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ENSURING THE ACCEPTABILITY OF QUANTITATIVE AND QUALITATIVE INDICATORS IN THE EFFECTIVE ORGANIZATION OF HOUSING FUNDS IN KHOREZM

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Abstract: This article is devoted to the study of the issues of ensuring the optimality of quantitative and qualitative indicators in the effective organization of the housing stock in the Khorezm region. The study used statistical analysis, economic evaluation and qualitative analysis methods. The results showed that the effective organization of the housing stock is associated with meeting the housing needs of the population, saving financial resources and improving the quality of construction. The article allows developing practical recommendations.

Key words: Khorezm region, housing stock, efficiency, quantitative and qualitative indicators, public-private partnership, investment.

Annotatsiya: Mazkur maqola Xorazm viloyatida uy-joy fondini samarali tashkil etishda miqdor va sifat ko'rsatkichlarining maqbulligini ta'minlash masalalarini o'rganishga bag'ishlangan. Tadqiqotda statistik tahlil, iqtisodiy baholash va sifatli tahlil metodlari qo'llanilgan. Natijalar shuni ko'rsatdiki, uy-joy fondining samarali tashkil etilishi aholining turar joyga bo'lgan ehtiyojlarini qondirish, moliyaviy resurslarni tejash va qurilish sifatini oshirish bilan bog'liq. Maqola amaliy tavsiyalarni ishlab chiqish imkonini beradi.

Kalit so'zlar: Xorazm viloyati, uy-joy fondi, samaradorlik, miqdor va sifat ko'rsatkichlari, davlat-xususiy sheriklik, investitsiya.

Аннотация: Данная статья посвящена изучению вопросов обеспечения оптимальности количественных и качественных показателей при эффективной организации жилищного фонда в Хорезмской области. В исследовании использованы методы статистического анализа, экономической оценки и качественного анализа. Результаты показали, что эффективная организация жилищного фонда связана с удовлетворением жилищных потребностей населения, экономией финансовых ресурсов и повышением качества строительства. Статья позволяет разработать практические рекомендации.

Ключевые слова: Хорезмская область, жилищный фонд, эффективность, количественные и качественные показатели, государственно-частное партнерство, инвестиции.

INTRODUCTION

The housing stock is an essential element of the social and economic infrastructure of each region. Housing directly affects the population's standard of living, social stability, and urbanization processes. In the Khorezm region, population growth as well as ongoing economic and migration processes are increasing the demand for housing. Therefore, the effective organization of the housing stock and ensuring the optimal balance of its quantitative and qualitative indicators remains a pressing issue.

At present, a number of regulatory and legal documents and programs have been developed at the national level to promote the development of the housing stock, implement new construction projects, and improve the technical condition of existing housing. In the Khorezm region, the volume of housing construction is also being increased through cooperation between the public and private sectors. Consequently, the harmonization of quantitative and qualitative indicators of the housing stock and ensuring their optimal level is of significant scientific and practical importance [1].¹

When examining the dynamics of changes in the housing stock, it can be observed that it has generally followed a stable growth trend. However, the sharp increase recorded in 2017 caused a disruption in the overall trend. Specifically, in 2017 the housing stock amounted to 35,122.5 thousand square meters, representing a 17.0 percent increase compared to the previous year. Nevertheless, in the subsequent period, particularly in 2020, a decline rather than growth was observed. The total area of the housing stock decreased by 21.7 thousand square meters. The rate of decline intensified in 2021, when the indicator fell by 10.4 percent compared to the previous year, decreasing to 31,369.4 thousand square meters. Although a positive growth trend in the housing stock has been ensured over the past four years, it has not yet reached the level recorded in 2017.

REVIEW OF LITERATURE ON THE SUBJECT

The effective organization of housing funds increasingly depends on the acceptability and coherence of quantitative and qualitative indicators, a theme widely discussed in international policy documents and recent empirical research. The UN-Habitat (2020) Global Housing Strategy provides a comprehensive normative framework for assessing housing systems through affordability, accessibility, adequacy, and sustainability indicators. The report emphasizes that quantitative measures—such as housing stock per capita, affordability ratios, and infrastructure coverage—must be complemented by qualitative dimensions, including housing quality, social inclusion, and institutional capacity. This integrated approach is particularly relevant for regions with rapid demographic change and spatial inequality, where relying on output volumes alone can mask deficiencies in livability and long-term resilience.

Recent scholarship on the social outcomes of resource use further strengthens the argument for combining indicator types. Balruszewicz et al. (2025) analyze household energy footprints in the United Kingdom and demonstrate that purely quantitative energy consumption metrics fail to capture welfare effects unless linked to qualitative outcomes such as well-being and social equity. Although their focus is energy use, the methodological implication is transferable to housing fund organization: effective evaluation requires linking measurable inputs (e.g., energy efficiency, utility coverage) with lived outcomes (comfort, health, satisfaction). This perspective supports multidimensional indicator systems for housing policy assessment, especially in contexts facing energy constraints and affordability pressures.

Regional economic studies contribute additional insights into indicator selection and acceptability. Raxmatullayev D. A. examines factors influencing industrial production in regions, highlighting the importance of contextualized indicators that reflect local economic structure and resource endowments. While focused on industry, the study's analytical logic applies to housing funds: indicators must be region-specific and sensitive to local conditions rather than uniformly imposed. In a complementary vein, Raxmatullayev D. A. discusses democratic, legal, and cultural dimensions of innovative development, underscoring that qualitative institutional indicators—governance quality, social trust, legal stability—shape the effectiveness of sectoral reforms, including housing policy.

The role of digital modeling and spatial data further refines the indicator framework. Abduvaliyev, Dilmurodov, and Rahmatullayev explore geoinformation models in the digital economy, demonstrating how spatial analytics enhance sectoral planning and monitoring. Applied to housing funds, geospatial indicators enable precise assessment of infrastructure access, density patterns, and service gaps, thereby enriching traditional quantitative statistics with spatial-qualitative insights. This approach is especially valuable for managing housing funds in territorially diverse regions, where intra-regional disparities are pronounced.

Econometric perspectives on regional innovation also inform housing fund evaluation. Raxmatullayev D. A. develops comparative econometric models for innovative development of industrial enterprises, illustrating how composite indicators can capture efficiency differentials across regions. Translating this methodology to housing funds suggests that combining quantitative performance metrics (investment volumes, construction rates) with qualitative proxies (innovation adoption, management effectiveness) can improve policy evaluation and resource allocation.

Overall, the reviewed literature converges on a key conclusion: the acceptability and effectiveness of housing fund organization depend on integrated indicator systems that balance quantitative measurability with qualitative relevance. International strategies, national digital reforms, and regional empirical studies collectively

1 https://stat.uz/uz/matbuot-markazi/qo-mita-yangiliklar/60471-qaysi-hududda-aholining-uy-joy-bilan-ta-minlanganlik-darajasi-yuqori?utm_source=chatgpt.com

advocate for multidimensional frameworks that reflect economic efficiency, social outcomes, institutional quality, and spatial equity. For Khorezm, adopting such an approach provides a robust analytical basis for aligning housing fund management with regional development goals, ensuring that numerical growth translates into tangible improvements in living conditions and long-term sustainability.

RESEARCH METHODOLOGY

This article employs a systemic approach, statistical analysis, and comparative assessment methods. In the Khorezm region, quantitative indicators of the housing stock (number of housing units, total living area, and housing area per capita) as well as qualitative indicators (technical condition of housing, provision with engineering and utility networks, and energy efficiency) were examined [5].²

In addition, the condition of the housing stock in urban and rural areas was compared, and existing problems were identified. During the research process, official statistical data, regulatory and legal documents, and open information sources were used. Based on the obtained results, conclusions and recommendations were developed for the effective organization of the housing stock.

ANALYSIS AND RESULTS

In assessing the level of housing provision for the population, changes in relative indicators are considered, namely the housing stock area per capita. This indicator has also demonstrated generally stable growth trends. Due to the changes recorded in 2017, it increased from 16.5 square meters to 19.1 square meters per capita. However, a slight decline was observed in 2020, and as a result of the decrease in 2021, the indicator returned to its 2016 level. While the indicator remained almost unchanged during 2021–2023, growth has been observed over the last two years. Based on the results of this analysis, it can be stated that positive changes have been achieved in the region both in terms of the overall housing stock and the level of housing provision for the population.

However, it should be emphasized that at present, merely providing the population with housing is not sufficient, as it is also necessary to ensure essential and minimum living conditions. In particular, increasing the level of provision of existing housing with utility services remains one of the most pressing issues. In the region, the issue of providing housing with utility services has been examined based on changes in coverage levels of sewerage, natural gas, and drinking water (Table 1).

Table 1. Level of provision of apartments (houses) with sewerage, natural gas, and drinking water in the Khorezm region (at the end of the year, as a percentage of total apartments (houses))

Year	Sewerage	Natural gas	Drinking water
2010	11.0	95.1	69.6
2015	10.5	73.0	67.7
2022	11.4	68.9	56.7
2023	15.6	69.0	57.5
2024	33.3	70.7	66.1
2025	36.8	69.7	66.4

In recent years, as a result of the acceleration of urbanization processes, the volume of housing construction in urban areas has been expanding at a steady pace. This process further increases the importance of developing communal infrastructure, particularly sewerage systems. Available statistical data indicate that although the level of sewerage provision in apartments (houses) remained relatively stable during 2010–2022, significant positive shifts have been observed in this area over the past three years. In particular, the indicator increased from 11.4 percent in 2022 to 36.8 percent by 2025, representing a 3.2-fold increase. This growth is mainly explained by the construction of multi-storey housing in urban areas that meets modern requirements and engineering standards. This trend indicates that favorable institutional and technical foundations are being formed for further expansion of sewerage coverage in the future.

² <https://stat.uz/>

In the current context, where the efficient use of energy resources is becoming increasingly relevant at the global level, the need to optimize the natural gas supply system has also emerged in the regions of the country, including the Khorezm region. The expansion of the housing stock has had a certain impact on the level of natural gas coverage, with this indicator declining from 95.1 percent to 69.7 percent during 2010–2025. At the same time, the conducted analysis shows that there are opportunities to manage this process effectively. In particular, increasing the share of the urban population, constructing compact and energy-efficient housing, and centralizing heating systems at the level of small territories can enhance the efficiency of resource use. Such an approach will contribute to strengthening the sustainability of energy supply in the long term.

Positive developments have also been observed in recent years with regard to drinking water supply. Although a decline in this indicator was recorded during 2010–2022, a certain share of the losses has been compensated through infrastructure projects implemented over the past three years. As a result, the coverage level has reached 66.4 percent. Nevertheless, this figure remains 3.2 percentage points below the level recorded in 2010. This indicates the need to further strengthen a comprehensive approach to modernizing drinking water systems and improving water resource management.

In addressing the issue of housing provision for the population, primary attention should be focused on ensuring an appropriate balance between housing quality and prices that correspond to household income levels. In this process, the type, quality, and cost of construction materials play a crucial role. Materials used in construction determine not only the market value of housing but also its long-term эксплуатацион quality. Therefore, expanding the production of modern, energy-efficient construction materials based on local raw materials and reducing their production costs is emerging as one of the priority directions for ensuring stability in the housing market in the future. This approach creates a solid foundation for qualitative renewal of the housing stock and for improving the population’s standard of living (Figure 1).

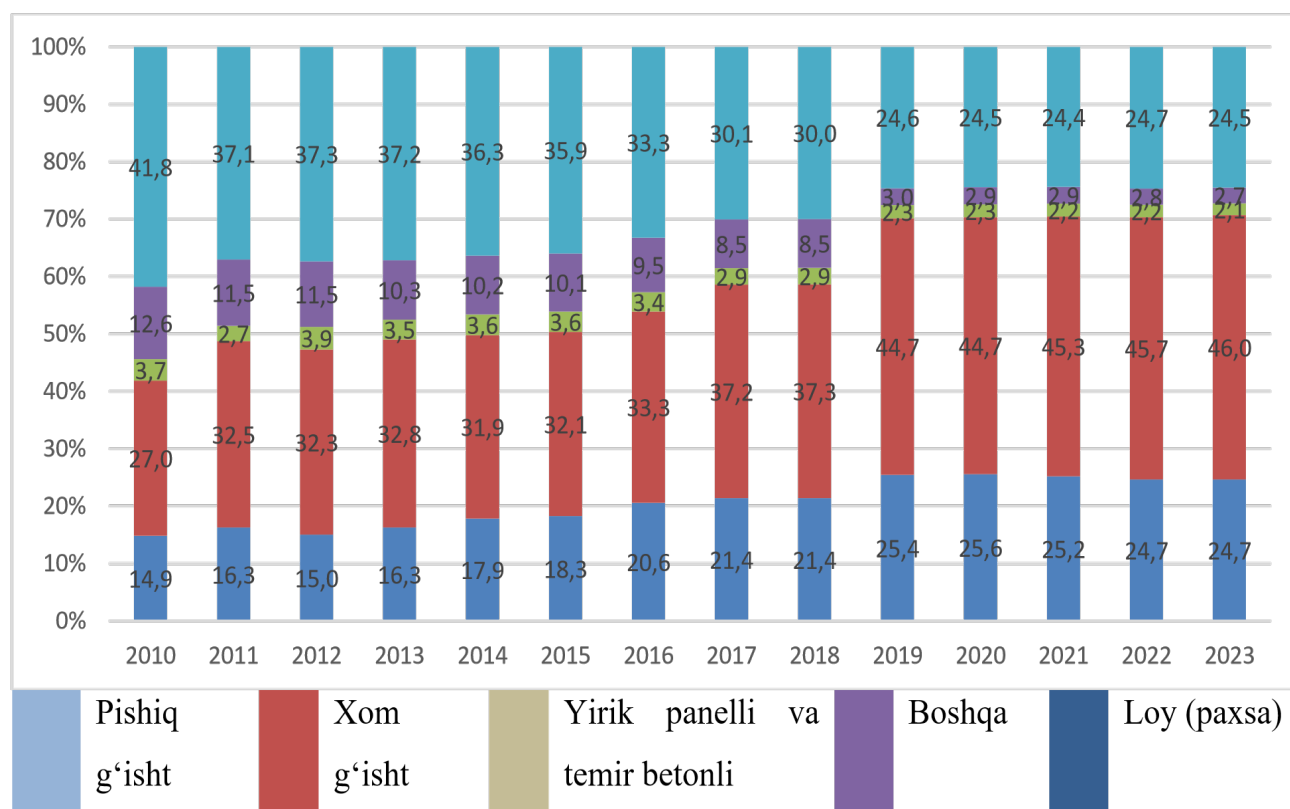


Figure 1. Dynamics of the distribution of the total housing stock in the Khorezm region by wall construction materials (at the end of the year, thousand sq. m)³

First, primary attention is given to changes in the housing stock and to the dynamics of quantitative indicators such as the level of housing provision for the population. To carry out this analysis, data for the period 2010–2025 were used as the main basis (Figure 2).

3 Baltruszewicz, M., et al., 2025. Social outcomes of energy use in the United Kingdom: household energy footprints and their links to well-being. Ecol. Econ. 205, 107686. Available at: <https://doi.org/10.1016/j.ecolecon.2024.107686>.

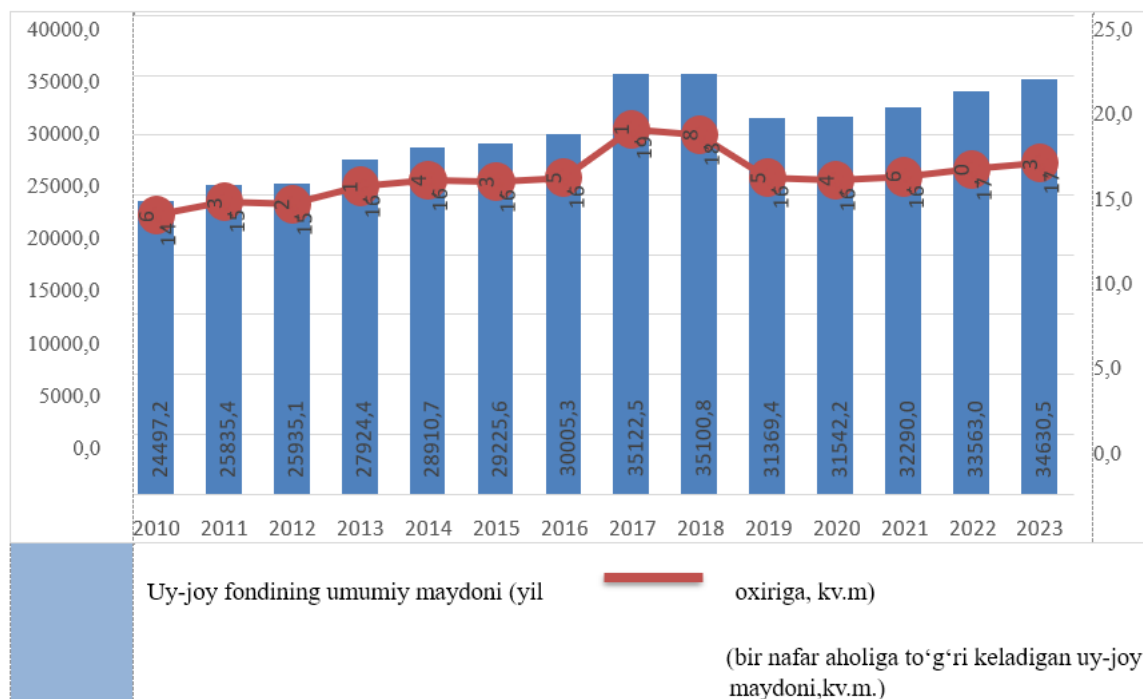


Figure 2. Dynamics of the total housing stock and the level of housing provision for the population in the Khorezm region⁴

The results of this study indicate that, in recent years, changes in population demand for housing provision have also necessitated optimization in terms of the number of rooms in housing units. From this perspective, the impact of the distribution of apartments (houses) by number of rooms on the overall housing stock was examined. The findings show that the relationship between the number of one-room apartments (houses) and the total housing stock is not sufficiently strong. At the same time, it can be observed that the construction of two- and three-room housing units represents one of the most optimal options. In contrast, the construction of four-room apartments (houses) appears to be relatively inefficient.

According to the results, the following directions are considered important for the effective organization of the housing stock:

- aligning the volume of housing construction with the real needs of the population;
- using energy-efficient and environmentally friendly construction materials;
- improving the quality of the existing housing stock through reconstruction and major repairs;
- ensuring integrated development in harmony with social and engineering infrastructure.

These measures contribute to achieving an optimal balance between quantitative and qualitative indicators of the housing stock [6].⁵

CONCLUSIONS AND SUGGESTIONS

This article finds that, over the past 14 years, the total housing stock and the level of housing provision for the population in the Khorezm region have generally demonstrated a stable growth trend, with the exception of short-term structural changes observed during 2017–2020. This situation indicates a relatively balanced development of housing construction and demographic processes in the region. The analysis also confirms a consistent increase in the level of sewerage coverage of apartments (houses). At the same time, the level of natural gas provision changed from 95.1 percent to 69.7 percent, indicating the need to re-optimize the energy supply system from both regional and functional perspectives. The level of drinking water provision has fluctuated within the range of 69.6 to 57.5 percent, suggesting that there remains potential to improve the effectiveness of measures aimed at modernizing water infrastructure.

Positive structural shifts have also been observed in the composition of the overall housing stock by wall construction materials. In particular, the share of housing built from adobe (pakhsa) decreased from 41.8 percent to 24.7 percent, while the share of housing constructed from fired brick and unfired brick increased

⁴ Manba: muallif ishlanmasi

⁵ <https://stat.uz/>

from 14.9 percent to 24.7 percent and from 27.0 percent to 46.0 percent, respectively. These changes indicate qualitative renewal of the housing stock and a growing demand for modern construction materials. This process is further explained by the stabilization in the number of apartments in multi-storey buildings following the sharp decline recorded in 2016, as well as by the increase in the number of individual houses from 208,007 units to 352,067 units.

Analytical calculations reveal a strong positive relationship between the total area of the housing stock and the number of apartments (houses), with a correlation coefficient of 0.81. Although the relationship between the number of one-room apartments (houses) and the total housing stock is relatively weak, the construction of two- and three-room housing units emerges as the most optimal option under regional conditions. While the construction of four-room apartments (houses) appears to be limited in terms of economic efficiency, the construction of five- and six-room housing units has been found to ensure relatively high efficiency. In addition, the total housing stock demonstrates a negative correlation with the number of apartments in multi-storey buildings (-0.68) and a strong positive correlation with the number of individual houses (0.85).

An increase of one unit in the number of individual houses and apartments (houses) affects the total housing area in different ways. Specifically, an increase in the number of individual houses expands the total housing area by an average of 44.1 square meters, whereas an increase in the number of apartments (houses) leads to a compaction of total area indicators. A one percent increase in the number of individual houses results in a 1.21 percent decrease in the level of drinking water provision in the initial year, followed by a 1.04 percent increase in the subsequent year. For natural gas supply, the corresponding effects amount to 1.4 percent and 0.9 percent, respectively. At the same time, a one percent increase in the number of apartments in multi-storey buildings raises the level of drinking water provision by 0.39 percent and natural gas provision by 0.53 percent.

It is also noted that a one percent increase in the total population of the region leads to a 1.8 percent expansion of the overall housing stock. The coefficients identified for changes in urban and rural population numbers amount to 2.01 and 1.49, respectively, indicating a strong impact of urbanization processes on housing stock development. Moreover, a one percent increase in the number of marriages in the region contributes to a 1.11 percent rise in the number of apartments in multi-storey buildings. A one percent increase in the number of households, in turn, results in a 1.14 percent increase in the number of apartments (houses) and a 1.23 percent increase in the number of individual houses.

Overall, the obtained results demonstrate that planning the development of the housing stock with comprehensive consideration of regional demographic processes, housing types, and infrastructure capacities provides a solid scientific and practical basis for shaping a sustainable and resource-efficient housing policy in the future.

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