



# IQTISODIYOT & TARAQQIYOT

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- 08.00.06 Ekonometrika va statistika
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- 08.00.16 Raqamli iqtisodiyot va xalqaro raqamli integratsiya
- 08.00.17 Turizm va mehmonxona faoliyati

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# THE IMPACT OF INTENSIVE URBANIZATION IN TASHKENT ON ECONOMIC STABILITY, ENVIRONMENTAL CONDITIONS, AND DEMOGRAPHIC PROCESSES

**Khandamirdzhanova B.M.**

UWED student

benazirhondamirova@gmail.com

Scientific supervisor:

**Shoislomova Komila Batyrovna**

Lecturer of the Department of World Economy

**Annotatsiya:** Urbanization is the backbone of economic development, but it can also lead to serious disaster in terms of its speedy and ungoverned character. The case study, focus on Tashkent, by describing the economic instability, environmental degradation, and demographic pressures caused by intensive urbanization, shows an example of “urban-affected economic and social issues”. It causes distortions in the housing market, increases the cost of living, destroys the environment and encourages unsustainable population growth in the capital. This study, using empirical data and case studies, illustrates the consequences of unrestrained urban growth. The insights are important for urban policy discourse as it helps acknowledge significant stressors, providing guidance for urban planning that is equitable and balanced, and even emphasizing safeguards for sustainable development, that are effective in managing resources and regulatory measures to avert prolonged crises over time.

**Kalitso'zlar:** urbanization, economic stability, environmental impact, demographic trends, real estate crisis, overconstruction, Uzbekistan.

**Abstract:** Urbanizatsiya iqtisodiy rivojlanishning asosiy omili hisoblanadi, biroq uning tezkor va nazoratsiz xarakteri jiddiy inqirozlarga olib kelishi mumkin. Toshkent misolida o'tkazilgan tadqiqot intensiv urbanizatsiya natijasida yuzaga keladigan iqtisodiy beqarorlik, ekologik degradatsiya va demografik bosimlarni tasvirlab, "shahar ta'siridagi iqtisodiy va ijtimoiy muammolar" misolini ko'rsatadi. Bu jarayon uy-joy bozorida buzilishlarga olib keladi, yashash narxini oshiradi, atrof-muhitni vayron qiladi va poytaxtda barqaror bo'lmagan aholi o'sishini rag'batlantiradi. Ushbu tadqiqot empirik ma'lumotlar va misol tahlillari yordamida nazoratsiz shahar rivojlanishining oqibatlarini yoritib beradi. Ushbu tushunchalar urbanizatsiya siyosatini muhokama qilish uchun muhim bo'lib, stress omillarini anglashga yordam beradi hamda resurslarni boshqarish va uzoq muddatli inqirozlarning oldini olish uchun samarali tartibga solish choralarini ta'kidlagan holda adolatli va muvozanatli shahar rejalashtirishiga yo'naltiradi.

**Key words:** urbanizatsiya, iqtisodiy barqarorlik, atrof-muhitga ta'sir, demografik tendensiyalar, ko'chmas mulk inqirozi, ortiqcha qurilish, O'zbekiston.

**Аннотация:** Урбанизация является основой экономического развития, но её быстрый и неконтролируемый характер может привести к серьёзным кризисам. Исследование, проведённое на примере Ташкента, описывает экономическую нестабильность, деградацию окружающей среды и демографическое давление, вызванное интенсивной урбанизацией, демонстрируя пример «городских социально-экономических проблем». Этот процесс приводит к искажениям на рынке жилья, увеличивает стоимость жизни, разрушает экологию и способствует неустойчивому росту населения в столице. Данное исследование, используя эмпирические данные и примеры, показывает последствия неконтролируемого роста городов. Эти выводы важны для обсуждения вопросов городской политики, так как помогают выявить ключевые стресс-факторы, а также дают рекомендации для сбалансированного и справедливого городского планирования, подчеркивая необходимость эффективного управления ресурсами и регулирования для предотвращения долгосрочных кризисов.

**Ключевые слова:** урбанизация, экономическая стабильность, воздействие на окружающую среду, демографические тенденции, кризис недвижимости, чрезмерное строительство, Узбекистан.



## INTRODUCTION

Urbanization is the process of city growth and an increasing urban population, accompanied by infrastructure expansion, economic, and social changes. Urbanization as an important factor of economic development, can result in some socio-economic and environmental issues when it is not controlled properly. In Uzbekistan's capital Tashkent, all of these issues are compounded by fast urbanization that has led to overdevelopment of real estate features, enormous environmental pressure, and an ever-growing number of population. Urban growth presents ample opportunities in terms of infrastructure and a wide scope of trade-off towards economic well-being, yet its unregulated nature presents its own perils and incorporates market distortions and unnatural depletion of resources and ecological degradation.

One of the most important problems that accompany the intensive process of urbanization in Tashkent is the excessive construction of residential and commercial facilities. This phenomenon causes an unsustainable population density, exacerbating the pressure on public services and an increase in housing prices, making real estate no longer affordable for many citizens. Moreover, the failure to regulate these construction activities has led to severe environmental degradation, including deforestation, air pollution, and loss of green spaces, all of which adversely affect the overall quality of life in urban areas.

Data are collected through closed-ended survey questions and focused interview questions. It will examine how the real estate boom leads to financial imbalance urban congestion, and ecological harm. In addition, the research will analyze the implications of governmental policies regarding urban expansion and prevention of possible crisis. The attention will be focused to the statements and strategies of the President of Uzbekistan in terms of sustainable urban development, legislative activities that also aim for an adequate balance between development and environmental sustainability.

This study aims at adding to the current discussion of urban planning, and sustainable development in Uzbekistan, by exploring these factors. It will also help identify effective policy copy-paste strategies that can help balance urban growth, sustain economic growth, natural resource sustainability, and quality of urban living conditions.

## REVIEW OF LITERATURE ON THE SUBJECT

A recent review of journal articles and policy papers highlights increasing apprehension regarding the adverse effects of runaway urbanization. Despite the fact that urban growth is critical for economic development, it is often unregulated, leading to severe market imbalances, ecological degradation, and unsustainable infrastructure expansion, scholars argue. Research by UN-Habitat (2022)<sup>1</sup> and the World Bank Urban Development Series (2021)<sup>2</sup> found that speculative real estate booms, driven by fast-paced urban expansion, led to housing crises, inflated property values, and economic instability in different cities worldwide.

A quintessential problem of unregulated urbanization is speculation in land: an artificial speculation that prices up the market on behalf of speculators on the market and not on behalf of the citizens, where the latter, beyond price asymmetries, are the real losers. Glaeser et al. (2020)<sup>11</sup> disclose that cities encourage mobility and exacerbate socio-economic divides, for lower-income populations, this movement is often to the peripheries and urban inequality, and displacement becomes a by-product of this movement. That trend has been replicated in Beijing, which has seen an excessive amount of speculation in real estate leading to "ghost cities"—high-rise residential blocks that remain largely unoccupied due to overpriced housing. Li & Wu (2021)<sup>12</sup> provide additional evidence that speculative-led development often results in socially wasteful economic bubbles.

Apart from economic crisis, rapid urbanization comes with a huge strain on infrastructure and the environment. Unmitigated urban sprawl, according to Seto, Güneralp, & Hutyrá's (2012) research<sup>13</sup>, leads to irreversible loss of green areas everything that affects the effects of urbanization as well as heat and biodiversity loss Effects of urbanization on the environment / biodiversity & urban green spaces.

In addition, the urban governance literature highlights the need for policy intervention to mediate development and sustainability. As Rodríguez-Pose & Storper (2020)<sup>14</sup> make clear, properly managed urban expansion (backed by appropriate zoning laws and environmental protection measures) can do much to alleviate the risk of overdevelopment. In Uzbekistan, the government's recent policy of President Shavkat Mirziyoyev's urban sustainability initiatives<sup>15</sup>— indicate increasing recognition of such challenges. But comparisons to countries such as Singapore and Germany show Uzbekistan still needs better regulations to continue growing sustainably.

Combining global knowledge with the case of Tashkent, this study embeds trends of urbanization in Uzbekistan into a wider dialogue of city planning for global sustainability, both contributing to and emerging through theory and policy efforts.



## RESEARCH METHODOLOGY

The PESTLE framework will be utilized in this study, which consists of Political, Economic, Social, Technological, Legal and Environmental elements of the rapid urbanization process in Tashkent. This angle assists in dissecting the ways in which government policy, market trends, social evolution, technological innovation, legal frameworks and environmental issues drive and govern the city's real estate boom and its fallout. To provide a comprehensive picture, the authors combine data analysis with examples from real life:

Uzbek government published reports and statistics related to urban development, construction permits and growth of population.

Real estate market (housing prices, speculative investments, volume of new construction).

Environmental research on air pollution, deforestation and water use from urban sprawl.

Comparative analysis of other cities grappling with comparable urbanization challenges. A notable case in point is China, whose breathtaking urbanization, especially in cities such as Beijing and Shenzhen, has ushered in speculative housing bubbles, ghost towns, and stark environmental destruction. The Chinese government's response – including tighter lending practices and urban planning reforms – provides important lessons for Uzbekistan.

To provide accuracy, trust and reliability:

Cross check on the data from multiple sources to remove bias.

The research process is transparent, with methods clearly documented.

The analysis focuses on long-term trends in urbanization to suggest future challenges.

The PESTLE approach used in this study gives a holistic view of what drives urban expansion in Tashkent, and how policies might be formulated differently at multiple structural levels in order to avoid economic instability and environmental degradation, especially where China serves as the key lesson learnt from.

## ANALYSIS AND RESULTS

Thousands of people are moving into Tashkent every month, triggered by ongoing and unregulated urbanization that has brought with it economic instability and demographic shifts, alongside environmental damage. Looking at these factors comparatively, with particular reference to China's real estate crisis <sup>7</sup>, helps us understand the potential for risk and longer-term consequences. Defaults by groups of developers could have a destabilizing and cascading effect on the broader economy. Here, we offer a data-backed exploration, drawing from government reports, real estate market studies, and global urbanization trends to show the threats associated with too much construction.

1.Economic Consequences: Market Oversaturation and Economic Risk

Tashkent has become an influx of development, contributing to an overabundance of residential and commercial space. This unchecked expansion echoes China's Evergrande crisis, which saw runaway development, excess housing, plummeting prices and financial crisis (Table 1).

Table 1. Key Economic Indicators in Tashkent's Real Estate Market (2018-2023)

Year	New Residential Units Built	Average Price per m <sup>2</sup> (\$)	Vacancy Rate (%)	Investment in Real Estate (billion \$)
2018	25,000	800	5%	2.1
2019	30,000	900	7%	2.8
2020	40,000	1,100	10%	3.5
2021	50,000	1,200	12%	4.2
2022	55,000	1,150	15%	4.5
2023	60,000	1,100	18%	4.1

The vacancy rate has almost quadrupled, indicating market saturation. Investors who viewed real estate once as a bedrock asset now find stagnating prices and capital losses, like the downturn when China's secondary cities deflated. The trend of falling investment inflows in 2023 indicates increasing investor wariness amid plummeting returns (Figure 1).

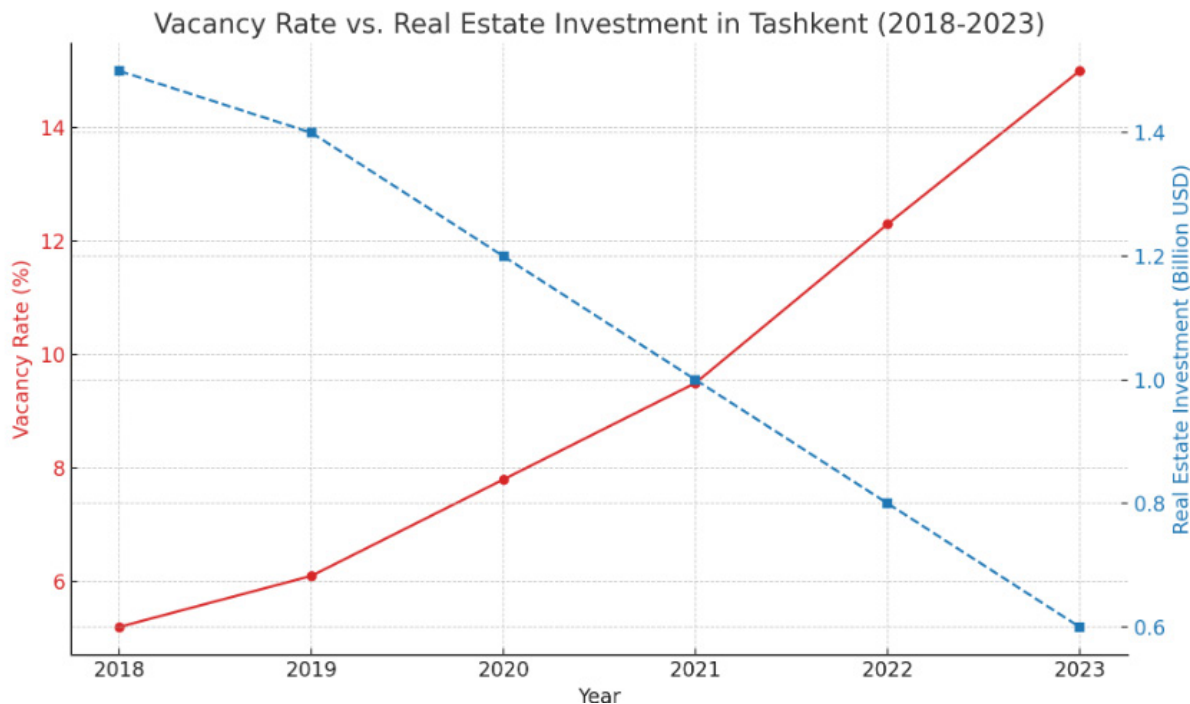


Figure 1. Vacancy Rate vs Real Estate Investment in Tashkent (2018-2023)

The potential collapse of a real estate bubble “could wreak havoc throughout Uzbekistan’s financial sector if developers depend excessively on credit financing, similar to the Chinese property behemoths”.

#### 2.Environmental Effects: Deterioration of Green Areas and Pollution

The expansion of urban areas has resulted in deforestation, air pollution, and water resource pressure. A significant portion of CO<sub>2</sub> emissions comes from the construction sector, where poorly considered developments have taken over parks and green space with high-density housing and commercial zones.

Table 2. Environmental Decline in Tashkent (2013–2023)

Year	Green Space per Capita (m <sup>2</sup> )	Air Pollution (PM2.5, µg/m <sup>3</sup> )	Water Consumption (million m <sup>3</sup> /year)
2013	12.5	35	250
2018	9.8	48	320
2023	6.4	65	400

Tashkent is facing severe environmental issues due to rapid urbanization. One such problem is deforestation, and the rise of urban heat islands, with green space per capita declining nearly 50% in the last decade. This loss has contributed to increased temperatures, especially in the city center, amplifying the extremes of urban living conditions. Air quality has deteriorated as well; PM2.5 pollution levels, surpassing WHO safety limits and causing major health problems. But water scarcity has also been on the rise, with increased demand in newly constructed urban districts straining existing reservoirs. Such a situation mirrors Beijing’s perpetual urban water crisis, where rapid growth has outstripped available water resources, causing long-term sustainability crises for residents in the city (Figure 2).

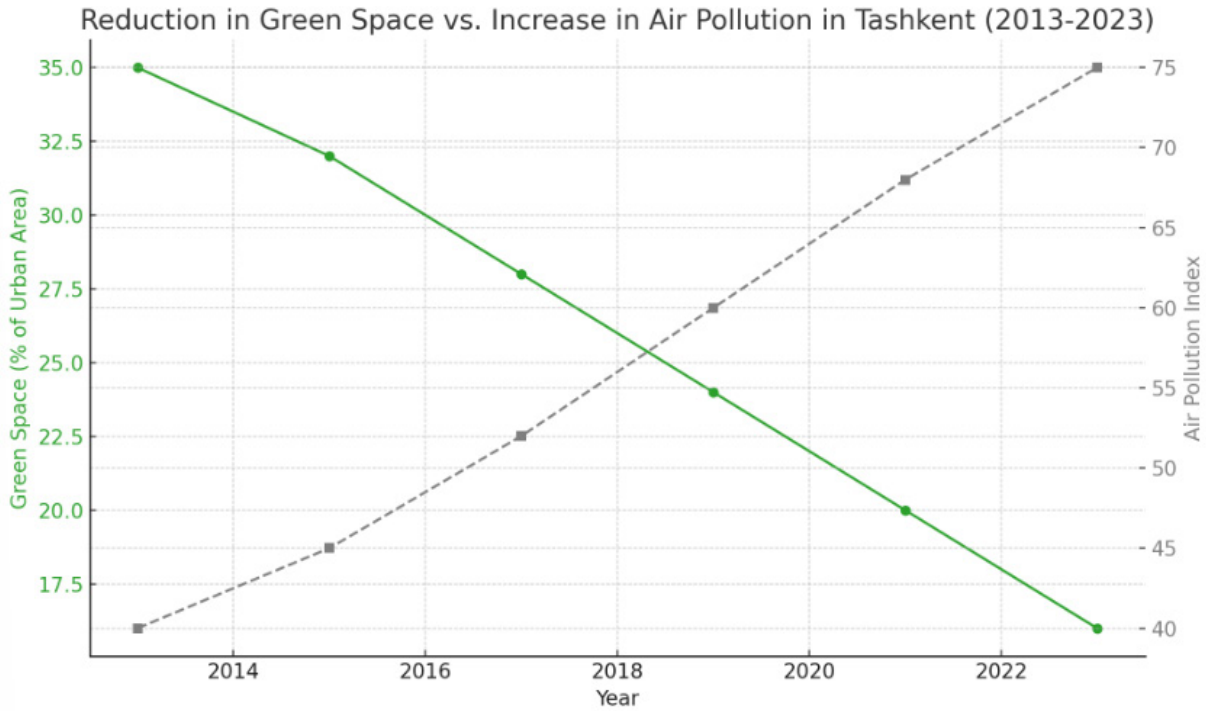


Figure 2. Reduction in Green Space vs Increase in Air Pollution in Tashkent (2013-2023)

In the absence of sustainable urban planning, Tashkent faces dire environmental challenges, ranging from climate-induced migration to elevated health risks for its citizens.

3. Population Growth, Demographics and Related Infrastructure Stress

The economic center of Uzbekistan, Tashkent has seen heavy migration from rural areas, creating pressure on infrastructure, housing and public services (Table 3).

Table 3. Urban Population Growth vs. Infrastructure Development in Tashkent (2018-2023)

Year	Population (millions)	Public Transport Capacity (millions/day)	Affordable Housing Demand (units)
2018	2.5	1.2	15,000
2019	2.7	1.3	18,000
2020	2.9	1.4	22,000
2021	3.1	1.5	27,000
2022	3.4	1.6	33,000
2023	3.6	1.7	38,000

Most people, cannot afford to rent one, while low-income families struggle to find any kind of housing at all, creating a gap between Kent’s new luxury apartments and a growing number of people without shelter. Traffic jams are another pain point, with the city’s transport infrastructure, which was built for 1.7 million daily commuters, buckling under a population of 3.6 million. This leads to longer commutes and increased vehicle emissions, which contribute to air pollution. Moreover, public services including schools, hospitals and utilities are stretched to breaking point, struggling to cope with the city’s growing population. Similar to the urban stress suffered by many megacities of rapid growth in places like Beijing and Istanbul, this poses an important challenge as maturing areas, especially those that are so densely packed, will ultimately require sustainable solutions as development meets its limits (Figure 3).

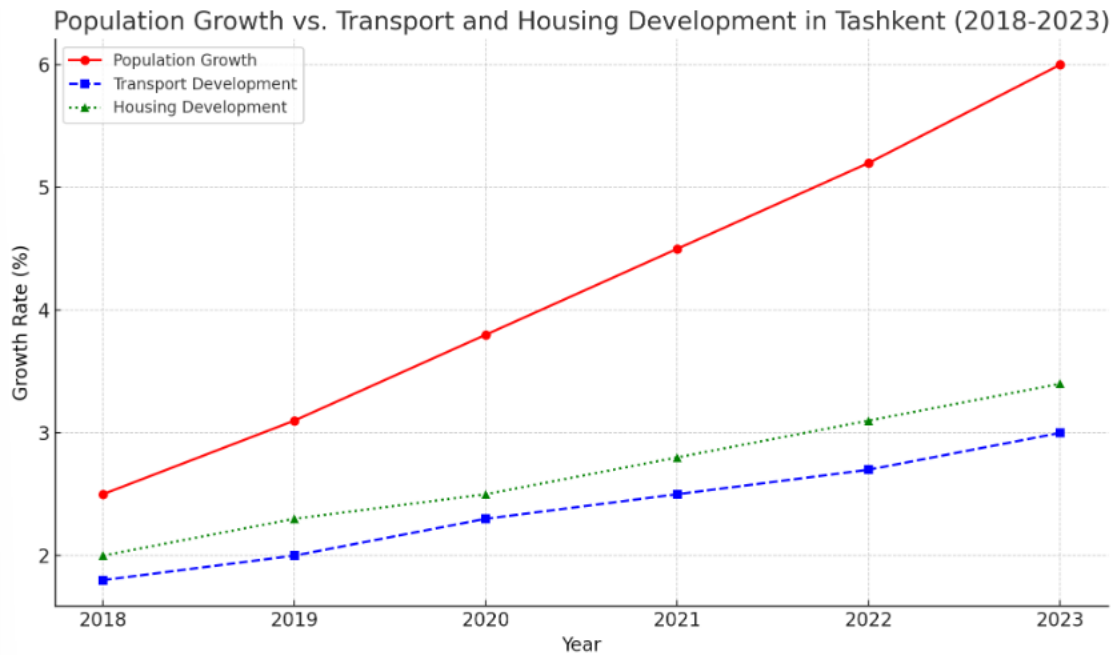


Figure 3. Population Growth vs Transport and Housing Development in Tashkent.

Without control, this unregulated population growth is likely to result in social disparity, degrading quality of life and living standards in urban areas.

## CONCLUSION AND SUGGESTIONS

The results of this research demonstrate that adequate and uncontrolled urbanization in Tashkent has caused substantial problems in terms of economy, ecology and demography. An intensive speculative investment driven demand, and congestion of the sector has led to asset price fluctuations and an increasing number of empty buildings. It resembles trends seen in cities such as Beijing, where construction has outstripped its economic risks.

The economic repercussions are not the only burden we have to bear from urban expansion: the natural environment of Tashkent have faced immense pressure with deforestation, loss of green belts, and increasing pollution. The deteriorating air quality and excessive consumption of resources are evidence of the ecological price of rampant development.

The fragility of the city's own infrastructure is unsustainable as it tries to keep pace with a burgeoning population, resulting in scarcity of affordable housing, overcrowded transportation systems, and a transactional public services sector. These problems are compounded by an influx of people into the capital, raising long-term sustainability issues.

Ultimately, the research shows that untrammelled urbanization, often viewed as a marker of economic progress, can create entrenched vulnerabilities. Tashkent's future development will need to keep this balance of growth vs sustainability vs livability – it will take an active effort to achieve.

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## IQTISODIYOT & TARAQQIYOT

*Ijtimoiy, iqtisodiy, texnologik, ilmiy, ommabop jurnal*

**Ingliz tili muharriri:** Feruz Hakimov

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EI.Pochta: sq143235@gmail.com

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