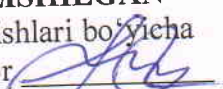


O‘ZBEKISTON RESPUBLIKASI
OLIV TA‘LIM, FAN VA INNOVATSIYALAR VAZIRLIGI
SAMARQAND DAVLAT ARHITEKTURA – QURILISH UNIVERSITETI

“KELISHILGAN”
o‘quv ishlari bo‘yicha
prorektor 
M. T. Shodmonqulov
Ro‘yxatga olindi: № 292/a
«30» avgust 2024 yil



KO‘CHMAS MULKNI RIVOJLANTIRISH VA KO‘CHMAS MULK
IQTISODIYOTIGA KIRISH

FAN DASTURI

Bilim sohasi:	700 000 - Muhandislik, ishlov berish va qurilish sohalari
Ta‘lim sohasi:	730 000 - Arxitektura va qurilish
Ta‘lim yo‘nalishi:	60731300 - Ko‘chmas mulkni boshqarish

Kurs ma'lumotlari
Course Information Form

Modul kodi Code KMR 2010	O'quv yili 2024-2025	Semestr 3	ECTS – Kreditlar 3-semestr -4			
Modul turi Majburiy	Ta'lim tili O'zbek/rus		Auditoriya soatlari			Mustaqil ta'lim (soat/hafta) Independent Education (hour/week)
Fan nomi Title	Jami yuklama	Ma'ruza (soat/hafta) Lecture (hour/week)	Amaliy (soat/hafta) Practical (hour/week)	Laboratoriya (soat/hafta) Laboratory (hour/week)		
Ko'chmas mulkni rivojlantirish va ko'chmas mulk iqtisodiyotiga kirish	3-semestr -120	3-semestr -4	3-semestr -0	3-semestr -0	3-semestr -4	

Dastlabki shart Prerequisite	Yo'q None
---------------------------------	--------------

Semestr Semestr	Kuzgi Fall
--------------------	---------------

Kurs tili Course language	O'zbek, Ingliz, Rus Uzbek, English, Russian
O'quv kursi Level of Course	Ikkinchi kurs Second Cycle
Ta'lim yo'nalishlari Course type	60731300 – Ko'chmas mulkni boshqarish 60731300 – Real estate management
Kurs toifasi Course Category	Asosiy Core Courses
Dars shakli Mode of Delivery	An'anaviy (Yuzma – yuz muloqot) Face – to - face

Ma'sul kafedra Owner academic unit	Ko'chmas mulkni boshqarish Real estate management
Kursga ma'sul Cours Coordinator	Turdibekov Yusuf Ibragimovich
O'qituvchilar Instructor(s)	Turdibekov Yusuf Ibragimovich
Yordamchilar Asistant(s)	

Fanni o'qitishdan maqsad Course objectives	Ko'chmas mulkni rivojlantirish va ko'chmas mulk iqtisodiyoti sohasidagi bilimlarni mustahkamlash, analitik fikrlashni rivojlantirish Strengthening knowledge in the field of real estate development and real estate economy, development of analytical thinking
Fanning mazmuni Course content	Fanga kirish. Ko'chmas mulk ob'yektlarining o'ziga xos xususiyatlari va ularning tasnifi. Yer – ko'chmas mulk nazariyasi va amaliyotining asosi. Ko'chmas mulk bozori: xususiyatlari va tasnifi. Ko'chmas mulk bozorini tartibga solishning me'yoriy-huquqiy asoslari . Ko'chmas mulk bozorida mulkchilik munosatlari. Ko'chmas mulk munosabatlarini tartibga solishda davlatning roli. Ko'chmas mulk ob'yektlarini boshqarish texnologiyasi. Ko'chmas mulk ob'yektlari ekspertizasi tizimi. Ko'chmas mulk bozorida professional faoliyat. Development: asosiy tushunchalar va tamoyillar. Ko'chmas mulkni baholash faoliyatining mohiyati va ahamiyati. Ko'chmas mulk ob'yektlarini investitsiyalash. Ko'chmas mulk bozorida bahoning shakllanishi. Uy-joy –kommunal xo'jaligini boshqarish tizimi. Introduction to science. Specific features of real estate objects and their

	<p>classification. Land is the basis of real estate theory and practice. Real estate market: characteristics and classification. Regulatory and legal bases of regulation of the real estate market. Property relations in the real estate market. The role of the state in regulating real estate relations. Real estate management technology. Expertise system of real estate objects. Professional activity in the real estate market. Development: basic concepts and principles. The essence and importance of real estate appraisal activity. Real estate investment. Price formation in the real estate market. Housing and utility management system.</p>
<p>Tavsiya qilingan yoki talab qilinadigan adabiyotlar ro'yxati Recommended Or Required Reading</p>	<p>Asosiy adabiyotlar:</p> <ol style="list-style-type: none"> 1. М.А.Икрамов, М.М.Мирахмедов, В.У.Ёдгоров. Кўчмас мулк иктисодиёти. Дарслик. "ВнешИнвестПром", Т.: 2018 й. 2. А.Н. Асаул, М.А.Икрамов, М.М.Мирахмедов, В.У.Ёдгоров. Экономика недвижимости: учебник Изд.-во Национальной библиотеки Узбекистана им.А.Навои, 2010.-380 с. 3. Алимов Р.Х., Беркинов Б.Б., Кравченко А.Н., Ходиев Б.Ю. Кўчмас мулкни баҳолаш.Т.: "Фан".2005й. <p>Qo'shimcha adabiyotlar:</p> <ol style="list-style-type: none"> 4. Мирзиёев Ш.М. Танкидий таҳлил, катъий тартибг интизом ва шахсий жавобгарлик ҳар бир раҳбар фаолиятининг кундалик қондаси бўлиши керак. Ўзбекистон Республикаси Вазирлар Маҳкамасининг 2016 йил якунлари 2017 йил истикболларига бағишланадиган мажлисидаги Ўзбекистон Республикаси Президентининг нутқи// Ҳалқ сўзи газетаси 2017 йил 16 январ,№11 5. Асаул А.Н.Экономика недижимости:учебник для ВУЗов 2-ое изд./СПб.:Питер, 2008.-621с. 6. Графова Г.Ф., Гусков С.В. Экономическая оценка инвестиций: Учебное пособие. – М.: Издателско-торговая корпоратсия «Дашков и К°», 2008. – 183 с. 7. Марченко А.В Экономика и управление недвижимостью: Учебное пособие/А.В.Марченко.-Ростов н/Д:Феникс,2007.-442с. 8. Туйчиев Н.Ж., Мирхошимов А.М., Плахтий К.А.Кўчмас мулкни баҳолаш асослари.Ўқув қўлланма.-Тошкент:Адолат.2000 9. Шабалин В.Г.Сделки с недвижимостью. Защита от мошенничества и признания сделок недействительными.-М:Филин ,2002. 10. Шундулиди А.И, Малюгин А.Н.Экономика и управление недвижимостью: учебное пособие/-Кемерево.:[б.и.],2006.-122с. 11. David C. Colander. Economics IRWIN, 1993 12. Sarah Sayce, Judy Smith, Richard Cooper, Piers Venmore-Rowland Real Estate Appraisal: From Value to Worth. ISBN: 1405173246, 9781405173247. Wiley, 2009. 352 p. 13. Denise DiPasquale, William C. Wheaton. Urban Economics and Real Estate Markets. Prentice Hall. 1995. 378 p. 14. Real Estate As A Professional Career. / Real Estate Council of Ontario. Toronto: MediaLinx Printing Group. 2017. – 418 p. 15. Real Estate Finance and Investments. / Brueggeman and Fisher. New York: McGraw-Hill Education. 2016. – 833 p. 16. Market Analysis for Real Estate. / Rena Mourouzi-Sivitanidou. New York: Routledge. 2020. – 467 p. 17. How To Create Wealth Investing In Real Estate. / Grant Cardone. Aventura, FL: Grant Cardone - Cardone Training Technologies, Inc. 2018. – 242 p. <p>Axborot manbalari:</p> <ol style="list-style-type: none"> 18. www.gov.uz (O'zbekiston Respublikasi hukumatining rasmiy sayti) 19. www.minstroy.uz (O'zbekiston Respublikasi Qurilish vazirligining rasmiy sayti) 20. www.stat.uz (O'zbekiston Respublikasi Prezidenti huzuridagi statistika agentligi rasmiy sayti) 21. www.soliq.uz (O'zbekiston Respublikasi Davlat soliq qo'mitasi) 22. www.naukaran.ru (журнал «Мировая экономика и международные отношения» (РАН, изд.-во «Наука», г.Москва) 23. www.uzreport.com (biznes axborotlar portali)

Tavsiya etilgan qo'shimcha dastur komponentlari Recommended Optional Program Components	Yo'q (bor bo'lsa yoziladi) None
---	------------------------------------

Kursni o'rganish natijalari Course learning outcomes	
1	Ushbu kursni muvaffaqiyatli tamomlagan talabalar berilgan davr uchun oddiy va murakkab foizlarda pul oqimining prognozini hisoblashni o'rganadilar; Students who successfully complete this course will learn to calculate simple and compound interest cash flow forecasts for a given period.
2	Ko'chmas mulk ob'yektlarini xarajat, daromad va qiyosiy baholash yondashuvlari va usullarida baholashni amalga oshira oladilar; They can evaluate real estate objects using cost, income and comparative valuation approaches and methods.
3	Ko'chmas mulk ob'yektlarining smeta qiymatini hisoblashni bilishadi; They know how to calculate the estimated value of real estate objects.
4	Ko'chmas mulk ob'yektlarining ekologik, iqtisodiy, texnik ekspertizasini o'rganadilar; They study environmental, economic, and technical expertise of real estate objects.
5	Ko'chmas mulk ob'yektlarining texnik parametrlarini hisoblash qobiliyatiga ega bo'ladilar; They will have the ability to calculate the technical parameters of real estate objects.

Haftalik mavzular va tegishli tayyorgarlik ishlari

Weekly Subjects and Related Preparation Studies

Hafta Week	Mavzular Themes	Resurslar Related preparation
1.	Fanga kirish Introduction to science	1-darslik (I bob)
2.	Ko'chmas mulk ob'yektlarining o'ziga xos xususiyatlari va ularning tasnifi Specific features of real estate objects and their classification	1-darslik (I bob)
3.	Yer – ko'chmas mulk nazariyasi va amaliyotining asosi Land is the basis of real estate theory and practice	1-darslik (I bob)
4.	Ko'chmas mulk bozori: xususiyatlari va tasnifi Real estate market: characteristics and classification	1-darslik (I bob)
5.	Ko'chmas mulk bozorini tartibga solishning me'yoriy-huquqiy asoslari Regulatory and legal bases of regulation of the real estate market	1-darslik (II bob)
6.	Ko'chmas mulk bozorida mulkchilik munosatlari Property relations in the real estate market	1-darslik (II bob)
7.	Ko'chmas mulk munosabatlarini tartibga solishda davlatning roli The role of the state in regulating real estate relations	1-darslik (II bob)
8.	Ko'chmas mulk ob'yektlarini boshqarish texnologiyasi Real estate management technology	1-darslik (II bob)
9.	Ko'chmas mulk bozorida professional faoliyat Professional activity in the real estate market	2-darslik (I bob)
10.	Ko'chmas mulk bozorining rivojlanishida rieltorlik faoliyati The role of realtor activity in the development of the real estate market	2-darslik (I bob)
11.	Development: asosiy tushunchalar va tamoyillar Development: basic concepts and principles	2-darslik (II bob)
12.	Ko'chmas mulkni baholash faoliyatining mohiyati va ahamiyati	2-darslik (II bob)

	The essence and importance of real estate appraisal activity	
13.	Ko'chmas mulkni baholash faoliyatining mohiyati va ahamiyati The essence and importance of real estate appraisal activity	2-darslik (II bob)
14.	Ko'chmas mulk ob'yektlarini investitsiyalash Real estate investment	2-darslik (II bob)
15.	Ko'chmas mulk ob'yektlarini investitsiyalash Real estate investment	2-darslik (II bob)

Baholash jarayoni

Evaluation System

Mashg'ulot turi Activities	Soni Number	Baholash Percentage of Grade
Darsga qatnashish Attendance / participation	15	20
Laboratoriya ishi Laboratory		
Amaliy ish (qo'shimcha vazifa) Application		
Kurs ishi Field work		
Maxsus kurs amalyoti (ish joyida) Special course internship (work placement)		
Testlar Quizzes / studio critics		
Uyga vazifani baholash Homework assignments	5	10
Ijodiy ish (taqdimot) Presentations / jury		
Loyiha ishi Project		
Seminar Seminar / workshop		
Oraliq nazorat Mid -Terms	2	20
Yakuniy nazorat Final	1	50
O'zlashtirish ko'rsatgichi Percentage of in - term studies		50
Yakuniy imtihon bahosi Percentage of final examination		50
Jami Total		100

ECTS taqsimoti

ECTS workload table

Topshiriqlar Activities	Soni Number	Davomiyligi (soat) Duration (hour)	Umumiy yuklama Total workload
Mashg'ulot soati Course hours	30	2	60
Laboratoriya ishi Laboratory			
Amaliy ish (qo'shimcha vazifa) application			
Kurs ishi Field work			
Mustaqil ta'lim (maslahat)	5	2	10

Study hours out of class			
Maxsus kurs amalyoti (ish joyida) Special course internship (work placement)			
Uyga vazifani baholash Homework assignments	5	2	10
Testlar / Viktorina Quizzes / studio critics			
Loyiha ishi Project			
Ijodiy ish (taqdimot) Presentations / seminar			
Oraliq nazorat Mid – terms (Examination +Examination prep. Duration)	2	10	20
Yakuniy nazorat (nazorat va nazoratga tayyorlanish soati) Final (examination +examination prep.Duration)	1	20	20
Jami yuklama Total workload			120
Jami yuklama / 30 (soat) Total workload / 30(h)			120/30=4
Kredit ECTS credit			4

Qo'shimcha eslatmalar Extra Notes	Yo'q\ (bor bo'lsa yoziladi) None
---	-------------------------------------

Fan dasturi Mirozo Ulug'bek nomidagi Samarqand davlat Arxitektura-qurilish universiteti kengashning 2024 yil 30-avgustdagi 1-sonli bayonnomasi bilan ma'qullangan.

Kafedra mudiri:



Turdibekov Yu.I.

Tuzuvchi:



Turdibekov Yu.I.