

საცხოვრებელი სფეროს (საცხოვრებელი ფონდის) სახელმწიფო
მართვის მექანიზმის ელემენტები

ELEMENTS OF THE PUBLIC ADMINISTRATIVE
MECHANISM IN HOUSING SECTOR

ალექსი დემიხოვი

სუმის სახელმწიფო უნივერსიტეტის
მართვის კათედრის
ასპირანტი, სუმი, უკრაინა

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ანოტაცია

პოსტსაბჭოთა ქვეყნების თანამედროვე საცხოვრებელი სექტორი საჭიროებს მოდერნიზაციას. ცვლილებები უკეთესობისაკენ შესაძლებელია აღნიშნული სექტორის მართვის ახალი სისტემის ჩამოყალიბების შემთხვევაში, მართვა, დაფუძნებული არა მარტო ხელისულების ვერტიკალურ სტრუქტურაზე, არამედ შერეულ (ქსელურ, მოქნილ) მენეჯმენტზე, რომელიც მოიცავს როგორც სახელმწიფო, ასევე ადგილობრივ სტრუქტურებს და ასევე ადამიანთა ორგანიზაციის სხვადასხვა ფორმებს. შემოთხსენებული ტემა აქტუალურია ყველა დასახლებული პუნქტისათვის - დაწყებული მეგაპოლისებიდან და დამთავრებული დასახლებულ პუნქტებამდე, ვინაიდან საცხოვრებელი ფონდის მორალური და ფიზიკური ცვეტა იზრდება, ხოლო აღნიშნული პრობლემის გადაწყვეტა დგას მართვის ყველა დონის დღის წესრიგში. საცხოვრებელი სფეროს სახელმწიფო მართვის მექანიზმში მოიცავს ურთიერთდაკავშირებულ ინსტრუმენტებისა და დონისძიებების ნაკრებს, რომლებიც აუცილებელია სახელმწიფოსათვის ამ მნიშვნელოვანი დარგის ფუნქციონირებისათვის. ჩვენ განვიხილავთ სექტორთაშორის კოორდინაციას როგორც საცხოვრებელ სექტორში სახელმწიფო მართვის მექანიზმის ელემენტს. სახელმწიფო მართვის მექანიზმის შემდეგ ელემენტს წარმოადგენს სტრატეგიული დარგობრივი დაგეგმარება უკრაინის რეგიონული განვითარების, მშენებლობისა და კომუნალური მეურნეობის პროფილური სამინისტროს მხრიდან. სახელმწიფო მართვის მექანიზმის მესამე ელემენტს წარმოადგენს კავშირის უზრუნველყოფის ბლოკი გავლენის მქონე სხვადასხვა ჯგუფების ინტერესების (ისტეები, როგორებიცაა მართვის სახელმწიფო და ადგილობრივი ორგანოები, ბიზნესი და მოსახლეობა) და სამი რეფორმის მიზნების გათვალისწინებით: დეცენტრალიზაციის (დეკონცენტრაციის) რეფორმები, საცხოვრებელი სექტორის რეფორმები და რეგიონული განვითარების რეფორმები. ქვეყნის საცხოვრებელი სექტორი წარმოადგენს სხვადასხვა ჯგუფების გავლენის ინტერესებისა და რეფორმების მიზნების გადაკვეთის მარკერს (იხ. ნახ.1). სახელმწიფო მართვის ყველა ინსტრუმენტს გააჩნია საერთო ინსტრუმენტები (იხ. ნახ. 2). აღნიშნული ინსტრუმენტები მთლიანობაში აერთიანებენ სახელმწიფო მართვის მექანიზმის ელემენტებს საცხოვრებელ სექტორში. სახელმწიფო მართვის მექანიზმის ელემენტებისა და ინსტრუმენტების დაჯგუფება საშუალებას იძლევა დეტალურად გაანალიზდეს დარგის მდგომარეობა პერსპექტივაში და განისაზღვროს პრიორიტეტული მიმართულებები შემდგომი მეცნიერული კვლევებისათვის.

საკვანძო სიტყვები: საცხოვრებელი, დარგთაშორისი კოორდინაცია, სტრატეგიული დაგეგმარება, საცხოვრებელი რეფორმა, ქალაქის ინფრასტრუქტურა, ადგილობრივი თვითმართველობა.

Abstract

Modern housing sector of post-soviet countries needs modernization. Changes for the better are possible in the formation of a new system of this sector. Management is based not only on the vertical structure of power, and on a mixed (network, flexible) management, which includes both state and local education, as well as various forms of people organization. The above subject is relevant for all settlements - from cities to townships as moral and physical deterioration of the housing stock is growing, and search management solutions of this problem is on the agenda for all levels of government. Mechanisms of control housing sector involve interrelated set of activities and tools that are necessary for the effective functioning of the industry, important for the state. We see intersectoral coordination as element of the public administrative mechanism in housing sector. The crossing several areas of interest in the housing sector ensures impetus for further development. The next element of the public administrative mechanism is strategic planning of the industry profile of the Control Ministry of Regional Development, Construction and Housing and Communal Services of Ukraine. The third element of the public administrative mechanism is the secure communication due interests of different groups of influence (such as state government authorities, local governments, business and the population) and the three objectives of reform - reform decentralization (deconcentration) authorities, housing reform and regional development reform. The housing sector of the country is a marker of crossing various interest groups of influence and reform goals (see fig.1). All elements of public administration

have characteristic common tools (see fig. 2). These tools provide the total system of elements of the public administrative mechanism in housing sector. Grouping of elements and instruments of the public administrative mechanism allows detailed analysis of this perspective and identify priority areas for further effective scientific research.

Keywords: housing, intersectoral coordination, strategic planning, housing reform, infrastructure of the city, local self-government.

Basic material: The scientists in different fields (economists, lawyers and urbanists) dedicates its work to

research processes of the polity elements (Kucherenko IN, Kucherenko OY, Zapatrina IV [6], Serenok A [12], Shutova LA [13], Vyzhalov DV [16]). Researches of other authors (Barrows M [2], Bell D [3], Nordström K [9] and Schwab K [11]) concern about the prospects for governance in social and political life of the advanced countries.

Mechanisms of control housing sector involve interrelated set of activities and tools that are necessary for the effective functioning of the industry, important for the state. Thus, this area is the cornerstone for such activities as architectural and designing industry, environment, land and housing and utility infrastructure, energy conservation, development, production and use of modern building materials, installation and repair technology, government regulation of tariffs, the collection and recycling solid waste, sanitation bridge, heat water and sewage gas, etc. So here follows a conclusion about the need of effective inter-sectoral coordination of all services and industries under the auspices of public administration [6, 12, 13]. We see intersectoral coordination as element of the public administrative mechanism in housing sector.

Intersectoral coordination involves the creature joint plans of the urban environment development, harmonization of national legislation in accordance with international standards in order to achieve the main goal - the creature of effective and safe for humans housing industry. The crossing several areas of interest in the housing sector ensures impetus for further development. The main task of the state in this direction is to encourage linkages and coordination of relevant agencies at different levels [6, 12].

The next element of the public administrative mechanism is strategic planning of the industry profile of the Control Ministry of Regional Development, Construction and Housing and Communal Services of Ukraine. Strategic planning as a function of strategic management involves the selection of goals and ways to achieve them. The aim is to create an efficient and quality housing. And in this vein, the main task of the Ministry of Regional Development, Construction and Housing and Communal Services of Ukraine is to develop effective planning and management, including in the overhaul of housing [2, 3, 6, 9, 11, 13].

The third element of the public administrative mechanism is the secure communication due interests of different groups of influence (such as state government authorities, local governments, business and the population) and the three objectives of reform - reform decentralization (deconcentration) authorities, housing reform

and regional development reform. Every reform, taken separately, becomes inertia in the years. Each reform is implemented among various groups of influence, and it is linked with other processes of transformation in the state. Providing communication between the three reforms is a difficult task. In Ukraine there is decentralization of government and administration in Ukraine to deconcentration of authority. This process is accompanied by financial strengthening of local authorities [5, 10, 15]. This fiscal decentralization should be one of the levers of economic stimulation for housing sector [1, 4, 7, 14]. Regional Development Strategy should include the development of housing industry. Reforming housing industry concerns the interests of people and businesses in the construction, repair and maintenance of city infrastructure [6, 8, 9, 11].

The housing sector of the country is a marker of crossing various interest groups of influence and reform goals (the block ensuring for communication interests of different groups of influence and objectives of the three reforms in the housing sector) (see fig.1).

We suggest to consider the block ensuring linked to other elements - interdisciplinary strategic planning and coordination. Thus, we can distinguish three elements of the public management mechanism in housing sector:

- inter-sectoral coordination in the housing sector;
- strategic planning of the housing sector by the Ministry of Regional Development;
- the block ensuring for communication interests of different groups of influence and objectives of the three reforms in the housing sector.

All elements of public administration have characteristic common tools (see fig. 2):

- project management;
- network management;
- combining (recombining) management teams (agile management);
- branding cities and regions;
- attract investors to the housing sector;
- study and using of international experience (the purchase of technologies and their mass introduction).

These tools provide the total system of elements of the public administrative mechanism in housing sector.

Thus, project management allows to concentrate the attention of the authorities and management at all levels on specific complex problems in the housing sector. For example, there is a problem of energy saving in buildings [9]. Network management can be used to stimulate the creation, further support and cooperation of the public administration with condominiums. Support

networking (associations) of condominiums at the city and region will consolidate interested people and facilitate its communication with government and business [9, 11].

Combining (recombining) management teams are actively used in the zoning of the urban environment. In particular, the city administration situationally involves the professionals from different areas on developmental stage of project development of new territories - designers, architects, ecologists, developers, urbanists, tender committees of local governments, land surveyors, active creative class among public officials and opinion leaders. Agile management should be used by local authorities as arbitrators in the case of interests' conflicts in this processes [8, 16].

Branding of cities and regions is a powerful tool of public administration in the housing sector. This is management ideology of local authorities, which affects on all areas of citizens life. Such ideology provides the improvement of residential and office districts of the city, changing city look not only the center but also the surrounding area. Besides, it provides steps to create a competitive identity of the settlement, strengthening city external image for tourists, visitors and potential future residents and investors [16].

Attracting investors in the housing sector is troublesome process for each regional manager. Local authorities may encourage investors to invest in the region's economy by providing businesses additional "bonus". As these "bonus" may be giving them opportunities to participate in other projects (the removal and disposal of solid constructing waste, repair and modernization of residential buildings, housing infrastructure, roads, passenger transport in the city, construction of retail and entertainment and office centers, cottage arrays). Thus there is diversification of investment projects. Local government creates a balance of business interests and communities within the multi-vector cooperation.

Ministry of regional development should

introduce the foreign experience in building housing. The main purpose is to reduce the technological gap from the leading economies of the world. Therefore it is necessary to buy the intellectual property rights of industrial development and to introduce new technologies and materials in the field of energy conservation, housing construction and repair, recycling and waste disposal, etc.

Proposal: Thus, in the article we identified three elements of the public administrative mechanism in housing sector. The first element is the block ensuring for communication interests of different groups of influence and objectives of the three reforms in the housing sector. Block gives public managers the opportunity for calculate effective methodologies of their actions in this field. Effective inter-sectoral coordination (second element) under the auspices of the state will provide new dynamics of development in housing sector. The Ministry of regional development works in strategic planning (third element) and creation of efficient and quality housing. Ministry of Regional Development should strengthen the role of strategic planning in the housing sector. All three elements of the public administrative mechanism in housing sector should be applied comprehensively. Therefore, we have identified a group of common tools of the public administration as one components of it. So we formed a unified system of elements of the public administrative mechanism in housing sector. This system allows you to compile and create theoretical and methodological basis for efficient public management in that branch.

Conclusions:

We propose a new approach to systematize elements of the public administrative mechanism in housing sector. This mechanism may be used in the management of housing sector. Grouping of elements and instruments of the public administrative mechanism allows detailed analysis of this perspective and identify priority areas for further effective scientific research.

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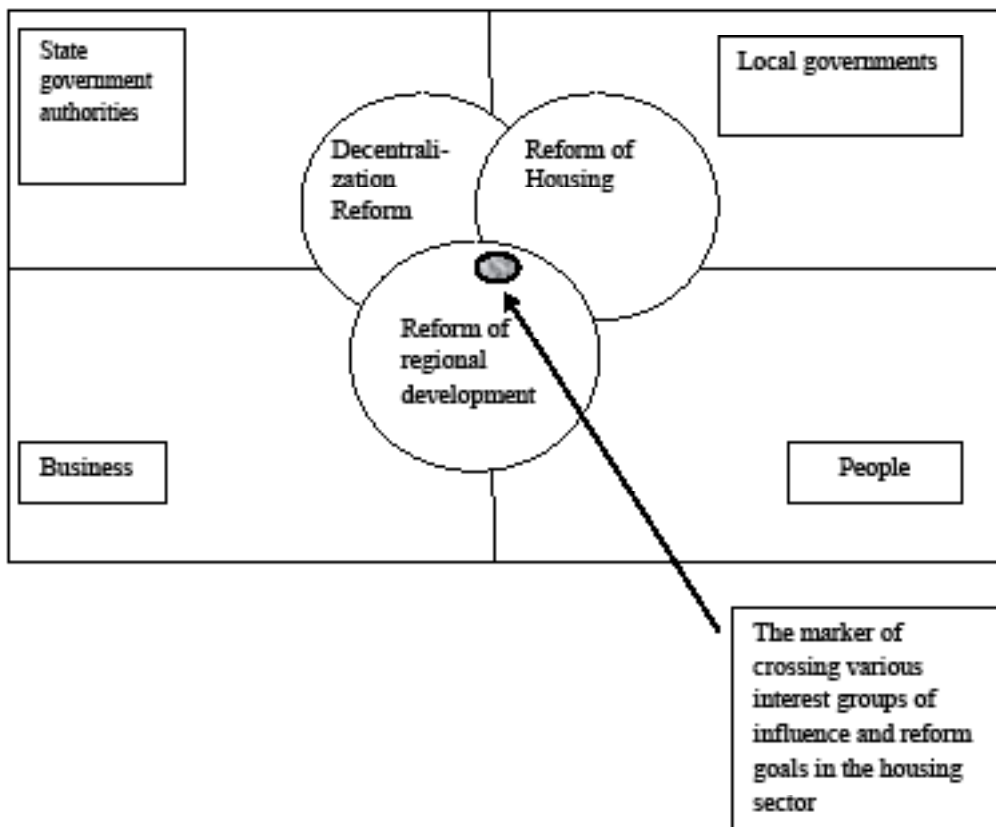


Fig.1. The matrix of crossing various interest groups of influence and reform goals (the block ensuring for communication interests of different groups of influence and objectives of the three reforms in the housing sector)

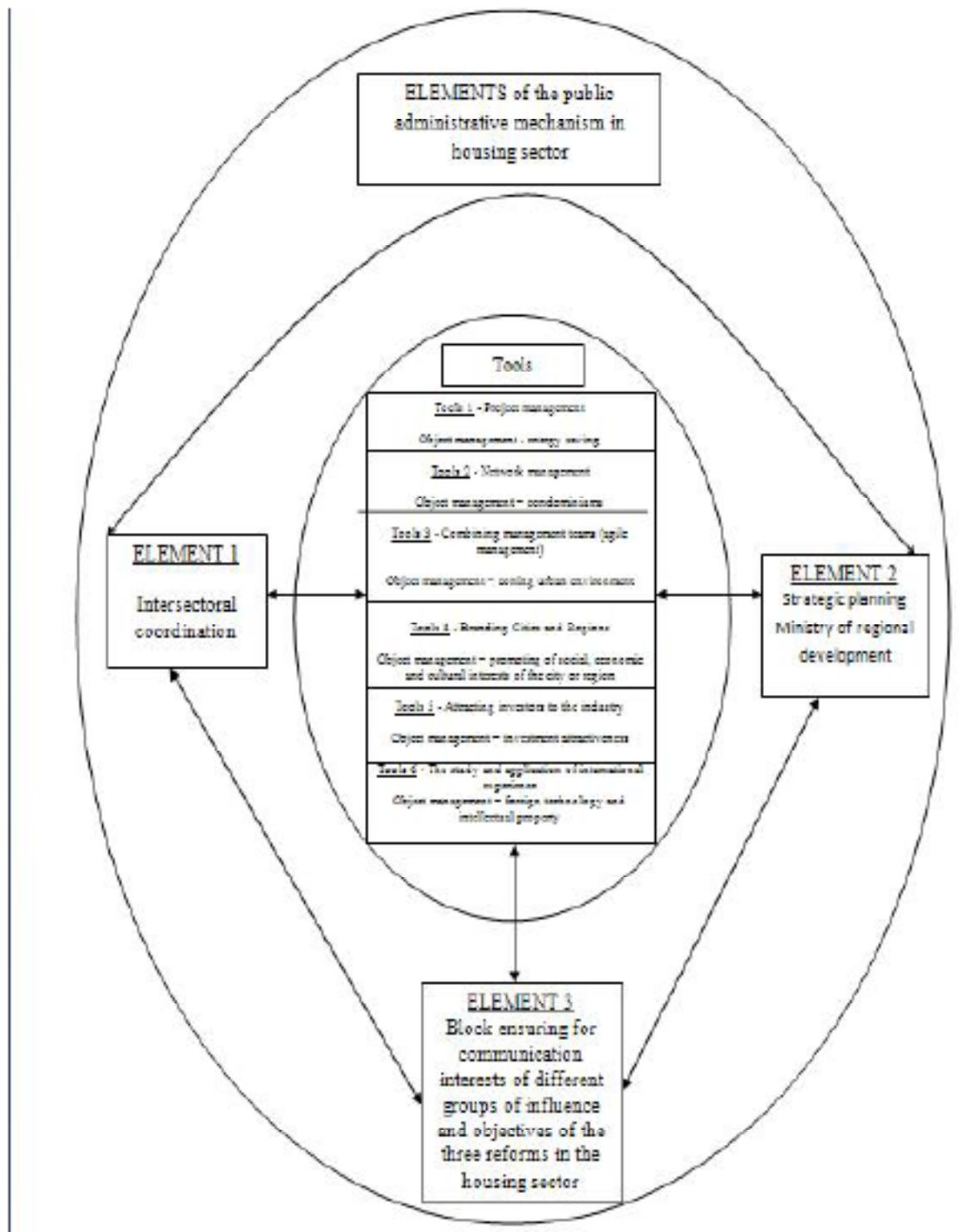


Fig.2 System elements of the public administration in housing sector