

A. Amanbai, PhD student¹

G. Abauova, c.e.s., assoc. professor²

M. Rakhimberdinova, PhD, associate professor³

Z. Nazikova*, PhD⁴

National University. L.N. Gumilev Astana, Kazakhstan¹

Esil University, Astana, Kazakhstan²

D. Serikbayev East Kazakhstan Technical University

Ust-Kamenogorsk, Kazakhstan³

Taraz Regional University named after M.H.Dulati

Taraz, Kazakhstan⁴

* – main author (author for correspondence)

e-mail: zanagul_73@mail.ru

ANALYSIS OF THE DEVELOPMENT OF THE HOUSING CONSTRUCTION MARKET IN THE REPUBLIC OF KAZAKHSTAN

The scientific article is devoted to the analysis of the current state of development of the housing construction market. The work presents the results of the study of the volumes of commissioned housing stock, in a comparative aspect in the context of regions. The sources of investment in the housing construction market are considered: private, public and foreign. The results of the distribution of the housing stock in the regions of Kazakhstan are presented.

When conducting the study, the authors used the methods of comparative analysis, statistical analysis, synthesis and generalization.

The article presents the results of the study of the state of the country's housing stock, its structural composition by type of ownership and distribution by regions of Kazakhstan. An analysis of the commissioning of new housing, a comparison by territorial structures of the country are provided. The sources of investment in housing construction are considered: private, public and foreign. The results of the analysis of the quantitative ratios of indicators for sources of investment in housing construction are presented.

Key words: construction market, real estate market, housing construction, housing provision, housing stock, housing, government support.

Кілт сөздер: құрылыс нарығы, жылжымайтын мүлік нарығы, тұрғын үй құрылысы, тұрғын үймен қамтамасыз ету, тұрғын үй қоры, тұрғын үй, мемлекеттік қолдау.

Ключевые слова: строительный рынок, рынок недвижимости, жилищное строительство, обеспечение жильем, жилищный фонд, жилье, государственная поддержка.

Introduction. The socio-economic policy of the state is the basis for sustainable economic development of the country. The Charter of the European Union affirms the “right of everyone to their own home” [1]. The Constitution of the Republic of Kazakhstan guarantees the “inviolability of the home”, ensuring the absolute right of citizens related to their property right to housing [2]. Improving the quality and standard of living of the population directly depends on the socio-economic development of the country. In the context of modern economic development, meeting the basic needs of society is a necessary condition for the formation and development of society as a whole. Ensuring the right to housing is one of the keys to achieving sustainable life. Providing the population with housing is one of the key elements in meeting the basic needs of people to improve their quality of life.

Provision of housing to the population of the country is an important component of the socio-economic development of any state. The state of the country's housing stock and its volume, its increase and renewal through the annual growth of commissioning of new housing areas are the result of the production activity of the housing construction sector of the economy of Kazakhstan.

Economic indicators of the effectiveness of housing construction tend to change over time. There is a need to conduct an economic analysis in each subsequent period of time, to compare with the indicators of the previous period of the time series.

The development of the housing industry is carried out with the support of the state. Today, the state is trying to influence the development of the housing market with the help of state subsidies. At the same time, the ability of the state to influence the development of the housing market indicates the need for it to

take into account various aspects of the development of the national economy. The study and analysis of the housing market development allows us to conclude that the volume of financial services provided and their quality depend on the quality of the relationship between economic factors and regulatory policies. From this point of view, the development of the housing construction market is of great importance.

The purpose of the study is to analyze the development of the housing construction market in the Republic of Kazakhstan at the present stage.

To achieve the goal of the study, certain tasks were solved in the article. The analysis of dynamic indicators of the volume of housing stock of Kazakhstan of state and private property was carried out, the structural composition of the regional housing stock was studied, a structural analysis of housing commissioning in the regions of Kazakhstan in 2023 was given. Since housing construction is a material-intensive production that creates new construction products with high added value and requires certain financial resources, the work examines the dynamic trends of investments aimed at the construction of new housing in Kazakhstan, and presents a comparative analysis of investment in housing construction by sources of financing.

At the same time, when conducting the study, the authors used the methods of comparative analysis, statistical analysis, synthesis and generalization.

Literature review. For the first time, the assessment of housing affordability was reflected in UN documents in the UN-Habitat Human Settlements Development Programme [3]. This method of assessing housing affordability is used quite often in global studies, it is defined as the calculation of the ratio of housing price and family income, which is designated in sources as the PIR method (Price-Income Ratio). Rizi M.N. suggests choosing the average price of new housing and the average family income to calculate PIR [5]. The PIR method is the simplest for calculations and is used in almost many countries. For example, the considered method of assessing housing affordability was used to obtain estimated research results by various authors: Lau K.M. and Lee S. [6], Kim K. and Renad V. [7], Suhaida M.S. The method of correlating the cost of housing and family income has certain shortcomings, since after purchasing housing, the family must have money left over for other expenses. These shortcomings of the method of assessing housing affordability using the PIR model were revealed in their studies by Gan K. and Hill R. [8] and Trojanek R. [9]. Stone M.E. recommends assessing housing affordability considering the residual income of the household. But the author does not indicate how to determine the average coefficient of the ratio of indicators. The authors Chen N.K. and Cheng L. recommend considering macroeconomic indicators and monetary policy of a given country, which will correlate with the average income and expenditure of the population when assessing housing affordability. The authors propose using a dynamic stochastic general equilibrium model, which is quite difficult to calculate. Danny B-Sh. et al. argue that the ratio of the cost of purchased housing and household income will not be the same for all families. Peiter G. recommends considering the necessary consumer expenses of the family when assessing housing affordability. The authors Li A. and Mo K. applied the extended linear expenditure model to assess the affordability of urban housing by relating the area of the purchased apartment to different income levels. Shi J. and Yang J. were the first to propose a model for constructing a quadrant - HAQ, which assesses housing affordability based on two parameters: the presence of a down payment and the ability to repay a monthly loan. However, the methods do not consider dynamic changes in the size of household income and expenses. An improved D-HAQ model for assessing housing affordability considering dynamic changes was recommended by scientists Wang D. and Li A.

Main part. The construction of primary housing in the Republic of Kazakhstan over the years of independence is associated with the design of housing construction. At the same time, housing construction in the period from 1991 to 1999 has a downward trend, and in the period from 2000 to 2007, a sharp increase in the construction of primary housing. The decline in construction in the period from 2008 to 2014 is associated with the global financial crisis, and in turn, since 2015, the construction of primary housing has increased due to the introduction of state programs aimed at providing affordable housing. Thus, by the end of 2023, the housing construction market decreased by 9% compared to the data for 2022. According to statistics, by the end of 2023, 130.1 thousand square meters of housing were introduced in Kazakhstan.

For a comparative analysis of new housing construction in urban areas of Kazakhstan, Figure 1 shows the housing construction trends in 2023.

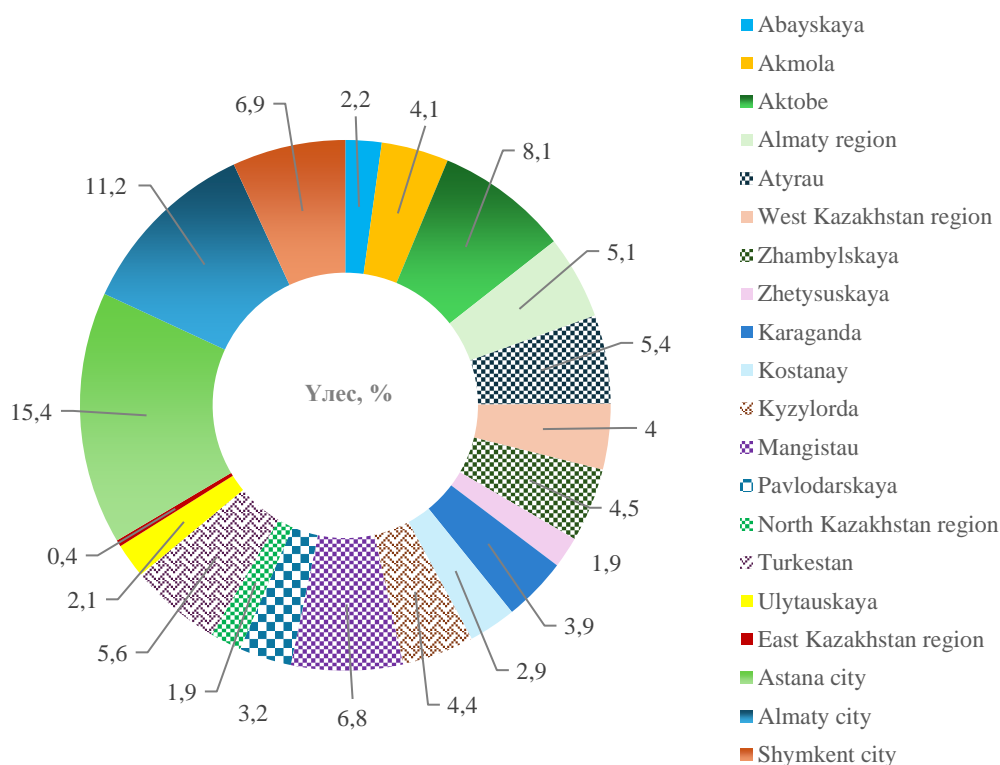


Figure – 1 Structure of commissioned residential buildings (thousand sq.m.), by regions of Kazakhstan in 2023, %
**compiled from the source [10]*

Although, according to the results of 2023, a significant share of new housing construction is observed in Astana (15.4%) and Almaty (11.2%), the commissioning of new housing in these two cities has decreased compared to 2022: in Astana - by 24.7%, in Almaty - by 34.6%. One of the reasons is the reduction in the commissioning of apartment buildings, which make up the bulk of new housing construction. In the Atyrau region, the share of housing commissioned in 2023 is 5.4%, but compared to 2022, housing construction decreased by 7.2% (from 900.6 thousand sq. m to 830.76 thousand sq. m). In the North Kazakhstan region in 2023, with a share of new housing construction of 1.9%, the commissioning of new housing is 13.4% lower than in 2022. In the Mangistau region in 2023, with a construction share of 6.8%, 15.6% less new houses were commissioned compared to 2022. In 2023, the amount of new housing built at the 2022 level was 8.1% in the Aktobe region, 6.9% in Shymkent, 5.6% in the Turkestan region, and 5.1% in the Almaty region. The housing commissioning indicators in 2023 compared to 2022 in other regions increased slightly (mainly due to financing from local budgets). In the Pavlodar region, the growth index for new housing commissioning is 1.32%.

Let’s conduct a comparative analysis of home signage trends in 2022 and 2023 by region (Figure 2).

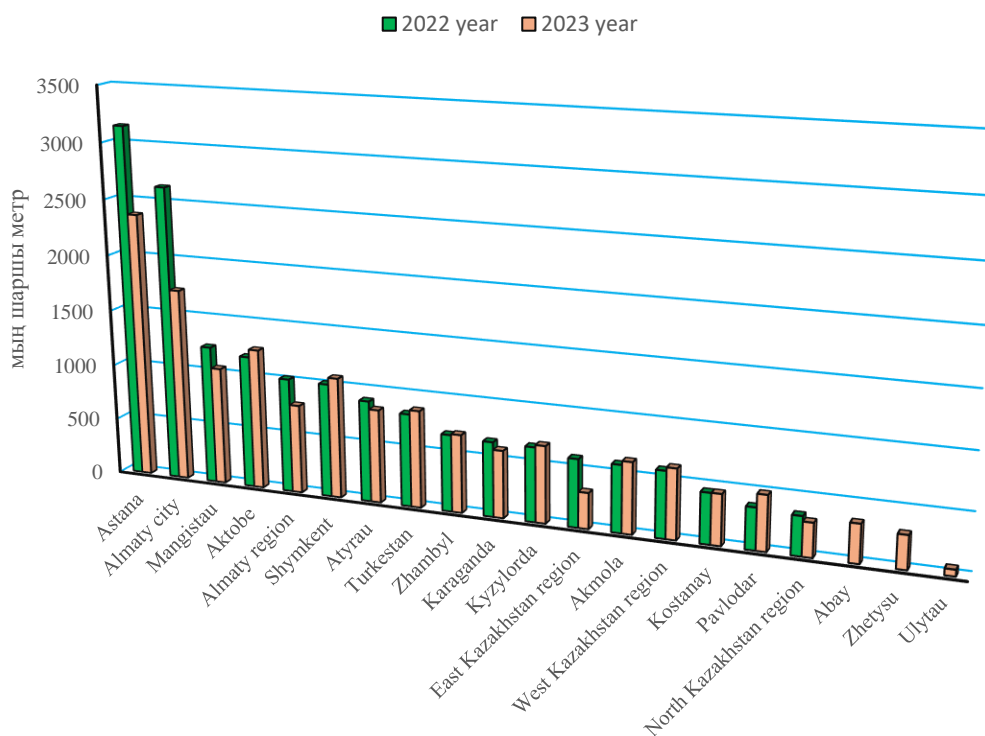


Figure –2 Area of commissioned residential buildings in the regions (Kazakhstan 2022-2023, thousand sq. m)
*compiled from the source [11,12]

Despite the strong housing construction in the cities of Astana and Almaty, the construction of new housing in both cities in 2023 was lower than in 2022 (in Astana - by 24.7%, in Almaty - by 34.6%). In 2023, the construction of high-rise buildings, which account for the majority of new housing units, declined in the studied cities. At the same time, in the Atyrau region, according to the results of 2023, a decrease in construction by 7.2% was revealed compared to the same period in 2023.

In the rest of Kazakhstan, the proportion of new buildings commissioned in 2023 was higher than in 2022. Among the leaders, we can see the Pavlodar region (32%).

One of the main reasons for the decline in housing commissioning in Kazakhstan as a whole is the decrease in the total area of multi-apartment buildings commissioned (including state property) by 8.5% in 2023, which was observed in cities of republican significance. The decrease in the share of housing commissioned at the expense of the state budget amounted to 3.9% (from 12% to 8.1% of the total volume of housing commissioned in the republic) or 38.5% in absolute terms (from 2,035,822 sq. m to 1,251,032 sq. m). At the same time, the average cost of building 1 sq. m of housing in 2023 increased by 12.2% compared to the 2022 level [13].

As mentioned above, the construction of apartment buildings with public funds (including local budgets) has an impact on the amount of housing built locally. The share of public housing in 2023 was 8.5%. More than 90% of residential buildings commissioned in 2023 are privately owned (Figure 3).

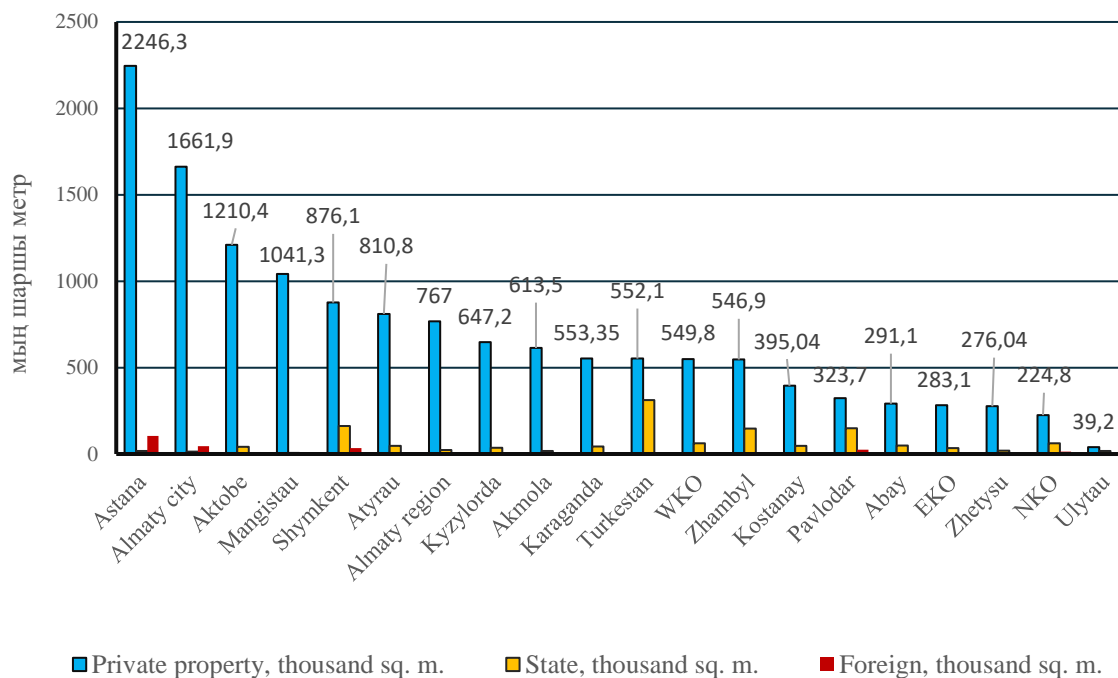


Figure – 3 Distribution of housing stock by types of ownership in the regions of Kazakhstan, thousand sq. m (included in 2023)

**compiled from the source [10,12]*

Despite the significant share of housing construction in the cities of Astana and Almaty, the commissioning of new housing in these two megacities in 2023 decreased compared to 2022 (in Astana - by 24.7%, in Almaty - by 34.6%). In 2023, the commissioning of apartment buildings, which make up the majority of the total area of new housing, sharply decreased in the cities studied. It is also noticeable that the total area of residential buildings built in 2023 decreased in the Atyrau region from 900.6 thousand square meters to 830.76 thousand square meters (by 7.2%) compared to 2022. In the North Kazakhstan region - from 345.3 thousand square meters to 299.86 thousand square meters (by 13.4%), in the Mangistau region - from 1233.7 thousand square meters. m to 1046.9 thousand sq. m (by 15.8%).

In other regions of Kazakhstan, the volume of new residential buildings commissioned in 2023 increased compared to 2022. Among the leaders, one can note the Pavlodar region (32%).

One of the main reasons for the decline in housing commissioning in Kazakhstan as a whole is the decrease in the total area of multi-apartment buildings commissioned (including state property) in 2023 by 8.5%, which was observed in cities of republican significance. The decrease in the share of housing commissioned at the expense of the state budget amounted to 3.9% (from 12% to 8.1% of the total volume of housing commissioned in the republic) or 38.5% in absolute terms (from 2,035,822 sq. m to 1,251,032 sq. m). At the same time, the average cost of construction of 1 sq. m of housing in 2023 increased by 12.2% compared to the 2022 level [13].

The index of physical volume of housing commissioning in these regions shows an upward trend in 2023 compared to 2022 data. (Figure 4).

Over the period from 2013 to 2023, there has been a positive trend in attracting investment in housing construction (Figure 4).

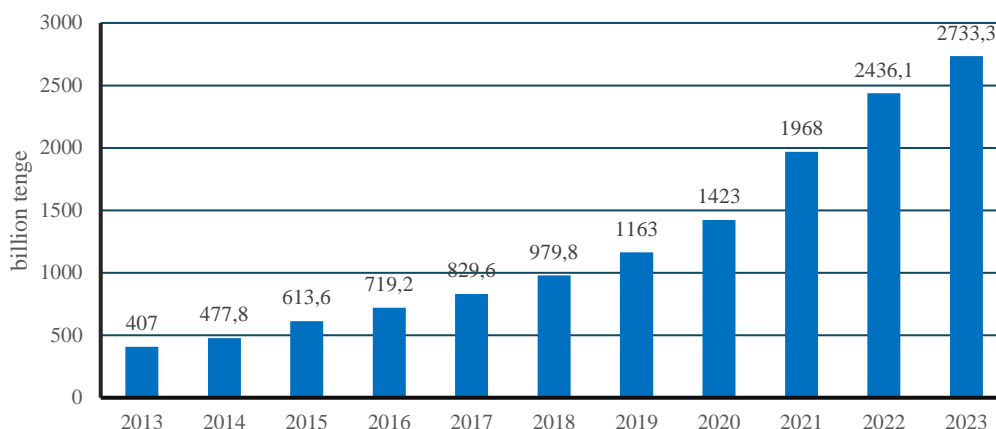


Figure – 4 Volume of investments attracted to housing construction in 2013-2023, billion tenge
*compiled from the source [13]

In the period from 2013 to 2023, the annual volume of investment in housing construction in Kazakhstan will increase by 6.7 times (from 407 billion tenge in 2013 to 2,733.3 billion tenge in 2023). At the same time, the annual commissioning of residential buildings in 2022 compared to 2013 increased by 2.5 times, and in 2023 compared to 2013 - more than 2.3 times. The growth in the area of housing commissioned by 2.3-2.5 times with a 6.7-fold increase in the total investment volume indicates an increase in the cost of housing construction over 10 years.

In 2022, 2,035,822 square meters of housing, or 12% of total investment, were commissioned in Kazakhstan through public investment, 1,4527,582 square meters (83%) through private investment, and 346,577 square meters (2%) through fore investment.

In 2022, 55,888 square meters of housing (9.3%) will be built in the East Kazakhstan region, 158,173 square meters of housing (6.5%) in the Atyrau region, 1,078,418 square meters of housing (91.2%) in the Aktobe region, and 12,292,619 square meters of housing (87.1%) attracted foreign investment.

In 2023, 1,251,032 square meters of housing were built in Kazakhstan through public investment - 8.1% of the total investment, 13,930,845 square meters (90.3%) from private investment and 240,177 square meters from private investment (1.6%).

The largest number of housing units built through public participation in 2023 will be in the Turkestan region - 311,388 square meters, in the Pavlodar region - 132,648 square meters and in the Zhambyl region - 146,618 square meters. are. In 2023, more than 100 thousand square meters of housing were built with public investment only in 3 regions, while in 2022 these figures were in 10 regions.

In 2023, the area of housing built through private investment exceeded 2,000 square meters only in Astana (2,246,303 square meters), which is 25% less than in 2022. More than 1,000,000 square meters of housing were built in Almaty - 1,661,864 square meters. (a decrease of 27.5% compared to the 2022 level), in the Mangistau region - 1,041,282 sq.m. (a decrease of 10% compared to 2022), in the Aktobe region - 1,210,397 sq.m.

In 2023, there was also a decrease in construction volumes due to foreign investment, which was mainly directed to the cities of republican significance Astana, Almaty and Shymkent. In Astana, 101,713 sq. m of housing were commissioned, in Almaty - 45,347 sq. m of housing, in Shymkent - 35,040 sq. m of housing.

Public investment has a significant impact on the annual index of physical growth in housing construction in Kazakhstan. It was previously noted that the annual commissioning of the total area of residential buildings in Kazakhstan reached the 1988 level only in 2015, that is, with the launch of the affordable housing program. The decline in the volume of public housing construction led to a sharp drop in the housing construction index in 2023 by 0.9 compared to the 2022 level, although the total investment in housing construction continued to grow. All this indicates that state support for the construction of apartment buildings is one of the main mechanisms for providing the population of Kazakhstan with affordable housing.

Conclusion. The analysis of the annual development of the housing and housing market showed that Kazakhstan reached the 1988 level only in 2015, that is, 27 years later, with the introduction of affordable housing programs. Finally, the maximum area of buildings under construction is 17,075.8 thousand square

meters. In 2023, after the launch of the housing program in the Republic of Kazakhstan, the supply of new housing decreased for the first time and amounted to 9%. In the period from 2013 to 2023, the average cost of housing construction in Kazakhstan increased by 6.7 times. But the increase in the industrial housing stock was 2.3-2.5 times, which indicates an increase in construction costs over 10 years.

The state of the housing stock and its required volume for any state is the key to the social well-being of the population. In 2023, the entire housing stock of the Republic of Kazakhstan amounted to more than 400 million square meters. Insufficient provision of housing according to world standards (there should be 30 square meters per person, in Kazakhstan - just over 21 square meters), the demographic growth of the country's population, the creation of new families, internal migration, urbanization of cities, the formation of agglomerations, physical deterioration and demolition of houses from the old housing stock require the annual commissioning of new residential buildings.

Housing construction in the Republic of Kazakhstan over the years of independence has been at various stages of its development. The conducted analysis of the dynamics of annual housing commissioning in Kazakhstan in the period from 1887 to 2022 shows both a decrease and an increase in the rate of annual commissioning of new housing, replenishing the country's housing stock.

Housing construction through public investment is accompanied by mechanisms for providing affordable housing and an assessment of the affordability of the housing itself.

REFERENCES

1. Хартия Европейского союза об Основных правах. – URL: <https://eulaw.ru/treaties/charter/> (дата обращения: 20.12.2022).
2. Конституция Республики Казахстан. Статья 25. – URL: adilet.zan.kz/rus/docs/K950001000_ (дата обращения: 20.12.2022)
3. Программа ООН по населенным пунктам (ООН-ХАБИТАТ). – URL: <http://www.un.org/ru/ga/habitat/docs.shtml> (дата обращения: 12.01.2023)
4. Мукаев Д.Т., Шалболова У.Ж., Салыков А.М. Современное состояние жилищного строительства и доступности жилья в Казахстане. Вестник университета «Туран». – 2023(1) – С.279–296. – doi:10.46914/1562-2959-2023-1-1-279-296
5. Rizi M. What moves housing markets: A state-space approach of the price-income ratio // *International Economics*. – 2021. – № 67. – P. 96–107.
6. Lau K., Li S. Commercial housing affordability in Beijing, 1992–2002 // *Habitat International*. – 2006. – № 30(3). – P. 614–627.
7. Kim K., Renaud B. The global house price boom and its unwinding: an analysis and a commentary // *Housing Studies*. – 2009. – № 24(1). – P. 7–24.
8. Suhaida M., Tawil N., Hamzah N., Che-Ani A., Basri H., Yuzainee M. Housing affordability: A conceptual overview for house price index // *Procedia Engineering*. – 2011. – №20. – P. 346–353.
9. Trojanek R. Housing Price Cycles in Poland – the Case of 18 Provincial Capital Cities in 2000–2020 // *International Journal of Strategic Property Management*. – 2021. – № 25(4). – P. 332–345.
10. О вводе в эксплуатацию жилья в Республике Казахстан // <https://stat.gov.kz/official/industry/162/statistic/6>. 10.02.2023.
11. О вводе в эксплуатацию жилья в Республике Казахстан (январь-декабрь 2021 г.) // <https://stat.gov.kz/official/industry/162/statistic/6>. 10.02.2023.
12. О выполнении строительных работ и вводе в эксплуатацию объектов в Республике Казахстан (январь-декабрь 2022 г.). Ввод в эксплуатацию жилых зданий // <https://new.stat.gov.kz/ru/industries>. 12.02.2023.
13. Ввод жилья в Казахстане за год сократился почти на 9% // <https://baigenews.kz/vvod-zhilya-v-kazahstane-za-god-sokratilsya>. 12.02.2023.
14. Қазақстан Республикасының Стратегиялық жоспарлау және реформалар агенттігі // <https://www.gov.kz/memleket/entities/aspr?lang=kk>

REFERENCES

1. Hartija Evropejskogo sojuza ob Osnovnyh pravah [Charter of Fundamental Rights of the European Union]. URL: <https://eulaw.ru/treaties/charter/> (data obrashhenija: 20.12.2022). [in Russian]
2. Konstitucija Respubliki Kazahstan [The Constitution of the Republic of Kazakhstan]. Stat'ja 25. URL: adilet.zan.kz/rus/docs/K950001000_ (data obrashhenija: 20.12.2022) [in Russian]
3. Programma OON po naseleennyh punktam [United Nations Human Settlements Programme] (OON-HABITAT). URL: <http://www.un.org/ru/ga/habitat/docs.shtml> (data obrashhenija: 12.01.2023) [in Russian]
4. Mýkaev D.T., Shalbolova Ý. J., Sadyqov A. M. Qazaqstandaǵy turǵyn úi qurylysynyń qazirgi jaǵday jáne turǵyn údiń qoljetimdiligi. "Turan" ýniversitetiniń habarshysy. // Bulletin of Turan University. – 2023 (1) – S.279 – 296. – doi:10.46914/1562-2959-2023-1-1-279-296 [in Russian]
5. Rizzi M. What moves housing markets: A state-space approach of the price-income ratio // International Economics. – 2021. – №167. – P. 96–107.
6. Lau K., Li S. Commercial housing affordability in Beijing, 1992–2002 // Habitat International. – 2006. – №30(3). – P. 614–627.
7. Kim K., Renaud B. The global house price boom and its unwinding: an analysis and a commentary // Housing Studies. 2009, no. 24(1), pp. 7–24.
8. Suhaida M., Tawil N., Hamzah N., Che-Ani A., Basri H., Yuzainee M. Housing affordability: A conceptual overview for house price index // Procedia Engineering. – 2011. – №20. – P. 346–353.
9. Trojanek R. Housing Price Cycles in Poland – the Case of 18 Provincial Capital Cities in 2000–2020 // International Journal of Strategic Property Management. – 2021. – №25(4). – P. 332–345.
10. O vvode v jekspluataciju zhil'ja v Respublike Kazahstan [About the commissioning of housing in the Republic of Kazakhstan] // <https://stat.gov.kz/official/industry/162/statistic/6>. 10.02.2023. [in Russian]
11. O vvode v jekspluataciju zhil'ja v Respublike Kazahstan [About the commissioning of housing in the Republic of Kazakhstan] (janvar'-dekabr' 2021 g.) // <https://stat.gov.kz/official/industry/162/statistic/6>. 10.02.2023. [in Russian]
12. O vypolnenii stroitel'nyh rabot i vvode v jekspluataciju ob#ektov v Respublike Kazahstan [On the implementation of construction works and commissioning of facilities in the Republic of Kazakhstan] (janvar'-dekabr' 2022 g.). Vvod v jekspluataciju zhilyh zdaniy // <https://new.stat.gov.kz/ru/industries>. 12.02.2023. [in Russian]
13. Vvod zhil'ja v Kazahstane za god sokratilsja pochtı na 9% [Housing starts in Kazakhstan decreased by almost 9% in a year%] // <https://baignews.kz/vvod-zhilya-v-kazahstane-za-god-sokratilsya>. 12.02.2023. [in Russian]
14. Qazaqstan Respublikasynuń Strategijalyq zhosparlau zhәне reformalar agenttigi [Agency of the Republic of Kazakhstan for Strategic Planning and reforms] // <https://www.gov.kz/memleket/entities/aspr?lang=kk> [in Kazakh].

Аманбай Ә.Е., Абауова Г.М., Рахимбердинова М.У., Назикова Ж.А.

ҚАЗАҚСТАН РЕСПУБЛИКАСЫНДАҒЫ ТҮРҒЫН ҮЙ ҚҰРЫЛЫСЫНЫҢ ДАМУЫН ТАЛДАУ

Аңдатпа

Мақалада тұрғын үй құрылысы нарығының қазіргі даму жағдайының аспектілері қарастырылады. Тұрғын үй құрылысы нарығын дамыту мемлекеттің тікелей қатысуымен жүзеге асырылады. Қазіргі кезеңде мемлекет Қазақстан экономикасының даму ерекшеліктерін ескермей жылжымайтын мүлік нарығының жұмыс істеуіне ықпал етуге тырысуда. Мұның барлығын бұл мәселенің отандық ғылыми қауымдастық тарапынан толық зерттелмегендігімен сипаттауға болады. Бұл жағдайды қарастыратын болсақ, тұтынушылық және өндірістік сферадағы жылжымайтын мүлік айналымының қарқындылығы мен тиімділігі реттеуші және нарықтық элементтер арасындағы қатынасты анықтаудың дұрыстығына тікелей байланысты деген қорытынды жасауға болады.

Зерттеуді жүргізу кезінде авторлар монографиялық, абстрактілі-логикалық, экономикалық-статистикалық әдістерді, сонымен қатар жалпы ғылыми әдістерді: талдау, салыстыру, синтез, жалпылауды пайдаланды.

Жұмыста еліміздің тұрғын үй қорының жай-күйін, оның меншік нысандары бойынша құрылымдық құрамын, Қазақстанның аймақтары бойынша бөлінуін зерттеу нәтижелері берілген. Жаңа тұрғын үйлерді

енгізуге талдау, еліміздің аумақтық құрылымдары бойынша салыстыру берілген. Тұрғын үй құрылысына инвестициялау көздері қарастырылады: жеке, мемлекеттік және шетелдік. Тұрғын үй құрылысына инвестициялау көздері бойынша көрсеткіштердің сандық арақатынастарын талдау нәтижелері келтірілген. Мемлекеттік инвестициялар есебінен тұрғын үй бағдарламалары бойынша салынған қолжетімді тұрғын үй көлемінің жыл сайынғы пайдалануға берілуіне талдау берілген.

Аманбай Ә.Е., Абауова Г.М., Рахимбердинова М.У., Назикова Ж.А.

АНАЛИЗ РАЗВИТИЯ ЖИЛИЩНОГО СТРОИТЕЛЬСТВА В РЕСПУБЛИКЕ КАЗАХСТАН

Аннотация

В статье рассматриваются аспекты современного развития рынка жилищного строительства. Развитие рынка жилищного строительства осуществляется при непосредственном участии государства. На текущем этапе государство пытается влиять на функционирование рынка недвижимости, не принимая во внимание специфику развития экономики Казахстана. Все это объясняется тем, что данный вопрос еще не полностью изучен отечественным научным сообществом. Рассматривая данную ситуацию, можно сделать вывод, что интенсивность и эффективность оборота недвижимости в потребительской и производственной сферах напрямую зависят от правильности определения соотношения регулирующих и рыночных элементов.

При проведении исследования авторами использовались монографический, абстрактно-логический, экономико-статистический методы, а также общенаучные методы: анализ, сравнение, синтез, обобщение.

В работе представлены результаты исследования состояния жилищного фонда страны, его структурного состава по формам собственности и распределения по регионам Казахстана. Приводится анализ ввода нового жилья и сравнение по территориальным структурам страны. Рассматриваются источники инвестиций в жилищное строительство: частные, государственные и иностранные. Представлены результаты анализа количественных соотношений показателей по источникам инвестиций в жилищное строительство. Приведен анализ годового ввода в эксплуатацию объемов доступного жилья, построенного по жилищным программам за счет государственных инвестиций.

