

**AZERBAIJAN REPUBLIC**

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**ABSTRACT**

of the dissertation for the degree of Doctor of Philosophy

**EVALUATION OF THE COMPETITIVENESS OF HEALTH  
TOURISM IN AZERBAIJAN AND ITS PERSPECTIVES OF  
DEVELOPMENT**

Specialty: 5312.01-Area Economics

Science: Economy

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**Baku - 2024**

Dissertation work was performed at Azerbaijan University of Architecture and Construction.

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## OVERALL WORK QUALITY

**Relevance of the topic and degree of development.** The continuous and dynamic development of housing construction is one of the components of the social policy, providing the population with housing, their comfortable living and meeting the demand for housing at a modern level.

It should be noted that the traditional approaches to housing construction have fundamentally changed, special conditions have been created for the construction of residential buildings, the possibility of using long-term mortgage loans has arisen, and the places where construction works are carried out have been provided with household infrastructures.

Buildings and apartments that are the product of housing construction (apartment stock) belong to the non-consumption funds of the main funds of the country and make up more than 30% of the main funds of the country, so keeping them in good condition during the entire operational period is one of the important issues.

In the dissertation work, it was noted that the maintenance of existing residential buildings, the economic justification of its use, the reconstruction and major repair of old residential buildings, and bringing them up to standards and the level of modern improvement are of great importance.

In the implementation of the development strategy of housing construction, there should be a budget source on which the financial-credit mechanism is based. According to its formation, private funds of citizens, credit organizations, other enterprises and private investors should be involved. This budget should be created to comprehensively develop housing construction in the regions, and all additional revenues of the regional budget should be directed to the social development fund of the region. In this regard, in accelerating the development of housing construction, the acceleration of the innovation process in the construction complex, organizational and structural changes should be coordinated with each other, ensure the continuous and dynamic development of

socio-economic development, taking into account the settlement and demographic issues of the population at a comprehensive speed, which affect the relocation and demolition of old objects. Economically justifying the detection of factors should be a necessary issue in the development of urban planning and proper use of the territory. Here, one of the main issues in the formation of the city and its development is closely related to the correct selection of settlements, the dynamics of the population and the land fund. The problem is that the development scale of the interaction of the elements forming the city and the sequence of construction should be justified, and the optimal ratio between the old and new stock and the volume of construction should be determined. In this case, the reconstruction and overhaul of old and morally outdated buildings are prioritized, and the demand for the housing stock to be put into use again depends on the issues in the complex of measures and the formation of its placement.

One of the main problems in housing construction is the correct determination of the compensation for the demolished construction, and according to the current legislation, the cost of demolition of the old housing stock should be equalized with the cost of new housing construction, according to the standard of residential area, or it should be paid according to the contract. In this case, the demolition of the housing stock is considered economically justified if it does not exceed the costs of engineering equipment and landscaping, engineering training, transportation and greening necessary for the housing stock located in the new area.

In the demolition of residential buildings, the livability and technical condition of those houses should be addressed both in the evaluation process and in consideration of the service life, that is, taking into account the time factor here. Here, based on the service life and technical condition of the buildings, their suitability for living should be classified. In this case, the presence of residential buildings in a suitable (unusable) condition and their demolition, reconstruction or major repair should be determined based not only on its technical condition and physical deterioration, but also on the

basis of its moral deterioration. In this regard, taking into account the main constructions, the criteria of the physical wear and tear of the residential buildings to be useful or unusable have been determined, and the need to predict their level for the future period has arisen.

Investing in housing construction has been theoretically and methodologically investigated, the improvement of the construction management system, the study of management methods and forms, and the implementation of flexible management forms that can fully cover the existing production capabilities of the construction organization in the conditions of market relations have been determined on a large scale. has been investigated. Therefore, there is a need to develop scientifically based management models, methodologies and recommendations.

Mainly due to the development of housing construction in large cities, the need to demolish old buildings and develop infrastructure areas has arisen. Thus, more than 54% of the construction in Tabriz is housing construction. Therefore, from 2000 to 2010, the funds spent on housing construction increased by 3.9 times, the total area of apartments for use increased by 4.3%, and the funds spent on infrastructure areas increased by 3.8 times during that period.

It should be noted that in the Republic of Azerbaijan, many scientific and research works have been carried out in order to solve the housing problem, and also in the Islamic Republic of Iran, certain works have been done. However, the development problems of housing construction in the city of Tabriz and scientific-research works on its management are almost non-existent.

Thus, the scientific-methodological study of the development of housing construction and its management, the determination of the remaining service life of residential buildings, and the systematic study of the demolition of old worn-out buildings and conducting scientific research work in this direction determine the relevance of the topic.

The study of the development of housing construction and the improvement of its management has been studied both theoretically and practically in the scientific works of a number of scientists of the Republic of Azerbaijan. Z.A.Samadzade, I.A. Mehdiyev, A.A.Nadirov, M.A.Mammadov, V.M.Shiraliyev, S.G. Cumshudov, M.M.Farzaliyev, M.A.Azizova, K.A.Agayeva, A.M. Novruzova and others who conduct research in this field can be mentioned.

Among the scientists of the Islamic Republic of Iran, M. Tabiyliyan, R.Ibrahimi, T.Mahammadreza, G.Bakhti and others were engaged in this field.

It was reflected in the works of foreign scientists B.M.Kolotilkin, V.V.Anisimov, V.I.Babakin, V.L.Broner, E.M.Blex, I.I.Borovikov, V.N.Katukov and others, and a number of issues related to this problem were studied.

Without diminishing the importance of research conducted in this field by both Azerbaijani scientists and foreign scientists, we would like to note that the requirements of the market economy have not been fully taken into account considering the general issues of the development of housing construction and its management. Also, in the conditions of the market economy and the results of the acceleration of the innovation process, the specific-seismic features of the city of Tabriz, the reconstruction of residential buildings and its major repair, the determination of the remaining period of the service life of the buildings, the demolition of the old housing stock in the city and the modern management of housing construction in a scientific and methodological way. it is necessary to study it in a systematic way, which is studied at a wide speed in accordance with the new requirements in the dissertation work.

**The object of the study** In the city of Tabriz, the housing construction sphere is little studied. The **subject** of the research is the development of housing construction, the mechanism of formation of theoretical-methodological and practical issues of its efficient operation.

**Research goals and objectives.** The main goal of the thesis work is to develop concrete proposals for the reconstruction of residential buildings and their major repair in Tabriz city under market economy conditions, classification of buildings according to the degree of suitability and economic justification of relocation of old buildings, management models of housing construction, development of housing construction and improvement of its management. In order to achieve the stated goal, the following tasks are put forward in the dissertation:

- ❖ Housing construction area in Tabriz city researching the theoretical and methodological bases of development and the characteristics of the formation of the housing construction market;

- ❖ Implementation of socio-economic assessment of the housing industry and study of the structure of the housing fund;

- ❖ In expanding the areas of housing construction examining the role of marketing research, as well as the influence of demand and supply in that direction;

- ❖ Residential buildings, taking into account the service period development of the methodology of economic evaluation of rebuilding by dismantling and major repairs;

- ❖ Classification of apartments by regions according to the level of suitability of buildings and prediction of their suitability for the near future ;

- ❖ Old buildings that have expired development of the scientific and economic basis of the cost of its demolition and overhaul;

- ❖ Investing in housing construction, determining its financing sources and ways of efficient use of investments;

- ❖ Development of the methodology for improving the efficient management of housing construction costs from an economic point of view .

**Research method.** The laws of the Republic of Azerbaijan and the Islamic Republic of Iran, the decrees and orders of the presidents of those countries, the decisions of the government and other normative acts, the ideas and considerations put forward in

the field of housing construction in the works of economists, the materials of international and republican scientific-practical conferences .

Depending on the nature of the issue raised in the research work, systematic and logical approach, static grouping, mathematical-economic analysis and synthesis, comparison, observation and other methods were used to solve them.

**The main provisions defended:**

- The theoretical and methodological foundations of housing construction and its development stages were investigated in the process of the formation of Tabriz city. The results of this research show that the construction of housing in connection with the formation of the city of Tabriz is continuously developing. The main reason for this development is the expansion of trade and the passage of the Silk Road through this city.

- Housing construction areas in Tabriz city

the role of marketing research in expansion and the effect of demand and supply in this direction were investigated. In the process of development of housing construction, the development of the housing market and the wide use of marketing research in its formation provide a basis for further development of this field in the future.

- Reconstruction of residential buildings, major repairs and

the method of economic evaluation of the demolition of the old housing stock was developed. This methodology allows determining the degree of validity, the level of depreciation and the service life of residential buildings according to the characteristics of the structural elements of residential buildings.

- One of the main issues of the development of housing construction is the efficient use and economical division of the urban area. The main issue here is to increase territorial profits due to the relocation of old, unworkable and dilapidated objects, the emptying of the city area and the construction of new housing constructions.

- Management and financing of investment activity is one of the



main directions of the state strategy. In this area, the financing of investment activities of the regions should be formed in a complex manner.

- The directions for the organization of housing construction management and its improvement have been determined. The process of improving the construction management system requires the development of a scientifically based, ongoing methodology, which provides a basis for further development of this field in the future.

**The scientific novelty of the research** is that the role of housing construction and its main directions were comprehensively analyzed and evaluated in the conditions of the formation and development of the market economy, and scientifically based main directions and mechanisms of the construction area aimed at ensuring sustainable and continuous development were developed.

The scientific novelty of the research consists of the following:

- The cause of trade in the process of the formation of the city of Tabriz the development and mainly the passage of the silk road through that area;

- Housing in connection with the development of Tabriz city construction was divided into three periods and those periods were studied;

- Technical and economic characteristics of housing construction the main features of the housing stock market were identified and its mechanism of action was developed;

- Marketing research in the housing (housing stock) market the role of marketing in the realization of the product was justified and the forecast for the future period was worked out;

- Depending on the service life of residential buildings the method of economic evaluation of reconstruction, major repair was developed;

- Remaining service life and depreciation the methodology of level evaluation has been developed;

- Classification of buildings (apartments) according to the

degree of usefulness given and its forecasting for the prospective period was recommended;

- Old or low-rise houses (apartments) the methodology of the economic evaluation of the demolition was developed;
- Involvement of investments in housing construction directions were revealed and certain recommendations were given for improving the housing construction management system;
- Analysis of approaches to construction management models the application possibilities of the flexible management system are economically justified.

It should be noted that issues of housing construction are implemented for the first time in the example of the city of Tabriz.

### **Theoretical and practical importance of the research.**

The practical importance of the conducted scientific research work is that its main provisions, results, recommendations and the developed methodology can be used in the experience of housing construction in large cities, in urban planning, in the correct use of the land fund and in forecasting.

Also, according to the recommended methods, it allows to practically determine the physical and mental wear and tear of residential buildings and their structural elements, the level of depreciation in percentage and value expression. Compensation for the demolition of old and unusable buildings is calculated based on the time factor of the economic efficiency of the demolition of old apartments and their residual life.

Also, the main results of the work can be used as teaching aids in lectures on "Economics of Urbanization", "Economics of Architectural Design and Construction", "Strategic Management" in higher schools.

**Research information base.** Statistical publications of the State Statistics Committee of the Republic of Azerbaijan, official data of the Ministry of Economy, Ministry of Culture, Tourism Agency, reports of the World Health Organization and the International Tourism Organization, Eurostat and research centers belonging to individual countries, scientific-methodical

publications made it possible to form the information base of the research in the dissertation work.

### **Approval and application of research work.**

The main provisions and scientific results of the dissertation "Problems of safety management in the transport system" (Baku, 2008), "Modern problems of construction and their solutions" (Baku, 2009); Modern problems of the fight against emergencies related to globalization" (Baku, 2012); "Modern ecology of water management, engineering communication systems" (Baku, 2014); "Modern world economy: problems and perspectives in the era of development of digital technologies and biotechnology" (M., 2019) was presented at international scientific-practical conferences and published in the form of a thesis. At the same time, the results of the scientific-research work were reported in the scientific seminars held with the participation of the relevant departments of AzMIU.

17 articles and theses were published in scientific journals and conference materials recommended by AAK, 4 of which were abroad on the subject of the dissertation work.

The concrete results and proposals obtained in the dissertation work were submitted to Iran Tractor Production Complex and accepted for practical use (Reference No. 9902 - 19982, 17.03.2021).

**The scope and structure of the dissertation work.** The total volume of the dissertation with marks is 165 pages (293159 marks), noting the volume of the structural section of the dissertation separately. Introduction (14132 characters), chapter I (79521 characters), chapter II (97424 characters), chapter III (72551 characters), conclusion (7621 characters), bibliography (12324 characters), appendices, figures, diagrams and references without taking into account the list, the dissertation is 140 pages (241902 marks).

## **STRUCTURE OF THE DISSERTATION**

### **INTRODUCTION**

#### **CHAPTER I. Theoretical-methodological foundations of the development of housing construction in the city of Tabriz and the formation of the housing construction market**

1. Theoretical and methodological foundations of housing construction in the process of the formation of Tabriz city and its development stages

1.2. Socio-economic evaluation of the housing industry and structure of the housing fund

1.3. The role of marketing research in the realization of housing construction and its main features

1.4. Methodological approaches to the formation of competitive conditions in the field of housing construction

1.5 Methodological aspects of the formation of the mechanism of application of innovative technologies in housing construction industry enterprises

#### **CHAPTER II. Methodology of economic evaluation of reconstruction, major repair of residential buildings and demolition of old housing stock (apartment)**

2.1. Methodology of economic evaluation of reconstruction and major repairs taking into account the service period

2.2. Classification of apartments according to the level of suitability of buildings and its prediction

2.3. Demolition of old buildings and economic basis of reconstruction

#### **CHAPTER III. Investing in housing construction, its efficiency and directions for improving housing construction management**

3.1. Investing in housing construction, its financing sources and ways to use it effectively

3.2. Methodology for improving housing construction management

3.3. Approaches to the housing construction management model and directions for its improvement

### **CONCLUSION AND SUGGESTIONS**

### **LIST OF USED LITERATURE**

### **SUPPLEMENTS**

## **BASIC SCIENTIFIC PROVISIONS SUBMITTED TO THE DEFENSE**

**Proposition 1. The theoretical and methodological foundations of housing construction and its development stages were investigated in the process of the formation of Tabriz city. The results of this research show that the construction of housing in connection with the formation of the city of Tabriz is continuously developing. The main reason for this development is the expansion of trade and the passage of the Silk Road through this city.**

In ancient times, the trade routes from the South Caucasus, Iberia and Caucasian Albania to the south to Mesopotamia and India passed through this city, and the trade routes from the west passed through Asia Minor and joined the International and India routes in the city of Tabriz. Although the city of Tabriz was exposed to many natural events (earthquakes in 858 and 1042), wars, diseases (plague, cholera), many construction and improvement works were carried out and it functioned as a capital in different periods.

In the preparation of the master plan of the city, a housing construction development strategy based on the principles of population settlement and demographic growth should be developed and a national program should be drawn up. Ways of efficient use of investments in the housing sector should be investigated and the legal normative acts of state decisions in accordance with modern requirements should be improved.

Since housing construction is one of the important elements of the development of the national economy, it is developing both in the city of Tabriz and in the East Azerbaijan province.

As mentioned, one of the important factors here is the location on the Silk Road. It is necessary to take into account this factor in the development of the city and housing construction, and this is justified in the case. It is justified in the study that the coordination of urban planning, road construction, efficient

organization of traffic and services, environmental issues, etc. is more efficient.

**Proposition 2. Housing construction areas in Tabriz city the role of marketing research in expansion and the effect of demand and supply in this direction were investigated. In the process of development of housing construction, the development of the housing market and the wide use of marketing research in its formation provide a basis for further development of this field in the future.**

In this case, the justification of the mechanism of influence of external and internal factors affecting marketing research and based on this, a marketing strategy should be developed: on the basis of price formation taking into account demand and supply in the housing market, to indirectly implement the function of state regulation of prices and achieve an equilibrium price level.

The marketing strategy as an integral part of the housing construction management system was developed by the author.

Marketing involves creating a product or service concept, determining who is likely to buy it, promoting it, and moving it through appropriate sales channels. Marketing has three main objectives:

- attract the attention of your target market;
- convince the consumer to buy your product;
- providing the customer with a specific, low-risk action that is easy to perform.

Marketing research of the market to realize the final product of construction enterprises (residential houses, etc.) includes:

- comprehensive study and forecasting of housing stock market requirements;
- evaluation of the future sale of the products according to the potential demand for them;
- studying the impact of various factors related to demand in the housing market.

Marketing research also examines the ratio of apartment prices in the market, methods of attracting investors to share

construction, mortgage lending principles, etc. includes learning.

**Provision 3. Reconstruction of residential buildings, major repairs and the method of economic evaluation of the demolition of the old housing stock was developed. This methodology allows determining the degree of validity, the level of depreciation and the service life of residential buildings according to the characteristics of the structural elements of residential buildings.**

One of the factors characterizing the rebuilding (reconstruction) is the number of floors of the buildings and saving on land. During the construction of reconstructed areas, in order to avoid mistakes, it is necessary to develop a methodology of planning projects that takes into account the sequence of placement of buildings in such areas that meets modern requirements.

The study showed that in the central regions of Tabriz city, it is necessary to carry out gradual reconstruction in the areas where old buildings with low floors are denser.

Taking into account the level of suitability of residential buildings, the system of indicators that respond to their durability, strength and seismicity was revealed, the classification of buildings by categories was given, taking into account the lifetime of the structures, and its forecast for the future period was worked out.

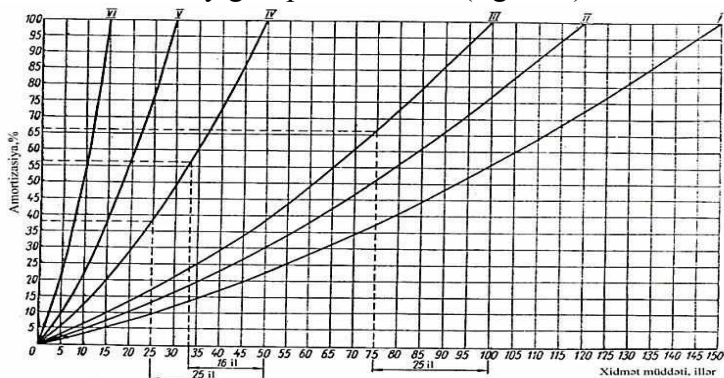
Here, one of the main issues is to pay special attention to the selection of the architectural-planning features of the area, especially the building floor and the formation of the volume-spatial composition during the reconstruction of the central regions of the city.

In the reconstruction of residential buildings, serious attention should be paid to their basic group, which is divided into 6 groups.

The service life of residential houses depends on the strength of its structural elements and equipment. Group I, II, III and IV structural elements are mainly used in the construction of residential houses in Tabriz.

Is characterized by the physical wear and tear of buildings, it

is proposed to use the change in the level of amortization according to their different validity groups as follows (figure 1).



**I, II, III, IV, V, VI – groups of buildings based on fundamentality**

**Figure 1. The character of depreciation of residential buildings of different fundamentals**

**Source:** image compiled by the author.

It should be noted that the author's methodology for determining the residual period of residential buildings in operation until the end of operation is considered the first research work for the city of Tabriz.

**Provision 4. One of the main issues of the development of housing construction is the efficient use and economical division of the urban area. The main issue here is to increase territorial profits due to the relocation of old, unworkable and dilapidated objects, the emptying of the city area and the construction of new housing constructions.**

For this, the improvement of the methodology of evaluation of relocated houses and the mechanism of processing the city cadastre is a necessary issue, so that in this case the architectural ensemble of the city is not disturbed and in general all infrastructure elements of the city should be developed in a comprehensive manner.

A building can have the same weighted average deterioration index in different periods of its useful life. This makes it difficult to



determine the remainder of the building's service life. So, if the category III house has approximately the same weighted average wear indicator both in the 35th year and in the 70th year of its service life, this does not make it possible to determine the remaining service life of that building.

Therefore, it is assumed that if the physical wear and tear in fully worn buildings is 70%, then the coefficient here  $\frac{100}{70} = 1,4$  will be equal. If, according to the technical inventory data, the physical wear and tear of the building is equal to 40%, then its wear and tear is determined as  $40 \cdot 1,4 = 56\%$ . Then the remainder of the service life of the building  $\frac{100 - 56}{2} = 22$  will be years if the rate of annual depreciation allowance is 2% (for group IV).

As a result of the study of the practice of the demolition of residential buildings, it became clear that the existing instructional materials do not fully cover all the issues of the demolition of residential buildings and the categorization of houses as unfit for living. There are many criteria to give a complete opinion about the suitability and unsuitability of residential houses for living here.

Demolition of the housing stock is considered economically justified when it does not exceed the costs of engineering equipment and landscaping, engineering training, transportation and greening necessary for the housing stock placed in a new area.

When determining the compensation for the demolished construction, in accordance with the current legislation, according to the norm of the residential area for the population, the demolition cost of the old housing stock should be equalized as much as possible to the cost of new housing construction.

In the reconstruction of the city, the amount of the relocated residential area can be calculated depending on the specific weight of the relocation of the old buildings, and the amount of the demolished residential area can be calculated in the economic justification of the new construction with the construction of the demolished houses, mainly within the normative payment period.

For this, a calculation was made according to the proposed methodology based on the inventory data of low-rise buildings located in two areas in the central districts of Tabriz city, and as a result, 28% was obtained, which means that the amount of living space depends on the specific weight of outdated houses.

In the reconstruction of the city, the demolition of old apartments (apartment stock), reconstruction, preservation of the existing housing stock and its demolition options are compared, the demolition of buildings during reconstruction is economically justified, and the methodology of calculating the amount (volume) of their living space, depending on the specific weight of outdated houses, has been developed. Also, during the reconstruction of the city, it was advised to comprehensively solve the problem of the demolition of old buildings and the construction of greening infrastructure recreation zones and parks in the appropriated areas.

**Provision 5. Management and financing of investment activity is one of the main directions of the state strategy. In this area, the financing of investment activities of the regions should be formed in a complex manner.**

The dynamics of housing construction and investment in Tabriz city and other cities of East Azerbaijan province depending on the sources of financing were investigated. It was found that, regardless of the source of financing, the greater part of the volume of investments financed by various sources in the Islamic Republic of Iran falls on the share of GMM, where the activity of the volume of internal investment is observed, and the role of special sources is expected to be greater in their future increase. In the course of the study, the interaction of the investment climate was recommended, and the expected profit in the realization of investment projects for the future period was calculated.

In the regional strategy, the main issue in determining the financing sources for the development of the social sphere is the maximum use of the financial resources attracted by private investors.

As in most countries, one of the leading sectors in Iran's

economy is the construction sector, regardless of whether the construction works are carried out at the expense of private, state or foreign investments, this sector attracts more labor force and is of special importance for the normal life of people. Therefore, the result of the construction investment process plays a special role both in the living conditions of people and in the overall economic development of the country.

As a result of the research, it was determined that one of the important problems in the construction-investment process is related to investment financing. Thus, the investment financing system consists of a complex system of financing sources. Therefore, there is experience in financing investments through budget, credit, personal funds, as well as mixed sources.

It was clear from the research that the volume of investments financed by various sources in the Islamic Republic of Iran in recent years was 36.8% of the GNP, of which 16.5% was the share of private investments. It was also determined that in this perspective, the amount of funds of individuals for the development of individual housing construction will increase. The forms and methods of attracting those resources can be different and they have been widely studied.

The author recommends the organization of a "municipal investment center" in the city, capable of solving all issues related to investment processes.

**Provision 6. The directions for the organization of housing construction management and its improvement have been determined. The process of improving the construction management system requires the development of a scientifically based, ongoing methodology, which provides a basis for further development of this field in the future.**

The process of improving the construction management system requires the development of a scientifically based, ongoing methodology.

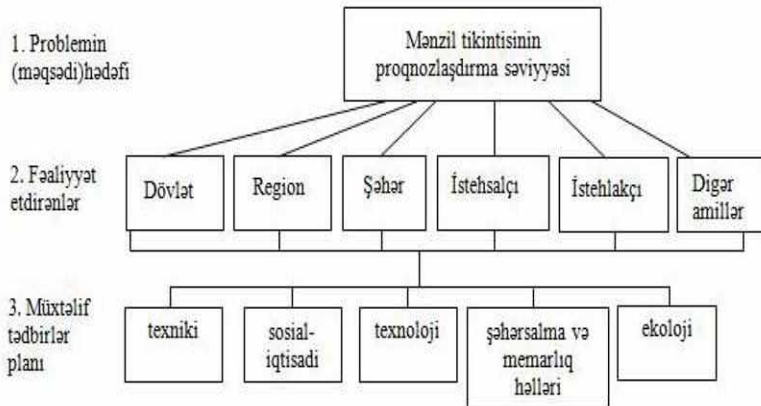
There is a principle of hierarchy and connection between controlled and controlling systems. If there is no feedback between

the controlling system and the controlled system, then the control is considered incomplete. Since the feedback principle is a universal principle, it exists everywhere in nature, economy, technology and all areas of society. In this regard, the general scheme of the feedback system in management has been developed.

Since the object of management is housing construction, for the first time in the scientific-research work, based on the policy of improving the mechanism of housing construction management, the ways of regional, theoretical and methodologically comprehensive justification of management have been determined.

Taking into account the linear and functional relations in the organizational structure of the administration, the general principal scheme of the organization of the administrative structure for the Islamic Republic of Iran and East Azerbaijan was developed.

The process of implementing the housing construction management strategy depends on its level of prediction, depending on the problem of hierarchy, the purpose of formation, the implemented measures and its operation (Figure 2).



**Figure 2. The process of implementing the housing construction management strategy**

**Source:** image compiled by the author.

The reconstruction process carried out in the existing construction enterprises in modern conditions requires the creation

of a new organizational structure of management. The creation of flexible structures and its successful operation are noticeable in many well-known construction enterprises of the world. For the first time, the author developed the strategy and implementation process of housing construction in the city of Tabriz.

The level of modern science and technology and the acquired practice allow us to design the economic development of the capital construction management system in accordance with the requirements of market relations.

It is recommended to study the experience of the management structure of small and medium-sized firms of developed countries and Russia, and develop and implement the structure of a medium-sized construction firm that can be applied in capital construction based on it.

Examining many models of the construction management structure, it is possible to come to the conclusion that decentralization is one of the main ways of its periodic improvement by organizing a flexible and more progressive management structure in the management organization. This implies both structural conditionality and behavioral flexibility. These structures should include features such as encouraging communication between departments , resolving their own conflicts, and having a developed information and communication system.

Approaches to the models of the management structure of the construction area, including housing construction, of many countries have been investigated and their principal management structure has been worked out. In improving the management structure, the author recommends choosing a universal flexible management structure that can take into account both the acceleration of the innovation process and international experience and management standards.

**The following conclusions and proposals were put forward for the research conducted in the dissertation:**

- According to the master plan of the city, according to the

principle of population settlement, demographic growth and effective use of the land fund, the development of the development strategy of housing construction and the implementation of the general national state program in this direction and the effective use of the investment directed to the development of the housing construction field in this regard, the laws of the government in force, normative-legal to further improve the processing of legislative acts in accordance with the requirements of the time;

- Extensive use of marketing research in the development of the housing market and its formation, development of a marketing strategy by comprehensively researching the external and internal factors affecting it, taking into account the demand and supply in the housing market, based on the price policy, indirectly implementing the state regulation function of prices;

- Taking into account the characteristics of the reconstruction and major repair of buildings, creating its material and technical base for the future period, increasing the power of repair and construction enterprises, housing stock for the relocation of residents in connection with the major repair of residential buildings should be created ;

- During the reconstruction of the city, the conditions for providing compensations to citizens for the demolition of old buildings and the problem of building greening infrastructure, recreation areas and parks in the appropriated areas should be comprehensively resolved;

- Development of housing construction in modern conditions and a mortgage bank should be created to meet the population's demand for housing, and its resources (special savings and mortgage bonds) should be used only for granting mortgage loans. Mortgage loans are only socially oriented and should be used to finance both the purchase of residential houses and their construction or re-planning. In this case, first of all, the specific weight of privately or collectively owned apartments should be increased, pensioners and low-income families (disabled, veterans, military personnel, employees of non-production areas, etc.), as

well as young people, young families and young professionals, should be given housing by the state. security must be maintained;

-On the development and reconstruction of housing construction a state program should be developed, where it is recommended to ensure the involvement of all types of investments in the housing construction department, that is, foreign, international development and reconstruction bank loans, as well as the creation of off-budget funds for the production of new building materials;

- Physical and spiritual wear of the apartment in the future the main methods of its justification were revealed, and in addition, it was recommended to use the housing fund efficiently. In this case, improving the level of improvement of old houses and carrying out major repairs of apartments according to modern projects and adapting it to the demographic requirements of the population is considered one of the main conditions for solving the housing problem and providing each family with a separate apartment;

-Regional housing construction in Tabriz Due to the fact that there is no concrete management structure aimed at attracting investments in a systematic way, the creation of a municipal investment center in the city and the implementation of the housing construction management strategy were recommended;

-Housing based on the experience of many countries To improve the management structure of construction, it is recommended to choose a flexible management structure that can take into account both the acceleration of the innovation process and international management standards.

**The main content of the research is reflected in the following scientific works published by the author:**

1. Adibnia Kh.Sh. The main technical and economic indicators of urban development projects evaluation methodology // - Baku: Materials of the international scientific-practical conference on the problems of safety management in the transport system, October 23-24, 2008. - pp.191-196.

2. Adibnia Kh.Sh. Basic requirements for living at the modern stage // - Baku: International scientific-practical conference dedicated to "Emergencies and environment", December 15-16 , 2009, pp.48-50.

3. Adibnia Kh.Sh. Assessment of longevity of buildings and facilities // - Baku: Materials of the scientific-practical conference on modern construction problems and solutions, December 24, 2009, - pp.184-186.

4. Adibnia Kh.Sh. Marketing in the formation of the housing stock market the role of research // - Baku: Scientific works of the Azerbaijan Scientific-Research Institute of Economy and Organization of Agriculture. – 2010. No. 3, - pp.159-165.

5. Adibnia Kh.Sh. Economic erosion of housing stock assessment aspects // - Baku: Materials of the international scientific-practical conference on the stability of buildings and facilities, December 24. - 2010, - pp.72-73.

6. Adibnia Kh.Sh. Some questions about conditions of suitability for buildings жилья // - Baku: Materials of the international scientific-practical conference on "Preparing communities-population, economy and environment for protection of local executive authorities and international interaction", November 15-16, 2011, - pp.151-154.

7. Adibnia Kh.Sh. Economic basis of valuation of fixed assets // Student and materials of the XXXIII scientific conference of masters. - Baku: AMIU, 2011. - Part II, - pp. 32-34. - Together with M.A. Azizova.

8. Adibnia Kh.Sh. Old housing stock in urban reconstruction methodology of economic justification of demolition // - Baku: University of Azerbaijan. "Silk Road" scientific journal. - 2012. No.3, - pp.99-104.

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11. Adibnia Kh.Sh. and others. Some questions of economic efficiency reconstruction of cities //- Samara: В кн.: Актуальные вопросы экономики и финансов в условия современный изконов российского и мирового хозымайства. - Издательство "Ас. Гард", 2013, - pp.257-269. – Together with T.T.Einiev and M.A.Azizova.

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13. Adibnia Kh.Sh. The state of social infrastructure in the city and its development perspectives // - Baku: Materials of the international scientific-practical conference, April 14-15. - 2014, - pp.508-511. - Together with M.A.Azizova, R.N.Hagverdiyeva.

14. Adibnia Kh.Sh. Development directions of housing construction in the city of Tabriz //Scientific Works / ANAS Institute of Economics. - Baku: ANAS II, 2019. - No. 5. - pp.173-177.

15. Adibnia Kh.Sh. Methodology of improvement of housing construction management in Iran // - Moscow : Modern world economy: problems and prospects in the era of development of digital technologies and biotechnology: Scientific article of the Seventh International Scientific Conference, October 15-16, 2019. - pp.173-177.

16. Adibnia Kh.Sh. Realization of housing construction of marketing research role and its main features // - Baku: Geostrategiya. – 2022, № 3 (69) - pp.177-181.

17. Adibnia Kh.Sh. Investing in housing construction, Sources

The defense will take place 6 October 2024 at 11<sup>00</sup> at the meeting of the Dissertation Council ED 1.10 by the Higher Attestation Commission under the President of the Republic of Azerbaijan, operating on the basis of the Institute of Economics under the Ministry of Science and Education of the Republic of Azerbaijan.

Address: AZ-1143, Baku, Huseyn Javid Avenue 115.

The dissertation can be found in the scientific library of the Institute of Economics under the Ministry of Science and Education of the Republic of Azerbaijan.

Electronic versions of the dissertation and abstract are posted on the official website of the Institute of Economics under the Ministry of Science and Education of the Republic of Azerbaijan ([www.economics.org.az](http://www.economics.org.az)).

The abstract was sent to the appropriate addresses 24 October 2024.



Anchor signed: 07.10.20242024

Paper format: A5

Volume: 34015

Circulation : 20