



Improving the Management System of Apartment Buildings in Uzbekistan

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Abstract

Results of the effectiveness of state support for the management system of apartment buildings are analyzed on the basis of the adopted regulatory legal documents for the further development of the management of apartment buildings, the results and conclusions are given.

Keywords: *Management Companies; Homeowners Associations; Subsidies; Electronic Register and Rating; Billing System “My House”*

Introduction

In the rapid development of the management system of multi-apartment houses, whether it is a “housing owners’ association” or a “management service company”, the majority of the population lacks confidence in the activities of the management bodies of multi-apartment houses, quality service is not provided to the population, and ensuring the maintenance of the multi-apartment housing fund at the level of demand today.

Also, in accordance with the “Development Strategy of Uzbekistan for 2022 – 2026”, development of the master scheme of population settlement, construction of more than 19 million square meters of modern housing instead of outdated houses in cities based on renovation and housing programs, more than 275 thousand families. At a time when creating conditions for moving to new massifs is listed as one of the main strategic goals, improving the management system of multi-apartment houses in the Republic of Uzbekistan is of great importance for the effective implementation of the goal [1].

Literature Review

Even though the practice of the management system of multi-apartment buildings was formed in our country in the 70s of the last century, the theoretical and methodological foundations of the subject have hardly been researched. But this topic has been widely and effectively studied by scientists from the CIS countries. In particular, Ivanenko L. V., Bondarenko E. Yu. according to research, today it is important to choose a way to manage apartment buildings, so that service consumers – apartment owners know what and to whom they pay, and market mechanisms work transparently and understandably.

Today, every owner of buildings in the house participates in the management of the housing fund: actively or passively. Passive participation is, firstly, the inaction of the owner of the premises in making any management decisions related to the house in terms of repairs, maintenance, etc., and secondly, in choosing the method of managing the house. Such an owner voluntarily transfers the right to choose the method of management of his house to the local authority. Active participation means that building owners objectively assess their rights and responsibilities, join forces, and make joint decisions about how to manage their homes [2].

According to P. Iveta and G. Ineta, the multi-apartment housing management system is a successful and effective management tool based on three main values [3]:

1. A set of interconnected elements;
2. This collection forms a whole;
3. The management process generally has goals and achievable objectives specific to the residential property management sector.

Professor J. Vanags analyzes the economic and legal characteristics that significantly shape the legal aspects of real estate. Most of the legal aspects are determined by various laws and obligations. Explores the unique aspects of property utilization using various real estate methods. The management system of multi-apartment buildings should not only protect the interests of the owners, but also take into account the interests of the community to preserve the property [4].

According to the Law of the Republic of Uzbekistan “On the management of multi-apartment houses”, a multi-apartment house is a complex of two or more apartments with independent exits to the land plot adjacent to the multi-apartment house or to the common areas of such a house. A multi-apartment building includes elements of common property (hereinafter referred to as common property) owned by the owners of the premises based on shared property rights.

The main principles of managing multi-apartment buildings are as follows:

- freedom to choose the management method;
- self-management;
- collegiality;
- openness and transparency;
- organizational and financial independence;
- regular accountability to the owners of places [5].

Based on these principles, we will analyze the reforms and their essence in improving the management system of multi-apartment buildings in our country.

Research Methodology

To further develop the management system of multi-apartment houses in our republic, to introduce modern and innovative methods in the field, to conduct a pilot project of the management organizations in the management of multi-apartment houses, to increase the volume and expand the types of additional services provided by the management organizations, to ensure quality service to the population and to make the industry a state the regulatory and legal documents adopted on support were studied and their implementation was thoroughly analyzed. Methods such as grouping, comparison, analysis and synthesis, and observation were used in the analysis.

Analysis and Results

The population's lack of trust in the activities of the management bodies of multi-apartment buildings is the lack of a single, transparent billing system that allows for mutual settlements online, and accordingly, there are no opportunities to control the expenses of the population.

The facts of theft and abuse of state funds were revealed in some residences, respectively, the condition of basements and common property was in a sad, unsatisfactory state.

In the last year, systematic work has been carried out to further improve the management system of multi-apartment housing, ensure the financial stability of management bodies, and to ensure consistent implementation of maintenance, efficient use and repair of the common property of multi-apartment housing, improvement of adjacent land plots. increased.

In this regard, the decision PD-5152 dated June 19, 2021 "On further improvement of the multi-apartment housing management system" of the President of the Republic of Uzbekistan was signed [7].

With this decision, a project was implemented to connect the areas with multi-apartment housing in 15 regions of the Republic of Karakalpakstan, regions and the city of Tashkent to the management organizations by conducting an open competition, and according to the results of the analysis, the living conditions of the population living in multi-apartment houses will be further improved on the basis of this project has been achieved.

In a short period of time, the credit debt of the management companies decreased from 43 billion soums to 22 billion soums, about 500 jobs were created, the wages of workers and the income of the management companies increased twice [6].

In addition, the management of the multi-apartment housing completed and accepted for use is carried out by the builder in the first two years, and for this period, the multi-apartment housing the warranty period of housing operation has been introduced.

The conducted analyzes show that as of February 1, 2022, there are about 40,000 apartment buildings with more than 1.3 million apartments in the republic, which are served by 2,100 housing owners' associations and 443 management organizations. Of these, the activity and financial status of 1,312 companies do not meet the requirements [6].

This, in turn, causes more than 9,000 people living in multi-apartment houses to be deprived of quality services.

At the same time, in the management of multi-apartment buildings, the conditions, procedures and terms of delivery of information to owners and other users of premises in multi-apartment buildings, the procedure for the formation and approval of services and works for the maintenance and repair of common property in an apartment building, through the billing system of multi-apartment buildings. Management of multi-apartment houses, which includes the procedure for management, performing perfect and current repairs, as well as emergency dispatching services, technical documents of the multi-apartment house, other documents necessary for the management of the house, as well as the procedure for handing over and receiving technical tools and equipment implementation rules of the Cabinet of Ministers of the Republic of Uzbekistan "On approval of the rules for the implementation of the management of multi-apartment buildings" decision No. 3 of January 3, 2022 was adopted [8].

In addition, the Cabinet of Ministers "On measures to improve the management of multi-apartment buildings and further improve the provision of communal services" dated February 1, 2022 decision No. 47 was adopted [9] and with this decision, the regulation on the formation and use of funds of the special account of the Housing and Communal Economy Development Fund of the Ministry of

Housing and Communal Services of the Republic of Uzbekistan, the social protection system included in the information system “Unified Register of Social Protection”. The regulation on the procedure for allocating subsidies for the payment of the mandatory contribution to the owners of multi-apartment houses in need of protection, the regulation on the procedure for forming and maintaining the electronic register and rating of the authorities of the management of multi-apartment houses, and the regulations on the procedure for holding an open competition for the selection of a management organization or a manager for the management of multi-apartment houses were approved.

In order to introduce an electronic transparent system in the management of multi-apartment buildings, the “My house” electronic billing system was launched [6].

This system includes 285 management companies (89%).

3,502 companies (97%), 1.2 million subscribers (92%) are connected to the billing system.

2,031 management bodies (50%) have signed contracts for the implementation of mandatory contribution payments through electronic payment systems of commercial banks (clic, paynet, upay, payme, uzcard).

So, what are the convenience aspects of this system and what it gives us:

- 1) online payment at any time and from any place, providing a reliable database of payments – electronic receipt;
- 2) to monitor accurate information about existing debt, regular reports of service management organizations;
- 3) sending your application and monitoring its implementation and evaluating the activities of management bodies.

Conclusion and Recommendations

Based on the above analysis, while summarizing the conclusions and the achieved results, it is appropriate to introduce the following suggestions for further improvement of the field:

1. Re-registration of bank loans of defunct home owners’ associations to the management organization while maintaining (not raising to a higher rate) the loan interest received by the home owners;
2. Freezing the term of the loans for houses transferred from companies to management organizations for the management of multi-apartment housing for up to 3 years (with the condition of stopping interest calculation);
3. To ensure that the management bodies of multi-apartment buildings carry out management activities after they are included in the electronic register.
4. Placing advertisements on the roofs and walls of multi-apartment buildings in accordance with the decision of the general meeting of the owners of the premises in multi-apartment buildings and in agreement with the management body of multi-apartment buildings, and rental contracts can be taken into account on the electronic platform “E-Ijara” and rent fees are paid to the management bodies and to ensure that multi-apartment houses are directed to the maintenance of the common property in proportion to the shares of the share ownership participants.
5. Establishing the necessary document, including cadastral documents, specifying the boundaries and dimensions of the plots of land adjacent to multi-apartment houses and the right to their permanent use to the owners or managers.

In this case, the project documents of the construction (reconstruction) of multi-apartment houses, the cadastral passport issued in the prescribed manner for the multi-apartment house being accepted for use, and the permits for the use of the multi-apartment houses whose construction and installation (reconstruction) have been completed include residences in the multi-apartment houses and non-residential premises (non-residential) places, a list of common property (common places), the plot of land on which each multi-apartment house is located and adjacent to it (plan, located facilities, including parking lots, children's and sports grounds, recreation areas, parks, sidewalks provided for in the project and other objects serving multi-apartment houses) to provide information on the area and boundaries.

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