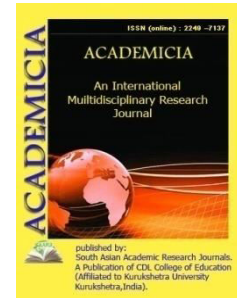




ACADEMICIA
**An International
 Multidisciplinary
 Research Journal**
 (Double Blind Refereed & Peer Reviewed Journal)



DOI: 10.5958/2249-7137.2021.01900.5

**PROBLEMS ARISING IN THE ORGANIZATION OF FINANCIAL
 MANAGEMENT OF HOUSING STOCK MANAGEMENT COMPANIES
 AND THEIR SCIENCE-BASED SOLUTIONS**

Berdiyeva Dilfuza Axatovna*

*PhD, Dotsent of "Management in Construction",
 Faculty of Construction Management,
 Tashkent Institute of Architecture and Civil Engineering,
 UZBEKISTAN

ABSTRACT

An organization of technical supervision of the management and maintenance of private housing fund on the basis of public-private partnership has been proposed; The possibility of achieving economic efficiency by using the services of professional managerial enterprises in the management activities of private housing fund has been scientifically justified; Optimized system of training managers through formation of modern management skills and abilities for improvement of housing management quality was proposed; The improvement of the financial mechanism through provision of operational services by the private homeowners' associations has been suggested.

KEYWORDS: *Organization, Housing Management, Service, Companies, Modern Economic.*

INTRODUCTION

Innovative process and innovation in modern economic development. The result of the activity is the development of the national economy of any country defining and determining the most competitive in the global market is an important factor. Which enterprise, network, region at the present time or innovative management performance is good in the country's economy as a whole economic growth and development in the same place if established provided.

However, practice shows that innovation in management enterprises, industries, regions and the development of the national economy in general is mainly technical and technological associated with innovation. But management efficiency alone introduction of new equipment and

techniques into practice unattainable. In our opinion, modern management methods and the introduction of a system of efficient use of technology is less non - significant.

Update and develop any activity, do it first occurs at the expense of improving methods of increase. So everyone management, which determines the innovative strategy of how to operate an innovative concept aimed at improving the system there is a need to introduce approaches. Management modern to increase efficiency and improve its performance. One of the methods is Lean Production (is the introduction of the concept). Many in the world market successful companies resent their achievements and status with the effectiveness of the approach.

It is known that the national economy of Uzbekistan is more than a hundred different line material production network and sub-networks and represents service areas. One such area is the housing and communal services sector. In scientific parlance, housing the utility is a creator of conveniences for people and their a wide range of housing services, such as homes and water supply for others, water supply, capital repairs construction of settlements through the provision of services ensuring the operation of various engineering infrastructures is an interbranch complex.

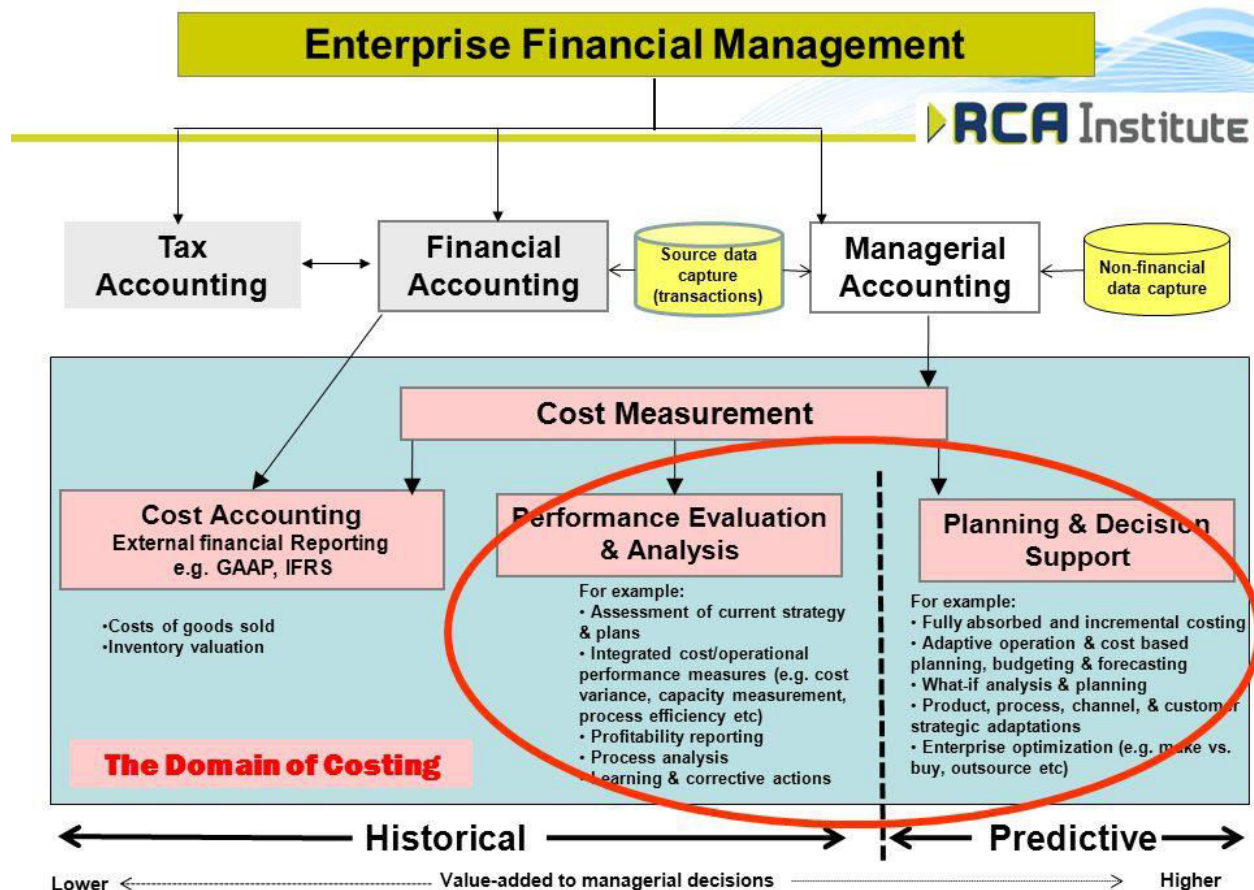


Figure 1.

The state of the housing crisis is the most in the state today has become one of the current problems. This is mainly housing funds obsolescence, formation of tariffs for services,

Violations of the obligations of management companies to the public, timely implementation of current and capital repairs, in case of emergency issues such as relocating people from homes. For example, local executive bodies are private housing landlord companies and housing and communal services does not adequately coordinate its activities. Multi-family housing stock lack of a comprehensive approach to management and use further quality and guaranteed utility services to the population is an obstacle to improvement and is right for homeowners causing objection. Management of public housing in the Republic of Uzbekistan, private housing fund management, multi-apartment house management, company formation, the management of the apartment building, many of which are not organized by the company apartment house management forms are available, these management forms have differences and peculiarities from each other. The improvement in the living conditions of the population is in many respects housing increasing the efficiency of the use of the fund, communal resources from the improvement of delivery quality, new modern resource and from the installation of energy-saving equipment, to the application of new achievements of science depending on the results of the introduction.

Private in Uzbekistan obtained to improve the housing fund management system based on scientific results:

- The proposal of the Republic of Uzbekistan on November 7, 2019 to improve the management system of apartment buildings, to create a free competitive environment in the industry, to conduct a full inventory of housing in order to enable the population to independently choose management companies and to create their passports, including areas adjacent to apartment buildings Taken into account in the Law of the Republic of Uzbekistan No. ZRU-581 "On the management of apartment houses" (reference No. 04 / 03-4686 of the Ministry of Housing and Communal Services of December 9, 2020). As a result, to date, more than 200 management companies have been established on a competitive basis;

-a professional manager in private housing fund management cost-effectiveness through the use of the services of companies proposed to achieve private housing in Tashkent Introduced into the activities of private companies (Tashkent city Private.

To support the activities of professional management companies in reducing administrative costs in homeowners' associations and the introduction of modern information and communication technologies in the management of apartment buildings, the creation of a special electronic platform to ensure openness and transparency in accounting for apartment maintenance costs The proposal was taken into account in the Resolution of the Cabinet of Ministers of the Republic of Uzbekistan dated January 30, 2019 No 67 "On the introduction of modern information and communication technologies in the management system of apartment houses"(Reference No. 04 / 03-4686 dated December 9, 2020 of the Ministry of Housing and Communal Services). As a result, the State Unitary Enterprise "Single Settlement Center" has created an electronic information platform "Obod Uy" to provide settlement services to private homeowners 'associations and professional management organizations, as well as administrative costs incurred by existing private homeowners' associations. its share was reduced to 3.5 percentage points in 2019.

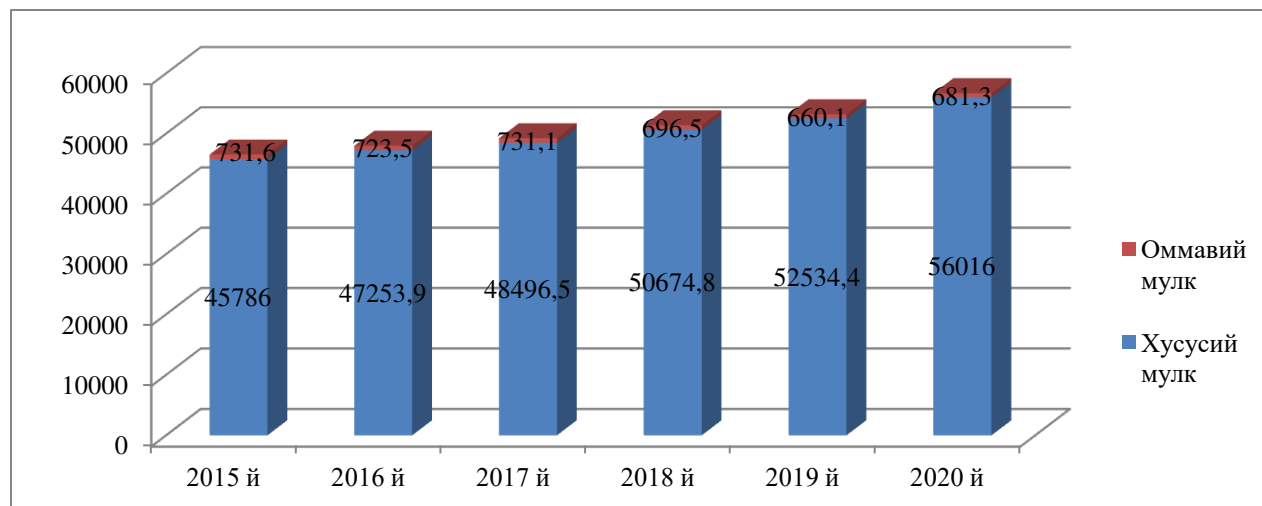


Figure 2. Description of the distribution of housing stock in Tashkent by type of ownership (thousand sq.m.)

From the above data, it can be seen that the area of private property in Tashkent today is higher than that of public property. According to him, in Tashkent alone, we can see that the housing stock in 2020 increased by a total difference of 3502.9 thousand square meters compared to 2019. In 2020, private property will account for 98.8% and public property for 1.2%. Objectives of property management in the housing sector - Owners in the housing sector can own, use and dispose of their property at will and for their purposes, as well as the rules established by the state on the technical and sanitary condition of the housing stock, may set property management objectives by enforcing compliance with norms and standards.

As mentioned above, in the developed countries of the world, the management of the housing stock is considered as a separate type of entrepreneurship. That is, the governing bodies are with the homeowners 'associations provides services and benefits from a contract. According to the author, the tariff for maintenance and repair of the housing stock the normative cost of maintenance services to determine is taken as the starting point. Private to set the tariff amount. The homeowners' association of the housing fund in a particular reporting period determine the income received on the total area used should. The structure of these revenues is the cost of production of services and consists of planned benefits. This includes private housing in the manner prescribed by the owners to cover the costs of the company other sources of revenue to be directed are excluded.

According to the author, the management of the housing stock in Uzbekistan the form is chosen by the owners themselves, the form of management in many respects will depend on the size of the housing stock. Also in our country private housing fund management as in other countries of the world Based on the principle of "single family". Housing management although the shape is chosen by the owners, they are as mentioned above the condition that they choose one of the forms is in our legislation fortified.

Housing management system in Uzbekistan 138 of the Housing Code of the Republic, and in multi-apartment houses Housing Management System "Private Homeowners It is defined in the law "On housing, engineering" equipment, attachment to these houses, land with elements of

landscaping maintenance, servicing and maintenance of plots to repair and create the necessary living conditions for citizens other activities aimed at. Private housing fund management directly housing owners, company, manager (executor director) or by the governing body or to the legislation can be done in a different way accordingly[2].

However, on the part of the researcher on housing fund management international experience is also studied and with the existing system in our country comparative analysis. Some of the developed world in this area. According to the results of the study of the experiences of countries, the majority provision of utilities in countries, including real estate.

As can be seen from Figure 3 below, it can be seen that the majority of the urban population lives in 2-4 bedroom apartments and the demand for manashu part of their houses is high. This indicates that the average population growth rate is high. In 2019, we can see that 5-6-room houses were built in Tashkent only in the country. This shows that the increase in income of the population indicates an increase in their needs. That is, for the population to have a good lifestyle in the housing stock will lead to an increase in the areas that serve them and increase competition between them. This will increase the number of housing service companies and management companies and the need to improve the quality of services they provide. Fake service companies will be replaced by management companies based on the principles of openness and transparency.

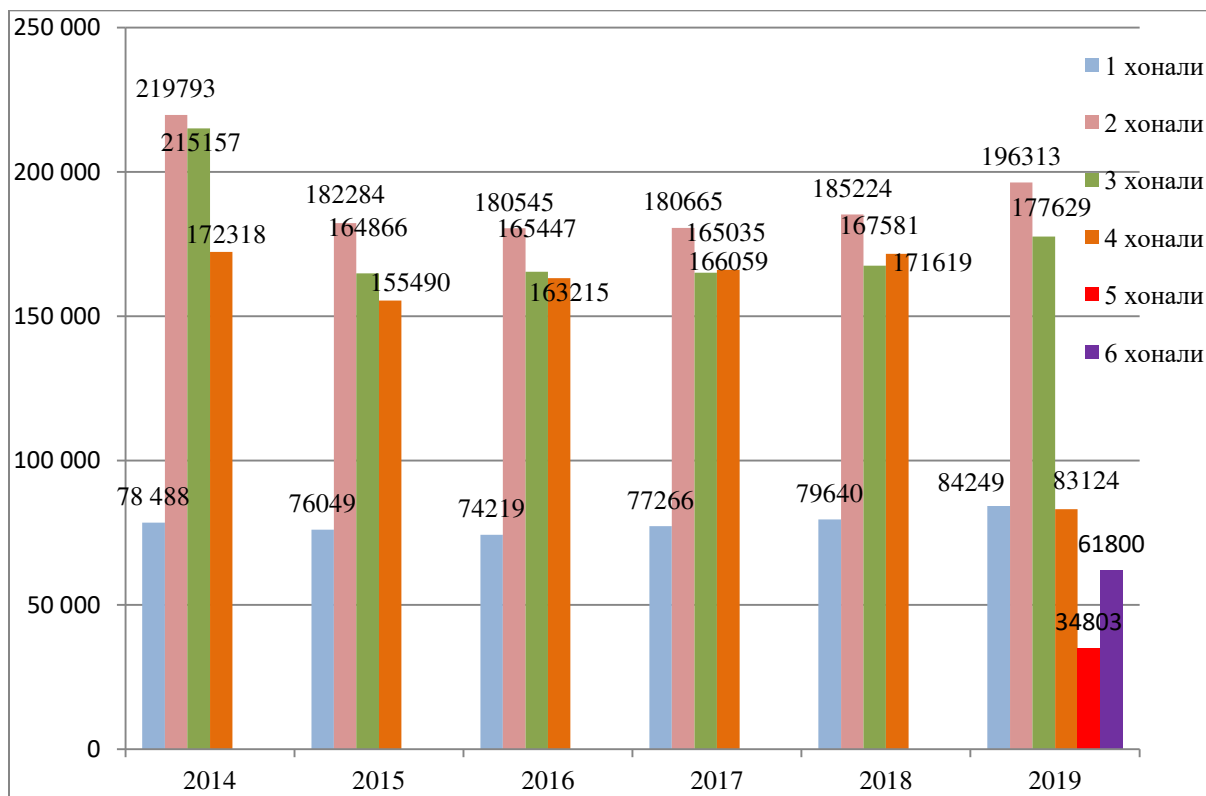


Figure 3. Dynamics of change in the total number of apartments in Tashkent (by rooms, units)

Maintenance, repair, maintenance of common property and sanitary condition of the surrounding property (management companies, companies, land plots) identified during the assessment of the technical and sanitary condition of houses and surrounding areas, mandatory in the preparation of the annual estimate of income and expenses of the management company, also compiles a complete list of works (services) for the improvement of public areas, indicating their scope. If the management company and the company are united by landowners of several (two or more) houses, it depends on the technical condition of the common property of each individual house, the types and scope of work (services) on their maintenance, repair and maintenance. Mandatory fees for each house may be set in different amounts depending on the origin.

REFERENCES:

1. Berdiyeva D.A. Improving the efficiency of the mechanism of financial management of housing. Doctor of Philosophy (PhD) dissertation in economics. T., 2021.
2. Berdiyeva D.A. Opportunities to use block chain technology to increase the effectiveness of the housing fund financial management mechanism // "South Asian Journal of Marketing Research & Management (SAJMMR)". ISSN: 2249-877X Vol. 11, Issue 3, March 2021, Impact Factor: SJIF 2021= 7.642. India.
3. Berdiyeva D.A., Sanakulova B.R. "Increasing The Effectiveness Of The Housing Finance Management Mechanism" // International Journal of Advanced Science and Technology. Vol.29, No.8, (2020). 3200-3204 pp. ISSN: 2005-4238 IJAST. Copyright 2020 SERSC.
4. Prepared on the basis of information from the Ministry of Housing and Communal Services of the Republic of Uzbekistan.
5. Кирсанов С.А. Зарубежный опыт управления многоквартирными домами // Журнал «ЖКХ: журнал руководителя и главного бухгалтера», № 10, 2011.