



FROM THE HOUSING FUND IN THE COMMUNAL ECONOMY IMPROVING THE ORGANIZATION OF EFFECTIVE USE

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Abstract

The article describes the work being done in our country and the ongoing reforms in the management of housing in public utilities.

Keywords: utilities, housing, utilities, private sector, residential buildings.

Introduction

In recent years, comprehensive reforms or, in short, a new era of reforms have begun in all branches and sectors of the national economy of our republic. This, in turn, requires the formation of a management system based on the standards of the current era in each branch and in general social, economic, and political aspects and its continuous improvement.

It is known that the result of reforms in the field of housing and communal economy is one of the important factors that directly affect the standard of living of the population. From this point of view, it is worth noting that, regardless of the form of management, the principles of forming a correct and effective management system form the basis of housing fund management. Also, the management of each settlement should be selected based on its uniqueness, and separate development programs and plans should be developed for them.

The conducted analyzes show that today the system of effective use in the utility sector of our Republic is not fully formed. Full capital replacement and renewal of the housing fund, in general, the fact that an effective mechanism for providing public utility services to the population has not been fully created, creates the need to take concrete measures to implement large-scale programs aimed at reforming the housing and communal economy.

Practice shows that the activities of most utility companies, as well as private housing owners' associations, do not fully comply with the requirements of the current law, that is, they have not become fully effective associations in terms of providing quality services to the population and keeping the houses in their possession in good condition. In the same way, the incompleteness of the market for the provision of communal services causes cases of non-implementation of the specified programs for field works. From this point of view, in order to coordinate work in this field, it is





necessary to develop a new method of separate regulation of the system and to improve it.

Materials and Methods Used

As President Sh.Mirziyoev noted, "At the moment, it is necessary to once again study the exact situation of more than 34,000 apartment buildings in our country and take practical measures on this issue." Studying the experience of the world's largest megacities in this regard, it is necessary to develop a program of renovation, that is, a program of building new houses with the most modern conditions in place of outdated multi-story buildings. It is known that the utility sector has been the cause of many objections for many years. Therefore, starting from 2019, we will start working in cooperation with investors on public - private partnership in the network. Professional management companies should be supported in order to reduce administrative costs in home owners' associations. [3]

In general, the management of the housing stock is a part of the activity related to its maintenance, which is the provision of services other than management, that is, the maintenance, repair, restoration and improvement of the necessary technical and sanitary conditions, as well as living in and using the housing, as well as the area around the house and in it. aimed at creating the necessary conditions for the use and maintenance of landscaping and landscaping elements. [5]

Housing fund management as a professional activity involves assessing the condition of the property, setting management goals, managing the property, servicing and repairing it, developing a set of activities for their implementation, coordinating the activities of executors, keeping records and monitoring the completed works, ensuring their financing. , including billing of all payments, as well as ensuring the provision of utility services.

In our country, the issues of ensuring the mechanisms of implementation of legal norms related to the management of the housing stock, including the direct participation of private housing owners in the management activities, are considered important tasks of the industry today.

At the same time, the analysis of the work carried out in the field shows that there are a number of unresolved problems in the activities of private house owners in the maintenance, use and repair of the **multi** - apartment house fund. When talking about this, first of all, it is necessary to note that there is no comprehensive approach and effective mechanism of mutual cooperation between local executive authorities and private housing owners' associations in the management and use of the multi-apartment housing fund .



Today, to fundamentally improve the coverage of the population with high-quality housing and communal services, to further improve the system of using the housing stock based on the formation of a harmonious technological chain of all organizations operating in the field of housing and communal services, to comply with the requirements for the maintenance of multi-family houses creation of an effective system of technical control is one of the priority tasks in this regard. [4]

In order to accelerate reforms in this regard, in order to increase the quality of work of private housing owners' associations and ensure financial and economic stability, a number of normative legal documents were adopted for the development of the sector. Decree No. PF-5017 of the President of the Republic of Uzbekistan dated April 18, 2017 "On measures to further improve the management of the housing and communal services system", [1] Decree of the President of the Republic of Uzbekistan dated April 18, 2017 "On the measures to further improve the management of the housing and communal services system of the Republic of Uzbekistan" Decision No. PQ-2900 of the Ministry", as well as in order to radically improve the technical condition of the multi-apartment housing stock and its appropriate use, to create the necessary conditions for the timely implementation of repair and restoration works, as well as to beautify the areas adjacent to the multi-apartment houses, Decisions of the President of the Republic of Uzbekistan dated April 24, 2017 "On measures to further improve the system of preservation and use of multi-family housing stock in 2017-2021" [2] serve as basic legal documents in the implementation of work in this regard is passing.

These decisions were adopted in order to protect the rights and interests of home owners, especially in order to improve the management mechanisms by introducing market elements into the housing funds and maintaining the condition of housing funds. Also, the amendments and additions to the housing code serve to maintain and service the housing fund, and to ensure the direct participation of citizens in these processes using the methods of managing the housing in which they live, typical of the market mechanism.

In general, the issue of effectively organizing the use of housing funds in the field of housing and communal economy today is to reduce the amount of payment for communal services, develop the infrastructure of the household, resources (material, financial, human, information, time, etc.) is important in the rational use and effective use of financial resources of homeowners.



Results

According to the conducted analyses, the issues of organizing the effective use of the housing stock through the introduction of resource-saving and energy-saving technologies in the field today depend on the following factors:

- ✓ The year of construction of residential buildings managed by the company, i.e. The age of structural elements of the building, age of engineering networks, etc. Of course, the maintenance of these elements and networks requires large costs, which of course leads to an increase in operating costs;
- ✓ The area of the company's land plot. There are two factors in this, that is, the larger the land area, the more expensive it is to maintain its sanitary condition, and on the other hand, the land area, in turn, allows you to earn additional income.

Also, according to the practice, it is important to spend the mandatory contributions from the population correctly and use them effectively. Because the companies do not have a large budget, it is the reason for not spending the funds correctly and rationally, not fulfilling the specified measures on time, and the appearance of creditor debts and the increase of the existing ones, which has a negative effect on the timely and high-quality performance of work in the field.

Summary

Thus, based on the conducted analysis, we believe that in order to effectively use the housing fund in our country, it is necessary to work in the following directions:

- Firstly, the benefits granted to private housing owners' companies are effectively used, and the mechanisms for accelerating business activities in the field and improving the mechanisms for attracting financial resources;
- Secondly, to create an environment of pure competition in providing services to the housing fund, to establish an additional communal-household service system;
- Thirdly, to develop contractual relations between apartment owners in multi-storey buildings and the company and to introduce an effective mechanism to ensure timely payment of payments;
- Fourth, improvement of private housing owners' associations, the accounting system, and the current methods of calculating income and expenditure estimates;
- Fifth, administrative management employees cost optimization ; _ _
- Sixth, reducing administrative methods by introducing market methods in the field, accelerating the introduction of professional management companies instead of private housing associations, etc.



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