

EFFECTIVE ORGANIZATION OF MANAGEMENT OF A MODERN HOUSING STOCK

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ABSTRACT	KEY WORDS
This article includes the classification of types of modern housing stock and the effective organization of management. The main components of the housing problem in the Republic of Uzbekistan, problematic situations of a complex nature of the housing stock were identified. The main tasks for achieving the effective development of the modern housing stock were identified. In conclusion, the main tasks for the effective development of the modern housing stock were identified. Proposals for the effective organization of management of the modern housing stock were developed.	Modern housing stock, management, construction, population, technology, territories.

Introduction

The housing fund is one of the most important components of the country's infrastructure. The quality of housing stock management has a direct impact on the comfort and safety of residents. The correct approach to management allows to ensure the proper maintenance of residential buildings, to maintain and improve their condition, as well as to take into account the interests of the population.

There are many techniques and methods of housing management that can be used in both urban and rural areas. One of the most effective methods is to create a community of housing owners, whose representatives are elected by the population. This allows residents to actively participate in management and make decisions about the maintenance and repair of the common property.

Republic of Uzbekistan also in development strategy On the basis of the programs for the comprehensive socio-economic development of the regions for 2022-2026, developing regional development programs with a thorough study of the problems and opportunities of all districts and cities every year aimed at [1].

The production volume of construction works in Uzbekistan in the first half of 2022 amounted to 60325.4 billion soums, and the growth rate compared to the corresponding period of 2021 was 106.2 percent. According to the data of the State Statistics Committee, in the first half of 2022, the growth rate of construction of buildings and structures compared to the same period of 2021 was 66.9 percent and reached 101.9 percent. The construction of civil facilities was set at the level of 21.1 percent, and the growth rate reached 1-2.9 percent. Specialized construction works made 12.0 percent, the growth

rate was 150.4 percent. The high dynamics of the development of the construction industry is characterized by the increase in the production of local building materials [3].

Relevance of the Research Topic

In the decision of the President of the Republic of Uzbekistan dated April 24, 2017, PQ-2922 "On measures to further improve the system of maintaining and using the multi-family housing fund in 2017-2021" measures aimed at improving the housing conditions of the population, timely and high-quality repair of engineering communications and common areas of the multi-apartment housing fund, as well as beautification of the areas adjacent to the multi-apartment housing fund with children's and sports fields implementation of activities; the goals of creating an effective vertical system of managing the housing and communal economy and implementing complex measures for the development of the multi-apartment housing fund utilization and its service market are set [2].

The Resolution of the President of the Republic of Uzbekistan "On approval of the strategy of the transition to the "Green" economy of the Republic of Uzbekistan in the period 2019-2030" sets the goal of implementing state programs to increase the energy efficiency of buildings, including the reconstruction of multi-story housing and private housing [3].

Today, technology also plays an important role in housing management. The introduction of automated systems of accounting and monitoring allows real-time monitoring of the state of housing, execution of planned works, taking into account the opinions of residents. Such systems simplify the interaction between residents and management bodies, reduce the amount of paperwork and increase the efficiency of management processes.

In general, effective management of housing stock requires a comprehensive approach that covers not only technical and technological aspects, but also social, economic and legal aspects. Only the synergy of these factors makes it possible to create comfortable living conditions for all its residents and improve the quality of housing.

Setting a Scientific Problem

Improving the quality of life by providing the largest number of citizens with modern housing is defined as a priority of state policy and is a vector of socio-economic development of regions and the country as a whole. The importance of paying attention to the reproduction of the housing stock and its impact on the provision of housing to the population is not only related to the difficult situation in housing construction, but also to the consistent implementation of the country's socio-economic development, which is determined by the quality of life of different layers of society. However, the impact of structural constraints reinforced by unresolved social and institutional problems revealed internal problems in the reproduction of the housing stock. Among them, the most important are: imbalance of supply and demand in the housing market; lack of effective mechanisms of effective management and mutual cooperation between state authorities and management bodies and representatives of the business, scientific community and population; lack of incentives for private investors to build housing stock and its subsequent activities; failure to perform current and capital repair works of housing facilities on time.

The Purpose of the Study

It requires the development of a comprehensive understanding of the system of reproduction of housing stock, its formation factors, effective operation and development in market conditions. Considering these to make scientific proposals and practical recommendations based on the results of the analysis conducted by the researcher in connection with the effective organization of housing fund management.

Scientific Essence

Taking into account the data on the reproduction of the modern housing fund, it is important to consider the ways of providing the population of the region with cheap and high-quality real estate by forming new effective organizational and economic models, using effective means of housing construction. Also, identification and neutralization of possible risks in the housing real estate market, including indicators for assessing the condition of the housing stock, use of innovative means of mortgage lending to the population, and a cluster approach to the formation of a modern housing stock reproduction market, its development in the municipality it is necessary to ensure the strengthening of the role of socially oriented directions.

At the present time, the work of foreign and local scientists in the rational use of the housing stock and increasing the efficiency of its management is noteworthy.

"In the process of digitalization of the economy, one of the priority tasks of the state is to achieve full satisfaction of the population's need for a modern home, to provide citizens with high-quality living conditions, and to conduct a rational policy based on the approach within their income, needs and opportunities." [4].

"As a result of the privatization of the state housing fund in Uzbekistan, its current management system, mainly organized by the state authorities in an administrative manner, has led to the view that the housing owners' association is not their beneficial organization, but the former "Housing Exploitation Office" under a new name. came." [5].

"Housing management is one of the most conservative directions, due to the high social importance of housing and the need to ensure its affordability, state regulation of prices existed in the administrative-planned economy for many years, but did not help the development of market relations and attracting business." [6].

E.V. According to Sultanova, the concept of "Housing" is directly related to the concepts of "housing stock" and "housing" [7].

In this regard, T.A. Khasanov said, "The most important feature of the housing and communal economy is its high social importance, the quality of life of all layers of the population, and the social climate in society depends on its effective operation." - defined as [8].

Research Methods

Economic analysis, statistical grouping, systematic and comparative analysis and other methods were used in the research process.

Main Results

Today, the population is passive and does not want to participate in the management of the modern housing fund. In order to avoid further misunderstandings, it is necessary to legally strengthen the existing situation by concluding an agreement with the owners on the management of their shares in

the common property. Such an agreement protects the management organization from possible problems.

Another feature of the housing fund as a management object is that it is not the same. Each residential building as a product has different levels of living comfort, which is determined by the different consumption characteristics of the residential unit.

The consumption characteristics of the house are determined by a wide range of different factors, which can be classified as follows:

- 1) factors describing the house itself;
- 2) factors describing the area where the house is located.

Factors that describe the house itself include:

- number of floors, wall materials, year of construction, level of physical wear and actual condition of the house;
- level of improvement characterized by availability of various services, primarily utilities;
- the resource intensity of the house, that is, the necessary amount of various types of resources - heat, water, etc. - needed to ensure a certain level of living comfort.

Factors that characterize the area in which residential property is located include:

- location of the plot of land in the territory of the governorate;
- form of land use;
- the area of the plot of land assigned to the property;
- greening of the plot of land, roads, sidewalks, approach conditions, green space area, recreation area condition.

An effective monitoring program is needed to assess the effectiveness of housing stock management and to make corrections to the management program of housing owners or the agency acting on its behalf.

"Effective household management creates the need to organize the activities of companies." [9].

In order to ensure a certain level of living comfort in different houses, appropriate resources (primarily financial and material) are required, the amount of which can vary depending on many factors, the main of which are:

- the initial state of the modern housing fund;
- existing complex of housing and communal services;
- the resource density of this housing fund, including the sanitary and technical facilities installed in it;
- the area and condition of the adjacent plot of land, hard road surface, sidewalks, lawns, bushes, trees, recreation areas, etc.;
- the level of damage caused to the property by the people living in it.

Table 1 above shows the distribution of the republic's housing stock according to the form of ownership. According to it, private property will be 633132.6 thousand square meters by 2022. In 2023, it will be 654908.6 thousand square meters, compared to last year it is 21776 thousand square meters. we can see that it has increased by a difference. Public property in 2022 will be 3281.7 thousand square meters. In 2023, it will be 3448.4 thousand square meters and 166.7 thousand square meters. we can see that the difference has increased.

All of the above requires an individual approach to each property. Each such object needs a management program that takes into account all the characteristics of the residential building and the

neighboring area. The management organization must know the construction features of the building, the features of providing utility services to consumers, the location of utility networks both inside the house and on the territory of the land plot.

Table 1. Distribution of the republic's housing fund according to the form of ownership (by the end of the year, thousand square meters)¹

	01.01.2021			01.01.2022			01.01.2023		
	Jami / Всего	shu jumladan: / в том числе:		Jami / Всего	shu jumladan: / в том числе:		Jami / Всего	shu jumladan: / в том числе:	
		xususiy mulk bo'lgan / частной собственности	ommaviy mulk bo'lgan / публичной собственности		xususiy mulk bo'lgan / частной собственности	ommaviy mulk bo'lgan / публичной собственности		xususiy mulk bo'lgan / частной собственности	ommaviy mulk bo'lgan / публичной собственности
O'zbekiston Respublikasi/ Республика Узбекистан	548995,8	545468,3	3527,5	636414,3	633132,6	3281,7	658357,0	654908,6	3448,4
Qoraqalpog'iston Respublikasi/ Республика Каракалпакстан	31542,2	31327,1	215,1	32290,0	32055,1	234,9	33563,0	33310,7	252,3
viloyatlar/области:									
Andijon/Андижанская	32575,5	32369,8	205,7	44691,7	44486,0	205,7	51770,6	51564,9	205,7
Buxoro/Бухарская	33639,4	33434,3	205,1	34374,9	34169,8	205,1	34644,2	34439,1	205,1
Jizzax/Джизакская	19935,6	19866,2	69,4	24296,4	24227,0	69,4	24852,3	24782,9	69,4
Qashqadaryo/Кашкардарьинская	55203,0	55006,4	196,6	55785,9	55589,3	196,6	57336,1	57133,1	203,0
Navoiy/Навоийская	22485,2	21866,1	619,1	24352,2	24019,7	332,5	25036,4	24705,5	330,9
Namangan/Наманганская	46887,2	46700,0	187,2	49275,5	48884,3	391,2	50263,8	49759,8	504,0
Samarqand/Самаркандская	59259,3	59065,6	193,8	78362,0	78167,8	194,2	79206,8	79012,6	194,2
Surxondaryo/Сурхандарьинская	33891,7	33732,8	158,9	37747,6	37588,7	158,9	37932,1	37773,2	158,9
Sirdaryo/Сырдарьинская	13187,4	13098,2	89,2	16413,9	16324,7	89,2	16642,3	16553,1	89,2
Toshkent/Ташкентская	46980,6	46758,2	222,4	48774,8	48659,9	114,9	52266,6	52151,7	114,9
Farg'ona/Ферганская	49539,9	49085,7	454,2	80806,2	80417,2	389,0	81727,1	81350,0	377,1
Xorazm/Хорезмская	45729,4	45697,5	31,9	46360,2	46328,3	31,9	46776,6	46744,7	31,9
Toshkent sh./г. Ташкент	58139,3	57460,4	678,9	62883,1	62214,9	668,2	66339,1	65627,3	711,8

When building a housing fund management system, it is necessary to take into account the social importance of real estate in the housing sector. The management organization must meet with tenants and owners of residential buildings and their families on a daily basis. All activities of the management organization are aimed at meeting the demands of citizens, providing them with housing and communal services, and eliminating malfunctions in utility networks and construction facilities. After all, success in the housing management services market should depend on citizens' assessment of the work of the management organization. The management organization should be able to work not only with the owners of housing stock, but also with all citizens living in residential buildings.

The social importance of the housing fund is reflected in the legislation of the Republic of Uzbekistan. Residential buildings provided to citizens must be well equipped and meet the specified sanitary and technical requirements.

Management companies are obliged to provide accommodation to owners and tenants and their families at a level not lower than the established standards. Otherwise, state control bodies have the right to collect fines from management organizations or owners for violating the law.

A unique feature of the modern housing fund as a management object is a complex system of financial flows. Most of the housing and communal services provided in the housing fund come from different levels of budgets. In many districts, a part of the funds collected for renting non-residential buildings

¹ <https://stat.uz/uz/>

is allocated to the management of the housing fund. Residents are given benefits in paying housing and communal services.

It is necessary to introduce differentiated payments for modern housing for rent in cities, depending on the level of comfort, as well as differentiated tariffs for housing and communal services, depending on the level of improvement of the housing, its obsolescence, and the area occupied by the tenant (surplus). Management companies must monitor the receipt of payments from all sources of financing, including from each owner and tenant of residential buildings. Setting up an accounting account for receiving funds from users is a very complicated task. To solve this problem, special departments are established in the structure of management companies. In some cities, independent organizations - cash settlement centers are being established, which will provide management organizations with quick information on receiving funds from the population.

Conclusions and Suggestions

Summary it can be said that it is necessary to summarize and compile the defined legal categories necessary for the concept of the management mechanism of multi-story buildings, to define their role, and also to propose ways to solve problems in housing legislation.

Thus, modern housing stock is a set of residential buildings, including residential buildings, apartments, their parts and individual rooms.

Under civil law, the owner bears the burden of maintaining and repairing his property. If it is not difficult to implement this requirement for residential private buildings, it has its own characteristics for modern apartment buildings.

Since any modern high-rise apartment building includes common property objects in addition to apartments, a special mechanism for its management is established.

The main issues related to the repair and maintenance of the property of an apartment building are within the authority of the building management body to make a decision on the general meeting of building owners, including the choice of the management method of such a building.

The management of an apartment building must provide comfortable and safe living conditions for citizens, properly maintain common property in an apartment building, solve issues related to the use of said property, and also provide high-quality communal services to citizens living in such a modern building.

Assessing the condition of the common property of building owners in the management of housing stock, determining the goals of house management, taking into account the planned measures to achieve them, controlling the persons responsible for maintaining and servicing residential buildings, common property, as well as other actions is to do.

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