

O‘ZBEKISTON RESPUBLIKASI
OLIY TA’LIM, FAN VA INNOVATSIYALAR VAZIRLIGI

SAMARQAND DAVLAT ARHITEKTURA – QURILISH UNIVERSITETI

“KELISHILGAN”
o‘quv ishlari bo‘yicha
prorektor
M.T.Shodmonqulov
Ro‘yxatga olindi: № 06/A.
«29» avgust 2025 yil

“TASDIQLAYMAN”
Rektor
Ch.J. Turkyilmaz
«28» avgust 2025 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: 60730700 – Qiymat injiniringi va ko‘chmas mulkni boshqarish

Kurs ma'lumotlari
Course Information Form

Modul kodi Code KMR 2010	O'quv yili 2025-2026	Semestr 3	ECTS – Kreditlar 3-semestr -4			
Modul turi Majburiy	Ta'lim tili O'zbek/rus		Auditoriya soatlari Auditorium hours			Mustaqil ta'lim (soat/hafta) Independent Education (hour/week)
Fan nomi Title	Jami yuklama Total load	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
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Semestr Semestr	Kuzgi Fall
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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	60730700 – Qiymat injiniringi va ko'chmas mulkni boshqarish 60730700 – Value engineering and 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 G'aniyev Karim Barovich
Yordamchilar Asistant(s)	-

Fanni o'qitishdan maqsad Course objectives	Bu ko'chmas mulk bo'yicha kirish kursi bo'lib, ko'chmas mulk bo'yicha boshlang'ich bilimlarni o'z ichiga oladi hamda talabalarning ko'chmas mulk iqtisodiyoti va developmenti sohasidagi bilimlarni mustahkamlash, analitik fikrlashni rivojlantiradi. This is an introductory real estate course that covers basic real estate knowledge, strengthens students' knowledge in the areas of real estate economics and development, and develops analytical thinking.
Fanning mazmuni Course content	Ushbu fan ikki bo'limdan iborat bo'lib, birinchi bo'limda ko'chmas mulk tushunchasi, uning o'ziga xos xususiyatlari va tasnifi, yer resurslarining tasnifi va ulardan foydalanish, ko'chmas mulk bozorining xususiyatlari va tasnifi, uni tartibga solish, ko'chmas mulk munosabatlarini tartibga solish, ko'chmas mulk sohasida professional faoliyatning rivoji o'rganilsa, ikkinchi bo'limda ko'chmas mulk developmenti tushunchasi va ko'chmas mulk investitsiyalarini moliyalashtirish, shaharsozlik siyosati, hududiy rivojlanish konsepsiyasi, "aqli shahar" tushunchasi va uning ko'chmas mulk sanoatini rivojlantirishdagi o'rni ko'rib chiqiladi. This subject consists of two sections. The first section studies the concept of

	<p>real estate, its specific characteristics and classification, the classification and use of land resources, the characteristics and classification of the real estate market, its regulation, the regulation of real estate relations, and the development of professional activities in the real estate sector. The second section examines the concept of real estate development and financing of real estate investments, urban planning policy, the concept of territorial development, the concept of "smart city" and its role in the development of the real estate industry.</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. Алимов Р.Х., Беркинов Б.Б., Кравченко А.Н., Ходиев Б.Ю. Кўчмас мулкни баҳолаш. Т.: "Фан". 2005. 2. Асаул А.Н., Икрамов М.А., Мирахмедов М.М., Ёдгоров В.У. Экономика недвижимости: учебник. Т.: Изд.-во Национальной библиотеки Узбекистана им.А.Навои, 2010.-380 с. 3. Икрамов М.А., Мирахмедов М.М., Ёдгоров В.У. Кўчмас мулк иктисодиёти. Дарслик. Т.: "ВнешИнвестПром", 2018. <p>Qo'shimcha adabiyotlar:</p> <ol style="list-style-type: none"> 4. Асаул А.Н. Экономика недвижимости: учебник для ВУЗов 2-ое изд./СПб.: Питер, 2008.-621с. 5. Графова Г.Ф., Гусков С.В. Экономическая оценка инвестиций: Учебное пособие. – М.: Издателско-торговая корпоратсия «Дашков и К°», 2008. – 183 с. 6. Марченко А.В. Экономика и управление недвижимостью: Учебное пособие/А.В.Марченко.-Ростов н/Д:Феникс,2007.-442с. 7. Туйчиев Н.Ж., Мирхошимов А.М., Плахтий К.А.Кўчмас мулкни баҳолаш асослари.Ўқув кўлланма.-Тошкент:Адолат.2000 8. Шабалин В.Г.Сделки с недвижимостью. Защита от мошенничества и признания сделок недействительными.-М:Филин ,2002. 9. Шундулиди А.И, Малогин А.Н.Экономика и управление недвижимостью: учебное пособие/-Кемерево.:[б.и.],2006.-122с. 10. David C. Colander. Economics IRWIN, 1993 11. Sarah Sayce, Judy Smith, Richard Cooper, Piers Venmore-Rowland Real Estate Appraisal: From Value to Worth. ISBN: 1405173246, 9781405173247. Wiley, 2009. 352 p. 12. Denise DiPasquale, William C. Wheaton. Urban Economics and Real Estate Markets. Prentice Hall. 1995. 378 p. 13. Real Estate As A Professional Career. / Real Estate Council of Ontario. Toronto: MediaLinx Printing Group. 2017. – 418 p. 14. Real Estate Finance and Investments. / Brueggeman and Fisher. New York: McGraw-Hill Education. 2016. – 833 p. 15. Market Analysis for Real Estate. / Rena Mourouzi-Sivitanidou. New York: Routledge. 2020. – 467 p. 16. 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"> 17. www.gov.uz (O'zbekiston Respublikasi hukumatining rasmiy sayti) 18. www.mc.uz (O'zbekiston Respublikasi Qurilish va uy-joy kommunal xo'jaligi vazirligining rasmiy sayti) 19. www.stat.uz (O'zbekiston Respublikasi Milliy statistika qo'mitasining rasmiy sayti) 20. www.soliq.uz (O'zbekiston Respublikasi Davlat soliq qo'mitasi) 21. www.uzreport.com (Biznes axborotlar portali) 22. www.ziyonet.uz (Ta'lim portali)
<p>Tavsiya etilgan qo'shimcha dastur komponentlari Recommended Optional Program Components</p>	<p>Yo'q\ (bor bo'lsa yoziladi)</p> <p>None</p>

Kursni o'rganish natijalari Course learning outcomes	
1	Ushbu kursni muvaffaqiyatli tamomlagan talabalar ko'chmas mulk tushunchasi, uning xususiyatlari va tasnifi to'g'risida bilimga ega bo'ladilar. Students who successfully complete this course will gain knowledge about the concept of real estate, its characteristics, and classification.
2	Mavjud yerlardan foydalanish bo'yicha qarorlarni qabul qilishda mantiqiy asoslay oladilar. They can use logic to make decisions about the use of existing land.
3	Ko'chmas mulk bozorini segmentlash, tahlil qilish va prognozlash ko'nikmasiga ega bo'ladilar. They will gain the skills to segment and analyze the real estate market.
4	Ko'chmas mulk obyektlarini ekologik, iqtisodiy, texnik ekspertiza qila oladilar. They can conduct environmental, economic, and technical assessments of real estate properties.
5	Ko'chmas mulk obyektlarining texnik parametrlarini hisoblash qobiliyatiga ega bo'ladilar. They will have the ability to calculate the technical parameters of real estate objects.
6	Ko'chmas mulk obyektlarini xarajat, daromad va qiyosiy baholash yondashuvlarida baholashni amalga oshira oladilar. They can evaluate real estate objects using cost, income and comparative valuation approaches.
7	Development loyihalarini ishlab chiqish va amalga oshirish bo'yicha tushunchaga ega bo'ladilar. They will gain an understanding of the development and implementation of development projects.
8	"Aqlli shahar" konsepsiyasi asosida shaharlarni loyihalash bo'yicha bilimga ega bo'lishadi. They will gain knowledge on designing cities based on the "smart city" concept.

Haftalik mavzular va tegishli tayyorgarlik ishlari Weekly Subjects and Related Preparation Studies		
Hafta Week	Mavzular Themes	Resurslar Related preparation
1.	Ko'chmas mulk tushunchasi va tasnifi The concept and classification of real estate	1-darslik (I bob)
2.	Yer – ko'chmas mulkning asosi sifatida Land as the basis of real estate	1-darslik (I bob)
3.	Ko'chmas mulk huquqi va uning turlari Real estate law and its types	1-darslik (I bob)
4.	Ko'chmas mulk bozori tushunchasi va uning ishtirokchilari The concept of the real estate market and its participants	1-darslik (I bob)
5.	Ko'chmas mulk bozorining turlari va ularning tavsifi Types of real estate markets and their description	1-darslik (II bob)
6.	Turar joy yer bozorlari: narxlar, transport, yerdan foydalanish Residential land markets: prices, transportation, land use https://economics.mit.edu/sites/default/files/inline-files/11.433syllabus2021.pdf	1-darslik (II bob)
7.	Turar-joy qurilishi Residential development https://economics.mit.edu/sites/default/files/inline-files/11.433syllabus2021.pdf	1-darslik (II bob)
8.	Sanoat joylashuvi Industrial Location https://economics.mit.edu/sites/default/files/inline-files/11.433syllabus2021.pdf	1-darslik (II bob)
9.	Ofis joylashuvi: chekka shaharlar, shahar shakli Office location: Edge Cities, Urban Form https://economics.mit.edu/sites/default/files/inline-	1-darslik (II bob)

	files/11.433syllabus2021.pdf	
10.	Chakana savdoning joylashuvi, savdo markazlari, elektron tijorat Retail Location, Shopping Centers, E-commerce https://economics.mit.edu/sites/default/files/inline-files/11.433syllabus2021.pdf	1-darslik (II bob)
11.	Davlatning ko'chmas mulk bozoriga ta'siri va tartibga solish mexanizmi State influence on the real estate market and regulatory mechanism	1-darslik (II bob)
12.	Ko'chmas mulk bilan bog'liq bitimlar Real estate transactions	1-darslik (II bob)
13.	Ko'chmas mulk bozorida narx shakllanishi Price formation in the real estate market	1-darslik (II bob)
14.	Ko'chmas mulkni baholash asoslari Fundamentals of real estate valuation	1-darslik (II bob)
15.	Ko'chmas mulk bozorida rieltorlik faoliyati Real estate activities in the real estate market	1-darslik (II bob)
16.	Ko'chmas mulkni rivojlantirish tushunchasi va uning ishtirokchilari The concept of real estate development and its participants	2-darslik (I bob)
17.	Shahar – fazoviy iqtisodiyot va ko'chmas mulk va baholash Urban - Spatial Economics & Real Estate & Appraisal	2-darslik (I bob)
18.	Shaharsozlik siyosati va hududiy rivojlanish konsepsiyasi Urban planning policy and territorial development concept	2-darslik (I bob)
19.	Ko'chmas mulkni boshqarishning zamonaviy usullari Modern methods of real estate management	2-darslik (I bob)
20.	Developerlik loyihalarini rejalashtirish va uning bosqichlari Planning and stages of development projects	2-darslik (I bob)
21.	Ko'chmas mulk developerlik loyihalarini moliyalashtirish manbalari Sources of financing for real estate development projects	2-darslik (I bob)
22.	Investitsiya tushunchalari va xavf-xatarga kirish Introduction to Investment concepts and risk	2-darslik (II bob)
23.	Ko'chmas mulkni sug'urtalash Real estate insurance	2-darslik (II bob)
24.	Raqamli texnologiyalar va "aqlli shahar" konsepsiyasi Digital technologies and the concept of "smart city"	2-darslik (II bob)
25.	Ko'chmas mulkni rivojlantirish va ekologiya Real estate development and ecology	2-darslik (II bob)

Baholash jarayoni

Evaluation System

Mashg'ulot turi Activities	Soni Number	Baholash Percentage of Grade
Darsga qatnashish Attendance / participation		
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		
Ijodiy ish (taqdimot) Presentations / jury		
Loyiha ishi Project		
Seminar Seminar / workshop		
Oraliq nazorat Mid -Terms	2	60
Yakuniy nazorat Final	1	40
O'zlashtirish ko'rsatgichi Percentage of in – term studies		60
Yakuniy imtihon bahosi Percentage of final examination		40
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) Study hours out of class	30	1	30
Maxsus kurs amalyoti (ish joyida) Special course internship (work placement)			
Uyga vazifani baholash Homework assignments			
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	10	10
		Jami yuklama Total workload	120
		Jami yuklama / 30 (soat)	120/30=4

Total workload / 30(h)	
Kredit ECTS credit	4

Qo'shimcha eslatmalar	Yo'q\ (bor bolsa yoziladi)
Extra Notes	None

Oliy ta'lim, fan va innovatsiyalar vazirligi tomonidan 2025-yil uchun tasdiqlangan xalqaro e'tirof etilgan tashkilotlarning reytingida top 300 talikka kiruvchi AQSH, Massachuset texnologiyalar instituti(3-ARWU, 2-THE, 1-QS) – 11.433(15.021j): REAL ESTATE ECONOMICS (<https://economics.mit.edu/sites/default/files/inline-files/11.433syllabus2021.pdf>) asosida takomillashtirilib, fan dasturi Mirzo Ulug'bek nomidagi Samarqand davlat arxitektura-qurilish universiteti kengashning 2025 yil ___-avgustdagi ___-sonli bayonnomasi bilan ma'qullangan.

Kafedra mudiri:

Turdibekov Yu.I.

Tuzuvchilar:

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