

PROSPECTS OF IMPLEMENTATION OF MECHANISMS IN RURAL AREAS IN MANAGEMENT OF HOUSING CONSTRUCTION

Professor, Toshboyev Abduraim Jabbarovich,
Dosent, Asadullina Nailya Ramilevna,
Researcher, Nurmatova Dilola Dilshod qizi,
Assistant, Normurodov Sarvar Norboy ugli,
Tashkent State Agrarian University, TDAU, Uzbekistan,
E-mail: s.n.normurodov@bk.ru

Annotation:

This article presents the results of a survey conducted on the example of the city of Tashkent in order to study the role of managing service companies in housing and communal services, as well as achievements.

Key words: infrastructure, service, forecasting, modeling, extrapolation, category, criterion, procedure.

Annotatsiya:

Mazkur maqolada uy-joy qurilishlarini boshqarishda qishloq joylarda mexanzmlarni joriy etish masalasi bo'yicha bugungi kungacha amalga oshirilgan chora-tadbirlar, shuningdek, xorij davlatlarining qishloq qurilish mexanizmi haqida ma'lumotlar keltirilgan.

Kalit so'zlar: infratuzilma, servis, prognozlash, modellash, ekstrapolyatsiya, kategoriya, mezon, protsedura.

Аннотация:

В данной статье представлена информация о реализованных на сегодняшний день мерах по внедрению механизмов управления жилищным строительством в сельской местности, а также информация о механизме сельского строительства в зарубежных странах.

Ключевые слова: инфраструктура, сервис, прогнозирование, моделирование, экстраполяция, категория, критерий, процедура.

Introduction

Of course, among the material and spiritual needs of people, the need for housing is one of the first and basic needs. After all, a person will not have the opportunity to live a peaceful life and feel free without meeting the need for housing. It should be noted that social relations related to meeting the housing needs of citizens in rural areas have acquired a new appearance and meaning in the current market economy. After all, due to the conditions of market relations, along with the loss of the sense of security in

people, most of the residential buildings belonging to the state were privatized. At the same time, in connection with the widespread attention paid to private ownership, ways to provide housing needs of the population such as the privatization of residences, individual housing construction, construction of residences by various non-state organizations and their sale have appeared.

As the first reform in the housing and communal sector, after the privatization of the state housing fund, it was necessary to determine the legal status of the communal housing fund, determine the range of housing objects belonging to the state, and regulate legal relations with citizens who can live in this type of housing fund. On June 28, 1994, the regulation of the Cabinet of Ministers "On the Communal Housing Fund of the Republic of Uzbekistan" was approved. It contains the rules that are important for housing relations, such as to whom the houses of the communal housing fund are given, the procedure for giving them, the housing lease agreement with the residents of these houses, accounting and distribution of the houses of the communal housing fund.

Analysis of Literature on the Topic

A. Abolina, E. Byakov, B. Gongolo, Y. Dobroves, A. Dronova, G. Ivanova, L. Konyukhova, A. Kruglikova, among the CIS scientists who made a significant contribution to the implementation of mechanisms in the management of housing constructions in rural areas. The names of O. Lavrukhina, N. Maksimov, L. Chernishov and others can be mentioned. Theoretical and practical aspects of housing and communal economy in Uzbekistan are also V. Yodgarov, D. Butunov, I. Davletov, T. It is expressed in the scientific works of Khasanov and others. [2]

Among the different types of property, residential objects occupy a special place due to their social importance. A person spends most of his life in his home, raising his children. In other words, residences are the main place that satisfies people's primary, material needs. Sufficient knowledge and skills are required from homeowners to own, maintain, and dispose of housing.

Leading sociologists and psychologists dealing with the issues of a happy family, after long-term research, have determined that there are 11 of its most important conditions. The first factor of a happy family is the mutual understanding of the spouses, and the second important factor is the existence of a separate house. Therefore, the existence of a separate house is of incomparable importance in ensuring the stability of a new family. As President Shavkat Mirziyoyev noted, "The people living in a ruined and desolate place have neither mood nor aspiration for the future." The main goal of the reforms implemented in the housing and communal economy system at the initiative of the President is to improve the living conditions of the population, increase their well-being, and also provide all families in our country with decent housing.

It is known that the national economy of Uzbekistan includes more than a hundred material production sectors and sub-sectors and service sectors of various directions. One of such sectors is housing and communal economy. In scientific terms, housing and communal services are a wide range of housing services that create comfort for people

and for their living, such as water supply, water supply, capital repair services for houses and others. is a sub-network complex that ensures the operation of various engineering infrastructures of settlements facilities through the provision of services.

This sector plays an important role in the socio-economic development of our republic, because the future development of the country's economy is closely related to the increase in the standard of living of the population, that is, the development of the housing and communal sector and the improvement of the living conditions of the population. This sector serves to provide housing and communal services of the population and the needs of industrial enterprises for production resources.

Ensuring the well-being of the population and creating the necessary conditions for their good living is the ultimate goal of the reforms being carried out in our republic. In this regard, the effective functioning of the housing and communal sector in rural areas is of great importance, and the effective introduction of modern management mechanisms that have proven themselves in the practice of developed countries to manage and regulate the sector, in turn, has a positive effect on increasing the standard of living of the population. is enough. It should be noted that in our country, consistent efforts are being made to rationally use the existing opportunities to form a modern utility service market. But so far, the quality of work in the field does not fully meet the requirements of today's times. In particular, despite the fact that the price of utility bills paid by the population is constantly increasing, the quality of services provided by utility companies, as well as the use of resource-saving and energy-saving technologies in the field, are not at the required level. 'tooth is possible.

The use of innovative methods and approaches in increasing the level of scientific management of resources is gaining importance today [4]. It is no coincidence that this is one of the most important resources for increasing labor productivity in the housing and communal economy. Management of resources and reserves means effective use of electricity, heat, gas resources, labor resources in the housing and communal economy, etc., taking into account social needs from an innovative point of view.

Based on the above, in order to improve the housing and communal services market, today the main attention should be paid to innovative development. It is the current state of innovative management activities and the problems in it that allow us to objectively reflect on the realities that have emerged in the field of housing and communal economy reform.

Despite the high growth rate of the population in Uzbekistan in the last few decades (in the years of independence, the increase amounted to more than 9.4 million people), the stable growth of the population's provision of housing growth is observed. Today, more than 4,000 private housing owners' companies operating in our country provide services to more than 32,400 multi-apartment houses. The scope of construction and reconstruction of houses, primarily on the basis of mortgage loans, is expanding. Despite the continuous growth of the population over the past period, the level of housing provision per person in 1991 was 12.4 square meters of the total area per person, and in 2022 it will be the indicator reached 25.4 sq.m., that is, it increased by 1.8 times.

According to international standards, innovation is defined as the final result of innovative activity in the form of a new or improved product applied to the market or a new or improved technological process used in practical activities or a new approach to social services. Innovative management in the housing stock management system. The mechanism of innovative activity management incorporates a set of different methods and tools, based on the direction of the innovative development goal of this or that entity. The development of an effective mechanism that ensures the transformation of management decisions in the innovative field into a finished product is one of the urgent issues of our national enterprises today. Innovation management is extremely complex. In order to analyze the development of innovation processes, specialists who are innovation managers are needed, they deal with various organizational and economic aspects of innovations. The chain of "transparency - trust - management support - increasing payment discipline - increasing the activity of householders" ensures the result in successfully operating housing owners' associations. People willing to pay contributions willingly to see that things are actually being done without their money going to waste. Therefore, it is only beneficial to ensure the open operation of housing owners' associations. A sane person would have no objection to this. Nowadays, it is no secret that the above-mentioned "chain" does not work effectively. Homeowners need to check their balances online at any time and make sure that their money has been deposited into their checking account and has been directed to the specified purpose, the improvement of the common property in the house. For this, it is necessary to introduce an innovative management system to the housing stock management system.



Figure 1. The number of houses built and planned to be built in rural areas since 2009 (by year).[1]

In order to improve the standard of living of the population living in rural areas and to bring the conditions in rural houses closer to the conditions in cities, 2009 was declared the "Year of Rural Development and Prosperity" in our republic. Starting from this year, the construction of houses based on model projects in rural areas began, and as of January 1, 2022, 84,557 houses were handed over to residents. At the same time, 16,000 houses were built in rural areas in 2022, and more than 17,000 in 2023 and handed over to the owners.

It is known from the diagram below that the number of houses built over six years has exceeded 16,153 thousand. Every year, the number of houses built in rural areas is 1000. As a result of studying foreign experiences, Germany has a number of advantages in the management system of housing stock management compared to other countries. All residential housing stock in Germany is managed by Management Companies. There are no employees such as plumbers, electricians, cleaners in the state of management companies. The structure of management companies consists only of management specialists, and they attract specialized organizations and private entrepreneurs to perform work under the contract.

In Germany, the housing association can replace the manager if there are valid reasons. In newly built houses, the builder appoints the manager of the common property of the house for a period of 3 years. In order to strengthen the positions of housing owners' associations and to prevent possible collusion between the builder and the manager, the first management term was shortened from 5 years to 3 years. After 3 years, home owners can change the manager. Citizens who have acquired ownership rights to an apartment automatically become members of housing owners' associations. For this reason, no owner can refuse to join the association of housing owners. In Germany, they cannot buy an apartment without knowing this. Citizens are introduced to the rights and obligations of the owner before buying a house, and the Builder prepares a declaration on the distribution of property together with a notary. It will consist of a set of capital regulations, which will regulate in detail the technical part of the house (detailed plans of the apartments, structural features, plot of land, etc.) and include the charter of joint ownership of the house. The owner must not only familiarize himself with this regulation, but also accept it, sign it, and comply with it. If you do not agree with any of the clauses, you will not be allowed to buy an apartment. They can't even paint the front of the house in a different color to their taste if the color they choose doesn't match what's on the declaration.

Apartments in rural areas are purchased together with the parking spaces specified in the document. This will prevent disputes between neighbors. According to it, the green plots under the windows of the house are given to the owners of the three apartments on the first floor for separate use, which leaves no room for conflicts. True, there is a law that generally regulates property rights to housing. However, the declaration is made separately for each house. In some cases, as a rule, it can be amended by a court decision or according to the decisions of the general meeting of housing owners' associations. In order to protect the rights of owners, 100% approval is required for some decisions.

Germany has operated under the Housing Property Act since 1951, and housing associations have 99% of their managers from abroad. [3]

Conclusions and Suggestions

Research shows that lean production is primarily based on all employees showing their creative potential. Unlike other management technologies, which focus on strict regulation of activities, this approach allows involving employees at all levels in the optimization process.

But despite the fact that there are many achievements in the introduction of lean production tools, there are difficulties in the continuous introduction of these methods into management activities, and for this, the philosophy of lean production must first become a form of corporate culture and thinking. Only when employees can reorient their thinking from narrow technological tasks to an understanding of production, economic and financial interactions will this management method be effective in the long term.

In our opinion, the following can be achieved as a result of the introduction of the economical production concept in order to improve the housing construction system in rural areas in our republic:

- to form the culture and skills of effective and rational use of resources (human, material, financial and time) in the minds of all employees working in the field;
- to improve the institutionally perfect organizational and legal basis for the operation of private housing owners' associations and the use of the housing stock in accordance with the market requirements;
- maximally simplifying the organization of the housing and communal service system and eliminating excessive costs, as well as providing more services in a shorter period of time;
- formation of a systematic approach to the organization of services to the population in the field of housing and communal services, which includes its quality control;
- by introducing modern innovative and information technologies into the service sector, ensuring the development of innovative methods in the sector and creating the maximum possible consumer value for investors;
- to improve the efficiency of the system of using the housing fund based on the formation of a harmonized technological chain of mutual cooperation of all organizations in the field of communal services;
- to establish a cost-effective production (service) system based on the principle of "on time with the least costs" in the repair of the housing fund.

Thus, based on the opinions presented above, we can conclude that the concept of economical production, which is effectively used in the practice of industries and sectors of advanced foreign countries, is the system of management of public utilities of our republic, in particular, the housing stock. successful introduction to the activities of farms can be an important contribution to increasing the effectiveness of the reforms implemented in the system.

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