

IMPROVEMENT AND FOREIGN EXPERIENCE OF HOUSING STOCK MANAGEMENT SERVICES

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Abstract:

this article explores institutional changes in the management system of the housing fund of the Republic of Uzbekistan, analyzes existing problems in the field, develops proposals for the use of foreign experience in improving the effectiveness of the management of the Republican housing fund.

Keywords: *housing, housing fund, homeowner's company, homeowners, public housing fund, management methods, average living space, foreign experience.*

Introduction

In our country, large-scale and targeted work is being carried out to update cities and villages, create suitable living conditions for the population. Over the past three years, 155,000 apartments with a total area of 41 million square meters have been put into use. The number of multi-apartment housing has increased by 2 times. With the increase in new houses, modern arrays, the relevance of their service is growing. The survey found that 35% of residents living in apartment buildings were dissatisfied with the services provided, while 65% said they were practically not aware of the work of the companies. The reason for this is that many companies themselves are in financial distress. By providing good service, people are not able to gain confidence. Despite the provision of benefits, the loans are not extinguished at the time. At the same time, there are a lot of cases of inefficient use of funds in the housing and communal services sector, looting of budget funds. In particular, in the last 2 years, about 100 officials of the industry have been prosecuted for committing corrupt crimes.

During the years of independence in our country, many reforms, institutional changes were carried out in the field of housing stock management.

On December 24, 1998, the Housing Code of the Republic of Uzbekistan was adopted in order to improve the vaay-housing legislation in order to ensure reforms in the housing sector. The code in question served as the most important resource in the system of legislation adopted in the housing sector after the independence of the Republic and bringing them into a certain harmony, and in the legal regulation of relations arising in this area.

The adoption of the law of the Republic of Uzbekistan “on the management of multi-apartment houses” No. 581 of November 7, 2019 was another important step in this area. The purpose of this Act was to regulate relations in the field of management of multi-apartment houses.

Management of a multi-apartment house in accordance with the law "on the management of multi-apartment houses":

- directly by the owners of the places;
- a managing entity or an individual who is a legal entity

under contract by the manager;

-it is established that it can be carried out by a non-profit organization that is a homeowner company.

Decree of the president of the Republic of Uzbekistan “on measures to further improve the management of the housing and communal services system”dated April 18, 2017 PF-5017 and PQ-2900 “on the organization of activities of the Ministry of Housing and communal services of the Republic of Uzbekistan”were adopted.

President of the Republic of Uzbekistan on April 24, 2017 in order to radically improve the technical condition of the Multi-Family Housing Fund and use it appropriately, to carry out repair and restoration work in a timely manner- PQ-2922 was adopted in 2021 on measures to further improve the system of storage and use of multi-apartment housing stock, on August 15, 2023, PQ-278 was adopted by the president of the Republic of Uzbekistan on measures to more effectively organize the management of multi-apartment houses.

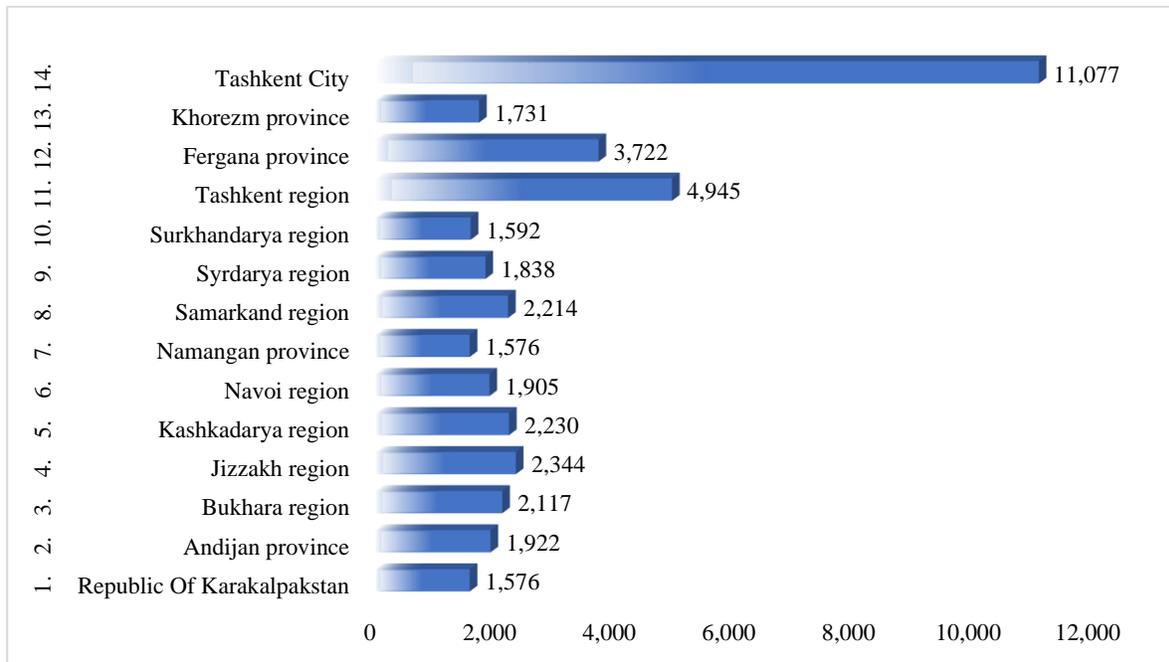


Diagram. Delimitation of plots of land adjacent to multi-apartment houses position

As one of the most important indicators of improving the well-being of the population, as a result of the acceleration of housing construction and commissioning work, the overall housing fund has increased in size and comfort, despite the growing population over the years.

Based on the results of the study of the German experience of housing stock management, we can distinguish the following distinctive features:

1. All of the housing stock intended for living in Germany is managed by managing companies.
2. The state of managing companies does not have employees like plumber, electrician, janitor. The structure of managing companies consists only of management specialists, and specialized organizations, private entrepreneurs, are involved in the performance of contract work.
3. Citizens are introduced to the rights and obligations of the owner before buying a house, the builder, together with the notary, draws up a declaration on the distribution of property. The owner is obliged not only to familiarize himself with this declaration, but also to accept it, sign it, comply with it. If one does not join the clause - is not allowed to buy an apartment, if the owner violates one clause of the declaration - will respond in court. Even if the color they choose does not correspond to what is indicated in the declaration, they cannot paint the front of the house in a different color to their taste. Apartments are purchased along with the car-laying areas indicated in the document. This prevents potential conflict between neighbors.
4. The declaration is drawn up separately for each house.
5. To make certain decisions in order to protect the rights of the owners, it is required to obtain 100% consent from the owners of the housing.
6. Housing estate associations, on the other hand, attract managers from abroad in 99% of cases.

Abroad, especially in Western Europe and the USA, the model of joint ownership of residential premises-apartments, in which the Association of homeowners is formed (a form similar to ours - there is a home ownership company) is common.

Today, foreign models of homeowner management are highly regulated in the legal and economic aspects of the purchase, ownership and use of residential premises and primarily take into account the interests of citizens. France's homebuilding policy aims to ensure that additional funds are provided by homeowners for the improvement and renovation of Housing and adjacent areas at the expense of affordable housing and utilities.

There are syndicates with legal status in France. They unite the inhabitants of the housing stock. The Union's obligations included matters of General real estate management and building maintenance. Since 1965, in France, the right, forms, methods of managing property of property owners, as well as a law confirming the status of co-ownership, have been enshrined in legal rvisish.

Sweden is one of the few states where housing forms such as condominiums do not exist. A distinctive feature of this country is that about 40% of housing is rental housing, about half of this percentage is homes owned by the municipality. There is a large number of Tenants ' Associations, and the number of families (from 20 to 20 thousand) included in one union member can be. Swedish experts believe that this is a very successful policy. The state is cooperating and closely cooperating with these

associations, so the privatization of individual houses has so far been prohibited. The association is usually led by 5-9 people elected at the general meeting of tenants.

Currently, in Uzbekistan, like most countries of the world, elements of market mechanisms are practiced in the context of market relations. As you know, market mechanisms have their own requirements, and failure to comply with the requirements does not make the company competitive. If the misconduct of the organization to discuss harms the homeowners, the responsibility of the managing organizations must be insured for the safe operation of the premises, which is common in most European countries. But the activities of insurance companies operating in this regard in us are not at the level of demand.

The competitiveness of a management organization must be confirmed by the availability of certificates of their professionalism, financial stability, experience in the management of a housing fund and compliance with professional standards. In France, the syndicate is mainly run by a managing company, which must have a special property management card issued by the district governor, as well as a certificate of insurance of his professional civil liability. Assistance and supervision of the manager (manager) is carried out by a special board made up of Syndicate citizens. In Germany, in particular, the home ownership company in Berlin includes two technical and financial directors under the contract. All the experiences of the above countries indicate that the management of the housing fund should be trusted only by specially qualified people who have documents confirming their qualifications.

As the world experience in the management and organization of Housing and communal services shows, there are some features that distinguish housing utilities from us and European consumers, which can be explained as follows:

- 1) the level of legal and technical knowledge of the average consumer in Europe (in the housing and communal sphere) is much higher than that of our consumers;
- 2) in the event of problems with the European consumer, all issues will be solved by consumer associations or other public structures supported by the city (district) authorities, while we will have to solve the problems that each consumer poses alone;
- 3) the opportunity of consumers to submit to public associations for the preparation and approval of a bill that will solve the problems that arise in the housing sector;
- 4) the high level of attention of the consumer of European housing and communal services to cleanliness and ecology, in contrast to our consumers (level of mentality) ;
- 5) everyone pays for what he only consumes, so in Western countries, great attention is paid to saving energy resources; while we do not have some citizens ' billing devices, but there is a possibility of overpayment at the expense of a total square meter.

Despite the fact that, according to the research carried out, there is a serious difference between Europe and our consumers, the following ideas can be derived from the international experience that we currently have the opportunity to implement in our conditions:

- to create favorable conditions for homeowners companies, to facilitate the expansion of their scope of activity;

- development of Union institutions (homeowner associations), as well as associations of Housing and communal services organizations;
- creation of regulatory framework for organizing and maintaining the activities of supervisory boards in local cities in order to constructively cooperate with the organization that manages apartment buildings in a particular area;
- introduction of mandatory practice in the organization of a homeowner's company, development of a technical and economic basis;
- to establish systematic seminars, courses, meetings with citizens in order to feel responsibility in the field of Housing and communal services, etc.k.

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