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SECURITY AND ACCESSIBILITY OF HOUSING IN THE REPUBLIC OF KAZAKHSTAN: CURRENT STATE AND PROBLEM

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ABSTRACT

Purpose of research. The purpose of the work is to highlight the current state in terms of housing provision and analyze the world and Kazakhstani experience in solving the problems of accessibility of adequate housing.

Methodology. During the study, comparative, statistical and graphical methods of analysis were used.

Originality /value of research. In a world where a social market economy is developing, social policy should be aimed at improving the well-being of the people, including ensuring decent living conditions. As a result of the study, international experience and policies were presented in providing adequate housing for all segments of the population.

Application of the results of the study is possible in the activities of state bodies involved in providing housing for citizens of the country, as well as in the work of non-governmental public organizations.

Research results. In the course of the analysis of world politics in the field of ensuring adequate housing, the main directions for improving the Kazakhstan model for providing affordable housing were identified. This problem concerns not only socially vulnerable segments of the population, but also working people and families with children. This work requires a systematic approach and involves focusing on all areas of ensuring the availability of decent housing.

Keywords: state, construction, affordable housing, adequate housing

ҚАЗАҚСТАН РЕСПУБЛИКАСЫНДАҒЫ ТҰРҒЫН ҮЙДІҢ ҚАМТАМАСЫЗ ЕТІЛУІ ЖӘНЕ ҚОЛ ЖЕТІМДІЛІГІ: ҚАЗІРГІ ЖАҒДАЙЫ ЖӘНЕ ПРОБЛЕМАЛАРЫ

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АНДАТПА

Зерттеудің мақсаты. Жұмыстың мақсаты-тұрғын үймен қамтамасыз ету бөлігінде қазіргі заманғы жағдайды түсіндіру және барабар тұрғын үйге қол жеткізу проблемаларын шешудің әлемдік және қазақстандық тәжірибесін талдау болып табылады.

Зерттеу әдіснамасы. Зерттеу барысында салыстырмалы, статистикалық және графикалық талдау әдістері қолданылды.

Зерттеудің бірегейлігі / құндылығы. Әлеуметтік нарықтық экономика дамып келе жатқан әлемде әлеуметтік саясат адамдардың әл-ауқатын арттыруға, оның ішінде лайықты өмір сүру жағдайларын қамтамасыз етуге бағытталуы тиіс. Осы зерттеу нәтижесінде халықтың барлық жіктері үшін барабар тұрғын үйді қамтамасыз ету саласындағы халықаралық тәжірибе мен саясат ұсынылды.

Зерттеу нәтижелері. Ел азаматтарын тұрғын үймен қамтамасыз етумен айналысатын мемлекеттік органдардың қызметінде, сондай-ақ үкіметтік емес қоғамдық ұйымдардың жұмысында қолдануға болады.

Қорытынды. Барабар тұрғын үйді қамтамасыз ету саласындағы әлемдік саясатты талдау барысында Қолжетімді тұрғын үймен қамтамасыз етудің қазақстандық моделін жетілдірудің негізгі бағыттары айқындалды. Бұл мәселе халықтың әлеуметтік қорғалмаған топтарына ғана емес, жұмыс істейтін адамдар мен балалары бар отбасыларға да қатысты. Бұл жұмыс жүйелі тәсілді талап етеді және лайықты тұрғын үйге қол жеткізуді қамтамасыз етудің барлық бағыттарына назар аударуды көздейді.

Түйін сөздер: мемлекет, салу, қолжетімді тұрғын үй, барабар тұрғын үй.

ОБЕСПЕЧЕННОСТЬ И ДОСТУПНОСТЬ ЖИЛЬЯ В РЕСПУБЛИКЕ КАЗАХСТАН: СОВРЕМЕННОЕ СОСТОЯНИЕ И ПРОБЛЕМЫ

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АННОТАЦИЯ

Цель исследования. Цель работы состоит в освещении современного состояния в плане обеспеченности жильем и анализе мирового и казахстанского опыта в решении проблем доступности адекватного жилья.

Методология исследования. При проведении исследования использовались сравнительный, статистический и графический методы анализа.

Оригинальность/ценность исследования. В мире, где развивается социальная рыночная экономика, социальная политика должна быть направлена на повышение благосостояния народа, в том числе в обеспечении достойных условий проживания. В результате проведенного исследования был представлен международный опыт и политика в вопросах обеспечения адекватным жильем всех слоев населения.

Результаты исследования. Применение результатов исследования возможно в деятельности государственных органов, занимающихся обеспечением жильем граждан страны, а также в работе неправительственных общественных организаций.

Выводы. В ходе анализа мировой политики в области обеспечения адекватного жилища были выявлены основные направления совершенствования казахстанской модели по обеспечению доступного жилья. Эта проблема касается не только социально-уязвимых слоев населения, но также работающих людей и семей с детьми. Данная работа требует системного подхода и предполагает акцентирование внимания на всех направлениях обеспечения доступности достойного жилья.

Ключевые слова: государство, строительство, доступное жилье, адекватное жилище

INTRODUCTION

The relevance of the research topic is the need to ensure the development of the country's economy and increase the welfare of the people. The state is addressing the welfare of the population in accordance with the principles of a social market economy, including housing. Accessibility of housing is relevant for the entire population, including for young people and socially vulnerable segments of the population.

The purpose of the study is to consider the issues of ensuring housing affordability and reforming the construction industry of the Republic of Kazakhstan. To achieve this goal, tasks were set to analyze the provision of housing and the construction of new housing in the Republic of Kazakhstan, to identify problems in the construction industry and determine optimal ways to improve this system. To this end, the world experience of building affordable housing for the population and the possibility of introducing this experience in Kazakhstan were shown.

The problem of affordable housing has always existed, but recently the situation has been aggravated by the growing population in the world, mainly in countries such as China, India and African countries, whose population makes up almost half of the world's population.

Studies conducted by experts at the McKinsey Global Institute (MGI) show that by 2025 more than one and a half billion citizens will need to improve their living conditions [1]. It is also associated with urbanization and urban population growth, which is happening around the world as a result of population migration to cities from rural areas.

Currently, about 200.0 million households in developing countries live in slums. In the United States, the EU and Japan, more than 60.0 million households have faced serious financial problems due to the high cost of housing. About 32.0 million households in rich countries live in inappropriate conditions, and around 330.0 million households suffer from housing problems worldwide [2].

Affordable housing is determined by three parameters that cities must adapt in accordance with their local characteristics [1]:

- Accessibility threshold: 30–40% of income for housing, 60–70% of income for food, healthcare and other expenses;
- Standard block: area of the house, travel time less than 1 hour, amenities and infrastructure;
- Income threshold: 80% average income.

Table 1 – Forecast of the development of housing affordability by 2015

Today's realities	Forecast by 2025
96 million urban households are financially overwhelmed	106 million additional low-income families face housing affordability
235 million urban households live in substandard housing	1.6 billion people or a third of the urban population will live in substandard housing
Note – compiled by the author according to the source [1]	

Thus, the struggle for decent and affordable housing can affect at least 1.6 billion people in the world over a decade, leaving more than a third of all urban residents in unsafe (inadequate) housing and financially due to housing costs.

Affordable housing is a global problem for cities in both developing and advanced economies. Based on the widely accepted definition of affordable housing, 330 million urban households around the world lack decent housing or housing funds that they cover from their other needs, including food, health, and children's education.

The concept of “affordable housing” depends on the economy, but, as a rule, includes the financial component (the share of income allocated for housing), the standard of what constitutes the minimum socially acceptable housing with a clear idea of what income groups are affected, and what income level households should be eligible for housing assistance. The definition should take into account the range of sizes, ownership options (purchase or rental), and affordability thresholds that households take into account. Different sizes and incomes in the area. In many parts of the world, “affordability” is defined as housing, the costs of which consume no more than 30–40 percent of household income.

The basic socially acceptable standard housing unit is set by the community, which determines what is required for a decent living. Standard housing reflects consumer choice, market conditions and regulatory restrictions, logistics, if any. The definition should also include a minimum of basic amenities, including water pipes, a toilet and a sewer, as well as access to basic social services such as schools and clinics.

The right to adequate housing for people is also provided for by the United Nations (UN) policy documents that determine the rights of all categories of people to appropriate living conditions [3].

At the heart of United Nations action to protect and promote human rights and fundamental freedoms is the International Bill of Rights. The bill consists of three instruments:

- Universal Declaration of Human Rights (1948);
- International Covenant on Economic, Social and Cultural Rights (1966);
- International Covenant on Civil and Political Rights (1966).

These three documents define and establish human rights and fundamental freedoms, form the basis for more than 50 additional conventions, declarations, sets of rules and principles of the UN on human rights.

International law, as defined by the UN, recognizes the right of everyone to a decent standard of living, including adequate housing. Despite the centrality of this right within the global legal system, billions of people live in inadequate conditions. Millions of people around the world live in conditions that threaten life or health, including in slums, illegal settlements or in conditions that do not protect human rights and dignity. Millions of people are forcibly evicted annually or threatened with eviction from their homes.

Adequate housing was recognized as part of the right to an adequate standard of living in the 1948 Universal Declaration of Human Rights and the 1966 International Covenant on Economic, Social and Cultural Rights. Since then, other international human rights treaties have recognized or mentioned the right to adequate housing or some of its elements, such as protecting one's home and privacy [3].

The issue of living in adequate conditions for slum dwellers, the homeless, women, children, the elderly, the disabled, as well as indigenous peoples in some countries that are related to social protection issues is especially acute [4].

Newsletter No. 21, "The Human Right to Adequate Housing," published by the UN in 2009 and 2014, presents government commitments on housing, which fall into three categories, namely, respect, protect and fulfill [3].

Each of the above events has contributed and reinforced the attention of the United Nations to these rights. The right to adequate housing is one of the economic, social and cultural rights, which is receiving increasing attention and encouragement not only from human rights bodies, but also from the UN Center for Human Settlements. This began with the implementation of the Vancouver Declaration on Human Settlements, issued in 1976, followed by the United Nations proclamation of the United Nations Global Housing Strategy 2000, adopted by the United Nations. General Assembly in 1988.

Monitoring compliance with the rights to adequate housing and state registration is carried out at the national, regional and international levels. Accountability mechanisms are critical to ensuring that States comply with their obligations regarding the right to adequate housing. Monitoring involves various actors, such as the state itself, civil society, national human rights institutions and international human rights mechanisms.

National responsibility and monitoring requires state accountability in the implementation of the right to adequate housing for all. International human rights law does not prescribe an exact formula for domestic liability and redress mechanisms. At a minimum, all accountability mechanisms should be accessible, transparent and effective. Such tools include administrative, political, and political mechanisms that are in the hands of the state apparatus [5, 6, 7].

Some regional conventions and human rights treaties recognize the right to adequate housing. Such regional regulatory bodies are the African Commission on Human and Peoples' Rights, the Inter-American Commission on Human Rights, the Inter-American Court of Human Rights and the European Committee of Social Rights. These organizations play an important role in protecting the right to adequate housing and have specific judicial practice related to resolving issues of adequate housing [8].

International monitoring of housing rights is carried out by specialized organizations and UN committees. The implementation of the UN core human rights treaties is monitored by committees of independent experts, often called treaty bodies. Such bodies include the Committee on Economic, Social and Cultural Rights, the Human Rights Committee, the Committee on the Elimination of Racial Discrimination, the Committee on the Rights of the Child, the Committee against Torture and others [9, 10, 11].

Thus, in the world and in many countries, within the framework of social protection, housing is provided for certain categories of people, including socially vulnerable segments of the population, employees of state institutions, the military, law enforcement officials and others.

Methods. Work on the article was carried out according to data presented in official publications by government agencies, research institutes, as well as from publications in scientific and practical journals.

As part of the study, a comparison of world experience and Kazakhstani practice was carried out to determine the most acceptable construction options and provide affordable housing for the population.

The statistical data presented in the article were analyzed from the point of view of dynamics not only in value but also in quantitative terms. The study was also conducted in absolute and relative terms for a more reliable comparative analysis of indicators over a number of years.

The article presents tabular and graphical material that clearly demonstrates indicators of housing provision, which was used for statistical analysis.

Statistical and factor analysis was carried out according to official international and state organizations, the results of which were reflected in the conclusions and recommendations. The research topic is acute throughout the world; therefore, it requires further development and consideration of world and Kazakhstan experience.

Methodology and results. Before independence, Kazakhstan already had developed cities, infrastructure, and the population had the opportunity to privatize housing provided by the state or formerly in collective-farm cooperative ownership.

At first, after the collapse of the USSR, in many post-Soviet countries there was a wave of migration flow, as a result of which many families moved to their historical homeland, to far abroad and inside the country.

Before independence, Kazakhstan already had developed cities, infrastructure, and the population had the opportunity to privatize housing provided by the state or formerly in collective-farm cooperative ownership.

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Despite the difficulties of the 1990s, Kazakhstan granted citizens the right to become owners of the housing in which they lived, but without securing land in private ownership. The Constitution enshrined the right of citizens to adequate housing within the framework of social protection and on the grounds for certain categories of the population [12].

The housing issue has always been and remains one of the most acute in the world, which can be resolved by buying, mortgaging, obtaining office or rental housing, followed by redemption, obtaining housing under the state program or from the akimat of certain categories of citizens. Particular attention should be paid to protecting the rights of children, the elderly and persons with disabilities, in ensuring their right to housing in adequate conditions [13].

One of the ways to improve housing conditions is to register for housing from the state housing fund, the possibility of which is considered by the housing commission under the akimat [14].

In accordance with the Law on Housing Relations, the following types of housing are noted by right of ownership [15]:

- state housing fund, which is a dwelling owned by the state on the right of ownership and consisting of a communal housing fund, a housing fund of state enterprises and state institutions;
- communal housing stock, represented by dwellings held by akimats and assigned to a state institution providing housing for use;
- private housing stock, which consists of dwellings owned by individuals, as well as non-state legal entities and their associations.

People with disabilities and participants in the Great Patriotic War, socially vulnerable segments of the population, civil servants, employees of budgetary organizations, military personnel, citizens whose housing is recognized as emergency and some other categories of citizens are provided with communal or state apartments.

Housing in the republic is fixed and presented by statistical authorities with the division into multi-apartment and individual houses. Apartment buildings 313,566 units and individual houses 1985428 units, including with differentiation according to the number of rooms, presented in table 2.

Table 2 – Housing in Kazakhstan as of 2018

Number of rooms	Apartment buildings	Individual houses
1-bedroom	648099	147304
2-bedroom	1193887	342944
3-bedroom	995999	609877
4 and more	306330	885303
Note – compiled by the author according to the source [16]		

The provision of housing per person living in 2017 in the whole Republic of Kazakhstan amounted to 21.6 square meters, including in regions and large cities [16]:

- Nur Sultan - 29.8
- Almaty city- 27.1
- Shymkent - 24.2
- Mangistau - 23.3
- Karaganda - 23.0
- Akmolinskaya - 22.0
- Aktobe - 22.0
- Pavlodar - 22.0
- Kostanay - 21.7
- Atyrau - 21.4
- North Kazakhstan Region (NKR) - 21.0
- West Kazakhstan Region (WKR) - 20.6
- East Kazakhstan region (East Kazakhstan oblast) - 20.2
- Kyzylorda - 19.9
- Almaty region- 18.9
- Turkestan - 17.9
- Zhambyl - 16.6

Data on the quadrature of housing in large cities and regions of the republic show that the highest indicator is presented for large cities Nur-Sultan (29.8 sq.m), Almaty (27.1 sq.m) and Shymkent (24.2 sq.m). Of the country's regions, the highest indicators were noted in Mangistau (23.3 sq.m.) and Karaganda (23.0 sq. M.) regions.

Table 3 – The total area of commissioned residential buildings, thousand square meters

	2014	2015	2016	2017	2018
Republic of Kazakhstan	7 516	8 940	10 513	11 168	12 521
Akmola	268	282	365	426	478
Aktobe	476	536	617	792	909
Almaty	714	1 136	1 253	646	713
Atyrau	522	550	559	624	794
West Kazakhstan	257	262	275	392	432
Zhambyl	258	292	318	397	482
Karaganda	316	321	341	374	417
Kostanay	248	249	195	265	299
Kyzylorda	294	466	544	612	700
Mangistau	586	645	709	833	1 173
South Kazakhstan	405	445	529	721	-
Pavlodar	201	165	184	242	284
North Kazakhstan	120	140	164	200	218
Turkestan					388
East Kazakhstan	314	318	340	380	411

Nur Sultan city	1 206	1 759	2 257	2 360	2 378
Almaty city	1 331	1 374	1 863	1 902	2 006
Shymkent					439
Note – compiled by the author according to the source [16]					

The data presented in table 3 show an increase in the volume of commissioned residential buildings in the republic as a whole, as well as in large cities and regions. Only in the Almaty region there is a decrease in volume in 2017 and 2018 compared with 2015-2016.

Table 4 – The volume of construction work, million tenge

	2014	2015	2016	2017	2018
Republic of Kazakhstan	2 667 183	2 896 877	3 258 031	3 509 296	3 862 995
Akmola	83 222	91 727	99 939	123 361	109 918
Aktobe	206 837	124 709	137 049	157 313	180 589
Almaty	201 782	215 424	243 153	257 623	278 117
Atyrau	243 224	385 982	575 172	566 961	638 235
West Kazakhstan	73 577	86 572	97 994	111 879	135 293
Zhambyl	110 826	94 773	104 803	112 527	126 236
Karaganda	224 632	161 175	149 011	170 992	217 673
Kostanay	88 723	85 706	61 766	82 480	108 598
Kyzylorda	106 521	97 826	63 031	73 467	93 939
Mangistau	172 236	178 006	188 588	199 417	212 902
South Kazakhstan					
Pavlodar	113 659	211 874	169 428	182 252	198 025
North Kazakhstan	38 512	54 586	58 636	65 477	79 406
Turkestan	118 237	123 819	119 119	130 759	139 961
East Kazakhstan	145 063	158 365	230 341	240 821	262 188
Nur Sultan city	398 943	472 218	572 990	610 970	508 515
Almaty city	269 079	278 875	291 074	315 796	346 131
Shymkent	72 110	75 240	95 937	107 201	227 269
Note – compiled by the author according to the source [16]					

As can be seen from table 4, the volume of construction work in monetary terms is also steadily increasing, however, there is a decrease in the volume of construction work in 2018 in the city of Nur-Sultan and the Akmola region compared to 2017 (table 4). At the same time, the volume of construction in Shymkent has increased many times (table 4).

Table 5 – The Index of the physical volume of the total area of commissioned residential buildings, as a percentage of the previous year

	2014	2015	2016	2017	2018
Republic of Kazakhstan	109,8	118,9	117,6	106,2	112,1
Akmola	103,4	105,3	129,3	116,9	112,1
Aktobe	103,2	112,6	115,0	128,5	114,7
Almaty	133,3	159,1	110,3	51,6	110,4
Atyrau	101,2	105,3	101,6	111,7	127,2
West Kazakhstan	104,1	101,8	105,2	142,4	110,2
Zhambyl	100,5	113,3	108,8	124,9	121,3
Karaganda	105,5	101,6	106,3	109,8	111,4
Kostanay	107,0	100,4	78,2	135,9	113,1
Kyzylorda	108,6	158,5	116,8	112,6	114,3

Mangistau	110,1	110,0	109,9	117,6	140,8
South Kazakhstan	100,6	109,9	119,0	136,2	
Pavlodar	124,3	81,8	112,1	131,2	117,4
North Kazakhstan	104,4	116,9	117,0	121,8	108,8
Turkestan					121,7
East Kazakhstan	107,6	101,5	106,9	111,8	108,0
Nur Sultan city	109,6	145,8	128,3	104,6	100,8
Almaty city	114,5	103,2	135,6	102,1	105,5
Shymkent					109,1

Note – compiled by the author according to the source [16]

From the data of table 5 it follows that the index of the physical volume of the entered areas of residential buildings is uneven.

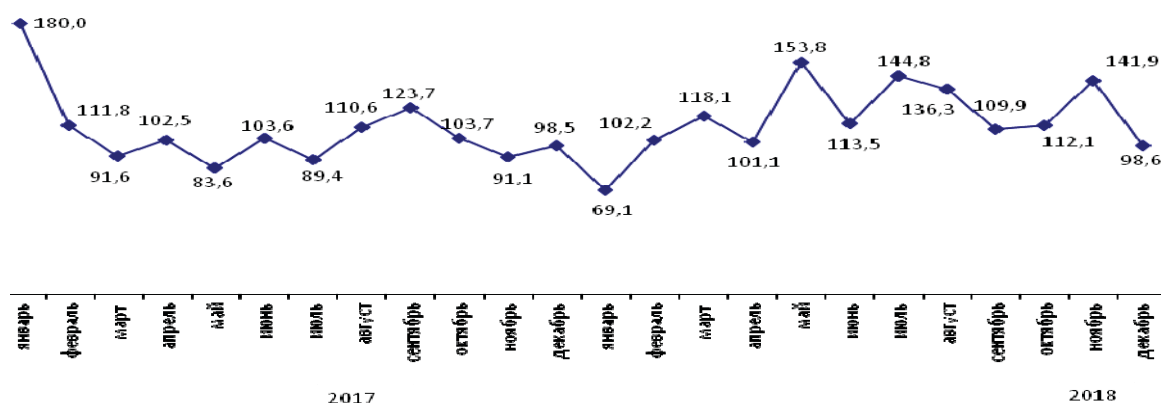


Figure 1 – Commissioning of housing in Kazakhstan in 2017-2018 as a percentage of the corresponding month of the previous year

Note – compiled by the author according to the source [16]

More clearly, we can illustrate the jump-like schedule of commissioning housing in the republic according to the data of 2018 as a percentage of the corresponding month of 2017, as well as in 2017 as a percentage of the corresponding month of 2016 (Figure 2).

Table 6 – Number of contracting construction organizations, units

	2014	2015	2016	2017	2018
Republic of Kazakhstan	7 103	7 594	7 176	7 463	7 654
Akmola	334	329	312	297	305
Aktobe	230	347	332	330	369
Almaty	318	380	395	397	422
Atyrau	348	246	231	241	219
West Kazakhstan	322	306	326	279	279
Zhambyl	367	371	344	419	395
Karaganda	898	849	789	758	798
Kostanay	310	328	373	389	409
Kyzylorda	142	194	189	174	175
Mangistau	265	303	212	198	202
South Kazakhstan					
Pavlodar	348	396	400	416	419

North Kazakhstan	193	211	230	211	218
Turkestan	137	164	139	146	146
East Kazakhstan	578	553	555	639	617
Nur Sultan city	957	1 232	963	1 020	1 062
Almaty city	968	995	1 011	1 132	1 188
Shymkent	388	390	347	417	431
Note – compiled by the author according to the source [16]					

In accordance with the data in table 6, the number of contracting construction organizations in the country is increasing annually, although these data indirectly affect the commissioning of affordable housing.

Table 7 – Commissioning of housing for January-July 2019

The regions	January-July 2019			Per 1000 population	
	common area, sq. m.	percentage of January-July 2018	specific gravity in the republican volume of input, %	common residential area buildings, sq. m	percentage of the average republican level
Republic of Kazakhstan	6 506 372	96,3	100,0	352,6	100,0
Akmola	324 844	104,4	5,0	439,7	124,7
Aktobe	372 162	104,7	5,7	426,6	121,0
Almaty	443 642	116,1	6,8	217,1	61,6
Atyrau	440 337	112,1	6,8	691,8	196,2
West Kazakhstan	263 417	104,8	4,0	402,9	114,3
Zhambyl	264 176	102,2	4,1	234,3	66,5
Karaganda	207 521	104,2	3,2	150,6	42,7
Kostanay	191 952	118,6	2,9	220,2	62,5
Kyzylorda	341 389	128,7	5,2	428,4	121,5
Mangistau	681 370	87,7	10,5	997,4	282,9
South Kazakhstan	93 106	105,1	1,4	123,6	35,1
Pavlodar	70 109	109,0	1,1	126,7	35,9
North Kazakhstan	336 446	130,9	5,2	168,9	47,9
Turkestan	182 385	100,8	2,8	132,4	37,5
East Kazakhstan	970 622	64,1	14,9	889,5	252,3
Nur Sultan city	1 078 590	102,2	16,6	578,0	164,0
Almaty city	244 304	100,9	3,8	240,4	68,2
Note – compiled by the author according to the source [17]					

As can be seen from table 7 for January-July 2019, there is a decrease in the commissioning rate of housing compared to the same period in 2018 by 3.7% in the whole country. The largest share is noted in Almaty (16.6%), Nur-Sultan (14.9%) and the Mangistau region (10.5%).

713.6 billion tenge was used for housing construction in January-July 2019, which is 15.2% more than for the same period of 2018, 6.5 million square meters were commissioned. meters of total area of residential buildings. The cost of 1 square meter in 2019 amounted to 104,000 tenge in multi-apartment buildings and 84,000 tenge in individual housing construction. With an average norm of the square of housing per person 15 sq. meters of living space and at least 30 sq. Meters of total area, the cost of an apartment with a cost price of 104,000 tenge and a profitability of 20% will amount to 4.8 million tenge.

It should be noted that the actual market value of an apartment in the cities of Almaty and Nur-Sultan is 400,000-1000000 tenge per square meter in the secondary market and 500,000-2000000 tenge in the primary [18]. This price category cannot be presented as affordable for the majority of the population, especially for young people.

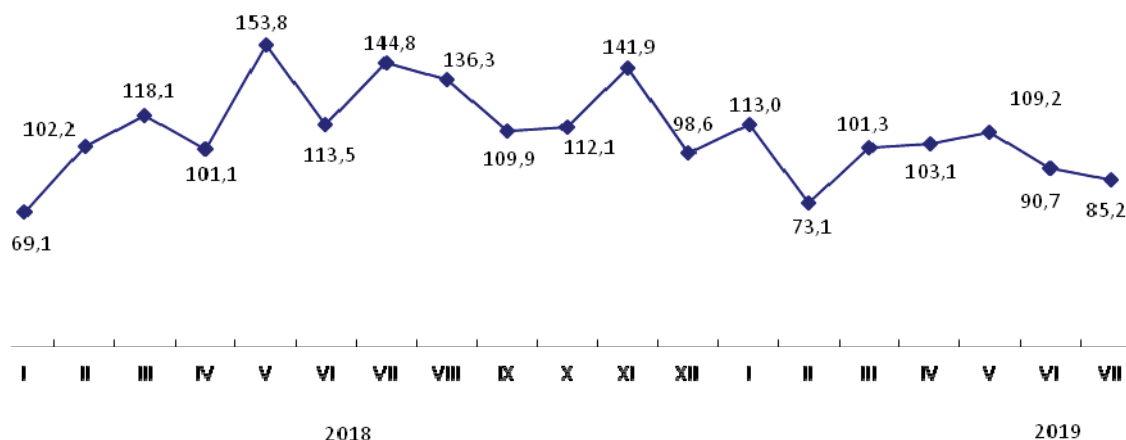


Figure 2 – Commissioning of housing in Kazakhstan in 2018-2019 as a percentage of the corresponding month of the previous year
Note - compiled by the author according to the source [17]

Over the years of independence of Kazakhstan, housing construction has been and remains one of the priority areas of the country's development. The government adopted program documents on the development of housing construction, including [19]:

1) The State Housing Development Program for 2005-2007, approved by Decree of the President of the Republic of Kazakhstan dated June 11, 2004 No. 1388;

2) The State Housing Construction Program for 2008-2010, approved by Decree of the President of the Republic of Kazakhstan dated August 20, 2007 No. 383;

3) The program for the development of the construction industry and the production of building materials of the Republic of Kazakhstan for 2010-2014, approved by decree of the Government of the Republic of Kazakhstan dated September 30, 2010 No. 1004;

4) The Housing Construction Program in the Republic of Kazakhstan for 2011-2014, approved by Decree of the Government of the Republic of Kazakhstan dated March 31, 2011 No. 329.

Affordable housing began to be built under state programs, including “Affordable Housing 2020”, approved in 2012, to provide civil servants, the disabled and young families with rental housing, followed by redemption on preferential terms [19].

However, in connection with changes in the terms of the program, the Government of the Republic of Kazakhstan dated June 28, 2014 No. 728 was adopted on approving the Program for the Development of Regions until 2020 (with amendments and additions as of December 31, 2016), which also ceased to be in force [20].

As of 2014, the cost of housing of the 4th comfort class in the cities of Atyrau, Ust-Kamenogorsk, Aktau - 100 thousand tenge per sq. Km was assumed through ZhilStroySberbank of Kazakhstan (ZhSSBK). meter, in other regions - 90 thousand tenge, in Astana and Almaty - 120 thousand tenge. Through the Kazakhstan Mortgage Company (KMC), in the cities of Atyrau, Ust-Kamenogorsk, Aktau, housing of the 4th comfort class - 115 thousand tenge, in other regions - 110 thousand tenge, in Astana and Almaty - 120 thousand tenge. Under the Samruk-Kazyna programs, the base direct sale price in the first year was supposed to be 180 thousand tenge in Astana, Almaty, Atyrau, Aktau and their suburbs, and in other regions of the country at a cost of no more than 144 thousand tenge [21].

The presented value was assumed before two devaluations in Kazakhstan, that is, when 1 US dollar was worth 150 tenge, while in November 2019 1 US dollar was worth 390 tenge [22].

Thus, consideration of almost all aspects of affordable housing in the republic shows certain positive trends, in particular, in an increase in construction volumes. At the same time, increasing inflation and devaluation

reduce the living standards and incomes of the population, which reduces the ability to purchase adequate housing. Changing requirements for categories of housing needs by banks and companies also contributes to the outflow of applicants for affordable and adequate housing in the country, which leads to increased social tension.

CONCLUSION

The results of the study show that the implementation of the policy of providing affordable and adequate housing in Kazakhstan is carried out in accordance with international standards and international experience. Work is carried out purposefully and systematically to implement programs to provide housing to the population, mainly of socially vulnerable segments of the population. The general line for the planned measures was carried out stably, although a decrease in certain indicators, as a result of the crisis and devaluations, affected the level of provision of the population with affordable housing. At the same time, problems are noted in continuing the implementation of housing programs and housing by certain categories of beneficiaries and people in need.

The role of the state in addressing the provision of decent housing is not only in the construction and commissioning of housing, but also in ensuring the availability of housing for the poor, orphans, people with disabilities and young families. The most valuable resource of any state are people who create tangible and intangible benefits in their country.

When developing a housing policy, the state should take into account the interests of society, which ensures the maintenance of state functions by taxes, products and services. This is a requirement of the time, as many countries, and the world community as a whole, declare the creation of a social market economy in which business is responsible for the welfare of society.

To ensure the well-being of the country, efforts should be directed towards providing citizens with decent housing, the development of domestic production, protecting the interests of transferring experience from the older generation to the younger, and real protecting the interests of the entire population of the state.

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SUMMARY

The purpose of the work is to highlight the current state in terms of housing security and analyze the world and Kazakhstan's experience in solving problems of access to adequate housing. During the analysis of the world policy in the field of adequate housing, the main directions for improving the Kazakhstan model for providing affordable housing were identified.

ТҮЙІНДЕМЕ

Жұмыстың мақсаты тұрғын үймен қамтамасыз етудің қазіргі жағдайын айқындау және тиісті баспанаға қол жетімділік мәселелерін шешудегі әлемдік және қазақстандық тәжірибені талдау болып табылады. Жетекші тұрғын үймен қамтамасыз ету саласындағы әлемдік саясатты талдау барысында қол жетімді баспана берудің қазақстандық моделін жетілдірудің негізгі бағыттары анықталды.

РЕЗЮМЕ

Цель работы состоит в освещении современного состояния в плане обеспеченности жильем и анализе мирового и казахстанского опыта в решении проблем доступности адекватного жи-

ля. В ходе анализа мировой политики в области обеспечения адекватного жилища были выявлены основные направления совершенствования казахстанской модели по обеспечению доступного жилья.

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IMPLEMENTATION TENDENCIES OF GENDER EQUALITY IN THE MODERN KAZAKHSTAN SOCIETY

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ABSTRACT

Purpose of research. The main goal of this scientific article is to consider the strengths and weaknesses, as well as possible directions for reforming policies regarding gender equality and the widespread introduction of gender approaches in Kazakhstan.

Methodology. The methodological basis of this scientific article is the analysis of official statistical information, open sources, as well as the works of domestic and foreign scientists in the field of gender equality.

Originality /value of research. The implementation of gender policy in modern Kazakhstani society is an important direction of state policy, when this direction becomes an important resource for strengthening Kazakhstani statehood and modernizing society.

Research results. The practice of world experience indicates that women who make strategically important decisions contribute to accelerating the processes of gender equality and the results of these decisions have global positive effects for the stable functioning of the economy. The state should take measures to ensure the right of women to participate in public and political life, regardless of their political views. To promote the creation of favorable conditions for the realization of women's rights to association. To facilitate the opening of new women's public associations, their functioning and participation in society.

Keywords: men, women, equality, gender policy, gender gap, gender division of labor.