

Housing Policy in Uzbekistan During the Years of Independence (On the Basis of Normative Legal Acts)

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Annotation: The radical reforms implemented in Uzbekistan in recent years are laying the foundation for the development of socio-economic and cultural life of the country. In this process, special attention will be paid to the state support of the housing sector, the development of industrial enterprises producing construction materials, providing the population with quality and affordable housing that meets local conditions and state support for enterprises specializing in the development of construction materials. In particular, as a result of increasing attention to housing policy in recent years, housing construction in cities and villages has expanded. This situation is helping to meet the demand for housing.

Key words: Construction materials, individual and cooperative housing, service apartment, housing policy, relevant projects.

Official documents are an important source of housing policy during the years of independence. In particular, the decisions and decrees of the President of the Republic of Uzbekistan and the Cabinet of Ministers of the Republic of Uzbekistan play an important role in the study of housing policy. This article analyzes the role of these sources in researching the topic of housing policy.

From the first years of independence, special attention has been paid to housing construction and housing. In 1991-2000, a number of official documents on this issue were adopted. On August 30, 1993, the Cabinet of Ministers of the Republic of Uzbekistan adopted Resolution No. 434 "On measures to organize the construction of low-rise housing in the country." The resolution defines the establishment of state joint-stock construction corporations in the field of housing construction, their financial support and tasks.^[1] Also, starting from these years, normative and legal documents aimed at developing the production of construction materials and their delivery to construction sites have been adopted. For example, on April 7, 1994, the Cabinet of Ministers of the Republic of Uzbekistan adopted Resolution No. 191 "On the procedure for the sale of wall materials at preferential prices to individual housing developers and housing cooperatives." This decision will be implemented in order to create the necessary conditions for the promotion and development of individual and cooperative housing. This normative-legal document allows to analyze the role of building materials in housing policy in the early years of independence. In particular, the official document provides information on the procedure for delivery of wall materials to individual builders and housing cooperatives. ^[2] .

In the 2000s, a number of normative and legal acts related to housing construction were adopted. These official documents allow us to study certain issues of housing policy in this period. In particular, from this period, the issue of housing for certain groups of the population will be raised, and this will be reflected in the housing policy. For example, the Cabinet of Ministers of the Republic of Uzbekistan on July 31, 2008 adopted Resolution No. 163 "On approval of the Regulation on the procedure for allocating land plots for the purchase of apartments and individual housing construction using long-term mortgage loans to servicemen of the Armed Forces of the Republic of Uzbekistan." . According to this decision, the procedure for allocating land plots for servicemen of the Armed Forces of the Republic of Uzbekistan for the purchase of apartments and the construction of individual housing using long-term mortgage loans will be established. In particular, the procedure for allocating a plot of land for individual housing for servicemen is as follows. At the request of the servicemen and at the request of the relevant ministries to the local state authorities, a plot of land could be provided to servicemen on a free basis for individual housing construction in the prescribed manner. During the development of the land plot, the serviceman and his family members were provided with a service apartment for up to two years.^[3] . On May 31, 2012, this decision was amended ^[4] .

Also, during this period, mechanisms for the implementation of construction work in housing policy were developed. These processes are carried out on the basis of normative-legal documents, the analysis of which helps to gain a deeper understanding of the topic. In particular, the Resolution of the Cabinet of Ministers of the Republic of Uzbekistan No. 127 of April 30, 2009 "On measures to introduce a simplified procedure for issuing permits for individual housing construction (reconstruction), coordination of projects in one place in the competent authorities" is done. According to the resolution, the Public Service Centers will be responsible for issuing permits for individual housing construction (reconstruction) and coordinating the relevant projects in the competent authorities. As a result, the main tasks of the Public Service Centers are the preparation of initial permits (projects) for the start of construction and reconstruction of housing, acceptance of housing for use and state registration of real property rights in the territorial bodies of the State Committee for Geodesy and Cadastre of Uzbekistan.^[5]

During this period, the construction of houses in rural areas on the basis of standard designs was carried out. In particular, in this regard, the President of the Republic of Uzbekistan on August 3, 2009 No PP-1167 "On additional measures to expand housing construction in rural areas" and the Cabinet of Ministers of the Republic of Uzbekistan on October 26, 2009 "On rural projects on the basis of standard projects Resolution No. 280 "On measures to organize the construction of housing with the participation of the engineering company" Invest ". On the basis of this resolution of the Cabinet of Ministers of the Republic of Uzbekistan, the procedures for the construction of housing in rural areas with the participation of banks and companies, their financing and lending to the population are specified. The resolution also clarifies key terms in the field of housing construction. For example, the terms individual builder, engineering company, contractor, earmarked funds, affordable housing, down payment, and legal mortgage are roughly addressed. Also, special attention was paid to the issue of land allocation in the new housing construction procedures^[6].

In 2011-2015, the process of building housing in rural areas on the basis of standard projects was continued. In particular, on January 14, 2012, the President of the Republic of Uzbekistan adopted Resolution No. PP-1687 "On the program for the construction of individual housing in rural areas on standard projects in 2012." The process of housing construction in rural areas is to improve the architectural and planning appearance of rural settlements, increase the living standards and quality of life of the rural population by expanding the scale of construction of individual housing on improved standard projects, development of external engineering and transport communications, social and market infrastructure carried out for the purpose. The program was implemented with the involvement of preferential mortgage loans from the Asian Development Bank.^[7] In recent years, the production of building materials for the construction of individual housing on standard designs in rural areas has been developed^[8].

In 2016-2021, housing construction has developed, which indicates the growing attention to this area. In particular, during this period, many normative and legal acts aimed at the development of housing policy were adopted. On the basis of these official documents, a number of housing construction programs have been implemented. On October 21, 2016, the Resolution of the President of the Republic of Uzbekistan No. PP-2639 "On the program of construction of affordable housing in rural areas on the updated standard projects for 2017-2021" will be adopted. The main task of this document is to provide rural families with affordable housing^[9].

During this period, the construction of affordable housing has developed not only in rural areas, but also in cities^[10]. On March 13, 2017, the Resolution of the President of the Republic of Uzbekistan No. PP-2824 "On additional measures to expand the scale of construction of affordable housing in Tashkent in 2017-2021" will be adopted. The main purpose of the implementation of this document was to update the housing stock of Tashkent and further improve the living conditions of the population.^[11]

Between 2016 and 2021, the construction of houses for young families and families in need will increase. This was mainly done by the state in the system of construction of affordable housing and their sale to buyers on the basis of mortgage loans. In other words, the construction and reconstruction of multi-apartment houses was financed by the state, and these houses were provided to young families, those living in dilapidated houses, and citizens in need of improved housing conditions.^[12] The main goal of this program was to support citizens in need of housing. In addition, special attention is paid to the provision of housing for military personnel and heads and employees of local executive bodies^[13].

In short, normative and legal documents play an important role in the study of housing policy implemented in Uzbekistan during the years of independence. These official documents help to analyze issues related to housing management organizations, housing policy and their financing, housing construction processes in urban and rural areas, housing and construction materials through historical research methods.

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^[1] Resolution of the Cabinet of Ministers of the Republic of Uzbekistan No. 434 of August 30, 1993 "On measures to organize the construction of low-rise housing in the Republic."

^[2] Resolution of the Cabinet of Ministers of the Republic of Uzbekistan No. 191 of April 7, 1994 "On the procedure for the sale of wall materials at preferential prices to individual housing developers and housing cooperatives"

^[3] Resolution of the Cabinet of Ministers of the Republic of Uzbekistan No. 163 of July 31, 2008

^[4] Collection of Legislation of the Republic of Uzbekistan, 2012, No. 22, Article 248

^[5] Resolution of the Cabinet of Ministers of the Republic of Uzbekistan No. 127 of April 30, 2009

^[6] Resolution of the Cabinet of Ministers of the Republic of Uzbekistan dated October 26, 2009 No 280 "On measures to organize the construction of housing in rural areas on the basis of standard projects with the participation of the engineering company" Qishloq Qurilish Invest "

^[7] Resolution of the President of the Republic of Uzbekistan dated January 14, 2012 No PP-1687 "On the program of construction of individual housing in rural areas on standard projects in 2012." // Collection of Legislation of the Republic of Uzbekistan, 2012, No. 3-4, Article 29; 2013, No. 2, Article 17

^[8] Resolution of the Cabinet of Ministers of the Republic of Uzbekistan dated June 19, 2014 No 160 "On measures to ensure the effective operation of enterprises producing construction materials for individual housing construction on standard projects in rural areas." // Collection of Legislation of the Republic of Uzbekistan, 2014, No. 25, Article 310; 2015, No. 11, Article 127

^[9] Resolution of the President of the Republic of Uzbekistan dated October 21, 2016 No PP-2639 "On the program of construction of affordable housing in rural areas on the updated standard projects for 2017-2021." // Collection of Legislation of the Republic of Uzbekistan, 2012, No. 3-4, Article 29; 2013, No. 2, Article 17

^[10] Resolution of the President of the Republic of Uzbekistan dated November 22, 2016 No PP-2660 "On measures to implement the program of construction and reconstruction of affordable housing in cities in 2017-2020"

^[11] Resolution of the President of the Republic of Uzbekistan dated March 13, 2017 No PP-2824 "On additional measures to expand the construction of affordable housing in Tashkent in 2017-2021"

^[12] On approval of the Regulation of the Cabinet of Ministers of the Republic of Uzbekistan dated January 16, 2017 "On financing the construction and reconstruction of apartment houses, as well as selling them to young families, residents of dilapidated housing and other categories of citizens in need of housing" - numbered decision. // Collection of Legislation of the Republic of Uzbekistan, 2017, No. 4, Article 53, No. 37, Article 996; National Database of Legislation, 18.10.2017, No. 09/17/839/0131, 20.06.2019, No. 09/19/498/3310, 22.10.2019, 09/19/889 / 3945-son.

^[13] Resolution of the Cabinet of Ministers of the Republic of Uzbekistan dated August 11, 2017 "On approval of the Regulation on the procedure for providing long-term soft mortgage loans and individual housing plots for the purchase (construction) of housing for servicemen of the Armed Forces of the Republic of Uzbekistan" 619 -numbered decision. // Collection of Legislation of the Republic of Uzbekistan, 2017, No. 33, Article 853; Resolution of the Cabinet of Ministers of the Republic of Uzbekistan dated May 19, 2017 No 299 "On approval of the Regulations on the organization of construction, distribution, use, maintenance and repair of service housing for heads of local executive authorities." // Collection of Legislation of the Republic of Uzbekistan, 2017, No. 21, Article 394, No. 35, Article 931