

ECONOSCITECH INTEGRATION

ISSUE
6

INTERNATIONAL SCIENTIFIC
ELECTRONIC JOURNAL



TASHKENT STATE
UNIVERSITY OF ECONOMICS



American University
of Technology

Powered by Arizona State University®

ISSN: 3060-5075



Acceptance of articles
PUBLISHED MONTHLY



ARTICLE CONTRIBUTORS
PROFESSORS, SCHOLARS,
SPECIALISTS, AND RESEARCHERS



Google
Scholar

Academic
Resource
Index
ResearchBib

BASE

OpenAIRE

doi
Digital
Object
Identifier

OPEN ACCESS

CONTACT:



+998 94 3540880



<https://econoscitech-integration-journal.uz>



2026

**EDITOR-IN-CHIEF:**

Zufarova Nozima Gulamiddinovna
DSc., Dean of Tourism Faculty, TSUE

DEPUTY EDITOR-IN-CHIEF:

Makhmudov Nosir Makhmudovich
DSc., Prof., Academician

DEPUTY EDITOR-IN-CHIEF:

Suyunov Dilmurod Xolmurodovich
Doctor of Economics (DSc), Professor,

DEPUTY EDITOR-IN-CHIEF:

Allayarov Shamsiddin Amanullayevich
doctor of economics (DSc), professor

RESPONSIBLE SECRETARY:

Otaboyev Axmed Maxsudbek o'g'li
TSUE independent researcher

THE SCIENTIFIC-POPULAR
ELECTRONIC JOURNAL
"ECONOSCITECH-INTEGRATION"
HAS BEEN REGISTERED UNDER
THE NUMBER C-5669651 BY THE
AGENCY FOR INFORMATION AND
MASS COMMUNICATIONS (AOKA)
OF THE REPUBLIC OF UZBEKISTAN,
EFFECTIVE FROM OCTOBER 9, 2024.

In accordance with Resolution No. 384/6 dated April 10, 2026, issued by the Presidium of the Supreme Attestation Commission under the Ministry of Higher Education, Science and Innovation of the Republic of Uzbekistan, this journal is included in the list of recommended international scientific publications for publishing the primary research findings of doctoral dissertations in the field of Economic Sciences.

Partners: Tashkent State University of Economics / American University of Technology in Tashkent (AUT)

Electronic publication, Issue 5. 374 pages.
Approved for publication on Iyun, 2026.

Editorial Board Members:

Sharipov Kongratbay Avezimbetovich,
Doctor of Technical Sciences (DSc), Professor



Teshabayev To'liqin Zakirovich,
Doctor of Economic Sciences (DSc), Professor



Said Irandoust,
Doctor of Chemical Engineering Sciences,
Professor



Abdurakhmanova Gulnora Kalandarovna,
Doctor of Economic Sciences (DSc), Professor



Khudoykulov Sadirdin Karimovich,
Doctor of Economics, (DSc), Professor



Tokunaga Masahiro,
professor, PhD of Economics of the Faculty of
Business and Commerce



Debasis Das,
professor Department of Computer Science



Nitin Goje,
professor and Program Lead - Computer Science



Nargizakhon Shamshieva
Doctor of Economic Sciences, Professor



Rakhmonov Norim Razzakovich,
Doctor of Economic Sciences (DSc), Professor

Bayxonov Bahodirjon Tursunbayevich
Doctor of Science (DSc), Professor



Shomurodov Ravshan Tursunkulovich,
PhD, Associate Professor



Boymuratov Abduraxmat Djumayevich
Doctor of Philosophy (PhD) in Economics



Sharopova Nafosat Radjabovna
DSc, Associate Professor



Sultanova Kamila Mukhtorali Kizi
Master of Science

CONTENTS

MECHANISMS FOR IMPLEMENTING TECHNOLOGICAL AND DIGITAL INNOVATIONS.....	10
Shakirxodjayeva Zuxra Rustamxanovna	
DEVELOPMENT OF ORGANIZATIONAL AND ECONOMIC MECHANISMS FOR IMPROVING INVESTMENT PROCESSES IN THE CONSTRUCTION INDUSTRY	16
Aliyeva Zilola Mamatvalyevna	
CURRENT STATE AND STRUCTURAL ANALYSIS OF THE DEVELOPMENT OF SERVICE SECTORS IN TASHKENT CITY.....	23
Abdikayumov Bekzod Turdiniyozovich	
GREEN BONDS VS. SUSTAINABILITY LINKED LOANS: WHICH WORKS FOR INDUSTRIAL DECARBONISATION?	29
Ataxanov Umidbek Olimovich	
ИНТЕГРИРОВАННАЯ МОДЕЛЬ УПРАВЛЕНИЯ ЭКОНОМИЧЕСКОЙ БЕЗОПАСНОСТЬЮ БАНКА	34
Маликова Дилрабо Муминовна	
ECONOMETRIC MODELLING OF FAMILY ENTREPRENEURSHIP DEVELOPMENT IN THE TOURISM SECTOR: EVIDENCE FROM UZBEKISTAN	42
Pardayeva Ozoda Mamayunusovna	
AN INTEGRAL INDEX METHODOLOGY FOR ASSESSING THE INVESTMENT POTENTIAL OF AGRICULTURAL ENTERPRISES	49
Sayyora Bakhtiyorovna Nazirova	
ГОСУДАРСТВЕННЫЕ, ПУБЛИЧНЫЕ И ОБЩЕСТВЕННЫЕ ФИНАНСЫ В УСЛОВИЯХ ЦИФРОВОЙ ТРАНСФОРМАЦИИ: ТЕРМИНОЛОГИЧЕСКИЕ ГРАНИЦЫ И ИНСТИТУЦИОНАЛЬНАЯ ЭВОЛЮЦИЯ.....	53
Срождиддинова Зарина Хайриддиновна	
BLOCKCHAIN-BASED FINANCIAL TRANSACTION MONITORING SYSTEM (SMART CONTRACTS, DECENTRALIZED DATABASE, AND AUDIT TRAILS)	58
Olimova Mukhlisa Vohidjon qizi	
FAMILY ENTREPRENEURSHIP AS A DRIVER OF EMPLOYMENT IN THE TOURISM SECTOR: REGIONAL DISPARITIES AND INSTITUTIONAL MECHANISMS IN UZBEKISTAN.....	65
Pardayeva Ozoda Mamayunusovna	
ANALYSIS OF THE MAIN STATISTICAL INDICATORS OF LABOR RESOURCE UTILIZATION IN SURXONDARYO REGION	72
Haydarova Dinora Atamurot qizi	
ASSESSING THE ROLE OF SPECIAL ECONOMIC ZONES IN REGIONAL ECONOMIC GROWTH ACROSS THE REGIONS OF UZBEKISTAN USING INTENSITY COEFFICIENTS AND CLUSTER ANALYSIS.....	77
Anvarkhonov Abdulatifikhon Jamshidkhon ugli	
TECHNICAL, ECONOMIC, AND ENVIRONMENTAL EFFICIENCY OF IMPLEMENTING AGRIVOLTAIC SYSTEMS IN UZBEKISTAN	85
Jabborov Shaymurod Akram o'g'li	
Botirov Bozorbek Musurmon o'g'li	
Atoyeva Mohinur Amrilloevna	
Avazov Jonibek Azizbek o'g'li	
МОДЕЛИРОВАНИЕ ВЛИЯНИЯ ЧЕЛОВЕЧЕСКОГО КАПИТАЛА НА ТРАЕКТОРИЮ ЭКОНОМИЧЕСКОГО РОСТА.....	91
Хазраткулова Лола Нармуминовна	
FINANCING GREEN PROJECTS IN THE REPUBLIC OF UZBEKISTAN: STATUS, CHALLENGES AND PROSPECTS	97
Qorriyeva Shahnoza Safarbayevna	

FORMULA-BASED DISTRIBUTION OF INTERGOVERNMENTAL TRANSFERS TO LOCAL BUDGETS IN UZBEKISTAN: A COMPARATIVE SIMULATION ANALYSIS BASED ON 2026 FORECAST INDICATORS.....	103
Umidjon Pardaev	
Sarvar Maxmudov	
GOVERNMENT FUNDING AND THE DEVELOPMENT OF INNOVATIVE ACTIVITIES: FINANCIAL PROMOTION MECHANISMS	115
Bahriiddinov Nodirbek Zamirdinovich	
FORECASTING EXPORT AND IMPORT INDICATORS OF BUKHARA REGION	122
Ergashev Mirjon Yorqin o'g'li	
A CUSTOMER-ORIENTED INTEGRATIVE METHODOLOGICAL MODEL FOR IMPROVING THE EFFICIENCY OF TOURIST SERVICES IN THE TOURISM AND HOSPITALITY INDUSTRY	130
Bakayev Ziyovuddinkhan Toshbolta ogli	
A PESTLI ANALYSIS OF THE EFFICIENCY OF THE HOUSING STOCK MANAGEMENT SYSTEM	139
Mamanazarov Oybek Shomurodovich	

A PESTLI ANALYSIS OF THE EFFICIENCY OF THE HOUSING STOCK MANAGEMENT SYSTEM

Mamanazarov Oybek Shomurodovich

Professor, Department of Economics, Renaissance University of Education

Abstract: This article evaluates the effectiveness of the housing stock management system in Tashkent city using the PESTLI analytical framework. The study comprehensively examines the influence of political, economic, social, technological, legal, and institutional factors on housing stock management processes. The findings indicate that political, legal, and technological factors create favorable conditions for the development of the system, while economic, social, and institutional factors remain the main constraints on efficiency. The study also proposes measures aimed at increasing homeowner participation, improving capital repair financing mechanisms, integrating digital platforms, and strengthening coordination among management stakeholders.

Keywords: housing stock, PESTLI analysis, management efficiency, management service companies, electronic registry, digitalization, capital repair, institutional factors, Tashkent city.

Аннотация: В данной статье проведена оценка эффективности системы управления жилищным фондом города Ташкента на основе PESTLI-анализа. В исследовании комплексно рассмотрено влияние политических, экономических, социальных, технологических, правовых и институциональных факторов на процессы управления жилищным фондом. Результаты анализа показали, что политические, правовые и технологические факторы создают благоприятные условия для развития системы, тогда как экономические, социальные и институциональные факторы ограничивают её эффективность. Кроме того, разработаны предложения по повышению активности собственников жилья, совершенствованию механизмов финансирования капитального ремонта, интеграции цифровых платформ и укреплению взаимодействия между участниками управления.

Ключевые слова: жилищный фонд, PESTLI-анализ, эффективность управления, управляющие сервисные компании, электронный реестр, цифровизация, капитальный ремонт, институциональные факторы, город Ташкент.

INTRODUCTION

Tashkent is the largest urban center in Uzbekistan. The capital's population growth, the construction of new residential areas, the high proportion of multi-apartment buildings, the existence of an old housing stock, the growing pressure on municipal infrastructure, and the increasing demand for the services of management companies necessitate a comprehensive assessment of the housing stock management system.

The management of housing stock is a complex socio-economic process that is not limited to the maintenance, repair, or provision of communal services for buildings. In this process, state policy, funding sources, the social engagement of the population, digital technologies, legal regulation, and institutional management mechanisms are all interconnected. For this reason, a simple technical or economic analysis is insufficient for assessing the efficiency of housing stock management. In such circumstances, a PESTLI analysis enables a comprehensive study of the external and internal environmental factors that affect the housing stock.

REVIEW OF LITERATURE ON THE SUBJECT

In Uzbekistan, issues concerning the development of the service sector by housing management companies, the deepening of market relations within this sector, service quality management, and the improvement of management processes are reflected in the research of scholars such as R.I. Nurimbetov, A.D. Metyakubov, V.U. Yodgorov, D.Ya. Butunov, T.A. Khasanov, S.K. Salaev, K.S. Tashmukhamedova, I.Kh. Davletov, A.S. Sultanov, F. Ergashev, Kh.Sh. Kakhramonov, R.N. Kholmurodov, and D.Sh. Inoyatova. In strategic management literature, the PESTLE model is widely used for the systematic assessment of external environmental factors. This model helps identify macro-environmental factors affecting an organization's or system's activities by analyzing political, economic, social, technological, legal, and environmental factors.

RESEARCH METHODOLOGY

The article extensively utilizes methods for studying and drawing conclusions about the financial condition of management service companies, as well as analytical and logical reasoning methods.

ANALYSIS AND RESULTS

In today's context, the issue of evaluating the effectiveness of the housing stock management system is viewed as a complex scientific and practical problem. It is directly linked not only to the quality of utility services but also to urbanization, institutional reforms, property owner engagement, digitalization, and financial stability. International approaches consider housing a vital socio-economic resource intrinsically linked to human well-being, health, economic stability, and environmental impact. The essence of PESTLI analysis is that it evaluates the housing stock not as an isolated technical object, but as a multi-faceted socio-economic and institutional system. This means that the technical condition of apartment buildings, the activities of management service companies, owner participation, government policy, financing mechanisms, and digital technologies are all studied within a single management framework.

PESTLI analysis is a method for the systematic assessment of the political, economic, social, technological, legal, and institutional factors that affect the housing stock management system. This approach provides a comprehensive analysis of the housing stock's current state, development prospects, management risks, financial constraints, level of public participation, digitalization opportunities, and legal-institutional challenges.

In housing stock management, PESTLI analysis covers the following six main areas (Table 1).

Table 1.
The Six Main Areas of PESTLI Analysis¹

Factor	Description	The Importance of Housing Stock Management
P - Political	State policy, strategic programs, urbanization policy	Determines the direction of reforms in the housing sector
E - Economic	Financing, tariffs, contributions, investments	Ensures repairs, modernization, and service quality
S - Social	Population needs, homeowner engagement, payment discipline	Defines collective participation in the management process
T - Technological	Digital platforms, electronic registry, billing, monitoring	Ensures transparency, efficiency, and data-driven management
L - Legal	Laws, decrees, contracts, liability	Defines the rights and obligations of management participants
I - Institutional	Cooperation between government bodies, MCs, partnerships, homeowners, and banks	Establishes a system of authority, responsibility, and coordination

PESTLI analysis allows for a systematic assessment of the political, economic, social, technological, legal, and institutional factors affecting the efficiency of housing stock management in the city of Tashkent.

P – Political Factors.

Political factors strongly influence the housing stock management system in Tashkent. As the capital is the country's administrative, economic, and demographic center, housing policy here is of not only local but also national significance.

In recent years, significant decisions have been made to improve the management of multi-apartment buildings, enter management bodies into an electronic register, regulate the activities of management service companies, and form a competitive environment in the housing sector. Specifically, Resolution of the President of the Republic of Uzbekistan No. RP-278², dated August 15, 2023, "On measures for the further effective organization of the management of multi-apartment residential buildings" established the tasks of entering multi-apartment building management bodies into the electronic register and assigning them to multi-apartment buildings. Resolution of the Cabinet of Ministers of the Republic of Uzbekistan No. 853³, dated December 18, 2024 "On approval of the administrative regulations for maintaining the electronic registry of multi-apartment building management bodies", defined the procedure for forming and maintaining the electronic register of multi-apartment building management bodies (Table 2).

¹ Source: compiled by the author.

² <https://lex.uz/docs/7558083>

³ <https://lex.uz/docs/7277418>

Table 2.

The impact of political factors in Tashkent⁴

Policy Area	Manifestation in Tashkent	Impact on Efficiency
Urbanization Policy	New residential areas, multi-story buildings, and urban expansion	Increases the management burden
State Control	Control in the sphere of multi-apartment building management is being strengthened	Improves order and discipline
Digitalization Policy	Electronic register, single payment system, and digital services	Increases transparency
Focus on Urban Infrastructure	Green areas, engineering networks, urban environment	Affects quality of life

Assessment: In Tashkent, political factors are creating a favorable environment for improving housing stock management. However, the uniform implementation of adopted decisions across all districts remains a critical issue.

E – Economic factors.

In Tashkent, economic factors are one of the most significant constraints in housing stock management. This is because the capital has a large number of multi-apartment buildings, a high proportion of which require major renovation, and service costs are more expensive compared to other regions.

Document No. PQ-48, adopted in 2026, provides for the establishment of a capital renovation fund for multi-apartment buildings under the khokimiyats of the Republic of Karakalpakstan, the regions, and the city of Tashkent. It proposes allocating funds to the fund from a portion of mandatory contributions and lease payments for common-use areas. This indicates that the problem of financing capital repairs in Tashkent requires a systemic solution (Table 3).

Table 3.

Key economic challenges for management service companies in Tashkent⁵

Economic Factor	Situation in Tashkent City	Outcome
Collection of mandatory contributions	Not uniform across all buildings	The financial stability of MSCs decreases
Capital renovation costs	Higher in districts with many old buildings	Renovation work is delayed
Cost of services	Labor, material, and equipment costs are high in the capital	Pressure on tariffs increases
Private investment	Higher in new housing developments, lower in the old housing stock	A territorial imbalance arises
Income from common-use areas	Not fully systematized	Additional sources of funding are limited

Assessment: Economic factors play an important role in enhancing the efficiency of housing stock management in Tashkent city. Specifically, investments directed toward capital repairs, elevators, engineering networks, roofing, facades, and internal communications create broad opportunities for improving infrastructure quality and ensuring the long-term sustainability of the housing stock.

S – social factors.

In Tashkent city, social factors directly influence the efficiency of housing stock management. The capital has a high population density, apartment buildings are inhabited by various social strata, and the attitude of owners towards common property is not uniform.

The main social conflict in the management of apartment buildings in Tashkent is that residents demand high-quality services, but not all owners actively participate in the maintenance and financing of common property. This creates a “high demand – low participation” imbalance (Table 4).

⁴ Source: compiled by the author.

⁵ Source: compiled by the author.

Table 4.

Key social challenges for management service companies in Tashkent⁶

Social Factor	Manifestation in Tashkent City	Impact on Efficiency
Owner Activity	Low participation in general meetings	Decision-making is slowed down
Payment Culture	High debt levels in some buildings	Service quality decreases
Attitude Towards Common Property	Cases of indifference towards the entrance hall, elevator, courtyard, and roof exist	Operating expenses increase
Demand for Service Quality	High demand among the capital's residents	Pressure on MSCs increases
Social Trust	There is a trust issue between MSCs and owners	Conflicts may increase

Assessment: Social factors represent an important opportunity for further strengthening management efficiency in Tashkent. Increased engagement from property owners can significantly enhance the effectiveness of the electronic registry, management company ratings, and legal reforms, thereby contributing to a more transparent, sustainable, and efficient housing stock management system.

T – Technological factors.

In Tashkent, technological factors have significant potential to increase the efficiency of housing stock management. Digital platforms, electronic payments, online appeals, an electronic registry, and systems for monitoring elevators and utilities can be implemented faster in the capital than in other regions.

The register of management bodies for multi-apartment buildings has been launched as a separate digital system maintained by the Ministry of Construction, Housing, and Communal Economy. Resolution No. 853 defines the procedure for providing public services for creating the register and assigning properties to management bodies.

For Tashkent, the integration of the “electronic housing passport + electronic registry + billing + cadastre + bank data” is crucial. This is because the capital's housing stock is large, there are numerous management entities, and data fragmentation reduces the quality of decision-making (Table 5).

Table 5.

Priority Technological Directions for Tashkent⁷

Technological Tool	Importance for Tashkent City
Electronic Registry	Identifying which management body each building is assigned to
Unified Billing System	Increasing the transparency of mandatory fees and utility payments
«Electronic Housing Passport»	Determining a building's technical condition, level of deterioration, and repair needs
Mobile App	Accelerating property owner communications, voting, and reporting
IoT monitoring	Monitoring of elevator, heating, water, electricity, and security systems
Digital twin	Forecasting the life cycle of the housing stock and planning capital repairs

Assessment: Technological factors have high potential, but their effectiveness increases when databases are integrated and the actual technical condition of each multi-apartment building is entered into a digital database.

L – Legal factors.

The management of the housing stock in Tashkent city is legally regulated by the legislation of the republic. The main legal framework is the Law of the Republic of Uzbekistan No. LRU-581⁸ dated November 7, 2019, “On management of multi-apartment houses”, the Resolution of the President of the Republic of Uzbekistan No. RP-278⁹, dated August 15, 2023, “On measures for the further effective organization of the management of

⁶ Source: compiled by the author.

⁷ Source: compiled by the author.

⁸ <https://lex.uz/ru/docs/6907455>

⁹ <https://lex.uz/docs/7558083>

multi-apartment residential buildings”, the Resolution of the Cabinet of Ministers of the Republic of Uzbekistan No. 853¹⁰, dated December 18, 2024 “On approval of the administrative regulations for maintaining the electronic registry of multi-apartment building management bodies” and other regulatory documents related to the sector.

Presidential Resolution No. RP-278 outlines measures for the more effective organization of multi-apartment building management, the inclusion of management bodies in an electronic register, and their assignment to specific multi-apartment buildings. Meanwhile, Resolution No. 853 of the Cabinet of Ministers of the Republic of Uzbekistan, “On the Approval of the Administrative Regulation for Maintaining the Electronic Register of Multi-Apartment Building Management Bodies,” establishes the procedure for creating and maintaining this electronic register (Table 6).

Table 6.
Key Legal Factors in Tashkent City¹¹

Legal Area	Impact on Effectiveness
Choice of management method	Strengthens the role of the general meeting of property owners
Contract with the management company	Defines service quality and accountability
Electronic register	Reduces cases of informal or ambiguous management
Payment discipline	Provides a legal basis for collecting mandatory contributions
Major renovation	Creates a legal basis for savings and financing mechanisms
Liability	Clarifies the responsibilities of the management company, contractor, and property owner

Assessment: The legal framework is relatively well-established, but enforcement discipline, contract culture, and the legal engagement of property owners need to be strengthened.

I – Institutional factors.

Institutional factors are one of the most complex components of the housing stock management system in Tashkent. This is because the management process simultaneously involves the ministry, the city administration, district administrations, management service companies, homeowners’ associations, property owners, contracting organizations, banks, and utility providers.

According to data from January 2026, 7.1 million people reside in more than 44,000 apartment buildings across the republic, served by over 900 management service companies and more than 200 homeowners’ associations; some buildings also have self-management systems. These figures illustrate the critical importance of institutional coordination in large cities like Tashkent (Table 7).

Table 7.
Institutional Stakeholders in Tashkent¹²

Stakeholder	Main Function	Problematic Aspect
Ministry of Construction, Housing, and Communal Services	Sectoral policy and digital systems	Incomplete data integration
Tashkent City Administration	Territorial coordination	Disparities exist between districts
District Administrations	Organizing on-site supervision and practical work	Inconsistent oversight of MSC activities
Management Service Companies (MSCs)	Servicing apartment buildings	Varying financial and personnel capacity
Homeowners	Decision-making and payment of fees	Low level of engagement
Contracting Organizations	Repair and technical maintenance	Problematic quality control
Banks and Investors	Financing	Financing for long-term capital repairs is weak

¹⁰ <https://lex.uz/docs/7277418>

¹¹ Source: compiled by the author.

¹² Source: compiled by the author.

From an institutional perspective, the main problem in Tashkent is the fragmentation of authority and responsibility. For example, a management service company is responsible for daily services, the decision on capital repairs depends on the property owners, and financing relies on fees and additional sources. As a result, in the management process, the question “who is responsible?” often remains without a clear answer.

Assessment: An institutional system is in place, but it needs to be strengthened through a unified digital platform, a rating system, contractual accountability, and a capital repair fund (Table 8).

Table 8.

PESTLI Assessment Matrix for the Effectiveness of the Housing Stock Management System in Tashkent City¹³

PESTLI Factor	Current Situation in Tashkent City	Impact on Effectiveness	Assessment
P - Political	In the capital, there is high state attention to housing policy; an electronic registry and management reforms are being implemented.	Creates favorable conditions for reform.	High
E - Economic	Costs for capital repairs, elevators, engineering networks, and facades are high.	Limits financial stability.	Medium / Low
S - Social	Public demand is high, but the engagement of property owners and payment discipline are inconsistent.	Reduces the quality of management.	Below Average
T - Technological	There is potential for an electronic registry, billing, mobile appeals, and an electronic housing passport.	Increases transparency and oversight.	Above Average
L - Legal	The legislative framework is established, and the electronic registry has a legal basis.	Strengthens regulatory capacity.	Above Average
I - Institutional	The ministry, khokimiyat, management service company, partnership, homeowner, and contractors participate.	Coordination is complex	Average

Overall, the housing stock management system in Tashkent is in a phase of transition and modernization. The political, legal, and technological foundations are relatively strong, while economic, social, and institutional factors offer significant opportunities for further enhancing efficiency and supporting the sustainable development of the housing sector.

CONCLUSIONS AND SUGGESTIONS

Based on the PESTLI analysis conducted above, it can be concluded that the effectiveness of the housing stock management system in Tashkent depends not only on the activities of management service companies, but also on strengthening homeowner participation, financing capital repairs, fully implementing the digital registry and electronic passport, increasing legal accountability, and improving institutional coordination.

To improve the housing stock management system in Tashkent, the following areas are considered priorities:

1. Form an “electronic housing passport” for each multi-apartment building. It must reflect the building’s year of construction, technical condition, degree of wear and tear, elevators, utility networks, capital repair needs, and financial status.
2. Introduce a rating system for management service companies. The rating should be based on service quality, payment collection rates, response speed to inquiries, reporting transparency, and the results of capital repair work.
3. Effectively launch the capital repair fund in Tashkent city. This requires coordinating mandatory contributions, revenues from common areas, the local budget, bank loans, and private investments.
4. Introduce digital participation mechanisms to increase owner engagement. This includes incentive mechanisms for online voting, electronic appeals, electronic reporting, and payment discipline.

¹³ Source: compiled by the author.

5. Integrate the data of management service companies, district administrations, utility services, cadastre agencies, and banks into a single digital platform. This will reduce information asymmetry in decision-making.

6. Develop separate modernization and reconstruction programs for the old housing stock. In particular, priority should be given to outdated elevators, roofs, heating systems, and water and sewerage networks.

Thus, the primary condition for increasing the efficiency of housing stock management in Tashkent is to harmonize political and legal reforms with economic mechanisms, digital technologies, owner engagement, and institutional coordination. This approach will serve to manage the life cycle of the capital's housing stock, plan capital repairs, improve service quality, and create a safe and comfortable living environment for the population.

REFERENCES:

1. Law of the Republic of Uzbekistan No. LRU-581 of November 7, 2019, "On management of multi-apartment houses" // URL: <https://lex.uz/ru/docs/6907455>
2. Resolution of the President of the Republic of Uzbekistan No. RP-278, dated August 15, 2023, "On measures for the further effective organization of the management of multi-apartment residential buildings" // URL: <https://lex.uz/docs/7558083>
3. Resolution of the Cabinet of Ministers of the Republic of Uzbekistan No. 853, dated December 18, 2024 "On approval of the administrative regulations for maintaining the electronic registry of multi-apartment building management bodies" // URL: <https://lex.uz/docs/7277418>
4. Nurimbetov R.I., Davletov I.X., Salayev S.K., Mirzaxmedov B.X., Hasanov T.A. Materials from the republican scientific-practical conference on the topic „Improving the Housing Stock Management System in Uzbekistan: Problems and Solutions.“ – Tashkent: TACI, 2020. – 251 p.
5. T.A. Hasanov. Improving the Private Housing Stock Management System in Uzbekistan. Dissertation for the degree of Doctor of Philosophy (PhD) in Economic Sciences, specialty 08.00.13 – "Management." Tashkent, 2019.
6. Salimova Yu.I. World Trends and Comparative Assessment of Urbanization Policies in Foreign Countries. Economic Development and Analysis. Scientific electronic journal, No. 4, April, 2024. www.e-itt.uz
7. O. Mamanazarov, A. Karimova. Issues of Improving the Financial State of Management Service Companies. (2025). International Journal of Scientific Trends, 4 (8), 1-6. <https://scientifictrends.org/index.php/ijst/article/view/610>
8. D. Inoyatova. Information support in housing fund management. (2025). Web of Scientists and Scholars: Journal of Multidisciplinary Research, 3 (5), 95-101. <https://webofjournals.com/index.php/12/article/view/4166>
9. D. Inoyatova. The Essence and Specifics of Housing Stock Management. Social, economic, political, scientific, and popular journal „Green Economy and Development,“ 2025, No 4. <https://yashil-iqtisodiyot-taraqqiyot.uz/journal/index.php/GED/article/view/5210>
10. D. Inoyatova. The State of Housing Stock Growth in Uzbekistan in Recent Years. „Innovations in technology and science education“ scientific journal, Published in the proceedings of the 31st conference on „Prospects for the development of science and education,“ APRIL 2025.
11. D. Inoyatova. Analysis of housing stock growth dynamics in uzbekistan in recent years. "Theoretical aspects in the formation of pedagogical sciences" International scientific-online conference, Great Britain, WOC, May 2025 <https://zenodo.org/records/15393349>
12. D.Sh. Inoyatova. Improving the Housing Stock Management System in the Context of the Digital Economy. Dissertation submitted for the academic degree of Doctor of Philosophy (PhD) in Economic Sciences – 2025.
13. R. Nurimbetov, I. Davletov, K. Tashmukhamedova, A. Sultanov. Improving the Management Activities of Private Homeowners' Associations: Problems and Solutions. "Economics and Innovative Technologies" scientific electronic journal. No 2, March-April, 2019.
14. <https://lex.uz>
15. <https://stat.uz>

Proofreader: Xondamir Ismoilov
Layout and Designer: Hasan Maqsudov

2026. № 6

© When materials are reproduced, the ECONOSCITECH-INTEGRATION journal must be cited as the source. Authors are responsible for the accuracy of the information in materials and advertisements published in the journal. Editorial opinions may not always align with those of the authors. Submitted materials will not be returned to the editorial office.

To publish articles in this journal, you may submit articles, advertisements, stories, and other creative materials through the following links. Materials and advertisements are published on a paid basis.

You may subscribe to the journal at any time using the following details. Once subscribed, please send a screenshot or photo of your payment confirmation to our Telegram page @iqtisodiyot_77. Based on this, we will send the latest issue of the journal to your address each month.

Our address: Tashkent city, Yunusobod district, 19th block, House 17.

