



## **MODERN MANAGEMENT SYSTEM FOR INCREASING THE EFFICIENCY OF HOUSING CONSTRUCTION MANAGEMENT**

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<b>Received:</b> 10 <sup>th</sup> January 2023 <b>Accepted:</b> 10 <sup>th</sup> February 2023 <b>Published:</b> 11 <sup>th</sup> March 2023	In this article, housing construction, management of housing construction, improvement of management efficiency, modern management system in the housing fund, housing and communal management, location of housing in the city of Tashkent, housing funds located in the city of Tashkent and monitoring of their technical conditions are explained.

**Keywords:** Housing construction, management of housing construction, improvement of management efficiency, modern management system in the housing fund, housing and communal management, housing funds located in the territory of Tashkent city and monitoring of their technical condition.

**INTRODUCTION.** Reforms are being implemented in the management of communal infrastructure and housing and communal economy, as well as in all areas of our country's economy. In particular, the consistently implemented works are, first of all, socially oriented, especially the protection of human interests, provision of housing to the population, their management, service provision, construction of modern affordable housing for the social stratum of the population, and a number of measures aimed at improving the housing fund, aimed at increasing the well-being of the population is recognized.

Changing legal and economic conditions, the demand for housing stock, the practice of its construction have created new problems. The relevance of the topic is to introduce modern management in the activities of housing owners' associations, to restore their financial and economic stability, to provide them with a material and technical base, to carry out current and major repairs of old houses and the areas in front of them in accordance with the requirements of the times, to introduce new scientific achievements, to reduce costs at the stage of housing stock exploitation, is to organize the supply of quality communal services to the population and to manage and improve the skills of communal workers.

Today, the research works of a number of foreign scientists in the rational use of the housing stock and increasing the efficiency of its management are noteworthy. According to European scholars Karen

Tarbox, Russell Kenley, Maxwell Chaser, Christopher Haywood and Sean McNelis, "Effective housing management strategy (based on 3 main elements: property management strategy; property management policy; property management action plan) has the following responsibilities: increase housing supply to the population; effective use of existing housing stock, including the designation of homeowner associations, an organization that supports a strategy of safe, affordable housing that adapts to the changing needs of the population; preventing homelessness; addressing the impact of welfare reform"<sup>1</sup>.

Identification and analysis of the current state and characteristics of the practice of fund management related to social housing; discussion of the main fund management issues and arising problems; international experience in managing the social housing fund; identify a set of best practice features used in the management of social housing owners' associations; implementation of a project analyzing experience and financial models in the field of public or housing owners' associations, and it is based including the importance of the role of the state in the management of housing funds"<sup>2</sup>.

In order to completely eliminate these problems and shortcomings in local conditions, it is necessary to unite the representatives of the sector under a single system. In order to solve the existing problems in the field, according to the decree of the President of the

<sup>1</sup> Karen Tarbox- Assistant Director Barbican & Property Services.- The City of London Corporation Housing Asset Management Strategy 2015-2020 (3-4p).

<sup>2</sup> Russell Kenley, Maxwell Chiazor, Christopher Heywood and Sean McNelis.- «Towards best practice for public housing asset

management». for the Australian Housing and Urban Research Institute AHURI Swinburne – Monash Research Centre. May 2009. AHURI Positioning Paper No. 118. ISSN: 1834-9250. ISBN: 978-1-921610-11-0. (1p.).



Republic of Uzbekistan dated April 18, 2017 No. Ministry was established. Also, the adoption of the decision of the President of the Republic of Uzbekistan on April 24, 2017 "On measures to further improve the system of

maintaining and using the multi-family housing stock in 2017-2021" is the most relevant topic in the field of communal economy today.

**Table 1**

**Analysis of illegal objects located in the territory of Tashkent city and the results of their monitoring (as of 01.06.2021)<sup>3</sup>**

<b>Indicators</b>	<b>The number of housing funds studied (total of 8527)</b>	<b>The number of illegal objects detected (total of 7583)</b>	<b>The number of mandatory instructions given on demolition (total 7583)</b>	<b>The number of objects voluntarily demolished (total of 2634)</b>	<b>The number of injunctive relief lawsuits filed in the courts (total of 919)</b>
By the sector of the governor	2480	4218	4218	690	454
By the sector of the prosecutor	1866	1292	1292	869	195
By sector of the Department of Internal Affairs	1937	917	917	611	111
By sector of the State Tax Inspectorate	2244	1156	1156	464	159

As a result of the conducted analysis, "...the problems that need to be solved based on the analysis of the current situation of the utility sector, in particular, the use of housing stock and its management, are as follows:

- ✓ insufficient coordination of activities of local executive authorities, housing owners' associations and housing and communal service organizations;
- ✓ insufficient organization of housing stock maintenance control; arbitrarily blocking the front and rear areas of multi-apartment houses as yards by residents, construction of small buildings in these areas;

<sup>3</sup> <http://mjko.uz>. Author's calculation based on the information from the official website of the Ministry of Housing and Communal Services of the Republic of Uzbekistan.



changes in the internal volume-planning solutions of high-rise buildings, damage to the bearing walls are leading to violation of the established requirements and norms for the technical operation of the house...»<sup>4</sup>.

In order to eliminate these problems, measures are being taken to fundamentally renew the activities of housing owners' associations, to restore their financial and economic stability, and to ensure the satisfaction of the population.

In particular, in order to comprehensively develop and improve the system of maintenance and use of multi-apartment housing stock, and to solve the issues of coordinating the activities of housing owners' associations, the Ministry of Housing and Communal Services has set the issue of developing the draft Law "On Homeowners' Associations" by December 2021 and improvement of state management in the field of housing owners' associations in this law;

✓ implementation of effective mechanisms for regulating the activities of housing owners' associations;

✓ to increase the responsibility of companies in terms of compliance with legislation and regulatory documents in the use of housing;

✓ it was emphasized that concrete measures should be established in connection with the development of simplified mechanisms for the financial and economic activity and accounting of housing owners' associations.

Table 1 provides an analysis of illegal objects located in the territory of Tashkent city as of June 1, 2021, and the results of their monitoring.

Objections of the population and complaints to higher authorities were made due to the fact that the objects deemed illegal were not demolished on time or were demolished incompletely. Also, the wastes from illegally demolished facilities are old materials that have been stored for many years, and if they are not removed soon, they can cause various diseases for the people living there.

**Table 2**  
**Analysis of results of monitoring of housing funds and their technical condition located in the territory of Tashkent city (as of 01.06.2021)<sup>5</sup>.**

<b>Indicators</b>	<b>The number of housing funds studied (total of 7896)</b>	<b>The number of defects identified (total of 17419)</b>
By the sector of the governor	2076	4177
By the sector of the prosecutor	1779	4705
By sector of the Department of Internal Affairs	1897	4786
By sector of the State Tax Inspectorate	2144	3751

If we pay attention to the data of Table 2, the number of investigated housing funds in the city of Tashkent was 8527, of which the number of illegal objects was detected in total - 7583, the number of mandatory instructions for demolition was 7583, the number of voluntarily demolished objects was 2634,

and the number of lawsuits brought to the courts related to compulsory violation was 919.

Table 2 provides an analysis of housing funds located in the city of Tashkent and the results of monitoring their technical condition as of June 1, 2021. The technical condition of the housing funds in the

<sup>4</sup> Resolution pQ2922 of the President of the Republic of Uzbekistan dated April 24, 2017 "On measures to further improve the system of maintaining and using the multi-family housing fund in 2017-2021".

<sup>5</sup> <http://mjko.uz>. Author's calculation based on the information from the official website of the Ministry of Housing and Communal Services of the Republic of Uzbekistan.



region, including the identified deficiencies in preparing them for the autumn season, are listed. The total number of housing funds studied in the first half of 2021 is 7,896, 2,076 in the governor's sector, 1,779 in the prosecutor's sector, and 1,897 in the internal affairs department. in the State Tax Inspection sector, it was 2144. The number of deficiencies identified in housing funds was 17,419 cases.

Table 3 presents an analysis of the results of monitoring the technical condition of housing funds located in the city of Tashkent, their preparation for the autumn season. Due to the technical condition of the housing funds in the regions, including identified deficiencies in preparing them for the autumn season, lack of financial ability of the contractor to perform the works, lack of labor force, low-quality materials are brought in for cheap collateral, the works are performed poorly, and in some cases, the works are abandoned without completion.

The received funds are being looted; the work to be done for this object remains unfinished. In particular, the number of deficiencies in engineering equipment in the basement was 2,058, the number of deficiencies identified in facades and entrance corridors was 1,849, the number of deficiencies identified in roof

parts was 831, the number of deficiencies in the installation of frame frames was 1,404, and the number of deficiencies identified in the absence of lighting devices was 7,508.

**IN CONCLUSION, IT CAN BE SAID THAT** there are still cases such as the lack of a comprehensive approach to the management and use of the multi-apartment housing fund, the condition of the areas adjacent to the multi-apartment houses that do not fully meet the sanitary and hygiene standards, the non-compliance with the established standards in the implementation of building reconstruction works, and the insufficient completion of the demolition of old houses. The following suggestions and recommendations can be made in order to increase the efficiency of the housing stock and its management:

- ❖ it is necessary to further improve social and public-private partnerships aimed at effective use of housing stock in the republic, in particular, their repair, maintenance and management, as well as improving the quality of communal services and reducing costs;

**Table 3**  
**Technical condition of housing funds located in the territory of Tashkent city, analysis of monitoring results of their preparation for the autumn season (as of 01.06.2021)<sup>6</sup>**

Indicators	The number of defects in engineering equipment in the basement (2058)	The number of defects detected on facades and entrances (1849)	The number of defects detected on roof parts (831)	The number of defects in the installation of transom frames (1404)	The number of defects detected in the lack of installation of lighting devices (7508)	Irrigation and heating systems where landscaping works have not been carried out
By the sector of the governor	480	385	195	277	1702	65

<sup>6</sup> <http://mjko.uz>. Author's calculation based on the information from the official website of the Ministry of Housing and Communal Services of the Republic of Uzbekistan.



By the sector of the prosecutor	641	732	292	493	1922	37
By sector of the Department of Internal Affairs	402	404	190	338	2060	59
By sector of the State Tax Inspectorate	535	328	154	296	1824	41

❖ high-level formation of mutual relations between enterprises and organizations of the housing fund repair, maintenance and management system and housing owners, and wide promotion and explanation of the content of laws and regulatory documents adopted in the field among the population. As a result, the effectiveness of local government housing owners' association and local government's housing owners' policy is realistically evaluated. also allows him to develop recommendations on the necessary measures to solve specific problems;

❖ construction of new housing, effective use of energy-efficient materials, equipment and technologies in existing housing. as well as studying advanced foreign experiences and developing an effective mechanism for implementing positive experiences, developing ways to optimize energy consumption of buildings;

❖ it is desirable to determine the deficiencies identified by housing owners' associations in the preparation of housing funds for the autumn season, based on the actual condition of the objects in need of repair and after a realistic study of the owners' wishes, and include them in the program;

❖ objects found illegal have been demolished and today there are no places (storage) intended to store additional property or luggage of the population, which causes objections of the population. therefore, it is necessary to organize the construction of an object intended for the storage of additional property and cargo of the population and appoint the persons responsible for it;

❖ ensuring housing and social security, forming the "professional skills" of residents living in housing owned by companies, providing conditions that allow to increase their knowledge and professional skills in the implementation of technical expertise of housing, improving the condition of housing, creating favorable conditions for housing owners' associations and ownership relations for the purpose of stabilization, it is appropriate to support the initiatives of individuals and households, to form a regulatory legal framework.

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