



State Housing Fund and Municipal Services Measures

Radjabova Munisa,

CHDPI Faculty of Social Sciences and Humanities,
Department of History 07.00.01 - History of Uzbekistan,
1st stage basic doctoral student

This article discusses measures to establish the state housing fund and utilities. The author clarifies the problem on the basis of available data, based on economic data and scientific sources. It provides a comparative analysis of existing approaches and theories on public housing and utilities.

Keywords:

Government, housing, utilities, economy.

Introduction:

In the world, housing management requires special attention due to its social significance. Because a person spends most of his life in his hometown. Today, the private housing stock is growing in countries around the world. In 2017, the figure was 136.6 million in the United States. in the UK - 23.9 million. and Canada - 133.7 mln. in France - 35.4 million. in Germany - 41.7 million. in Russia - 30.7 million. formed the body. In this regard, the technical condition of the housing stock, the quality of services provided and ensuring the safety of the population is one of the most important tasks in the world today.

Main part:

Research in the field of housing management in different countries of the world focuses on the formation of the organizational framework of management in this area, the definition of activities of enterprises in the field and the expansion of the range of services they provide. Recent research has focused on improving the quality and efficiency of these activities, in particular, decentralization of the housing management system and reducing

government involvement in governance. Therefore, today the use of modern methods in the management of the housing stock, the use of the services of private sector enterprises in the implementation of management activities is important.

The role of social infrastructure, including utilities, in improving the living standards and well-being of the population is invaluable. Accordingly, our country pays great attention to the development of this sector. In recent years, the country has made significant progress and achievements in the field of housing and communal services.

To date, many unresolved issues in the field of housing and communal services remain, and the main focus in finding solutions is to improve the management system in the field, strengthen the mechanism of operation of homeowners' associations, repair and the formation of a real market for public utilities, the elimination of monopolies in this area and, most importantly, the improvement of living standards and welfare of the population.

Current issues and tasks to be addressed in 2017-2021 to further deepen the reforms in the field of housing and communal services and

strengthen the participation of citizens who are homeowners in the management of housing among the priorities.

As a result of the privatization of the state housing stock in Uzbekistan, its current management system, mainly by the state authorities, has been established in an administrative manner. Office of Exploitation. This has led to the fact that the majority of the population does not fully understand their rights and obligations to the common property in their private homes, their role and participation in the management of private housing, and their role in improving the quality of management. In this regard, it is important today to improve the system of effective management of private housing in our country. The Action Strategy for the five priority areas of development of the Republic of Uzbekistan for 2017-2021 sets the task of "increasing the level of public utilities". Successful implementation of these tasks requires improving the system of effective management of private housing in the country¹.

Housing Code of the Republic of Uzbekistan (1998), Law "On Private Housing Companies" (2006), Decree of the President of the Republic of Uzbekistan No. PF-4947 of February 7, 2017 Decree "On the Action Strategy for further development", April 18, 2017 "On measures to further improve the management of housing and communal services", April 24, 2017 "2017 Resolution of the Government of the Republic of Uzbekistan "On measures to further improve the system of storage and use of multi-apartment housing in 2021" PQ-2922 and other legal documents in this area does.

The results of the tests showed that the most effective and acceptable form of use and maintenance of the private housing stock is the Private Homeowners Association (PHU). The adoption of a new version of the Law "On Private Homeowners 'Associations" on April 12, 2006 strengthened the role and importance of private homeowners' associations in the management of multi-storey private housing in the country. . Today, there are 4,787 housing

and communal services and 352 management organizations (as of January 1, 2018) in the country, which manage more than 32,400 private residential buildings. Each company also serves an average of 6 apartment buildings.

In addition to the use of domestic resources in the development of public utilities and the provision of quality drinking water in the country, loans from foreign investments and international financial institutions have been widely used. In particular, 330 million soums will be allocated for the implementation of planned projects in the utilities sector under the guarantee of the Government of the Republic of Uzbekistan. Eight major projects (Table 2.1) have been implemented with foreign investments and loans in excess of US dollars. In the coming years, investments and soft loans from international financial institutions in the field of public utilities will amount to 293.8 million soums. It is planned to implement 7 priority investment projects worth \$ 1 billion (Table 2.2).

The system of housing stock management in Uzbekistan is defined in Article 138 of the Housing Code of the Republic of Uzbekistan, and the system of housing stock management in multi-apartment houses is defined in the Law "On Private Homeowners". lib, which includes the maintenance of the housing stock, engineering equipment, land adjacent to these houses, elements of landscaping, their maintenance and repair, as well as other activities aimed at creating the necessary living conditions for citizens takes Management of the private housing stock can be carried out directly by the owners of the dwelling, the company, the manager (executive director) or the managing organization or in another way in accordance with the legislation.

Results and Discussions:

Just as the housing needs of the population cannot be limited during their lifetime, their grouping can continue indefinitely. However, in multi-apartment and multi-storey residential buildings, there are

¹ Decree of the President of the Republic of Uzbekistan No. PF-4947 "On the Action Strategy for the further development of the Republic of Uzbekistan". February 7, 2017 // www.lex.uz

indicators that mainly determine the level of housing improvement. Currently, the housing stock under construction is creating opportunities to meet the needs of various high levels of comfort. However, in multi-apartment residential buildings, it is not possible to create the above needs individually.

Separately built courtyards (if they meet the technical, architectural and geodetic requirements) allow you to create all the needs of the citizen. The availability of these facilities depends on the financial means of the citizens, as they create the conditions for the various needs of the yard.

Indicators related to the organization of the use of the housing stock and the conditions created for the provision of public services are divided into two groups:

The first group includes the conditions associated with the organization of quality use of the housing stock throughout the year. In multi-apartment housing, these tasks are performed by private homeowners' associations, which include the preparation of housing for seasonal operation, engineering equipment (elevator, pump, air conditioning, central TV antenna, gas distribution point (GRP), power distribution substations), air ventilation), maintenance of cleanliness, landscaping of the area. The creation of conditions for this group in the yard is mainly organized by the owners of the yard.

The second stage includes the creation of conditions for the provision of public utilities, including the conditions related to the organization of services, which are indicators of the level of housing development. This includes the fact that the house is connected to the central electricity supply, gas supply, drinking water supply, heating and hot water supply system and sewage system.

In Uzbekistan, the form of management of the housing stock, which is intended for a certain period of time, is chosen by the owners themselves, and the form of management largely depends on the size of the housing stock. Also, the management of private housing in our country is based on the principle of "single family", as in other countries around the world. Although the form of housing management is

chosen by the owners, our legislation stipulates that they must choose one of the above forms.

When managed by homeowners in apartment buildings, service contracts for the maintenance or repair of common property in the home are entered into by a decision of the general meeting of homeowners. In this case, in relations with third parties, one or more of the owners, represented by their general meeting, have the right to act on behalf of the homeowners. If the management of an apartment house is carried out in accordance with the Law of the Republic of Uzbekistan "On Private Homeowners' Associations", the management of an unorganized house is carried out by the manager (executive director) or the managing organization. in accordance with the agreement concluded on the basis of the decision of the general meeting of homeowners.

Another important aspect of increasing the effectiveness of the activities of NGOs is the widespread introduction of information and communication technologies (ICT) in their activities. The use of ICT in management or the introduction of an informed management system will improve not only the public administration system, but also the management system of sub-sector enterprises. This is especially true today, when the use of modern ICT in the enterprises of various service systems increases the quality and productivity of work.

Conclusion:

The normative cost of repair and maintenance services is used as a starting point for determining the tariff for maintenance and repair of housing. To determine the amount of the tariff, the private homeowners' association must determine the income that the housing fund will receive for the total area used in a particular reporting period. The structure of these revenues consists of the cost of production of services and the planned profit. This excludes other sources of income that are used in the prescribed manner to cover the costs of the private homeowners' association.

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