

## KEY DIRECTIONS FOR INCREASING THE EFFICIENCY OF DEVELOPMENT-BASED HOUSING MANAGEMENT QUALITY MANAGEMENT SYSTEM

Normurodov Sarvar Norboy o'g'li,

Trainee Teacher, Tashkent state agrarian university, TSAU

E-mail: s.n.normurodov@bk.ru

Khayrullaeva Mukhlisakhan Nuriddin qizi,

Student, International agriculture university, IAU

Email: xayrullaeva@mail.ru

### Annotation

The article provides suggestions and practical recommendations for the development of innovative management in the housing and communal services fund.

**Keywords:** innovations, investments, modernization, localization, competitiveness, HOA, housing, service.

**Аннотация.** В статье даны предложения и практические рекомендации по развитию инновационного управления в жилищно-коммунальном фонде.

**Ключевые слова:** инновации, инвестиции, модернизация, локализация, конкурентоспособность, ТСЖ, жилье, сервис.

**Аннотация.** Ушбу мақолада уй-жой фондини инновацион бошқаришни ривожлантириш борасида таклифлар ва амалий тавсиялар берилган.

**Калит сўзлар:** инновация, инвестиция, модернизация, маҳаллийлаштириш, рақобатбардошлик, хусусий уй-жой мулкдорлари ширкати, турар жой, хизмат кўрсатиш.

**Introduction.** In the modern world, housing stock management is a system that requires special attention due to its social significance. It is known that a person spends most of his life at the place of residence.

Population growth in the world, in turn, leads to an increase in the volume of private housing. In particular, in 2019 in the United States this figure will reach 136.6 million people. in Great Britain - 23.9 million and Canada - 133.7 million; in France - 35.4 million; in Germany - 41.7 million. in Russia - 30.7 million formed the body [5]. In this regard, such issues as the technical

condition of the housing stock, the quality of the services provided to it and ensuring the safety of the life of the population are among the most important tasks in any country.

Research in the field of housing stock management in various countries of the world is aimed at forming the organizational, legal and economic foundations of management in this area, determining the activities of enterprises in the field and expanding the range of services they provide. In recent years, research has focused on improving the quality and effectiveness of these activities, in particular on the decentralization of housing management and the reduction of government involvement in management. The Action Strategy for five priority areas of development of the Republic of Uzbekistan for 2017-2021 sets the task of “improving the level of public utilities” [1]. The successful implementation of these tasks requires the improvement of the system of effective management of private housing in the country.

**An analysis of the literature** shows that the issues of providing the population with adequate housing, providing it with high-quality, affordable and convenient services have always attracted the attention of scientists and specialists and remain so at the present time.

E. Ostrom, S. Narat, P. Chemetov, R. Baudui, D. Paris, F.-O. Of note is the study by Seys et al. [9,10,11,12].

It should be noted that, speaking about scientific research in this area, a number of scientists from the CIS countries, including S.A. Kirsanov, M.N. Lomova, K.S. Stepaev's scientific works [4,5,8] studied the possibilities of using the housing stock and organizing effective management of it.

The researchers of our country have also studied some aspects of the economy and management of housing and communal services. In particular, V.Yu. Yodgorov, R.I. Nurimbetov, I.Kh. Among them are the scientific works of Davletov [3,2,7]. Also one of the practitioners actively conducting research in this area is A.Kh. Nabiev, K.A. Tantybaeva and N.M. The analytical work of Vishnevskaya [6] also contains proposals and recommendations for improving the system of private housing management in the country.

Among the material and spiritual needs of people, the need for housing is in the first place. The reason is that a person cannot live a peaceful life unless a certain level of housing needs is met.

In this regard, a number of positive steps in this direction in our country over the years of independence, especially in the last 2-3 years, have been made and continue to this day.

In order to achieve a positive solution to the planned reforms in the industry, a number of legal documents have been adopted in recent years, and some of them have been amended.

From the data below, it can be seen that in the period 2016-2020. the total area of 1308 rural residential areas amounted to 9573 thousand sq.m. In total, 69,557 comfortable houses were built and the living conditions of more than 83.5 thousand rural families were improved.



The fundamental improvement and efficient use of multi-apartment housing stock, timely repair and restoration, as well as the cleanliness and improvement of the territories adjacent to multi-apartment buildings is one of the important vital factors in creating favorable conditions for the population living in such houses. listed.

Priority 4 of the Action Strategy for the five priority areas of development of Uzbekistan for 2017-2021, approved by Decree of the President of the Republic of Uzbekistan No. PF-4947 dated February 7, 2017 [1], is devoted to the development of the social sphere. The issue of increasing the level of provision of personal services is one of the urgent tasks. This, in turn, is a confirmation of the work carried out in our country to improve the quality of housing and communal services and improve the system.

Among the forms of ownership, residential premises occupy a special place due to their social significance. Because a person spends most of his life in his own place of residence. Therefore, serious attention is paid to the state of the housing stock, the quality of public services provided to it and ensuring life safety.

It should be noted that the radical reforms carried out in recent years in all sectors and branches of the country allow achieving a number of positive results. As a result of the positive growth observed in the real sector of the economy and in the service sector, a number of achievements have been achieved.

Nevertheless, the current state of housing and communal services is still one of the most urgent problems. Basically, these are such problems as the relative obsolescence of the housing stock, failure by management companies to fulfill their obligations to the population, untimely maintenance and overhaul, timely evacuation of the population from emergency housing.

In particular, it is necessary to study the terms of the contract between consumers and service providers (electricity, gas, hot and cold water, other utilities) and pay special attention to the issue of equality of the parties. changes.

The analysis shows that local executive authorities do not sufficiently coordinate the activities of homeowners' associations and housing and communal services. The lack of an integrated approach to the management and use of multi-apartment housing stock is an obstacle to further improvement of the quality of public services, which, in turn, has led to valid complaints from landlords. An effective system of control over the maintenance of multi-apartment housing stock has not been created. In many cases, there is a violation of the established requirements for the technical operation of the housing stock, the safety of living.

Also, the rules and deadlines for the repair of buildings and structures are not observed. The condition of the territories adjacent to the houses does not fully comply with sanitary norms and rules. The population is insufficiently provided with high-quality drinking water and central heating. A number of adopted regulatory documents do not fully provide the legal basis for the development of the industry. As a result, reforms in the industry do not give the expected results. In particular, the predominance of administrative methods over economic methods of management in the industry, high management costs, and a high level of losses of

energy resources in the process of providing services have a negative impact on the activity of the industry. A serious negative impact on the situation is also exerted by the low transparency of tariff formation, the low level of public awareness of costs, the lack of knowledge and skills among members of private housing companies to work in market conditions.

**In conclusion**, we note that the implementation of the above tasks, in turn, requires an integrated and systematic approach. This will require the transition of the housing and communal services to full-fledged market relations, the general direction of reforming the industry and the gradual introduction of a procedure for refusing budget financing. At the same time, it will be necessary to establish effective cooperation between the state, local governments, business and the population on an ongoing basis.

### Literature:

1. Decree of the President of the Republic of Uzbekistan PF-4947 "On the Action Strategy for further development of the Republic of Uzbekistan". February 7, 2017 // [www.lex.uz](http://www.lex.uz)
2. Davletov I.X. Sotsialno-ekonomicheskie problemy razvitiya jilishchnogo stroitelstva v moderniziruemoy ekonomike. Monograph. Izd. "Science and technology", Tashkent, 2012.
3. Yodgarov V.U., Butunov D.Ya. Housing and communal services and economy. Textbook. 2011;
4. Kirsanov S.A. Zarubejnyy opyt upravleniya mnogokvartirnymi domami // ЖКХ: журнал руководителя и главного бухгалтера, № 10, 2011.
5. Lomova M.N. Ekonomicheskaya nauka i praktika. Materials of the International Scientific Conference (Chita, February 2012);
6. Nabiev A.X., Tantybaeva K.A., Vishnevskaya N.M. // Answers to questions about the activities of the homeowners' association. Tashkent. 2006.
7. P. Chemetov (1995) Territoire de l'Architecte; R. Baudoui (2014)
8. Penser la transition éthique de l'urbanisme pour l'aménagement de villes durables. Le cas de la France et de la Suisse;
9. S.Nahrath, Gerber, J.-D., Knoepfel, P., Bréthaut, C. (2012). 14. R.I.Nurimbetov, T.A.Khasanov, A.S.Sultanov, <https://dx.doi.org/10.15863/TAS.2019.03.71.9>.
10. <https://www.statista.com/statistics/240267/number-of-housing-units>.
11. Nurimbetov R., Normurodov S., Tashmukhamedova K., Shanazarova G. Prospects of Viable Improvement Tradition Progressing Of Housing Finance administration // International Journal of Scientific & Technology research volume 9, Issue 02, February 2020 Issn 2277-8616 Ijstr©2020 [www.ijstr.org](http://www.ijstr.org).
12. Normurodov S. System of indicators for assessing the effectiveness and quality of housing and communal services // On the subject "innovation, integration, savings in the field of architecture and construction" international on-line scientific - practical conference May 5-6, 2021.