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IMPROVEMENT OF THE MANAGEMENT SYSTEM OF HOUSING AND COMMUNAL SERVICES IN UZBEKISTAN

Abstract: This article examines the features of housing and communal services, which is an important part of the territorial infrastructure, its impact on the quality of the population's life and the civilization's degree of society. Also, analyzed the reforms carried out, the activities carried out and the successes achieved in the years of independence in the housing and communal services in Uzbekistan.

Key words: legislative basis of housing and communal sphere, housing fund, housing and communal services management, housing and communal sphere control, feature of housing and communal sphere.

Language: English

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INTRODUCTION

Housing and communal services consists of a number of components included in a diversified complex, which includes housing maintenance and diversified engineering infrastructure, supply of services, heating, electricity, gas, water supply and sanitation, cleaning, removal and disposal of household waste, landscaping and gardening [3;4].

The most important feature of the housing and utilities sphere is high social significance, the quality of life of all segments of the population and the social climate in society depend on its effective functioning [5].

URGENCY

During the independence significant changes were implemented for creating a full-fledged market of public services in the Republic of Uzbekistan.

The consistent implementation of structural reforms in accordance with the established sound regulatory and legal framework allowed for a fundamentally new system for managing and operating the housing fund [1].

During the Former Soviet Era, expenditures on housing and communal services were carried out by creating favorable conditions for the development of industrial sectors. The main part of the expenses of the housing fund and municipal infrastructure were covered by industrial enterprises and financed by the state budget.

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This made it possible to set low tariffs for the population, which was covered by no more than 5% of the cost of housing and communal services. Including the costs of maintenance, preservation and repair of the housing fund, which were carried out by the housing operational offices (HOO) [10;11].

THEORETICAL APPROCHES

After the collapse of the Union major difficulties of the transition period, the budget funds for the maintenance and development of housing and communal services were not enough. This led to a slowdown in the renewal of fixed assets, an increase in accident rates, and a decrease in the quality of services. And also, the system for the maintenance, recovery and repair of the housing fund was transferred to the authority of the newly created in

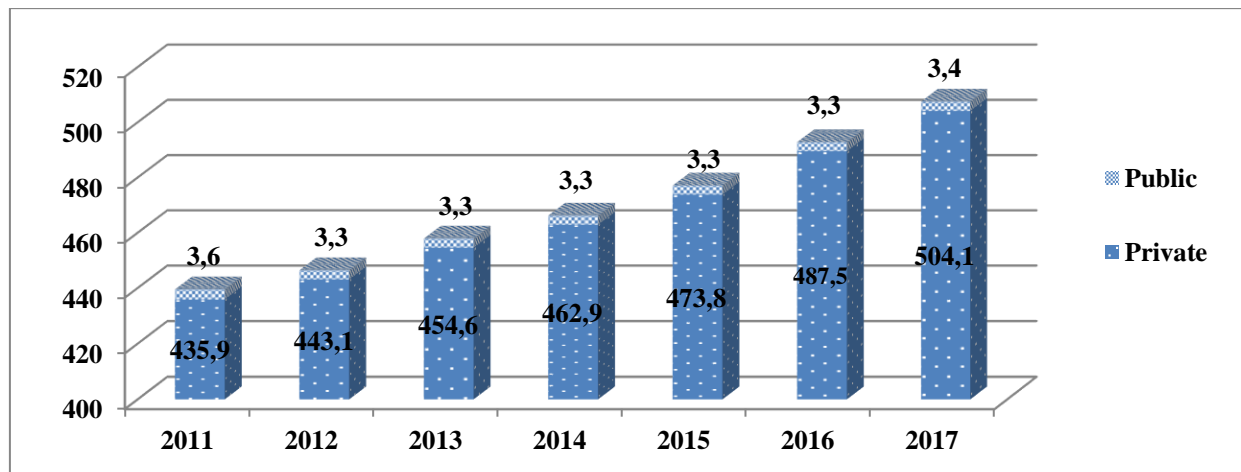
Uzbekistan, during 1999 homeowners associations (HOA) [8].

As for the adopted law, a private residence permit is an association of private owners of residential premises in one or more compactly located apartment buildings, united by a common land plot with elements of improvement, which is created on the initiative of private residential owners, is a non-profit organization and operates on the basis of self-government in accordance with its charter [2].

ANALYTICAL PART

At present, the housing fund of Uzbekistan is 507.5 million square meters. (as of January 1, 2018), of which the private housing fund is 504.1 mln. m². (99.3%), public housing fund - 3.4 mln. m². (0.7%) (Fig. 1).

Fig. 1. Dynamics of growth of housing fund in Uzbekistan (mln. m²).



Source: *Data of the State Committee of the Republic of Uzbekistan on Statistics [12]*

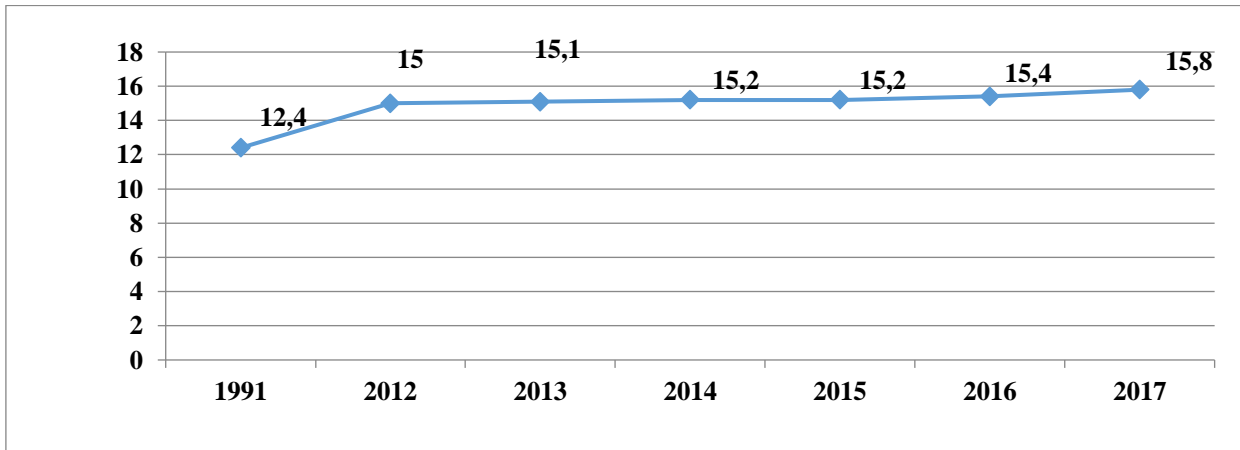
The scale of construction and renovation of housing is expanding, primarily on the basis of mortgage lending, which has helped bring the level

of housing per capita on average to 15.8 m² versus 12.4 m² in 1991, with substantial demographic growth over this period (Fig. 2).

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Fig. 2. The average area of housing per person (m²)



Source: *Data of the State Committee of the Republic of Uzbekistan on Statistics [12]*

Also, in the republic there are 4,787 HOA and 352 managing companies (as of January 1, 2018)

for the management of more than 32,400 private residential buildings (Table 1).

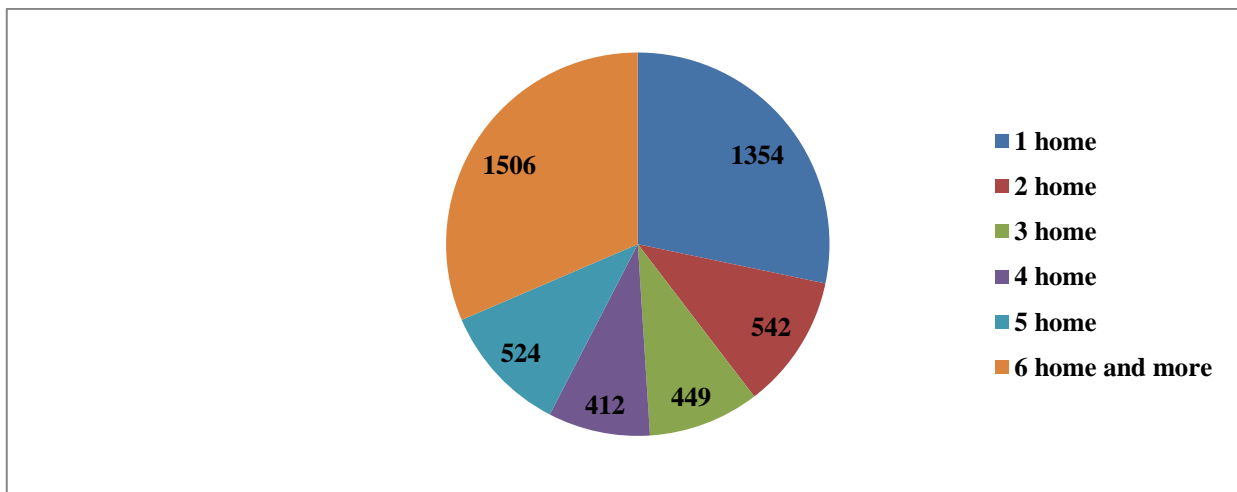
Table 1. Number of HOA and their house managers.

Number of HOA /Year	2006	2010	2017
Number of HOA	2188	4751	4787
The number of managed houses	26548	28792	more 32400

Source: *Data of the Ministry of Housing and communal services of the Republic of Uzbekistan [13].*

In addition, each HOA serves an average of 6 apartment buildings (Fig. 3).

Fig. 3. Composition of HOA



Source: *Data of the State Committee of the Republic of Uzbekistan on Statistics [12].*

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In order to increase the level of provision of the population with public services, measures are being taken to develop and modernize water supply, sewage and heat supply systems by directing state centralized capital investments and attracting foreign investments provided by international financial organizations [6;7].

At the same time, an analysis of the state of the housing and communal services revealed a number of problematic issues that require urgent solutions.

Local executive authorities poorly coordinate the activities of organizations in the sphere of housing and communal services. There is no comprehensive approach to the management and operation of the housing fund, which hinders the improvement of the system of guaranteed provision of the population with quality public services and causes fair complaints from homeowners.

There is no effective monitoring of the safety of the housing facilities, often the established requirements for its technical operation and safe living for the population are violated.

The level of provision of the population with quality drinking water and centralized heat supply remains inadequate.

In addition, existing problems, such as low efficiency in the use of existing capacities and resources in infrastructure, insufficient incentives for effective work and poor management of housing and public utilities activities require the adoption of existing measures. Otherwise, these problems may adversely affect economic growth, ensure the welfare of the population, as well as improve the business and investment climate and achieve macroeconomic stability of the country.

In order to improve the management and operation of the housing fund on the basis of a well-connected technological chain of interaction with organizations of the housing and utilities sector. Building an effective system of technical control over the safety of homes, drastically improving the security of the population with quality housing services, and ensuring the sustainable activities of private ownership associations housing, adopted a decree "On measures to further improve the management of the system housing and utilities services" and the decree of the President of the Republic of Uzbekistan "On the organization of activities of the Ministry of Housing and Communal Services of the Republic of Uzbekistan" [9].

The decree formed the Ministry of Housing and Communal Services of the Republic of Uzbekistan with the creation in its structure of the Ministry of Housing and Communal Services of the Republic of Karakalpakstan, the departments of housing and communal services of the regions, the Main Department of Housing and Communal Services of the city of Tashkent with departments in districts (cities).

The main objectives and activities of the ministry as a government body are:

- implementation of a unified state policy and inter-sectorial coordination in the field of housing and public utility services;

- ensuring the implementation of state programs for the construction of affordable houses, the implementation of customer functions for the construction of these houses and water supply, sewerage, heat supply facilities, the organization of demolition of dilapidated and emergency housing;

- coordination of activities of private homeowners' associations, monitoring compliance with the requirements for the maintenance, operation and determination of the operating costs of the housing fund, rules and regulations for the technical operation of apartment buildings, maintenance of the adjacent territory of apartment buildings in accordance with sanitary norms, rules and hygienic standards;

- development and organization of high-quality implementation of programs for the development, modernization and reconstruction of water supply and sewerage facilities, heat supply systems in conjunction with development schemes and master plans for human settlements, ensuring coordination and management of the activities of organizations in this field;

- introduction of resource and energy saving technologies and equipment into the system of housing and communal services, including equipping housing and public utilities with modern metering devices, widespread use of modern and high-quality domestic building materials and products that reduce the cost of construction and installation works;

- development of proposals for improving the regulatory framework in the field of housing and communal services, development and implementation, taking into account the advanced experience of developed foreign countries, of modern forms and methods of housing and public services;

- the formation, in coordination with the Ministry of Finance of the Republic of Uzbekistan, of a tariff policy for the provision of water supply, sewerage, heat supply services, the implementation of comprehensive measures to strengthen the economic sustainability of organizations in the housing and utilities sector;

- making proposals for training personnel for housing and communal services, organizing retraining and advanced training of personnel, including through training internships abroad, introducing modern information and communication technologies, software products, departmental information systems and databases.

And also, in the structure of the ministry, the Inspectorate for control in the sphere of housing fund exploitation with territorial inspections in the

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Republic of Karakalpakstan, regions and the Tashkent city was formed.

It is important to note that the decree provides for the creation in the Ministry of the Fund for the Development of Housing and Public Utilities with the targeted direction of its funds, primarily for the construction, overhaul and maintenance of an available multi-family housing fund, water supply, sewerage and heat supply facilities, equipment with special equipment, equipment, machines and mechanisms, as well as other purposes. Sources of the fund are loans attracted for the development of housing and communal services, including soft loans from international financial institutions and banks, funds from fines imposed by the Inspectorate for Control of Multi-apartment Housing, special allowance for tariffs for drinking water supply, established by the Council of Ministers of the Republic of Karakalpakstan, regional and counseling of the city of Tashkent in coordination with territorial financial bodies, as well as not prohibited other sources by law.

The Ministry of Housing and Communal Services of the Republic of Uzbekistan, together with the Council of Ministers of the Republic of Karakalpakstan, regional and city counseling, ensure that a special account is opened at the water supply services of the banks to accumulate special allowance to the tariffs for drinking water supply services, to the Housing Development Fund Ministry of Housing and Communal Services of the Republic of Uzbekistan.

At the same time, the decree provides for the creation under the Ministry of Housing and Communal Services of the Republic of Karakalpakstan, departments of housing and communal services of regional counseling and the Main Department of Housing and Communal Services of the city of Tashkent state-owned unitary enterprises Repair and Rehabilitation Service with city and district branches. The created unitary enterprises are entrusted with the task of systematically organizing the operation and maintenance of multi-family housing and adjacent areas on a contractual basis with associations of private homeowners or owners of residential and non-residential premises, timely and high-quality

preparation of multi-family housing for seasonal operation, and overhaul and maintenance of multi-family housing and landscaping adjacent territory.

CONCLUSION

The implementation of the decree and the decree of the President of the Republic of Uzbekistan will ensure:

- carrying out the necessary structural changes in order to form a unified system of state management of the housing and utilities sphere for a cardinal increase in the accessibility and quality of housing and communal services;

- increasing the responsibility of all levels of government at the republican and local levels for effective cooperation in the management and operation of housing and public utility services and engineering infrastructure in order to ensure consumers with quality public services;

- implementation of a set of measures to ensure targeted and reliable investment of funds in the implementation of state targeted programs in the field of affordable housing, the reconstruction of apartment buildings, construction and reconstruction of water supply, sewerage and heat supply facilities;

- monitoring compliance with the rules for the maintenance and operation of multi-family housing fund and the prevention of unauthorized redevelopment of premises by owners of real estate;

- ensuring high-quality operation and repair and restoration work in multi-apartment housing;

- the introduction of modern information and communication technologies in the management of the system of housing and communal services;

- increasing the level of provision of the population with timely high-quality utilities.

In addition, to address issues related to the improvement of the activities of the HOA, the provision of services by managing organizations and an increase in their number in order to create a competitive environment, it is necessary to pay attention of the government to attract private funds as domestic investment in this area.

In turn, this requires the improvement of legislation and the development of effective mechanisms (organizational, financial, etc.) to attract domestic investment.

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