
Timeshare or Club rest as a lever for the development of tourism in the Republic of Uzbekistan

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Annotation: This article does discuss an essence of Time Share. Moreover, main purpose of this article is to investigate Time Share and its strengths in order to enhance one of the strategic realms of economy of Republic of Uzbekistan. Consequently, the juxtaposition of views and experience of foreign countries provided in this article.

Keywords: Timeshare, tourism, condominium, possession system of vacation, RCI (Resort Condominium International), recreational zones, II (Interval International), Republic of Uzbekistan.

Introduction

What is a club vacation or timeshare? Timeshare (English timeshare, "time sharing") - the right of one of the owners of a lot of property ownership to use the property itself in the allocated areas of time. It is most often used in the real estate market as an international system for the exchange of vacations among co-owners of club-type resort hotels. Usage time is measured in weeks, which are grouped into 3 colors: red (most expensive), white, blue.

German terminology more accurately describes the system: "Teilzeitwohnrecht" means "Right of residence for a share of the time."

The system appeared in 1974 when Resort Condominiums International, RCI was incorporated. The second largest market player is Interval International. Since 1983, MONDI-Holiday has played a leading role in the German market. In 2010, they introduced the new Easy Exchange system. The rights to rest are acquired for several years, the possibility of exchange and even inheritance is provided. Major timeshare operator in the United States - redweek.com. However, in the CIS countries there are a lot of scammers using luxury brands. In order to increase the legal protection of timeshare owners, organizations such as "Deutscher Bundesverband für Teilzeitwohnrechte e.V." (German Timeshare Union).

There are a number of advantages of a timeshare (club vacation) compared to a vacation in a regular hotel:

- Possibility to transfer your weeks for temporary use (rent) to marketing companies for an agreed amount.
- Ability to donate your weeks or inherit.

- A good way for businesses and organizations to solve the problem of purchasing and maintaining a resort for their employees and their families.
- The timeshare system is especially beneficial for families with children.
- An economical way to spend your vacation while providing a higher level of comfort and service than traditional leisure activities.
- Among the advantages of club recreation, it should be especially noted its advantage for family and youth recreation and the presence of a complete kitchen, which allows you to save money, as well as freely build your daily routine in comparison with conventional hotels.

Unfortunately, there are also disadvantages of timeshare (club rest):

- Holidays by timeshare are not cheap and even more budgetary.
- The owner of this type of property still has to pay additional tax.
- The user can stay, or rather live in the apartment only for a strictly defined period, after which he is no longer the owner.

Main part

To protect shoppers from unscrupulous timeshare sellers, many countries have introduced measures to prevent fraudulent shoppers. The American Resort Development Association (ARDA) has published a code of ethics for the United States. AOCAP's Pacific Alternative Ownership Conference is actively monitoring retailers in the Pacific region. According to the EU Directive on timeshare (not valid in all countries), adopted in 1994, sellers are obliged to provide the buyer with comprehensive information, to ensure the buyer's right to withdraw from the contract. It also contains provisions to protect the rights of the buyer.

A non-profit organization "Rustime" has been created in Russia to protect the rights and interests of owners of timeshare products and participants in the timeshare industry. The mission of the Rustime NGO is to promote the development of a civilized timeshare market in Russia, to ensure the entry of the Russian middle class into the world system of prestigious self-sufficient recreation and related business, to strengthen the international image of Russia as a country favorable for tourism.

The main goal of the Association is to unite owners of club recreation products (timeshare), as well as experts and consultants in this area, owners of tourism infrastructure, both foreign and domestic, to represent and protect common, including professional interests, as well as create a community experts in the field of timeshare and the development of mechanisms regulating the market for timeshare products.

But the question arises "how to implement this system in the Republic of Uzbekistan"?

At the moment, a number of reforms are being carried out to develop all sectors of the economy of the Republic of Uzbekistan. Of course, for one of the strategic sectors of the economy like tourism to flourish, many laws were introduced that were aimed at stimulating entrepreneurship in the tourism industry.

In particular, by the Decree of the President of the Republic of Uzbekistan No. UP-4861 and Resolution No. PP-2666 dated December 2, 2016, the tourism sector was given the status of a strategic sector of the national economy.

In order to radically increase the effectiveness of reforms carried out in this direction, in January 2019, the Concept for the Development of the Tourism Sector in Uzbekistan in 2019-2025 was approved.

As part of the implementation of the concept, as well as in order to create amenities for arriving foreign tourists, visa and registration processes have been drastically simplified. Currently, a visa-free regime has been introduced for tourists from 65 countries for a period of 30 days, and a system for issuing electronic visas for citizens of 77 countries is in effect. In addition, for certain groups of foreign citizens, such types of visas as investment, student, academic, pilgrimage and medical visas have been introduced.

In order to increase the efficiency of ongoing reforms in the field of tourism and a radical increase in foreign citizens entering the republic by solving the existing problems of the tourism infrastructure, improving the quality of services provided and actively promoting the national tourism product in world markets, strengthening the human resources of the tourism industry, as well as in accordance with the main directions of the concept of the Decree of the President of the Republic of Uzbekistan "On Measures for the Further Development of the Tourism Sector in the Republic of Uzbekistan" No.UP-5781 08/13/2019 the concept of development of the tourism sector in the Republic of Uzbekistan in 2019 - 2025.

In this regard, it is possible to create timeshare resort zones in the Republic of Uzbekistan. For example, you can create condominiums in the foothills of Chimgan, which is the ski area of the Republic of Uzbekistan. Since this neighborhood is a place of mass pilgrimage for all lovers of outdoor activities, skiing and travel in the mountains of Uzbekistan. Climbers, rock climbers, skiers, snowboarders, tourists, hang gliders and a couple of gliders come here.

The area of Bolshoi Chimgan abounds in a variety of mountaineering and tourist routes for every taste, and the category of complexity 1B-4B inclusive, and the tracks "black", "red", "blue" and tracks for beginners of the ski complex, which are equipped with a chair-lift, cable car - drag-line and ski-tugs. The surrounding ridges abound with freeride and backcountry opportunities.

Since most of the local ski slopes face north, the snow lasts a long time here, the ski season is from December to April. And in the central lobby of the Big Chimgan, long snowfields sometimes remain until mid-summer.

Thus, there are numerous opportunities for creating a club holiday in the Republic of Uzbekistan. In addition to this, provided: a new cable car (gondola, chair and conveyor lifts from the world's leading manufacturers), a ski pass system is in place, ski slopes of different difficulty levels are being laid, there are equipment rental points, etc.

You can even give an example of some European countries that have improved the ski type of club recreation. For example, Switzerland, which has more than 200 ski resorts that provide condominiums for tourists. In more detail, RCI (Resort Condominiums International) owns 18 resorts in the Swiss resort areas. Therefore, it can be foreseen that this type of recreation is suitable for the tourist areas of the Republic of Uzbekistan.

Results

Another vivid example is Beldersay, 80 km from the capital of Uzbekistan, where the popular ski resort of the same name "Beldersay" is located, which is more compact and is recommended for experienced skiers and amateurs of sports skiing. Beldersay is considered to be a ski center of

international class. There are 2 cable cars here: a pair-chairlift (2.5 km long, 24 minutes of ascent, a drop of 565 m) and a drag lift (a mop - about 1 km long, an ascent time of 5 minutes, a drop of 200 m). The Kumbel ski slope, which runs along the slope of Mount Kumbel (2300 m), is one of the best sports slopes for downhill skiing in the CIS and meets the standards of the International Ski Federation (FIS).

The length of the track is 3017 m (the longest ski track in Uzbekistan), the height difference is 765 m, the average slope is 26 (max - 52), the absolute height of the upper mark of the track is 2350 m. Beldersay also has rich opportunities for skiing on virgin lands, two Backcountry treks can be organized on the buttresses of the Kumbel peak. The length of the freeride sections is about 2 km. As such, there are many opportunities for creating timeshare club condominiums in order to bring the above mentioned areas to the international level.

Discussions

The next suitable area for creating resorts for club recreation is the Charvak reservoir. The decree "On the creation of a free tourist zone" Charvak "was signed by the President of the Republic of Uzbekistan Shavkat Mirziyoyev on December 5, 2017. Thanks to the implementation of the concept, modern objects of tourist infrastructure have been created in the region, as well as functional and seasonal recreation areas, which should become a "reference point for the development of the region" and stimulate the development of small and private entrepreneurship in the tourism and resort recreation industry.

Cultural, entertainment, recreational, shopping facilities and all related infrastructure have been built on the territory of the zone. Access to "Charvak" is provided by transport new to this zone (train, electric train, bus). It is planned to increase the number of passenger transport routes, as well as to use transport on alternative energy sources.

As an experiment, modern energy-saving technologies with the use of alternative and renewable sources have been used in the tourist area. As a result, all these aforementioned amenities contribute to the implementation of club recreation in this recreational area.

Conclusions

In conclusion, we would like to summarize by the fact that a club vacation known as Timeshare can safely affect the prosperity of the tourist zones of the Republic of Uzbekistan. In addition, due to the pandemic, the tourism industry has suffered huge losses and, therefore, club vacations are seen as a safer form of recreation than in ordinary hotels. As a result, the tourism industry of the Republic of Uzbekistan has great potential for creating a club holiday.

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