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THE MAIN DIRECTIONS OF IMPROVING THE HOUSING STOCK MANAGEMENT SYSTEM IN THE REPUBLIC OF UZBEKISTAN

Abstract: This article examines the system of housing stock management in the Republic of Uzbekistan, reveals the theoretical aspects of this direction, and also offers recommendations on some issues related to the management of the city's housing stock.

Key words: construction, investment, housing stock, housing stock management, housing and communal services, homeowner's association, public-private partnership, management system.

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Introduction

One of the main indicators that characterize the well-being and the level of socio-economic development is the state of the housing stock of any city.

The most important task facing the state management bodies is the organization of trouble proof maintenance of the housing stock. An effective system of housing stock management can be created only through the joint efforts of the state, management organizations and homeowners.

The housing stock is diverse in nature, since it is heterogeneous. The uniqueness of a single residential building, based on various design and planning characteristics, infrastructure support, and the degree of wear, often requires a unique approach to management based on the symbiosis of various management models. Often, the presence of various owners of a housing stock object, a multi-level financial support system, as well as the nature of the participation of service organizations of the housing infrastructure, complicate the process of managing it.

Main part

The social significance of housing stock objects is connected with the fact that with their help the priority needs of the population are met and important constitutional human rights are realized: the right to housing; to own, use and dispose of one's property; to life safety; to a favorable environment, etc. In addition, the condition of the residential premises in which we live is an important indicator of the quality of life of each of us.

To date, large-scale projects for the construction of affordable housing are being implemented in the Republic of Uzbekistan, according to the data of the State Committee of the Republic of Uzbekistan on Statistics, there is an increase in the total housing stock (table 1). It is worth noting that in recent years in Uzbekistan there has been a tendency to increase the level of housing provision per person from 15.0 sq. m. (2011) to 16 sq.m. (2020) in cities and 15.0 sq. m. (2011) to 15.7 sq. m. (2020) in rural areas [1].

If we look at the context of the regions of the Republic of Uzbekistan, the provision of housing per person remains quite low, for example, in the Andijan region - 10.4 sq. m, the Bukhara region-14.8 sq. m, the Jizzakh region-13.9 sq. m, the Ferghana region-13.4 sq. m and the Surkhandarya region - 12.7 sq. m. The gap in the level of sufficiency of the regions (the highest is the Khorezm region - 24 sq.m.) and the lowest (Andijan: 10.4 sq. m.) is more than twice.

Table 1. Total area of the housing stock by region (sq. m.) *

Territory / Region	Years				
	2016	**2017**	**2018**	**2019**	**2020**
Republic of Karakalpakstan	29,225,619	30,005,323	35,122,521	35,100,834	31,369,416
Andijan region	29,352,423	30,149,511	31,053,698	31,543,971	32,026,428
Bukhara region	26,211,287	26,529,249	27,411,545	29,948,385	32,225,789
Jizzakh region	17,556,744	17,958,245	18,298,218	18,656,573	19,241,466
Kashkadarya region	44,432,501	46,809,444	50,373,289	53,137,064	54,953,364
Navay region	18,306,738	18,936,232	20,755,513	21,296,750	22,103,603
Namangan region	41,611,902	42,860,170	40,529,755	41,333,559	44,409,017
Samarkand region	50,925,311	53,083,225	55,535,528	56,751,521	58,026,466
Surkhandarya region	30,968,511	31,315,901	31,710,571	32,240,064	33,115,602
Sirdarya region	12,267,200	11,611,597	11,553,340	12,168,163	13,023,776
Tashkent region	41,755,582	42,515,999	42,773,606	43,695,254	45,135,094
Ferghana region	46,267,528	47,342,523	48,013,925	48,661,561	49,037,090
Khorezm region	40,236,120	42,501,493	43,044,768	43,516,418	45,421,101
Tashkent city	47,977,424	49,227,668	51,371,247	53,194,447	56,697,328
Republic of Uzbekistan	**477,094,890**	**490,846,580**	**507,547,524**	**521,244,564**	**536,785,540**

* Source: open data portal of the Republic of Uzbekistan - data.gov.uz

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With the growth of the housing stock, therefore, the need for effective management of real estate, which is both privately and publicly owned, increases [2].

The organization of the processes of managing the housing stock in general and the housing and construction sector in particular, from the point of view of a systematic approach, has a number of disadvantages (Table 2.), among which the following can be distinguished:

• normative-legal disadvantages - they are associated with the incompleteness and imperfection of the regulatory framework for managing the city's property, as well as the processes of construction, reconstruction and effective operation of the housing stock, which contributes to the growth of uncertainty and instability of the volume of investment rights for the use of real estate and does not contribute to the sustainable development of the housing and construction sector.

• organizational disadvantages - they are connected with the imperfection of the city's housing and construction management system itself and are based on an inefficient combination of actions of the state, the customer-owner and management organizations, whose common goal should be to preserve the main operational and functional qualities of existing buildings and the construction of new ones with the best characteristics that contribute to the sustainable development of the city.

• economic disadvantages - they are connected with the fact that cities, including large ones, as a socio-economic system, are rather inert and sedentary. In this regard, the city budgets formed do not always adequately reflect the current economic situation on a specific date and the funds allocated for the development of urban infrastructure are not always enough.

The housing stock is a defining part of the housing and construction sector of the city, which is a complex system of creating, functioning and replacing the housing stock and includes a part of the production sector (construction, repair, reconstruction and modernization, demolition of housing stock objects). All components of the housing and construction sector function and develop in accordance with the needs of the population in reliable, safe, affordable and comfortable housing [3].

The housing stock should be considered as a system that includes all the elements and their interrelations from the beginning of housing design to its demolition due to moral and physical wear and tear, and is part of the housing and construction sector, since the processes taking place in the housing sector extend to each individual object and to the entire

housing stock as a whole, and are closely interrelated with the processes of construction of new housing and reconstruction of existing housing, and the purpose of the housing sector is the effective operation of the housing stock [4].

It is worth noting that the housing stock is part of the sphere of construction production as a system (Pic. 1), which includes both the work of the preparatory period of construction, and directly production processes on construction sites, as well as repair and construction work and work on the reconstruction of construction objects. Housing construction is a complex interconnected structure that includes a set of mechanisms for the redistribution of housing stock objects and housing services created by them, based on a combination of the interests of all its participants and the competition of effective land use [5].

With the development of a market economy, the housing fund systematically interacts with the investment and construction sector, since the investment aspects of construction activity are considered as the most important component of the system vision of the processes leading to the creation of finished construction products [6]. In the process of formation and development of the investment and construction sphere, a special market environment has been formed and is functioning, within which investments, investment and construction projects, the whole set of construction products, which also includes completed construction objects, construction materials, products and structures, construction and installation and repair and construction works, are traded.

Pic. 1. Housing stock in various areas of the city*

Thus, it can be noted that the housing stock is a subsystem of other larger high-level systems, including the sphere of construction production, the housing and construction sphere, the sphere of housing and communal services and the investment and construction sphere [7]. For the sustainable development of the housing stock, cities should consider the development of these areas.

Results

Currently, there are 37,402 multi-apartment buildings in Uzbekistan, 68 percent of which are serviced by partnerships, 24 percent by management companies, and 8 percent of houses are not managed. There are also 4,430 homeowners ' associations, but statistics show that only 30 percent work satisfactorily. At the same time, an analysis of the work carried out in this area shows that private homeowners have a number of unresolved problems in the maintenance, further use and repair of multi-apartment housing stock [8].

It should be noted that the system of management and use of multi-apartment housing stock does not have a comprehensive approach and an effective mechanism for interaction between local

executive authorities and homeowners ' associations. There is no effective control over the maintenance of multi-apartment housing stock, in many cases violations of the norms and requirements for its technical operation and ensuring safe living of the population are allowed.

In apartment buildings, the rules and deadlines for carrying out repair and restoration work are not observed, which, of course, causes reasonable discontent of the population. Based on the above, in order to further improve the housing stock management system in the Republic of Uzbekistan, it can be considered important to systematically carry out the following works:

- formation of high-level relations between repair and construction enterprises and partnerships of homeowners and apartment owners on the effective use, repair and maintenance of the housing stock, with an explanation of the laws and subordinate regulations adopted in this area [9];

- further improvement of the relations of social and public-private partnership (wide attraction of foreign investors mainly in this area), which will be aimed at the effective use of the housing stock of the Republic, in particular for its repair, maintenance and

management, as well as at improving the quality of housing and communal services provided to the population and significantly reducing costs in this regard;

– effective use of energy-saving materials, equipment, machinery and technologies in the construction of new houses, repair of existing houses and their operation, as well as the study of advanced foreign experience in this field and the wide application of acceptable aspects in practice [10];

– local self-government bodies should further strengthen the mechanisms for applying administrative penalties in accordance with the procedure established by law for unauthorized redevelopment, changing the spatial planning decisions of the house, as a result of which the elements of the building may be damaged, as well as for fencing the adjacent territory;

Conclusion

Over the past five years, based on the decisions taken to improve the activities of homeowner's associations, capital and current repairs of multi-apartment housing stock, a set of measures has been implemented, including repair of roofs of apartment buildings, basement structures, facades, entrances, elevator and irrigation networks, as well as sidewalks, landscaping and landscaping of adjacent territories.

The consistent implementation of structural reforms in our country, based on a solid regulatory framework, allows us to create a fundamentally new system of management and use of the housing stock.

In conclusion, it should be noted that the systematic implementation of the above tasks in practice plays an important role in improving the efficiency of management and further use of the housing stock.

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