

# ANALYSIS OF INDICATORS AFFECTING THE ORGANIZATIONAL-ECONOMIC STATE OF HOUSING FUND MANAGEMENT

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*Received: Feb 23, 2024; Accepted: March 30, 2024; Published: Apr 23, 2024;*

**Abstract:** This scientific article shows the existing problems in increasing the efficiency of housing fund management in our country and ways to overcome them, the organization of activities of today's housing fund management companies by types, and the specific features of management. Due to the growth of the population, the need for housing is increasing, the benefits given by the state for the construction of new houses and the repair of existing ones are covered.

**Keywords:** housing fund, standard of living of the population, housing and communal economy, services, multi-family houses, residential buildings, demand for housing, housing fund management, management methods, management mechanism, management companies.



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## INTRODUCION

In recent years, in our country, improving the lifestyle of the population, employing them and increasing incomes, creating conditions for effective satisfaction of basic needs, providing daily and permanent needs, including housing for living, A number of reforms are being implemented in the development of goods and services.

"Fundamentally improving the coverage of the population of the republic with high-quality housing and communal services, further improving the system of using the housing fund based on the formation of a technological chain of mutual cooperation of all organizations in the field of housing and communal services, multi-apartment in order to create an effective system of technical control over compliance with the requirements for the maintenance of houses, as well as to increase the quality of work of management companies of private housing owners and to ensure financial and economic stability: conducting a unified state policy in the field of housing and communal services and intersectoral coordination make it happen; implementation of customer functions for the construction of heat supply facilities, organization of demolition of old and damaged housing; monitoring the technical condition of multi-apartment houses, including the organization of perfect and current repair works of the multi-apartment housing fund; requirements for coordinating the activities of multi-apartment housing management bodies, determining the costs of maintaining, using and operating the multi-apartment housing stock, rules and norms for the technical operation of multi-apartment houses, areas adjacent to multi-apartment houses control over compliance with sanitary standards, rules and hygiene regulations; study and methodological provision of problems in the field of regional improvement; development of development, modernization and reconstruction programs of water supply and sewerage facilities, heat supply systems in connection with development schemes and master plans of settlements, as well as organization of their quality implementation, coordination and management of the activities of organizations in this field 'to provide; implementation of resource- and energy-saving technologies and equipment to the housing and communal service system, including equipping housing and communal facilities with modern computing and measuring devices, local, which ensures a decrease in the cost of construction and assembly works wide use of modern and high-quality construction materials and products; preparation of proposals for improvement of the normative

legal framework in the field of housing and communal services, development and implementation of modern forms and methods of housing and communal services, taking into account the advanced experience of developed foreign countries.”[1]

The content and essence of the reforms being carried out in our country today are as follows: providing the population with housing for living, employing them and increasing their income from year to year, creating a competitive environment in every field, and improving quality through the electronicization of service sectors. and achieving time efficiency, effectively meeting the needs of consumers by introducing effective management mechanisms from each production and service enterprise. The ongoing reforms show that the state organizations are developing specific and targeted measures to study the problems of each family and neighborhood and eliminate existing problems. Therefore, separate rating indicators are being developed for each district and city of the republic, and according to the determined rating indicators, state subsidies are allocated, and a package of taxes and benefits is being developed. Funds and subsidies are allocated from the state budget to renovate the appearance of multi-storey buildings in neighborhoods. Preferential loans are allocated for the purpose of financial support for companies and management companies specializing in the management of multi-storey buildings.

Since we gained independence, due to the doubling of the population of our country, the population's need for housing is also increasing sharply. In addition, there is a need for modern management mechanisms in the construction of modern housing in rural areas, the acceleration of the level of urbanization of district centers, and the provision of services in the field of housing and communal services.

## **ANALYSIS OF LITERATURE ON THE TOPIC**

According to the Russian economist A.R. Abdullina, "housing and communal economy" is considered a necessary engineering infrastructure of the economy and is interpreted as one of the basic sectors that provide the population with vital services. At the same time, the housing and communal economy is defined by the researcher as follows: "Housing and communal management is engineering in various settlements that provides living comfort by providing comprehensive housing and communal services to citizens. is a set of sectors that ensure the operation of the infrastructure". [2]

Several scientists in the CIS countries, including S.A. Kirsanov, M.N. Lomova, K.S. Stepayev's scientific work explored the possibilities of using the housing fund and organizing its effective management.[3,4,5]

According to one of our local scientists, R.I. Nurimbetov and others, "As a result of the introduction of free market relations in the republic and the change of ownership relations, the possibility of disposing of private property and using it for various purposes arose. Effective use of residential buildings, especially the issues of organizing rational use of residential buildings, has become one of the most important issues today and waiting for a solution".[6]

Deterioration of housing has become one of the most urgent problems of the state today. "This is mainly due to issues such as the obsolescence of housing funds, the formation of tariffs for the services provided, violations of the obligations of the management companies to the population, timely implementation of current and capital repairs, and the relocation of residents from housing in a state of emergency. consists of".[7]

The effectiveness of the management mechanism in housing and communal services enterprises largely depends on the role of local self-government bodies and the broad involvement of consumers in the decision-making process.[8]

According to the results of the conducted research, the housing fund intended for the population has complex and unique management features, which is currently based on the needs and demands of the population and the interests of the population and the management company serving them. management methods and management mechanisms are selected. Therefore, the provision of services to each housing fund is determined according to the existing technical condition of the buildings, and a different approach to the formation of management mechanisms is required based on the needs and demands of the population.

## **RESEARCH METHODOLOGY**

In the article, the priorities of the management of housing funds are scientific study and drawing conclusions, comparative comparison, study of statistical data and economic comparison and analysis, logical thinking, scientific abstraction, analysis and synthesis, induction and deduction. methods are widely used..

## ANALYSIS AND DISCUSSION OF RESULTS

"In countries with a developed market economy, housing construction is mainly carried out at the expense of private investments. According to the Institute of World Economy and International Relations, the share of the public sector in housing construction in these countries ranges from 1.5-2% (USA) to 8-18.5% (Italy, France). Single-family houses, as well as apartments in multi-family houses, are being built or bought at the expense of residents' funds (own funds and loans). In European countries, private construction has achieved the greatest development, its share in France has exceeded 25%, in Italy it is about 20%, in Denmark and Finland - about 15%. The share of this type of construction in the US is insignificant".[9]

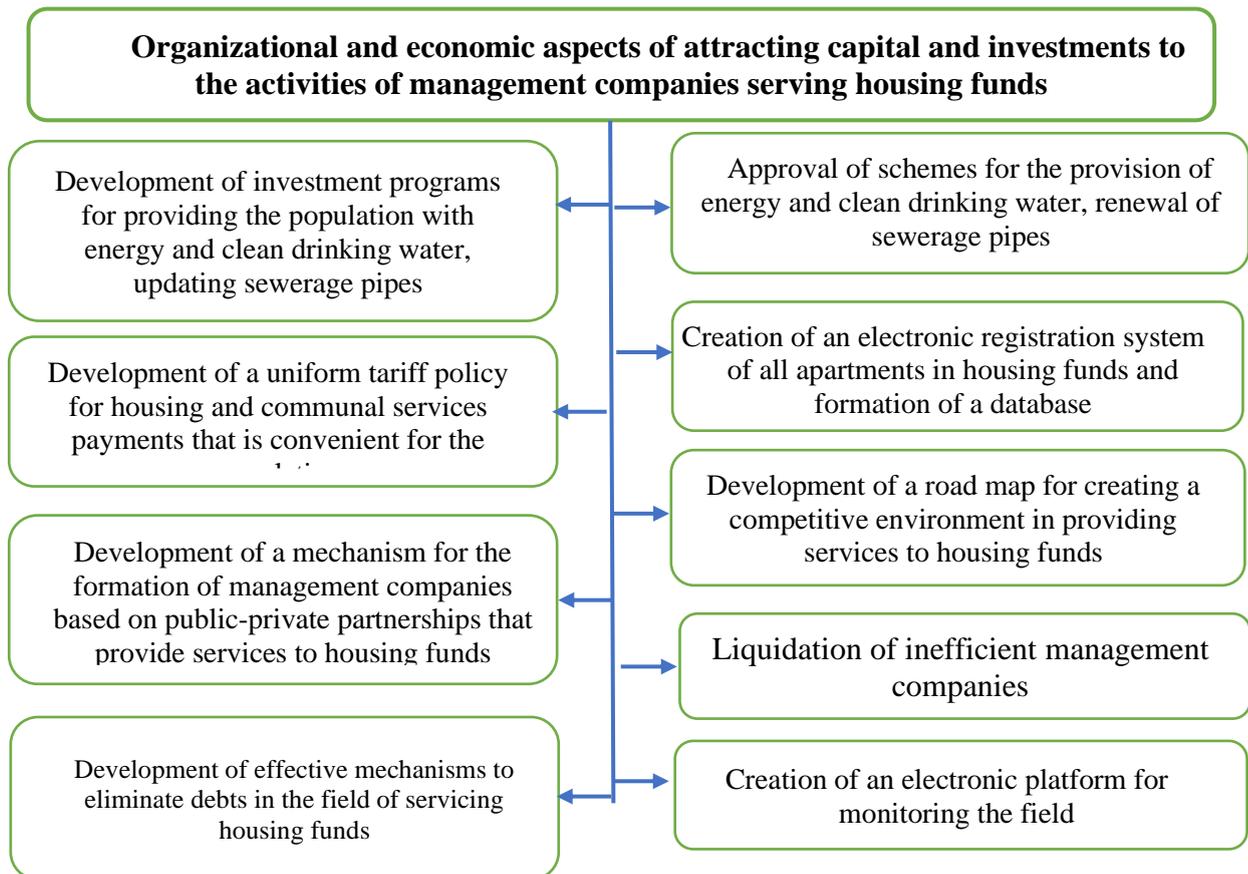
Currently, the increase of the housing fund in developed market economy countries is on average 23-25% of gross investments and 20-25% of personal savings of citizens. In the USA, this share exceeds 40%. Requirements for the quality of the housing fund are increasing. Among the criteria for assessing the quality of housing, the convenience of the internal location of the apartments, the provision of necessary tools for the repair of housing funds, the provision of quality and regular heat energy, and the satisfaction of the ecologically clean and sanitary conditions of the environment, residents' recreation and availability of green spaces necessary for recreation, provision of clean drinking water, etc.

In many developed countries, the main type of housing is, as a rule, one- and two-story houses built in the suburbs of large cities, in medium-sized and small cities, as well as in rural areas. For example, in the United States, approximately 65 percent of the population lives in single-family homes, including 40 percent in the suburbs, 28 percent in cities, and 32 percent in rural areas. At the same time, many houses are partially or completely assembled in factory conditions. Modules and blocks made of wooden constructions are widely used. The time to assemble such a house is limited to a few days. The total duration of the whole cycle of creating a house (from the moment of receiving the order to delivery) does not exceed 8 months.

There is a need to improve the organizational and economic mechanism of managing the activities of the management companies that provide services to residential housing. The following are the problems in their activity: lack of electronic database of information about residents living in houses (inhabitants do not live in some houses, large number of people living on rent in the houses of Tashkent city); a large number of cases of non-payment of utility bills on time (as a result of which management companies cannot cover their costs, delays in payment of salaries to necessary specialists, increasing level of dissatisfaction of regular employees); current and capital repair works for housing funds are not being carried out on a schedule basis; presence of interruptions in clean drinking water and energy supply, etc. For this reason, development of entrepreneurship and business environment in the field of housing fund services is facing many difficulties.

In order to improve the organizational and economic mechanism in the activities of management companies that provide services to housing funds, to attract additional capital and investments to their activities, it is necessary to organize activities in the field of housing funds management based on market principles and take into account their economic interests ( Figure 1).

It can be seen from this picture that it is important to get the volume of investments and make an estimate when designing the infusion of funds to attract investments to the sector. The share of buildings under the management of registered state and private housing funds is important in the development of investment attractiveness in the sector. From this point of view, housing funds create favorable conditions for the formation of the organizational and economic mechanism of management companies, due to the large number and variety of services provided by them, to increase the efficiency of their activities.

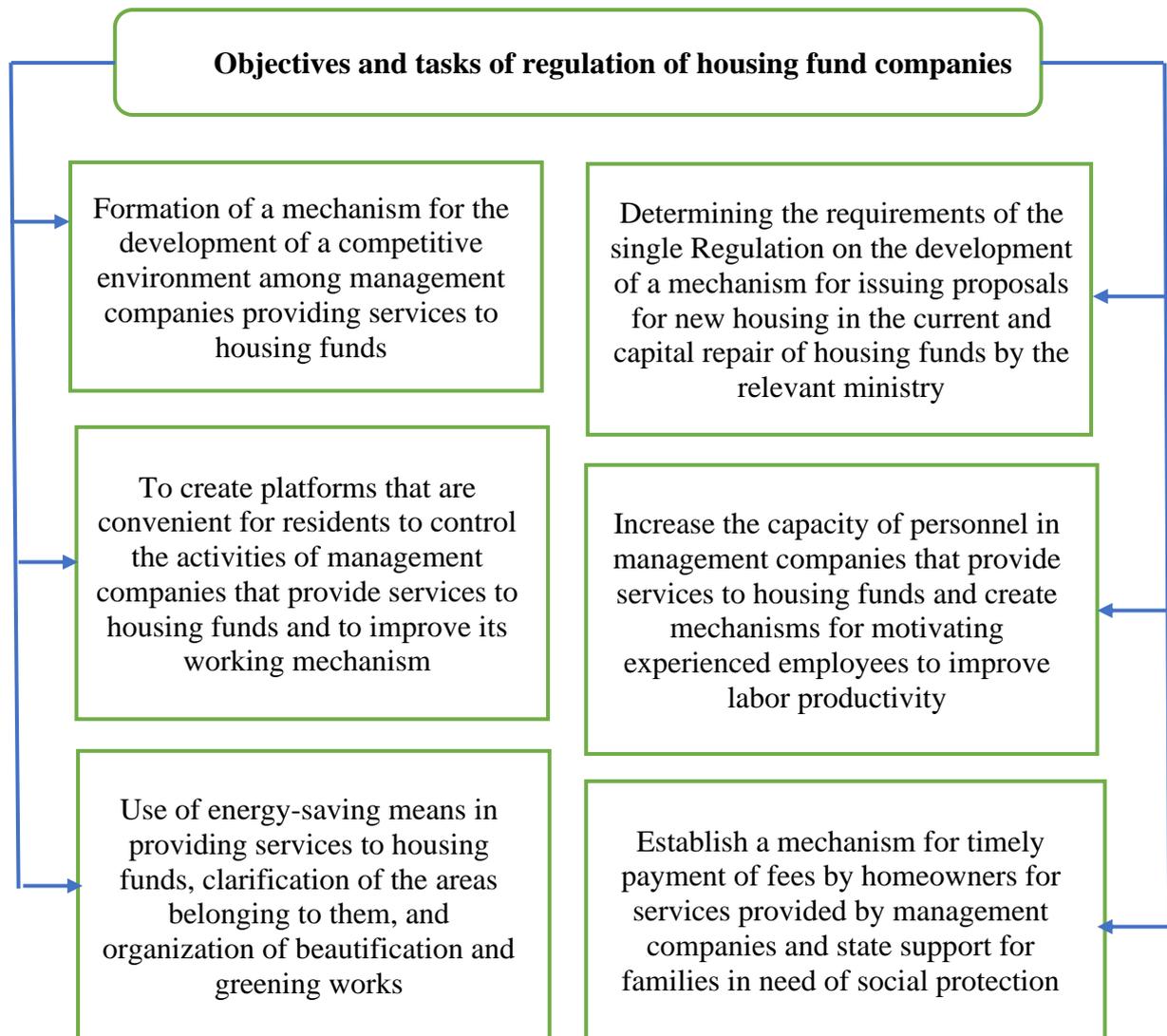


**Figure 1. Organizational and economic aspects of attracting capital and investments to the activities of management companies serving housing funds**

To analyze the organizational and economic mechanism of housing fund management companies, it is necessary to take into account the following: creating favorable conditions for attracting investments; introduction of innovative management methods; use of advanced technologies for repair services; destroy ineffective objects; ensuring the operation of the mechanism, long-term regulation of the general payment of citizens for communal services, etc.

In general, the market segment of housing fund management companies services is based on outsourcing, where the level of competition is high and there are many small and medium-sized enterprises serving similar consumer purposes in the market. The form of jalik associations is relevant.

Thus, in the context of deepening market reforms, it is necessary to expand the above strategies in the implementation of the foundations of the organizational and economic mechanism of the development of the infrastructure of the housing fund. (Figure 2)



**Figure 2. Objectives and tasks of regulation of housing fund management companies**

It is necessary to synchronize the planning of the main technical and economic indicators in the field in order to ensure the effective functioning of the organizational-economic mechanism of the regulatory-legal framework in the management of the housing fund.

We analyze data on housing funds and management companies that provide services to them in the city of Tashkent, taken as a research object.

**Table 1. Information on the number of housing management companies, the number of houses and the number of inhabitants in the districts of Tashkent in 2010-2022**

The name of districts in Tashkent city	In 2010			In 2015			In 2020			In 2022		
	Number of houses	Number of MC	population (million people)	Number of houses	Number of MC	population (million people)	Number of houses	Number of MC	population (million people)	Number of houses	Number of MC	population (million people)
Bektemir	131	6	0,0194	139	5	0,0326	164	4	0,035	178	4	0,054
Mirobod	615	24	0,0867	623	27	0,101	675	31	0,1408	719	33	0,1478
Mirzo - Ulug'bek	1458	25	0,1946	1484	26	0,2401	1562	31	0,2803	1592	32	0,318
Olmazor	542	16	0,2713	564	10	0,3297	667	12	0,3718	698	13	0,391
Sirg'ali	587	23	0,0986	604	20	0,1378	656	16	0,2036	668	15	0,1541
Uchtepa	569	12	0,2032	598	14	0,2391	647	20	0,275	652	20	0,2896
Chilonzor	1094	13	0,1543	1147	16	0,2017	1218	21	0,2533	1238	23	0,2695
Shayxontohur	534	12	0,2347	558	13	0,2943	612	17	0,3447	621	18	0,3574
Yunusobod	798	14	0,2446	827	17	0,2987	942	21	0,3456	972	25	0,363
Yakkasaroy	354	13	0,0541	382	15	0,0861	410	20	0,1202	413	23	0,1258
Yangihayot	0	0	0	0	0	0	924	8	0,1563	971	14	0,1767
Yashnobod	827	11	0,1412	852	12	0,1932	917	17	0,2516	948	18	0,2833
<b>Jami</b>	<b>7509</b>	<b>169</b>	<b>1,7027</b>	<b>7778</b>	<b>175</b>	<b>2,1543</b>	<b>9394</b>	<b>218</b>	<b>2,7782</b>	<b>9670</b>	<b>238</b>	<b>2,9302</b>

Source: developed by the author based on the information of the Ministry of Construction and Housing and Communal Economy of the Republic of Uzbekistan.

The above-mentioned table 1 shows information on the number of housing management companies, the number of houses and the population of the districts in Tashkent city in 2010-2022. The total number of houses in Tashkent was 7,509 in 2010, 7,778 in 2015, 9,394 in 2020, and 9,670 by 2022. The number of management service companies in Tashkent was 169 in 2010, 175 in 2015, 218 in 2020, and 238 in 2022. According to the number of people living in Tashkent, in 2010 there were 1.7027 million. made up 2.1543 million people in 2015. per person, 2.7782 million in 2020. person, 2.9302 million in 2022. organized a person. It can be seen that the population is increasing every year, and the number of houses is also increasing accordingly. Of course, as the number of people and the number of houses they live in increases, so does the need for management companies that provide them with services. Accordingly, we can see that the number of management companies in Tashkent is also increasing. But according to the data presented in the table, we can see that the number of management companies in some districts is increasing, while the number of management companies is decreasing in some districts. For example, Bektemir district had 6 management companies in 2010, but by 2022, it will decrease to 4. In 2010, 16 management companies in Almazor district decreased to 13. In 2010, there were 23 management companies in Sirgali district, but by 2022, there were 8 and 15. The reason for the decrease in Sirgali district by 2022 can be attributed to the establishment of Yangihayot district, where some areas of the district have been newly formed.

## CONCLUSION

Today, it is necessary to organize services for housing funds on the basis of market principles. Because for many years this field has been financed by the state. Therefore, it is very difficult to create an entrepreneurial environment in this area. If management companies providing services to housing funds are organized into a work system based on market mechanisms, the quality of service to consumers will improve and a competitive environment will be formed in the industry. As a result, it determines the improvement of the standard of living of the population and the quality link of the ownership of the population.

In our country, it will be necessary to carry out extensive reforms in the formation of housing funds, the creation of quality service mechanisms for consumers, and the creation of a competitive and entrepreneurial environment in the field. In order to develop the industry, a number of reforms were implemented by the state, including private, public-private partnerships, and regulations on attracting foreign investors. Nevertheless, in the development of the management system of the housing fund, it is necessary to clearly define its economic and legal mechanisms. For this, it is necessary to do the following:

- creation of a system of state regulation of management companies operating in the field of housing fund management and monitoring of their activities;
- creating an entrepreneurial environment by forming public-private partnership relations in the management system of the housing stock;
- to develop the criteria for determining the rating of management companies that provide services to the housing of the population, to establish a wider use of the digital management system in their activities;
- creation of a rating system that determines the work efficiency of employees operating in housing fund management companies and formation of an incentive salary mechanism;
- acceleration of the transition to efficient, innovative and technological management methods in housing fund management companies.

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