

THE ANNOTATION

The theme of the master's dissertation is «The indicative mechanism of management and economic methods of regulation by operation of objects of the real estate condominiums (on example of Ust-Kamenogorsk).

Keywords of the graduation work are housing and communal services, the housing facilities, operation, condominium, "Cooperative of Apartments' Owners", the indicative mechanism, the general and specific operational expenses, correlated-regression analysis, standards.

The purpose of the master's degree work is the perfection of information-analytical maintenance of a control system of housing and communal services of a city and working out of the standard-methodical base for providing a possibility of carrying out of economic calculations in housing and communal services.

The object of project's research is "Cooperative of Apartments' Owners" of Ust-Kamenogorsk.

The subject is research of economic indicators' relations of the housing organizations, dependences of operational expenses from technical, the general maintained area, the number of serviced houses and apartments on the totality of Ust-Kamenogorsk's "Cooperative of Apartments' Owners", i.e. on 160 units.

The master's degree work is stated on 90 sheets, includes 25 tables, 9 drawings, 8 formulas, 16 appendices, 18 references.

In introduction the relevance of the work, its practical aim are proved, the object, the subject of research and its problems are defined.

In the 1st chapter of this work the theoretical and organizational-economic problems of a city's available housing operation, theoretical bases of the indicative mechanism of management and economic methods of regulation, the basic functions of management by objects of the real estate and the organization of management are considered.

A comparative analysis of running costs of "Cooperative of Apartments' Owners" (KSK) is given in the second chapter, classification of "KSK" by standard sizes, constructed correlated-regression model for formation of resource expenses for "KSK".

In the third chapter we've carried out the calculation of the differentiated specifications of the general operational expenses according to types "Cooperative of Apartments' Owners", and presented a comparative analysis of specifications within 2002 and 2009, worked out offers and recommendations for improvement of available housing maintenance.

The conclusion contains the basic findings and suggestions for the work made.

