

5. Формирование механизма социально-экономического развития территории как фактора устойчивого развития Казахстана, в контексте влияния новых образовательных технологий: отчет о НИР, проведенной в рамках инициативных и рискованных научных исследований и разработок по гранту Комитета науки Министерства образования и науки Республики Казахстан (проект по направлению «Национальная идея как основа устойчивого развития Казахстана»); рук. Л.Л. Божко. – А., 2013. - Рег. № 4 ПРИ/101-105. – 18,75 п. л.

### **ТҮЙІН**

Аймақтық саясаттың негізгі мақсаты әлеуметтік теңсіздіктердің пайда болуына жол ашатын теңсіздікті азайту, тұтастай алғанда елдің немесе оның бөліктерінің, сондай-ақ елдердің топтарының әлеуметтік-экономикалық дамуына кедергі келтіретін жайттарды азайту. Осыған орай, мақала өңірлік экономиканың проблемаларын қарастырады, өңірлердегі өнеркәсіп өнімдерінің өндіріс динамикасын, тау-кен өнеркәсібінің өндіріс көлемін, Қазақстан Республикасының өңірлерінде ауыл шаруашылығы секторының даму динамикасын талдайды.

### **RESUME**

The main goal of regional policy is to minimize those inequalities that pave the way for the emergence of social conflicts, hamper the socio-economic development of the country as a whole or its parts, as well as groups of countries. Therefore, the article examines the problems of the regional economy, analyzes the dynamics of production of industrial products in the regions, the volume of production of the mining industry, the direction of the development of the agricultural sector in the regions of the Republic of Kazakhstan.

UDC 356

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### **PROBLEMS AND STRATEGIC DIRECTIONS OF HOUSING CONSTRUCTION DEVELOPMENT IN THE REGIONS**

#### **Annotation**

The problems and conditions of construction complex development in Kazakhstan are considered in this article. The indicators level of housing construction development in the regions, the implementation of regional programs for housing construction are disclosed and analyzed. Priority strategic directions for the development of the region's industrial and construction complex were identified.

**Keywords:** construction, region, program, fixed assets, major repairs, branch.

In the Republic of Kazakhstan, the creation of fixed assets for production and non-production purposes through the new erection / or changes (expansion, modernization, technical re-equipment, reconstruction, restoration, overhaul) of existing facilities (buildings, structures and their complexes, communications), installation (dismantling), associated with them technological engineering equipment is defined as a construction industry. The industry's products are finished and commissioned factories, railroads and highways, power stations, apartment houses and other facilities that forming the main funds of the national

economy of the country. Depending on the purpose of the projects under construction, civil and non-civilian construction is distinguished. Civil construction includes the construction of residential buildings and public buildings [1].

The construction complex of the republic is one of the key sectors and largely determines the solution of social, economic and technical problems of the development of the national economy and the economy of individual regions. Construction work in the republic is carried out by organizations of various ownership forms.

Construction products take, mainly, subject form in the form of buildings and structures, as well as the form of services - installation of equipment, major repairs.

The most important segment of the construction industry is housing construction. Expenditures for the construction of individual and multi-apartment houses, dormitories, residential buildings for social groups (boarding schools for orphans and children without parental care, orphanages, boarding homes for the elderly and disabled, adaptation centers for people without particular place of residence) is defined as investment in housing construction.

Research shows that in the Republic of Kazakhstan the problem of housing insecurity, which meets the existing ideas about normal housing conditions, is very acute, and in order to housing indicators closer to the level of developed countries, it is necessary to introduce several million square meters annually over a period of twenty years of new housing.

The observed intensive growth in construction materials prices, as well as the weak level development of most domestic construction companies, are the main obstacles to the solution of the affordable housing market formation in the country and its regions. Therefore, that according to researchers and official statistics, up to 50% of construction materials are imported into the country, solving the problem of providing population with affordable housing should involve the development of production of building materials in the regions and reduction of their imports to 20% production volume.

The development of the construction industry in the country will be facilitated by the introduction of large-panel house-building technology and prefabricated frame construction based on the experience of Belarus, Germany and Russia.

The housing system, functioning in the country in the pre-reform period, was characterized by strict state regulation of all housing relations and domination of state property. As a result of reforms, the ownership structure of the country's housing stock has radically changed, structural changes in the sources of financing for new buildings have occurred: the share of housing, state enterprises and organizations put into operation has decreased (from 78.2% in 1990 to 13% in 2017) individual builders in the total area of the constructed housing increases (in 2017 was 54.7%). It should be noted that individual housing construction allows to increase the security of population with housing. However, in all regions of the country to provide land for the construction of individual housing there are significant queues. At the moment, there is an acute problem on the deficit of land for housing construction under the state program, social services for the population - kindergartens, schools, polyclinics, etc.

In the Republic of Kazakhstan, the state, despite the decline in its participation in housing construction, remains an active participant in the housing construction market.

The activities of the state are aimed primarily at ensuring that all segments of the population have access to housing that meets the requirements for normal living conditions, limiting the ability of homeowners to derive benefits from the imperfect information available to buyers / employers and their monopoly position with regard to competing tenants, and to ensure that externalities are taken into account in the course of housing maintenance. The state solves these problems by regulating and financing the housing sector, provision housing was built at its expense and owned by the state.

Researchers note that the main reasons for the state's involvement in the use of the housing stock are the notions of social justice in providing housing and the economic characteristics of the purchase / hiring of housing and making decisions about the costs of its operation.

In countries with a market economy, widely used means of solving the problem of providing citizens with housing that meets the requirements for normal living conditions is the construction of housing at the expense of the state and the subsequent transfer of housing. Housing, owned by the state, received in the countries with market economy the name of social housing. The state provides housing to certain categories of the population: the poor, government employees, disabled people, etc. At the same time, the fees for renting public housing are set below market rates and are stable; The regularity of their revision, as a rule, is regulated. But the share of social housing in the structure of housing in different countries is not the same, sometimes and insignificant [1].

Researchers note that the implementation of state programs for housing construction brings benefits to those who receive this housing, and other employers, because it creates pressure on prices in the private housing market in the direction of their decline. But with the provision of housing to the population, meeting some minimum requirements to the level of its quality, and as the general welfare of the population grows, citizens are discontented with the quality of the social housing they offered. As a rule, housing allocation procedures ignore the individual requests of families. Social housing is provided on the principle of "take what you give, or you will not get anything." The options for employers are minimal. The ubiquitous practice of the relevant government agencies is to provide a small number (2-3) of options for people with the right to social housing choice or not have a choice. Information on other available options and obtaining a choice from them require shadow payment [1].

In European countries, the regulation of living conditions began in the second half of the XIX century, which was caused by concerns about epidemiological problems. The lack of accommodation, the unsatisfactory situation with the collection of garbage and waste, the lack of running water contributed to the spread of diseases. Legislation began to set standards for the quality of new homes and make certain requirements for the maintenance and repair of the housing stock. In particular, state bodies were given the right to demolish houses that do not meet such requirements, if their owners refuse to bring them into proper condition. Subsequently, the quality standards of housing began to become more complex and reflect the ideas of normal, or decent, living conditions, for which every citizen and family have the right [1].

In the Republic of Kazakhstan, despite the reduction in the share of public housing, the state takes an active part in the functioning of the housing market, in particular, through the adoption of programs for the development of housing construction, which cover the parameters of housing and its payment. For example, the program "Affordable Housing - 2020" assumes the construction of affordable housing to 75 sq. meters for meters cost per 1 square meter to 100 thousand tenge. So, for an apartment of 40 square meters the average monthly fee will be from 30 to 50 thousand tenge. This is well below the average monthly payment for a mortgage - 86 thousand tenge for a similar apartment, and is more affordable for the bulk of the population with low incomes.

It should be noted that in many European countries the regulation of fees for rented housing was carried out until the 80's. XX century. The state set the amount of payment for the hiring of social housing and the marginal rates of rent for housing from private owners. Measures to control prices in the private rental market began to be applied in European countries during the First World War, which was done to prevent inflationary growth in house prices in wartime and worsen the financial situation of families with medium and low incomes forced to spend more and more of their income for rented housing. During this period, state control was carried out not only for prices in the housing market, but also for the

prices of food and essential goods. After the war, the regulation of the prices of goods was abolished, but the regulation of the amount of rent for housing was retained in European countries for many decades. It was believed that such regulation is aimed at ensuring the availability of housing for people with different income levels and the way of redistribution of income from homeowners in favor of its employers. This policy was inspired by the perception of excessive incomes of homeowners who use elements of monopoly power over employers and their lack of awareness, as well as requirements to enable low-income families to remove normal housing at a fair price

The country envisages the construction of housing for participants and invalids of the Great Patriotic War, categories of socially vulnerable sections of the population, civil servants, employees of budget organizations, military personnel and citizens whose only dwelling is recognized as an emergency, primarily in the city of Astana and Mangistau region.

Another important program is the program of state support of the system of housing construction savings, which is aimed at purchasing housing for young families. It assumes that cash accumulates for 3-3.5 years in the bank, after which the bank provides a loan for up to 6 years at a rate of 5% per annum, with a monthly rent of about 50 thousand tenge.

The development of the construction of rental housing in the Republic of Kazakhstan should be directed to the activities of the Kazakhstan Mortgage Company, which plans to put into operation up to 530 thousand square meters. meters per year.

An important direction of the state's activity in the housing construction market is the support of individual housing construction. The implementation of measures of state support for individual housing construction will allow the introduction of an average of 30,000 houses per year [3].

In the conditions of the Republic of Kazakhstan, it is necessary for the state to establish minimum standards for housing provision and housing quality standards. The subject of state regulation should also be the requirements for the level of professional training and knowledge required of realtors. The establishment of such professional standards helps to improve the information provided to consumers about the quality of housing. It is necessary that measures of state regulation are applied to those who rent housing in order to oppose any monopoly power that they receive over time over their employers. Such a measure may be to grant employers the right to apply to a special arbitration body that is entitled to compel the owner of the home to reduce the rent for rent, if similar quality housing is rented at a lower price.

Regions of the country differ in terms of exploitation of housing, the state participation level in the housing market.

The structure of the input of residential houses varies according to the regions of the country, for example, in 2017. relative to 2000, the proportion of housing in Mangistau region were increased, which is characterized by relatively more unfavorable climatic conditions for living than, for example, in West Kazakhstan [4].

However, the construction complex of the region as an economic system can not function outside the context of the external environment, which has a significant impact on the conditions and results of its development. Therefore, this economic system is an open system that is in continuous interaction with other systems (industries and complexes) and is a territorial subsystem of the economy of the region and the national economy as a whole.

Management of the development of the regional construction complex is a purposeful impact on the organizational and economic relations of the subjects of the industrial complex through the relevant institutions with the aim of realizing the economic potential of the industry in order to increase the economic power of the regional industry and to meet the challenges of sustainable social and economic development of the region.

The creation of integrated corporate structures should become the priority strategic directions for the development of the region's industrial and construction complex.

Integrated corporate structures are now becoming one of the most important subjects of the world and national economy, stimulating innovative development, contributing to the acceleration of economic growth, increasing the investment potential and competitiveness of the national economy, and creating a new economic model of social development-the post-industrial innovation economy.

In the regional industrial and construction complex, the development of integrated corporate structures allows meeting the demand of the population for affordable housing by increasing the volume of its construction, ensuring a higher quality of construction materials and construction works being performed, becoming one of the factors of economic growth and creating a competitive environment at the regional level.

Integrated corporate structures will contribute to the development of two major trends:

- integration of diversified business lines and development of integration processes on a multi-sectoral basis;

- transnationalization, ie, expanding the scope of activities in miro-vom scale by foreign direct investment, sozdaniya subsidiaries, branches and representative offices abroad, as a rule, in several countries.

Integrated corporate structures will make a significant contribution to the development of the national economy, the formation of a new economic space, the development of national commodity and financial markets, the market of transport and communications services.

The world practice of developing integrated business is conditioned by its significant advantages, among which the synergetic effectis priority substituted, including financial ones,.

Financial synergy of the integrated business means the impact of integration on such important parameter of the association of a group companies, such as attracting capital and the opportunity to reduce capital costs in joint corporations.

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## ТҮЙІН

Мақалада Қазақстанда құрылыс кешенін дамытудың мәселелері мен жағдайы қарастырылған. Аймақтық тұрғын үй құрылысы бағдарламасын жүзеге асыру, аймақтық тұрғын үй құрылысын дамыту деңгейінің көрсеткіштері талданып, ашылған. Сонымен қатар аймақтық өнеркәсіп-құрылыс кешенінің стратегиялық даму бағыттары анықталған.

## РЕЗЮМЕ

В статье рассмотрены состояние и проблемы развития строительного комплекса Казахстана. Раскрыты и проанализированы показатели уровня развития жилищного строительства по регионам, реализация региональных программ жилищного строительства. Также определены приоритетные стратегические направления развития промышленно-строительного комплекса региона.