

IMPROVING THE ORGANIZATIONAL AND ECONOMIC MECHANISMS FOR THE DEVELOPMENT OF HOUSING AND COMMUNAL SERVICES

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Annotation. This article highlights the issues of presenting the system for improving the organizational and economic mechanisms for the development of housing and communal services in the form of a subsystem, i.e. control systems in the form of objective functional elements of normative functioning.

Key words: organizational and economic mechanism, management function, socio-psychological structure, public services.

Introduction. There are a number of options in the organizational structure of housing and communal services. All this complicates the systematization of management and the uniform formation of the structure. For the effectiveness of industry management, it is necessary to limit the management function, the dependence established in the enterprise.

The level of increase in production capacity is achieved through the improvement of the structure of housing and communal services, the introduction and management system, the organization of production and labor, the predetermining speed and level of service to the population. As the productive forces and the economic mechanism change, so does the management system. The activities of housing and communal services are becoming more diverse. It identifies sub-sectoral services and activities that require the creation of a new organizational structure. Any system, including the system of housing and communal services, consists of the elements that make up its structure. At the same time the element has its own characteristics. These properties allow it to perform functions that other elements of the system cannot perform.

Therefore, when building a manageable and controllable system, it is necessary to follow the principle of relying on the elements that ensure maximum functionality in the least number of cases. Every element of any management system: to a strictly functional task; to a structure similar to its function; direct and clear communication with facility management; minimal correlation with high-level elements; should have relative independence. [1]

It is necessary to design the system, and for this stage it is now necessary to identify all the issues related to the status and function of the elements in it, to formulate the purpose of its operation. The structure of an element is formed according to its function. To direct a function, an element must have a structure that represents the descriptive properties of the system in general form.

In the study of the system of management of housing and communal services it is appropriate to imagine it in the form of sub-system, ie separate organizational functional elements that are objectively necessary for the normal functioning of the management system.

In the system of improving the organizational and economic mechanisms for the development of housing and communal services, the subject of management work is information and various management documents that are used in the process of production management and directly affect its effectiveness. Therefore, in evaluating the results of management work, it is necessary to try to conduct it in conjunction with the results of the activities of the entire enterprise staff. The basis of the management process is the management function. This represents a specific type of activity in terms of the targeted impact of management staff on the object of management and represents a reasonable form of separation of the entire management process.

The object and subjects in the system of management of housing and communal services work on the basis of increasing the efficiency of management and the interaction of public production. A large part of the industry's share in the production process is the operation of the housing stock, in general, the activities of housing and communal services are extremely multifaceted and extremely fragmented by enterprises and courts, which makes it difficult to manage the industry.

Differences in planning, accounting and reporting, the lack of a single management information in practice does not allow an objective assessment of the condition of the management object in general. The management of housing and communal services represents a complex issue and requires the rational integration of a balanced management with a centralized regime with specialization of its important functions across the sector. Housing and communal services organizations are bilaterally dependent on the industry's production management, i.e., local governments.

The efficiency of housing and communal services is approaching the stage of development, which can be achieved only through the improvement of its organization and management system.

It includes: accelerating scientific and technological progress; improving planning; improving the organizational structure of management on the basis of the general scheme of management of production and economic activities; improving the system of economic indicators; creation of an automated management system; use of decision-making models; raising the level of staff training, etc. should be considered.[2, 4]

Service remains the participation of society in solving its targeted tasks. At the same time, the main task of management is profitability and profitability, efficient use of energy resources and labor. The consequence of this is that the organization of production and economic activity and its management at different levels is to some extent unique.

Improving governance is determined by a number of objective factors. Their first group includes a further increase in the level of planning quality. Efforts to improve planning include: expanding enterprise initiatives; increase the responsibility of teams for the results of their work; planning - management activities are designed to achieve high end results.

The study of the features of the system of management of housing and communal services leads to the conclusion that the problem of improving housing and communal services is extremely relevant. However, due to its multi-profile, special features, housing and communal services are equipped with mechanisms to a lesser extent than in the commodity-producing industries.

In solving the quality problem in the field, it is necessary to move from local measures to a broad science-based compulsory development program of the object of management. It is important to develop and direct a set of measures to improve technology, control the progress of technological processes and products, the culture of production, training of workers, improving organizational and technological services, and so on.[3]

Conclusion. At the same time, it is necessary to focus on the functions of structural units for the development, implementation and improvement of the system. They can be directed to production only when the set of management, use of fixed assets and other issues is solved. The management system reflects the changes in the activities of the industry and the degree of adaptation to new conditions.

Such content of the creation and improvement of a rational system of management of housing and communal services of the Republic remains a means to an end. This goal should be aimed at improving the quality of management of production and economic activities of the industry in modern conditions and increasing consumer efficiency.

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