Problem setting. Today, creation of an objective system of monitoring implementation of Ukraine’s state policy in the housing and utilities sphere is an extremely important task which will allow for a timely and in-depth assessment of efficiency of events taking place in the housing and utilities sphere and help make efficient managerial decisions regarding development of this sphere.

Recent research and publications analysis. Lately, the matter of monitoring performance of Ukrainian public authorities was addressed in the works of numerous scholars, including V. Averianov, V. Luhovyi, V. Kniazev, I. Koliushko, O. Obolenskyi, V. Bakumenko, Y. Surmin and others. Their research touches upon certain aspects of monitoring performance of public authorities. However, the problem of monitoring implementation of the state policy in Ukraine’s housing and utilities sphere received little attention from Ukrainian scholars; in particular, its theoretical aspects remain insufficiently substantiated.

Paper objective. The paper’s objective is to substantiate theoretical principles of monitoring of implementation of the state policy in the housing and utilities sphere as an instrument of reforming this sector.

Paper main body. Monitoring of implementation of the state policy is an important element of the entire system of assessing its effectiveness and efficiency. The possibility of using monitoring in public administration today is affected by the complexity of defining the term ‘monitoring’ in scientific circles. This paper provides a study of various scholarly views at this matter and reveals the absence of a uniform, generally-accepted interpretation of the term ‘monitoring’.

‘Monitoring of the housing and utilities sphere’ is defined as a process of continuous observation, regular collection of information and other data regarding the sector’s economic and technical state using a system of indicators employed to gather information regarding processes occurring in the housing and utilities sphere.

It was revealed that the principal goal of monitoring in the housing and utilities sphere is objective evaluation of decisions made by public authorities concerning formation and implementation of the state policy in the housing and utilities sphere.

The main objectives of monitoring in the housing and utilities sphere include:
development of conclusions regarding influence of regulatory acts, activity of public authorities, decisions and activity of bodies of local self-governance, etc. on achieving priorities of the state policy in the housing and utilities sphere; determining consequences of implementation of the state policy in the housing and utilities sphere and assessment of the scale of these consequences; analysis of conformity of programs and projects in the housing and utilities sphere with public interests; assessment of effectiveness of particular programs and projects; monitoring changes, problems and flaws in their implementation; determining the need to correct decisions of authorities, programs or projects and further areas of the state policy.

The following principles of monitoring in the housing and utilities sphere were determined: systemic, integral, regular and systematic data collection; objective, purposeful and up-to-date data and its importance for development of the policy; flexibility and substantiation of indicators; professionalism of subjects; openness.

Scientific approaches to types (forms) of monitoring were studied. There are external, internal and mixed types of monitoring; monitoring of situation and monitoring of process; monitoring of strategy programs and projects, monitoring of end indicators, monitoring of public opinion.

Phases of monitoring in the housing and utilities sphere include: preparation (envisages determination of the need in monitoring, goals, objectives and objects of monitoring, expected results of monitoring; development of monitoring criteria and indicators); collection of information (may take various forms: from surveying, mailing and collection of questionnaires to large-scale studies using a system of indicators); analysis (envisages data processing, analysis and comparison, correlation of expected vs actual results, generalization of results); use of results (envisages publication of results, determination of the main problems in implementation of a program or project, their disadvantages or advantages, etc., use of monitoring results in subsequent work, determination of expediency of correcting selected areas of implementation of the state policy).

**Conclusions of the research.** The analysis allows to draw a conclusion that monitoring in the housing and utilities sphere is a quite complex process of making objective evaluation of decisions made by public authorities concerning formation and implementation of the state policy in the housing and utilities sphere. This monitoring provides information using which high-level public authorities form the state policy in the housing and utilities sphere.

Considering that monitoring represents a sort of multipurpose information system that combines interrelated elements, technologies and procedures which help plan, organize and conduct monitoring on the basis of certain indicators, this matter requires further scientific research.