1) WHAT PROGRESS HAS BEEN MADE IN IMPLEMENTATION OF THE RECOMMENDATIONS REFLECTED IN MAY 2005 FINAL ASSESSMENT REPORT ON LAND REFORM IN UZBEKISTAN PREPARED BY THE USAID?

The mentioned USAID Report for the year 2005 is not available to Goskomzemgeodezkadastre and therefore the progress accomplished may not be assessed.

2) WHEN WAS THE LAND CADASTER OFFICE ESTABLISHED?

The State Committee of the Republic of Uzbekistan on Land Resources, Geodesy, Cartography and State Cadaster was established by the Decree of the President of the Republic of Uzbekistan Number UP-3502 "On Establishment of the State Committee on Land Resources, Geodesy, Cartography and State Cadaster" of October 15, 2004 on the basis of the abolished State Committee for Land Resources of the Republic of Uzbekistan and the Main Department of Geodesy, Cartography and State Cadaster under the Cabinet of Ministers.

3) HOW WAS PUBLIC LAND ALLOTTED AFTER THE INDEPENDENCE? DOES ANY LAND STILL BELONG TO THE STATE? DESCRIBE THE PROCESS AND ACTIVITIES ASSOCIATED WITH ALLOTMENT OF PUBLIC LANDS.

In accordance with the Law "On Land" adopted in 1990, the land is a common national wealth, the use of it must be rational, and it is under the protection of the state.

Land plots can be in the ownership of legal entities and individuals, including foreigners, in the course of privatization of trade and service facilities along with the land on which they are located. Foreign legal entities and individuals - employees of the diplomatic corps, representatives of the press accredited in the Republic of Uzbekistan, the staff of permanent missions, firms, companies and international organizations, individuals, as well as diplomatic missions and equivalent international organizations accredited in the Republic of Uzbekistan in the order established by the legislation.

The procedure of granting land plots is set forth in the following legal documents:

Regulation on the procedure for sale of trade and service sector facilities into private ownership, along with the land on which they are located, and land plots in lifetime inheritable possession; approved by the Resolution № 126 of the Cabinet of Ministers as of 11 April 1995.

Regulation on the procedure for granting land plots to farms for long-term rent; Approved by the Resolution № 476 of the Cabinet of Ministers as of 30 October 2003.

Regulation on the order of compensation for loss to individuals and legal entities in connection with land seizure for the state and public needs; Approved by the Resolution № 97 of the Cabinet of Ministers as of 29 May 2006.

Regulation on individual housing construction; Approved by the Resolution № 272 of the Cabinet of Ministers as of 30 December 2006.

Regulation on allocation of land plots for the construction of road infrastructure and services along the Uzbek national highway; Approved by the Resolution № 277 of the Cabinet of Ministers as of 22 October 2009.
Regulation on the procedure of indemnity to land users, tenants and owners, as well as compensation for losses in agricultural and forestry production; Approved by the Resolution № 146 of the Cabinet of Ministers as of 25 May 2011.

Regulation on the procedure of allocation of land to legal entities and individuals for permanent use and long-term lease on a competitive basis for the implementation of business activities; Approved by the Resolution № 147 of the Cabinet of Ministers as of 25 May 2011.

Regulation on the procedure for providing land plots in the settlements for the implementation of urban development activities, design and registration of construction, as well as acceptance in service; Approved by the Resolution № 54 of the Cabinet of Ministers as of 25 February 2013.

Regulation on the procedure for granting land plots outside of settlements for non-agricultural use as well as for the construction of facilities to be placed on the territory of two or more districts or regions; Approved by the Resolution № 54 of the Cabinet of Ministers as of 25 February 2013.

Regulation on the procedure for granting land plots to the participants of Special Industrial Zones; Approved by the Resolution № 234 of the Cabinet of Ministers as of August 26, 2013.

State-owned Land Management Enterprises and real estate Cadaster of districts (cities) of “Goskomzэмgeodezkadastr” and by the offices (departments) for architecture and construction of districts (cities) prepare the documents on the allotment of land plots.

4) WHAT IS THE ORGANIZATIONAL STRUCTURE OF THE CADASTRAL AGENCY RESPONSIBLE FOR LAND REGISTRATION IN UZBEKISTAN?

Maintaining the state land inventory assigned to the State Committee of the Republic of Uzbekistan on Land Resources, Geodesy, Cartography and State Cadaster.

The system of Goskomzэмgeodezkadastr includes the departments of Land Resources and State Cadaster of the Republic of Karakalpakstan, oblasts and Tashkent city, the departments of Land Resources and State Cadaster of districts (cities), state-owned Land Management Enterprises, Real Estate Cadaster of the Republic of Karakalpakstan, regions, Tashkent city and districts (cities); the State Inspection for Geodesic Supervision, Central and Samarkand Aerogeodetic Enterprises, National Center of Surveying and Mapping, SSPE "Cartography", the Uzbek State Research and Design Institute of Land Management "UZDAVERLOYIKHA", State Unitary Enterprise "Geoinformkadastr" and the Center for Development and Introduction of Computer Technology and Geographic Information Technology.

5) WHAT IS THE LEGAL BASIS OF ITS ACTIVITIES? PLEASE PROVIDE DETAILED INFORMATION ON REGULATIONS, PRINCIPLES AND PROVISIONS THAT GOVERN THE COMMITTEE’S ACTIVITIES.

The Committee's activities are governed by the Regulation on the State Committee of the Republic of Uzbekistan on Land Resources, Geodesy, Cartography and State Cadaster approved by Decree of the Cabinet of Ministers as of 19 October 2004 № 483 "On the establishment of the State Committee for Land Resources, Geodesy, Cartography and State Cadaster”.

In addition, various aspects of land use are subject to the following legal documents:

The Land Code of the Republic of Uzbekistan;
The Civil Code of the Republic of Uzbekistan,
The Urban Development Code of the Republic of Uzbekistan,
The Housing Code of the Republic of Uzbekistan.

The Laws of the Republic of Uzbekistan:
"On the Land Registry"
"On Geodesy and Cartography".
"On Orchard Farming."
"On Agricultural Cooperative (shirkat)."
"On Farm Enterprise".
"On Environmental Protection".
"On Protected Areas".

Resolutions of the Cabinet of Ministers of the Republic of Uzbekistan:
"On the order of sale of trade and service sector facilities to private ownership along with the land on which they are located, and the land to lifetime inheritable possession" of April 11, 1995 № 126.
"On the approval of the Regulation for Land Monitoring in the Republic of Uzbekistan" dated December 23, 2000 № 496.
"On measures to implement the concept of farms development for years 2004-2006" of 30 October 2003 № 476.
"On measures for further development of leasing in agriculture" of November 5, 2003 № 486.
"On approval of the procedure for indemnity to citizens and legal persons in connection with land seizure for state and public needs" of May 29, 2006 № 97.
"On approval of the Regulation on individual housing construction" of December 30, 2006 № 272.
"On measures to improve the procedure for granting land for the implementation of urban development activities and other non-agricultural purposes" of May 25, 2011 № 146.
"On additional measures to improve the provision of land via competitive tendering to businesses and individuals for entrepreneurial activity" of May 25, 2011 № 147.
"On measures to radically simplify the system of granting land for the implementation of urban development activities and other non-agricultural purposes, as well as permitting construction of facilities" of February 25, 2013 № 54.
"On approval of the Regulation on the procedure for granting land plots to the participants of special industrial zones" of August 26, 2013 № 234.
"On improving the procedure of state registration of rights to real estate" of January 7, 2014 № 1.

6) CAN THE COMMITTEE SET ITS OWN LEGAL RULES AND REGULATIONS? DO OTHER AUTHORITIES ESTABLISH THEM? IF SO WHO SETS THE LEGAL RULES AND REGULATIONS?
Legislative framework for the regulation of land relations is established by the Oliy Majlis of the Republic of Uzbekistan. These include the Land Code of the Republic of Uzbekistan, the Law

The Government establishes the procedure for performing certain types of work, including the state land Cadaster, state Cadaster of buildings and structures, registration of rights to immovable property, etc.

Goskomzemgeodezkadastr, within its authority, has the right to assert departmental regulations that are binding on ministries, state committees, departments, and public authorities in the field, enterprises, institutions, organizations, officials and citizens.

7) WHAT IS THE ECONOMIC MODEL OF THE AGENCY? IS IT STATE FUNDED, SELF-FINANCED OR PRIVATELY OWNED?

The State Committee of the Republic of Uzbekistan on Land Resources, Geodesy, Cartography and State Cadaster is a government body and is funded by the state budget. Its member enterprises are self-supporting organizations that perform various types of work on the orders of the Committee funded from the state budget. A small part of the work performed in the Cadaster sphere is done by the private sector entities.

8) TO WHICH MINISTRY IS THE COMMITTEE SUBORDINATE?

The State Committee of the Republic of Uzbekistan on Land Resources, Geodesy, Cartography and State Cadaster is part of the Government and is an independent state agency.

9) HOW MANY EMPLOYEES ARE THERE IN THE AGENCY? WHAT IS THE NUMBER OF THE STRUCTURES IN TERMS OF THE STATUS, SALARY SCALES, GEOGRAPHICAL LOCATION AND NUMBER OF THE AGENCIES? WHAT IS THE PERCENTAGE OF LEGALLY QUALIFIED AND ADMINISTRATIVE PERSONNEL?

As of January 1, 2014 Goskomzemgeodezkadastr, including its enterprises and organizations, employs 5034 specialist including 35 specialists in the central office, 305 specialists in the regional offices of Land Resources and State Cadaster of the Republic of Karakalpakstan, regions and the city of Tashkent, and 3841 specialists at the state-owned enterprises of land Cadaster and real estate that perform Cadaster management and registration work. Out of the total amount of the employed professionals - 57.8 percent are specialists with higher education. Goskomzemgeodezkadastr employees’ salary scale is ranges from 11 to 18-grade level.

10) WHAT IS THE DISTRIBUTION OF AUTHORITIES AMONG THE STAFF OF VARIOUS LEVELS LIKE?

The distribution of powers for the staff is arranged by setting the functional responsibilities of each specialist subject to the approval of Goskomzemgeodezkadastr.

11) WHAT IS THE AMOUNT OD DAYS SPENT AT EACH STAGE OF THE REGISTRATION PROCESS?

In accordance with the "Regulation on the procedure of state registration of rights to immovable property and transactions with them" approved by the Resolution № 1 of the Cabinet of
Ministers as of January 7, 2014, state registration of rights to immovable property is made within two days - subject to the presence of the required legal documents. If there are minor flaws that can be corrected in a few days, registration the registration deadline is 7 days.

12) IS IT POSSIBLE TO OBTAIN A COPY OF THE COMMITTEE'S WORK PLAN FOR 2014-2019?
There is no requirement for the development of five-year plans for the Committee, as for example one for the years 2014-2019.

13) IS THE DATA PROTECTION SECURITY POLICY WELL ESTABLISHED?
The protection of data against unauthorized access by third parties is ensured in the development of software products for database management.

14) DOES THE COMMITTEE HAVE A POLICY OF ENSURING PROPER OPERATION IN THE EVENT OF EMERGENCIES?
No policies to ensure functioning in emergency have been developed.

15) DOES THE COMMITTEE SET ANY TARGET FIGURES FOR REGISTRATIONS? HOW DOES SUCH DECISIONMAKING WORK, AND HOW SUCH DECISIONS ARE MEASURED? IS ENSURING ECONOMICAL VIABILITY ONE OF THE COMMITTEE'S GOALS?
In accordance with Article 84 of the Civil Code, the registration of immovable property rights is provided upon request. No target figure is given to the Committee's Units in regards of registration. Ensuring the profitability of the Self-supporting Units operations is one of the objectives of the Committee.

16) DOES THE COMMITTEE'S ACTIVITIES COMPLY WITH THE FORMAL QUALITY MANAGEMENT SYSTEMS, BE THAT NATIONAL OR INTERNATIONALLY RECOGNIZED SYSTEMS SUCH AS CMMI?
Every enterprise of the Committee determines by itself a system of process quality assurance. The subdivisions of the central apparatus of the Committee selectively check the quality of certain types of work performed, no international process quality control system such as CMMI is used.

17) DOES THE COMMITTEE RESOLVE ANY LAND DISPUTES? IS THERE AN INDEPENDENT MECHANISM FOR RESOLVING THE DISPUTES IN THE COURT OR THROUGH OTHER AUTHORITY?
In accordance with Article 89 of the Land Code, land disputes are resolved by the court.

18) WHAT IS THE ROLE OF NOTARY IN UZBEKISTAN? IS THE NOTARY PRACTICE PUBLIC OR PRIVATE?
Notaries operate in accordance with the Law "On Notary"; they are a public institute. Notaries acknowledge all housing stock-related transactions, as for the other real estate transactions, they are mostly supported only at the request of the parties.

19) IS THERE A UNIFORM SYSTEM OF REGISTRATION AND PLANNING? IF NOT, PLEASE SPECIFY WHICH AUTHORITY IS RESPONSIBLE FOR PROVIDING
PERMISSION TO PLANNING AND ENSURING OF THE COMPLIANCE? HOW DATA IS EXCHANGED BETWEEN THE RESPONSIBLE AUTHORITIES?
In accordance with the Regulation № 357 "On the Procedure for the state registration, monitoring of business entities and provision of licensing documents" approved by the Cabinet of Ministers of the Republic of Uzbekistan as of August 20, 2003, the registration of real estate rights and obtaining of permits is organized by the Inspections for registration of business entities created under hokimiyats of the districts (cities).

20) DOES THE CADAstral SERVICE HAVE ACCESS TO INFORMATION COLLECTED BY OTHER GOVERNMENT AGENCIES? IF SO, WHAT INFORMATION IS PROVIDED AND BY WHOM?
Cadastral services have access to information collected by other agencies. In accordance with the Resolution №1 of the Cabinet of Ministers dated January 7, 2014, the authorized bodies, ministries and departments provide the following information to the territorial bodies of Goskomzemgeodezkadastr via a set of information systems:
- information on real estate transactions is provided by notaries within two days after execution of each;
- information on housing and other buildings and structures subject to the demolition is provided by the territorial bodies of the State Committee of the Republic of Uzbekistan for Architecture and Construction within two days after the decision of the relevant public body on demolition of houses and other buildings and structures;
- information on bans of the alienation of immovable property and liens imposed against the property is provided by the Department of Enforcement of Judgments, logistical and financial support of the courts under the Ministry of Justice, bodies of Prosecution, Interior and National Security Service within two days after the relevant solutions;
- information on the tax debt status as to the property tax and land tax (single land tax) is provided by the State Tax Committee of Uzbekistan, in compliance with the established requirements of controlling the access to information in real time.

21) DOES CADAstral SERVICE PROVIDE ANY INFORMATION TO OTHER GOVERNMENT AGENCIES? IF SO, PLEASE INDICATE WHAT INFORMATION IS PROVIDED AS IS AND HOW SUCH PROCESS IS REGULATED.
In accordance with Article 17 of the Law "On the State Cadaster", the state cadastral information is provided to public authorities free of charge and to other legal and natural persons - in a prescribed order, for a fee. This includes information on registered rights and cadastral data available in the database;

22) IS THE DAVATBASE MANAGED BY THE ORGANIZATION ITSELF, BY A CONTRACTOR OR VIA A FULLY OR PARTIALLY PRIVATIZED MECHANISM?
The database is maintained by the Subdivisions of the Committee.

23) ARE THERE ANY SERVICES TRANSFERRED BY THE COMMITTEE TO ANOTHER PARTY ON A CONTRACT BASIS? WHAT ARE THE CAUSES OF TRANSFERRING SERVICE PROVISION TO EXTERNAL ACTORS: THE ECONOMIC BENEFITS/CAPITAL GAINS? WHAT IS THE DURATION OF ANY THIRD PARTY CONTRACTS WITH THE PROVIDERS?
Committee subdivisions provide businesses and individuals with contractual services on preparation of documentation for land acquisition, preparation of cadastral files, state registration of
rights to immovable property and other activities. As a rule, implementation of any activities is not transferred to third party organizations.

**Geodesy, Topography and Cartography.**

24) **WHAT CADAstral INFORMATION IS IN POSSESSION OF THE CADAstral SERVICE?**

The Cadastral Service has the following information:
- information on registered titles to land and their characterization;
- information on the land plots surface area, the composition of land by landowners, land users, tenants and owners for a series of years;
- data on the quality of agricultural land for agricultural enterprises;
- data on the normative value of farmland in agricultural enterprises;
- information on farms land lease agreements, which includes information about the land and the quality of land;
- information on seizure and allotment of land for the construction of facilities;
- information on the land stock to clarify the composition of land users and land;
- cadastral mapping of the area with the land boundaries;
- cadastral files on real estate by objects and the registered rights to them;
- other land use information.

25) **GEODESICS: WHAT ARE THE FEATURES OF GEODETIC SYSTEM USED IN UZBEKISTAN? DOES CADAstral SERVICE ALSO ACT AS A NATIONAL CARTOGRAPHY AGENCY?**

The geodetic base on the territory of the Republic of Uzbekistan is implemented as a State geodetic network and the State leveling grid that contains the state system of geodetic coordinates and heights.

State surveying, leveling, and gravimetric network, ensure distribution of the official systems of established geodetic coordinates, heights, and gravimetric measurements and are the starting point to build other geodetic, leveling, gravimetric networks in the territory of the Republic of Uzbekistan.

26) **TOPOGRAPHY: DOES UZBEKISTAN HAVE A FULL MAP COVERAGE? WHICH SCALES ARE USED FOR CADAstral MAPS? HOW OFTEN AND WHO UPDATES MAPS? IS THIS DONE BY THE STATE GEODETIC ORGANIZATION OR PRIVATE CONTRACTORS?**

The territory of the Republic of Uzbekistan is completely covered with mapping. The Maps of national importance are created and updated by the state organizations.

27) **WHAT IS THE MAXIMUM PERMISSIBLE DEVIATION WHEN PERFORMING CARTOGRAPHIC WORK ALLOWED BY THE OFFICE OF CARTOGRAPHY?**

The average error in the position in the plan of objects and terrain contours with clear outlines regarding the nearest surveyor’s pickup points should not exceed 0.5 mm, and in the mountainous and forested areas - 0.7 mm on the scale of the plan. In areas with high-rise capital development, the limit of error in the mutual alignment of the closest contours points on the plane (capital facilities, buildings, etc.) should not exceed 0.4 mm on a plan scale.
The average error in survey shooting of the relief relative to the nearest geodetic points should not exceed in height:
   a) 1/4 of the highest vertical interval at tilt angles of up to 2°;
   b) 1/3 at inclination angles of 2° to 6° for plan scales of 1:5000, 1:2000 and up to 10° to the plan scales of 1:1000, 1:500;
   c) 1/3 at elevation section of 0.5 m for the plan scales of 1:5000 to 1:2000.

For forest areas, the error tolerance is increased by 1.5 times. In areas with angles of more than 6° for plan scales of 1:5000 and 1:2000 and above 10° of plan scales of 1:1000 and 1:500 the number of contours must correspond to the height difference determined at slope discontinuities, and the average error of heights, determined at characteristic points of the relief shall not exceed 1/3 of the highest vertical interval.

28) WHAT IS THE ROLE OF LAND SURVEYORS? DO SURVEYORS ACT AS STATE AUTHORITIES REPRESENTATIVES OR AS OTHER ORGANIZATIONS OPERATING UNDER LICENSE? IF SURVEYORS REPRESENT THE PRIVATE SECTOR, DO THEY HAVE THE AUTHORITY TO MAKE UPDATES TO THE STATE MAPS? WHO IS RESPONSIBLE FOR ISSUING LICENSES?

Decisions on issuing licenses to conduct surveying and mapping activities, suspension or termination of licenses, as well as revocation and reissuance of it are made by the Cabinet of Ministers Commission for Licensing of Surveying and Mapping Activities.

The working body of the Commission is the State Committee of the Republic of Uzbekistan on Land Resources, Geodesy, Cartography and State Cadaster that is responsible for processing the documents, licensing, and suspension of licenses, conclusion of license agreements and monitoring of their implementation.

29) IS THERE A COMPLETE ADDRESS SYSTEM IN UZBEKISTAN? IS THE SYSTEM USED IN THE CADAstral WORK?

To identify a location of a land plot a system of cadastral division of the national territory is used and each land plot is assigned a Cadastral Number.

The Cadastral Number has the following format:

AA: BB: CC: DD: EE: FFFF: GGGG: HHH,

where: AA is a two-digit decimal number specifying the number (code) of the region;
BB is a two-digit decimal number specifying the number (code) for an administrative entity (administrative district of the city of regional subordination) as part of the region;
CC is a two-digit decimal number specifying the number (code) of a cadastral zone;
DD is a two-digit decimal number, specifying the number (code) of the cadastral array within the cadastral zone;
EE is a two-digit decimal number specifying the number (code) within the cadastral block in a cadastral array;
FFFF is a four-digit decimal number specifying the number (code) of land within the cadastral block;
GGGG is a four-digit decimal number, specifying the number (code) of a building or structure within the land plot;

The area of all regions of the republic on the maps subdivides into zones, housing estates, and quarters.

30) WHAT OTHER GEOGRAPHIC SYMBOLS USED IN THE CADAstral SPHERE?
Amongst other geographical designations used in cadastral services is the position of the turning points of land plots boundaries for their application in electronic cadastral maps.

31) PLEASE, DESCRIBE THE INFORMATION INFRASTRUCTURE AND COMPUTERIZED SYSTEMS USED TO DELIVER SERVICES.

The Committee has created the following information infrastructure and computerized systems for service delivery:

a distributed enterprise network (WAN) using VPN tools, the number of VPN operating terminals is approximately 180 units. Currently, the Committee is directly connected with more than 300 units and subordinate organizations through this system;

an electronic document management system "Euphrates" for document sharing and operational cross-departmental control over information being prepared;

a system «e-xat (e-letter)» for information exchange between the structural units of the department. Using the above systems today yields positive results: the cost of purchasing paper in the system of the Committee reduced by 70% in 2012 compared to the year 2011, out of 3308 processed pieces of correspondence, 1368 were processed electronically (41%);

a system of Uzbek Land Register to automate the activities of regional registration offices and the central information office and support the registration of rights to land and property, while maintaining databases and archives, workflow and reporting;

the official Web site of the Committee www.ygk.uz , registered in the domain's zone "UZ », hosted on a server located on the territory of Uzbekistan, the information is available on the portal GOV.UZ.

32) WHAT PERCENTAGE OF THE DATA IS STORED IN ELECTRONIC FORM AS COMPARED TO ITS BEING STORED IN PAPER FORM?

Cadastral information on state registration of rights to immovable property and land registry data are stored electronically. Inventory files, materials on land acquisition, land stock inventory, multiple cartographic materials and other documents having a high volume of information are stored in hard copy. According to our estimates, about 7 percent of the volume of information is stored in electronic form.

33) THE TECHNOLOGICAL APPLICATIONS AND WEB SERVICES AVAILABLE TO THE PUBLIC.

All district (city) cadastral services have web services via which legal entities and individuals, if they wish so, can send their requests for information and receive an answer.

34) WHAT ARE THE WORKING HOURS OF THE CADASTRAL SERVICES?

The employees of the cadastral service have a five-day workweek, with eight-hour workdays from 9.00 to 18.00.

35) IS THE INFORMATION STORED BY THE CADASTRAL SERVICES OPENLY AVAILABLE FOR ALL OR IT LIMITED BY TYPE OF INFORMATION OR CATEGORIES OF PERSONS ENTITLED TO HAVE ACCESS TO IT?

For the time being, the information stored in the database of cadastral services is not directly accessible to businesses and individuals. The necessary information is available to them at their request, including that via e-mail.
Currently, the work has begun on the development of software for creating, updating, and managing databases on real estate, which will provide the availability of certain types of information to all users.

36) WHAT DELIVERY CHANNELS ARE AVAILABLE TO THE CLIENT FOR PROPERTY REGISTRATION?
A single portal for online services and information resource site of Goskomgeodezkadastr for Tashkent is www.odnookno.uz and for the rest of the country - www.new.ygk.uz

37) WHAT IS THE AMOUNT OF THE PROPERTY REGISTRATION FEE?
The registration fee for state registration of rights to immovable property for legal entities is 50 percent of the minimum wage, and for individuals - 10 percent of the minimum wage level as set on the date of payment.

38) PLEASE EXPLAIN THE PRINCIPLE ON WHICH THE FEES ARE ESTABLISHED.
Fees are charged regardless of the number of objects on the land and its area separately for the state registration of the following:
- emergence and transfer of rights to the land;
- emergence and transfer of rights to buildings and structures located on a separate plot of land;
- contracts and other documentation related to mortgage and subject to mandatory state registration;
- ownership rights over perennial plantations;

39) HOW CAN ONE SEARCH FOR REAL ESTATE? IS IT, FOR EXAMPLE, THE PROPERTY ADDRESS, MAP, OWNER'S NAME OR A UNIQUE IDENTIFIER?
Property search is done based on the Cadastral Number that is assigned to each parcel of land and consists of 14 decimal digits indicating the location code of the land plot in the country.

REAL ESTATE REGISTRATION AND LEGAL WARRANTY OF TENURE
40) IS THERE A SYSTEM IN UZBEKISTAN FOR REGISTRATION OF TITLE TO HOUSING OR REGISTRATION OF OWNERSHIP?
In Uzbekistan, in accordance with Article 13 of the Housing Code of the Republic of Uzbekistan, ownership and other property rights to housing, creation, transfer, and termination of the restriction of these rights require the state registration. Although the Civil Code establishes the state registration of real estate transactions (contracts), such a system in practice has not been established.

41) SPECIFY THE TYPES OF APPLICATION YOU PROCESS.
For state registration of their property rights to housing, the citizens submit their applications with the title documents and cadastral file concerning the object of and registration. The receptionist checks the legal documents, their accuracy, completeness of the cadastral file and, in the absence of reasons for refusal, shall register the property right to housing.
42) **WHAT IS THE TOTAL NUMBER OF REGISTERED PIECES OF PROPERTY CURRENTLY?**
Currently, the ownership of 2150 thousand houses and flats has been registered.

43) **ARE ALL LAND PLOTS REGISTERED WITH UZBEKISTAN'S CADASTER? IF COMPLETE COVERAGE HAS NOT BEEN REACHED, SPECIFY THE PERCENTAGE OF THE REGISTERED AREA.**
The State land Cadaster has covered not all of the land. As for now, no data is available for land plots for each citizen and not a full record is kept in cities and towns. No account of registered area is taken.

44) **WHAT INFORMATION DOES THE LAND REGISTRY CONTAIN?**
In Uzbekistan, account is taken of the land as per each land user in terms of irrigated and non-irrigated land in the land Cadaster. In accordance with the decision of the Cabinet of Ministers of January 7, 2014 № 1, "On Improving the state registration of rights to immovable property", starting from 2015, an account of land plots will be maintained in the land Cadaster book, which will contain the general information on land users, land composition, quality and standard cost of farmland.

45) **DESCRIBE OTHER GOVERNMENT AGENCIES THAT ARE ASSOCIATED WITH THE LAND-REGISTER OF UZBEKISTAN AND THAT MAINTAIN SHARED DATABASES.**
In Uzbekistan, other government agencies do not engage in land registration, and they do not have a land plots database. Statistical agencies, in the preparation of statistical reports, use data of Goskomzemgeodezkadastr.

46) **WHAT INFORMATION IS CONTAINED IN THE LAND REGISTRY. PROVIDE EXAMPLES IF POSSIBLE.**
A District Land Registry contains the following information: name of the owners, users, tenants and owners of land, cadastral number, total area, whether its arable land, perennial plantations (orchards, vineyards, mulberry, etc.), deposits, hayfields, pastures, land under reclamation, forests, bushes, land under water, roads, and other land.

47) **IS THE LAND REGISTRY OPEN TO THE PUBLIC ACCESS? IF SO, HOW MUCH OPEN IS IT?**
The Land Registry database is not open to the public. There is no special need for the population to have access to land information. For taxation purposes, the tax authorities shall calculate the amount of tax for the use of land based on the cadastral data received from our Committee. These data are permanent and change with the knowledge and consent of the land user.

48) **IS THERE ANY RESTRICTION AS TO THE OPENNESS OF INFORMATION OR REGARDING SUPPORTING DOCUMENTATION?**
Currently the database of land Cadaster and registration of rights is not open, the necessary information is provided to law enforcement agencies, public authorities and management, as well as businesses and individuals upon request.

49) HOW MANY APPLICATIONS ARE RECEIVED PER YEAR?
Information on applications of legal entities and individuals is provided by the district, municipal, regional divisions and the central office of the Committee. No account of applications received for the whole country is conducted.

50) DESCRIBE THE PROCESS AND MECHANISMS OF APPLICATION. DEFINE THE TYPES OF APPLICATIONS AND PROVIDE A REFERENCE TO: DOCUMENTS REQUIRED FOR APPLICATION SUBMISSION; DELIVERY CHANNELS; CHARGES; FORMS OF SUBMISSION AND THE EXISTING SUBMISSION DEADLINES; WHO CAN SUBMIT APPLICATIONS?
Legal and natural persons may apply to the authority carrying out state registration of rights for registration of real estate rights via telecommunication channels as an electronic document, send their application by mail or submit it in person.

The system of electronic submission and processing of applications and cadastral files is based on a set of information systems, as well as communication channels, software and hardware for secure transmission and receiving, processing and storage of the information received.

Applications of legal and natural persons are registered in the register of applications for state registration of rights to immovable property and transactions involving them according to the form of Annex 1 of the Regulation. Upon receipt of an application and attached cadastral file, the officer of the "one window" unit issues a receipt to confirm the application submission.

51) IS THERE A UNIFIED SYSTEM OF REGISTRATION AND TAXATION IN UZBEKISTAN?
In accordance with the Resolution of Cabinet of Ministers of January 7, 2014 № 1, "On Improving the state registration of rights to immovable property", a unified system of registration of rights to immovable property and land Cadaster has been established In Uzbekistan. Calculation of property tax and land tax for individuals, as well as of the single land tax is based on the data of the Cadaster of buildings, structures and land.

52) IS REGISTRATION MANDATORY AND IF SO, DOES IT COVER ALL AREAS?
Registration of title to property is not mandatory. In accordance with Article 84 of the Civil Code of the Republic of Uzbekistan, the state registration of rights to immovable property is made at the request of the right holder.

53) HOW PROPERTY SEARCH IF ORGANIZED? FOR EXAMPLE, IS PROPERTY IDENTIFIED BY LOCATION ADDRESS OF THE PROPERTY, BY THE OWNER OR ANY OTHER IDENTIFIERS?
Property search is done based on the Cadastral Number that is assigned to each parcel of land and consists of 14 decimal digits indicating the location code of the land plot in the country.
54) DOES CADASTER SERVICE CONDUCT APPRAISAL OF LAND? IF SO, IS IT ADMINISTERED BY LAND SURVEYORS? IF NOT, WHO MAKES AN SUCH APPRAISAL, HOW IS IT CALCULATED, UPDATED, AND WHAT METHODS ARE USED TO EVALUATE IT?
   In Uzbekistan, land appraisal is made not for all land. For tax purposes, determination of standard cost of farmland is done by the State Research and Design Institute "Uzdaverloyikha." It employs the income approach.

55) WHAT CLASSES OF LAND OWNERSHIP CAN BE REGISTERED BY THE CADAstral SERVICE? WHO CAN APPLY FOR A REGISTRATION?
   In Uzbekistan, land plots are provided to businesses and individuals by public authorities within their powers established by the Land Code. The application for registration of rights to land is submitted by a right holder (legal or physical person) or his representative.

56) WHAT IS THE PROCESS OF REGISTRATION / RIGHTS TO LAND FOR AN INFORMALLY ACQUIRED LAND?
   In Uzbekistan, informally acquired lands or illegally occupied territories or lands acquired in the absence of other documents of title rights are not subject to state registration.

57) HOW THE LAND REGISTRY ERROR CORRECTION PROCESS WORKS? WHO CAN MAKE SUCH CORRECTIONS?
   The information entered in the Cadastral book can be corrected on the basis of the supporting documents by the responsible person authorized to maintain the Land Cadaster.

58) WHAT IS THE PROCESS OF COMPLAINTS SUBMISSION AND REVIEW?
   Complaints are submitted in writing or by email to the central office of the Committee. Upon review, the complaint is sent by the management of the Committee to the relevant departments. Some complaints are considered by experts committee on-site, in some cases they are sent to the regional offices for consideration and appropriate action.

59) WHAT FORMS OF COMPENSATION ARE PROVIDED IN THE EVENT OF ERRORS IN DETECTED THE REGISTRY? WHAT ARE THE CONDITIONS OF CASH COMPENSATION (COMPENSATION PAYMENTS) IF ERROR OF GOSKOMGEODEZKADASTR CAUSED AN OWNER TO SUFFER LOSSES?
   Compensation for losses caused by errors in the land registry can be recovered only by a court order, if the error resulted in a loss and had occurred at the fault of the employee of Goskomzemgeodezkadastr.

60) WHO CAN OWN LAND IN UZBEKISTAN? ARE THERE ANY RESTRICTIONS? IF SO WHAT KIND OF RESTRICTIONS APPLY IN RELATION TO PROPERTY?
   In accordance with Article 18 of the Land Code of the Republic of Uzbekistan, ownership of legal entities and individuals on land occurs in the manner prescribed by law, with the privatization of trade and service sector facilities along with the land on which they are located.

   Ownership of the land of diplomatic missions and similar international organizations accredited in Uzbekistan, emerges in the course of sale of buildings or parts of buildings to them, in
the manner prescribed by law, for use as missions facilities, including the residence of the head of mission, together with the land on which they are located, as well as the land for the construction of their mission buildings.

Land plots ownership of foreign businesses and individuals - employees of the diplomatic corps, representatives of the press accredited in Uzbekistan, employees of permanent missions of firms, companies and international organizations, individuals working on a permanent basis at the enterprises with foreign investments, as well as persons permanently living in the country and having a residence permit arises in the course of sale of premises, together with the land on which they are located to them, in the manner prescribed by law.

61) HOW ARE THERIGHTS PROTECTED WHEN THE OWNER BECOMES PHYSICALLY INFRM?

The law in Uzbekistan does not establish any special arrangements for the protection of the rights of physically infirm citizens.

62) WHAT IS THE DUE PROCEDURE IN THE EVENT OF AN OWNER'S DEATH?

Upon death of a citizen, the ownership or the right of lifetime inheritable possession of the land plot is transferred to the heirs according to the civil law rules.

63) IS REGISTRATION MANDATORY, AND IF SO, DOES THIS APPLY TO ALL AREAS?

The current legislation declares a mandatory character of state registration of rights to real estate, however, except for specific cases, no penalty is provided for non-implementation of the registration.

LAND DISPUTES (PROCESS, RESOLUTION, THE RIGHT TO APPEAL)

64) WHAT IS THE DISPUTE RESOLUTION MECHANISM IN THE EVENT OF LAND DISPUTES?

In accordance with Article 89 of the Land Code, land disputes are resolved by the court.

65) IS THERE A FEE FOR RESOLVING DISPUTES, AND IF SO – WHAT IS THE AMOUNT OF PAYMENT AND WHO IS THE PAYEE?

When applying to the court, a state fee shall be paid to the state budget.

66) IS A DECISION ENFORCED JUDICIAALLY?

The Court decisions are enforced. There is an institute of officers in justice in Uzbekistan that may take additional measures in the event of failure to observe the judgment.

67) IS THERE A RIGHT TO APPEAL?

In Uzbekistan, the persons involved in the case have the right to appeal (protest) against the decision of the economic court that has not entered into force.

Goskomzemgeodezkadastr, OJSCB "Ipoteka Bank", Ministry of Finance

*Mortgage loans; registration fees, foreclosure proceedings, the land as collateral*
68) WHAT PERCENTAGE OF LAND IN UZBEKISTAN IS IN (MORTGAGE) PLEDGE?
   In accordance with Article 6 of the Law "On Mortgage", the following may be a subject to mortgage: real property, including buildings, apartments in apartment buildings, businesses, and other property complexes, trade and services facilities, as well as the premises together with the land where they are located, owned by legal entities and individuals. Due to the fact that the land is mainly provided for use or lease and is not the property of individuals and legal entities, land cannot be provided to mortgage.

69) WHAT IS THE PROCESS OF A CITIZEN'S USE OF HIS LAND AS COLLATERAL FOR A MORTGAGE LOAN?
   Ipoteka Bank! The law "On mortgage" does not consider land as a subject to mortgage. Buildings and structures may be subject to mortgage while only along with for a mortgage agreement collateral of rights to the land on which these buildings are placed. Due to this, in provision of a mortgage loan for the construction of a residential house, as the first step, the lifetime right for inheritable possession on the land for individual housing construction is transferred to mortgage.

   In accordance with Article 53 of the Land Code, a farm has the right to pledge its property and the right to lease the land. A farm has the right to transfer their lease rights to the land as collateral without the consent of the property owner only when so required by law or the lease agreement. When the right to a land plot is pledged, the plot itself remains in use of the citizen.

70) IS THERE A DIFFERENT PROCESS FOR COMPANIES THAT WANT TO USE THEIR LAND AS COLLATERAL?
   The law "On mortgage" does not consider land as a subject to mortgage. Different companies cannot pledge the land, normally, it is not their property.

71) HOW DOES A CREDITOR PROTECT HIS INTERESTS?
   The lender interest protection is provided by the state registration of the mortgage agreement.

72) HOW MANY MORTGAGES ARE RECORDED ANNUALLY?
   Currently mortgage loans are issued by various commercial banks of Uzbekistan, the statistics for which are not summarized in a single institution. No objective information on this issue can be provided. At the same time, the bulk of about 70% of mortgage loans is issued by "Ipoteka Bank", the dynamics of the bank loans issuance is shown in Fig.

   Dynamics of the mortgage portfolio in the loan portfolio of commercial banks of the Republic of Uzbekistan, at the beginning of the respective year
73) WHERE THE MORTGAGEC LOAN IS REGISTERED?

The registration of mortgage loans is done through the National Institute of Credit Information under the Central Bank of Uzbekistan (CBU) and in the Credit Bureau "KIAC" (credit information-analytical center).
WHAT FEES ARE CHARGED FOR A MORTGAGE REGISTRATION? HOW LONG DOES IT TAKE TO REGISTER A MORTGAGE? IS COLLATERAL PROTECTED WHEN REGISTRATION IS PENDING? IS COLLATERAL PROTECTED FROM THE DATE OF DECLARATION FILING OR FROM THE DATE WHEN IT BECOMES POSSIBLE TO ENTER IT INTO THE REGISTER? Ipoteka Bank! No answer

WHAT RIGHTS DOES THE LENDER HAVE AS FOR THE FORECLOSURE OF THE MORTGAGED PROPERTY? DESCRIBE THE PROCESS OF FORECLOSURE.

With the acquisition of the mortgage rights after the mortgage contract has been entered, the creditor is entitled to obtain satisfaction of his monetary claims against the debtor from the value of the mortgaged property of the mortgagor prior to other creditors of the mortgagor.

Foreclosure is carried out in cases of non-performance or improper performance of the debtor's obligations secured by a mortgage. In particular, in the case of non-payment or late payment of the debt, in full or in part, for more than three times within twelve months, the lender has the right to foreclose on the mortgaged property.

Satisfaction of the claims from the value of the mortgaged property is done through a sale of the mortgaged property through public bidding and preemptive right to obtaining of an amount necessary to satisfy the claims at the expense of the funds received from the sale of the mortgaged property. This is called a foreclosure on the mortgage.

A foreclosure is done in three ways.

The first method is judicial foreclosure. The judicial procedure ensures protection of the rights of the creditor and the debtor and follows the order prescribed by the civil procedure legislation. The law "On Mortgage" sets the cases in which creditors' claims satisfaction is allowed only by court order. The court's decision is necessary if:

1) for the conclusion of the mortgage agreement, an authorization of another person or entity was required;
2) the mortgaged property has a historical, artistic or cultural value;
3) the mortgagor is absent and it is impossible to identify his location.

The second way is a foreclosure on the mortgage agreement if the contract provides for a non-judicial foreclosure.

The third way is a foreclosure based on a notarized agreement between a mortgagor and a creditor after the grounds for foreclosure on the mortgage occur. This method is commonly used in the case where the contract does not stipulate the mortgage foreclosure process, and the lender and the mortgagor agree to a foreclosure on the mortgage without court litigation. In such cases, the lender and the mortgagor, after the grounds for foreclosure arise, enter into an agreement that specifies the order of foreclosure.

74) SPECIFY THE NUMBER OF PIECES REAL ESTATE PROPERTY THAT WERE ASSESSED FOR TAX PURPOSES

<table>
<thead>
<tr>
<th>Object Type</th>
<th>Quantity</th>
<th>% of the total taxable property</th>
<th>Date of completion of a collective</th>
</tr>
</thead>
</table>
75) CLARIFICATION ON THE RIGHTS OF THE INDIVIDUAL RURAL HOUSING DEVELOPER TO A PLOT OF LAND IN THE COURSE OF CONSTRUCTION OF A HOUSE BASED ON A STANDARDIZED AND INDIVIDUAL DESIGN.

The type of the right that is subject to state registration is specified in accordance with the decision of public authorities on provision of citizens of the Republic of Uzbekistan with land.

If the decision of the public authority does not specify the type of right, the right to lifetime inheritable possession shall be recognized and registered for an individual (even if the decisions of public authorities specified a different kind of right) for the land used for individual housing construction and maintenance of residential houses.

An individual housing developer in a rural area, regardless of whether the house is built based on a standardized or individual design, shall be allotted a land plot based on the right of lifetime inheritable possession.

"Uz kem zhizmat" Agency, Gosarkhitektstroy
1) TRENDS AND CHARACTERISTICS IN HOUSING OF UZBEKISTAN.

"Uz kem zhizmat" In Uzbekistan, housing serves as a kind of engine for sustainable and steady socio-economic development. With the significant potential demand, housing becomes a catalyst for the development of a number of industries. Being a labor-intensive industry, it involves a large amount of work force and stabilizes employment.

Despite the high population growth rate (since independence, the population has grown by more than 9.4 million people.), there is a steady growth of housing supply. In 1991 there were 12.4 sq.m of total living area per person, in 2012 this figure reached 15.0 sq. m (Table 1).

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Total for the country</td>
<td>12.4</td>
<td>12.9</td>
<td>13.8</td>
<td>15.0</td>
<td>15.0</td>
<td>15.0</td>
</tr>
<tr>
<td>City</td>
<td>12.4</td>
<td>12.9</td>
<td>14.6</td>
<td>15.4</td>
<td>16.0</td>
<td>16.0</td>
</tr>
<tr>
<td>Rural area</td>
<td>12.1</td>
<td>12.1</td>
<td>13.3</td>
<td>14.5</td>
<td>14.5</td>
<td>14.5</td>
</tr>
</tbody>
</table>

Source: State Statistics Committee of Uzbekistan.

Historically, the development of construction sector in Uzbekistan has been strongly stimulated after the 1966 earthquake in Tashkent. House building factories were built, standards for high-rise housing projects were developed taking into account natural - climatic conditions of the country.
2) ANALYSIS OF THE EXISTING HOUSING STOCK (INCLUDING HIS PHYSICAL CONDITION, AVAILABILITY, FEASIBILITY, LIVABILITY AND COMPLIANCE TO THE CULTURAL NORMS).

Because of "small" privatization in the early years of independence, more than 96% of families privatized the housing that was previously state-owned.

The level of housing access increased from 12.1 sq. m per one inhabitant in 1990 to 15.2 sq. m in 2011. Considering that, 98.5% of households today have their own house or apartment.

The total area of housing in Uzbekistan in 2012 amounted to 446.4 mln. sq. m, and the number of flats/houses was 5.6 million units. During the years of independence, the housing stock increased by 1.7 times in the country (Table 1).

Table 1

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The total area of the housing stock, million square meters</td>
<td>258.4</td>
<td>291.8</td>
<td>339.9</td>
<td>379.3</td>
<td>427.7</td>
<td>439.5</td>
<td>446.4</td>
</tr>
<tr>
<td>Including rural areas, mln. sq. m</td>
<td>150.7</td>
<td>169.4</td>
<td>205.8</td>
<td>236.3</td>
<td>201.7</td>
<td>207.6</td>
<td>210.6</td>
</tr>
<tr>
<td>Total availability of apartments/houses, thousand units</td>
<td>4286.5</td>
<td>4648.6</td>
<td>4944.1</td>
<td>5194.3</td>
<td>5512.0</td>
<td>5571.0</td>
<td>5629.3</td>
</tr>
<tr>
<td>Including rural areas, thousand units</td>
<td>2317.2</td>
<td>2560.9</td>
<td>2773.3</td>
<td>2943.9</td>
<td>2358.9</td>
<td>2385.5</td>
<td>2408.6</td>
</tr>
</tbody>
</table>

Source: State Statistics Committee

In in Uzbekistan, there are 34.1 thousand high-rise buildings mainly made of reinforced concrete, monolithic and brick construction. Given the high seismicity, the structure of multistorey housing stock is dominated by four and five-storey apartment buildings (58.4%).

The share of multi-family residential buildings built before 1991 in the residential sector is 83.2%. In the framework of the 2002-2010 program of overhaul of the apartment buildings that were built before 1991, the state supported a major overhaul of the apartment buildings (which included overhaul of heating, water supply, and sewerage systems and roofs of the residential buildings).

The condition of the housing stock, especially apartment buildings is relatively unscathed. The stock with 50 to 80% degree of wear makes up 3.3%, and that with more than 80% wear makes less than 1%.

The structure of housing provision per one family member is as follows: up to 12 sq. m - 32.7%, from 12 to 20 sq. m - 35.9%, and more than 20 sq. m - 31.4%.

Of the total 52.2% of houses equipped with centralized heat supply, 87.4% - with water supply, 77% - with sanitation, and 89% - with natural gas. Given the high rate of family creation, the structure is dominated by apartment housing with four or more rooms (63.5%).

In general, the current state of the housing stock is not a cause for serious concern. There is a steady work on overhaul of the existing housing stock and development of a new individual housing.

Table

Provision of the population with public services, % of the total population

<table>
<thead>
<tr>
<th>Indicators</th>
<th>1990</th>
<th>2000</th>
<th>2011</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Supply</td>
<td>64.0</td>
<td>80.4</td>
<td>82.6</td>
<td>87.4</td>
</tr>
<tr>
<td>---------------------</td>
<td>------</td>
<td>------</td>
<td>------</td>
<td>------</td>
</tr>
<tr>
<td>including rural areas</td>
<td>55.0</td>
<td>72.3</td>
<td>75.8</td>
<td>77.8</td>
</tr>
<tr>
<td>Natural gas</td>
<td>44.6</td>
<td>76.1</td>
<td>83.7</td>
<td>89.0</td>
</tr>
<tr>
<td>including rural areas</td>
<td>19.3</td>
<td>65.9</td>
<td>77.7</td>
<td>83.0</td>
</tr>
<tr>
<td>Central heating</td>
<td>29.1</td>
<td>35.4</td>
<td>46.1</td>
<td>52.2</td>
</tr>
<tr>
<td>Sewerage</td>
<td>25.5</td>
<td>28.3</td>
<td>42.6</td>
<td>77.0</td>
</tr>
<tr>
<td>The average housing area per one person, sq.m.</td>
<td>12.1</td>
<td>13.8</td>
<td>15.2</td>
<td>15.2</td>
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</tbody>
</table>

Source: State Statistics Committee

Because of implementation of the State Program for potable water and natural gas supply in rural areas, the situation in this area has improved significantly.

In general, over the years of independence, US $752.5 mln. of preferential long-term foreign investments and loans have been invested in the development of public utilities.

Ensuring access to clean drinking water and natural gas has been reached in the course of state programs of construction of main water and gas pipelines. During the period from 1991 to 2011, there were constructed and commissioned into operation more than 59 thousand km of water pipelines and aqueducts, including more than 52 thousand of those in the countryside and over 75 thousand km of gas-pipeline networks, including 689 thousand km of those in rural areas.

3) THE METHODS OF TECHNICAL MAINTAINANCE AND MANAGEMENT (INCLUDING THE ROLE OF THE PRIVATE SECTOR IN HOUSING MANAGEMENT).

According to the statistics, 98% of multi-family housing in the Republic of Uzbekistan have been privatized. A common form of service, maintenance and management of the common property of an apartment building is a private homeowners association (hereinafter PHA). There are few isolated cases of common property management without the formation of a legal entity. This form of management is governed by articles of the Housing Code of the Republic of Uzbekistan.

In accordance with the Housing Code of the Republic of Uzbekistan, housing management can be performed: by the owner of a residential building; by the owners of the apartments of an apartment building; a private homeowners association; and a management organization.

The legislation provides for various ways of managing apartment buildings. The customers of services and works on management, maintenance and repair of the common property in an apartment building can be both owners of residential premises of an apartment building or a private homeowners association.

Uzbek law provides for the establishment of private homeowners association combining several apartment buildings, and today there are many associations that combine homeowners in 2-5 and more buildings.

Currently, multi-building associations reorganize and operate considering the interests of property owners of each house, which is part of the partnership (Article - 23 of the Law "On PHA").

The key decisions on the management of an apartment building, including its overhaul or energy saving measures, are taken not by the board/chairman of PHA or management company but by the general meeting of owners of the premises.

To undertake the policy measures to improve the technical condition of the apartment building, the overhaul and maintenance, and budgeting of income and expenses for the coming year with the definition of the mandatory fee rates, the owners need to make educated and professional decisions.
The appearance of private management organizations in the cities of Uzbekistan is linked to the reforms carried out by the state in the housing sector, including the development of the institution of private homeowners associations as a form of self-governance for the owners of premises in apartment buildings, also capable to function as customers purchasing services and work in management, maintenance and repair of common property in apartment buildings from specialized organizations competing in the market.

In order to create a competitive environment in the market, management companies and service organizations were established that provide services to repair elevators, overhaul and repair roofing and provide emergency- dispatcher services. Associations can now act as a customer purchasing the services from management companies and utilities contractors.

In order to develop the market of housing services and ensure professional management of the housing stock, it was decided to provide benefits for the professional management companies that provide services to private homeowner for the period since 2007 to 2010, then from 2010 to 2014.

In accordance with the Law of the Republic of Uzbekistan "On Private Homeowners Associations", the functions of managing multifamily housing stock was transferred to the homeowners.

The currently operating 4858 PHAs were formed to co-manage and ensure proper maintenance, preservation and repair of housing, use of the common property of private owners of apartments in blocks of flats and all their activities should be based on an economically efficient approach; boundaries were defined for the responsibility of homeowners, PHA and the utility company. Today PHA as a customer can contract a management company as a provider of complex utility services with the involvement of various third party contractors.

### 4) UTILITIES "Uzkmunnkhizmat"

Because of "small" privatization in the early years of independence, more than 96% of families privatized the housing that was previously state-owned.

**Provision of the population with public services, % of the total population**

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</tr>
<tr>
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<td>76.1</td>
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Source: State Statistics Committee

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including more than 52 thousand km in the countryside, and more than 75 thousand km of pipeline networks, including 68.9 thousand km of those in rural areas.

Financing of solving social development problems depends on the scale of social financing and effective utilization of the financial resources.

During the years of independence, the state expenses for social services and social protection have increased more than 5 times. Every year, more than half of the state budget goes to the social sphere.

In 2011 the volume of consumer goods increased by 7.2 times, and the amount of paid services - by 1.7 times as compared to 1990.

Table

<table>
<thead>
<tr>
<th></th>
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<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Cost Structure:</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
</tr>
<tr>
<td>including consumer spending</td>
<td>81.1</td>
<td>84.3</td>
<td>78.5</td>
<td>78.3</td>
</tr>
<tr>
<td>accumulation and savings</td>
<td>11.8</td>
<td>8.8</td>
<td>15.2</td>
<td>15.6</td>
</tr>
<tr>
<td>non-consumption expenditure (payment of taxes, fees, and mandatory payments)</td>
<td>7.1</td>
<td>6.9</td>
<td>6.3</td>
<td>6.1</td>
</tr>
<tr>
<td>Consumer spending, total:</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
</tr>
<tr>
<td>including spending on food</td>
<td>58.3</td>
<td>59.8</td>
<td>51.9</td>
<td>49.2</td>
</tr>
<tr>
<td>spending on non-food items</td>
<td>31.5</td>
<td>26.8</td>
<td>31.9</td>
<td>33.8</td>
</tr>
<tr>
<td>spending on services</td>
<td>10.2</td>
<td>13.4</td>
<td>16.2</td>
<td>17.0</td>
</tr>
</tbody>
</table>

Source: Ministry of Economy of the Republic of Uzbekistan
These factors, along with the growth of total income, have ensured stable growth of savings, the share of spending on food and services is stabilizing. An important component of wellbeing growth is to ensure the growing demand for different types of services. During the period of the Program on service sector development from 2006 to 2011 alone, the per-capita consumption of services rose 2 times.

The consistent measures adopted for the 2006-2011 to improve the structure of public services market ensured the accelerated development of promising new types of banking, financial and utility services, which for the period increased by 3.4 times.

The growth of effective demand led to an increase of the volume of paid services per capita by 2.4 times and that of personal services by 9.9 times as compared to 1992.
Figure № __ Dynamics of the Services Provided Per-capita

Source: State Statistics Committee