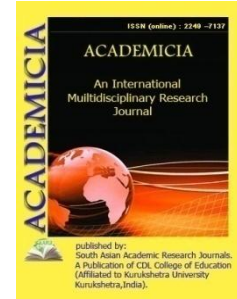




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USE OF FOREIGN EXPERIENCE IN INCREASING THE EFFICIENCY OF HOUSING FUND MANAGEMENT IN THE REPUBLIC OF UZBEKISTAN

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ABSTRACT

This article studies the institutional changes in the housing management system of the Republic of Uzbekistan, analyzes the existing problems in the field, develops proposals for the use of foreign experience in improving the efficiency of housing management in the country.

KEYWORDS: *Housing, Housing Fund, Nearby Homeowners Association, Homeowners, Public Housing Fund, Average Living Space, German Experience.*

INTRODUCTION

During the years of independence, our country has undergone many reforms and institutional changes in the field of housing fund management.

The reforms began with the privatization of the housing stock, and gradually the costs associated with the disposal of the housing stock were borne by the homeowners. With the Decree of the President of the Republic of Uzbekistan PF-617 of July 15, 1993 "On improving the management of public utilities in the Republic of Uzbekistan" and the Decree of the Cabinet of Ministers of the Republic of Uzbekistan of July 22, 1993 The Ministry of Public Utilities of the Republic of Uzbekistan was established on the basis of the Ministry of Housing and Communal Services of the Uzbek SSR in accordance with the Resolution № 371 "On the establishment of the Ministry of Public Utilities and its activities". Resolution of the Cabinet of Ministers of the Republic of Uzbekistan № 490 of October 12, 1993 approved the "Regulations on the Ministry

of Public Utilities of the Republic of Uzbekistan" and one of the main tasks of the Ministry formation and implementation of state policy in the field of public utilities development [7].

The Law of the Republic of Uzbekistan dated May 7, 1993 "On privatization of the state housing stock" was adopted. The most important aspect of housing reform in this law is the issue of private ownership of housing as the primary basis for the formation of the class of owners, the creation of a sense of ownership in people.

In order to ensure housing reform and improve housing legislation, the Housing Code of the Republic of Uzbekistan was adopted on December 24, 1998. This code has served as the most important source in unifying and harmonizing the legislation adopted in the field of housing adopted after the independence of the republic, as well as in the legal regulation of relations in this area.

Another important step in this area was the adoption of the Law of the Republic of Uzbekistan dated April 12, 2006 №ZRU - 32 "On companies of private homeowners ." The purpose of this Law was to regulate the relations in the field of establishment and operation of private homeowners' associations as a voluntary association for the joint management of the housing stock in apartment buildings and its maintenance, maintenance and repair [2].

Decree of the President of the Republic of Uzbekistan dated April 18, 2017 PF-5017 "On measures to further improve the management of housing and communal services" and PP-2900 "On measures to further improve the management of housing and communal services of the Republic of Uzbekistan to define the work of the Ministry of - adopted a resolution. On the basis of this Decree and Resolution, the Ministry of Housing and Communal Services was established on the basis of the "Uzkommunxizmat" Agency, established in 2000.

In order to radically improve the technical condition of the multifamily housing stock and its proper use, timely implementation of repair and restoration works, the President of the Republic of Uzbekistan on April 24, 2017 "On the construction of multi-apartment housing in 2017-2021 Resolution №PQ-2922 "On measures to further improve the system of storage and use of housing."

In accordance with the annexes to this resolution, the "Program for the repair, improvement and improvement of the conditions of use of multi-apartment housing in 2017-2021" was adopted. According to the program [6]:

1. In the years 2017 - 2021 2,941 multi-family housing stock in general is excellent and approved the parameters of the current repairs and for the implementation of this work 1 280 577 million. UZS.
2. In 2017-2021 , the parameters of beautification of 29,418 multi-apartment housing estates were approved, and 455,639 mln. UZS .
3. The parameters of repair and replacement of elevator equipment of 1778 multi-apartment housing stock in 2017-2021 were approved and 72 167.7 mln. UZS. will be spent.

As a result of the acceleration of construction and commissioning of housing as one of the most important indicators of improving the welfare of the population, the size and comfort of the total housing stock has increased over the years, despite population growth. In 1991, the average

living space per capita was 12.4 m², in 2014 it was 14.3 m², in 2009 it was 14.7 m², in 2011 it was 15 m², and finally in 2020 increased by 3.6 square meters compared to 1991 and amounted to 16 m² [9] (Figure 1).

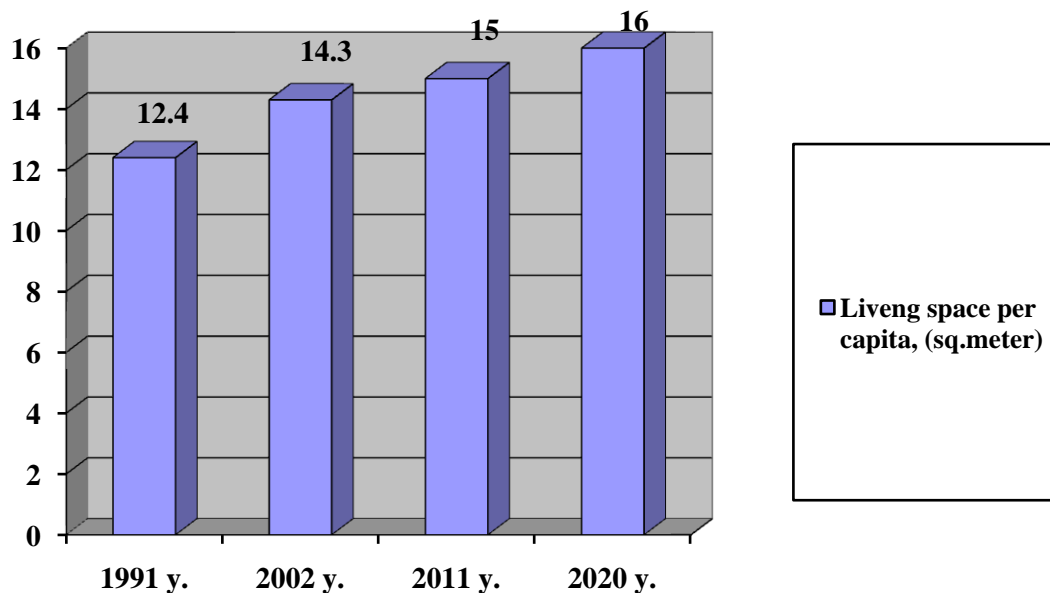


Figure 1. Diagram of the analysis of the dynamics of growth of the average living space per capita in Uzbekistan, (m²)

The figures shown in Figure 1 show that by 2020 the living space in the country was 16 m² per capita. We can see that this figure is 2.8-4.7 times higher than in developed countries [12] (Figure2).

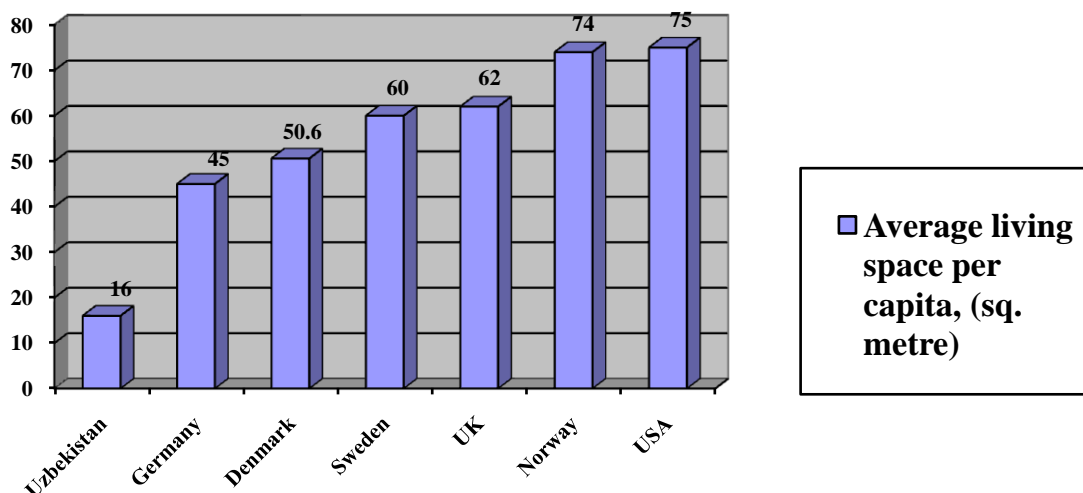


Figure 2. Diagram of the analysis of the average living space per capita in the Republic of Uzbekistan and developed countries, m²

Based on the results of the study of the German experience of housing management, we can highlight the following specific features [10]:

1. All housing stock intended for living in Germany is managed by management companies.
2. The management company does not have staff such as plumbers, electricians, cleaners. The management companies are composed only of management specialists, and specialized organizations involve private entrepreneurs in the performance of contract work.
3. Before buying a house, citizens are acquainted with the rights and obligations of the owner, the builder together with a notary draws up a declaration on the distribution of property. The owner must not only get acquainted with this declaration, but also accept, sign and comply with it. Failure to comply with any clause - the purchase of an apartment is not allowed, if the owner violates any clause of the declaration - will be liable in court. Even if the color they choose doesn't match what's stated in the declaration, they can't paint the front of the house a different color to their liking. The apartments will be purchased together with the parking spaces specified in the document. This prevents conflicts that may arise between neighbors.
4. The declaration is made separately for each house.
5. In order to protect the rights of homeowners, 100 percent consent is required from homeowners to make certain decisions.
6. Homeowners' associations, in 99% of cases, hire managers from abroad.

France's housing construction policy in exchange for housing and communal services, homeowners by the housing and adjacent areas for improvement and repair to ensure the allocation of funds [8].

Sweden is one of the few countries where housing forms such as condominiums are not available. A distinctive feature of this country is that about 40 percent of the housing is rental housing, about half of which is owned by the city government. There are a large number of tenant associations, and the number of families that can become members of one association can range from 20,000 to 20,000. Swedish experts consider this a very successful policy. The state is cooperating and working closely with these associations, so the privatization of individual houses is still prohibited. The association is usually governed by 5-9 people elected at a general meeting of tenants [11].

The competitiveness of the management organization should be confirmed by their professionalism, financial stability, experience in housing fund management and the availability of certificates of compliance with professional standards. In France, a syndicate is run primarily by a management company, which must have a private property management card issued by the district governor, as well as a certificate of professional civil liability insurance. Assistance and control to the manager (manager) is carried out by a special council consisting of syndicate citizens. In Germany, a homeowners' association in Berlin in particular has two technical and financial directors under contract. All the experience of the above countries shows that the management of the housing stock should be entrusted only to specially qualified people who have documents confirming their qualifications.

The world experience in the management and organization of housing and communal services shows that housing and communal services have some features that distinguish them from our and European consumers, which can be explained as follows:

- 1) The level of legal and technical knowledge of the average consumer in Europe (in the field of housing and communal services) is much higher than our consumers;
- 2) If there are problems with the European consumer, all issues are solved by consumer associations or other public structures supported by the city (district) authorities, and in our case, each consumer solves the problems that arise. the trail will have to settle on its own;
- 3) Opportunity for consumers to submit a draft law to public associations for preparation and approval, which will solve problems in the housing sector;
- 4) the fact that European consumers of housing and communal services, in contrast to our consumers (mentality level), have a high level of attention to cleanliness and the environment;
- 5) Everyone pays only for what they consume, so in western countries, great attention is paid to saving energy resources; and we do not have metering devices for some citizens, but there is a possibility of overpayment per square meter in total.

Thus, according to the research, despite the significant differences between Europe and our consumers, the following ideas can be drawn from international experience, which currently has the potential to be implemented in our conditions:

- creation of favorable conditions for homeowners' associations, assistance in expanding the scope of their activities;
- development of association institutions (associations of homeowners), as well as associations of organizations providing housing and communal services;
- creation of a regulatory framework for the organization and operation of supervisory boards in local cities in order to constructively cooperate with the organization managing apartment buildings in a particular area;
- Introduction of mandatory practice in the establishment of a homeowners' association, development of a feasibility study;
- Systematic seminars, courses, meetings with citizens in order to feel responsible in the field of housing and communal services, etc.

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