
EUROPEAN EXPERIENCE WITHIN THE FIELD OF HOUSING MAINTENANCE AND UTILITIES MANAGEMENT: CUSTOMIZATION FOR UKRAINE

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The article analyzes the activity of the city government of Europe in the sphere of housing and communal services; the experience of using internal territorial agreements was studied, contracts for the provision of housing and communal services were studied; the possibilities of decentralized systems of communal economy and other ways of development of innovative territories are studied.

Keywords: *housing and utility field, innovations to housing and utility field of the advanced countries, European experience in housing and utility field.*

Countries with highly developed market economics, such as Austria, Great Britain, Germany, France, Sweden, etc., have accumulated vast experience of housing maintenance and utilities board management in frames of state (municipal) and private branches. Its detailed study may allow using positive experience for Ukraine, which nowadays strives for European Community integration.

Objective of the current research is to study the experience of European countries, their economic activities results, innovative approaches to provision of high quality municipal services, detailed analysis of which will allow implementing positive features to domestic practice of reforming housing and utilities infrastructure. In order to achieve this goal, the following tasks have been stated by the author: to analyze activities of European countries municipal government within housing and utilities field; to study the experience of interterritorial agreements usage, to study contracts on housing and utilities services provision; to study the possibilities of decentralized municipal services systems and other paths of innovative territories development.

Virtually all reforms besides the positive effect have also negative consequences for the country economics. As a result of our research and based on positive European experience, the ways of improving housing and utilities services provision will be suggested. In order to avoid miscalculations in reforming housing and utilities system of Ukraine, we have studied also the negative consequences, which occurred particularly in the countries of Eastern Europe.

On the edge of years 1980-1990th, governments of many countries in terms of social-economical programs, as well as municipal economics sector reforming programs, performed housing and public utilities objects privatization, basing on the statement, that municipal enterprises are more national liabilities, than national property. Concurrently to the privatization process a search for new forms of housing and public utilities services provision with participation of private business representatives was on its way. At that, provision of services by municipal utility services in the first place, is reserved within the field of public utilities. Municipal government in this case acts as a services production manager. Provision of such services is performed by municipal "sanitation" departments (collection, transportation and disposal of kitchen waste and household garbage, etc.); and park departments (landscape gardening, urban landscaping); highway departments etc. [1, p. 83; 3, p. 154; 4, p. 150]

In Ukraine, almost all municipal services are provided in such a manner. However, the percentage of municipal services in further is to decrease on account of attraction on a competitive basis, of private housing and public utilities services renderers (HPU).

Local executive authorities may conclude agreements and contracts not only between one another, but also with private companies. In many advanced countries, such as Great Britain and Sweden, for example, municipal authorities realized that monopoly status of municipal services inhibits the improvement of life quality in large cities. Selling bus and tramway lines to transport companies (including private as well as municipal) on a competitive basis – is an accepted practice. For example, in 1992, about 250 of 400 "London bus" routes were offered to private owners, but the routes themselves were not alienated into private ownership. At that, the frequency of buses movement on those routes is set by municipal government. On event of contract violations by such private companies, penal sanctions are implemented. Such experience has shown that transfer of the "London buses" into competitive system of operation resulted in economy for municipal transportation companies (for they are also participants of competitive struggle), as well as for private companies (average economy rate constituted approximately 15%) [4, p.151].

Innovations to housing and utility field of the advanced countries, based on rational combination of centralization and decentralization, as well as privatization of a number of directions of HPU services provision, have given positive results. They do not slow down, but on the contrary – energize the market of services and improve the living conditions of their consumers. Similar improvements may be applied upon organization of municipal water system, heating, electric and gas supply systems, namely to such services, which are used to classified as technically monopolistic.

Therefore in some countries of Eastern Europe (Poland, Czechoslovakia, Czech Republic), almost in all settlements with population up to 1200 persons, only decentralized systems of utility services provision are used for residential buildings. This allowed improving housing stock in all small settlements of the country northern regions [2, p.96]. Similar experience may be vastly employed in Ukraine, particularly in capital regions, where a building binge is being recently observed.

Decentralized municipal services system employment may become a step towards the way of achieving modern capital improvement for small towns and villages, as well as for settlements and houses within limits of large cities, isolated from centralized utilities provision.

In small towns, settlements and places of new residential construction, employment of decentralized heating systems may be implemented, by using cheap gaseous fuel. In our opinion, employment of decentralized heating systems has far-reaching perspectives, considering the experience of such countries as Germany, the Netherlands and others.

A complicated field of activity for local authorities is provision of urban amenities. Municipal government must not directly perform settlement gardening, paving, sanitary cleaning and other types of urban amenities. All these works may be transferred in terms of municipal order to different performers. In order for such performers to comply with their obligations in good faith and in shortest possible terms with lowest possible price, a competition between different private and municipal performers is necessary.

Extensive experience of performing competitions for land improvements is accumulated by local authorities of large cities in Great Britain. The deed about local management (1988) assigns performing competitions among private companies upon conclusion of work contracts for construction of buildings and roads, sanitary cleaning, mop-up operations, provision of nourishment to schoolchildren etc. During organization of populace servicing within the named activities fields, local authorities may utilize municipal services only in case of their victory in tender with private contractors.

Similar order is a commonly used practice, for example, in Germany. As first practical steps show us [1, p. 150; 2, p. 123] it makes sense to implement such order in our country. In order to offer a work contract it is necessary to receive permission from an elective authority body. Upon conclusion of work contracts for urban amenities, opinion of local population must be also considered,

It is necessary to consider that governmental regulation of communal infrastructure is not eliminated in countries with advanced market economics, but instead has deeply evolved under influence of specific needs in particular HPU fields.

In the opinion of well-known foreign scientists, who research the communal field (Daniel P. Kuaio, E. Smith, Mac-David etc.) in perspective, despite the presence of monopolistic life supporting systems, participation of private sector in HPU will be expanded on a contractual basis.

Therefore, analysis of European experience in housing and utility field, results of economic activities, regulatory documents and their application practice, confirm the necessity of their results employment in order to decrease material and emotional expenses during the HPU reforming processes and developing new forms of economic relations within the field.

European experience shows us the following directions of developing private business within housing and utility field [1, p. 85; 3, p.156] which may be successfully implemented in Ukraine and former USSR countries:

- household populace services: maintenance works, improvement of curtilage, collection, disposal and processing of household waste (Austria, Great Britain, Germany, France, Sweden);
- housing facilities management and maintenance (Austria, Belgium, Great Britain, the Netherlands, Sweden).
- maintenance and current road repairs (Austria, Belgium, Great Britain, Italy, France).
- transportation facilities (Austria, Great Britain, France, Sweden)
- cleaning and settlement gardening works (Austria, Belgium, Great Britain, Germany).

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ABOUT THE CONCEPT OF INTENSIVE DEVELOPMENT OF EDUCATION AND SCIENCE IN THE CONDITIONS OF TRANSITION TO THE KNOWLEDGE SOCIETY

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The article deals with the problems of ensuring the intensive development of science and education in Ukraine, and investigates scientific developments in this field. Some organizational solutions to the problem of innovative development of the national economy, improvement of management of it and the author's concept of innovative education are provided.

Keywords: *innovation development, science integration, information exchange, educational center, scientific centers*

In order to successful development of Ukraine in the civilization space, should be ensured intensive development of science and education. And for this, in turn, it is necessary to trace some processes and author's work on this subject.

It is known that as the result of the innovative development of some countries and the growing gap of others, they will be divided into two groups. The first group consists of countries, the source of economic growth of which is the production of knowledge (the so-called «golden billion»), and the second group - the countries serving as the raw material appendage of the first. The second one is doomed to absorption, and the population - to disappear. In the light of this, Ukraine's progressive backwardness in the field of innovation from highly developed countries is becoming today the most important state problem, which already had caused not only deep economic but also political consequences, threatens the sovereignty, and national security of the state.

Today, the problems of the transition to an innovative economy are briskly discussed in our country. Unfortunately, in this context, problems of components, means of this transition - science and education, their intensive, qualitative development are not always considered. More precisely, practically not considered. Many (sincerely or insincerely) see the further development of science associated with an increase of its budget funding, and the development of education - with the transition to 12-year training (read: the National Council of Reforms approved the introduction of 12-year schooling in schools.) Funny National Party, funny «Reformers») However, only the funding of «walls», that is, the funding of scientific institutions (and not scientific results), the problem of transition to a knowledge society is unlikely to be solved.

It is very «fashionable» to insist on the creation of the innovative structures - technology parks, technopolises, business incubators, etc. As for the first, it is known that direct cooperation between the university environment and the industry of the developed countries actually leads to an innovative explosion. An example is a silicon valley. But this can only happen on the condition of mutual benefit for each of the parties, their economic responsibility. That's what allowed America to create the world's first university industrial park, which then crossed its borders and turned into the most democratic and most famous scientific and technological zone of the world - the so-called silicon valley.