

Prospects Of Effective Development Convention In Improving House Fund Management

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Abstract: This article provides suggestions and recommendations on the management of housing and communal services in the Republic of Uzbekistan, the current situation in this sector and the need to use the concept of economic development to improve the management of housing.

Index Terms: Customer satisfaction, lean production, lean technologies, process optimization, innovation, innovation approach, management of a housing fund, service quality.

1 INTRODUCTION

In modern economic development, the innovation process and the result of innovative activities are the most important factors determining the development of the national economy of any country and determining its competitiveness in the global market. At the present time, innovative governance in the economy, enterprise, sector, region or country as a whole is where economic growth and development can be achieved. However, practice shows that technical, technological and technological innovation is often associated with the development of businesses, industries, regions and the national economy, with little emphasis on governance. However, the effectiveness of management cannot be achieved without the introduction of new equipment and techniques into practice. In our opinion, the introduction of modern management systems and technologies will be no less important. As the classic of management - the founder of scientific management F. Taylor: "it is always better to work with old equipment (than equipment), and better than bad ones with new equipment" [6]. Renewal and development of any activity occurs primarily due to the improvement of the methods of its implementation. Consequently, there is a need to introduce innovative conceptual approaches to improving governance that define the innovative strategy of any activity. One of the modern ways to improve management efficiency and improve its performance is the implementation of the Lean Production concept. Many successful companies in the global market are demonstrating their achievements and position by the effectiveness of this approach [9]. Despite the fact that in recent years, the leading methods of economical production have been widely used and popularized in the leading foreign countries, it is possible to say that the use of this method of management in our country is inadequate or not at all.

2 METHODS OF RESEARCH

The concept of Lean Production (Japan) is based on the management of the Japanese Toyota (Toyota), the essence of which is to eliminate all types of losses, thus simplifying the main idea and maximizing losses. The term Lean Production first appeared in March 1988, according to an article by John Kraftsiku on the Lean Production Triumph, based on his research work at the Massachusetts Institute of Technology. In the case, he relied on his experience as a quality engineer at Toyota's California division [7]. A cost-effective production method is an innovative approach that reflects quality management, which is aimed at optimizing production processes, reducing costs, improving product quality, and meeting consumer expectations [5]. In order to introduce cost-effective production, it is necessary to understand the essence of the principles of this system, which are as follows:

- Definition of the creator of the product's value from the point of view of the end consumer (precise knowledge of what the consumer needs);
- Identification of all the necessary actions in the product production and disposal chain (consecutive interpretation of all actions from order to delivery to the end consumer);
- restructuring the actions in the production chain so that they can reflect the flow of work (absence of expectations, stops and other losses);
- actions required for the end consumer (do what the end consumer needs only);
- striving for excellence through continuous reductions in unnecessary actions (continuous improvement of work through finding and eliminating losses).

It is worth noting that in any organization there can be significant losses that result in lower performance and do not benefit the end consumer. In general, "Sustainable Manufacturing" involves the involvement of all staff and maximum market orientation in optimizing business processes. One of the most popular and most popular tools of modern economical production are examples of 5S, Andon, Kaizen, Muda, PDCA and many others. Occasionally, one of the elements of this system uses "JIT" (Just-in-time, "precisely - on-time") and "kaizen" to understand the whole concept [8]. Take, for example, the great American scientist for quality management. Shuhart (1891-1967) first developed the concept of PDCA (Planning, Planning, Doing, Checking, Acting) (Monograph "Statistical Methods for Quality Management", 1939). Effective application of the PDCA concept in a number of different fields has greatly increased

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the effectiveness of these sectors. Another well-known American scholar on the theory of quality management - E. Deming (1900 - 1993) actively promoted the Schuchart cycle and subsequently modified the PDCA cycle into PDSA ("study") and made a significant contribution to the creation of the Kaizen system in Japan in the 50s of the last century. Kaizen (Japanese; kaiszen; Kaizen) is a Japanese philosophy or practice aimed at continuous improvement of production processes, developments, auxiliary business processes and management, as well as all other aspects of life. changes in direction. "[11] Generally, the purpose of the kaizen is to produce a loss-free product. A.Abolina, E.Bakov, B.Gongolo, E.Dobrovets, A.Dronova, G.Ivanova, L.Konukhova, A.Kruglikova, who have made significant contributions to the solution of problems related to the reform and management of housing and communal services, One can mention the names of O. Lavrukhina, N. Maximov, L. Chernyshov and others. expression. However, no scientific research has been carried out in the country so far on the introduction of a cost-effective production method into the housing sector. Scientific in the research process to write our research paper used methods of observation, abstract logical thinking, comparative and systematic analysis, analysis and synthesis, systematic approach, induction and deduction.

3 RESULTS

It is well known that the national economy of Uzbekistan represents more than one hundred different types of material and industrial sectors and sub-sectors and services. One such area is the housing and utilities sector. Scientifically speaking, housing and utilities is a variety of residential buildings that provide conveniences for people and provide a wide range of housing services, such as water supply, water supply, and capital repairs for homes and others. is a subset of networks that support the functioning of engineering infrastructure [3]. This sector plays an important role in the socio-economic development of the country, as the further development of the country's economy is closely linked to the improvement of living standards of the population and, consequently, the development of the housing and utilities sector. This sector will provide housing and utilities services to the population and industrial enterprises to meet the needs of production resources. Ensuring the well-being of the population and creating the necessary conditions for their well-being is the ultimate goal of the reforms being implemented in the country. Effective implementation of the housing and utilities sector plays an important role, and the effective introduction of modern management and regulation mechanisms in the practice of advanced countries will have a positive impact on improving living standards. It should be noted that in our country, consistent efforts are being made to rationally use the existing opportunities to form a modern market for public services. However, the quality of work in the sector does not fully meet the requirements of today. It is worth noting that despite the tendency of steady rise in prices for public utilities, the quality of services provided by public utilities, as well as the use of energy-saving and energy-saving technologies in the industry, is inadequate. The use of innovative methods and approaches to enhance the level of scientific management of resources is becoming increasingly important today [16,17]. It is no accident that housing is one of the most important resources for improving labor productivity in the municipal

sector. Resource and Resource Management means efficient use of electricity, heat, gas, labor and utilities in housing and utilities, taking into account social needs. Based on the aforementioned, today, the main focus for improving the housing and utilities market is to focus on innovative development. It is precisely the current state of innovation management and its challenges allow us to reflect on emerging realities in the sphere of housing and communal services reform. In spite of the high rate of population growth in Uzbekistan over the past few decades (during the years of independence the growth was more than 9.4 million people), there is a steady increase in the housing supply. Today, more than 4,000 private homeowner's companies provide over 32,400 multi-family homes in the country. The scale of construction and reconstruction of housing, primarily on the basis of mortgage loans, is expanding. Despite the steady increase in population over the past period, the level of housing per capita in 1991 was 12.4 square meters per person, and in 2017 it was 15.4 square meters. , Increased 2-fold [14] (Figure 1).

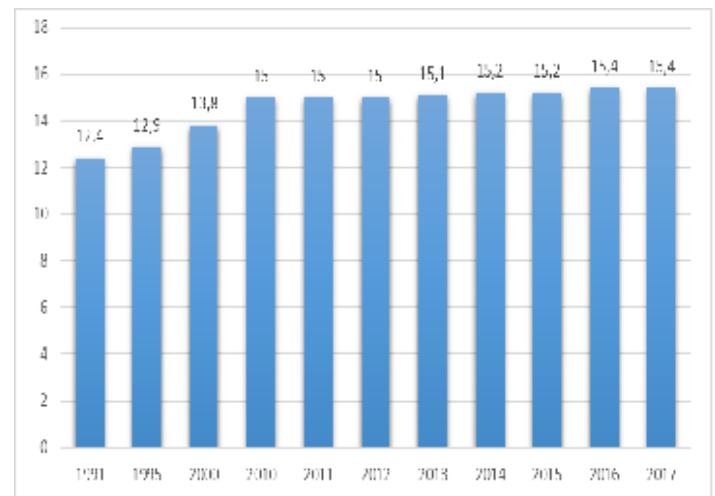


Figure 1. Housing for 1991-2017 (m² for 1 person)

In 2009-2016, 81493 thousand sq. M. Of housing was commissioned in Uzbekistan, of which 59025 thous. From 2009 to 2015, residential housing had a steady positive trend and increased to 1.6 times, except that in 2016 there was a decline in growth dynamics compared to the previous year (Table 1).

Table 1. Dynamics of housing commissioning in Uzbekistan (thous. sq. m)

Distribution	2009	2010	2011	2012	2013	2014	2015	2016
Total by country	7700	8900	9200	10400	10700	11300	12000	11293

City	2600	2200	2300	2700	2700	3000	3500	3468
Village	5100	6700	6900	7700	8000	8300	8500	7825

Note: all parameters are presented in rounded form.

If in 2009 the share of urban population in housing commissioning in the country was 33.7%, then in 2016 it was 30.7%. Consequently, the share of the total volume of commissioned housing in urban areas decreased by 3 percentage points over the previous period. The main reason for this is the recent increase in standard housing in rural areas versus the city. At the same time, based on the analysis of the current state of housing and communal services in the country, as mentioned above, the system should be solved urgently, stating that there are problems that need to be addressed, along with positive developments. Downturn in the housing sector has become one of the most pressing problems of the state today. This is mainly due to outdated housing, tariffs for services, breach of obligations by management companies to the population, timely and current repairs, and evacuation of emergency residents [10]. For example, local governments do not coordinate the activities of private homeowner associations and housing and communal services. Lack of comprehensive approach to management and use of multifamily housing blocks the further improvement of the system of quality and guaranteed public services to the population and contributes to the rightful appeal of homeowners [18]. An effective system for controlling the maintenance of multi-family housing has not been established, and in many cases, the technical operation and maintenance of housing is violated. There are no rules and deadlines for repair of buildings and structures, no demolition of old houses, and the condition of adjacent residential buildings does not fully meet sanitary norms and rules. The population is not sufficiently provided with quality drinking water and centralized heating. In addition, despite the fact that in recent years the country has been making consistent efforts to create a modern market for public services, analysis shows that a number of laws passed in the past do not fully provide the legal basis for the development of the industry. In addition, today's rapidly changing world requires further improvement and development of housing and public utilities. The Decree of the President of the Republic of Uzbekistan dated April 18, 2017 "On measures to further improve the system of housing and communal services" is important for radical improvement of the work in this sphere. According to the Decree, the Ministry of Housing and Utilities of the Republic of Uzbekistan and its members are the Ministry of Housing and Public Utilities of the Republic of Karakalpakstan, regional housing and public services departments and the Main Department of Housing and Public Utilities of the city of Tashkent and their districts (cities). The department has been established. The Decree also calls for radical improvement of coverage of the population with high-quality housing and communal services, further improvement of the system of use of housing through

the establishment of a technological chain of interaction between all organizations in the sphere of housing and public services, and maintenance of apartment houses. It is planned to implement a number of priorities in order to create an effective system of technical control over the system. One of the tasks is "development of proposals on improvement of legal framework in the sphere of housing and communal services, development and implementation of modern forms and methods of housing and communal services, taking into account the best international practices". In this context, we believe that the concept of cost-effective production, which is now widely used in advanced foreign practice, is an innovative approach to modern quality management aimed at optimizing production processes, reducing costs, improving product quality, and meeting consumer expectations. management methodology in the sphere of public utilities of the republic, in particular, management and regulation of housing It is advisable to use this field. For example, the issue of introducing a cost-effective production approach in the municipal sector, particularly in the housing and utilities sector, is relevant and confirmed in both Russian and foreign practice [13]. It is important to distinguish the following processes in this service sector: the importance of the information and the completeness, accuracy and reliability of the information; sensitivity of tasks; numerous stages of data transmission; hidden benefits and losses from effective services; lack of clear motivation to accelerate service delivery [16]. It is estimated that between 30 and 50% of costs in service organizations are the costs that result from satisfying the wishes of consumers or the low processing speed [15]. According to the analysis, the problems that are currently being accumulated in the housing and communal services of the Republic can be systematized as follows:

- Inadequate system of functioning of private housing and communal services, management of housing stock and market-based activity in general;
- Advantages of administrative methods in the field of economic management methods;
- High costs of management, high energy and resource losses in the production and delivery of services;
- Lack of transparency in tariffs formation;
- insufficient awareness of the population on expenditures;
- low investment attractiveness of industry organizations;
- increasing public debt of utilities (hot water, cold water, utilities, electricity, gas, etc.);
- high proportion of people who do not pay for utilities in a timely manner;
- high level of depreciation (physical and spiritual) of fixed assets in the communal infrastructure and the industry as a whole;
- High indifference of members of private housing and communal services to lack of knowledge and skills to operate in market conditions;
- avoidance of full payment for utilities (unauthorized use of resources without installation of meters) and insufficient public opinion and so on.

Overcoming these problems requires a comprehensive approach. For this purpose, it is necessary to improve the system of management and regulation of housing on the basis of public-private partnership in the field as a result of the transition of housing and communal services to market relations, the general direction of reforming the sector and the introduction of a gradual refusal from

budgetary financing. This requires effective cooperation on the basis of partnership between the government, local authorities, businesses and the public. Quality management of housing and public utilities reflects state and internal production control over the safety, reliability and technical and sanitary requirements of the services provided to consumers [4]. One of the most important sectors of the housing and utilities sector is housing. Housing fund - housing, including housing, apartments, living quarters, special homes (dormitories, temporary housing, disabled, veterans, boarding schools for the elderly, as well as orphanages). Other special purpose houses). Other non-residential, residential, residential and non-residential premises are not included in the housing stock. Housing management includes housing, engineering equipment, proper maintenance, maintenance and repair of land plots with adjacent housing units, and other activities aimed at creating the living conditions for citizens. In the Republic of Uzbekistan, there are various forms of state housing management, private housing management, multi-apartment house management, company-owned multinational housing management, and unorganized multifamily housing management. It has many aspects. Improvements in living conditions are largely due to increased efficiency in utilizing housing, improving the quality of public utilities, installing new modern resource and energy-saving equipment, and the implementation of new science. Improving the efficiency of housing management or improving living conditions depends to some extent on the personal costs of both state and real estate owners as follows:

- overhaul of highly worn out housing facilities;
- Reducing the cost of housing;
- establishing effective cooperation between all organizations in the sphere of housing and public services;
- professional development of employees of housing and communal services, etc.

4 CONCLUSION

Studies show that cost-effective production is based primarily on the ability of all employees to demonstrate their creative potential. Unlike other management technologies, which focus on rigid regulation of operations, this approach allows employees of all levels to be involved in the optimization process. However, despite the many advances in the introduction of cost-effective production tools, the ongoing implementation of these methods in management has its own complexities, and for this the philosophy of economical production must first be a form of corporate culture and thinking. This method of management will only be effective in the long run if employees can shift their thinking from narrow technological tasks to understanding production, economic and financial interactions.

In our opinion, it is possible to achieve the following:

- to develop the culture and skills of the effective and rational use of resources (human, material, financial and time) in the minds of all employees in the field;
- improving the institutional and legal framework for the functioning of private homeowner associations and the use of housing in accordance with market requirements;
- Maximizing the system of housing and public utilities and eliminating the overhead, as well as providing more services in less time;
- to form a systematic approach to the organization of public services in the sphere of housing and communal services,

- including its quality control;
- ensuring the development of innovative methods in the industry through the introduction of modern innovative and information technologies in the service sector and creating the maximum possible value for investors;
- improving the efficiency of the housing stock system through the formation of a co-operative chain of cooperation between all utilities;
- Creation of a cost-effective production (service) system for the repair of housing based on the principle of "at the least cost and at the exact time".

Thus, from the aforementioned opinions, we can conclude that successful implementation of the concept of economical production in the sphere of public utilities, in particular, housing management system is successfully implemented in the practice of leading foreign countries. can be an important contributor to the increase.

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