FUNDAMENTALS OF HOUSING STOCK MANAGEMENT IN UZBEKISTAN IN THE CONTEXT OF THE DIGITAL ECONOMY

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Abstract. *The article highlights the fundamentals of housing stock management in Uzbekistan in the context of the digital economy.*

Keywords: *digital economy, housing stock, total housing stock area, infrastructure, population welfare.*

Introduction. The core focus of the reforms carried out in our country in recent years has been on improving the population's well-being, increasing their real incomes, fully meeting their primary and social needs, and enhancing the quality of manufactured products and services. In particular, a number of reforms are also being implemented in our republic in the field of housing stock management.

In particular, in accordance with Resolution No. PQ-5152 of the President of the Republic of Uzbekistan, dated June 19, 2021, "On Further Improving the Management System of Multi-Apartment Buildings," systematic efforts are underway to further enhance the management system of multi-apartment buildings, ensure the financial stability of management bodies, and maintain, effectively use, and repair common property, as well as improve adjacent areas. Indeed, these efforts are yielding positive outcomes, and significant results are being achieved in the regions.

The housing stock of the Republic of Uzbekistan is structured as a unified system, which includes all residential buildings and premises located within the country and intended for habitation. This stock comprises all residential properties, regardless of their form of ownership, value, area, or other characteristics. Currently, the primary owners of the housing stock are private individuals, with the state and local government bodies also being partial owners. They are responsible for the preservation of the housing stock and assume all risks associated with its deterioration or loss. Nevertheless, the housing stock is recognized as a vital national asset that serves the interests of the entire society and must be preserved and expanded.

Housing stock management is a multi-stage, complex process that requires the interconnected operation of regulatory, technical, financial, and social factors.

Today, on a global scale, digital transformation is becoming the primary driver of development in industry, services, education, healthcare, and governance. In a climate of global economic competition, every state and organization strives to secure its

advantage by mastering innovative technologies, automating decision-making processes, and effectively utilizing digital resources.

In such circumstances, the transformation of management systems to meet the demands of the digital economy is of significant scientific and practical importance. This is because information has become the primary resource in the digital economy, and its proper and effective use determines managerial effectiveness.

At this juncture, it is also worthwhile to elaborate on the concept of the digital economy.

The digital economy entails the widespread use of digital technologies, the Internet, artificial intelligence, big data, blockchain, cloud services, and other digitized solutions across all areas of economic activity.

Various scholars have offered different definitions for the concept of the digital economy. For instance, V. Ivanov, a Doctor of Economic Sciences and Corresponding Member of the Russian Academy of Sciences, described it as a "virtual environment that complements our reality." Meanwhile, Professor R. Meshcheryakov of Tomsk State University notes that there are two distinct approaches to the term "digital economy." The first approach is "classical," where a sector for electronic goods and services is formed within the economy based on digital technologies. Examples of this include telemedicine, distance learning, and the sale of pharmaceuticals and various multimedia products (films, television shows, books, etc.). The second approach involves organizing economic production based on advanced digital technologies.

Additionally, M.L. Kaluzhsky defined the digital economy as "a communication system that encompasses the implementation of economic activity within the internet environment, including its forms, methods, and tools." Some sources interpret the "digital economy" as a digital production system aimed at creating the products and services necessary for human life and well-being.

A team of authors led by S.S. Gulyamov, one of our country's economic scholars, has asserted that the digital economy can be accurately defined as "an economic activity where data in digital form is considered the primary factor of production, which allows for a significant increase in the efficiency of various types of production, technologies, equipment, and the storage, sale, and delivery of goods and services, based on the use of process analysis results and the processing of large volumes of data." At the same time, noting that the existing definition is impractical for use, the authors proposed their own functional definition. According to them, "the digital (electronic) economy is an economy whose distinctive feature is the maximum satisfaction of the needs of all participants through the use of information, including personal data."

According to N.Kh. Jumaev, a deputy of the Legislative Chamber of the Oliy Majlis of the Republic of Uzbekistan, Doctor of Economic Sciences, and Professor, the digital economy should not be understood solely as Blockchain technology, its use in international financial markets, or cryptocurrencies. Rather, the digital economy is an economy conducted with the help of digital communications and IT.

According to another researcher, O.S. Umarov, the digital economy is a system of economic production that utilizes digital technologies, where the production complex is a virtual environment that creates products and services providing convenience for people.

Based on the foregoing and through a comparative analysis of numerous approaches, the definitions for the concept of "digital economy" can be classified by their general substance as shown in Table **1**.

Table 1

Classification of the definitions of the digital economy concept by their essence.

Authors	General substance of the definitions
M. Rouz, OECD 2016, World Bank, UNCTAD, R.V. Meshcheryakov, V.I. Tkach, V.M. Bondarenko, I.P. Boyko, N.V. Vasilenko, I.N. Tkachenko.	A type of economy characterized by the active introduction and practical application of digital technologies for collecting, storing, processing, transforming, and transmitting information in all spheres of human activity;
M. Nikrem, I.S. Adnamax, E.V. Storozheva, R.K. Asanov, V.P. Kupriyanovsky, O.S. Umarov.	A set of forms of economic activity, as sectors of the national economy, involving the production and sale of digital goods in a virtual environment;
A.A. Kunsman, G.N. Andreeva, S.S. Gulyamov, N.X. Jumaev.	A system of social, economic, organizational, and technical relations based on the use of digital information and telecommunication technologies and networks in real time;
N. Lane, A.V. Keshelava, V.G. Budanov, V.M. Matveeva, V.Yu. Rumyantsev, V.V. Akberdina, O.M. Umarov.	A complex combination of technical, infrastructural, organizational, software, regulatory-legal, and other elements that serve to ensure sustainable economic growth and complement the real economy.

In our view, the digital economy is not merely an economic activity for producing digital products and services or a separate sector of the economy; rather, it is an economy where increased operational efficiency is achieved by expanding the satisfaction of customer needs integrated into digital processes, fostering innovative cooperation in markets using information networks to create digital ecosystems, technologically improving products and services based on digital decision-making, and digitally reorganizing business processes and organizational forms of enterprise management.

High efficiency can be achieved by optimizing production, distribution, exchange, and management processes with the aid of digital technologies.

Under such conditions, traditional organizational-economic mechanisms may no longer function effectively, as competition is fast-paced, the market is highly dynamic, and demands are constantly changing.

Based on the research conducted, we believe that today's processes of globalization and digital transformation necessitate setting entirely new tasks for management systems. In this context, ensuring the effective operation of organizations, their dominant position in the market, and their competitiveness — can only be achieved through the seamless integration of organizational and economic mechanisms. The organizational-economic mechanism of management is precisely such an integrated system; it not only coordinates the flow of resources and decision-making processes within the organization but also ensures its responsiveness to changes in the external environment.

An analysis of definitions and scientific approaches reveals that the organizational-economic mechanism of management is not merely a set of methods and tools, but rather a holistic, dynamic system based on the interplay of organizational structures, management technologies, and economic instruments. The effective functioning of this mechanism depends, first and foremost, on a proper understanding of the essence of economic processes, the strength of the legal and regulatory framework, the potential of human resources, and deep integration with digital technologies.

The formation of the digital economy and its impact on management systems are fundamentally changing the approach to this mechanism. Specifically, the widespread use of information resources and digital platform tools creates new demands and opportunities in management. In these conditions, a need has arisen to revise the organizational-economic mechanism of management, adapt it to the digital environment, enrich it with intellectual decision-making tools, and introduce systems for monitoring operational efficiency.

In conclusion, it should be emphasized that reorganizing the housing stock management system in accordance with the demands of the digital economy is a crucial factor in increasing the competitiveness of enterprises and organizations, stimulating economic growth, and ensuring sustainable development. For this reason, scientific research on this topic is of immense importance not only from the perspective of theoretical justification but also in terms of its practical application.

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