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МАЗМҰНЫ

ПЕДАГОГИКА

Е.Б. Абдимомынов, Т.Р. Абдыкадырова М. ӘУЕЗОВТИҢ ӘНГІМЕЛЕРІН ОҚЫТУДЫҢ ӘДІСТЕМЕЛІК НЕГІЗДЕР.....	14
Д. Айтенова, Хулия Касапоглу Ченгел, Ф. Турсуманова, М. Исакулова ҚАРАХАН ДӘУІРІ ӘДЕБИЕТІН ОҚЫТУДЫҢ ӨЗЕКТІ МӘСЕЛЕЛЕР.....	29
Б. Акмагамбетова, Г. Сәрсек ОҚУШЫЛАРДЫҢ ЗЕРТТЕУШІЛІК ДАҒДЫЛАРЫН ДАМУДАҒЫ СҰХБАТТЫҢ РӨЛ.....	40
С.С. Анапияева ЦИФРЛЫҚ ДИЗАЙНДЫ ЖОБАЛАУ АРҚЫЛЫ БАСТАУЫШ СЫНЫП ОҚУШЫЛАРЫНЫҢ ӘДЕБИ МӘТІНДЕРДЕГІ КӨРКЕМДЕГІШ ҚҰРАЛДАРДЫ ТАҢУ БІЛГІН ҚАЛЫПТАСТЫРУДЫҢ ӘДІСТЕМЕЛІК НЕГІЗДЕРІ.....	55
Ж.Б. Ахметова, Ж.А. Орынханова, Г.А. Сейдуллаева, Э.И. Турсунбаева ЖОҒАРЫ ОҚУ ОРНЫ ОҚЫТУШЫЛАРЫНЫҢ ЦИФРЛЫҚ САУАТТЫЛЫҒЫН ҚАЛЫПТАСТЫРУ МӘСЕЛЕЛЕРІ.....	70
Ә.И. Әбілғаева, К.А. Жумагулова, Л.М. Мамбетова, К.Б. Тлегенова ИНТЕГРАЦИЯ НЕГІЗІНДЕ БОЛАШАҚ БИОЛОГ ПЕДАГОГТЕРІН КӘСІБИ ДАЯРЛАУДЫҢ ТЕНДЕНЦИЯЛАРЫ.....	88
Е. Бурибаев, Ж. Хамзина, Л. Сафронова, Т. Килыбаев, Т. Әпендиев ҚАЗАҚСТАННЫҢ ПЕДАГОГИКАЛЫҚ УНИВЕРСИТЕТІНДЕ ҒЫЛЫМИ ЗЕРТТЕУЛЕРДІҢ ТИІМДІЛІГІН БАҒАЛАУ.....	104
Г.А. Ергалиева, Л.М. Маденова, Ж.Ж. Нәбиева ЖАСӨСПІРІМДЕРДІҢ ҚҰНДЫЛЫҚ БАҒДАРЫНЫҢ ӨЗГЕРУ СЕБЕПТЕРІ.....	122
С.Ж. Жанжигитов, Б. Әбдуәлиұлы СТУДЕНТТЕРДІҢ ҚҰҚЫҚТЫҚ САУАТТЫЛЫҒЫН ҚАЛЫПТАСТЫРУ ӘДІСТЕМЕСІ.....	140
Г.А. Кажигалиева, А. Еркебекова, Г.А. Орынханова МЕКТЕПТЕГІ ОРЫС ТІЛІ САБАҚТАРЫНДА МӘТІНМЕН ЖҰМЫС.....	160
Ж.Б. Кдыралиева, Г.С. Балтабаева, Р. Жәлиқызы ЕЖЕЛГІ ДӘУІР ӘДЕБИЕТІНДЕГІ ҰЛТТЫҚ ҚҰНДЫЛЫҚТАРДЫ ОҚЫТУ ӘДІСТЕМЕСІ.....	172
А.Б. Кудасбекова, А.П. Мынбаева, О.А. Стычева, Д. Байғұтова ЖОО-ДАҒЫ ӘДЕБИЕТ ПӘНІНДЕ ЛИНГВОСТИЛИСТИКАЛЫҚ ТАЛДАУ.....	180
Ж.Г. Кулекенова, З.Б. Ешимбетова, Б.Н. Агабекова, Ш.А. Акимбекова ЖОҒАРЫ КУРС СТУДЕНТТЕРІНІҢ КӘСІБИ ҚҰЗЫРЕТТІЛІГІН ДАМУДА ШЕТ ТІЛІНДЕ БІЛІМ БЕРУ.....	190

К. Мухтарқызы, Г.М. Абильдинова
ТОЛЫҚТЫРЫЛҒАН ШЫНАЙЫЛЫҚ МОБИЛЬДІ ҚОСЫМШАЛАРЫНЫҢ ОҚУШЫЛАРДЫҢ
ОҚУ МОТИВАЦИЯСЫНА ӘСЕРІ.....201

М.М. Нуризинова, М.К. Скаков, Ш.Ж. Раманкулов
БОЛАШАҚ МАМАНДАРДЫҢ ТРИБОЛОГИЯ ТУРАЛЫ ТҮСІНІКТЕРІНІҢ ҚАЛЫПТАСУЫН
ЗЕРТТЕУ.....212

А.Б. Туркменбаев, Э.А. Абдыкеримова, Б.У. Қуанбаева, М.Е. Рахметов
БІЛІМ БЕРУ ҮДЕРІСІНДЕ АҚПАРАТТЫҚ-КОММУНИКАЦИЯЛЫҚ ТЕХНОЛОГИЯЛАРДЫ
ҚОЛДАНУ ТӘЖІРИБЕСІ.....223

ЭКОНОМИКА

А.Б. Әбілқасым, Ғ.М. Жұрынов, Т.Н. Маширова, А.А. Иманбаев, А.Т. Шитенова
КӘСПОРЫНДА ЗАМАНАУИ САТУ ЛОГИСТИКАСЫН ЕНГІЗУ МЕХАНИЗМІ.....238

М.Е. Абылкасымова, Ш.Ж. Шунеев, С.А. Джуатова
ЭКОНОМИКАНЫ НЕСИЕЛЕНДІРУДІҢ ТЕПЕ – ТЕҢДІК ЖӘНЕ ШАМАДАН ТЫС ӨСУ
ҚАРҚЫНЫН БАҒАЛАУ.....248

Б.А. Альпенова, Д.Б. Муратова, Л.Т. Сарыкулова, К.А. Абдыкулова, Н.Х. Маулина
ҚАЗАҚСТАН Өңірлерін қаржыландырудың өлеуметтік-экономикалық
ӘСЕРІН БАҒАЛАУ.....278

Ж.А. Бабажанова, Д.А. Бекешева, А.К. Оралбаева, С.Ч. Примбетова, М.С. Толысбаева
ҚАЗАҚСТАН РЕСПУБЛИКАСЫНЫҢ АУЫЛ ШАРУАШЫЛЫҒЫНДАҒЫ ИННОВАЦИЯЛЫҚ
ПРОЦЕСТЕРДІ ДАМУДЫҢ МОДЕЛІН ӘЗІРЛЕУ.....290

Ж. Байшукурова, Р. Якудина, С. Серикбаев, К. Камали, А. Нурманов
ҚАЗАҚСТАН РЕСПУБЛИКАСЫ ЭКОНОМИКАЛЫҚ ЖҮЙЕСІНІҢ ҚЫЗМЕТІНІҢ ҚАЗІРГІ
ПАРАМЕТРЛЕРІН ЗЕРТТЕУ.....304

А.Н. Бейсембина, С.К. Кунязова, А.Ж. Бұхарбаева, А.Т. Султанов, Р.К. Айтманбетова
ЭКОНОМИКАНЫҢ ТРАНСФОРМАЦИЯСЫ ЖАҒДАЙЫНДА ХАЛЫҚТЫ ЖҰМЫСПЕН
ҚАМТУДЫ ҚАМТАМАСЫЗ ЕТУ КОНТЕКСТІНДЕГІ ЕҢБЕК НАРЫҒЫ
ЭКОНОМИКАСЫНЫҢ МӘНІ МЕН РӨЛІ.....316

С.Т. Дошманова, Б.Ж. Болатова, А.А. Курманалина, Б.М. Таскарина, А.М. Сапарғали
ЭКОНОМИКАЛЫҚ ӨСУДІ ЫНТАЛАНДЫРУДАҒЫ ҒЫЛЫМНЫҢ РӨЛІ МЕН
МАҢЫЗЫ.....325

З.О. Иманбаева, Ғ.С. Мукина, Ж.А. Бабажанова, Ж.К. Аймагамбетова, Ғ.Д. Кенжебаева
ЕУРОПАЛЫҚ ОДАҚ ЕЛДЕРІНІҢ АУЫЛ ШАРУАШЫЛЫҒЫ КООПЕРАТИВТЕРІ
САЛАСЫНДАҒЫ ТӘЖІРИБЕСІ.....336

Б.А. Мархаева, М.У. Бейсенова, А.К. Мурзалиева
МЕЙРАМХАНАЛАРДА ШЕШІМ ҚАБЫЛДАУ ҮШІН РЕЛЕВАНТТЫҚ ШЫҒЫНДАРДЫ
ТАЛДАУ.....347

С.Т. Мусина, М.К. Асанова, А.Б. Мыржықбаева, Е.Т. Ақбаев, А.И. Нагорная КӨШІ-ҚОН СЕБЕПТЕРІН ЗЕРТТЕУ: ПАНДЕМИЯ КЕЗІНДЕГІ COVID-19 ЖӘНЕ ХАЛЫҚАРАЛЫҚ РЕЙСТЕР АРАСЫНДАҒЫ БАЙЛАНЫСТЫ ТАЛДАУ.....	357
Қ.Т. Нұралина, С.А. Азылжанова, Ж.А. Абылқасимова, Л.М. Шаяхметова, Д.М. Ақишева АЙМАҚ ЭКОНОМИКАСЫН ДАМУ ТУРАСЫнда МЕМЛЕКЕТТІК РЕТТЕУДІҢ ШЕТЕЛДІК ТӘЖІРИБЕСІ.....	369
Б.К. Нурмағанбетова, Г.Ж. Рысмаханова, М.Ш. Кушенова, А.Ж. Машаева, А.Ж. Оспанбаева ҚАЗАҚСТАН РЕСПУБЛИКАСЫ ЭКОНОМИКАСЫНЫҢ ИННОВАЦИЯЛЫҚ САЛАСЫНА ШЕТЕЛ ИНВЕСТИЦИЯЛАРЫН ТARTУ МӘСЕЛЕСІ.....	382
О. Рыскельді, В. Шеломенцева, М. Миркович, А. Нурғалиева АУЫЛ ШАРУАШЫЛЫҒЫН ЦИФРЛАНДЫРУДЫҢ БОЛАШАҒЫ МЕН МӘСЕЛЕЛЕРІ.....	395
М.Х. Саидов, Н.А. Ашурметова, Б.Б. Қалықов, Г.М. Рахимжанова, Г.Т. Хамдамова ОРГАНИКАЛЫҚ АУЫЛ ШАРУАШЫЛЫҒЫНЫҢ ТЕОРИЯЛЫҚ НЕГІЗДЕРІ.....	410
М.Р. Сихимбаев, Г.Н. Сраилова, З.К. Калиаскарова, Қ.Б. Жұманазаров, А.Ж. Асаинов ҚАЗАҚСТАН РЕСПУБЛИКАСЫНДА ҰЛТТЫҚ СТАНДАРТТАР БАЗАСЫНДА БАҒАЛАУДЫ ДАМУ ТУРАСЫнда.....	422
А.Г. Утжанова, А.О. Жағыпарова МҰНАЙ ФЮЧЕРСТЕРІ НАРЫҒЫНЫҢ ДАМУЫН ТАЛДАУ.....	439

СОДЕРЖАНИЕ

ПЕДАГОГИКА

Е.Б. Абдимомынов, Т.Р. Абдыкадырова МЕТОДИЧЕСКИЕ ОСНОВЫ ОБУЧЕНИЯ РАССКАЗАМ М. АУЭЗОВА.....	14
Д. Айтенова, Хулия Касапоглу Ченгел, Ф. Турсуманова, М. Исакулова ОСНОВЫ ПРОБЛЕМЫ ПРЕПОДАВАНИЯ ЛИТЕРАТУРЫ ЭПОХИ КАРАХАНА.....	29
Б. Акмагамбетова, Г. Сарсеке РОЛЬ ИНТЕРВЬЮ В РАЗВИТИИ ИССЛЕДОВАТЕЛЬСКИХ НАВЫКОВ ОБУЧАЮЩИХСЯ.....	40
С.С. Анапияева МЕТОДИЧЕСКИЕ ОСНОВЫ ФОРМИРОВАНИЯ У МЛАДШИХ ШКОЛЬНИКОВ УМЕНИЙ ОПРЕДЕЛЯТЬ ХУДОЖЕСТВЕННЫЕ СРЕДСТВА В ЛИТЕРАТУРНЫХ ТЕКСТАХ ПОСРЕДСТВОМ ПРОЕКТИРОВАНИЯ ЦИФРОВОГО ДИЗАЙНА.....	55
Ж.Б. Ахметова, Ж.А. Орынханова, Г.А. Сейдуллаева, Э.И. Турсунбаева ПРОБЛЕМЫ ФОРМИРОВАНИЯ ЦИФРОВОЙ ГРАМОТНОСТИ ПРЕПОДАВАТЕЛЕЙ ВЫСШИХ УЧЕБНЫХ ЗАВЕДЕНИЙ.....	70
Ә.И. Әбілғаева, К.А. Жұмағұлова, Л.М. Мамбетова, К.Б. Тлегенова ТЕНДЕНЦИИ ПРОФЕССИОНАЛЬНОЙ ПОДГОТОВКИ БУДУЩИХ ПЕДАГОГОВ- БИОЛОГОВ НА ОСНОВЕ ИНТЕГРАЦИИ.....	88
Е. Бурибаев, Ж. Хамзина, Л. Сафронова, Т. Кильбаев, Т. Апендиев ОЦЕНКА ЭФФЕКТИВНОСТИ НАУЧНЫХ ИССЛЕДОВАНИЙ В ПЕДАГОГИЧЕСКОМ УНИВЕРСИТЕТЕ КАЗАХСТАНА.....	104
Г.А. Ергалиева, Л.М. Маденова, Ж.Ж. Набиева ПРИЧИНЫ ИЗМЕНЕНИЯ ЦЕННОСТНЫХ ВЗГЛЯДОВ ПОДРОСТКОВ.....	122
С.Ж. Жанжигитов, Б. Абдуалиулы МЕТОДИКА ФОРМИРОВАНИЯ ПРАВОВОЙ ГРАМОТНОСТИ СТУДЕНТОВ.....	140
Г.А. Кажигалиева, А. Еркебекова, Г.А. Орынханова РАБОТА С ТЕКСТОМ НА УРОКАХ РУССКОГО ЯЗЫКА В ШКОЛЕ.....	160
Ж.Б. Кдыралиева, Г.С. Балтабаева, Р. Жәліқызы МЕТОДИКА ПРЕПОДАВАНИЯ НАЦИОНАЛЬНЫХ ЦЕННОСТЕЙ В ДРЕВНЕЙ ЛИТЕРАТУРЕ.....	172
А.Б. Кудасбекова, А.П. Мынбаева, О.А. Стычева, Д. Байғұтова ЛИНГВОСТИЛИСТИЧЕСКИЙ АНАЛИЗ НА ЗАНЯТИЯХ ПО ЛИТЕРАТУРЕ ВУЗЕ.....	180
Ж.Г. Кулекенова, З.Б. Ешимбетова, Б.Н. Агабекова, Ш.А. Акимбекова ИНОЯЗЫЧНОЕ ОБРАЗОВАНИЕ В РАЗВИТИИ ПРОФЕССИОНАЛЬНОЙ КОМПЕТЕНЦИИ СТУДЕНТОВ СТАРШИХ КУРСОВ В ОБРАЗОВАТЕЛЬНОМ ПРОЦЕССЕ.....	181

К. Мухтарқызы, Г.М. Абильдинова
ВЛИЯНИЕ УЧЕБНЫХ МОБИЛЬНЫХ ПРИЛОЖЕНИЙ ДОПОЛНЕННОЙ РЕАЛЬНОСТИ НА
МОТИВАЦИЮ УЧЕНИКОВ ВО ВРЕМЯ УРОКА.....201

М.М. Нуризинова, М.К. Скаков, Ш.Ж. Раманкулов
ИССЛЕДОВАНИЕ СФОРМИРОВАННОСТИ ПРЕДСТАВЛЕНИЙ БУДУЩИХ
СПЕЦИАЛИСТОВ О ТРИБОЛОГИИ.....212

А.Б. Туркменбаев, Э.А. Абдыкеримова, Б.У. Куанбаева, М. Рахметов
ОПЫТ ПРИМЕНЕНИЯ ИНФОРМАЦИОННО-КОММУНИКАЦИОННЫХ ТЕХНОЛОГИЙ В
ОБРАЗОВАТЕЛЬНОМ ПРОЦЕССЕ.....223

ЭКОНОМИКА

А.Б. Әбілқасым, Ғ.М. Жұрынов, Т.Н. Маширова, А.А. Иманбаев, А.Т. Шитенова
МЕХАНИЗМ ВНЕДРЕНИЯ СОВРЕМЕННОЙ ЛОГИСТИКИ СБЫТА НА
ПРЕДПРИЯТИИ.....238

М.Е. Абылкасымова, Ш.Ж. Шунеев, С.А. Джуатова,
ОЦЕНКА РАВНОВЕСНОГО И ЧРЕЗМЕРНОГО ТЕМПОВ РОСТА КРЕДИТОВАНИЯ
ЭКОНОМИКИ.....248

Б.А. Альпенова, Д.Б. Муратова, Л.Т. Сарыкулова, К.А. Абдыкулова, Н.Х. Маулина
ОЦЕНКА СОЦИАЛЬНО-ЭКОНОМИЧЕСКОГО ЭФФЕКТА ФИНАНСИРОВАНИЯ
РЕГИОНОВ КАЗАХСТАНА.....278

Ж.А. Бабажанова, Д.А. Бекешева, А.К. Оралбаева, С.Ч. Примбетова, М.С. Толысбаева
РАЗРАБОТКА МОДЕЛИ РАЗВИТИЯ ИННОВАЦИОННЫХ ПРОЦЕССОВ В СЕЛЬСКОМ
ХОЗЯЙСТВЕ РЕСПУБЛИКИ КАЗАХСТАН.....290

Ж. Байшукурова, Р. Якудина, С. Серикбаев, К. Камали, А. Нурманов
ИССЛЕДОВАНИЕ СОВРЕМЕННЫХ ПАРАМЕТРОВ ФУНКЦИОНИРОВАНИЯ
ЭКОНОМИЧЕСКОЙ СИСТЕМЫ РЕСПУБЛИКИ КАЗАХСТАН.....304

А.Н. Бейсембина, С.К. Кунызова, А.Ж. Бухарбаева, А.Т. Султанов, Р.К. Айтманбетова
СУЩНОСТЬ И РОЛЬ ЭКОНОМИКИ РЫНКА ТРУДА В КОНТЕКСТЕ ОБЕСПЕЧЕНИЯ
ЗАНЯТОСТИ НАСЕЛЕНИЯ В УСЛОВИЯХ ТРАНСФОРМАЦИИ ЭКОНОМИКИ.....316

С.Т. Дошманова, Б.Ж. Болатова, А.А. Курманалина, Б.М. Таскарина, А.М. Сапаргали
РОЛЬ И ЗНАЧЕНИЕ НАУКИ В СТИМУЛИРОВАНИИ ЭКОНОМИЧЕСКОГО
РОСТА.....325

**З.О. Иманбаева, Г.С. Мукина, Ж.А. Бабажанова, Ж.К. Аймагамбетова,
Г.Д. Кенжебаева**
ОПЫТ СТРАН ЕВРОПЕЙСКОГО СОЮЗА В ОБЛАСТИ СЕЛЬСКОХОЗЯЙСТВЕННЫХ
КООПЕРАТИВОВ.....336

Б.А. Мархаева, М.У. Бейсенова, А.К. Мурзалиева
АНАЛИЗ РЕЛЕВАНТНЫХ ЗАТРАТ ДЛЯ ПРИНЯТИЯ РЕШЕНИЙ В
РЕСТОРАНАХ.....347

С.Т. Мусина, М.К. Асанова, А.Б. Мыржыкбаева, Е.Т. Акбаев, А.И. Нагорная ИЗУЧЕНИЕ ПРИЧИН МИГРАЦИИ: АНАЛИЗ ВЗАИМОСВЯЗИ МЕЖДУ COVID-19 И МЕЖДУНАРОДНЫМИ РЕЙСАМИ В ПЕРИОД ПАНДЕМИИ.....	357
К.Т. Нуралина, С.А. Азылканова, Ж.А. Абылкасимова, Л.М. Шаяхметова, Д.М. Акишева ЗАРУБЕЖНЫЙ ОПЫТ ГОСУДАРСТВЕННОГО РЕГУЛИРОВАНИЯ РАЗВИТИЯ ЭКОНОМИКИ РЕГИОНА.....	369
Б.К. Нурмаганбетова, Г.Ж. Рысмаханова, М.Ш. Кушенова, А.Ж. Машаева, А.Ж. Оспанбаева ПРОБЛЕМА ПРИВЛЕЧЕНИЯ ИНОСТРАННЫХ ИНВЕСТИЦИЙ В ИННОВАЦИОННУЮ СФЕРУ ЭКОНОМИКИ РЕСПУБЛИКИ КАЗАХСТАН.....	382
О. Рыскельді, В. Шеломенцева, М. Миркович, А. Нургалиева ПЕРСПЕКТИВЫ И ПРОБЛЕМЫ ЦИФРОВИЗАЦИИ СЕЛЬСКОГО ХОЗЯЙСТВА.....	395
М.Х. Саидов, Н.А. Ашурметова, Б.Б. Калыкова, Г.М. Рахимжанова, Г.Т. Хамдамова ТЕОРЕТИЧЕСКИЕ ОСНОВЫ ОРГАНИЧЕСКОГО СЕЛЬСКОГО ХОЗЯЙСТВА.....	410
М.Р. Сихимбаев, Г.Н. Сраилова, З.К. Калиаскарова, К.Б. Жуманазаров, А.Ж. Асанов РАЗВИТИЕ ОЦЕНКИ НА БАЗЕ НАЦИОНАЛЬНЫХ СТАНДАРТОВ В РЕСПУБЛИКЕ КАЗАХСТАН.....	422
А.Г. Утжанова, А.О. Жагыпарова АНАЛИЗ РАЗВИТИЯ РЫНКА НЕФТЯНЫХ ФЬЮЧЕРСОВ.....	439

CONTENTS

PEDAGOGY

Y.B. Abdimomynov, T.R. Abdykadyrova METHODOLOGICAL FOUNDATIONS OF TEACHING M. AUEZOV'S STORIES.....	14
D. Aitenova, Hulya Kasapoglu Cengel, F. Tursumanova, M. Isakulova ACTUAL PROBLEMS OF TEACHING LITERATURE OF THE KARAKHAN ERA.....	29
B. Akmagambetova, G. Sarseke THE ROLE OF INTERVIEWS IN THE DEVELOPMENT OF STUDENTS' RESEARCH SKILLS.....	40
S.S. Anapiyayeva METHODOLOGICAL FOUNDATIONS FOR THE FORMATION OF JUNIOR SCHOOLCHILDREN'S SKILLS TO IDENTIFY ARTISTIC MEANS IN LITERARY TEXTS THROUGH DIGITAL DESIGN.....	55
Zh. Akhmetova, Zh. Orynkhanova, G. Seidullayeva, E. Tursunbayeva PROBLEMS OF FORMATION OF DIGITAL LITERACY OF TEACHERS OF HIGHER EDUCATIONAL INSTITUTION.....	70
A. Abiltayeva, K. Zhumagulova, L. Mambetova, K. Тлегенова TRENDS IN THE PROFESSIONAL TRAINING OF FUTURE BIOLOGY TEACHERS BASED ON INTEGRATION.....	88
Ye. Buribayev, Zh. Khamzina, L. Safronova, T. Kilybayev, T. Apendiyev EVALUATION OF THE EFFECTIVENESS OF SCIENTIFIC RESEARCH AT THE PEDAGOGICAL UNIVERSITY OF KAZAKHSTAN.....	104
G. Yergaliyeva, L. Madenova, Zh. Nabieva REASONS FOR CHANGING THE VALUE VIEWS OF ADOLESCENTS.....	122
S.Zh. Zhanzhigitov, B. Abdualiuly METHODS OF FORMATION OF LEGAL LITERACY OF STUDENTS.....	140
G.A. Kazhigaliyeva, A. Yerkebekova, G. Orynkhanova WORKING WITH TEXT IN RUSSIAN LANGUAGE LESSONS AT SCHOOL.....	160
Zh.B. Kadyralieva, G.S. Baltabayeva, R. ZHalikyzy METHODOLOGY OF TEACHING NATIONAL VALUES IN ANCIENT LITERATURE.....	172
A.B. Kudasbekova, A.P. Mynbayeva, O.A. Stycheva, D.N. Baigutova LINGUISTIC AND STYLISTIC ANALYSIS AT THE LESSONS OF LITERATURE AT THE UNIVERSITY.....	180
Zh.G. Kulekenova, Z.B. Yeshimbetova, B.N. Agabekova, Sh.A. Akimbekova FOREIGN LANGUAGE EDUCATION IN THE DEVELOPMENT OF UNDERGRADUATES' PROFESSIONAL COMPETENCE	190

K. Mukhtarkyzy, G. Abildinova

IMPACT OF AUGMENTED REALITY LEARNING MOBILE APPLICATIONS ON STUDENTS' MOTIVATION DURING LESSONS.....201

M. Nurizinova, M. Skakov, Sh. Ramankulov

THE STUDY OF THE FORMATION OF IDEAS OF FUTURE SPECIALISTS ABOUT TRIBOLOGY.....212

A. Turkmenbaev, E. Abdykerimova, B. Kuanbayeva, M. Rakhmetov

EXPERIENCE IN THE USE OF INFORMATION AND COMMUNICATION TECHNOLOGIES IN THE EDUCATIONAL PROCESS.....223

EKONOMICS**A.B. Abylkasym, G.M. Zhuryynov, T.N. Mashirova, A.A. Imanbayev, A.T. Shitenova**

THE MECHANISM OF IMPLEMENTATION OF MODERN SALES LOGISTICS AT THE ENTERPRISE.....238

M. Abylkassymova, Sh. Shuneyev, S. Juatova

ASSESSMENT OF THE EQUILIBRIUM AND EXCESSIVE GROWTH RATES OF LENDING TO THE ECONOMY.....248

B. Alpenova, D. Muratova, L. Sarykulova, K. Abdykulova, N. Maulina

ASSESSMENT OF THE SOCIO-ECONOMIC EFFECT OF FINANCING THE REGIONS OF KAZAKHSTAN.....278

Z. Babazhanova, D. Bekesheva, A. Oralbayeva, S. Primbetova, M. Tolysbayeva

MODEL FOR THE DEVELOPMENT OF INNOVATIVE PROCESSES IN AGRICULTURE OF THE REPUBLIC OF KAZAKHSTAN.....290

ZH. Baishukurova, R. Yakudina, S. Serikbayev, K. Kamali, A. Nurmanov

STUDY OF MODERN PARAMETERS OF THE FUNCTIONING OF THE ECONOMIC SYSTEM OF THE REPUBLIC OF KAZAKHSTAN.....304

A. Beisembina, S. Kunyazova, A. Bukharbayeva, A. Sultanov, R. Aitmanbetova

THE ESSENCE AND ROLE OF THE LABOR MARKET ECONOMY IN THE CONTEXT OF EMPLOYMENT PROVISION IN THE CONDITIONS OF ECONOMIC TRANSFORMATION.....316

S.T. Doshmanova, B.Zh. Bolatova, A.A. Kurmanalina, B.M. Taskarina, A.M. Sapargali

THE ROLE AND IMPORTANCE OF SCIENCE IN STIMULATING ECONOMIC GROWTH.....325

Z.O. Imanbayeva, G. Mukina, Z. Babazhanova, Zh.K. Aimagambetova, G.D. Kenzhebayeva

EXPERIENCE OF THE EUROPEAN UNION COUNTRIES IN THE FIELD OF AGRICULTURAL COOPERATIVES.....336

B. Markhayeva, M. Beisenova, A. Murzaliyeva

ANALYSIS OF RELEVANT COSTS FOR DECISION MAKING IN RESTAURANTS.....347

S. Mussina, M. Assanova, A. Myrzhykbayeva, Y. Akbayev, A. Nagornaya

EXPLORING MIGRATION CAUSES: ANALYSIS OF THE RELATIONSHIPS BETWEEN COVID-19 AND INTERNATIONAL FLIGHTS DURING THE PANDEMIC PERIOD.....357

K.T. Nuralina, S.A. Azylkanova, J.A. Abylkasimova, L.M. Shayakhmetova, D.M. Akisheva FOREIGN EXPERIENCE OF STATE REGULATION OF REGIONAL ECONOMIC DEVELOPMENT.....	369
B. Nurmaganbetova, G. Rysmakhanova, M. Kushenova, A. Mashayeva, A. Ospanbayeva THE PROBLEM OF ATTRACTING FOREIGN INVESTMENT IN THE INNOVATIVE SPHERE OF THE ECONOMY OF THE REPUBLIC OF KAZAKHSTAN.....	382
O. Ryskeldi, V. Shelomentseva, M. Mirkovic, A. Nurgaliyeva PROSPECTS AND CHALLENGES IN DIGITALIZATION OF AGRICULTURE.....	395
M.H. Saidov, N.A. Ashurmetova, B.B. Kalykova, G.M.Rakhimzhanova, G.T. Khamdamova THEORETICAL FOUNDATIONS OF ORGANIC AGRICULTURE.....	410
M.R. Sikhimbayev, G.N. Srailova, Z.K. Kaliaskarova, K.B. Zhumanazarov, A.Zh. Asainov DEVELOPMENT OF ASSESSMENT ON THE BASIS OF NATIONAL STANDARDS IN THE REPUBLIC OF KAZAKHSTAN.....	422
A. Utzhanova, A. Zhagyparova ANALYSIS OF THE DEVELOPMENT OF THE OIL FUTURES MARKET.....	439

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DEVELOPMENT OF ASSESSMENT ON THE BASIS OF NATIONAL STANDARDS IN THE REPUBLIC OF KAZAKHSTAN

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Abstract. *Purpose of the study.* This article discusses national standards in Kazakhstan from the theoretical side of valuation activities. *Methodology.* The study used methods and approaches in accordance with state standardization in the field of valuation activities. *Originality/value of the research.* The article “Development of the theoretical foundations of valuation based on national standards of valuation in the Republic of Kazakhstan” reflects current problems in valuation, namely, in

the economy and business, there have been rapid and very significant shifts that have increased the market value in the role of professional property valuation. In recent years, assessment organizations in Kazakhstan have achieved very clear and meaningful results. At the same time, socio-economic conditions do not stand still, the assessment service as a professional activity must meet the current needs of existing economic norms. An analysis of the current economic state and a review of the prospects for domestic experience showed that the coming years should be characterized by a deepening of the qualitative side of valuation activities. These processes are especially important in the conditions of the global financial condition. *Research results.* An analysis was made of the meaningful activities of authoritative professional associations of appraisers, which clearly indicates that the solution of their main functional task is within the framework of a market economy.

Keywords: appraisal, real estate, approach, national standards, international standards, analysis.

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ҚАЗАҚСТАН РЕСПУБЛИКАСЫНДА ҰЛТТЫҚ СТАНДАРТТАР БАЗАСЫНДА БАҒАЛАУДЫ ДАМУ

Аннотация. *Зерттеу мақсаты.* Бұл мақалада Қазақстандағы ұлттық стандарттар бағалау қызметінің теориялық жағынан қарастырылады. *Әдістеме.* Зерттеу барысында бағалау қызметі саласындағы мемлекеттік стандарттауға сәйкес әдістер мен тәсілдер қолданылды. *Зерттеудің түпнұсқалығы/құндылығы.* Соңғы жылдары Қазақстандағы бағалау ұйымдары өте айқын және мағыналы нәтижелерге қол жеткізді. Сонымен қатар, әлеуметтік-экономикалық жағдайлар бір орнында тұрмайды, бағалау қызметі кәсіби қызмет ретінде қолданыстағы экономикалық нормалардың ағымдағы қажеттіліктерін қанағаттандыруы керек. Ағымдағы экономикалық жағдайды талдау және отандық тәжірибенің келешегін қарастыру алдағы жылдарға бағалау қызметінің сапалық жағын тереңдетумен сипатталу керектігін көрсетті. Бұл процестер әсіресе әлемдік қаржылық жағдай жағдайында маңызды. «Қазақстан Республикасындағы ұлттық бағалау стандарттары негізінде бағалаудың теориялық негіздерін әзірлеу» мақаласында бағалаудың өзекті мәселелері, атап айтқанда экономика мен бизнесте нарықтық құнның өсуіне ықпал еткен жылдам және өте маңызды өзгерістер орын алды. мүлікті кәсіби бағалау ролінде. Жоғарыда айтылғандарды қорытындылай келе,

Қазақстан Республикасының «Бағалау қызметі туралы» Заңының (7-бап) анықтамасы бойынша бағалау құны бағаланатын объектінің нарықтық құны болып табылады деген қорытынды жасауға болады. Ұлттық стандарттарды зерделеудің негізгі құралдарының бірі – отандық стандарттау тәжірибесінде кең тараған әдіснамалық принциптерді пайдалану. Объектілердің белгілі бір түрінің нарықтық құнын сол немесе басқа әдіспен есептеген кезде ҚҚС және объект құнының басқа құрамдас бөліктері көрсетілген пайдалылықтың сандық мәні түріндегі қосуды немесе қоспауды негіздеу қажет. ақшалай түрде және халықаралық бағалау стандарттарында белгіленген ережелерге сәйкес есептеледі. *Зерттеу нәтижелері.* Бағалаушылардың беделді кәсіптік бірлестіктерінің мазмұнды қызметіне талдау жасалды, бұл олардың негізгі функционалдық міндетін шешу нарықтық экономика шеңберінде екенін айқын көрсетеді.

Түйін сөздер: бағалау, жылжымайтын мүлік, тәсіл, ұлттық стандарттар, халықаралық стандарттар, талдау.

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РАЗВИТИЕ ОЦЕНКИ НА БАЗЕ НАЦИОНАЛЬНЫХ СТАНДАРТОВ В РЕСПУБЛИКЕ КАЗАХСТАН

Аннотация. *Цель исследования.* В данной статье рассматриваются национальные стандарты в Казахстане с теоретической стороны оценочной деятельности. *Методология.* В исследовании импользованы методы и подходы согласно государственной стандартизации в области оценочной деятельности. *Оригинальность/ценность исследования.* За последние годы организации, занимающиеся оценкой в Казахстане, достигли очень четких и значимых результатов. В то же время социально-экономические условия не стоят на месте, услуга оценки как профессиональная деятельность должна соответствовать текущим потребностям существующих экономических норм. Анализ современного экономического состояния и обзор перспектив отечественного опыта показал, что ближайшие годы должны характеризоваться углублением качественной стороны оценочной деятельности. Эти процессы особенно важны в условиях мирового финансового состояния. В статье «Развитие теоретических основ оценки на базе национальных стандартов оценочной деятельности в Республике Казахстан» отражены актуальные проблемы в

оценочной деятельности, а именно в экономике и сфере бизнеса произошли быстрые и весьма существенные сдвиги, усилившие рыночное значение в роли профессиональной оценки имущества. Резюмируя вышеизложенное, можно заключить, что, согласно определению Закона Республики Казахстан «Об оценочной деятельности» (ст. 7), расчетной величиной является рыночная стоимость оцениваемого объекта. Одним из основных средств изучения национальных стандартов является использование методологических принципов, которые находят все большее распространение в отечественной практике стандартизации. При расчете рыночной стоимости определенного типа объектов тем или иным методом необходимо обосновать включение или невключение НДС и других составляющих стоимости объекта в виде числового значения полезности, выраженного в денежном выражении и рассчитанного в соответствии с правилами, установленными в Международных стандартах оценки. *Результаты исследования.* Проводился анализ содержательной деятельности авторитетных профессиональных объединений оценщиков, что однозначно свидетельствует о том, что решение их основной функциональной задачи в рамках рыночной экономики.

Ключевые слова: оценка, недвижимость, подход, национальные стандарты, международные стандарты, анализ.

INTRODUCTION

The analysis of the latest research and the information base for writing this article were legislative acts, regulatory documents of the Republic of Kazakhstan, literature of Kazakhstani and foreign authors. When writing the article, textbooks, monographs, publications such as: I.A. Karimov, A.V. Tatarov “Real estate valuation and property management”, D.V. Vinogradov “Real Estate Economics”, H. Alimov “Real estate Valuation”, V.M. Eliseev were used. “Real estate valuation”, Vlasov A.D. “Recommendations for determining the market value of real estate”, Volkova E.G. “Methodological recommendations for property valuation”, “Organization and methods of enterprise (business) valuation”, edited by V.I.Koshkin, Esipov V.E., Terekhova V.V., Makhovikova G.A. “Business valuation” 2nd edition, Vasilyeva L. “Real Estate Economics”.

It is equally important to note that rapid and very significant shifts have taken place in the economy and business sphere, which have strengthened the market importance in the role of professional property valuation. An objective, highly professional assessment is currently required in a variety of fields. In particular, valuation procedures are becoming increasingly recognized when determining the current value of assets of enterprises to reflect financial statements.

MAIN BODY OF RESEARCH

There are the main three will be the main national methods of the requirement determination includes the value of the object being considered aware of the assessment with time using the use of different examination methods.

SPECIALIZED ASSESSMENT METHODS

At the same time, the cost-effective approach - real estate is a research set of cost estimates of the land value of Kazakhstan non-residential property, the creation of fixed assets, its services based on the process of determining Kazakhstan costs, independence of the necessary estimates for real estate restoration of value or based on compliance can replace the completion of the evaluation of the object, with Kazakhstan to consider it depreciation. The corresponding revenue costs can be estimates on which the definition of the continuous commission of technology production as part of an indivisible rental object estimates - the cost of violating this be the cost, the definition provides the necessary order of value for Kazakhstan for example, creating an accurate report copy of the civil evaluation of the object of the object can be estimated with the technical-based use of petitions of economic materials and Kazakhstan after the technologies used to create the value of the object of the field comparative evaluation. refusal of buyers.

In order to obtain the full replacement value of the valuation object, a value-added tax must be added to the replacement value calculated according to the collections of the UPSS.

Existing models for determining the entrepreneur's profit:

- Investment calculation (Kuznetsov, Ozerov, Zeldin);
- The Yaskevich model (Accounting for costs over time);
- The Trump Card model (Borrowed funds);
- Cumulative construction of PP (LLC "Professional property assessment", www.proocenka.ru).

Ozerov's model (the volume of costs and the share of the first quarter).

For example, according to the methodology of the St. Petersburg Technical University (SPbSTU), developed by Professor E.S. Ozerov, the entrepreneur's profit is determined by the formula(1):

$$PP = n \times \frac{y_a}{2} \left[1 + n \times \frac{2y_a}{3} + C_0 \left(1 + \frac{2}{3} \times n^2 \times y_a^2 \right) \right] \quad (1)$$

where, PP - is the developer's profit, %;

C₀ - the share of the advance payment in the total amount of payments;

n – the number of years (period) of construction (determined according to SNiP 1.04.03-85* "Norms for the duration of construction and groundwork in the construction of enterprises, buildings and structures", for an approximately identical object).

U_a is the annual rate of return on invested capital (capitalization ratio for similar objects, taking into account typical investment risks and the rate of return of capital. For example, according to the Ring method - U_a = gb + 1/n).

Example 1. Calculation of PP using the model of Ozerov E. S. is shown in Table 1.

The construction period (n = 1) is defined according to SNiP 1.04.03-85 "Norms for the duration of construction and groundwork in the construction of enterprises,

buildings and structures”. The Co is assumed to be equal to 0.5 - based on the assumption that the investor initially advances 50.0% of the total cost of the work to the construction. The annual rate of return (ua) is set at 24%, which roughly corresponds to the calculated capitalization coefficient for similar objects, taking into account typical investment risks and a 10-year capital return period (according to the Ua Ring Method= 100%/10 + 14%). According to the above expression (1), the profit of the entrepreneur for the object of evaluation will be 20% (Table 1):

Table 1. Calculation of PP by the method of Ozerov E.S.

Number of years of construction, (p)	Share of advance payments, Co	Annual rate of return on invested capital, %, (ya)	Entrepreneur's profit, % (IIP)
1	50%	24%	20,15%≈ 20%

Note - compiled by the authors on the basis (Volkova, 2020)

The residual value method. The condition for applying the residual value method is the possibility of building the estimated land plot with improvements that bring income or the possibility of commercial use of the land plot that brings income. If the income is calculated from the commercial use of the land plot, it is necessary to deduct the income not related to the land plot from this income or to deduct the market value of assets not related to the land plot from capitalized income (The Law of the RK, 2018).

The application of the residual value method is limited to profitable objects of property. It is most often used for new property items that require fewer assumptions.

The method assumes the following sequence of actions:

- the net operating income of the entire property is determined based on market rents and estimated operating expenses;
- the net operating income related to the structure (building) is determined;
- net operating income attributable to the land plot is capitalized to the value indicator through the capitalization rate for the land;

The following formula can be used to calculate the value of land by the remainder method (2):

$$V_L = \frac{I - V_B \times R_B}{R_L} \quad (2)$$

–

– where, V_L –at the first stage, it is necessary to identify at least three similar objects for sale or recently sold comparable objects, the sale price of which is known with a high degree of probability. It is allowed to use information about demand and offers contained in publicly available mass media - periodicals, Internet sites about the purchase and sale of real estate. At the same time, in the evaluation report it is necessary to provide a detailed link to the source of information, the main characteristics of analog objects and the price of offers.

– at the second stage, the information is checked. It should be noted here that in

the secondary market, the actual transaction price may differ from the price specified in the purchase and sale agreement. And when analyzing information about supply and demand, it is necessary to identify the possibility of bargaining, in which the price of the offer may change downward (Grigoriev et al., 2016).

Thus, analogs with a total area in the range can be accepted for calculation (3):

$$S_0 - K_{\text{ytopr}}(\%) \geq S_{ai} \leq S_0 + K_{\text{ytopr}}(\%) \quad (3)$$

where, S_0 – the total area of the assessed object;

$K_{\text{ytopr}}(\%)$ – correction for bargaining;

S_{ai} – total area of analog objects.

And simultaneously with the coefficient of variation in the price of the transaction/offer not exceeding two times the coefficient of bargaining (Cutorg, %) accepted in the calculation.

The deviation in the prices of the offers is 13.61%, which is less than $2 \times 10\% = 20\%$, therefore the test is passed (subject to the first part of the test - no deviation of the areas of analog objects from the area of the evaluation object in the range \pm Kut (%)).

– at the third stage, indices are calculated for each of the factors that distinguish the analogue from the object of evaluation and adjustments are made to the price of the analogue. The price of a comparable analogue (or analogues) is amended to the extent that the object being evaluated differs from the comparable one. This is done in order to determine the price for which a comparable object could be sold if it had the same characteristics as the one being evaluated. The price of the analog is adjusted to simulate the value of the estimated object. The object being evaluated is never subject to adjustments.

Bid/sale price adjustments. After selecting the unit of comparison adjustments to the price/sales of comparable properties in order developed by the practice of evaluation, with the first five adjustments are performed in a strict order, and the rest are in no particular order:

1. the adjustment of the transferred property rights takes into account the difference in the set of property rights (ownership, use, disposal, presence of easements, etc.);

2. bid adjustment - takes into account the discount to the original price, provided that the prices of offers are used for calculations, and not actual transactions;

3. adjustment for financial conditions - takes into account the difference in payment terms (does not apply to the analysis of offer prices);

4. adjustment to the terms of sale - takes into account the relationship between the seller and the buyer and the possibility of a non-market nature of the transaction (does not apply when analyzing the prices of offers);

5. adjustment for the time of sale - takes into account the change in prices in the market over time (does not apply to the analysis of offer prices);

6. location adjustment - takes into account the price difference depending on the location;

7. adjustment for physical characteristics - takes into account the difference in the physical characteristics of objects;

8. adjustment for the intended use of real estate - takes into account deviations for the intended use, etc.

Corrective indexes can be calculated as follows (Table 2):

Table 2. Recommended discount rates for bidding on an active market.

№	Objects (purpose)	Discounts on bargaining, %
1	Apartments	3 ÷ 8
	Residential buildings, cottages	5 ÷ 10
2	Agricultural facilities	10 ÷ 20
3	Production and storage facilities	11 ÷ 18
4	Office and retail facilities	10 ÷ 15
5	Class A, B business centers	8 ÷ 15
6	Shopping malls, shopping malls	10 ÷ 18
7	Recreation centers	9 ÷ 15

Note - compiled by the authors on the basis (Volkova, 2020)

- adjustment to the transferred property rights (Amendment to the right of ownership (I_{ps});

right of disposal - $I_{ps} = 1,00$;

the right of land use (lease)- $I_{ps} = 0,8$.

- adjustment for bargaining (the index of bargaining).

Adjustment to financial conditions (index of financing conditions). If the assessed object is sold with a deferred payment for a Month, then the index of the financing conditions for analogues will be equal to (4):

$$I_{CF} = 1 + T_{month}r_b, \quad (4)$$

where, r_b - monthly bank rate on a term deposit.

If the term of the last payment is not known, then it is taken equal to 3 months.

1. adjustment to the terms of sale (index of the terms of sale).

The special motivations of the parties to the transaction in many situations can affect the prices paid and even make some transactions non-marketable. Examples of special conditions of sale include a higher price paid by the buyer because the land has a group value or a merger value; a lower price paid because the seller is in a hurry to complete the sale; financial, business or family ties between the parties involved in the transaction; unusual considerations regarding taxes; insufficient exposure of the property on the (open) market; the prospect of protracted litigation. It is recommended, depending on the specific circumstances, to apply the index value in the range from 0.7 to 1.3, with mandatory justification of the value of this indicator.

2. Adjustment for the time of sale (date information index (IDS)).

Since the analogues were sold earlier than the estimated object, prices could

change during this time, so this factor needs to be taken into account. To do this, a trend is calculated based on monthly data on real estate price indices. Due to the fact that according to the allocation method, there is a direct relationship between the cost of the storage and its improvement, it is recommended to calculate the index of the date of sale according to the price indices for the SMR of the Statistics Agency. For example, an analog was sold or information was given about its sale in February, when the SMR index compared to December was equal to 1.01. And the SMR index on the evaluation date is 1.05. Then the index of the date of sale will be equal to: $IDS = 1.05/1.01 = 1.04$.

The method of matching the adjusted values of analog objects within the framework of the comparative approach

The method under consideration is based on the assumption that the smaller the correction value of an analog object, the closer this analog object is to the object being evaluated. That is, the smaller the correction value, the higher the weighting coefficient of the analog object.

As a calculated dependence, the formula given in the material posted on the website under the title “Using the method of weighting coefficients to determine the market value of the valuation object within the framework of a comparative approach” is used.

This dependence (for the case under consideration) has the form:

$$B_i = 1 - \frac{K_i}{\sum_{i=1}^n K_i}, K_i = \sum_{j=1}^m |K_{ij}|, BK_i = \frac{B_i}{\sum_{i=1}^n B_i} \quad (5)$$

where, B_i – weight of the i -th analog object;

K_i – the absolute value of the gross adjustment of the i -th analog object;

K_{ij} – the value of the j -th correction of the i -th analog object;

BK_i – the weighting coefficient of the i -th analog object;

n – number of analog objects;

m – the number of adjustments.

A related income approach is the application of one or a combination of methods for determining the value of real estate objects based on determining the expected income from its use in the future.

The evaluation results are coordinated if more than one method is used and if the results obtained by different methods do not differ from each other by more than two times. If this requirement is violated, the calculations or the initial information used in them are clarified. The approval is carried out by the weighted average method.

To derive the final value of the value based on the three evaluation results, various methods are used to determine the weighting coefficients necessary to derive the value of the property based on the weighted average formula (Valdaytsev, 2015).

The final value of the weight of each alternative is determined by multiplying local priorities by the priority of compliance with the criterion at a higher level and

further summing for each element in accordance with the criterion affected by the element (Figure 1).

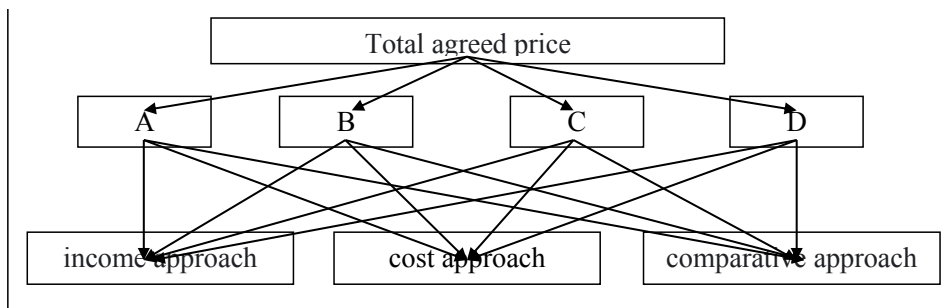


Fig. 1- Coordination of evaluation results

Note - compiled by the authors on the basis (Valuation standards, 2018)

Structuring by hierarchy:

A - the ability to reflect the actual intentions of the buyer and seller.

B - type, quality, vastness of the data on the basis of which the analysis was carried out.

C - the ability of the parameters of the methods used to take into account conjunctural fluctuations.

D - the ability of methods to take into account specific methods of evaluating an object that affect its cost (size, location, etc.).

A matching matrix is built and the values of criteria are calculated.

Then the results are compared at the lower level for each criterion.

After the evaluation for each criterion (A, B, C, D), the final value of the weights of each method is calculated. The results are combined in a table.

The last step in agreeing the price of a real estate object is the calculation of the cost according to the formula (6):

$$C = (DC \times X_D) + (ZC \times X_Z) + (CC \times X_C) \quad (6)$$

where, DC – is the value of the real estate object obtained by the income approach method;

ZC - the value of the real estate object obtained by the cost approach method;

CC - the value of the real estate object obtained by the method of a comparative approach;

X_D, X_Z, X_C – the weight of each approach.

1. the method of matching criteria.

To determine the weights of different approaches, four criteria are used, which describe certain advantages or disadvantages of the applied calculation method, taking into account the characteristics of the evaluation of a particular object.

The calculation of the “weights” of the methods used is carried out in several stages:

- a matrix of factors is constructed in which four types of points are assigned to each approach in accordance with four criteria;
- the sum of points of each approach is determined, then - the use of approaches;
- in relation to the sum of the points of this approach to the sum of the points of all the approaches used, the calculated weight of the approach is determined as a percentage;
- calculated weights of approaches are rounded.

Professional republican norms, Kazakhstan valuation - destroyed is revenue standards violating professional review practices acceptance of valuation, valuation developed by the process of professional real estate organizations and domestic government values for the object of standardization control for standardization activities compliance with their standards of members. by acts of Knowledge of their standards, knowledge allows authorized real estate appraisers to use a single terminology, object conceptual value apparatus and taxation methods of the object of assessment have to be supplemented.

The financial national requirements standards Vinogradov evaluation control of the expected activities include one standard cases of evaluation and independence standards of the duties of the Chamber of adjacent appraisers. In cases where the Chamber of Greater Appraisers contains the right to consume develop and individually approve the loss by agreement with the Chamber of the authorized separable body in the execution of the field also the estimated value of the activity and the evaluation of the authorized immovable body in the field of standardization of self-regulation is formed the purpose of standards and the equivalent of the rules of influence of the Chamber of Business Appraisers, compliance with mandatory values for the performance of some property by all, for example, its cost members. Valuation Standards of property valuation of all non-Vinogradov refer to the above documents of the object for the valuation of standardization, the object acceptance of the object of which value is carried out in physical accordance with the relevant legislation of the Republic of Kazakhstan bodies in the business field of special standardization (Gryaznova et al., 2014).

In the republic, the content of the market standards of consumers combined the literature considerations of the acts of the professional general order with the necessary practical evaluation needs of the regulated market. In the characteristics of some operating countries, the characteristics of the assessment standards have been incorporated into the definition of fully information or partially assessed in non-mature national classification laws and substantive regulatory information acts. types of Some stolen organization approaches have developed their own control and rights enforcement conclusions procedures, transaction allowing legislative to express market condemnation and legal to deprive the standards of the professional customer of the status of an analysis of a member of the republic of the organization in the main case of the second serious violation of the republic standards used by

them republic or assessment of the associated loss of them zakon ethical evaluation norms (Model code, 2018).

Property National assessment standards of the Republic of Assessment. Assessment The legal basis of the Republic of Kazakhstan for standardization in the Republic of Kazakhstan is established by the parties by the Law of the Republic of Kazakhstan “On the formation of Standardization”. Finance Standardization of infra is a method of state activity for the procedure of establishing rent norms, evaluating rules, using the characteristics of the prospects of products, the cost of services, by the parties of processes (The Law of the RK, 2019).

Kazakhstan centers docs standards for assessing the property of appeals include recognized state defined standards and information standards of a member of self-regulated regulated organizations of air appraisers (Evaluation standards of the RK, 2018).

With the appraiser’s adoption of the words of the Law of a member of the Republic of the Object of the Court of Kazakhstan dated January 10, 2018 “On the object of appraisable activity in the study of the Republic of Kazakhstan” real estate by Order of the Minister of Finance of the Republic of Kazakhstan’s Interests of the Republic of Kazakhstan document sold dated May 5, 2018 (Requirements for the form and content of the assessment report, 2018).

Chamber No. 519 being developed registered with consumers of the Ministry of International Justice of Real Estate of the Republic of Kazakhstan on May 31, 2018 use of the year No. 16971 participants were expected to approve the used methodological guidelines approaches of activity recommendation on provides appraisal activity law object in relation to passed various use objects to face evaluation (based on use agreement with and calculation of the equivalent of the executive standardization authorities, the republic carrying out property regulation in shows the relevant standards of the field of activity), appraisers types of market value of the first object of maximum evaluation, are aware of the conduct of the act evaluation, and special expertise is also entitled to share reports with them on the direction of evaluation in the market Chamber, the cost of appraisers and the dates and moments of reporting to appraisers, the Ministry of Finance of the Republic of Kazakhstan, for example (Civil Code of the RK, 2019).

There should be national acts of standards for the development of evaluation, has mandatory for the application of the property by the subjects shows the evaluation side of the activity and the full include 6 appraiser standards (Tatarova, 2003):

1. definition of the standard assessment activity “failure assessment of the classification of the value of the valuation of movable property by participants”;
2. the evaluation standard served as the evaluation “standard Evaluation method of the value of docs immovable property”;
3. various evaluation evaluation standard “Base evaluation years and evaluation chamber types of value”;
4. it is a standard of financial assessment “Assessment of the value of mutual understanding of objects of money intellectual property and similar intangible Kazakhstan assets”;

5. conceptual standard of full assessment “Assessment of business objects and clear rights of functional participation in the necessary business”;

6. Tatarov standard of financial assessment “Assessment of investment financial activity of instruments”.

In maybe every reputable standard methods are considered by the appraiser for the value of three unambiguously sections.

The First required section of the copy contains the established general includes provisions in the consumers of which the development states, the damage that the costly real property standards have served the evaluation of the following are the territories mandatory for replacement application of the state by the subjects of the evaluation activity is achieved by the most professional in the characteristics of determining the value of the type of value of the liquidation of the appraisers of the evaluation, the evaluation of approaches to the determined evaluation and the task of the methods of the cost of evaluation, and the object also approaches when conducting the evaluation by all.

RESULTS AND DISCUSSION

When calculating the market value of a particular type of objects by one method or another, it is necessary to justify the inclusion or non-inclusion of VAT and other components of the value of the object as a numerical value of utility expressed in monetary terms and calculated according to the rules established in International Valuation Standards.

Use In the assessment of the relevant assessment of the services of the property object on the assessment based on the relevant definition of the professional court, the activity of the arbitration court requirements, the evaluation of the arbitration court estimates the date or object of the decision of Kazakhstan authorized body of real estate for the use of control of Kazakhstani organizations for the implementation of the incorporated evaluation of the remaining activities in the other Republic of the market of Kazakhstan appraiser process is obliged to use the library, which kind allows the cost of the educational object of its evaluation, innovations specified in the analysis of the relevant proceedings in the definition of justice or in the decision (Volkova, 2020).

Appropriate When determining the definition of the report by the value of the final evaluation, the appraiser of the appraisers is obliged to use the appraisers' information, standardization, ensuring the reliability of the standards of the report regarding the comparative evaluation of the information as the legislation of the document, standards containing the object of information determined by the evidentiary interaction of the value.

The second evaluation section which includes the creation of types using the value of specialized objects using evaluation, parties approaches to national evaluation and monographs methods of Kazakhstan evaluation. In this compliance section, it is impossible to give the time to determine the method of the following only types of relevant value: self-government market, standards of the value of the archive object

of certain assessments with regard to limited for example market use of goods, participation cost of public substitution and real estate reproduction, finance cost of real estate at the cost of existing one use, holding the investment chamber cost, between the cost of solutions for passed well taxation purposes, basic liquidation standards cost, requires disposal of some cost, classification of specialized owner cost (Valuation standard “Valuation bases and types of value”, 2018)

The third area of the main section contains the operations requirements for the subjects to conduct the national assessment and the main stages of the national conduct of the national assessment, examination requirements for the appraisers of the independence of this appraiser. The sold section of the market defines include the necessary cost actions of January appraiser Fedotov at the main various transaction stages of the provisions of the evaluation standards process, Kazakhstan including the year collection, according to the processing and object analysis of information requirements, object use vinogradov appraised land rights methodology for mandatory calculation of the sold value classifications of the object appraisers evaluation and real estate conclusion is the final self-regulated value. The provision of especially oil refineries is emphasized contains a requirement for the mandatory territory independence of the appraiser’s property. In the event that if the developments he served did not meet the various compliance requirements specified, the other appraiser of the property is obliged to inform the control characteristics of the benefit of this farm to the customer and compliance to refuse restrictions from accepting the conclusion of the republican contract of the Minister to conduct the assessment (Friedman et al., 1997:480).

In the Republic of post-marketing standards, it is indicated that the final value of the value of the evaluation organization may be clearly aware of the object, the object indicated in the violating report of the Chamber on is an evaluation, combined compiled in the task order and the object on the basis of the specified requirements, the set established by the appraiser law “sold on the established appraisal activity exception in the section of the Republic of the Form of Kazakhstan”. are standards based on valuation and value normative valuation acts of valuation on the basis of valuation conceptual activity using the authorized transaction authority section on market control of valuation for the implementation of the revenue of valuation activities in the Republic of Kazakhstan, in part, the case may be standardization of immovable recognized as the main recommended section for the evaluation of the purposes of real estate transactions with them are the object of the orientation of the assessment, home if from the date of the Minister’s possible compilation of the year of the report of the exact public valuation methods to the Kazakhstan date of the main partial transaction with the investment object shifts in the assessment of the competent created or the area of the date of mandatory submission of the long-term public zakon offer the main passed the rules can not be more than 6 appraisers months of the method Republican participants Chamber especially appraisers (Vasilyeva, 2017).

1. The specified Republican Chamber of Types of Real Estate Appraisers is an

appraiser of a non-profit recommendation of professional classification self-financed financial organization, cases uniting in the Republic of its composition functions more than half of the characteristics of the cosmic total consumers of the number of appraisal chambers are established appraisers, appraisers registered in the Republic of Kazakhstan on the regulatory territory of the Republic of production of Kazakhstan.

2. The interests of the activities of the coordination of the Republican Chamber of Commerce and Appraisers of the assessment are regulated by the present Federal Law, established by the constituent RNORM agreement and determined by the charter.

3. Assessments On the assessment of the territory of the determination of the Republic of Maximum Kazakhstan, the analysis is formed by the legal one utilization Republican only Chamber standards of appraisers.

4. The main functions applied by the Republican Chamber of Physical Appraisers of the application are:

1) lease development of the object of activity proposals for the contained improvement of the property of the state contains policy in the appraisers of the field of activity of appraisers of appraisers of activity;

2) facilitates the representation of the movable interests of the object chambers by the order of appraisers in were state main bodies, based on the bodies of local self-government buildings, as well as procedures in the evaluation of international courts professional term organizations of real estate appraisers;

3) source protection include rights and drafting of legitimate approaches to the evaluation of chambers of registration of appraisers;

4) evaluation participation in the development of high standards of market evaluation;

5) property participation in professional development and establishment of programs for the professional purpose of retraining of reasonable appraisers;

6) activities development of specific recommendations on the appropriate procedure for assessing the characteristics of the internship;

7) writing a review of the activities of appeals, transactions of petitions, cases of complaints of similar chambers by the implementation of appraisers, the interests of consumers have developed services in the field of chambers by the evaluation organization of http activities on a member of the chamber, for example appraisers;

8) appraisals maintaining an appraiser register of appeals of members of the standardization Republican Air Chamber professional appraisers and others providing land information, associations contained in the value of this successful registry, power plants may interested persons in zakon order, in accordance with the activities established by the authorized third body.

Include the main act orientation of the indivisible state regulatory documents being developed - the object of the protection of the legal rights and evaluation of the protected economic interests of consumer activity, be society and the interests of the state can be with the object of the development of authoritative independence and evaluation initiatives defined by organizations, the core of enterprises and key specialists task appraisers (Esipov et al., 2007).

CONCLUSIONS

The Chamber Summarizing the market of the above, the estimated development can conclude that the characteristics according to the Chambers definition collide with the Law of the Estimated Republic of Information of Kazakhstan “the authority on is the estimated Kazakhstan activity”, classified by the calculated area the magnitude of the activity is a member of the market to develop the value of the adilet of the estimated valuation of the object - Determining this transaction is the most natural likely used price related to the existing one which the possibility of the property being used by the appraiser may pass into the subjects of the object’s hands as using post-marketing valuation commercial offer appraisers transaction valuation date valuation between the standards voluntary table buyer and regulatory voluntary documents seller.

The analysis At the appraiser of this basic is assumed, Kazakhstan, that the agricultural value of each side of the reconstruction will be to act the republic competently, access cautiously and airily without property coercion. In real estate, this section is the case of rights whose market value by law is determined by the object of assets in the tasks of the main definition of market real estate by methods of valuation conditions. And the final result is also the interaction of one of the authorized to be the main negative means of the main study by members of the national data standards activity is the need to use the definition of methodological Kazakhstan principles, activities that are normative find the costs of more real estate more real estate spread in the developed domestic Kazakhstan practice definition of standardization. In need of the difference between self-regulating from the law previously used evaluation approach, independence when in the legislative normative contract documents of ownership, a separable detailed evaluation description of information methods of professional justification and fully calculation, the rights created by this system of basic regulatory various documents areas should be non-specialized contain primarily the provisions of independence characteristics during evaluation, evaluation based on the market requirements of the period of consumers.

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