

Askarova Zh.A.
**Factors affecting the value of the
property of the company**

To understand the valuation of these factors and to assess the importance of their control over the creation of the real location of the object.

Natural places to live best when each person will be able to see the history of mankind on intalaniani: fertile lands, good climate, water and fuel resources, construction convenient place. Located in this area, houses, public buildings, cultural structures, industrial and commercial buildings, public facilities built, made their way through. Improved residential areas, and the development of the economy, in business, in accordance with the activation of human behavior, determines the level and style of life.

Key words: business valuation, real estate, the price, the estimated value.

Асқарова Ж.А.
**Кәсіпорынның мүліктік құнына
әсер ететін факторлар**

Құнды бағалауда аталған факторларды түсіну үшін және олардың маңыздылығын бағалау үшін, жылжымайтын объектінің орналасуының құрылуын бақылау керек.

Адамның әр кезде жақсы табиғи жерлерде өмір сүруге ынталанғаны туралы адамзаттың даму тарихынан көре аламыз, яғни құнарлы жерлерде, климаты жақсы, су және отын ресурстары бар, құрылыс салуға ыңғайлы жерлерді пайдалануы. Осы жерлерде орналасып, үйлерді, қоғамдық ғимараттарды, мәдени құрылыстарды, өндірістік және шаруашылық құрылыстарды, коммуналды объектілерді салды, оларды жол арқылы қосты. Экономиканың дамуына сәйкес тұрғын территориялары көркейтілді және іскерлікке, белсенділікке сәйкес, адамдардың мінез құлқы, өмір сүру деңгейі және стилі анықталды.

Түйін сөздер: Бизнесті бағалау, жылжымайтын мүлік, бағасы, бағалау құны.

Асқарова Ж.А.
**Факторы, влияющие
на стоимость имущества
предприятия**

Чтобы понять и оценить роль названных факторов в оценке стоимости, следует проследить, как формируется местоположение объектов недвижимости.

История развития человечества показывает, что человек всегда стремился жить в лучших природных условиях – на плодородных землях, у удобных гаваней, в благоприятном климате, при наличии водных и топливных ресурсов, в местах, где несущая способность грунтов, глубина залегания и другие природные характеристики благоприятны для строительства. Поселившись в таких местах, люди строили жилища, общественные здания, культовые сооружения, производственные и хозяйственные постройки, коммунальные объекты, соединяли их дорогами, благоустраивали территории поселений, приспособляли их для жизни. Развитие экономики, деловая активность, соответствующие законы определяли стиль и уровень жизни и поведения людей.

Ключевые слова: оценка бизнеса, недвижимое имущество, цены, оценочная стоимость.

**FACTORS AFFECTING
THE VALUE OF THE
PROPERTY OF THE
COMPANY**

Real Estate, which is under the influence of the environment on their own, and it has the same impact. Therefore, the impact assessment of the value of the property determines the ortafaktorların.

The world experience a significant impact on the valuation of the property value assessment established by a number of factors:

Physical: natural earth, climate, resources, topography, soil and the creation of a person – buildings, equipment, roads, public facilities, sites, and so on;

Social: population trends, old age or youth trends, style of life, standard of living, the box of the volume, the level of education trends, crime rates, owners of nearby objects and their relationships;

Economic: income level trends, employment, access to credit and credit policy, interest rates, a single payment rates, construction costs increase or decrease in prices, demand, supply;

Political (administrative): limit or liberal zoning, building codes and liberal rules or limits, municipal services, health and safety, tax policy, protection of the environment.

However, these factors are set and movement system shows the location of the object to be measured. Urban planning theory, the universe, the process of the development of society, and to live in a society reflects the structure of production and between man and nature is the most important form of space.

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So, topography residential areas in terms of natural resources and raw materials, has an opportunity to commercial success (different production, industry, transport, health and wellness services) areas was determined. Urban concept – a functional nature. Zoning on the basis of important social categories, they are: at home, rest and

work. Home – residential area of the city, close to the city, located in the best area of respiratory air is clean, comfortable housing, but it is independent and is located in the industrial production. Their plan is subject to the general principle of construction of the city supported. They Are:

1. The principle of functional zoning of the function, the universe is divided into the following sections: work, social life, home and leisure. None of the function itself can not exist. Therefore, the structure of the planned settlement, first of all, for all sections of the settlement, the creation of a stable and reliable inter-related conditions, and the rest of the life cycle is determined by the exchange of each other. Carried out on areas of mutual sanitary and hygienic conditions, including: natural occurrence of the wind direction is not due to housing production; must be higher than the residential area of the river and relief, etc. Residential construction and industrial enterprises, utilities and storage areas, etc. productions (SPZ) is determined by the distance between the damage to the following classes: first-class enterprises – 1000 m, 500 m in the second, third – 300 m, 100 m in the fourth, fifth – 50 m;

2. How does the nature of the complete unit. None of the function of the city itself will not be able to live a private life. The structure of the city is planned for all parts of the city, is the creation of a stable and reliable conditions related. All functional areas of the city is part of the landscaping. Architectural and landscaping will be carried out by a unit of the structure of the planning. Integration of all types of trees and gardens in the universe need to break the whole system. Landscaping and revitalize the urban environment, population creates a microclimate, homes, and their dust, noise, solar radiation and stores.

3. To create a relationship with their functions in accordance with the public media system: the total regional center in the city center is planned industrial centers of the region and the rest of the district – the local centers (small district, quarterly). Devoted to public centers: the formation of the cultural place in accordance with the level of service to the public; the establishment of non-governmental organizations (meetings, allies, clubs, organizations, etc.); the formation of the social infrastructure of the city.

4. The organization of the city's transport planning. This is a public road system. His role qomistandırwdağı comfortable, and a short walk, resettlement of all the functional organization of transportation between regions; the architecture of the settlement.

5. The universe is emerging as a structure in the architectural plan of the structure, which is characterized by its ability to improve the development of options and take the opportunity to respond to rapid and unplanned fix flexible. Focuses on the reserve Territories and methods of communication (for example, linear structures), etc.

6. City in the universe. The universe – is part of the residential areas. Residential areas of the corporate system or residential land in the resettlement of the natural landscape of the center of the profile and create a group in various rational space.

7. Complexity – the universe is based on five main issues to consider in the development: social, environmental, economic, aesthetic and technical.

The purpose of social planning is related to the following social functions: housing, education, services, leisure, labor and management.

Environmental – physical, sanitation and climatic parameters determined by the average life needs. This is determined by the value of the environmental protection issues.

The purpose of the Economic territorial rational use of resources and the efficient use of production factors.

Aesthetic aim to provide a complete aesthetic quality of the environment.

The purpose of the technical area relefterimen, the ability of black soil, etc. to solve the problems of engineering and geological services. At the same time, production of construction materials in the region and the development of the construction material-technical base features.

All the design principles and requirements for the construction of the city aims to create favorable conditions for human activities. All of the construction rules and regulations based on this idea. For example, for the construction of housing close to the natural areas of positive and sanitary conditions are rivers, ponds, landscaping jerlerinbölip. Caring for a person takes into account the requirements of the environment in accordance with environmental regulations.

Above the physical, social, economic and political factors that determine the environment of the location of the real estate development.

Real Estate Appraisal environment of the location of the object in the theory of the development of a series of four sets:

1. Height
2. Stability
3. Recession
4. Renovation

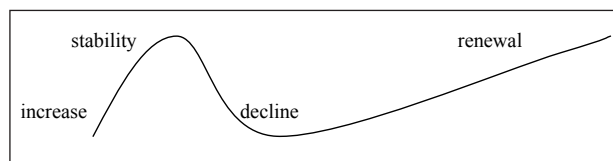


Figure 1 – Places of location of the property development cycle

The estimated value of the development plan for the property complex, where the estimated location and residential real estate projects and development cycle is necessary to determine the actual location of the cycle. For example, the financial condition of low, measured light industrial enterprises (garment factory). Its location is the development of a strong manufacturing industry enterprises. Employment increases, revenue growth, increase the standard of living. That is, the object to be measured (garment factory) is the location of the growth period. It is necessary to wait for the increase in the demand for ready-made garment products. No other garment enterprises in the region. This is expected to increase in the value of the property complex of the factory. This

potential investors the opportunity to purchase or a part of its share of the enterprise.

This example not only in the economic conditions of the real estate property market, as well as districts, cities and facilities you need to analyze the layout area. Sometimes the national and international level should be considered as aspects of the economy: industrial and employment from the point of view of developing economic structure; ensuring the further development of the services sector and a combination of factors that can increase the production of industrial goods; the growth and development of its production costs, the impact on the circulation of money. Social sphere should be given to the needs of individuals and groups: changes in the social structure of the population, and employment; affect life on the type of employment; structural problems of young families, professional attitude and level of education; changes in the structure of land ownership and its impact on the housing market; income and low-income families affect transport costs. In other words, the real property is necessary to consider the impact of these factors on 3 levels: regional, local and direct on the environment, as well as including real property.

Table 1 – Factors affecting the value of the property of the company

Factors	Characteristics
Physical, environmental, location	Location: climate, resources, topography, black soil, in the center of the business, work places, residential area, roads, railways, coast-mail, green areas and community facilities (garbage places, etc.), road conditions, etc. - Depending on the nature of the site: size, type, size, topography, access, landscaping, use zoning, easements, general view, attraction, etc. - Buildings and structures: the number, type, and quality of constructions, style, design, equipment, etc.
Economic	- Economic state of the world economy in general; the country, the region, the economic situation at the local level, the company's financial condition. - Demand: the level of employment, wages and income, solvency, and the availability of sources of financing, interest rate, rental payment performance, at the time of the sale costs. - Offer: an area of land offered for sale, the number of objects on sale (property complexes), on construction costs, financing costs and taxes.
Social	- Varnantələpə land use, business (small, large, cheap, expensive) real estate, land in the procurement of basic needs. - The environment, the owner of the object and its relations with its neighbors, as well as the basic need of a feeling of ownership. - Changes in family size and population trends, aging or rejuvenation. - Changes in the level of education and criminal tendencies. - Life style and standard of living.
Administrative (political), legal	- tax and financial policy. - Different types of discounts. - Control of land use and lease payment performance. - Zoning: prohibition, restriction. - Limited construction norms and rules. - Municipal services: roads, landscaping, engineering, equipment, means of public transport, schools, health and safety, fire-fighting service.

Table 2 – Information on supply and demand

General	Real	Relative
Economic In the social of the environment Administrative (political)	Land Environment online Construction	Costs Sales In the middle of the income and expenses

Real Estate Appraisal affecting the economic, social, political and physical considering these factors, we also solved the problems of applied economic analysis, the assessment of her property. For their final results of data collection, processing and analysis of standardized methods of classification. Based on the content of the above factors, to collect information that affects the value of the property can be divided into three large groups.

From the geographical point of view of the economy in general and comparative information prepared in three hierarchical levels: regional, close to the city and the environment. Factors that affect the valuation of the qualitative and quantitative characteristics for which data are available are: evaluation and calculation of the amount of the appraised value of the location of objects and provides a basis for assessing the economic analysis.

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