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Housing Fund Management In Uzbekistan And Important Issues To Improve Using It

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ABSTRACT

This article analyzes the dynamics of the housing stock growth in the republic, as well as issues related to their maintenance, repair and management system. Practical suggestions and recommendations for improving the management system and increasing the efficiency of using the housing stock are given.

KEYWORDS

Housing, housing construction, housing stock, maintenance of housing stock, housing management, maintenance, major repairs, repair and restoration works, standard houses, public-private partnerships, utilities, engineering and communication systems of houses.

INTRODUCTION

As the volume of housing stock in the country grows year by year, it is necessary to identify the optimal ways to improve the mechanisms of their maintenance, repair and management, comparative study of the experience of the

leading foreign countries in this area. The organization of effective use is one of the most pressing issues of today.

It is well known that the adoption of the Decree of the President of the Republic of Uzbekistan dated February 7, 2017 № P-4947 "On the strategy of action for the further development of the Republic of Uzbekistan" has taken the reforms to a whole new level {1}. In line with the Decree, the "Strategy of Action for the five priority areas of development of the Republic of Uzbekistan for 2017-2021" was adopted, which provides for the improvement of living standards of the population, their well-being, as well as the provision of affordable, comfortable and affordable housing for the population. Comprehensive measures for the implementation of such important tasks as modernization of leading industries, diversification of production, and further development of the capital construction industry. and a number of roadmaps related to the sector.

The address of the President Sh.Mirziyoev to the Parliament [December 22, 2017] [5] Taking into account the wishes and aspirations of the people, this year alone the project for the construction of low-cost housing on

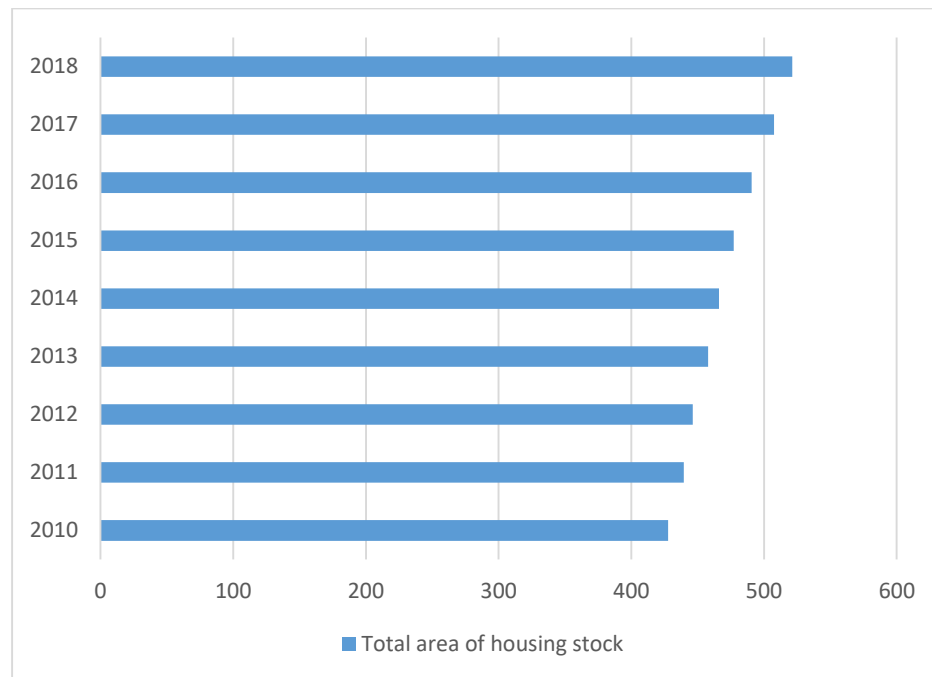
preferential mortgage loans was launched. .m more than 20 times as compared to the previous year, 3.5 times more than in 2010

when the model housing program was launched, and 2 times more than in 2014. - commencement of construction, as well as commencement of the construction of low-cost, high-rise apartment buildings for the first time in the last 25 years, in the year 2019 1,4483.5 thousand sq. m. more than 420 thousand sq. m. in Tashkent alone. It was noted that the multistoried housing fund was commissioned from January 1, 2013, which is almost three times more than in the previous year.

Modern knowledge of housing and service management in accordance with the laws of the market economy, including the use of modern corporate governance practices and principles in the field, creating a high level of convenience for consumers, increasing the service life of buildings and facilities, and bringing them up to date. - the use of the latest achievements of science and technology and the rational and effective use of best international practices.

According to the Housing Statistics, as of January 1, 2019, the total housing stock in the country was 521.2 million sq. M, including 487.5 mln. sq. m (99.3 percent) and the state housing fund (\$ 3.3 million). sq. m (0.7 percent) [6]

(Figure 1).

**Figure 1. Dynamics of Housing in Uzbekistan (mln. Sq. M.)****Source: Based on data from the State Statistics****Committee of the Republic of Uzbekistan**

Radical improvement and efficient use of apartment buildings, timely implementation of repair and restoration, as well as cleanliness and improvement of multi-apartment residential areas are important factors in creating favorable living conditions for such residents. is considered one.

The consistent implementation of structural reforms in the country, based on a strong regulatory framework, allows for the creation of a completely new system of management and use of housing. Over the past 5 years, decisions have been made to improve the performance of private homeowner associations, to renovate and renovate a multifamily apartment building with roof,

basement, facade, deck, elevator and irrigation networks, as well as concrete sidewalks and homes. - Comprehensive measures were taken to address the issues of landscaping and landscaping.

Currently, more than 32,400 multi-family homes are serviced by over 4,000 private homeowners [2]. At the same time, the analysis of the work carried out in this network shows that there are a number of unresolved issues in the activities of private homeowners in the maintenance, operation and maintenance of multi-apartment housing. When talking about this, it is important to note that an effective mechanism for interaction and interaction between the executive authorities and private

homeowners' associations has not been formed. There is no effective oversight of the maintenance of multi-family housing stock, and in many cases violations of norms and requirements for technical operation and safe living of the population are allowed. There are no rules and terms of repairing of multi-apartment houses, which, of course, result in rightful dissatisfaction of the population.

Resolution of the President of the Republic of Uzbekistan dated April 24, 2017 N PP-2922 "On measures to further improve the system of storage and use of multifamily housing in 2017-2021" [3] radical improvement of technical condition of apartment houses. and the rational use, repair and restoration, and the creation of the necessary conditions for the further improvement of adjacent residential areas. The resolution identifies the main directions of establishing a system for the maintenance and use of multifamily housing, which provides for:

Improvement of living conditions of the population, timely and quality repair of engineering and communication systems and common infrastructure in apartment houses;

- ✓ Implementation of measures aimed at improvement of territories adjacent to the multi-family housing fund, construction of children's and sports grounds there;
- ✓ Implementation of comprehensive measures for the creation of an effective vertical system of management of housing and communal services that will allow the development of the market for the use and maintenance of multifamily housing;
- ✓ Creation and strengthening of the material and technical base of housing and communal services organizations, in particular, repair and restoration services, their provision with modern equipment and qualified personnel.

- ✓ In accordance with the above resolution, the Program on Improvement of the Condition, Improvement and Improvement of the Use of Multi-Housing Apartments for 2017-2021 was approved.

The Program defines a complex of measures for capital and current repair of public housing infrastructure, landscaping, repair and replacement of elevator equipment, as well as improvement of the system of maintenance, operation and maintenance of apartment houses. At the expense of own funds of private homeowner associations, commercial banks, local budgets, funds of the Housing Development Fund of the Ministry of Public Utilities of the Republic of Uzbekistan, loans of international financial institutions and leasing It is envisaged to direct 1.8 trillion soums.

Implementation of the decision will allow to achieve the following results:

Firstly, the decision is to radically improve the technical condition and rational use of the multi-family housing fund, and to carry out timely repairs;

- ✓ Secondly, creating favorable conditions for the population to live in multifamily housing with developed infrastructure;
- ✓ Thirdly, it ensures the co-operation of local governments and private homeowner associations in managing and using multi-family housing stock.

In general, in close cooperation with enterprises and organizations of housing and public utilities, the formation of an effective system for the further improvement of the system of use, maintenance and management of housing, as well as technical control over the observance of established procedures. With the purpose of radical improvement of rendering, as well as ensuring effective

functioning of private homeowner associations, the President of the Republic of Uzbekistan signed a decree on April 18, 2017 I Decree of the President of the Republic of Uzbekistan "On Measures for Further Improvement of Management System" [2] and Resolution of the Ministry of Public Utilities of the Republic of Uzbekistan № PP-2900 [4] This will be an important factor in furthering the sector's reforms.

The analysis shows that today private homeowner associations effectively use and maintain multifamily housing, including timely and quality preparation of housing for seasonal use, capital and current repairs, reconstruction and improvement of residential areas. Systematic implementation of such works is one of the top priorities in the industry.

Based on the above, in order to further improve the use and management of housing in the country it is important to systematically implement the following:

- High level of interaction between construction and repair enterprises and homeowner associations and homeowners with regard to effective use, repair and maintenance of housing, in particular, the importance of the adopted legislative and legislative acts related to the sector. systematic organization of outreach and outreach activities;
- Public and public-private partnerships (in particular, attraction of foreign investors) for effective use of housing in the republic, in particular, their repair, maintenance and
- Management, as well as improving the quality of housing and public services and significantly reducing costs. further improvement;
- Effective use of energy-efficient materials, equipment, equipment and technologies in

the construction of new housing and the operation of existing housing, as well as the study of best international practices and their application in practice;

- Implementation of organizational measures related to the condition of wear, tear and damage of building elements, timely technical inspection and repair of apartment buildings due to their complex of technical, design and volume-planning solutions and engineering and communication systems of apartment houses.
- Local authorities without the permission of landlords, change their house plans, and cause damage to building elements, as well as enclosing front and backyard areas, building buildings, etc. and strengthen mechanisms for imposing administrative penalties.

In conclusion, the systematic implementation of the above-mentioned objectives will play an important role in improving the efficiency and efficiency of the housing management system in practice.

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