



Improving the Management of the Housing and Utilities System

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ABSTRACT

The article provides an analysis of the current state of housing and communal services, development programs for this industry. The problems of successful development of housing and communal services are identified, the main directions for improving the management of the development of housing and communal services are outlined. And also given information about the goals of reforming the housing and communal services.

Keywords:

housing and communal services, housing stock, utilities, engineering infrastructure, improvement of the system of housing and communal services

Today, the modern urban economy is a diversified complex, on the coordinated work of which the quality of life of the population depends. Housing and communal services (HCS) is a branch of the economy that ensures the functioning of residential buildings that create safe, convenient and comfortable living and people being in them. It also includes social infrastructure facilities to serve residents. The main task of housing and communal services is to provide comfortable and safe living conditions for citizens.

Among the most important areas of socio-economic reforms in the country is the improvement and development of the housing sector, which creates the necessary conditions for human life. The leading sectors in this area are housing construction and housing and communal services, which ensure the reproduction and maintenance of the housing

stock, as well as bringing housing and communal services to direct consumers. [1]

The sphere of housing and communal services includes parts of the economy related to the activities of enterprises, organizations and individual entrepreneurs in the management of apartment buildings, the overhaul of apartment buildings, the resettlement of emergency housing stock, the maintenance and improvement of the territories of settlements, the implementation of regulated activities in the field of providing communal resources - heat supply, hot water supply, cold water supply, sewerage, electricity supply, gas supply, modernization of housing and communal services, municipal solid waste management.

The daily interests of citizens of all ages and categories are concentrated in the sphere of housing and communal services. Housing and

communal services includes many enterprises, the work of which not only directly affects life, but also affects the economy, finance, politics, culture and other areas of people's life.

Housing and communal services is one of the most multifaceted systems, and therefore the characteristic of specific features is an indispensable element of its analysis. At the same time, the specifics of the functioning of the housing and communal services, and the features of the housing and communal services as an object of management, should be reflected.

and communal services is based on a rational division of functions and organization of relationships between the owner, the managing organization, contracting organizations of various forms of ownership that service the housing stock and engineering infrastructure facilities. One of the main principles that must be observed when choosing a particular option from the possible variety of management structures is to give the owner the right to decide who will maintain and manage the property he owns.

The main function of the owner is the implementation on the territory of the municipality of a unified technical policy in the field of development of housing and communal services, compliance with regulatory and technical requirements for the maintenance and use of housing and communal facilities, ensuring their financing is sufficient for high-quality and reliable customer service, maintaining and improving its housing stock and engineering infrastructure facilities.

The most important feature of the housing and communal sector is its high social significance; the quality of life of all segments of the population and the social climate in society depend on its effective functioning. During the years of independence, significant transformations have been carried out in the republic, aimed at creating a full-fledged market for public services.

To date, the development of housing and communal services is characterized by high wear and tear of production assets, inefficiency of technological solutions and schemes for the provision of services, lack of funds for the

modernization of funds, the presence of large receivables and payables, and the inefficiency of managerial decisions.

All this affects the quality of services provided to the population and ultimately leads to a decrease in the quality of life of citizens.

The most important tool for solving problems identified in the course of a systematic analysis of the development of the industry is program-oriented management, which allows you to achieve goals through the development and implementation of a system of program activities.

Program-targeted management provides an opportunity to achieve fundamental changes in the development of housing and communal services, to make a transition to a new state of this socio-economic system that cannot be achieved in the process of realizing private goals for the development of individual production, infrastructure or other elements of the industry. [2]

At present, the improvement of the management system in the field of housing and communal services is the most important state program.

Improving the management system in the field of housing and communal services is one of the most important areas of market reforms. The main goals of the reform are to improve living conditions and the quality of services, to increase the efficiency of the work of housing and communal services enterprises. These goals can be achieved on the basis of a fundamental reform of the management system of housing and communal services - throughout the country, at all levels of government and management, and especially at the municipal level. This determines the paramount importance of the problem of improving management.

The specific results of improving the management system in the field of housing and communal services of the organizational structures of the management of housing and communal services are to change the very structure of management and change the degree of impact of the reformed organizational structures of management on the process of functioning of the housing and communal

services. Each of the presented results is characterized by its own efficiency factors, the difference of which implies the use of different methods of their analysis.

The main factors of the economic effect in the production system are improving the quality of housing and communal services, the implementation of environmental protection measures, saving material and technical resources consumed in the process of functioning of housing and communal services enterprises.

Improving the organizational structures of management ensures an increase in the efficiency of the functioning of the housing and communal services system. Calculations show that the main efficiency factors are the reduction in the number of administrative and managerial personnel in the housing and communal services system, improving the quality of housing and communal services, the implementation of environmental protection measures, as well as saving material and technical resources consumed in the process of housing and communal services.

Improving the management system in the field of housing and communal services is an integral part of the socio-economic reforms being carried out in the republic and is carried out on the basis of the established legislative framework.

Thanks to the ongoing reforms, concrete measures are being taken to implement the state policy to deepen economic reforms in the field of public services, the formation of a legislative and regulatory framework that meets modern requirements, assistance in creating a competitive environment in the provision of public services to business entities and the population.

The main goals of improving the management system in the field of housing and communal services are to increase the efficiency, stability and reliability of the functioning of housing and communal life support systems for the population, attract investment in the housing and communal complex, improve the quality of services while reducing wasteful costs, and targeted social

protection of low-income segments of the population.

To achieve these goals, a number of measures are being taken to solve the following tasks:

- 1) financial rehabilitation of housing and communal enterprises, including through various options for solving the problem of restoring the solvency of the enterprise;
- 2) reducing costs and improving the quality of public services;
- 3) creation of the necessary conditions for the formation of the investment attractiveness of the industry by developing competition in the provision of services to the population and attracting private business;
- 4) introduction of systematic monitoring of the technical condition of the housing stock and engineering infrastructure facilities, completion of the process of introducing accounting systems and regulating the consumption of resources (water, gas, electricity);
- 5) introduction of resource- and energy-saving technologies and equipment into the system of housing and communal services, including equipping housing and communal services with modern metering devices.

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