

Short communication

NATIONAL AND FOREIGN EXPERIENCE OF HOUSING MANAGEMENT (ON EXAMPLE OF UZBEKISTAN, LATVIA AND GERMANY)

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Today housing management is an important issue in Uzbekistan. At the same time, a professional approach to housing services, which, according to the Housing Code of the Republic of Uzbekistan, has been transformed into homeowner associations, should be based on the best practices of developed countries in the area of housing management, taking into account national characteristics and interests. After all, the overhaul of multi-apartment houses in the future will have enormous effect while meeting the conditions that are understandable to all.

As in Article 138 of the Housing Code of the Republic of Uzbekistan, Latvia is responsible for maintaining a common property in a multi-family home, and managing organization is responsible for executing the management contract. However, practice shows that owners are not well aware of their rights and responsibilities, and if managers do not act transparently, they will lead to unclear relationships between managers and homeowners, unless they know where to go and where to spend their homeowners' funds.

Effective management relies on a well-informed, informed owner and mutual trust. Since many cannot be integrated into many shared houses, communication between hosts and homeowners is lost. In accordance with the laws of Latvia, managers and people related to the housing fund management regulatory documents to inform.

The owners of the apartment know how well they are working to maintain a multi-family home, they become more active in decision-making, paying discipline, and increasing their confidence in those who work for the home.

Otherwise, it is not a partnership, but a ground for charges. Is designed for the management of real property owners (landlords), in cooperation with the organizations, to achieve effective management. In Germany, it is legally enforceable that all real property objects, including housing, are owned by professional managers. Thus, the state is concerned only with the expertise and its technical condition and safety. There are no staff members, such as plumbing, electricians or electricians. The state has only management specialists, specialized organizations, and private entrepreneurs to engage in contractual work. In Germany, a home professional manager cannot stay. If the Homeowner Association decides to replace the administrator (there should be a valid reason), it should be done faster, otherwise, it will

have to be answered. Additionally, there are about a quarter of the 82,000 German population living in commercial and residential real estates. It is difficult to do without a master of a home.

The manager has a clear position of responsibility, which he/she determines when contracting with him/her. There are several homes attached to him. He knows their problems well and makes the right decisions. Its main tasks are to examine the overall property at home, assess its status, and, if necessary, to attract specialized firms to control their work. The contract states that in cases when the manager should notify him, whenever he can make a decision. Our homeowners say that if the home appliance is under the management of a homeowner or other employee, what does a housemaster need? However, the master of a home can replace a whole brigade of minority troubleshooting. It saves the time and money of households. In general, the craftsman controls the household property, garages, hot and cold water supply systems, lifts, adjacent areas, and home cleaning.

Our homeowners have noted a number of similar norms in the housing legislation in Uzbekistan and Germany. Currently, more than 4 thousand private proprietors are serviced by more than 32,400 home-based homes in our country. At the same time, the analysis of the situation in this sector shows that there are still unresolved problems in the activities of private homeowners in the maintenance, use and repair of multi-family housing.

It should be noted, that in the management and use of multi-family housing, there is no integrated approach and co-operation mechanism between local executive bodies and private homeowners.

REFERENCES

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INTERNET SITES

- 4) www.gov.uz
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