

**THE USE OF FOREIGN EXPERIENCE IN IMPROVING THE
EFFICIENCY OF THE MODERN HOUSING STOCK
MANAGEMENT SYSTEM**

A.S. SULTANOV¹

¹PhD of Economics, Associate Professor,
Head of the Department of Economics
University of Science and technology,
Tashkent, Republic of Uzbekistan

Annotation. In this article, changes in the management system of the housing fund of the Republic of Uzbekistan were studied, existing problems in the field were analyzed, proposals were developed to use foreign experience in improving the efficiency of the management of the housing fund of the Republic.

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

The law of the Republic of Uzbekistan dated May 7, 1993 «on privatization of public housing stock» was adopted. In this law, the most important aspect of housing reform was the issue of creating private ownership of housing, a sense of ownership in people, as the initial basis for the formation of a class of owners. The Housing Code of the Republic of Uzbekistan was adopted on December 24, 1998 in order to ensure reforms in the housing sector and improve housing legislation. 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. Decree No. 5017 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 and PQ-2900 «on the organization of

activities of the Ministry of Housing and communal services of the Republic of Uzbekistan» were adopted. In order to radically improve the technical condition of the multi-unit housing fund and to carry out appropriate use, repair and restoration work on time, the resolution of the president of the Republic of Uzbekistan dated April 24, 2017 «on measures to further improve the maintenance and use of the multi-unit housing fund in 2017-2021» PQ-2922» was adopted.

Based on the analysis of the current state of the housing and communal sphere, it was found that there are a number of problems that need to be solved immediately. The lack of a comprehensive approach to the management and use of a multi-family housing stock is an obstacle to the further improvement of the quality and guaranteed utility system to the population. Control over the appropriate level of maintenance of a multi-family housing fund is not organized, in many cases the specified requirements for the technical exploitation of the housing fund and the Safe survival of the population in it is allowed to be violated. The rules and deadlines for the implementation of repair and restoration of buildings and structures are not observed, work is not carried out on the demolition of old houses, the state of the areas adjacent to multi-apartment houses does not fully meet sanitary norms, rules and hygiene standards.

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 agree with the clause - is not allowed to buy an apartment, if the owner violates one clause of the declaration - will answer in court;

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 house.

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 and primarily take into account the interests of citizens, the legal and economic aspects of the purchase, ownership and use of residential housing. 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. The Union's obligations included matters of General real estate management and building maintenance.

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. 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 its professional civil liability. 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. From the international experience, which currently has the opportunity to implement in our conditions, the following ideas can be obtained: - to create favorable conditions for homeowner companies, to promote the expansion of their scope of activity; - To develop Union institutions (homeowner associations), as well as associations of Housing and communal services organizations; - to establish 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; - To introduce mandatory practice in the organization of a homeowner's company, develop a technical and economic basis; -to systematically establish seminars, courses, meetings with citizens in order to.

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