



IMPROVING THE AUDIT OF REAL ESTATE OBJECTS

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Abstract

The article examines the theoretical issues of real estate audit in the context of the digital economy. It highlights the prospects for using, artificial intelligence, and new technologies in real estate audit practice.

Keywords: Real estate, property valuation, accounting, audit, artificial intelligence.

Introduction:

Studying the impact of modern audit theory on technology, particularly artificial intelligence (AI) and big data as audit evidence, professional judgment, and efficiency, is a pressing issue.

Modern theoretical issues in auditing revolve around the impact of technology, particularly Artificial Intelligence (AI) and big data, on audit evidence, professional judgment, and efficiency. Other key issues include the fundamental challenge of maintaining auditor independence amid client relationships and regulatory pressures, the implications of remote auditing for an auditor's work-life balance and productivity, and the need to redefine audit standards and fundamentals to adapt to these new technological and operational landscapes.

The President of the Republic of Uzbekistan's Decree of October 14, 2024, "On Approving the Strategy for the Development of Artificial Intelligence and Technologies for 2030" (PQ)-358 decision [1] sets the goal of creating favorable conditions for the implementation of artificial intelligence technologies in the social sphere and sectors of the economy, and for our country to join the ranks of the world's leading nations in the use of artificial intelligence technologies. [1].



Literature Review:

In studying the problem related to the audit of real estate objects, we witnessed the existence of various opinions in the analyzed regulatory documents and scientific literature.

The development of technology (2022) has shown that the traditional method of auditing is becoming increasingly obsolete. An audit program that supports emerging technology tools serves as a value-adding tool, enabling auditors to conduct audits in a timely, efficient, and more effective manner. An audit based on emerging technology tools allows auditors to observe, inspect, to help gather sufficient and appropriate audit evidence through observation, inspection, Accordingly, the audit software that supports new technology tools helps auditors collect sufficient and appropriate audit evidence through observation, inspection, recalculation, re-processing, and third-party electronic confirmation, and can be used to analyze procedures by using the audit software. Accordingly, auditors need to change their mindset to adopt audit software that supports new technological tools for auditing their clients' financial statements [2].

According to Muhammad Ridhwansyah Pasolo (2024): "Modern audit practice faces numerous challenges arising from the dynamic nature of business operations, regulatory frameworks, and technological advancements. First, the globalization of markets has led to the proliferation of multinational corporations, complicating the audit process due to diverse regulatory requirements and operational complexities. Secondly, the advent of big data and artificial intelligence has revolutionized data analysis in auditing, presenting opportunities and challenges in terms of data integrity, analytical methodology, and competency requirements for auditors. Furthermore, the rise of cyber threats poses a serious risk to information security and confidentiality, which in turn demands the strengthening of cybersecurity measures in audit processes" [3].

Muhammad Waqas Arham (2025) in his research has shown that the application of artificial intelligence (AI) and blockchain technologies in the audit system has promising prospects: «The increasing complexity and volume of financial data have exposed the limitations of traditional audit methods, creating a need for technological advancement. This study demonstrates the transformative impact of artificial intelligence (AI) and blockchain technologies on modern financial



audit practices. The results indicate that AI enhances audit processes through automation and complex data analysis, while blockchain ensures transparency and trust" [4].

According to Yu Long Goh (2023), "The digital transformation of auditing involves the adoption of technology to deliver a significant part of the audit process. One of the oldest and most mature forms of digitization revolves around data analysis and its various representations. All audit procedures involve various levels of analysis as part of the methodology" [5].

V.A. Fedortsova (2020) expressed the following views: "Digital audit is understood as a set of control measures aimed at determining a risk-oriented result through the verification of rational and reliable digital internal and external information" [6].

According to N.A. Kamordjanova (2018), R.P. Buliga, in his scientific works, placed special emphasis on the essence of the audit examination in the context of the digital economy and the impact of information technologies on its development. Thanks to the era of digital technologies, the auditor is gaining unique capabilities.

The use of artificial intelligence sources has contributed to the transformation of accounting and the auditing profession through enhanced software. Thus, in the context of the digital economy, it is necessary for an auditor to acquire knowledge of modern technologies and data analysis methods [7].

U. Shirinov (2023) emphasized the following: "The sources used in an audit of fixed assets also depend on the organizational form of accounting adopted by the enterprise. These are journal vouchers, pay rolls, and cards in manual accounting; and computer programs and machine prints in automated accounting. However, it should not be forgotten that, under any form of accounting, transactions related to the movement of fixed assets (incoming, outgoing, internal transfers, repairs) must be recorded in unified inter-agency forms of regulatory documents and primary documentation." [8].

Research Methodology

The definitions provided by economists on real estate audit and the norms set forth in regulatory documents have been scientifically studied. In conducting the



research, the methods of induction, deduction, statistical observation, and comparative analysis were employed.

Analysis and Results:

The dynamic analysis of auditing organizations operating in our country shows that, in 2018, there were 98 audit organizations with 576 auditors, and in 2022, there were 126 organizations with 881 auditors, in 2023, 925 auditors were active in 130 auditing organizations a, and in 2024, 1,154 auditors are working in 153 auditing organizations.

In our country's audit services market, the "Big Four" audit firms, as well as audit organizations that are members of, 24 major international networks, and associations, are also operating.

As of August 10, 2025, the list of audit organizations that are members of international associations is as follows: "FTF-LEA-AUDIT" LLC, "TSIAR-FINANS" LLC, "NAZORAT-AUDIT" LLC, and "FORENSIC AUDIT" LLC [9]. In the context of the digital economy, the widespread use of practical digital technologies created and applied by firms in audit examinations is becoming increasingly relevant. These digital technologies are being used in practice by major audit firms worldwide and in the Russian Federation. Large audit firms are adapting to the demands of the digital economy.

According to a forecast by the World Economic Forum (2023), by 2025 nearly 30 percent of audits will be conducted using intelligent information technologies [8]. According to a report by the audit firm Deloitte & Touche, the firm's revenue increased by 23 percent in 2019 due to the use of digital technologies in audits, and it is expected to increase by 30 percent by 2023 [10].

The integration of, and cloud technologies with is reshaping audit processes, requiring GRC and cybersecurity professionals to adapt to new tools that centralize risk and compliance activities. This shift enhances audit efficiency and accuracy by enabling real-time monitoring and streamlined workflows. Companies are increasingly using AI-based solutions to automate simple tasks like data analysis and detecting cybersecurity anomalies, which allows specialists to focus on more complex issues. Globally, auditors are expected to implement AI tools for tasks such as sampling, risk identification, and data analysis.



Identifying the audit objectives is important when conducting an audit of real estate objects.

Considering that real estate objects are part of the fixed assets of, the following can be cited as objects of the audit:

- Verification of the correct formation of the composition and opening balance of 's real estate objects;
- initial documentation and accounting of transactions related to the acquisition and disposal of real estate; studying the reflection of transactions related to the acquisition and disposal of fixed assets in synthetic account registers;
- Legality and correctness of calculating and recording depreciation for real estate objects in and applying depreciation methods;
- Verification of the proper accounting of repairs, modernization, and refitting of real estate objects;
- Conduct an audit of compliance with tax legislation on transactions for leasing real estate to legal entities and individuals, and others.

Based on the above, the auditor must verify that the initial value of the real estate assets has been correctly determined in accordance with the requirements of IFRS 5 and IFRS 16, based on the accounting records.

Conclusions and recommendations

Based on the above, we can conclude that the theoretical issues of auditing are evolutionary in nature, and we believe it is appropriate to study the theory of auditing digitalization.

We can conclude that a market for auditing services has emerged in our country. It is also appropriate to introduce amendments to the legal and regulatory documents related to auditing activities that meet the requirements of the digital economy and international auditing standards.

The prospects for improving auditing primarily include technological advancements such as artificial intelligence, machine learning, blockchain, and cloud computing to enhance efficiency and data analysis.



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