

DEVELOPMENT OF THE MATERIAL AND TECHNICAL BASE IN MODERN CONSTRUCTION AND THE IMPORTANCE OF INNOVATIVE TECHNOLOGIES

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Annotation: The article will present the concepts of organizational forms of construction. When carrying out capital construction, we are talking about design organizations of research, design, survey and industrial enterprises, suppliers of equipment, building materials, products and fixtures, construction and installation organizations and design, design, survey and research organizations, customers.

Keywords: Capital construction, capital investments, general contractor, tenders, concentration, combination

ZAMONAVIY QURILISHDA MODDIY-TEXNIKA BAZASINING RIVOJLANISHI VA INNOVATSION TEXNOLOGIYALARNING AHAMIYATI

Annotatsiya: Maqolada, qurilishning tashkiliy shakllari haqida tushunchalar bo'ladi. Kapital qurilishini amalga oshirishda ilmiy-tadqiqot, loyihaviy-qidiruv va sanoat korxonalarining loyihaviy konstruktorlik tashkiloti, uskuna, qurilish ashyolari, mahsulotlari va qurilmalari bilan ta'minlovchilar, qurilish-yig'ma tashkilotlari hamda konstruktorlik, loyihaviy-qidiruv va ilmiy tadqiqot tashkilotlari, buyurtmachilar haqida so'z boradi.

Kalit so'zlar: Kapital qurilish, kapital qo'yilmalar, bosh puratchi, tendirlar, konsentatsiya, kombinirlash

The volume of capital funds and the composition of construction and assembly works in the Republic of Uzbekistan are changing. At the present stage of development of the construction complex, methods and forms of organizing construction are increasingly being improved.

In the implementation of capital construction, design and construction organizations of scientific research, design and exploration and industrial enterprises, suppliers of equipment, construction materials, products and devices, construction and assembly organizations, as well as design, design and exploration and scientific research organizations, customers participate

In capital construction, the main participants in the investment process are usually the investor, customer, builder, contractor and designers, according to the functions they perform.

Investor - a subject of investment activity that finances the construction of an object at the expense of private or borrowed funds. The investor has full legal rights to dispose of the investment results. It also

determines the form of attracting investments (capital investments), develops the terms of construction contracts, and carries out financial and credit relations with participants in the investment process. The investor is the customer, creditor, buyer of the construction product, and also performs the function of a direct builder.

The customer is a legal or physical person who has assumed the functions of the organizer and manager of the construction of the facility from the development of the feasibility study to the commissioning of the facility or the facility reaching its production capacity.

The construction owner is a legal or physical person who has the right to own the land area on which construction is taking place. He is the land owner. The customer, unlike the construction owner, uses the land area for construction only on the basis of a lease.

The contractor (general contractor) is a construction company that carries out the construction of the facility on the basis of a contract or agreement. The general contractor is fully responsible to the customer for the results of the construction in accordance with the terms of the contract. If necessary, it may involve subcontractors to perform certain types of work.

The designer is a design organization or other similar institution that designs the future construction of a particular facility on the basis of a contract concluded with the customer. The designer is fully responsible for the quality of the project and the technical and economic indicators based on it. The customer establishes author's control to monitor compliance with the solutions provided for in the project. The construction production process can be organized in various forms and methods, including the contract method, the economic method, the turnkey transfer and sale of facilities.

Under the contract method, construction is carried out by regularly operating construction organizations (firms) on the basis of contracts concluded with customers. This is the main and most common method of construction. Today, approximately 80 percent of all contract work in the field of capital construction is carried out in this way. The basis for its implementation is the "Capital Construction Contract Agreement".

In the economic method - the construction of objects or construction-installation, repair-construction works are carried out at the expense of the forces and funds of economic entities - enterprises, organizations, institutes, etc. Reconstruction and expansion of enterprises, improvement of smaller construction objects, territories and rooms, repair works are often carried out in this way. When transferring objects ready for use (up to "turnkey"), the functions of the customer are transferred to the general contractor, who starts construction from the very beginning and hands over the object to the customer in a completely finished state. This method of construction is very common in housing construction.

Tenders are a relatively new phenomenon in the economy, in which the customer announces in an open or closed form that he is announcing a tender for the construction or design of an object, the supply of equipment and invites interested parties to participate in this tender. In this case, a special document is prepared, which indicates the main idea of the competition, its commercial and other conditions. Such a set of documents is called a "tender".

In conclusion, from the point of view of the social division of labor in construction, there are such organizational forms as specialization, concentration, cooperation. It should also be noted that these forms are used not only in construction, but also in other sectors of the national economy, primarily in industry. As practice shows, through the skillful use of these forms, it is possible to achieve high efficiency in production and capital investments. For example, if specialization and cooperation allow for a reduction in costs, improvement in product quality, then concentration and combination lead to the integrated use of raw materials and materials, and a further expansion of the scope of scientific and technical progress in the construction sector.

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