

THE MAIN DIRECTIONS OF THE SOLUTION OF THE PROBLEMS OF PROVIDING THE HOUSES AT AFFORDABLE PRICES IN THE AZERBAIJAN REPUBLIC BY EFFECTIVE PROJECT MANAGEMENT OF HOUSING CONSTRUCTION PROJECTS

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It is very important to provide affordable housing to the population in developing countries at affordable prices. It should be noted that the term “affordable prices” is interpreted differently in the experience of different countries of the world. However, the fact that the cost of obtaining housing should not exceed 40-50 percent of family income is a standard adopted in most countries. According to statistics, today about 330 million families in developing and developed countries of the world are faced with the problem of obtaining quality housing at affordable prices and this figure is gradually increasing.

To obtain affordable prices for apartments under construction, it is especially important to use the mechanism of rational management at all stages, starting with the purchase of land, the design and implementation of construction. This fact was taken into consideration when was established the State Agency for Housing Construction under the President of the Republic of Azerbaijan by the order No. 858 of the President of the Republic of Azerbaijan dated April 11, 2016.

The State Agency for Housing Construction for the development of the housing fund of Azerbaijan is designing housing supply projects at affordable prices, organizing the formation and implementation of the main mechanisms that create conditions for the efficient operation of the housing market (state support, pooling project resources, participation of private sectors and ensuring mortgage market productivity).

In international practice the following four areas are taken into account to reduce the cost of housing and provide the population with housing that meets the standards:

- Identification and allocation of suitable land for housing at an affordable price;
- The application of the mechanism of state support in the provision of engineering and communication systems and lines;
- The application of the mechanism of state support in the provision of engineering and communication systems and lines;
- Ensuring efficiency in the construction process;
- Selection of financing mechanisms and beneficiaries.

Since the cost of land constitutes a significant part of the cost of housing, and the territory where the housing is located are the most influential factors for the quality of housing and the standard of living, for housing agencies, the acquisition of land in the territories at an affordable price is of exceptional importance. This problem is solved by the executive on the most favorable terms. For the residential complex Yasamal that construction was completed, a land plot was allocated in the most picturesque part of the city.

The new Residential Complex consists of 40 buildings, including 22 nine-storey and 18 twelve-storey. In total, these buildings will consist of 2202 apartments, of which 160 are one-room, 114 are studio-type, 674 are two-room, 1128 are three-room, 126 are four-room. The area of the apartments will be 33-96 m². All apartments will be offered to residents completely renovated and equipped with kitchen furniture. Prices for these apartments are shown below in the table.

Table 1

Prices for fully renovated and furnished apartments in the residential complex Yasamal:

Number of rooms in the apartment	Type of repair	The area around the outer perimeter (m ²)	The area around the inner perimeter (m ²)	Selling price
1	1	40,52	33,1	31455
2	1	66,92	54,8	52060
3	1	81,64	69,51	66082
1	2	40,52	33,1	31455
2	2	66,92	54,65	51918
3	2	81,64	69,51	66035

The residential complex Hovsan, also under construction, is located in the rapidly developing eastern part of Baku, just 2 kilometers from the coast of the Caspian Sea, in a very convenient place for living and recreation. In the western part of the complex with an area of 20 hectares there is a large green area with pines and olive trees.

These zones have been allocated by the executive authority. It should be noted that for this purpose, special attention should be paid to vacant and improperly used land plots.

One of the essential factors necessary for determining the areas for construction is the quality of the infrastructure in these areas, especially the transport lines. I should note that both of the above complexes are very close to the main communications and transport lines.

Basically, in developed countries due to energy savings, housing costs are reduced. In the United States and in the UK, 20-30 percent of energy costs were saved due to housing requirements.

By the rational management of housing projects and optimization of the construction process, significant cost reduction can be achieved. The most important innovation proposed in this direction is the industrialization of the construction process. According to international experience, it is possible to reduce costs up to 30%, and the project completion time - up to 50%. For this purpose was established entity LLC State Agency for Housing Construction (abbreviation in Azeri - MİDA) under the State Agency for Housing Construction.

The entity State Agency for Housing Construction LLC has created an extensive material base, a transparent mechanism for selecting subcontractors, design and procurement organizations.

The houses built by the MIDA LLC are designed for socially poorly endowed unprotected groups of the population - workers of science and education, young scientists, young families. Sale of apartments for the specified layer of the population is made online. The focus should be on families in need of housing. The main goal here is to eliminate by 2025 the shortcomings in the provision of housing at an affordable price through the measures taken by MIDA LLC.

Affordable housing projects and apartments under construction each year will serve to meet the housing needs of young and low-income families and certain social groups.

It should be noted that «MIDA» realizes its activities with the Mortgage Fund of Azerbaijan, through which it can issue mortgage loans with very low and long-term interest rates.

This will serve the development of mortgage lending in the country. It is worth noting that over the past 15 years, the average living area in Azerbaijan has gradually increased from 9.3 to 12 square meters. This indicator is a criterion for the MIDA when developing a project.

In determining the pricing policy MIDA takes as a basis the average monthly income of the population.

Table 2

Population size, living space per person, average monthly salary by region

Cities and regions with high density.	Number of the population (thousand)	Living space per person (m ²) (2015)	Average monthly salary(2015)
Baku	2225,8	11,6	666,8
Absheron	168,7	14,5	336,0
Sumgayit	336,2	9,3	378,5
Ganja	330,1	11,8	321,0
Sheki	67,3	11,8	255,6
Khachmaz	87,2	14,2	267,2
Lenkoran	68,0	12,1	266
Nakhichevan	80,9	20,8	424,6

The financial stability of MIDA is ensured by the state budget, the State Oil Fund and the Azerbaijan Mortgage Fund.

In the future, MIDA will be able to rationalize its activities in the regions and provide affordable housing for residents of the regions.

According to estimates, as a result of the realization of housing affordability in Azerbaijan, according to forecasts, in 2020, the real GDP of Azerbaijan is projected to increase to a total of 249 million, and 10,000 jobs will be created in the construction sector.

MIDA LLC will provide land plots, infrastructure and other privileges to private construction companies to encourage their participation in this sector. On the other hand, private contractors can transfer their resources and methods to MIDA and assume some of the risks associated with housing construction.

The Distribution of projects among private contractors, as well as tenders will lead to the provision of the highest quality to the beneficiaries.

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УДК 338

Фарахим Аліф огли Велієв, старший викладач. Азербайджанський архітектурно-будівельний університет. **Основні напрями розв'язання проблем забезпечення житлом за доступними цінами в Азербайджанській Республіці шляхом ефективного управління проектами житлового будівництва.** Надання житла населенню за доступними цінами особливо важливо в країнах, що розвиваються. Слід зазначити, що поняття «розумна ціна» по-різному викладається в досвіді різних країн світу. Дослідження показують, що на сьогоднішній день близько 330 мільйонів сімей у країнах, що розвиваються, а так само й у розвинених країнах стикаються з проблемою отримання якісного житла за доступними цінами, і ця цифра поступово збільшується. Незважаючи на те, що кількість квартир, побудованих в Азербайджанській Республіці, швидко збільшується на ринку житлової нерухомості, досить значне придбання житла для малозабезпеченого населення неможливе, тому що ціни дуже високі. Тут також відіграє роль висока ціна землі в містах і низький рівень іпотечного кредитування. В інвестиціях, що вкладаються на будівництво житла дуже висока частка, яка йде на покупку землі. Беручи до уваги вищевикладене, було розроблено і прийнято Стратегічну дорожню карту для підвищення доступності житла в Азербайджанській Республіці, а для досягнення поставлених цілей було створено Державне агентство з житлового будівництва і розпочато

будівництво двох великих житлових комплексів. У статті порушені завдання щодо забезпечення населення Азербайджану житлом за доступними цінами.

Ключові слова: будівництво, доступне житло, управління проектами, земельна ділянка, іпотечне кредитування, дохід населення, вартість житла, житловий комплекс.

УДК 338

Farahim Valiyev, Senior Lecturer. Azerbaijan University of Architecture and Construction. **The main directions of the solution of the problems of providing the houses at affordable prices in the azerbaijan republic by effective project management of housing construction projects.** It is very important to provide of housing to the population at affordable prices in the developing countries. It should be noted that the concept of “reasonable price” is differently stated in the experience of different countries of the world. The studies show that today about 330 million families in developing and also in developed countries are faced with the problem of obtaining quality housing at affordable prices, and this figure is gradually increasing. Despite the fact that the number of apartments built in the Azerbaijan Republic, which is rapidly developing in the residential real estate market, is quite large, it is impossible to purchase housing for the low-income population, since the prices are very high. It also plays a role the high price of land in cities and low mortgage lending. In housing construction investments the proportion invested in land purchases is very high. Taking into account the above, the Strategic Road Map was developed and adopted to increase the affordability of housing in the Republic of Azerbaijan. To achieve the nominated goals established the State Agency for Housing Construction (abbreviation in Azeri-MIDA) and started construction of two large residential complexes. This article touches upon the task of providing the population of Azerbaijan with housing at affordable prices.

Key words: construction, affordable housing, project management, the plot of land, mortgage lending, population income, cost of housing, residential complexes.

УДК 338

Фарахим Алиф огли Велиев, старший преподаватель. Азербайджанский Архитектурно-строительный университет. **Основные направления решения проблем обеспечения жильем по доступным ценам в Азербайджанской Республике путем эффективного управления проектами жилищного строительства.** Предоставление жилья населению по доступным ценам особенно важно в развивающихся странах. Следует отметить, что понятие «разумная цена» по-разному излагается в опыте разных стран мира. Исследования показывают, что на сегодняшний день около 330 миллионов семей в развивающихся странах, а также в развитых странах сталкиваются с проблемой получения качественного жилья по доступным ценам, и эта цифра постепенно увеличивается. Несмотря на то, что количество квартир, построенных в Азербайджанской Республике, быстро увеличивается на рынке жилой недвижимости, достаточно большое приобретение жилья для малообеспеченного населения невозможно, так как цены очень высокие. Здесь также играет роль высокая цена земли в городах и низкий уровень ипотечного кредитования. В инвестициях, вкладываемых в строительство жилья, очень высока доля, идущая на покупку земли. Принимая во внимание вышеизложенное, была разработана и принята Стратегическая дорожная карта для повышения доступности жилья в Азербайджанской Республике, а для достижения поставленных целей было создано Государственное агентство по жилищному строительству и начато строительство двух крупных жилых комплексов. В статье затронуты задачи по обеспечению населения Азербайджана жильем по доступным ценам.

Ключевые слова: строительство, доступное жильё, управление проектами, земельный участок, ипотечное кредитование, доход населения, стоимость жилья, жилой комплекс.