

USE OF PROFESSIONAL MANAGEMENT COMPANIES IN MANAGEMENT OF HOUSING FUND

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ABSTRACT

Housing is the largest sector of public utilities, which includes the management of the housing stock, enterprises (companies) that provide services to the housing stock, and facilities that serve the population.

It should be noted that any dwelling is considered property, regardless of the form of ownership.

Property management is any relationship between property owners in relation to one or more property objects in order to achieve their goals.

Therefore, the landlord is directly involved in the management of the housing stock by the landlord, management organizations and service providers. The objects of the land within the forms of property have a special place due to their social significance. Because a person spends most of his life at home. Therefore, special attention is paid to the condition of the housing stock, the quality of public utilities and life safety. {1}

As noted above, Article 138 of the Housing Code of the Republic of Uzbekistan provides for private housing. , the company, the managing director (executive director) or the managing organization or in other ways according to the legislation. {2}

In the implementation of this practical project the managing company (housing fund) is managed by the private homeowners' company. It is proposed to introduce a system of access to the service, and this experience is yielding positive results.

At the same time, this system has the effect of improving the activities of the private sector in our country today, as well as the development of the economy and the further strengthening of social partnership between the public and private sectors.

The survey of private homeowners surveyed the level of satisfaction of homeowners with the activities of private homeowners today, their attitude to the use of the services of professional management companies in the management of their homes, as well as the number of private homeowners who manage their homes. the desire of companies to participate in the activities on a regular basis was studied.

Prior to the privatization of the multi-apartment housing stock, the city and district government housing stock in this area was the quality of landscaping and landscaping of apartment houses and common areas, as well as the surrounding areas and landscaping.

It is known that in order to further improve the quality of housing and communal services in Tashkent and the efficiency of public-private partnerships, the Cabinet of Ministers of the Republic of Uzbekistan on January 4, 2019 organized the "Housing and Utilities Infrastructure of Tashkent" Resolution No. 5 was adopted. {3}

According to this resolution, the Tashkent city administration and the Ministry of Housing and Communal Services of the Republic of Uzbekistan in 2019 will manage the multi-apartment housing stock in Yunusabad district of Tashkent under the professional management of Tashkent. The priority areas for further development of the housing and communal services sector include:

- ✓ the gradual introduction of market mechanisms in the field of maintenance, use and repair of multi-apartment housing, including on the basis of public-private partnership;
- ✓ increase the attractiveness of the housing and communal services market, taking into account the best foreign experience, as well as the transition to competitive pricing mechanisms;

- ✓ introduction of energy-saving technologies and equipment into the system of housing and communal services, as well as equipping housing and communal services with modern metering devices;
- ✓ creation of a single billing system for public utilities and introduction of a unified personal account number of the consumer;
- ✓ training, retraining and advanced training of specialists in the field of housing and communal services.

Extensive programs aimed at building houses on the basis of modern projects in rural areas, which have been implemented in recent years, have a significant positive impact on the lives and lifestyles of the population. Along with the consistent continuation of this work, the candidate's main focus is to improve the provision of housing and communal services, as well as the rapid development of the necessary engineering and social infrastructure. This will increase the level of social housing infrastructure, as well as the quality of housing for the socially needy and low-income groups.

It should be noted that as a result of the implementation of reforms in the field of housing and communal services, especially in the annual state programs, these issues are identified as one of the important areas and the development of housing and communal services in the field of public utilities, improvement and the solution of a number of pressing issues in other areas.

According to a survey conducted to study the activities of private homeowners' associations, the level of satisfaction of homeowners with the current level of activity of private homeowners' associations, the level of professionalism in the management of their homes, and the level of professional management. The desires of the verb were studied.

As mentioned above, in several developed countries of the world, the management of the housing stock is considered as a separate type of business. That is, management organizations provide services and benefit from them on the basis of a contract with homeowners' associations.

The concept of deepening economic reforms in the system of public utilities provides for management and service functions in order to form and develop the market of housing services.

The management of the housing stock is part of the maintenance of the house, which includes the provision of services outside the administration, ie the maintenance, repair, rehabilitation and improvement of the necessary technical and sanitary conditions, as well as living and using the house and its surroundings. and creating the conditions necessary for the use and conservation of landscaping elements.

Housing management as a professional activity is the assessment of the state of property, the establishment of management objectives, the management of property, its maintenance and repair, the development of a set of measures for their implementation, the control over the activities of executors, the performance of executive functions. , including the settlement of all payments, as well as the provision of utilities.

Professionalism in the field of housing management suggests a set of works and services for its maintenance, which requires that the condition of the housing stock be consistent with the goals of the owners and at a lower cost to the established norms, rules and standards.

The management of the housing stock is carried out in the following areas:

- maintenance and repair of housing;
- financial management;
- administrative management.

Each line of activity requires the implementation of certain tasks in order to achieve the goals set by the property owners.

One of the important tasks of the industry today is to ensure the implementation of legislation related to the management of the housing stock in the country, including the direct participation of private homeowners in management.

Here is a brief overview of the organizational and legal framework, areas of activity, management system and bodies of professional management companies operating in our country. Professional management company is an organization in the form of a limited liability company(LLC), established on the basis of the Memorandum of Association and the Charter, as well as on the basis of pooling the funds of the participants of the Management Company for production, business, commercial and other activities.

REFEENCES:

1. Hasanov T.A. Housing fund - as an object of management “Architecture. Construction. Design ”scientific-practical journal. 2017, issue 3.
2. Housing Code of the Republic of Uzbekistan. December 24, 1998. Article 138 www.lex.uz
3. Resolution of the Cabinet of Ministers of the Republic of Uzbekistan dated January 4, 2019 No5 "On additional measures to improve the management of housing and communal infrastructure of the city of Tashkent." // National Database of Legal Documents, 05.01.2019, 09/19/5/2425.
4. About the types of services provided by the management company.

TABLE 1 TYPES OF SERVICES PROVIDED BY THE MANAGEMENT COMPANY

Real estate service management	Financial management	On administrative management	Provision of special services
<ul style="list-style-type: none"> - inventory; - technical inspection; - assessment of the sustainability of work performed on maintenance and repair; - a certificate of defects, which is necessary for the implementation of maintenance, repair, reconstruction, modernization of certain objects (parts) of the property; - Development of draft annual and long-term plans for the protection of property; - Preparation of work plans and schedules for the provision and repair of technical and sanitary services; - Development of proposals for the installation of new equipment and engineering systems, reconstruction and modernization of property; - organization of property dispatching services. 	<ul style="list-style-type: none"> - assessment of the need for financial resources for the implementation of property protection plans; - Development of estimates for certain types of work, repairs; - development of draft income and expenditure estimates; - calculation of the amount of payments (fees) to cover the costs of property protection of private homeowners (members of the SLP); - keeping records and controlling the receipt of payments (fees) in accordance with the items of the income budget; - Reports on the implementation of the revenue and expenditure estimates for NGOs, owners and the bodies, organizations and individuals authorized by them; - Verification of expenditure documents confirming payments for work performed on maintenance and repair; - Accounting and record keeping; - calculation of taxes, levies and compulsory payments for private homeowners and housing and communal services; - organization of audits. 	<ul style="list-style-type: none"> - in state bodies and other bodies acting on behalf of owners or HWM; - Search for qualified executors, contractors for maintenance and repairs; - Tender documents for the conduct of tenders for the performance of work by the owners or their authorized bodies, organizations or individuals; - Development of job descriptions and assignments for the client and other clients; - Draft contracts for the performance of work (rendering of services) for owners or bodies authorized by them, organizations or individuals; - Supervision of the execution of contracts by contractors, contractors, assessment of the volume and quality of work performed; - The organization of the collection of payments (fees) of owners in the SLP; - Ensuring the collection of overdue payments and loans; - Preparation of a report on the maintenance of the property and the implementation of the income and expenditure budget for each owner; - Ensuring the receipt of orders from the population and organizations for the elimination of emergencies and repairs. 	<ul style="list-style-type: none"> - preparation of proposals for the reconstruction and modernization of property, in particular, to save resources and reduce the cost of maintaining property; - Preparation of expert opinions on redevelopment, re-equipment and reconstruction of rooms in apartment buildings; - Development of proposals for additional income from the use of property; - search for tenants (tenants) on behalf of owners or bodies, organizations or individuals authorized by them, preparation of lease (rent) agreements and control over their implementation; - Development of proposals for the placement of funds on bank deposits for safekeeping and additional income; - Assistance to the owners of the rooms and the HVAC to apply for loans from banks and other credit institutions for capital repairs, reconstruction and modernization; - Proceedings in court on behalf of the owners of rooms, tenants, tenants.