

## Proposals for improving the maintenance of apartment buildings considered



On April 26, President Shavkat Mirziyoyev became familiar with a presentation on improving the maintenance of apartment buildings.

There are 37,402 apartment buildings with more than 1 million 300 thousand apartments in Uzbekistan. Of these, 68 percent are maintained by partnerships, 24 percent by management companies, and 8 percent are not managed.

There are 4,430 homeowners' associations, of which only 1,350, or 30 percent, are working satisfactorily. The situation of the others is assessed as moderate and severe. The research showed that the reason for the problems is the unprofitability of payment tariffs, the opacity of calculations, and the obsolescence of engineering and communication networks. Many partnerships do not perform their duties. There are not enough personnel. As a result, homeowners do not trust partnerships and management companies. The collection rate of payments is low, resulting in large accounts receivable.

Taking into account the relevance of these issues and based on the study of foreign experience, proposals have been prepared to improve the system of servicing multi-apartment buildings.

The Head of the state has repeatedly focused on this issue, which concerns the residents of multi-apartment buildings, and the responsible persons were tasked with improving the service systems.

Following this, a study of local problems, opinions of residents and representatives of partnerships was conducted with the participation of foreign experts. As a result, proposals were developed to improve the multi-apartment housing system based on international experience.

In particular, under the territorial departments of the Ministry of Housing and Communal Services, it is planned to create funds for the repair of multi-apartment housing stock, which will be formed from the

funds of the republican and local budgets, as well as accumulated funds of owners in the proportion of 35, 35 and 30 percent, respectively.

It is planned to maintain an electronic register of managing organizations and partnerships, open personal accounts for each apartment building, clearly define the territory of servicing the house, improve the procedure for reporting to owners, and introduce a billing system to ensure the transparency of settlements.

The need for introducing a norm according to which new multi-apartment buildings will be managed by a construction organization for two years after commissioning. The development of rules for the maintenance and technical operation of housing was also noted. Measures are planned to radically improve the training system for employees of management companies and partnerships.

The Head of the state gave instructions on the fundamental improvement of the sphere, the creation of a modern service system. He noted the need for thinking through the issues of maintenance at the stage of designing houses, as well as the rational maintenance of the housing stock and the adjacent territory.

Instructions were given to enhance the scale of house repairs, to train qualified personnel for management companies and partnerships. The Ministry of Finance is tasked with allocating the necessary funds for these measures.







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