

Exploration of Housing and Communal Services Development: International Perspective

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Abstract: This article focuses on the international practices of managing and regulating the housing and community services market. This study examines the international practices of changing housing and community services, as well as the concepts of housing administration in nations including Germany, Hungary, Czech Republic, Poland, Great Britain, and France. The author examines the different approaches to regulating and managing housing and communal economy in foreign countries. They identify the specific characteristics of reforming the housing and communal economy in Central and Eastern European countries that share similar economic development conditions with Russia. The author also investigates the experiences of the housing and communal economy reform in Central and Eastern European countries.

The study focuses on the economic development and examines the reforms implemented in Western European nations. It aims to identify the potential for utilizing foreign expertise in reforming the housing and community economy. The potential for using foreign expertise in the reformation of the domestic housing and communal sector. The article provides concrete suggestions for enhancing the involvement of self-organization bodies of the population in managing this sector, as well as ensuring an improvement in the quality of housing and communal services, based on the study conducted. The provision of housing and communal services to the population is of high quality.

Keywords: housing and communal services, an association of co-owners of multi-story buildings, monopolism, housing and community services, management organization.

Introduction

Housing and communal services (HCS) is a significant economic and social industry in every country. Economics is a major sector that has a considerable impact on a country's economic relations and the overall well-being of its inhabitants. The primary objective of the housing and utilities sector is to ensure the continuous provision of community services essential for the well-being and functioning of every individual in the population. It is important to acknowledge that housing and communal services, as a sector of the economy, are remarkable in terms of their magnitude. In Russia, there are 52 thousand firms and organizations operating in this sector. These entities utilize about 30% of the state's fixed assets and employ over 4.2 million able-bodied

individuals, constituting a significant portion of the country's labor force. Concurrently, a multitude of issues have arisen: there has been a substantial depletion of funds, a decline in the quality of services, and an escalation in non-payments. The collectively held housing and utilities firms lack both the capability and the will to enhance the quality of public services and seek out resources to diminish the quality of public services. The objective is to analyze public utilities and identify reserves in order to minimize expenses [3]. The relevance of the study issue is determined by all of this. The primary objective of this essay is to ascertain methods for restructuring the housing and utilities industry through an examination of prominent international practices. To achieve the desired objective, it was necessary to address the following tasks: - Identify the specific characteristics of reforming the housing and communal services in Central and Eastern European countries that share similar economic conditions with Russia. - Analyze the reform experiences of developed Western European countries. - Assess the potential for applying foreign experiences to reform the domestic housing and communal sector.

In present-day Russia, housing and communal companies frequently compel individuals to make payments for services that they do not genuinely obtain. When offering heat and hot water supply services, it is necessary to maintain a specific temperature of the heat carrier. However, the payment for this service is typically based on predetermined standards, regardless of whether the temperature was actually maintained or not. The guidelines for consuming cold water. Several services are encompassed within the flat. Several of the services covered in the flat charge are completely unrealistic. This problem arises from the persistence of a monopolistic system for housing upkeep and the provision of housing and communal services in our country. Housing and community organizations lack genuine motivation to enhance service quality and decrease costs, while consumers lack genuine motivation to enhance service quality.

Methodology

The consumer, who lacks the ability to make choices, is compelled to make payments for services that were not actually provided to him. Simultaneously, housing and communal services exhibit a complex and ineffective management structure. Within the sector's firms, there are both acts that elevate the cost of services rendered and untapped potential to conserve resources. Furthermore, these challenges are not exclusive to Russia. This phenomenon has been witnessed in the majority of countries worldwide. The restructuring of the housing and utilities sector has been undertaken by all advanced nations during the past twenty years. All wealthy countries have experienced changes over the past two decades. According to the examination of international practices, during the 1960s and 1970s, services in the housing and communal sector were typically delivered by state-owned organizations. Organizations affiliated with governmental entities at the state or local level. However, the circumstances subsequently shifted. Organizations owned by the state or local

government have taken over the responsibility of providing services such as rubbish collection, road repair, landscaping, and operation of street lighting systems in numerous cities. Private firms were selected through competitive bidding to supply various services in multiple cities. An independent contractor operating inside a highly competitive industry In contrast to a state or municipal organization, a private contractor operating in a competitive economy must prioritize efficiency in order to remain competitive and generate profits. Consequently, the entire sector no longer poses a burden on the state, and the population gains the ability to request high-quality services. Simultaneously, all post-socialist countries have exhibited the following alterations. All post-socialist countries experienced the following changes in the financing of housing construction: a shift towards private sector funding, privatization of flats, and modifications to the mechanisms for maintaining housing stock and paying for housing and communal services.

Residential properties and payment for housing and public utilities. Assistance provided. Almost all countries in Central and Eastern Europe have transitioned from Soviet to market economies. During the process of reforming the housing and communal sector, these countries have encountered the issue of rapidly increasing tariffs for public utilities, which have far exceeded the growth of household incomes.

Results and discussion

As an illustration, between 1991 and 2001, the tariffs for energy, gas, and other fuels in Hungary experienced a 14-fold increase, whereas in Poland, they rose by 18.5 times. In the Czech Republic, the growth of rates for public utilities has been slower compared to other nations in the region. However, the state still provides subsidies for public utilities, which helps to control the rate of tariff rises. To maintain control over tariff hikes. Without a doubt, specific groups of individuals Without a doubt, specific groups of individuals face challenges when it comes to affording housing and public utilities, since their portion of household budgets is experiencing a large rise. To address the needs of socially disadvantaged populations, many countries have implemented programs aimed at assisting specific segments of the population in covering their housing and utility expenses. In order to address the needs of individuals who are socially vulnerable, many countries have implemented programs aimed at assisting specific segments of the population in covering housing and utility expenses. These programs involve the allocation of targeted subsidies to households that meet specific eligibility criteria for benefits.

According to particular criteria. Nevertheless, each Eastern European country has followed a unique trajectory and possesses distinct characteristics in terms of reforms in the housing and utilities sector. In Poland, the majority of the housing units that are collectively owned are in the ownership of local government bodies. The local authorities (gmina) own and manage the housing stock. They have significant autonomy in shaping policies related to housing, as granted by the 1994 Act on

Housing Payment and Tariff Benefits. This legislation allows communes to increase utility charges to fund the maintenance of dwellings, while also offering specific benefits to low-income people through special programs [2]. Undoubtedly, the restoration of the housing stock can be financed by local authorities without modifying the housing payment system. However, increasing tariffs for this change is met with significant unpopularity among the territorial community. Based on this premise, each local government in Poland endeavors to implement its own policy in this domain. For instance, the cities of Gdynia and Szczecin take a proactive approach towards housing expenses and are among the municipalities that implement regular tariff hikes. To address political and social opposition to tariff increases, the municipalities of Gdynia and Szczecin have made a deliberate effort to engage all relevant stakeholders in the housing market, including city councillors, tenants, citizens, and local government officials, in discussions regarding proposals to raise rents to market rates. These towns have incorporated tariff rises as a fundamental component of their long-term housing sector development strategies.. Simultaneously, Krakow has implemented a system of differentiated tariffs that enables communes to establish a market-oriented charge structure for their portion of the housing stock. The tariffs in this city are determined based on the caliber and geographical position of the housing. The Radom Social Housing Association, responsible for overseeing Radom's public housing, successfully convinced residents to support higher tariffs in order to cover the rising expenses of housing maintenance. Simultaneously, it consistently provides the public with comprehensive reports on all expenditures made for this objective. It is also important for comprehending the fundamental nature of alterations. Housing reform in East Germany commenced following its unification with West Germany in 1990.

The reform of the neglected housing and communal sector commenced in 1990. The objective of the housing and communal services sector reform was to establish competition across different sectors within the area of housing and communal services. To achieve this objective, as stated by the reform's authors, it was imperative to dismantle monopolies and transform service-providing enterprises into corporations. Additionally, it was crucial to update the communal infrastructure and housing inventory, as well as enhance the price system for housing and communal services. Provision of housing and public utilities. To enhance or optimize In order to enhance pricing, Germany transitioned from the provision of social assistance to the population through public utilities to the use of tailored subsidies. Subsidies were allocated to low-income households based on their income level, following the notion of the affluent assisting the less fortunate, rather than implementing a uniform low tariff schedule for all. The monies that were released through grants and low-interest loans were utilized to upgrade and improve the networks and equipment.

Loans intended to upgrade the housing inventory were offered by both the German Federal Government and the Federal Government of Germany. Advanced technology in the field of housing

and utilities Cutting-edge technologies in the field of housing and utilities Furthermore, it is imperative to acknowledge the substantial increase in the expenses of services, local governments, power providers, and the European Union. It is important to acknowledge a substantial rise in service expenses and a concurrent shift towards charging for services based on their true cost. It is important to mention the substantial rise in service costs and the concomitant shift towards charging for services based on their actual usage. This led to the conservation of resources by the population. It is important to mention that throughout the reform in Germany, the housing and utilities sector was completely privatized, including the transfer of land ownership to corporations. However, measures were taken to ensure transparent operations of these enterprises. The selection of service providers was based on a competitive process, as mandated by the applicable legislation. Legal norms. This provided a stimulus for enhancing the quality of services and implementing more effective management by the new owners. In addition, the utility corporations faced ongoing competition and realized that simply providing resources and collecting payment for their usage was insufficient. It was necessary to provide consumers a variety of supplementary services. The word "multilateral utilities" refers to a newly introduced concept. Utility businesses offer supplementary services such as neighborhood cleaning, garbage collection and waste disposal, interior building maintenance, and other related services in addition to their primary business operations. Services such as refuse collection, waste disposal, maintenance of in-house infrastructure, and telecommunications.

Increased focus was directed on the privatization of municipal and state housing stock, achieved through the sale of state and municipal housing. The objective of privatizing the housing stock was to establish individual private ownership, stimulate private initiative and accountability, and generate funding for housing repairs and modernization.

Housing co-operatives have transformed into entities known as associations of co-owners of housing. Co-owners organizations refer to associations of co-owners of multi-story buildings or condominiums. These organizations have obtained legal competence and autonomy in decision-making. These organizations closely monitored the quantity and quality of services given and advocated for the interests of flat owners in various situations [1, 5]. Furthermore, in Germany, significant emphasis was placed on enhancing the effectiveness of public utilities. Furthermore, Germany placed significant emphasis on enhancing the effectiveness of public utilities by implementing state-of-the-art technologies and automation. Furthermore, there were specific government-owned banks established with the purpose of fostering the growth of the housing and communal sector. They offered low-interest financing for certain targeted programs designed to enhance resource utilization efficiency and conservation. The experience of restructuring the housing and community realm is equally intriguing for Russia.

The United Kingdom has been fostering socially acceptable and commercially appealing circumstances in the communal sector for nearly 15 years. In 1997, a prohibition on disconnecting water supply services for residential customers was implemented. Water services were provided to residential users, while simultaneously implementing a decision to raise tariffs for those who did not pay. The quality of utility services in this country is determined by several quantifiable characteristics. Specifically, the duration to connect with the dispatch service is documented as 30 seconds, as well as the time taken to complete a troubleshooting request. Another crucial phase of utility reforms involves the amalgamation of municipal water utilities across the nation, initially under the control of 10 regional state-owned enterprises, followed by their subsequent privatization. Before privatization, the state forgave all debts of the utilities, took on the expenses of restoring the property to a functional form, and conducted its assessment and financial analysis. It is important to mention that, unlike the UK, public utilities infrastructure in most European countries is not privately owned. Instead, it is run by private operators under a concession agreement while still being owned by the municipality. In France, public utilities are primarily owned and operated by local municipalities. Simultaneously, the utilization of concessions, which include the transfer of a public utility company to a private corporation for operation, is being considered. Service provision is carried out by the concessionaire, who is authorized to receive money from consumers for the delivery of certain services. One benefit of the concession is that housing and municipal services, especially water supply and sewage disposal, are natural monopolies and remain under state control. The property is leased to private enterprises, who compensate the owner with a substantial fee, assuming all the commercial risks associated with its operation.

Conclusion

When considering the worldwide view of housing and community services development, it becomes evident that nations face different tactics and challenges. After doing this study, it is evident that there is no generally applicable solution to the various issues related to housing and communal services. When developing laws and activities in this field, it is important for each country to consider its own socio-economic factors, cultural norms, and governance systems. Furthermore, the comparative analysis highlights the importance of sharing best practices and knowledge acquired from other nations to foster innovation and sustainable development in the housing and communal services industry. Global collaboration and the exchange of knowledge among nations can lead to the adoption of more efficient, comprehensive, and ecologically sound solutions that bring about beneficial outcomes for communities worldwide. Politicians, urban planners, and stakeholders must prioritize affordability, accessibility, and quality in the provision of housing and community services. By promoting equitable and unrestricted availability of adequate housing, potable water,

sanitation, and essential utilities, we may contribute to the establishment of resilient, all-encompassing, and livable communities on a global scale.

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