

IRSTI 67.13.21
UDC 332.821

DOI 10.47649/vau.2022.v65.i2.09

U. Shalbolova¹ 

¹Eurasian National University named after L.N.Gumilyov
Nur-Sultan, 010000, Republic of Kazakhstan
e-mail: ushalbolova@bk.ru

SOCIO-ECONOMIC STATE OF EXPANSION OF HOUSING INFRASTRUCTURE OF THE UNIVERSITY

Abstract. The housing infrastructure of universities is formed by student houses and dormitories, the socio-economic situation of which affects the level of comfort of students. The study of the socio-economic situation of expanding the housing infrastructure of higher education institutions is based on the theoretical and methodological justification of the main aspects and the study of foreign experience.

The analysis of the current socio-economic situation of the Housing Infrastructure Fund of Kazakhstani universities and the assessment of social aspects of the importance of the functioning of student dormitories was carried out. The problem of expanding the Housing Infrastructure Fund of higher education institutions is based on the study of tools for investing in the construction and modernization of existing housing infrastructure facilities of new higher education institutions in Kazakhstan, as well as the development of recommendations for conducting a socio-economic assessment of the expansion of the student dormitory fund.

In this regard, the tool of Public-Private Partnership is considered as an effective form of economic management and possible mechanisms for stimulating it in expanding the Housing Infrastructure Fund of higher education institutions. This article is prepared within the framework of the scientific project AP09260210 "socio-economic assessment of the expansion of Housing and social facilities of the university infrastructure".

Key words: economics of housing infrastructure, economics of Housing and communal services, housing infrastructure of universities, social significance of student dormitories, socio-economic assessment, economic assessment of investments.

Introduction. Student dormitories, as the main fund of the University's housing infrastructure, have a significant impact on the socio-economic level of student life and the competitiveness of universities in world rankings. Kazakh universities are implementing a program to expand the housing infrastructure of universities on a budget basis through the use of a public-private partnership mechanism by attracting various private investors, reconstructing housing facilities into student dormitories.

The housing sector is a whole industrial sector that concentrates the expansion of the housing stock through the construction of new buildings and the reconstruction of existing housing facilities. An important part of the housing industry is the design and calculation of estimated documentation for investment projects. The structure of the housing sector also includes housing and communal services that ensure the smooth operation of housing facilities. Each object of the housing industry represents housing infrastructure.

President N. Nazarbayev outlined the construction of student dormitories for up to 75 thousand places by the end of 2022 in order to "achieve the education system in accordance with international standards" by "improving the conditions for studying and living of students" in his address to the Kazakhstani people "five social initiatives" in March 2018 [1]. As a continuation of this document, K. Tokayev pointed out the importance of student dormitories as a "actual topic" and justified the expansion of the fund of student dormitories to 90 thousand places by 2025 at the third meeting of the National Council of public trust on May 27, 2020 [2].

Thus, the expansion of the fund of student dormitories in Kazakhstan is a matter at the state level. To date, a program for the construction of new facilities and modernization of existing ones has been adopted and a forecast has been made for the survival of students of higher educational institutions.

Materials and methods of research. The review of literary sources made it possible to identify previously conducted scientific studies in certain areas, such as the development of the housing industry, the evaluation of investment projects of residential facilities, and the study of Housing and communal services. At the same time, student dormitories are mainly studied as residential and civil objects within the framework of their architectural and planning decisions.

The problems of Economics in the housing sector, housing and communal infrastructure, investment in expanding the housing stock were studied by the following scientists: Buzyrev V. V., Chekalin V. S., Vazhenin S. G., Gorodnicheva K. P., Deev A. A., Kozlova S. V., Friedman D., Ordway N., Sika D. N., Yashchenko S. O., Braun N., Chernyak V. Z. [3]. But student dormitories are not allocated as separate objects of study.

Student dormitories are widely studied in construction science and architecture in terms of their design and architectural and planning solutions: Zobova M. G., Kropotova O. V., Popov A.V., Shumik V. R., Vereshchagina E. I., Kurochkin L. A., Litskevich, V. K., Sorokin K. F., Hoege K., Revington N., Moos M., Henry J., Haider R., Neuman D.J. [4]. In Soviet times, scientific research on the design of student dormitories was carried out by scientists of research institutes of experimental design of residential buildings and educational buildings of the Russian Federation, where the head of the declared project was trained in postgraduate studies.

Kazakh scientists, who have chosen student dormitories as the object of research, mainly study the technical aspects. But from the point of view of Economic Science, the results in the Kazakh scientific space with the object of studying the housing infrastructure of the University are still the same. In Kazakhstan, there are separate scientific studies on the housing market, the housing and utilities economy, and the development of urban infrastructure, but they do not consider the economic relations that arise in the process of investing, designing, building, modernizing student dormitories and providing them with utilities and services.

The use of theoretical methods through the study of previously conducted scientific research to achieve the purpose of the study and the review of literary sources on the issue under consideration allows us to clarify the explanatory apparatus and analyze methodological approaches to evaluating investment projects for the construction and modernization of student dormitories.

The method of analysis, which, as a rule, should be used in economic research projects, allows us to take a deeper look at all individual processes of the research subject by dividing them into separate aspects. For example, in this study, it is planned to conduct an analysis of the qualitative aspects of the research object in relation to social assessment and quantitative indicators to calculate the criteria for the effectiveness of investment decisions when expanding the housing infrastructure of higher education institutions.

During the implementation of the project, the comparison will also be used, since the use of this method is necessary to establish certain relationships between economic phenomena in the process of choosing the most effective options for choosing design solutions for the construction of dormitories. The investor wants to have several project options for comparison when choosing the final solution for financing the construction of a particular hostel.

The synthesis method used in the implementation of this study helps to combine the results of research conducted on various methods, such as analysis of social aspects and mathematical calculations, into a single methodology for socio-economic assessment of the expansion of the housing infrastructure of higher education institutions

In 2020, there are 125 universities in Kazakhstan, of which 67.2% are private. In the current academic year, 79.6% of students studied full – time, including 180.1 thousand students (29.8%) - on state grants [5].

Since the implementation of the program for the construction of student dormitories, 4,500 students have been able to live comfortably during their studies. According to the Ministry of education and science of the Republic of Kazakhstan, the shortage of places in student dormitories is more than 85 thousand places. By the end of 2020, it is planned to build new student dormitories for 10 thousand places.

Every year, the number of grants for studying at the University increases, which indicates an increase in the need for student dormitories. In dormitories, it is planned to provide places not only for grant students, but also for students studying on a paid basis. The structure of the need for places in student dormitories today is as follows: Almaty -36%, Nur-Sultan – 20%, Shymkent -9%, Turkestan and East Kazakhstan regions – 4%, 3%-Pavlodar, Akmola, Aktobe, Kostanay and North Kazakhstan regions, 2%-Karaganda, Atyrau, Almaty and West Kazakhstan regions, 1%-Kyzylorda and Mangystau Regions [6].

For students, undergraduates and doctoral students, the expansion of the University's Housing Infrastructure Fund is the key to improving the level of education through the growth of the social side of life of young Kazakhstanians.

Currently, JSC "financial center" of the Ministry of education and science of the Republic of Kazakhstan is an operator for the construction of student dormitories, determines the needs, sources of funding, manages cash flows to ensure the introduction of new places in dormitories for students, undergraduates and doctoral students, enters into contracts with investors.

Today, the priority tool for investing in expanding the housing infrastructure of the university is the use of the governmental and public-private partnership mechanism (hereinafter referred to as GPPP). JSC "Kazakhstan GPPP Center" considers all options: construction of new dormitories, modernization of the housing infrastructure of existing universities, reconstruction and re-profiling of other housing facilities, transfer of Public Utilities of student dormitories to trust management under GPPP [7].

Governmental -Public-private partnership is considered as an effective form of economic management in the expansion of the Housing Infrastructure Fund of the University, which creates a certain income for the state and business: profit from functional activities – for private economic entities, tax payments and other revenues to the budget for the state. In the implementation of the GPPP mechanism, the main goal for business is to make a profit, for the state – to solve social problems of high – quality and comfortable life of students, where the issues of budget replenishment are left behind [8].

The purpose of the introduction of Governmental -Public-Private Partnership in Kazakhstan is mutually beneficial cooperation between state bodies and entrepreneurs in areas that traditionally fall within the sphere of state responsibility on the basis of a balanced distribution of risks, benefits and costs, rights and obligations defined in the relevant agreements.

Starting a governmental public-private partnership the project can be implemented by both a private business partner and the state, depending on the economic need for the development of the region's economy

Approval and examination of the project in state bodies is the consideration and resolution of all issues of a legal nature; preparation of tender documentation in accordance with the requirements; negotiations between private partners and responsible state bodies; selection of a private business partner; full preparation of the project for the competition. After the competition and the selection of a

private partner investor, a draft contract is prepared (the form of the contract was selected at previous stages), the parties must approve it, and the agreement must be registered with the Treasury authorities of the Republic of Kazakhstan.

The project implementation stage is the main work on the implementation of the governmental public-private partnership mechanism, which covers the entire life cycle of the project. The work at the stage of project implementation depends on the type of Governmental Public-Private Partnership object. This stage includes the development of design and estimate documentation; the performance of construction and installation or other types of work depending on the volume; operation (depending on the type of contract); movement and control of money and other resources, as well as other works [9].

Results and their discussion. According to the information on the website of JSC "Kazakhstan Center for Governmental public-private partnership", as of July 17, 2020, a total of 1,356 Governmental public-private partnership projects were registered in Kazakhstan. Among them: in the competitive period – 293 (21.6%), concluded contracts – 800 (59%), terminated contracts – 27, the total amount of all attracted and planned investments – 11920 billion tenge. These projects are intended for implementation in the following sectors of the economy: healthcare, education, energy and housing and communal services, culture and sports, Housing and communal services and social facilities, telecommunications, transport and infrastructure, agriculture, environmental protection, etc.

This article presents a comprehensive analysis of Kazakhstan's Governmental public-private partnership projects in the field of energy and housing and communal services. According to the register in the database of projects of JSC "Kazakhstan Center for Governmental public-private partnership", 198 projects or 14.6% of all Governmental public-private partnership projects in Kazakhstan are registered in the region in energy and housing and communal services. These projects are aimed at implementing projects in the following areas [10]:

- modernization and operation/maintenance of electric lighting / power supply systems;
- construction (reconstruction, modernization) and operation of heat supply, gas supply/gas distribution systems, power supply networks of municipal infrastructure;
- construction(reconstruction) and operation of water supply / water distribution systems / drainage structures, treatment facilities, irrigation systems;
- provision of services for sanitary cleaning of territories of localities, removal of solid household waste, rental of special equipment for the removal of solid household waste;
- conditions of maintenance and provision of services for landscaping and landscaping of territories of localities;
- improvement of courtyards of multi-storey residential buildings, installation of playgrounds for children, sports and exercise equipment;
- construction of multi-storey residential buildings and public buildings;
- maintenance/operation and maintenance of public administration buildings, bus shelters and other public utilities;
- digitalization and modeling of engineering networks and municipal infrastructure, introduction of intelligent and innovative technologies in housing and communal services.

198 registered governmental public-private partnership projects in the field of energy and housing and communal services were allocated for projects that have been implemented, planned or are at the stage of a tender (agreement). Among these projects, 88 projects (43%) are at the stage of implementation, 33 projects (17%) are planned; 73 projects (37%) are at the stage of competitive selection, including approval procedures, various negotiations on the conclusion of contracts; 4 projects have been suspended.

Since the implementation of the program for the construction of student dormitories, 4,500 Kazakhstani students have been able to live comfortably during their studies. According to the Ministry of Education and science of the Republic of Kazakhstan, to date, the shortage of places in student dormitories is more than 85 thousand places. By the end of 2020, it is planned to build a new student dormitory for 10 thousand places.

In order to bring the number of places in dormitories to the required level, Kazakh universities do not have their own sources of funding for the construction of a new student housing fund, the modernization of existing ones. The construction of student dormitories is managed by JSC "Financial Center", which determines the needs, sources of funding, manages cash flows to ensure the introduction of new places in dormitories for students, undergraduates and doctoral students, as well as enters into agreements with investors. Currently, the main investment tool for expanding the University's housing infrastructure is the use of Governmental Public-Private Partnership.

"JSC ""Kazakhstan Center for Governmental public-private partnership "" is considering all options: construction of new dormitories, modernization of existing university housing infrastructure, reconstruction and re-profiling of other housing facilities, transfer of utilities of student dormitories to trust management of Governmental Public-Private Partnership."

Based on the study of the experience of the countries of the European Union, the Republic of Kazakhstan has now started to use GPPP mechanisms in the development of urban public transport, water supply and heat supply, energy supply services, the functioning of municipal services in the housing and utilities sector, the use of innovative technologies in management. When there are failures due to changing conditions in the industry market, the country is looking for opportunities to review regulatory documents and standards in the field of regulation, use, control and resolution of economic problems [11].

Conclusion.

One of the modern forms of contracts is a concession agreement between business and the state, in which there is a permit for the use of a certain and agreed set of exclusive rights belonging to the right holder on a paid basis for a certain period or indefinitely. This is one of the forms of frequent involvement of the sector in the sphere of housing infrastructure of higher education institutions, the creation of an investment climate regulated by the state, functioning in mutually beneficial conditions, since municipal infrastructure facilities are the main subjects of the state strategy for ensuring the safety of life of the population.

However, concession agreements do not find broad development in the field of expanding the Housing Infrastructure Fund of higher educational institutions of Kazakhstan, since mainly municipal infrastructure remains a unprofitable sector of the economy due to the wear and tear of fixed assets and technological equipment, the need to attract large investment resources, and its involvement in the social economy.

For the above reasons, Housing and communal services management and regulatory organizations should work with local state authorities to solve the following tasks:

- search for sources of funding for modernization and implementation of investment projects and programs;
- creating conditions for large-scale implementation of market relations and involvement of business in the sphere of housing infrastructure of higher educational institutions;
- to implement projects for the modernization of municipal infrastructure facilities together with private investors.

In modern socio-economic development, it will be difficult for Kazakhstan to solve the accumulated mature problems and problems in the field of housing infrastructure of dynamically

developing universities due to the urbanization of cities, the increase of the housing stock, which requires the provision of better public services. Therefore, it is necessary to create a favorable investment climate in the field of housing infrastructure of higher education institutions with the broad involvement of private business in the country, and use GPPP mechanisms.

References

- 1 Address of the president of the Republic of Kazakhstan N. A. Nazarbayev to the people of the "Five social initiatives". - March 5, 2018.
http://www.akorda.kz/ru/speeches/internal_political_affairs/in_speeches_and_addresses/obrashchenie-prezidenta-respubliki-kazahstan-nanazarbaeva-k-narodu-pyat-socialnyh-iniciativ-prezidenta
- 2 Meeting of the head of State K. Tokaev at the third meeting of the National Council of public trust, May 27, 2020.-
https://www.akorda.kz/ru/speeches/internal_political_affairs/in_speeches_and_addresses/vystuplenie-glavy-gosudarstva-ktokaeva-na-tretem-zasedanii-nacionalnogo-soveta-obshchestvennogo-doveriya
- 3 Kozlova S. V. Governmental-Private Partnership in the sphere of Housing and communal services: problems and prospects / S. V. Kozlova, O. M. Gribanova // Vestn. Institute of Economics. Akad. nook., 2017. - No. 4. - pp. 176-184
- 4 Shalbolova U. Zh. Assessment of the efficiency of construction of housing facilities.// Article of the MNPC "theoretical and applied aspects of modern science" - Stavropol: Sequoia, 2014. - pp. 100-104
- 5 Friedman D., Ordway N. Analysis and assessment of the desired income. Moscow: Delo, 1997. -480 P.
- 6 Shalbolova U. Zh., Silka D. N., Kenzhegalieva Z. Zh., Egemberdieva S. M. Comparative analysis of the development of Housing and communal services of Russia and Kazakhstan//Bulletin of MGSU, 2018.-Vol.13.-Issue 7(118). - P. 836-847 (IAC OF THE RUSSIAN FEDERATION).
- 7 Zobova M. G. Modern aspects of architectural and graduate design of university campuses/ Bulletin of the Orenburg State University, 2015. - no. 3 (178). - P. 243-248.
- 8 Kropotova O. V. Quality of architectural organization of the modern living student environment/Bulletin of Tomsk State architectural and Construction University, 2008. - no.1. - s 5-14.
- 9 Popov A.V. Principles of architecture of the formation of student housing of higher educational institutions. - Dissertation on the search for the academic degree of K. N. Arch.: 05.23.21. - Moscow, 2014.
- 10 Shumik V. R. Formation of architectural and spatial environment of modern university complexes [text] / V. R. Shumik, I. E. Tyuryukhanova, N. A. Vasilyeva // new ideas of the new century: material of the international scientific conference fad Togu T. 2, Khabarovsk : Tikhookean State University . UN-t, 2012. - pp. 141-147.
- 11 Vereshchagina, E.I. Basic problems and tendencies of the formation of student dormitories [text] / E. I. Vereshchagina// Architecture and modern information technologies, m., 2012.- №2 (19). - P. 9-10.

ЖОҒАРҒЫ ОҚУ ОРНЫНЫҢ ТҮРҒЫН ҮЙ ИНФРАҚҰРЫЛЫМЫН КЕҢЕЙТУДІҢ ӘЛЕУМЕТТІК-ЭКОНОМИКАЛЫҚ ЖАҒДАЙЫ

Аңдатпа. ЖОО-лардың тұрғын үй инфрақұрылымын әлеуметтік-экономикалық жағдайы білім алушылардың жайлылық деңгейіне әсер ететін студенттік үйлер мен жатақханалар қалыптастырады. Жоғары оқу орындарының тұрғын үй инфрақұрылымын кеңейтудің әлеуметтік-экономикалық жағдайын зерттеу негізгі аспектілерді теориялық және әдістемелік негіздеуге және шетелдік тәжірибені зерттеуге негізделген. Қазақстандық жоғары оқу орындарының тұрғын үй инфрақұрылымы қорының қазіргі заманғы әлеуметтік-экономикалық жағдайына талдау және студенттік жатақханалардың жұмыс істеу маңыздылығының әлеуметтік аспектілерін бағалау жүргізілді. Жоғары оқу орындарының тұрғын үй инфрақұрылымы қорын кеңейту проблемасы Қазақстандағы жаңа жоғары оқу орындарының тұрғын үй инфрақұрылымы объектілерінің құрылысын инвестициялау және жұмыс істеп тұрғандарын жаңғырту құралдарын зерттеуге, сондай-ақ студенттер жатақханалары қорын кеңейтуге әлеуметтік-экономикалық бағалау жүргізу ұсынымдарын әзірлеуге негізделеді. Осыған байланысты мемлекеттік-жекешелік әріптестік құралы жоғары оқу орындарының тұрғын үй инфрақұрылымы қорын кеңейтудегі экономикалық шаруашылық жүргізудің тиімді нысаны және оны ынталандырудың ықтимал тетіктері ретінде қарастырылады. Бұл мақалада Қазақстан Республикасындағы жоғары оқу орындары бойынша тұрғын үй инфрақұрылымын кеңейтудің әлеуметтік-экономикалық жағдайларына байланысты ұсыныстар келтірілген. Сонымен қатар бұл мақала АР09260210 «ЖОО-дары инфрақұрылымының

тұрғын үй және әлеуметтік нысандарын кеңейтуді әлеуметтік-экономикалық бағалау» ғылыми жобасы аясында дайындалған.

Негізгі сөздер: тұрғын үй инфрақұрылымы экономикасы, ТКШ экономикасы, ЖОО-лардың тұрғын үй инфрақұрылымы, студенттік жатақханалардың әлеуметтік маңызы, әлеуметтік-экономикалық бағалау, инвестицияларды экономикалық бағалау.

СОЦИАЛЬНО-ЭКОНОМИЧЕСКОЕ СОСТОЯНИЕ РАСШИРЕНИЯ ЖИЛИЩНОЙ ИНФРАСТРУКТУРЫ УНИВЕРСИТЕТА

Аннотация. Жилищную инфраструктуру вузов формируют студенческие дома и общежития, социально-экономического состояние которых влияет на уровень комфортности обучающихся. Исследование социально-экономического состояния расширения жилищной инфраструктуры вузов основано на теоретико-методических обосновании основных аспектов и изучение зарубежного опыта. Проведен анализ современного социально-экономического состояния фонда жилищной инфраструктуры казахстанских вузов и оценка социальных аспектов значимости функционирования студенческих общежитий. Проблема расширения фонда вузовской жилищной инфраструктуры полагается на исследовании инструментов инвестирования строительства новых и модернизации действующих вузовских жилищных инфраструктурных объектов в Казахстане, а также разработке рекомендации проведения социально-экономической оценки расширения фонда студенческих общежитий. В этой связи рассматривается инструмент государственно-частного партнерства как эффективная форма экономического хозяйствования в расширении фонда вузовской жилищной инфраструктуры и возможные механизмы его стимулирования. В данной статье приведены рекомендации, связанные с социально-экономическими условиями расширения жилищной инфраструктуры по ВУЗам Республики Казахстан. Также данная статья подготовлена в рамках научного проекта AP09260210 «Социально-экономическая оценка расширения жилищных и социальных объектов инфраструктуры вузов».

Ключевые слова: экономика инфраструктуры жилищного хозяйства, экономика ЖКХ, инфраструктура жилищного хозяйства вузов, социальное значение студенческих общежитий, социально-экономическая оценка, экономическая оценка инвестиций.

Information about author:

Urpash Shalbolova - Doctor of economic sciences, professor of Eurasian National University named after L.N.Gumilyov, Nur-Sultan, 2, Satpayev str. E-mail: ushalbolova@bk.ru, <https://orcid.org/0000-0002-0833-2507>