

THE ROLE OF RENOVATION IN IMPROVING THE QUALITY OF THE HOUSING FUND

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ANNOTATION

The article deals with the issues of improving the consumer and economic characteristics of a dwelling during renovation. Information is given on the renovation of the housing stock, which plays a major role in improving the quality of housing and meeting the needs of the population in housing. An analysis of the methods of renovation of the housing stock was made

Keywords: renovation, housing stock, reconstruction, modernization, restoration, infrastructure, operation, overhaul

INTRODUCTION

Sustainable and balanced development of the territories is inextricably linked with the improvement of the living conditions of the population. Therefore, the creation of high-quality housing conditions is one of the priorities of the socio-economic policy of the state.

The dwelling has a high social significance. The main role in improving the quality of housing and meeting the needs of the population in housing is played by the process of renovation of the housing stock. The renovation of the housing stock is understood as the process of replacing and restoring the elements of the housing stock that have retired as a result of functional and physical wear and tear with new elements or objects. Renovation of the housing stock is a cyclic process that generally includes a sequence of housing transformations - renovation methods: new construction, major repairs, modernization, restoration, reconstruction, demolition of residential buildings and the construction of new facilities.

The housing stock is the basis of the social infrastructure that provides the entire range of living conditions for the population. This allows us to say that the housing stock is the main element of the living environment.

The condition of the dwelling depends on many factors - environmental, man-made, economic, social. Under the influence of these factors, there is a change in the qualitative, quantitative and cost characteristics of the dwelling. For example, as a result of environmental influences, there is a loss or reduction in the ability of a dwelling to meet objective and subjective requirements. Accordingly, the evaluation of housing functions as an economic good, commodity and source of income changes. Thus, the assessment of the quality of housing services during

the operation of a residential building mainly depends on the structure of housing consumers and demographic processes. It should be noted that the housing demand cycle is determined by the family development cycle, but does not always coincide with its financial capabilities, which is especially evident when young families are formed. [five]

President of Uzbekistan Shavkat Mirziyoyev at a videoconference on May 28 gave instructions on the implementation of a housing renovation program in the regions. The head of state noted that the service life of 14 thousand (40%) apartment buildings has expired, almost 7,000 are in need of repair, 668 are in emergency condition, of which 212 are unsuitable for habitation. Half of the uninhabitable houses are located in Karakalpakstan (106), Bukhara region - 28, Tashkent region - 25, Tashkent - 23. The President also instructed to repair 2,400 houses this year, and another 4,100 over the next two years.

As a result of the renovation of residential buildings, the quality of the housing stock improves and its value increases as an economic good, product and source of income due to the improvement of consumer and economic characteristics of objects. Thus, periodic phases of growth appear in the life cycle of a dwelling as a result of renovation processes.

Renovation of residential buildings is a necessary condition for the reproduction of the housing stock. Studies of the process of reproduction of the housing stock are reflected in many works. The reproduction of the housing stock has its own specific features inherent in it in the conditions of any socio-economic relations. This is due to the technical and economic features of the dwelling, the technology of the process of its production and renovation, the conditions for investment, development and return of funds. The process of reproduction of housing is directly related to the use of the resources of the entire region.

To meet the current and future needs of the population in housing, it is necessary to have full resource support for the renovation of the housing stock, as well as to ensure optimal forms and proportions of its implementation. The balance of the process of reproduction of the housing stock in terms of resource-demand proportions should be taken into account when developing a mechanism for regulating renovation processes. [one].

In this case, we define a housing renovation project as an investment project that involves a set of practical actions - expert, design, construction and other works aimed at renewing a home and solving social and economic problems of efficient housing operation. Each renovation project is based on a certain method of housing renovation - major repairs, reconstruction, demolition and new construction.

Let us consider in more detail the technical and economic content and features of the methods of renovation of the housing stock. Using the terminology of the theory of reproduction of fixed assets, we will divide all methods of renovation of the housing stock into extensive and intensive methods. Extensive methods include the construction of new buildings in new territories and on the site of demolished housing, and intensive methods include the reconstruction, modernization, overhaul and restoration of buildings. Moreover, the reconstruction of the housing stock often includes major repairs, modernization and restoration. [2]

If we talk about a residential building as a separate object, then obviously it is impossible to attribute to the method of renovation of a residential building the option of demolishing this object and erecting other buildings on the demolition site. In turn, the renovation of the housing stock may include the construction of new facilities, both on the site of demolished residential

buildings and in new development areas, since as a result of these activities, the structure of the entire housing stock changes.

In other words, reconstruction and new construction as methods of renovation of residential development contribute to the growth of the result from the use of housing in the form of an economic benefit, product, source of income, increase the life of buildings and reduce the costs of using housing.

New construction is the initial phase in the process of housing stock reproduction. Construction options deserve special attention, not only improving the living conditions of the population, but also at the same time reducing the cost of operating the housing stock. One of these options is the construction of new housing on the site of houses allocated for demolition - secondary development. In this case, as a rule, the provision of housing to the population increases, the number of dilapidated housing decreases, worn-out engineering communications are also replaced and the area is improved. In addition, no additional development areas are required. The advantage of reconstruction is the lower cost of additional housing - 1.5-2 times lower than with new construction. The consumption of material resources is reduced by 25-40%, and the cost of engineering infrastructure is 1.5 times lower. In addition, additional thermal protection of buildings can reduce energy consumption by 40%.

It should be noted that in European countries the reconstruction and modernization of buildings began earlier than in our country. Modern technology for the reconstruction of residential buildings in France using new technology, efficient, including local materials, allows you to modernize a residential building in 3-6 months. [3]

In the housing sector, reconstruction and renovation have a territorial coloring, that is, these concepts can be applied both to a single housing stock and to an entire territory where there is a housing stock of a certain quality, but they are not interpreted unambiguously. For example, in Paris, the renovation of panel houses of the first stage of industrial housing construction did not mean the demolition and construction of new houses in their place, but a major overhaul, reconstruction with an increase in the volume of the building, number of storeys, and measures aimed at updating residential development. [4]

Renovation of the housing stock in the city is a set of measures aimed at updating the living environment and creating favorable living conditions for citizens, public space in order to prevent the growth of emergency housing stock in the city, to ensure the development of residential areas and their improvement.

Based on the results of monitoring the technical condition of the housing stock, the volume of residential development was determined, which should undergo renovation measures. In order to eliminate the imbalance in the development of the urban environment accumulated over the past decades and prevent the mass appearance of emergency housing stock in the coming years, a program for the renovation of the housing stock has been developed. The renovation program will improve the living conditions of citizens relocated from demolished houses, ensure the renovation of existing buildings and improve the quality of the urban environment.

On behalf of the President, by the end of the year, new buildings should be built in a number of regions under the renovation program of 212 two-story buildings unsuitable for habitation. Another 456 emergency houses will be repaired. A special fund is being created under the Ministry of Housing and Communal Services to finance repairs in multi-storey buildings.

In conclusion, we can say that housing renovation as a process of replacing and restoring residential buildings is the main condition for creating a high-quality living environment. During renovation, the consumer and economic characteristics of the dwelling are restored and improved, the value of housing as an economic good, commodity and source of income increases. The implementation of renovation methods - capital repairs, modernization, reconstruction, restoration, new construction - ensures simple and expanded reproduction of the housing stock.

The study revealed that the choice of the method of renovation of a residential building and the sources of its financing depends both on the parameters of the renovation object - the type of building, location, form of ownership, and on the options for its further use - the operation of housing, its sale or lease.

It was revealed that one of the forms of housing affordability is the availability of housing renovation for the population. This takes into account the costs of acquiring housing of a higher quality in order to improve living conditions, the costs of major repairs, modernization, reconstruction of housing, taking into account the real need for renovation of the building, the costs of acquiring housing in the primary or secondary market in case of demolition of a residential building.

Based on the order of the Cabinet of Ministers No. 1017-F dated November 29, 2018, a mass inventory was carried out in our republic to identify signs of accidents in all multi-storey buildings. During the visual study, 455 apartment buildings were identified with signs of accidents. During the instrumental inspection of these houses by the relevant design organizations with the help of special equipment, conclusions were provided on the need to repair 263 houses and demolish 192 houses.

Currently, there are serious prerequisites for the development of innovative construction methods in the renovation of the housing stock, which not only ensures the sustainable development of residential areas, but also provides for their comprehensive renovation for a comfortable living for citizens

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