



## **IMPROVING THE EFFICIENCY OF HOUSING CONSTRUCTION MANAGEMENT**

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### **Article history:**

**Received:** 10<sup>th</sup> December 2022

**Accepted:** 8<sup>th</sup> January 2023

**Published:** 14<sup>th</sup> February 2023

### **Abstract:**

In this article, housing construction management, housing efficiency, efficiency, housing stock service, housing stock management and performance indicators, housing management schematic view, fair service to management organizations words like show are highlighted.

**Keywords:** housing construction in rural areas, housing construction management, housing efficiency improvement, housing stock service, housing stock management and efficiency indicators, scheme overview of housing management, management organizations service.

**ENTER.** The concrete measures implemented in the field of housing economy in the republic have the ultimate goal of improving the standard of living of the population. However, in practice, further deepening of reforms in the field of housing fund services is being implemented at a slow pace. Monopoly and non-alternativeness in the provision of services remain, the cost mechanism in the formation of the value of services is based on the nature of adding management and service functions to the administrative methods of management that do not have economic incentives to reduce the costs of providing services and increase their quality. state-owned enterprises still dominate.

Law No. 581 of the President of the Republic of Uzbekistan Sh. M. Mirziyoev on November 7, 2019 "On the management of multi-apartment buildings" on the selection and maintenance of multi-apartment residential buildings Fundamentally improving the formation of a clear market for the provision of repair services, increasing the interest of the population in the maintenance and perfect repair of multi-apartment houses, and the basis for the implementation of measures to increase the prestige, organizational and financial independence and efficiency of the activities of housing owners' associations. is serving as

S.B.Melnikov, M.Odinsov, M.V.Popova, Yu.F.Simonov, V.G.Starovoytov, V.F.Ukolov, I.F.Chernyavsky and others are covered in the works.

One of the most important tasks of managing the housing fund is to perform maintenance and repair work. These jobs can be done by:

- specialized service or repair organizations (contractors);
- employees (production personnel) hired by the housing owner or his authorized body or organization (private housing owners' association, management organization);
- direct housing owners.

In accordance with the decision No. 5 of the Cabinet of Ministers of the Republic of Uzbekistan dated January 4, 2019 "On additional measures to improve the management of housing and communal infrastructure of the city of Tashkent", multi-apartment houses are served by The Regulation on the procedure for selection of management companies was adopted. On the basis of this Regulation, a competition was held for the maintenance, use and repair of multi-apartment buildings. Management companies were also determined in this competition. After that, every 5 years, management companies perform their activities on the basis of competitions in a series of stages. They are selected based on the following stages: [1] UJMSH, materials on the technical and financial condition of the multi-apartment house are prepared in cooperation with the district housing and communal service department and commercial banks; conditions are published on the authority's website, which can be viewed; signs a contract with the owners or trustees of the housing fund for the maintenance, use and repair

**LEVEL OF STUDY OF THE ISSUE.** From foreign and Uzbek scientists about improving the efficiency of housing construction management A.V.Avdeev, I.V.Bichkovskiy, D.Butunov, Yodgorov V., R.I.Nurimbetov, I.X.Davletov, I.G.Mins, N.B.Kosareva, F.G.Takhi-Zade, L.N. Chernyshev, A.I.Faynberg, A.N.Alisov, S.V.Barulin, Yu.N. Baryshnikov, N.I.Drozd, Ye.V. Yegorov, B.F.Zaysev, Ye.A.Kameneva,

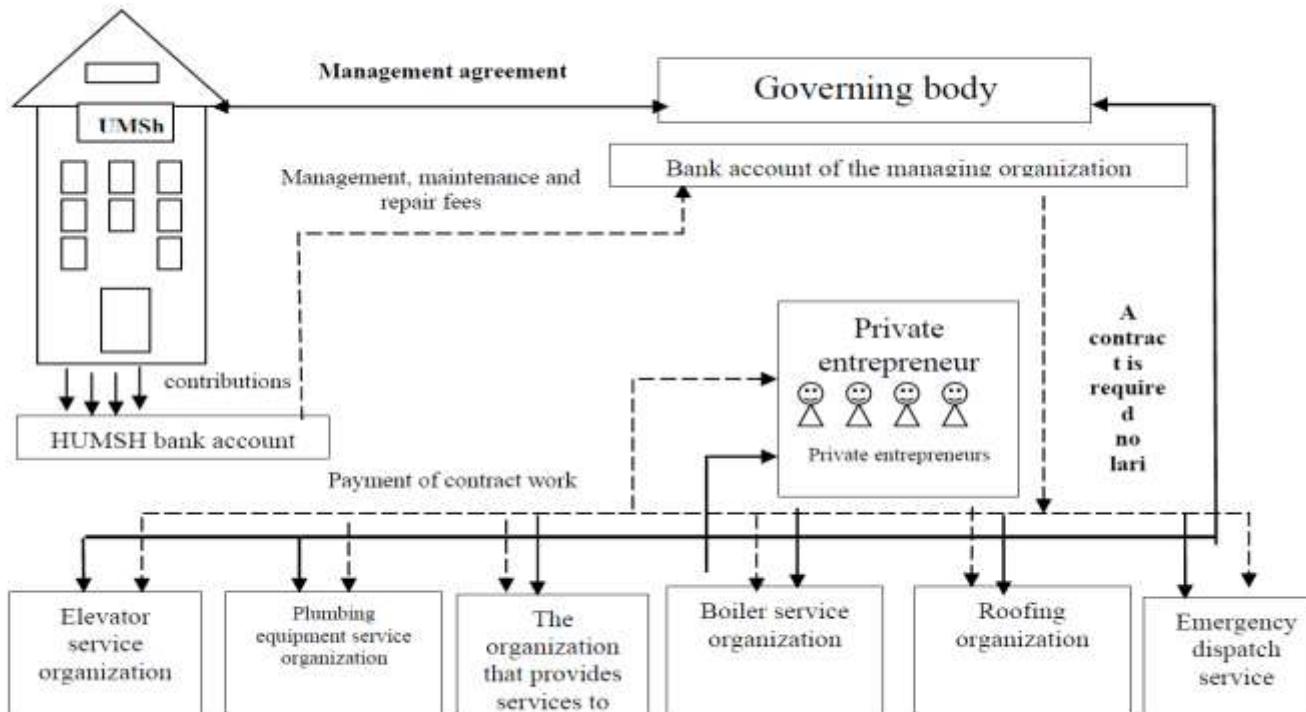


of the common property of the multi-apartment building.

Therefore, in the conditions of the developed market of housing services, the housing owner (owners), private housing owners' association attracts specialized contracting organizations to perform

service and repair works. According to the decision of the owner or his authorized body or organization, the following can be assigned to the management organization based on the management contract:

1) Property maintenance or repair work can act as a customer (Figure 1).



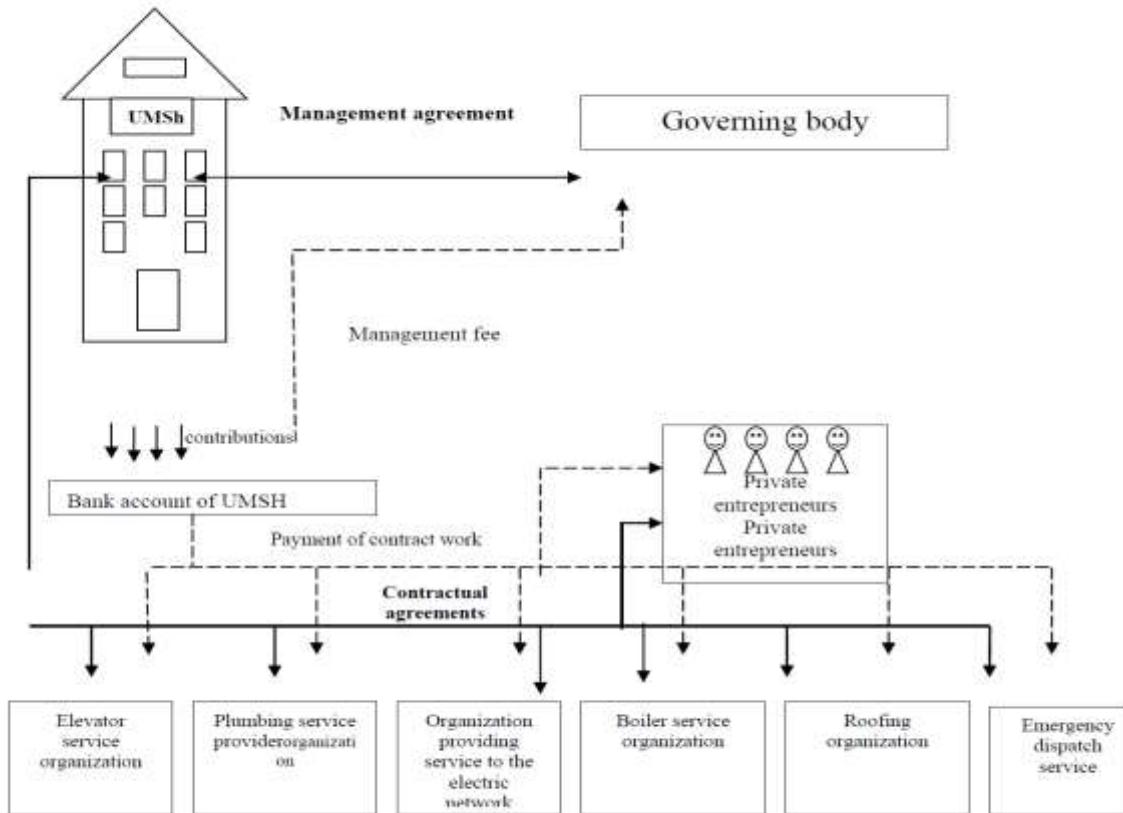
**Figure 1. Management organization - service and repair.<sup>1</sup>**

In the first case (Fig. 1), the managing organization independently carries out work on the selection of proposals and the selection of a contractor, concludes contracts on its own behalf and controls the volume and quality of the work it performs, pays for the work performed on its account.

Development of the market of housing services, housing owners' association may be interested in carrying out maintenance and repair works by their own employees or by engaging

executors - individuals - on the basis of short-term contracts. In this case, the managing organization may be entrusted with the task of selecting candidates for workers (executives), organizing and controlling their work for concluding contracts with the company and organization.

2) Providing assistance to the owner of the housing fund or private housing owners' association in attracting contractors on a competitive basis.

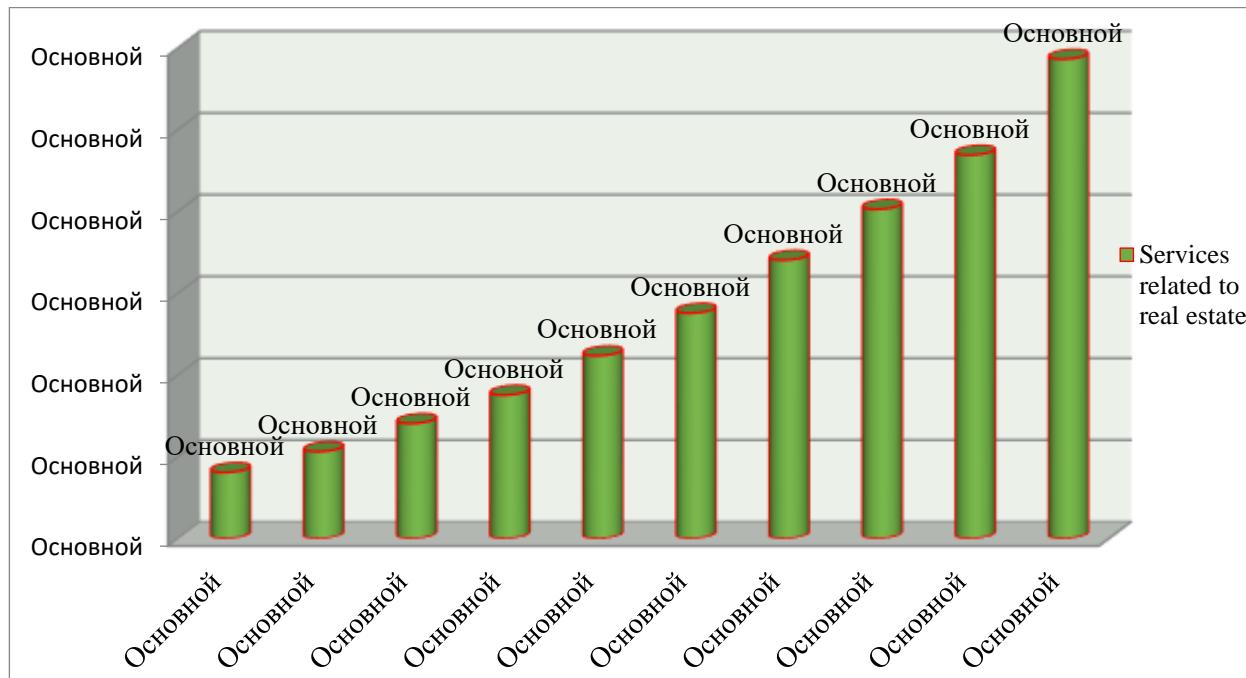


**Figure 2. The company is the customer of service and repair works).[3]**

In the second case (Fig. 2), the management organization prepares recommendations for the selection of a contractor for the property owners, housing owners' association, helps the owner or association to conduct the selection of the contractor, and the owner of the housing stock (or association) and the contractor help to draw up a contract between them, controls the quality of the works performed by the contractor. The owners or the company will pay for the work done. In a situation where the requirements for management services have not been formed, specialized organizations

providing services to the housing fund are limited, and they are not sufficiently specialized in their types of work, the management organization is responsible for management, service and development of housing owners and housing owners' associations. can offer a range of repair services.

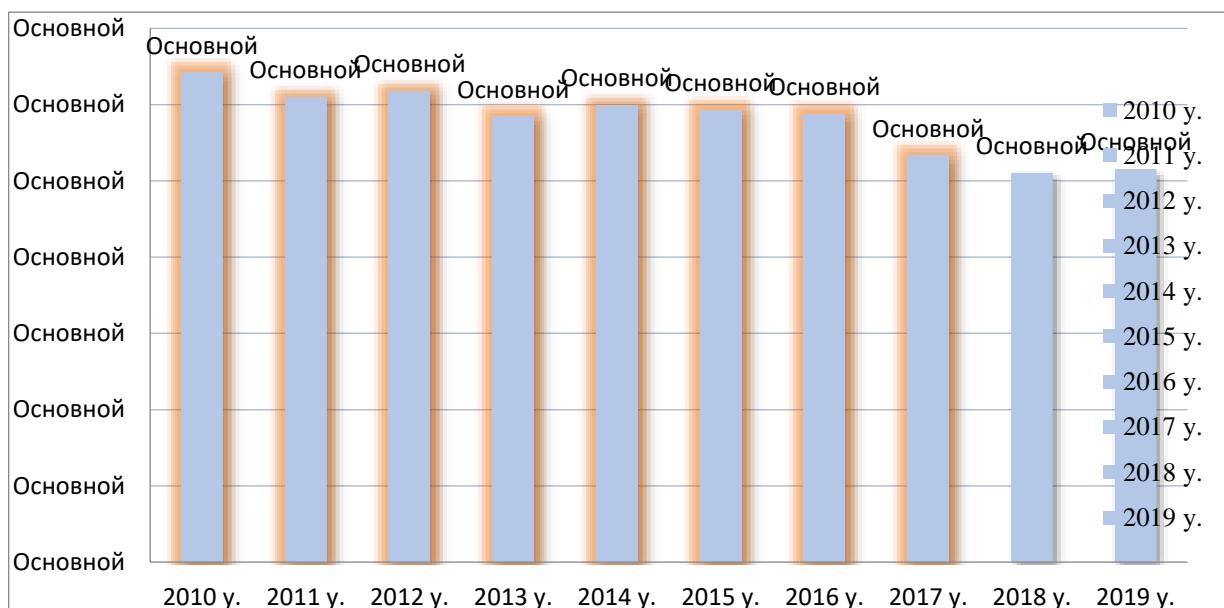
If the management organization that is being formed wants to independently perform maintenance and repair work for the housing stock and has the appropriate capabilities (material and technical base, qualified employees, etc.), these types of activities are specified in the organization's charter. must be.



**Figure 3. Volume of services related to real estate (in billion soums).[4]**

It can be seen from the analysis of Figure 3 that the volume of market services provided in June of this year (discrete month) compared to January 2020 increased by 4.0 trillion soums and 20.3 trillion soums. It's enough for me. The share of services related to real estate is increasing year by year. That is, 4689.2 billion soums in 2018, 5862.2 billion soums in 2019, amounting to 2766.6 billion soums (101.8%) in January-June 2020. So, we see that the cost of real

estate has increased every year. However, compared to these indicators, the volume of performed works and services changes (increases and decreases). Services related to real estate are one of the largest shares of the composition of services in the main economic activities, and it is 3. is 1%. Compared to these indicators, the volume of performed works and services leads to changes (increases and decreases) as shown in Figure 5.



**Figure 4. Services related to real estate volume growth rate (in %). [5]**



From the analysis of Figure 4, we can see that the volume of services related to real estate decreased by 128.4% in 2010, decreased by 6.4% in 2011, increased by 1.6% in 2012 compared to the previous year, and in 2013 decreased by 6.8%, increased by 3.1% in 2014, decreased by 0.6% in 2015, by 1.0% in 2016, by 10.9% in 2017 compared to 2016, by 4.5% in 2018 decreased by %. In 2019, it can be seen that it increased by 1.0% compared to 2018. So, it indicates that the price paid for the volume of services provided to the housing is high. This has a negative impact on the further development of the financial management of the housing fund and the development of the residential service market. Meanwhile, professional service companies,

**SUMMARY.** From the results of the above analysis, it can be said that the further development of the management of the housing stock and the development of the residential service market, the selection of contractors, the control of their work and the acceptance of completed works have the following shortcomings: when choosing contractors, the company only considers the prices given by them. that attention is being paid; that the contractor's financial condition, labor force, equipment and experience are not given full importance; the estimate documents provided by them, the quality of the materials specified in them are not fully studied; orders given by companies without being fully examined by banking institutions,

As a result:

- cases of familiarity are allowed when choosing contractors;
- due to lack of financial condition of the contractor to perform the works, lack of manpower, low-quality materials are brought for cheap collateral, the works are performed in poor quality, and in some cases, the works are abandoned without completion. The received funds are being looted;
- the works that should be done for this object are not completed;
- this object is repeatedly added to the New Year Program by the company.

A positive solution to the above-mentioned problems consists of the following in our opinion:

- Before the development of the program, the technical conditions of all housing funds in this area should be thoroughly reviewed (monitored);

- according to the results of monitoring, an Act on the technical condition of each housing fund must be adopted by the competent authorities;
- when planning the repair and restoration of objects, the actual cost of materials and labor used for this object should be determined;
- The program should be fully studied and then approved by sector leaders, banks, companies, management service companies, housing and communal departments and relevant responsible agencies.

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