singapore's public housing plans have evolved over the years, with the government constantly striving to meet the needs of the population. National Development Minister Lawrence Wong said in early 2020, "We are not done building Singapore, it is about building and beautifying our city the only commitment and mission to continue the work". It can be seen that the construction work started during the Lee Hsien Loong era has not yet formed the city into a complete complex, but it should also be taken into account that today Singapore is the most modern and is one of the cities with convenient infrastructure. In Singapore, the Housing and Development Board was established in 1960, after 3 years, this organization has built more than 31,000 flats, all of which have piped water and clean sanitation.

At the same time, the fact that some of the projects under construction today do not have sewage networks remains one of the serious shortcomings in our construction industry (it was identified in one of the "New Uzbekistan" massifs under construction in Syrdarya region as part of practical work). In 1964, Singapore launched a home ownership program that allowed people to buy homes with basic amenities at affordable prices. The home ownership program gave citizens the opportunity to own material wealth and a share in national building. Today, there are more than 1 million apartment buildings in the country, 80 percent of which belong to the local population, and 9 out of 10 people own their own home.

At this point, it is necessary to mention the processes of population census planned to be conducted in our country in 2022 by the State Statistics Committee and the Population Fund of

the United Nations in the Republic of Uzbekistan. The last census was conducted 30 years ago in 1989 and the 2022 census is said to be the first since independence. In accordance with the decision No. 710 of the Cabinet of Ministers of the Republic of Uzbekistan dated November 11, 2020 "On preparations for the 2023 population census in the Republic of Uzbekistan and measures to conduct it", the 2023 population census will be held in our republic. On June 10, 2015, the United Nations adopted the resolution "Principles and recommendations on population and housing stock registration in 2020". According to it, it was determined that the UN member states will conduct population and housing stock census at least once. To date, preparations for this process have begun in the CIS countries, as well as in Uzbekistan. The census process covers three stages.

The first is the preparation stage. This will last for about three years.

The second - the main stage includes a period from 10 to 60 days.

In the third stage, the primary materials related to the population census are received by specialized structures for data processing, the received materials are prepared for processing in an automated system, the primary data are coded, controlled and edited for inclusion in automated programs, the preliminary results of the population census are obtained, the results obtained are published and distributed. If this process was carried out in the early years of independence, it would not have become a mandatory process by the UN resolution, and there would have been an opportunity to conduct it freely in terms of time. According to the information provided by the UN Population Fund in the Republic of Uzbekistan, in this round, Uzbekistan will join the ranking of 227 countries in terms of population census. Some of these countries and territories have already conducted censuses in 2015 and beyond, while others are slated to do so in future years up to 2024. According to the information provided by this organization, Uzbekistan ranks 41st in the world in terms of population. UNFPA (UN Population Fund) opened its office in

Uzbekistan in 1993. Currently, UNFPA is implementing the fifth state program for 2021-2025 in Uzbekistan. The reason we are presenting this information is that, on the initiative of this organization, the work of creating a list of the population and the housing strata of the population, the population's assets, has begun in our country, and these statistical data, as we have seen in the case of Singapore, are very important for defining the image of our country and for relations with international organizations. has a big impact. Based on this, it can be said that the decree of the President of the Republic of Uzbekistan "On measures to implement the program of providing housing to the population through mortgage loans based on market principles in 2023" was signed on April 13, 2023. According to it, the purpose of forming a modern and stable system of providing mortgage loans to individuals, targeted support by the state to families in need of improving housing conditions, attracting financial resources in local and international capital markets and then directing them to refinancing mortgage loans is envisaged. This form it can be said that it is one of the most humanitarian directions of the reforms that started in the literal sense, that is, such decisions and decrees are of great importance in providing the population with affordable housing, preventing problems related to obtaining a mortgage loan, and ensuring that the population gets their own housing as soon as possible. In the case of Singapore, by the time Singapore gained independence in 1959, there was a housing shortage and related problems. Priority was given to building public housing for low-income groups, and in 1960 the Housing and Development Board was established to replace the Singapore Development Trust. By 6 March 1976, more than half of the local population lived in flats built by the Housing and Development Board. Public housing in Singapore consists mainly of high-density, high-rise developments located in suburban areas. Most of the public housing estates are independent estates that not only have the necessary facilities to meet the basic needs of the population, but also have various

community facilities such as schools and recreational facilities. We can see this in the example of the "New Uzbekistan" massifs that are being built in our country today. In Singapore, apartments were mostly sold to citizens in units of no more than one. This led to the majority of the country's population owning private homes. A major renewal program began in 1992 to improve the surrounding areas of individual units and plots. The program served as the basis for the adoption of the Home Improvement and Neighborhood Renewal Program in 2007.

Having studied the problems faced by the above-mentioned Great Britain, France and Singapore in the field of housing and construction, the state policies that are being carried out today and the policies that are being carried out in our country, it can be said that today the above mentioned It is not necessary to learn the experience of the countries that have been made. But these countries, hundreds of years before us, passed the tests that our country is facing today and are considered countries with certain experiences, and even today, these countries, using modern innovative technologies, do not harm the natural environment, and preserve a healthy living environment for the future generation. are meeting their needs.

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