

5) ENERGY EFFICIENCY IN THE HOUSING SECTOR.

"Uzkommunkhizmat" (Uzbekistan Communal Services Company)

The issues of energy efficiency and fuel-energy resources conservation have become more relevant after the formation of condominium owners associations in Uzbekistan.

The problems in this sphere are on the agenda at the international level with special energy conservation programs being developed, adopted, and implemented worldwide. Our country in this regard is no exception, especially as a country naturally endowed with reserves of these resources. Moreover, another natural advantage is its climate with 265 sunny days out of 365 days in a year. We must use this advantage as solar power beneficially.

At the time of establishing the institution of condominium owners associations, the government decisions and analyses were adopted addressing energy inefficiency in buildings, constructions, engineering services and project documentation.

During the period of 2008-2009, monitoring and analysis were implemented on technical and financial conditions of the internal and external engineering systems.

Based on this analysis, the Fuel and Energy Resources Commission's Protocol of 29 December 2009 was approved.

This Protocol defined the basic stages of the program on energy-efficient heat supply and energy resources conservation, which includes:

Stage 1: 2010 - 2012 - Compiling of full inventory of fuel-energy resources (FER), internal and external utilities infrastructure.

Stage 2: 2013 - 2016 - Improvement and revision of the regulatory, legislative framework based on indicators of the analysis and improvement of professional skill and training in the field of heating and energy efficiency of energy resources. Development of the project of the "Law on Heat Supply" and making appropriate changes in the legal framework of the country.

Stage 3: 2017 - 2020. Refinement of the Tariff Policy in accordance with the legislative framework.

Based on the evaluation of the implementation of this program, an analysis is produced to identify economic and technical efficiency.

For the implementation of the Stage 2 in Uzbekistan, a series of projects for energy efficiency in public service have been launched with the assistance of International donors.

Joint UNDP/GEF funded project to improve energy efficiency in public buildings in Uzbekistan was launched in late 2009 pursuing the following:

- Improvement and adjustment of regulatory documents to the actual conditions
- Enhancement of the energy efficiency of the building structures, sources, utilities and project documentation in order to save fuel and energy resources.

This program is reflected in the 5-component of the UNDP/GEF project on improvement of public buildings' energy efficiency, which will lower the energy cost and greenhouse gas emissions linked to public buildings in health and education sectors of Uzbekistan. This project is highly relevant to Uzbekistan, as in the country, almost half of all registered emissions is linked to the buildings often failing meet modern energy efficiency requirements. The project took place in 8 schools and SVP(можетимеетсяявсидуСВП,т.е. «сельскийврачебныйпункт»???) in Andijan, Kashkadarya, Navoi, Ferghana and Tashkent oblasts and Karakalpakstan.

Non-renewable nature of energy resources, their slow natural regeneration and recovery aggravated by excessive pressure of modern demand on these resources, their wasteful consumption and high losses, led to the fact that the energy efficiency issues have become global.

The issues of technically competent design solutions for energy-efficient buildings, sources of fuel and energy resources (FER), the FER infrastructure and a more rational use of energy today became some of the most important ones for the construction sector:

In accordance with the Decree of the President of the Republic of Uzbekistan, dated September 5, 2012, № P-3902 "On the establishment of a working group for compiling a program for the development of alternative energy sources" a draft law "On alternative energy sources" was introduced.

A draft law "On Renewable Energy" was submitted for approval to the Parliament.

Currently, the main legal framework of energy efficiency measures in Uzbekistan includes:

1. The Law of the Republic of Uzbekistan "On the rational use of energy"
2. The Law on "Consumer Protection"
3. The Law on Certification
4. The Law "On Metrology ..." etc.

Based on the existing legislative framework the following draft-laws have been proposed:

Draft "Law on energy efficiency certification of buildings"

Draft "Law on energy efficiency certification of project documentation"

Draft "Law on heat supply."

Several departmental regulations on utility services provision (concerning the fuel and energy resources) have been approved and are being refined including the following:

The Rules of technical operation of the heating supply systems and thermal points;

The Regulations on the installation and operation of commercial metering devices for hot water and heat;

The Standard norms for use of material and technical resources for overhaul and repair of boilers and auxiliary equipment of the boilers;

The Methods of calculating costs and technological losses occurring in the course of service provision by heat supplying enterprises.

The following construction regulations were approved and then refined as relates to energy efficiency, energy consumption of buildings and structures and project documentation:

1. KMK 2.01.04-97 * "Construction heat engineering"
2. KMC 2.01. 18-2000 * "Standardized energy consumption for heating, ventilation and air-conditioning of buildings and structures"
3. KMK 2.01.01 - 94 "Climatic and physical-geological data for construction design"
4. KMC 08/02/04 - 04 * "Administrative buildings"
5. KMK 2.04.05-97 * "Heating, Ventilation and Air Conditioning"
6. KMK 2.01.05 -98 " Natural and artificial lighting" Gosarhitekturstroy, Tashkent, Uzbekistan, 1998
7. SHNK 2.08.02 -09 * "Public buildings and facilities" etc.

The above-mentioned list of regulatory documents opens a new stage in the system of design, construction, overhaul, and reconstruction to improve energy efficiency of buildings and facilities and to reduce FER consumption in the Republic of Uzbekistan.

During the overhaul, the following energy efficiency measures for thermal insulation materials application took place:

Plastic piping systems with special plastic insulation were used for water and heat supply.

For insulation of the metal pipes in the basement, mats with mineral coating layer of fiberglass were used.

As thermal insulating materials for larger diameter metal pipes, fiberglass-coating cases covered with galvanized steel were applied.

The following measures of thermal insulation of residential and administrative buildings and recreation facilities apply in the Republic of Uzbekistan:

Insulation of walls, floors, basements, and coatings with insulating materials, namely, rockwool, cavity batts, clay, etc.. Etc.

Insulation of balcony walls and installation of plastic window frames with double-glazing with hermetic sealing

Installation of energy saving lighting bulbs

Installation of interphone entrance doors

Connection of stairwells to heating if possible.

There are energy-saving homes in the country:

The Republic of Uzbekistan has experience in designing and building homes with passive solar heating system. For example, a solar-house built in Burchmulla. The power consumption of the house, thanks to effective insulation of the walling and the use of solar energy, for heating fell to 30 kWh/m² a year.

In accordance with the Decree of the President of the Republic of Uzbekistan № PP-1297 of 04.03.2010 "On measures to improve the heating system in the Khorezm region, involving the grant of the Government of the Republic of Korea," installation of boilers and boiler auxiliary equipment of 54 boilers and installation of gas, water and electricity metering was implemented. The outcome was that thermal energy production costs reduction and 15% reduction in electricity costs.

In the framework of the European "TASIS" program grants funded projects, some attic boilers and 24 solar collectors were mounted at the roof of a 4-storey 32-apartment residential building in Tashkent (located at Chekhov's Street, Building #30) to supply hot water more efficiently; the surface of the solar-panel is 48 m².

In 2009, the amount of thermal energy generated by solar collectors was 24.2 Gcal, which saved more than 3.2 thousand m³ of gas, and in 2011, the thermal energy generated was 20.0 Gcal, thus saving of more than 2.6 thousand m³ of gas.

The implementing organization in 1997-1999 was the Ministry of Communal Services of the Republic of Uzbekistan.

The project goal consisted of implementation of the following measures at a 32-apartment residential building in Tashkent:

1. Improvement of the overall energy efficiency of the building through demonstration of modern monitoring and metering equipment.

2. Monitoring of energy consumption and energy efficiency to identify the most effective system for newly constructed and renovated buildings.

3. Identification of the strategy for the possibility of introducing European energy saving technologies with establishing of a joint venture.

A pilot demonstration zone was created at 11 four-storey buildings of the housing estate "Kuylyuk-2" in Mirabad district of Tashkent city that clearly demonstrated the possibility of converting the existing open DHW system and a dependent DH system to a closed and independent system via using heat exchangers. Door-to-door installation of hot and cold water, gas meters and of various measuring equipment was made for energy audits and monitoring of the equipment. The demonstration project has an office (currently sustained).

A pilot demonstration area is established at the boiler of housing estate "Vodnik" in Bektemir district of Tashkent city for piloting various solar collectors to preheat water with a clear demonstration of the possibility of reducing gas consumption and CO emissions in Uzbekistan with solar energy while improving heating supply for the residents.

In 2002, solar collectors were installed for preheating of the cold water and feeding it to the boilers on the area of 920 m².

Solar collectors installed on the boiler of "Vodnik" housing estate in 2009 produced 270 Gcal of thermal energy resulting in savings of 36.3 thousand m³ of natural gas, and in 2011 it produced 288.0 Gcal of heat and gas saving 38.7 thousand m³ of gas.

6) Forms of housing tenure (such as home ownership, individual ownership, condominiums and cooperatives).

"Uzkommunkhizmat"

The legal basis of ownership of the housing stock is determined by the Housing Code of the Republic of Uzbekistan enacted in 01.04.1999. The housing stock consists of private and public housing.

The private housing stock consists of:

housing owned by citizens (individual houses, privatized, built and purchased apartments and houses, apartments in residential buildings built by housing cooperatives and with fully paid shares, apartments and houses legally acquired as property by citizens on other grounds provided by law);

housing stock owned by business associations and companies, cooperatives, associations, public funds and other non-state entities, that is built or purchased at their expense, through an auction or on other lawful grounds.

The public housing stock includes:

The municipal housing stock administered by public local authorities and funded by taxes and other obligatory payments to the local budget, as well as through other legally generated local revenues;

The organizational housing stock in full economic management or operational management of state enterprises, institutions and organizations;

The communal housing stock of special intended use managed by local government bodies and funded by the local budget as well as transferred to their balance from private, municipal,

departmental housing stock rented without an option of privatization to the vulnerable, disadvantaged categories of citizens.

The “residential premise” category consists of :

- houses;
- apartments in condominium buildings;
- living rooms and other accommodations located in other kinds of buildings but intended for habitation.

The residential premise can be a private or public property and the ownership of such property can change from one form to another in the manner prescribed by law.

Housing can be owned by citizens, legal entities and the state.

Housing ownership right lasts indefinitely and is represented by one's right to own, use and dispose of one's residential premises at one's own discretion and in their own interests without violating the rights and lawful interests of citizens and legal entities, state, and also to demand remedy of the breach one's right to property. Modification, alteration or demolition of dwelling units is permitted subject to the authorization of local public authorities.

The legal, economic and social framework and procedure for the privatization of public housing on the territory of the Republic of Uzbekistan is defined by the law of "On privatization of public housing stock" (as amended in accordance with the Law ZRU №-197 of the Republic of Uzbekistan dated 31.12.2008).

Housing ownership, once established, enables citizens to invest their money effectively in real estate, to freely possess, use and dispose of their dwelling units.

Privatization of public housing stock (hereinafter - privatization) is a transfer to the citizens via voluntary selling, including that on a preferential basis or based on donations, of a residential premise which they already occupy or of newly built houses (or parts of houses) of the public housing stock.

The Housing Code of the Republic of Uzbekistan determines that a residential premise can be held in private or public property and its ownership can change from one to another form of property in the manner prescribed by law.

Housing can be owned by citizens, legal entities and the state.

Housing ownership right lasts indefinitely and is represented by one's right to own, use and dispose of one's residential premises at one's own discretion and in their own interests without violating the rights and lawful interests of citizens and legal entities, state, and also to demand remedy of the breach one's right to property. Modification, alteration or demolition of dwelling units is permitted upon authorization by local public authorities.

The main laws ensuring that housing and utility services meet the modern requirements are as follows:

1. Housing Codes of the Republic of Uzbekistan
2. Law of the Republic of Uzbekistan of 25.04.1997 N 412-I «On the rational use of energy»

3. Law of the Republic of Uzbekistan of 12.04.2006 ZRU N-32 "On the condominium owners associations"

4. Law of the Republic of Uzbekistan of 14.04.1999 N 763-I «On non-governmental organizations"

5. Law of the Republic of Uzbekistan of 09.12.1992, N754-XII «On Environmental Protection"

6. Law of the Republic of Uzbekistan of 25.05.2000, N73-II «On Environmental Impact Assessment"

Regulations:

- Decrees of the President of the Republic of Uzbekistan

1. The Decree of the President of the Republic of Uzbekistan № PP-3 "On additional measures to improve the work of homeowners' dated February 10, 2005

2. The Regulation on the procedure of state registration and the registration of condominium owners associations (Annex 3 to the Decree of the President of Uzbekistan № PP-3 dated February 10, 2005)

3. The Decree of the President of the Republic of Uzbekistan № PP-5 "On measures to prevent unreasonable growth tariffs and increasing the responsibility of consumers for timely and full payments for utilities" dated February 11, 2005

4. Decree of the President of Uzbekistan N PP-425 "On measures for the completion of the overhaul of the common utilities in residential apartment buildings built before 1991" of 25.07.2006

7) Strategy for natural and man-made disasters response via improvement of housing and design standards.

Arhitektstroy (State Committee for Architecture and Construction)

For prevention and mitigation of extreme natural and man-made disasters, the State Committee of the Republic of Uzbekistan for Architecture and Construction, in coordination with relevant ministries and departments has approved the construction regulations (SHNK, KMK) that are to be taken into account in the construction project documentation and are mandatory for all businesses and individuals, regardless of their departmental subordination and form of ownership; the regulations are such as follows:

KMK 2.01.01-94 "Climate and physical and geological data for architectural design";

SHNK 2.01.02-04 "Fire safety of buildings and structures";

KMK 2.01.03-96 "Construction in seismic regions";

KMK 2.01.09-97 "Buildings and structures on the subsiding soils and anthropogenic soils";

KMK 2.01.11 "Engineering protection of territories and buildings from geohazards. Main provisions of the design ";

KMK 2.01.12-96 "Site for neutralization and disposal of industrial hazardous waste. Main provisions of the design ";

KMK 2.01.16-97 "Rules for assessment of physical deterioration of residential buildings";

KMK 2.01.17-95 "Civil Defense and emergency situations";

SHNK 2.01.19-09 "Definition of categories of premises, buildings and outdoor facilities for explosion and fire safety", etc.

The work on refining, amendment and development of new building regulations is a continuous process that depends on the changes that occur in the social development and scientific and technological progress in the field of construction and building materials.

8) Housing policy and measures for its implementation. "Uzkommunkhizmat"

According to the Constitution, the State guarantees legal protection of all forms of ownership including private property (Article 53). Land, its subsoil, water, flora, fauna, and other natural resources are the national wealth (Article 55).

Based on these provisions of the Constitution, the country adopted a number of legislative acts defining the legal framework for housing sector, urban and rural development.

The most important laws governing housing development in urban and rural areas are the Housing Code, Urban Development Code, and the laws of the Republic of Uzbekistan "On mortgage", "On condominium owner", "On privatization of public housing stock."

The Housing Code of the Republic of Uzbekistan regulates the relations of citizens, legal persons, government and local authorities on the emergence, implementation, modification and termination of ownership, right of possession and use of residential premises, monitoring of the housing stock, conservation, maintenance and repair of housing, monitoring of the compliance with the housing rights of citizens and the targeted use of housing, regulation of the construction, reconstruction of residential buildings and redesigning of residential premises, use of civil infrastructure, and provision of utilities. The Laws define that a residential premise may be a private or public property and change its form of ownership from one to another in the manner prescribed by law.

The Urban Development Code of the Republic of Uzbekistan regulates the subjects and objects of urban development activities, the state bodies' authority in urban development activities, the required planning documentation and public urban development cadaster, urban development planning of the Republic of Uzbekistan, and the use of urban areas and suburban areas.

The Law "On privatization of the public housing stock" defines the legal, economic and social framework and procedure for the privatization of public housing on the territory of the Republic of Uzbekistan.

The Law "On Mortgage" regulates relations arising from using real estate as collateral. Mortgage arises under a mortgage agreement (mortgage on a contractual basis) or by law (law based mortgage). Under a mortgage agreement, one party - the mortgagee, being a creditor of the obligation secured by a mortgage, is entitled to obtain satisfaction of his monetary claims against the debtor under this obligation of the value of the mortgaged property of the counterparty - the mortgagor, it is a priority right of claim in respect to other creditors of the mortgagor, except for the cases established by the law "On mortgage".

General rules on the pledge contained in the Civil Code of the Republic of Uzbekistan and the Law of the Republic of Uzbekistan "On Pledge", applicable to the mortgage if the other rules are not established by this Law.

Another law, "On condominium owners associations", adopted in 2006, regulates the process of establishment and operation of the associations of condominium owners in condominium buildings as voluntary associations established to jointly manage, maintain, and preserve their housing stock. In Uzbekistan, according to the Law "On condominium owners associations", the COA receive state support (subsidies). The state guarantees the rights and protection of the legitimate interests of the associations and their members, promotes the development and strengthening of such groups.

The basic principles of land use in Uzbekistan are regulated by the Land Code and the law "On the State Land Cadaster". According to the Land Code of the Republic of Uzbekistan, the land is public property - the national wealth that requires rational management, is under the protection of the government and is not subject to sale, exchange, donation, pledge, except for the cases stipulated

by legislative acts of the Republic of Uzbekistan. Land privatization in Uzbekistan mostly partial: the state remains the owner of the privatized land, and natural and legal persons shall acquire the right (life-long and inheritable) of possession, use or lease of this land for agricultural use or as a site under the owned building. In accordance with the Land Code and other legislative acts, legal entities may have land based on the right of permanent possession, permanent use, term (temporary) use, lease and property in accordance. Individuals can have land based on the right of lifetime inheritable possession, permanent use, term (temporary) use, lease and property, in accordance with the Code and other legislative acts.

Citizens having a family and living in rural areas can obtain, for dekhkan farming, a lifetime inheritable possession right over their household plot of up to 0.35 hectare of irrigated land, up to 0.5 hectares of rain-fed (non-irrigated) land and up to 1 hectare for non-irrigated pastures in steppe and desert zone.

The Law "On State Land Cadaster" establishes the legal framework for the state land cadaster operation, cadastral data use in economic development, land rights protection, sustainable use, restoration and protection of land.

In general, Uzbekistan has created the necessary legal framework for the regulation of housing and land sectors, which are monitored to ensure their timely improvement and refinement view of the ongoing structural reforms.

The established regulatory framework sets out the main areas of the reform of housing and utility services sectors associated with the transition to market economic principles. An important step in this direction was the privatization of public housing. 98% of the public housing stock in condominium buildings was privatized, private housing stock, the share of privatized housing has increased from 41% to 98.9%.

The next step in reforming the housing sector was the adoption of the Housing Code, which regulates the relations of citizens, legal entities, government and local authorities over ownership and use of residential premises, housing records, preservation and maintenance of the property.

In 2000 it was decided to abolish the Ministry of Communal Service and establishment of an Agency "Uzkommunkhizmat". The specific mandate of the agency "Uzkommunkhizmat" is to coordinate work on reforming public services, developing legal acts, forming a unified technical policy in the sector of housing and utility services. Local municipal operating associations are charged with providing the entire complex of housing and utility services.

The country has developed a "Concept of economic reforms in the system of public utilities." The main objectives of the Concept have been identified as follows:

- Gradual transition of the sector to sustainability, viable operation while overcoming the cost-based pricing mechanism and creating a competitive environment;
- Implementation of institutional reforms aimed at ensuring diversity of ownership and market based principles of sector functioning;
- Further improvement of state regulation in the sphere of utility services;
- A focused regulatory and technical policy to ensure rational use of resources and energy saving.

An important step in introducing of market mechanisms was the adoption of the law "On mortgage", which includes specific mechanisms and tools for the housing sector lending.

The housing sector policy in the Republic of Uzbekistan is developed by the Cabinet of Ministers. The legislative and regulatory framework and policy instruments in housing are regulated by the Land Code, the Urban Development Code, the Housing Code and the Law "On Mortgage".

The Law of the Republic of Uzbekistan "On Urban Development" ensures provision of favorable living conditions to urban and rural settlements, prevention of harmful effects of economic and other activities on the environment, improvement of the environment, development of the

engineering, transport and social infrastructure of settlements and adjacent areas, conservation of the cultural heritage via urban development means.

The country has a clear procedure for the development, coordination and authorization of housing construction projects. The General Plan of a regional center (city) is calculated for a period of 20-25 years with the first phase of construction taking a period of 5-7 years. The General Plans of cities with populations of more than 250000 people are implemented in two phases including development of technical and economic foundations of the General Plan of the city and its suburban areas and drafting of the General Plan of the city. General plans of cities make sure to consider the continuity of historical development, local conditions of settlements(their territory, population, industry, residential and public buildings, transportation, street and road network, utilities infrastructure, green belts, planning restrictions, protection zones, etc.).

The legislation of the Republic of Uzbekistan, in particular, the "Regulations on municipal housing stock of the Republic of Uzbekistan" of 28.06.1994 approved by the Cabinet of Ministers, determine that for the tenants of premises in municipal housing, the living space norms shall comply with the requirements set by the Housing Code of the Republic of Uzbekistan but will be not less than 9 square meters per person. Certain categories of citizens of the Republic of Uzbekistan are entitled for extra living space in the form of a room or additional 10 square meters. As a matter of priority, living area is given to the citizens living in dilapidated houses, cellars, huts, apartments that provide less than 5 square meters of living area per person.

Housing Code stipulates that the social norm of living space be set by the Council of Ministers of the Republic of Karakalpakstan, khokimiyats(local power) of the oblasts and Tashkent city but in the amount not less than sixteen square meters of area per person and not less than 23 square meters per person for people with disabilities using wheelchairs.

The legal regulation adopted in the country to regulate housing and utility services are constantly being improved by new Presidential Decrees, Resolutions of the Cabinet of Ministers, and implementation of state programs.

9) Conditions, maintenance and management of housing.

"Uzkommunkhizmat" No answer

The total area of the housing stock in Uzbekistan is only 386.9 mln. sq. meters, which includes private housing stock of 382.5 million m², representing 98% of the total housing stock.

The average provision with housing is 15.3 m² per person including 15.8 m² in urban areas and 14.7 in rural areas.

The sector of public utilities, being one of the most important components of the economy, is increasingly market economy based to ensure better and timely provision of utility services.

As of now the legislative and regulatory framework has been established with the adoption of the Housing Code, the law "On privatization of public housing stock", and the law "On condominium owners associations."

Measures were taken on privatization, de-monopolization and reformation of the utility services sector.

All public housing maintenance companies (housing and maintenance office, housing and maintenance department, AP, etc.) and intermediate controls, such as housing association, trusts, district municipal performance management (CEM) were eliminated in the housing management sector. Non-profit organizations of condominium owners associations have been Established.

Creation of condominium owners associations provided a new and more efficient way to manage building maintenance and repair, mainly by mobilizing residents of buildings for their joint service at their own expense.

Currently 4885 condominium owner associations have been created in the country exploiting 29180 (92%) of multifamily housing buildings out of the existing 31676, the other houses are serviced by the managing entities of different forms of ownership.

To ensure the conditions necessary for the effective operation of private condominium owners associations (COAs) and improve the quality of public services, the Government has implemented measures for the overhaul of apartment buildings built before 1991, financing it at the expense of the local budget and extra-budgetary sources.

A state program to overhaul apartment buildings built before 1991 was created and during 2002 - 2010, more than 22 thousand houses built before 1991 were repaired.

To date, 359 management companies and 234 service organizations providing public services were established in the oblasts in order to create a competitive environment, ensure provision of quality public services, and avoid increase of tariffs.

60 condominium owners associations were created that contribute to the organization of sub-associations, protect their rights, provide legal documents, assist in conducting training courses and seminars to increase knowledge in order to improve delivery of housing services locally.

The municipal sector is one of the main areas to solve the problem of unemployment. Today only in the condominium owners associations employ more than 20.8 thousand people, an increase of 544 people compared to the previous year.

On average, every condominium owners associations serves six apartment buildings or 192 flats, the number of single-building associations is 1416 or 29% of the total number of the condominium owners associations. This implies an increasing feeling of responsibility amongst the condominium owners, there is a real opportunity to implement the manage maintenance of an condominium building based on the principles of democracy, transparency of financial procedures, openness and access to information, and independent decision making as related to financing and contracting; condominium owners associations today acts as a customer while the managing companies and contractors as providers of various services.

During the reformation of the utility services sector, communal management were eliminated and self-supporting emergency repair and maintenance services (“KRAVS”) were developed to service condominium owners associations on contractual basis.

The main source of heating of condominium buildings in cities is centralized heating. Decentralized heat sources are predominant in the individual housing sector.

Altogether, there are 17 heat supplying companies. While heat suppliers were subsidized by the state prior to reform, now they have been converted into self-supporting heating enterprises and their costs are covered at the heat suppliers' own expense.

Currently over 1200 boilers operate to provide heating to the apartment housing stock. Approximately 26000 (80%) of apartment buildings are heated by centralized and decentralized heat. The total length of the national heat network is more than 3.5 km.

Heat supply is organized by several methods:

- In individual housing stock, house level boilers are used
- In multifamily housing stock, local and district heating boilers provide service to one or a group of condominium buildings

The main source of energy is natural gas, during the winter peak demand season, several boilers run on coal and oil.

10) The condition of the housing stock, including its accessibility for the elderly, people with disability, and its habitability.

"Uzkommunkhizmat" No answer

State Committee, Agency "Uzkommunkhizmat" No answer

THE FORMED HOUSING STOCK (Year-end)

Indicators	Unit of measurement	Years		
		1993	2003	2013
Number of dwelling units	Units	4501948	5089561	5629349
Gross area	thousand sq.m.	278 708.5	365 649.1	446 434.4

**Distribution of housing stock by the years of construction as of January 1, 2013,
in square meters**

	before 1945	1946-1965	1966-1970	1971- 1990	1991-2006	after 2006
The total housing stock area	9 246.5	58 335.9	62 768.8	132 151.9	134 842.9	49 088.4

Distribution of housing stock as of January 1, 2013

	Unit of measurement	Total	Including	
			Urban areas	Rural areas
Availability of apartments (houses)	units	5629349	3220774	2408575
The total housing stock area	thousand sq.m.	446 434.4	235 804.5	210 629.9

Housing stock of Uzbekistan

	Total	City	Rural areas
Number of buildings			
* Number of floors)			
1			
2			
3-5			
6-10			
More than 11			
The average number of floors			
The number of dwelling units in the building **)			
1			
2			
3-4			

5-8			
9-15			
More than 16			
The average number of dwelling units on one building			

*) If detailed data are not available, you can specify the average number of floors.

**) If detailed data are not available, you can specify the average number of apartments in the building.

Institute for Social Research(has the materials)

1) Are there any data on the level of households' satisfaction with the living conditions?

The State Committee**No answer,****the Agency "Uzkommunkhizmat"****No answer**

2) Are there any statistics about the quality of the housing stock?

Public utilities sector is one of the most important components of the economy of the republic, since 1993, it has been actively transitioning to a market based economy in the framework of the legal and regulatory environment developed.

Currently in the utilities sector employs more than 135 thousand workers, the sector's capital assets reached more than 2500 billion sums.

The share of paid services rendered to the population is more than 15% in the structure of the national economy.

To ensure sustainability of the utilities sector enterprises, condominium owners associations and alternative enterprises, the necessary legal and regulatory framework has been established now to reform public utilities, introduce market mechanisms in the operation and maintenance of the housing stock, strengthen the contractual relationship between homeowners and utility providers.

ARHITEKSTROY 3) PLEASE PROVIDE INFORMATION ON THE NUMBER OF BUILDINGS EQUIPPED WITH ELEVATORS. IS THERE A LEGAL REQUIREMENT AS TO THE NUMBER OF FLOORS IN A BUILDING WHICH IS PREREQUISITE FOR MANDATORY INSTALLATION OF LIFTS? **NO ANSWER.**

The requirements for equipping residential and public buildings and facilities with elevators are listed in SHNK 2.08.01-05 "Residential buildings" and SHNK 2.08.02-09 "Public buildings and facilities." The number of buildings equipped with elevators is regulated by the specified regulations. Legal requirement as to the number of storeys required to equip buildings with lifts are provided by the above-mentioned standards and are as follows:

For residential buildings - "Residential buildings in which the height of the top story's floor is 13 m or more above the ground level, should include elevators. It is allowed not to provide lifts in 5-storey houses with two-level apartment, as well as when residential buildings are reconstructed by adding one additional floor.

Lifts should be provided for special residential homes for the senior if the floor of the upper storey is 8 m high or more, and for the families of people with disabilities using wheelchairs if the floor is more than 3 m high.

For public buildings - passenger elevators shall be provided in buildings with a difference between the elevation of the entrance lobby floor and the floor of the upper storey (except a mechanical room) of 13.2 m or more, that is, in buildings with more than 4 floors. When necessary, to ensure access for people with disabilities in wheelchairs to the visitors' rooms on the second floor and above, as well as in cases where increased comfort needs to be ensured for visitors, elevators can be used in buildings of 2 floors and higher.

Hospital lifts must be provided in buildings with 2 or more floors at the therapeutic and preventive healthcare facilities, in hospitals, sanatoriums, and social and rehabilitation buildings.

The number of passenger elevators should be based on calculation but usually there should be not less than two elevators.

Distribution of apartments based on the number of rooms as of January 1, 2013

	Total	Urban areas	Rural areas
One room	564147	399417	164730
Two room	1495617	975,694	519923
Three room	1892879	1064316	828,563
Four or more room	1676706	781347	895,359

No info Distribution of housing per unit of surface area (please rely on national statistics on the extent and form of the applicable standard, i.e. **the extent of use(???)** of the building or residential housing area)

Number of dwelling units with	Total	City	Rural areas
Less than 40 m ²			
41 - 69 m ²			
70 - 99 m ²			

100 - 129 m2			
More than 130			
The average size of dwelling units			

Form of tenure in Uzbekistan **No information Goskomstat**

	Total	City	Rural areas
Individual ownership			
Cooperative property			
Private hire			
Public / social rent			
Without legal status			
Other			

Types of households' accommodation

(Based on household surveys, in percents)

	2002	2005	2010	2013
Total,%	100.0	100.0	100.0	100.0
including:				
separate apartment, %	26.7	23.1	22.5	22.5
individual house, %	71.7	75.8	76.8	77.0
part of a house, apartment %	1.2	0.9	0.5	0.4
Other%	0.3	0.2	0.1	0.1

Housing stock by the form of ownership as of January 1, 2013

	<i>in %</i>			<i>thousand sq.m.</i>		
	Total	Urban areas	Rural areas	Total	Urban areas	Rural areas
State ownership	0.8	1.3	0.1	3366.4	3130.3	236.1
Private property	99.2	98.7	99.9	443 068	232674.2	210393.8

Gosarkhitektstroy, Agency "Uzkommunkhizmat" **No answer**

Energy efficiency, building technologies and materials

1) WHAT ARE THE PREDOMINANT BUILDING TECHNOLOGIES (pre-fabricated assembly, concrete frame, load-bearing walls, etc.)?

Arhitekstroy: the main building technologies are self-supporting brick walls, solid concrete and brick-frame with self-supporting walls, etc.

1) WHICH OF THESE ARE THE PREDOMINANT BUILDING MATERIALS USED FOR HOUSING (CLAY BRICK, STONE, SOLID-CAST CONCRETE FRAMEWORKS, ETC.)?

Mainly we use burnt brick with the construction of load bearing walls.

3) DO THE BUILDING MATERIALS, TYPOLOGY AND METHODOLOGY USED IN A CERTAIN PERIOD (E.G.: IN THE 50S, 60S AND LATER) DIFFER?

4) ARE CONSTRUCTION MATERIALS **MANUFACTURED LOCALLY OR IMPORTED TO UZBEKISTAN** ?

Most of the building materials are produced and manufactured in Uzbekistan. The imported materials include: ferrous rolled metal products, timber, waterproofing materials, certain types of marble and granite.

5) WHAT KINDS OF RAW MATERIALS USED IN CONSTRUCTION ARE MANUFACTURED IN UZBEKISTAN?

6) ARE THERE ANY TRADITIONAL BUILDING MATERIALS USED FOR HOUSING CONSTRUCTION?

Gosarkhitektstroy, Agency "Uzkommunkhizmat"

1) CAN YOU PROVIDE BRIEF INFORMATION ON BUILDING NORMS? **A) WHEN WERE THEY APPROVED? B) WHAT CHANGES ARE MADE OR PLANNED?**

The system of construction regulations (SHNK, KMK) has been entered into force gradually with the a preparatory period starting in 1995, as a set of formal building regulations, after the independence of the Republic of Uzbekistan . Abbreviations SHNK and KMK denote Urban Development Regulations and Building Regulations respectively.

The system of building regulations consists of four subsystems:

Subsystem № 1. Organizational and methodological standards that consists of:

Group 01. System of normative documents for construction;
 Group 02. Examination;
 Group 03. Designing and system of documentation;
 Group 04. Construction process organization and technical documentation system.

Subsystem № 2. Technical design standards that consists of:
 Group 01. Common technical standards and requirements;
 Group 02. Grounds and foundations;
 Group 03. Building structures;
 Group 04. Technical equipment of buildings and structures. External networks;
 Group 05. Transport facilities;
 Group 06. Hydraulic engineering, energy and drainage systems and structures;
 Group 07. Urban development

Group 08. Residential and public buildings and facilities;
 Group 09. Industrial administrative buildings and facilities;
 Group 10. Land allotment norms;

Subsystem № 3. Rules of organization and technology of building process which consists of:
 Group 01. General rules for construction industry;
 Group 02. Grounds and foundations;
 Group 03. Building structures;
 Group 04. Protection, insulation and finishes;
 Group 05. Engineering and technological equipment;
 Group 06. Transport facilities;
 Chapter 07. Hydraulic engineering, energy and drainage systems and structures;

Subsystem № 4. Prudential standards that consists of:
 Group 01. Organizational and procedural documents;
 Group 02. Compilations of resource element cost estimate standards for construction and repair work;
 Group 03. Compilations resource standards for the operation of construction machinery;
 Group 13. The estimated resource cost standards for equipment and inventory of public and administrative buildings;
 Group 17. Compilations of resource cost estimate standards for installation of equipment.

The prescribed term for the standards revision is every 5 years. In between the regular revisions, should such a necessity arise, and upon proposals from the users of the norms, amendments and additions are introduced to the regulations and taken into account during the regular standards revision.

C) ARE THERE REGULATIONS ON ENERGY EFFICIENCY MEASURES?

Order № 46 issued by Gosarchitectstroy on 12.07.2011 has introduced appropriate changes and additions to the building regulations (SHNK, KMK) in order to improve energy efficiency and energy conservation in construction, renovation and major repairs of buildings and structures.

KMK 2.01.04-97 "Construction heat engineering";
 KMC 2.01.18-2000 "Standardized energy consumption norms for heating, ventilation and air-conditioning of buildings and structures";
 KMK 2.04.05-97 "Heating, ventilation and air conditioning";
 SHNK 2.08.02-09 "Public buildings and facilities";
 KMK 2.08.05-95 "Adapting buildings and facilities under the medical facilities";
 SHNK 2.08.04-09 "Office buildings";
 KMK 2.03.10-95 "Roofs and roofing";

SHNK 1.03.01-08 "Composition, procedure of development, coordination and approval of project documentation for the construction of capital facilities, buildings and structures."

D) ARE ENERGY EFFICIENCY MEASURES MANDATORY?

Some of the technical solutions for energy efficiency measures of buildings are mandatory and some are recommendatory, and they are adopted by the customer (investor) depending on the situation stipulated in the design assignment.

Compliance with the mandatory requirements of the regulations are required for all participants of construction activities and their enforcement is ensured by a technical supervision of the customer, with special oversight from the project institute and under architectural and construction supervision of the "GASN" (State architectural and construction) inspection.

E) TO WHAT EXTENT ARE BUILDING REGULATIONS OBSERVED AND IMPLEMENTED?

The system of construction regulations (SHNK, KMK) has been entered into force gradually with the a preparatory period starting in 1995, as a set of formal building regulations, after the independence of the Republic of Uzbekistan. Abbreviations SHNK and KMK denote Urban Development Regulations and Building Regulations respectively.

The system of building regulations consists of four subsystems:

Subsystem № 1. Organizational and methodological standards that consists of:

Group 01. System of normative documents for construction;

Group 02. Examination;

Group 03. Designing and system of documentation;

Group 04. Construction process organization and technical documentation system.

Subsystem № 2. Technical design standards that consists of:

Group 01. Common technical standards and requirements;

Group 02. Grounds and foundations;

Group 03. Building structures;

Group 04. Technical equipment of buildings and structures. External networks;

Group 05. Transport facilities;

Group 06. Hydraulic engineering, energy and drainage systems and structures;

Group 07. Urban development

Group 08. Residential and public buildings and facilities;

Group 09. Industrial administrative buildings and facilities;

Group 10. Land allotment norms;

Subsystem № 3. Rules of organization and technology of building process which consists of:

Group 01. General rules for construction industry;

Group 02. Grounds and foundations;

Group 03. Building structures;

Group 04. Protection, insulation and finishes;

Group 05. Engineering and technological equipment;

Group 06. Transport facilities;

Chapter 07. Hydraulic engineering, energy and drainage systems and structures;

Subsystem № 4. Prudential standards that consists of:

Group 01. Organizational and procedural documents;

Group 02. Compilations of resource element cost estimate standards for construction and repair work;

Group 03. Compilations resource standards for the operation of construction machinery;

Group 13. The estimated resource cost standards for equipment and inventory of public and administrative buildings;

Group 17. Compilations of resource cost estimate standards for installation of equipment.

The prescribed period for the standards revision is every 5 years. In between the regular revisions, if necessary and upon proposals from the users of the norms, amendments and additions are introduced to the regulations and taken into account during the regular standards revision.

2) PLEASE PROVIDE THE FOLLOWING INFORMATION:

A) HOUSEHOLD ENERGY CONSUMPTION AS PERCENTAGE OF TOTAL ENERGY CONSUMPTION,

B) AVERAGE ENERGY CONSUMPTION PER HOUSEHOLD (KWH/M2/YEAR)

C) ENERGY SOURCE FOR HEATING, COOKING AND HOT WATER

D) ENERGY COST (U.S. \$ / KWH)

Currently, the cost of electricity is as follows

E) AVERAGE INCOME PER HOUSEHOLD

According to the survey, an average HH income is

F) RESULTS OF ANY HOUSEHOLD BUDGET SURVEY

Agency "Uzkommunkhizmat", Gosarkhitektstroy, Goskomzemgeodezkadastr,
OJSCB "Ipoteka Bank," Goskomstatno info
Rehousing

a- WHAT ARE THE PREDOMINANT FEATURES OF THE NEW CONSTRUCTION (TYPOLOGY, CONSTRUCTION TECHNOLOGIES AND MATERIALS, HOUSING STRUCTURE AND SURFACE, AND THE LIKE)? MOREOVER, WHICH ONE HAS BEEN MORE WIDELY APPLIED FOR THE LAST 3-5 YEARS (E.G.: APARTMENTS WITH LARGER OR SMALLER AREA, SMALLER OR LARGER NUMBER OF ROOMS, MULTI-FAMILY OR INDIVIDUAL HOUSING, ETC.)?

b- WHAT CITIES HAVE THE HIGHEST RATES OF NEW CONSTRUCTION?

Ipoteka Bank! - The central streets of the Republic of Karakalpakstan, oblasts and Tashkent city.

c- CAN YOU DESCRIBE THE HOUSING DEVELOPMENT PROCESS?

d- WHAT MECHANISMS OF PLANNING (GENERAL PLAN, REGULATION PLAN, LAND USE PLAN, STANDALONE PLANS, LOCATION PLAN, ETC.) ARE THERE? ARE THEY OBSERVED? IS THERE A PRACTICE OF INFORMAL HOUSING DEVELOPMENT?

The planning documentation includes the following:

1) Development planning documentation for the territory and parts of the territory of the Republic of Uzbekistan:

The General scheme of settlement on the territory of the Republic of Uzbekistan;

Planning schemes for development of parts of the territory of the Republic of Uzbekistan that include the territories of two or more regions and other territories (hereinafter - the consolidated urban planning schemes);

Planning scheme of the territory of the Republic of Uzbekistan;
 Sectoral development schemes of the territorial development in the Republic of Uzbekistan;
 2) Regional planning documentation of the Republic of Uzbekistan:
 Planning layout of the Republic of Karakalpakstan and oblasts;
 District (groups of districts) planning project;
 3) Settlements development documentation:
 General plans of settlements;
 Urban and township areas projects;
 Sectoral schemes for settlements development;
 4) Settlements building documentation:
 Detailed planning draft;
 Development project;
 5) Project documentation for the construction of buildings and other objects.
 In accordance with the legislation, other types of planning documentation may be provided for.
 An unlawfully built structure can be demolished without compensation.
 The established order is mandatory for all construction activities participants.

e- IS NEW DEVELOPMENT IMPLEMENTED PRIMARILY AT PRIVATE OR PUBLIC LAND?HOW PUBLIC LAND IS ALOTTED FOR PRIVATE HOUSING CONSTRUCTION?

In the Republic of Uzbekistan, land is publicly owned and the right to use is rent based. Allocation of land for the long-term use, with the possibility of renewal the lease agreement for an unlimited time, is provided by the local authorities (khokimiyats), except for the case of land that relates to the areas of special regulation. Issuance of a set of documents for the right of temporary use of land is done by the regional department of architecture and construction, based on those documents, khokimiyat makes an appropriate decision and the land is leased to the entity or individual on a contractual basis.

f- HOW LONG DOES IT TAKE A DEVELOPER TO OBTAIN A BUILDING PERMIT?

The time set by the law for obtaining a building permit under the regulatory legal acts in force in the Republic of Uzbekistan is one day and services for getting such permission are free.

g- HOW DO DEVELOPERS FINANCE THE CONSTRUCTION OF NEW HOUSING (E.G. LOAN FROM BANKS, PREPAYMENT FROM CUSTOMERS, DEVELOPER'S EQUITY, ETC.)?

Ipoteka Bank! New housing is financed by equity developers (30% of the estimated cost) and loans from commercial banks (70% of the estimated cost).

h- WHAT IS THE AVERAGE COST OF CONSTRUCTION?

Ipoteka Bank! Currently, the average cost of 1 m2 of housing is UZS 400.0 to 2 500.0 thousand sum.

i- WHAT IS THE AVERAGE PRICE of an average apartment on the free market in some cities?

j- WHAT IS THE QUALITY OF THE CONSTRUCTION? IS THERE ANY REQUIREMENTS TO ENSURE QUALITY CONSTRUCTION (EG: water and sanitation systems, flat roof waterproofing, floor tiles, doors and windows, etc.)?

During the construction process implementation, including the construction of water and sanitation systems, waterproofing of flat roofs, laying the floor tiles, installation of doors and windows, etc., the quality is ensured by a set of building regulations mandatory for all participants in the construction activities (customer-developer, designer, construction contractor). Oversight of the norms implementation is carried out in three stages: the technical supervision of the customer, the designer's supervision, architectural and construction supervision by the State Architectural and Construction Inspection.

If errors and miscalculations are found in the project documentation, the design organization is obligated to make corrections and to pay damages if the law and the agreement do not set a different amount of liability.

When additional work and costs are identified in the process of realization of an investment project, funded by the centralized capital investments, due to the fault of design or expert organization, the entire amount paid for the development or assessment of the project is seized to the state budget with proper information of the organization that committed the failures

K- Dynamics of the number of completed housing construction in the republic of Uzbekistan (year-end)

	Measurement	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Number of housing units	thousand	68.8	60.9	54.4	55.3	56.4	59.9	62.7	64.4	75.3	73.4	10367
Gross area	thousand m	7587.9	6765.4	6199.9	6071.6	6532.3	7002.8	7290.0	7674.1	8859.2	9203.3	82.7

l- The typology of housing completed in Uzbekistan **No info**

Accommodation type (/ 000)		Year-end											
		2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Detached houses													
Houses with a wall shared with the house next door													
Urban houses													
condominium buildings	3 - 5 floors												
	6 - 8 floors												

	Over 9 floors												
Typology of dwelling units	1 room												
	2 room												
	3 room												
	4 room												
	More than 4 rooms												

Goskomstat, Gosarkhitektstroy, Goskomkonkurentsii

M- PLEASE PROVIDE THE FOLLOWING INFORMATION ABOUT DEVELOPERS AND CONSTRUCTION COMPANIES:

- a. THE NUMBER OF REGISTERED COMPANIES; **(GOSKOMSTAT HAS IT)**

Information about the number of legal entities as of January 1, 2014

* - By OKONH(Standard Industrial Classification) - 60000 - Construction industry

	Total		
	Registered	Operating	Inactive
Republic of Uzbekistan	22525	19292	3233
Republic of Karakalpakstan	1142	919	223
Oblast:			
Andijan	2260	2072	188
Bukhara	1607	1112	495
Djizzakh	955	879	76
Kashkadaryo	2697	2027	670
Navoi	819	769	50
Namangan	1531	1230	301
Samarkand	1548	1272	276

Surkhandarya	1280	1270	10
Syrdarya	629	557	72
Tashkent	1554	1333	221
Fergana	1893	1702	191
Khorezm	1222	1166	56
Tashkent city	3388	2984	404

b. THE SIZES OF THE COMPANIES;

Information about the number of large entities as of January 1, 2014 * - by OKONH (Standard Industrial Classification) - 60000 - Building industry

	Total		
	Registered	Operating	Inactive
Republic of Uzbekistan	373	357	a6
Republic of Karakalpakstan	a4	a4	0
Oblast:			
Andijan	3a	20	11
Bukhara	45	45	0
Djizzakh	10	10	0
Kashkadaryo	38	37	1
Navoi	1	1.2	1
Namangan	1	1	0
Samarkand	a7	a6	1
Surkhandarya	j	j	0
Syrdarya	6	6	0
Tashkent	29	29	0
Fergana	26	25	1
Khorezm	23	23	0

Tashkent city	82	81	1
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Information about the number of small and micro firms in construction industry as of January 1, 2014 (OKONH(Standard Industrial Classification) -60000-Construction industry)

	Small			Micro-		
	Registered	Registered	Operating	Inactive	Operating	Inactive
Republic of Uzbekistan	1863	1821	42	20289	17114	3175
Republic of Karakalpakstan	98	97	1	1030	808	222
Oblast:						
Andijan	136	131	5	2093	1921	172
Bukhara	105	103	2	1457	964	493
Djizzakh	79	78	1	866	791	75
Kashkadaryo	186	179	7.	2473	1811	662
Navoi	79	79	0	727	678	49
Namangan	134	131	3	1382	1084	298
Samarkand	115	114	1	1416	1142	274
Surkhandarya	147	146	1	1109	1100	9
Syrdarya	36	35	1	587	516	71
Tashkent	90	83	7.	1435	1221	214
Fergana	214	212	2	1653	1465	188
Khorezm	167	162	5	1032	981	51
Tashkent city	277	271	6	3029	2632	397

- c. ANNUAL CONSTRUCTION TURNOVER; (GOSCOMSTAT NO)
d. INVESTMENTS;

Investments in fixed capital in housing sector of the Republic of Uzbekistan, UZS billion.

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013*
Republic of Uzbekistan	180.4	261.7	297.3	347.2	475,6	664.9	880.2	1 186.9	2 316.8	3 342.5	4 514.0	5 766.7

- n- THE SHARE OF VACANT HOUSING (or empty houses) (GOSCOMSTAT NO)
- o- THE NUMBER OF BUILDING PERMITS ISSUED FOR THE LAST 5 YEARS in major cities (GOSCOMSTAT NO)
- p- THE COST OF CONSTRUCTION IN THESE CITIES, (GOSCOMSTAT NO)
- q- THE AVERAGE PRICE OF HOUSING ON PRIMARY AND SECONDARY REAL ESTATE MARKETS (GOSCOMSTAT NO)

Goskomkonkurentsii. Average price of housing in the primary and secondary real estate markets. Potential and actual demand for housing.

Pricing for housing in the primary market (UZS. 1 m)

	2010	2011	2012
The cost of housing in high-rise building	1.7 to 2.5	1.8 to 3.0	2.0 to 3.0

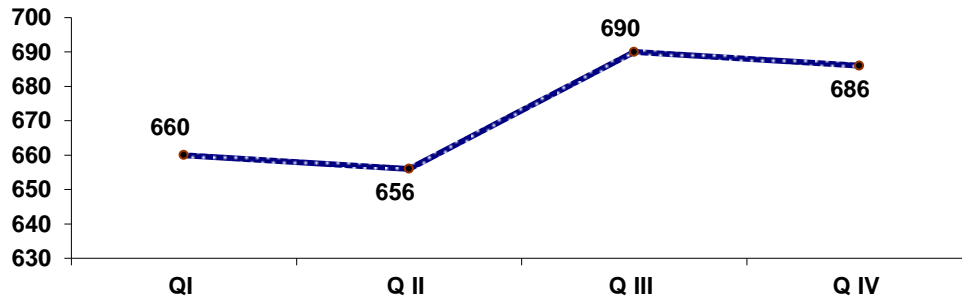
In 2013, the average supply price (ASP) for apartments for sale in the city of Tashkent was about 673 conditional units (???) /m² (in 2012 it was 559 conditional units (???) /m²). The ASP in 2013 exceeded the 2012 level by 20.4%.

ASP for apartments on the secondary market of Tashkent city.

Item	2013	2013	2013 in% to 2012
ASP conditional units /m ² .	559	673	120.4

The dynamics of the ASP for apartments indicates a sharp increase in the III quarter of 2013. When we look at changes of the ASP, it is revealed that this increase is explained by the inclusion the houses built in the last 5 years, construction firms such as "Gabus", "Karatstroy" and banking houses into the list of offered apartments. These apartments differ from those previously built their specialized plan, large area, and the quality of the finishing at commissioning. In Quarter III, 3, 4 and 5-room apartments of this type were exhibited for sale.

Dynamics of ASP of the apartments on the secondary market of Tashkent city in 2013 (in conditional units (???) / m

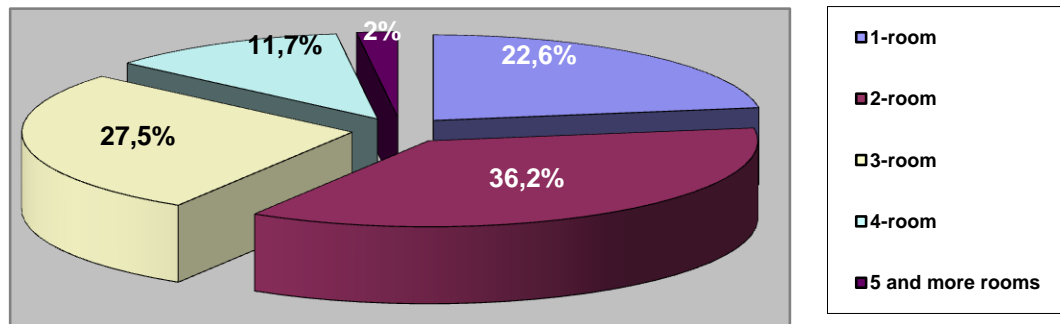


2).

The average area of an apartment for sale in 2013 was 63 m². The smallest total area of housing was 15 m², the largest being 225 m². The range of housing area in 2013 was 1 time. (???)

Distribution of the number of offers of apartments for the sale by the number of rooms is characterized by the following diagram:

The share of flats for sale in Tashkent city by the number of rooms in 2013 (in%)



Such a structure in the numbers of apartments offered for sale is fairly stable. About 64% of the apartments sold on the market are two and three room apartments. The rest of the apartments sold (in descending order) are one and four-room apartments, 22.6 and 11.7% respectively. The multi-room apartments sector (5 rooms and above) in 2013 amounted to 2.0% of the total number of the offers.

When considering the apartment sector of housing market in terms of number of rooms and type of building material of high-rise buildings, it should be noted that in the Quarter III of 2013, the highest ASP for 1 m² was recorded for 3, 4, 5 and more room apartments. This is because these sectors include most of the modern, repaired or furnished housing.

ASP for apartments in the city of Tashkent in 2013
depending on the number of rooms and the type of material of construction (conditional
units/m²)

	1-room		2-room		3-room		4-room		5 or more rooms	
	brick	panel	brick	panel	brick	panel	brick	panel	brick	panel
Quarter I	671	620	647	597	790	593	766	561	870	555
Quarter II	632	623	657	640	743	617	799	533	-	516
Quarter III	686	614	648	643	812	620	843	602	880	515
IV quarter	680	610	686	645	766	613	802	656	763	605
Mean	667	617	659	631	778	611	802	588	838	548
The overall rate	642		645		694		695		693	

An analysis of data on the prices of the housing offered for sale found that the ratio of the prices of apartments in brick and panel houses (coefficient of concordance) ranges from 1,08 to 1,53. In other words, ASP for brick housing is about 30% higher than an apartment similar in all respects but located in a panel or monolithic house.

Concordance rate of apartments located in the brick and prefabricated homes in 2013, by the number of rooms (in%)

1-room	2-room	3-room	4-room	5 or more rooms
1.08	1.04	1.27	1.36	1.53

This is explained by the significant difference between the ASP for the modern brick flats built in the last 5 years, which are located in the elite brick houses, and have a larger layout as compared to the economy-class apartments located in prefabricated homes built in the 70s, 80s and 90s of the last century. *In preparing the review, the materials from printed mass-media (classified ads) were used.*

Agency "Uzkommunkhizmat", Goskomkonkurentsii, Goskomzemgeodezkadastr
Servicing, maintenance and management of housing

a- WHAT PERCENTAGE OF THE TOTAL IS MADE UP BY THE COOPERATIVE HOUSING?

b- WHAT IS THE Number of households RESIDING in houses with cooperative forms of ownership:

C- DO HOMEOWNERS HAVE LAND RIGHTS TO THEIR LAND PLOTS? DO CONDOMINIUM OWNERS ALSO OWN LAND?

Goskomkonkurentsii: Under Article 135 of the Law of the Republic of Uzbekistan "On condominium owners' associations", the land is provided to a condominium owners association in the manner prescribed by the law and on the 'permanent use right' basis.

When reorganizing the associations, as well as parting from the condominium owners association (or joining it), the borders (dimensions) of land of the associations change appropriately.

Withdrawal of a land plot from a condominium owners association that is not caused by dissociation of a part of the membership - owners of premises - is implemented by local authorities with the consent of the association and an appropriate compensation for association's losses.

Placement of facilities not belonging to the association, on the land of the association is implemented by local authorities with the consent of the general meeting of the association.

The sizes of the land plots allocated for newly constructed facilities of the association shall be determined by the local authorities in accordance with the requirements of urban development regulations.

D- IS THERE ANY GOVERNMENT APPROVED PROGRAM OR A PROJECT TO SUPPORT HOUSING MODERNIZATION?

Goskomkonkurentsii: The Uzbekistan President's Decree № UP-3038 "On additional measures to develop the activities of condominium owners associations" dated 26.02.2002, provides benefits and allocation of funds during 2002-2007 to carry out a reconstruction, repair of intrahouse utilities, construction of common areas of residential buildings that were built before 1991.

Also, Cabinet of Ministers' Resolution № PP-3 of the Republic of Uzbekistan "On additional measures to improve the activities of condominium owners associations" of 10.02.2005 was adopted according to which the establishment of the Association of condominium owners in cities - regional centers, districts of Tashkent city, as well as in cities with a population of more than 60 thousand people that own condominium buildings. Associations have been entrusted with a variety of tasks, including development of relations between condominium owners associations and the emergency repair and service companies servicing them in technical maintenance of the housing stock, overhaul and repair of housing, as well as the emergency recovery operations.

There is also a Resolution № 506 of 16.03.2002 (MJ reg. № 1126 of 18.04.2002) by the Board of the Central Bank of the Republic of Uzbekistan. "On approval of the Procedure for lending funds in national currency to condominium owners associations by the commercial banks." This Resolution allows condominium owners associations get loans for reconstruction and overhaul if intrahouse utilities and common areas of residential buildings and for the purchase of material and technical resources, equipment and tools necessary to implement the repair and overhaul.

E- WHAT BODY IS RESPONSIBLE FOR CONDOMINIUMS RELATED DECISION MAKING (IS IT AN ASSOCIATION, GENERAL ASSEMBLY OF HOMEOWNERS, ETC.)? HOW THE DECISIONS ARE ADOPTED (SIMPLE

MAJORITY, QUALIFIED MAJORITY)? DO THEY NEED TO BE REGISTERED WITH THE COURT OR IN ANY OTHER SYSTEMS (E.G.: LOCAL AUTHORITIES)?

Goskomkonkurentsii: under Article 10 of the Law of the Republic of Uzbekistan "On the condominium owners associations" dated 12.04.2006, the decision on establishing the association is adopted at the general meeting of the owners of premises in one or more closely located condominium buildings, provided that more than fifty percent of all owners of the premises of each condominium building or their representatives are present.

According to Article 12 of this Law, the association becomes a legal entity from the moment of its state registration.

State registration of the association is carried out by the state authority in the manner prescribed by law.

F- IS ESTABLISHMENT OF CONDOMINIUM OWNERS ASSOCIATIONS VOLUNTARY OR MANDATORY BY THE LAW?

According to article 4 of the law "On condominium owners associations" of the Republic of Uzbekistan dated 12.04.2006, the association is created for co-management and maintenance, preservation and repair of housing stock and use of the common property of private owners of residential premises in an apartment building.

The condominium owners association operates based on the principles of:

- voluntariness;
- organizational and financial autonomy;
- self-governance;
- openness and transparency;
- organization of its work on a contractual basis through the market mechanisms;
- competition in the utilities and repair services market;
- systematic reporting to the members of the association.

G- DOES THE LAW REQUIRE THAT CONDOMINIUM OWNERS ASSOCIATIONS BE REGISTERED AS LEGAL ENTITIES?

According to article 12 of the Law "On the condominium owners association" dated 12.04.2006, the association becomes a legal entity from the moment of its state registration. State registration of the association is carried out by the state authority in the manner prescribed by law.

H- WHAT OPTIONS ARE PROVIDED BY LAW TO CHOOSE AMONG VARIOUS GOVERNANCE SYSTEMS (E.G.: A CONDOMINIUM OWNERS ASSOCIATION, A PRIVATE COMPANY, ONE HOMEOWNER, MUNICIPAL COMPANY, ETC.)? WHAT IS THE PREDOMINANT FORM OF GOVERNANCE? ARE THERE ANY REQUIREMENTS FOR HOUSING STOCK MANAGERS TO REGISTER AS A COMPANY OR AN EMPLOYEE? IS THERE ANY SPECIAL REQUIREMENTS AS TO THEIR TECHNICAL EDUCATION? SHOULD THEY HAVE A SPECIAL LICENSE? DO THEY NEED TO PAY ANY TAXES?

Goskomkonkurentsii. According to the Recommendations for the creation of organizations № 014-087 approved as of 20.07.2006 by the Uzbek Agency "Uzkommunkhizmat", management activities in the housing sector may be performed in several ways depending on the type of property (Figure 2):

a) Management of individual dwelling units and premises (residential, non-residential) in condominium buildings is carried out directly by the owners of the property.

b) Management of residential buildings and premises of public housing stock by the authorized authority or management company.

c) Management of common property in a condominium building can be carried out:

- directly by the condominium owners based on the their joint agreement (6) in the cases provided for by the legislation (usually a limited number of condominiums/owners of the house);

- by a condominium owner association created by the owners of premises in a residential building (buildings);

- by managing organizations (individuals or individual entrepreneurs), acting under a contract with the owner (owners) of the housing stock or authorized by one (those), by an authority, or by condominium owners association.

Figure 2. Methods of management and maintenance of the housing stock

HOUSING STOCK / FACILITY MANAGEMENT	MANAGEMENT METHOD	MAINTENANCE METHOD
Individual house	Directly managed by the owner	<ul style="list-style-type: none"> - Directly by the owner - Contractors under a contract with the owner
Living premise in an condominium building	<ul style="list-style-type: none"> - Directly by the owner - Authorized agency or management company under a contract with the owner (for public housing stock) 	<ul style="list-style-type: none"> - Directly by the owner - Contractors under a contract with the owner - Contractors under a contract with the managing organization
Common property owners in a residential building	<ul style="list-style-type: none"> - Condominium owner: - the Board - Professional manager (employed) - Management company (under a contract with condominium owners associations) 	<ul style="list-style-type: none"> - Directly by the owners - by the Association (hired staff) - Contractors under a contract with condominium owners associations or managing organization
	- Management company contracted by the owners	<ul style="list-style-type: none"> - Repair and maintenance division of the managing organization - Contractors under a contract with the managing organization

	- directly by the owners (through an agreement between them)	- Directly by the owners - Contractors under a contract with the owners
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Creation of a condominium owners association does not deprive the owners of the common property in the house of the opportunity to choose different ways to carry out the management functions, including a competitive selection professional manager (executive director) or a managing entity of any form of ownership and transfer of part of the control functions on the basis of a contract in accordance with the laws.

I- IS THERE A SYSTEM OF CONDOMINIUM ASSOCIATIONS REGISTRATION AND RECORDS KEEPING? HOW DOES THIS SYSTEM WORK?

Goskomkonkurentsii There is a Regulation № PP-3 "On the procedure of state registration and the registration of condominium owners associations" approved by the Decree of the President of the Republic of Uzbekistan of 10.02.2005 According to the Regulation, the state registration of the company is carried out by the inspections for registration of business entities under the khokimiyats of cities and districts (registration authority) with their simultaneous registration with the state tax and statistical authorities, registration of their organizational seals and stamps, as well as with the provision of land based on the permanent use right in the prescribed manner.

The Registering authority carries out quarterly reconciliation checks with the State Tax and Statistics authorities on registered condominium owners associations, with the competent authority of Land Resources and State Cadaster on the details of the buildings and structures under management of the associations, and land plots transferred to their permanent use.

J- Does law provide for support of housing maintenance needs of the condominium owners with low incomes?

K- WHAT ARE THE LOCAL AUTHORITY'S OBLIGATIONS IN RELATION TO CONDOMINIUMS? IS THERE A LEGALLY IMPOSED FUNCTION THAT THEY PERFORM?

Goskomkonkurentsii In accordance with Article 8 of the Law "On the condominium owners' associations," the relations between a local government and associations are based on the status of the association as a genuine self-governance institution of homeowners, which operates independently.

Associations of condominium owners collaborate with local government agencies on landscaping, ensuring the compliance of residents of condominium with the residence rules and on other issues requiring joint decisions.

However, According to the decree № PP-3 of the President of the Republic of Uzbekistan dated 10.02.2005, "On additional measures to improve the activities of condominium owners associations," the functions and powers of coordination and cooperation with the associations of condominium owners are entrusted to the Council of Ministers of the Republic of Karakalpakstan, the regional, city and district khokimiyats are as follows:

- a systematic analysis of the effectiveness of condominium owners associations in matters of housing maintenance, timely repair and overhaul provision;
- monitoring of the compliance of the repair work in residential housing to the approved building regulations;

- convocation of extraordinary meetings of condominium owners in the event of violations of the current legislation on the part of condominium owners associations;
- making recommendations on the appointment, as well as proposals for the release of Chairperson and CEO of condominium owners associations in the event of their non-compliance with the lawful rights and interests of the owners of the property and violation of applicable law.

L- WHAT KIND OF BUILDINGS IS MORE VULNERABLE TO LACK OF MAINTENANCE (SUCH AS A RESIDENTIAL BUILDINGS PRIVATIZED AFTER THE 90S, MULTI-APARTMENT, MULTI-STOREY BUILDINGS, NEW HOMES, DETACHED HOUSES, ETC.)

Goskomkonkurentsii, Servicing, maintenance and management of housing

According to article 138 of the Housing Code of the Republic of Uzbekistan, management of the public housing stock can be carried under a contract concluded between the owner and manager of the housing stock (executive director) or management organization. In addition, management of private housing stock can be directly implemented by the dwelling units' owners, their association, a manager (executive director) or a managing entity, or otherwise in accordance with law.

The manner of managing a condominium building is determined by the general meeting of owners of residential premises of the residential building. The Regulation on the General Meeting of owners of residential premises in an condominium building is approved by the Cabinet of Ministers.

With the direct management of an apartment building by owners of the premises, contracts for the maintenance of common property or performance of the building repair works are based on the decisions of the general meeting of owners of premises. At the same time, to third parties may operate on behalf of one or more the owners of premises in relation the third parties if so authorized by the general meeting of the residential premises owners.

Management of the condominium building in which an association of home owners was established, operates according to the procedure established by the Law of the Republic of Uzbekistan "On the condominium owner associations."

Management of the condominium building, in no home owners association was formed, may be implemented by a manager (executive director) or a management organization in accordance with the agreement concluded by the decision of the general meeting of the owners of residential units in a residential building. Model contracts for housing management are approved by the Cabinet of Ministers.

According to article 10 of the Law "On the condominium owners associations" the Republic of Uzbekistan, the decision taken by the association at the General meeting of owners of premises in one or more closely located condominium buildings, provided that more than fifty percent of all

owners of the premises of each condominium building or their representatives are present at the meeting.

Condominium owners association becomes a legal entity from the moment of its state registration.

State registration of the association is carried out by the state authority in the manner prescribed by law.

Housing stock modernization

a- What are the main problems with the quality of the housing stock (e.g.: leaking roofs, mold, humidity, loss of energy, sustainability, utilities - e.g. water and sanitation, energy, etc.)

Goskomkonkurentsii. The main problems with the quality of the housing stock

A systematic and purposeful control and supervision over the observance of laws and other legal acts regulating relations in the field of consumer protection for housing and utility services, over the past few years, has been a priority objective in the activities of "Goskomkonkurentsii" as housing sphere today is largely an indicator of the level of protection signaling the respective rights of the citizens.

According to recent reports, this area of consumer relations is a "leader" in the number of complaints compared to other types of services. So, for example, out of 4398 complaint calls received in 2013 by Goskomkonkurentsii- 59.1% are about municipal sphere. This links to the existing problems and shortcomings that are general for the sector as a whole, as well as to the quality of the utility providers work.

The content of the consumer complaints largely reflects the quality of performance by the authorities of their duties in the housing sector. A large portion of incoming calls is usually about the various aspects of setting the tariffs for housing and utility services, legitimacy of accrual of certain types of payments, utility services quality, recalculation and other issues related to disputes over payment for housing and utility services.

Thus, of the total number of requests for public utilities, 1300 accounted for problems in the field of natural gas supply, 525 - for electricity, 280 - for condominium owners' association's services, including elevator related issues, 213 - for heating, 104 - for CWS, 69 - for DHW, and 21 - for garbage removal services.

In order to solve problems in all city and regional branches of gas supplying organizations consumer receptions days were introduced involving experts of the local branches of Goskomkonkurentsii.

On such reception days, consumers of natural gas and electricity discuss directly with representatives of Goskomkonkurentsii infringement of their legitimate rights by the regional offices, and some issues are solved at the spot.

In order to inform the public about the ongoing work in the area of consumer protection a weekly national newspaper "Istemolchi" - "Consumer" is published in Uzbek and Russian languages. This publication deals with the problems and needs of consumers, accordingly the number of readers is growing.

A special information-analytical web portal in Uzbek and Russian languages (www.istemolchi.uz and www.potrebitel.uz) has been working on a number of directions;

To date, consumers can access the complaint directly to the Committee through the websites (www.potrebitel.uz, www.my.gov.uz), as well as through hotlines established in all regional offices of the Committee.

B- IS THERE A CHANGE IN THE ATTITUDES OF THE CONDOMINIUM OWNERS TO INVESTMENT IN HOUSING MAINTENANCE AND UPGRADING?

C- IS THERE ASSESSMENT OF THE AMOUNT OF HOUSING FACILITIES IN NEED OF URGENT REPAIR? AS WELL AS THE ASSESSMENT OF THE KIND OF REPAIR REQUIRED?

D- DO BANKS PARTICIPATE IN HOUSING MODERNIZATION (PROVIDE LOANS TO HOUSING REPAIR)? DO THEY PROVIDE LOANS TO CONDOMINIUM OWNERS AND THEIR ASSOCIATIONS?

E- WHAT MAJOR OBSTACLES ARE FACED BY CONDOMINIUM OWNERS IN OBTAINING LOANS FOR HOUSING REPAIRS (MORTGAGE, INCOME, AGE OF THE APPLICANT ETC.)?

F- ARE THERE ANY SPECIFIC PROVISIONS ON HOW TO REGISTER CONDOMINIUM WITH THE REAL PROPERTY REGISTRATION BODIES? IS LAND REGISTERED AS PART OF CONDOMINIUM OWNERSHIP?

G- IS HOUSING STOCK RENEWAL A PRIORITY ISSUE FOR GOVERNMENT? WHAT IS ABOUT ENERGY EFFICIENCY ISSUES?

H- WHAT ROLE DO LOCAL AUTHORITIES PLAY? DO THEY HAVE SUFFICIENT HUMAN AND FINANCIAL RESOURCES FOR THIS PURPOSE?

Ministry of Finance

I- CAN YOU PROVIDE DATA ON DISAGGREGATED MUNICIPAL BUDGET (REVENUES AND EXPENSES)?

The breakdown of the municipal budget can be obtained online at <https://www.mf.uz/ru/mf-state-Budjet.html> Regional divisions. Regional financial bodies.

Public utilities

A- WHICH AUTHORITY SETS TARIFFS FOR WATER AND SEWERAGE? HOW DO THEY SET THEM, AND WHAT ARE THE CURRENT

PRICES? WHICH AUTHORITY TO SET TARIFFS FOR HEATING AND ELECTRICITY? WHAT ARE THE CURRENT RATES? DO THEY COVER THE COSTS? ARE THERE PROBLEMS OF ENERGY DISTRIBUTION: QUALITY, QUANTITY, VIOLATIONS AND EQUIPMENT DAMAGE? IS PAYMENTS SYSTEM STRUCTURED? HOW ARE THESE CASES DEALT WITH?

1) In accordance with Article 4 "The state regulation of natural monopolies" of the national law "On natural monopolies", the state regulation of natural monopolies is performed in water and sewerage services and electricity and heat production and provision, etc.

At the same time, the state regulation of natural monopolies is performed by the following bodies:

Cabinet of Ministers of the Republic of Uzbekistan;

an authority authorized by the Cabinet of Ministers of Uzbekistan (hereinafter - the authorized body).

In accordance with the Regulation on the procedure of, declaration (statement) and establishment of regulated prices (tariffs) for goods (works, services) and state control over their application approved by the Cabinet of Ministers on 28 October 2010 № 239 "On measures for further improvement of the declaration procedure (approval) and establishment of regulated prices (tariffs) for goods (works, services)", the price regulation authority is the Ministry of Finance of the Republic of Uzbekistan and - on his behalf - the Ministry of Finance of the Republic of Karakalpakstan, administrations of the Finance Department of oblasts and Tashkent city.

2) In the Republic of Uzbekistan, utilities such as central heating and hot water service, cold water and sewerage services to consumers, including the general public, are provided by municipal (local) enterprises included in the structure of local authorities (khokimiyats). Accordingly, the tariff rates for these services are approved by the territorial financial authorities - the Ministry of Finance of the Republic of Karakalpakstan, the Finance departments of the khokimiyats of the oblasts and Tashkent city.

The tariffs for water (and sewerage) services of the national-level enterprises in the framework of the Uzbek Agency "Uzkommunkhizmat", such as the departments for the operation of inter-regional pipelines (UEMV) "Tuyamuyun-Nukus" "Tuyamuyun-Urgench", and "Dekhanabad", are approved by the Ministry of Finance of the Republic of Uzbekistan .

Formation and approval of tariffs for water supply, heating (central heating and hot water) and sewerage is implemented by the prices regulating authorities in accordance with the Regulation № 239 "On the procedure of declaration (statement) and establishment of regulated prices (tariffs) for goods (works, services) and state control over their application" approved by the Cabinet of Ministers on 28 October 2010 and the Regulation "On the establishment of tariffs and the introduction of a limit on the level of profitability of utilities" (registration number 2198 dated 19 February 2011).

3) The Ministry of Finance of the Republic of Uzbekistan also approves tariffs for electric and thermal energy, the production, delivery and distribution of which is carried out by the entities within the structure of "Uzbekenergo" (ie national level).

The approval of electricity tariffs for consumers by the Ministry of Finance of the Republic of Uzbekistan is performed in accordance with the Regulation № 239 "On the formation, declaration (statement) and establishment of regulated prices (tariffs) for goods (works, services) and state control over their application" approved by the Cabinet of Ministers Republic of Uzbekistan on

October 28, 2010, and in accordance with the Regulations "On tariff groups of consumers of electricity and heat" (Registration number 955 of August 10, 2000).

Information on current rates for utilities, electric and thermal energy can be found on the official website of the Ministry of Finance of the Republic of Uzbekistan <http://www.mf.uz> (The Register № 19-03-22-05-RU-12-2014 "Electricity tariffs" is attached) .

The population pays for utilities and electric energy in accordance with the Housing Code of the Republic of Uzbekistan, by the 10th day of the month following the previous month.

At the same time, housing owners and tenants (population) are exempt from making any additional payments if they paid for utilities in advance (for a period not exceeding twelve months) in case of an increase of the corresponding tariffs in the period.

Agency "Uzkommunkhizmat"

b- WHAT ARE THE MAIN ISSUES IN WATER AND SEWERAGE SERVICES: limit AMOUNT, poor water quality, POOR SewerAGE, WATER LOSSES IN THE SYSTEM, mixing water with drainage, unauthorized connections to THE WATER AND SANITATION mains? ARE THERE ANY HEALTH PROBLEMS RELATED TO WATER QUALITY?

Agency "Uzkommunkhizmat" no info

C- HEATING TYPE (%)

Type of heating	Total number of dwelling units	Urban areas	Rural areas
Total			
Common heating system in the building			
Separate central heating in the residential premise			
Oven			
Fireplace			
Electric heating			
Air conditioning			
Another type of heating			
Unheated			

F. WATER SERVICE (%) NO INFO

The water supply system in urban and rural areas	Total	Urban areas	Rural areas
Tap water inside the dwelling premise			
Tap water outside the building			
Other water system			
No water supply system			

g. BATHROOMS TYPE (%) NO INFO

Urban and rural areas, type of toilet	Total	Urban areas	Rural areas
Flush toilet in dwelling			
Flush toilet outside the building			
Another type of bathroom			
No bathroom			

Potential and actual demand for housing

Goskomkonkurentsii, Goskomzemgeodezkadastr

1 - What is the number of housing transactions in the last 10 years?

Uzbekistan does not conduct any special record of housing transactions. In accordance with current legislation, notaries confirm real estate related transactions and keep records of the operation performed. Cadastral service registers the rights resulting from new construction, acquisition transaction, opening of inheritance and on other grounds. From the cadaster files for any particular piece of real estate, the grounds of registration of rights to housing can be determined.

2 - WHAT IS THE MOST PREFERRED TYPES AND SIZE OF HOUSING PURCHASED IN THE PAST YEAR?

No record of the typology of sold residential units is conducted in the country. According to our estimates, purchase and sale occurred in urban areas involving 2 and 3-room apartments in high-rise residential buildings.

3 - What are the trends IN HOUSING PREFERENCES FOR THE LAST 10 YEARS as to its typology and size (IE: HOUSEHOLD lately have preferred smaller living spaces, OR LARGER, 1-BEDROOM APARTMENT versus 3-ROOM, ETC.)

According to our estimates, the population of Uzbekistan prefers individual detached houses with more than 3 rooms.

The Institute for Social Research (materials are available)

4 - DO YOU HAVE A METHODOLOGY FOR DETERMINING HOUSING NEEDS?

Goskomkonkurentsii, Goskomzemgeodezkadastr, Agency "Uzkommunkhizmat"

5 - WHAT IS THE NUMBER OF APPLICATIONS/REQUESTS SUBMITTED WITH THE AIM OF OBTAINING HOUSING?

Komunhizmat - we do not have information on this issue as it is regulated by khokimiyats, local authorities.

6 - ARE THERE CASES OF EVICTION? WHICH GROUPS ARE MOST AT RISK OF EVICTION?

Under the Housing Code of Uzbekistan, dwelling premises may be in private or public property and change from one form of property ownership to another in the manner prescribed by law.

Holders of property rights to housing are citizens, legal entities and the state.

Housing ownership right lasts indefinitely and is represented by one's right to own, use and dispose of one's residential premises at one's own discretion and in their own interests without violating the rights and lawful interests of citizens and legal entities, state, and also to demand remedy of the breach one's right to property.

Modification, alteration or demolition of dwelling units is permitted subject to the authorization of local public authorities.

Private ownership of houses, apartments, part of the house OR part of AN apartment is not limited by the number, size and cost.

Houses, apartments, privately owned, cannot be withdrawn, the owner cannot be deprived of the ownership of a house or flat, except as required by law.

Compulsory withdrawal of housing is permitted only based on a court decision in the cases and manner provided by law.

7 - CAN YOU IDENTIFY THE SPHERE OF RESPONSIBILITIES OF AUTHORITIES AT NATIONAL AND LOCAL LEVELS AS RELATES TO HOUSING SECTOR?

The relations of citizens, legal persons, government and local authorities are governed by the Housing Code of the Republic of Uzbekistan in the following aspects:

- occurrence, implementation, modification and termination the rights of ownership, tenure and use of living quarters;

- housing stock record keeping;

- preservation, maintenance and repair of the housing stock;

- monitoring of the compliance with the housing rights of citizens and the targeted use of the housing stock.

Relations associated with the construction of residential buildings, reconstruction and redevelopment of residential premises, use of service equipment and utility services are regulated by the Housing Code and other legislative acts.

The competences of the local authorities in the area of regulation of housing sector relations include:

- enforcement of housing legislation;

- organization of the housing stock and utilities management;

- formation of the utilities tariff policy on the territory under their jurisdiction as prescribed by law;

- housing stock record keeping;

- distribution and provision of public housing stock premises to the citizens based on rent contract;

- provision of public housing stock premises to legal entities under the lease agreement for its intended use;
- monitoring of the use and preservation of housing, quality of public utilities;
- registration of citizens from disadvantaged and low-income groups in need of better housing conditions and provision them with dwelling premises from the municipal housing stock of intended use;
- construction of housing for vulnerable and disadvantaged groups of citizens;
- provision of land to developers for housing construction, as well as to condominium owners associations for permanent use in the manner prescribed by law;
- ensuring proper maintenance and development of utility services, social and transport infrastructure serving the housing stock;
- reservation and exchange of public housing stock premises;
- other statutory powers in accordance with the law.

Citizens' community based self-government bodies competencies in regulating the housing sector include the following:

- provision of assistance to citizens in housing maintenance and ensuring its preservation;
- exercising community control over the quality of utility organizations' services, compliance with the requirements of building regulations and maintenance of the yards and adjacent territories;
- submission of proposals to the relevant authorities for improving the living conditions of poor families, orphans and children left without parental care, as well as people affected by natural disasters and man-made disasters;

8 - WHO IS RESPONSIBLE FOR THE COLLECTION OF HOUSING APPLICATIONS?

LOW INCOME CITIZENS CONTACT THE LOCAL ADMINISTRATION!

Local authorities of the Council of Ministers of the Republic of Karakalpakstan, khokimiyats of oblasts and Tashkent (in accordance with the Law on local authority) are responsible for the collection of housing application.

9 - HOW THE TARGET GROUPS ARE IDENTIFIED? WHAT CRITERIA ARE USED (IE: HOUSING, INCOMES, HEALTH, FAMILY STATUS, ETC.)?

Currently the country implemented a series of changes and developments to deepen of economic reforms in the housing sector. However, we still are facing the tasks that need to be addressed gradually and consistently. Modernization of the country and creation of decent living conditions for the population can cause further deepening of economic reforms, in particular, an increase in the volume and types of services.

During the period of economic reform in the housing sector and utility services, an effective social protection mechanism was involved. Thus, in the transition to a market economy, an effective social protection was provided for people with disabilities,

orphans, large families with several children, as well as families that lost their breadwinner.

This, above all, created an opportunity for a targeted direction of the needed material and moral assistance, to support the poor and protect them from the difficulties of the transition period.

In accordance with the Presidential Decree of 19 August 1992 "On additional measures for the social protection of the low income population in connection with the privatization of housing", the low income citizens and families have gratuitously received apartments and detached houses, in which they had lived or had been continuously registered, into private (fractional) ownership regardless of departmental affiliation of this accommodation.

For the people with disabilities, the lonely elderly, pensioners and members of their families - if their average monthly income was below the minimum wage, and for the first-time created young families in need of housing and for other socially vulnerable, disadvantaged categories of citizens, by the list established by the Cabinet of Ministers of the Republic of Uzbekistan, the local authorities create a special purpose communal housing stock used under a contract of rent without the right to privatization.

Currently, low income citizens living in apartments with an area less than the established 'social norm', as well as low income people with disabilities, veterans of war and Chernobyl disaster and others eligible for benefits (???)

Accurate data are available in respective local authorities.

10 - HOW THEY ARE REGULATED? WHAT GOVERNMENT PROGRAMS ARE THERE TO ADDRESS THE HOUSING NEEDS?

Since 2009, a Program of housing development in rural areas through 2015 is in place in Uzbekistan.

In order to further improve the appearance of the architectural planning of rural settlements, and improve the quality of life of the rural population the Government approved program for the construction of individual housing based on standard projects in rural areas in 2013, which involves the construction of 10 000 houses, 353 housing estates with their respective territories. The total area of land allocated for the construction of houses is 997.1 hectares. The construction of housing in rural areas also includes the construction of 312.4 km of water supply networks, 279.37 km of power supply networks, and 393.65 km of gas supply networks.

Currently, Uzbekistan to build 11 000 individual houses in the countryside based on the model projects in 2014, which is stipulated by the Decree of President Islam Karimov "On the program for the construction of individual housing based on standard projects in rural areas in 2014" signed at the end of last week.

According to the decree, the construction of houses in rural areas in 2014 will be funded in part by the Asian Development Bank (ADB) loan for \$ 100 million provided by the bank for the second tranche of a multi-tranche project "Housing development in the countryside" with the total budget of \$500 million.

In addition, to finance the "turnkey" construction, the Ministry of Finance will open special credit lines in national currency in Rural Construction Bank, the National Bank for Foreign Economic Activity of Uzbekistan, and Ipoteka Bank for a period of 15 years, including a five-year grace period, at an annual interest rate of three percent.

11 - WHAT ARE THE MAIN PROBLEMS THAT ARISE IN ADDRESSING THE HOUSING NEEDS?

- Lack of funds for housing construction, lack of programs in cities.

Ministry of Finance

12 - WHAT PART OF STATE BUDGET IS ALLOCATED TO THE HOUSING ISSUES? WHAT ARE THE PURPOSES FOR WHICH THE FUNDS ARE ALLOCATED (IE: INVESTMENT IN SOCIAL/AFFORDABLE HOUSING, HOUSING ALLOWANCES, SUBSIDIES FOR UTILITIES, MAINTENANCE, ETC.)

Investments in social and affordable housing construction program based on standardized individual housing projects in rural areas:

The Program in 2012

In accordance with the Decree of the President of the Republic of Uzbekistan dated 14.01.2012 № PP-1687 "On the program for the construction of individual housing based on standard designs in rural areas in 2012", in order to further improve the architectural planning and landscape in rural settlements and improve the quality of life of the rural population through the expansion of individual housing construction based on improved model designs, to accelerate the development in the countryside of engineering, transport, social and market infrastructure, a program was approved for the construction of individual housing based on standard designs, external engineering and transport communications facilities, social and market infrastructure in rural areas in 2012.

According to the results of the implementation of the above-noted programs in 2012, construction of 8510 residential buildings were completed in rural areas with a total area of 1216923 m². The program implementation took 906.0 billion sums, which includes the means of the population sums for and **a credit line of the Ministry of Finance of the Republic of Uzbekistan for sums**, funding from the commercial banks of 58.9 billion sums and the ADB funds of 342.4 billion sums.

The Program in 2013

In accordance with the Decree of the President of the Republic of Uzbekistan № PP-1902 dated 04.01.2013 "On the program for the construction of individual housing based on standard designs in rural areas in 2013" in order to further improve the architectural planning and landscape in rural settlements and improve the quality of life of the rural population through the expansion of

individual housing construction based on improved model designs, to accelerate the development in the countryside of engineering, {2}transport, social and market infrastructure, a program was approved for the construction of individual housing based on standard designs, external engineering and transport communications facilities, social and market infrastructure in rural areas in 2013.

As a result of the implementation of the above-noted Programme in 2013, construction of 10 000 residential buildings in rural areas with a total area of 1,429,992 m² was accomplished. The budget of the program implementation was 1385.3 billion sums which includes the means of the population in the amount of 604.1 billion sums, **a credit line of the Ministry of Finance of the Republic of Uzbekistan of 374.7 billion sums**, funding by commercial banks of 51.6 billion sums, and the ADB funds of 251.0 billion sums and other sources (mortgage fund's resources, tax incentives, market capitalization, etc.) of 17.4 billion sums.

As regards to the provision of housing allowances and subsidies for utilities, maintenance, etc.:

- a) Starting from year 2000, the budget subsidies have been partially eliminated and housing operation is now fully implemented at the expense of homeowners;
- b) up to April 1, 2003, certain categories of citizens, in accordance with applicable legislation of the country, were provided with benefits to pay operating costs for maintenance and repair of housing and utility services.

Starting from April 1, 2003, the benefits provided for housing and utility services were replaced with a monthly compensatory cash payment in the amount of 18 percent of the minimum wage for members of the labor front during the Second World War of 1941-1945, and 45% - for other categories of citizens eligible for the assistance.

The compensation is provided on a monthly basis through the workplace for working citizens, including working pensioners, on the regular dates of wage payment at the company.

Pensioners and recipients of social benefits receive those with the payment of pensions (social benefits) based on separate monthly statements in the manner prescribed by law.

Since May 1, 2005, wages increased for certain categories of government employees to make up for the eliminated compensatory cash payments.

This category includes the professional teachers working at secondary schools of all types, academic lyceums, professional colleges and specialized secondary schools, pre-school institutions, schools, kindergartens and after-school institutions and institutions of higher education.

Gosarkhitektstroy, Agency "Uzkommunkhizmat"

Strategies of natural and man-made disasters management via housing standards and design improvement.

1 - WHAT KINDS OF DISASTERS HAVE OCCURRED IN YOUR COUNTRY FOR THE LAST 10 YEARS?

2 - HAS ANY TOWN/CITY OR SETTLEMENT SUFFERED FROM ANY INDUSTRIAL ACCIDENT?

3 - DOES YOUR COUNTRY PRIORITIES TO DEVELOP STRATEGIES FOR RISKS PREVENTION?

Gosarkhitektstroyno infoSUE "UzshaharsozlikLITI"

1) ARE THERE ANY SPECIAL PROGRAMS ON URBAN INFRASTRUCTURE DEVELOPMENT? (RING ROAD, SEWERAGE REPLACEMENT ETC) WHAT ARE THOSE AND WHAT IS THE FINANCING?

2) LAYOUT - WHAT ARE THE PRIORITIES OF URBAN DEVELOPMENT, WHAT PLACE DOES INFRASTRUCTURE HAVE IN THE LIST OF PRIORITIES?

3) CITY OUTLINES - DENSITY OF POPULATION \CONSTRUCTION - A MONO-CENTRIC CITY, SPRAWLING AND SO FORTH. DATA ON ADMINISTRATIVE FORMATIONS IN A MAP FORM (BETTER SMALL SCALE): LAND, POPULATION DENSITY, AND ANY OTHER INDICATORS IF AVAILABLE (LENGTH\AREA OF THE ROAD NETWORK, LENGTH OF COMMUNICATIONS, LENGTH OF TRAMWAYS).

4) IS THERE A PROBLEM NOT USED INDUSTRIAL AND OTHER TERRITORIES URBAN AREAS?

5) MOTORIZATION RATE DATA (PREFERABLY ITS DYNAMICS).

6) TRANSPORTATION BY TYPES OF TRANSPORT.

7) INVESTMENTS BY SECTOR (BETTER FOR TASHKENT AND \ OR REGIONS).

8) INTEGRATION OF INFRASTRUCTURE IN THE GENERAL PLAN: IS INFRASTRUCTURE MENTIONED IN IT? IS IT DRAWN?IS DEVELOPMENT OF PLUMBING AND SO FORTH DONE BASED ON SEPARATE PLANS OR IS IT INCLUDED IN THE GENERAL PLAN?

9)UNDERGROUND INFRASTRUCTURE: IS THERE A CURRENT PLAN, A USER DATABASE (WATER, GAS, ETC.)?PERSPECTIVE PLAN? TEXT? IS IT DRAWN?IS THERE ECONOMIC ASSESSMENT?

Currently, the tap water supply sector in Uzbekistan includes 62.9 thousand km of water pipelines and water supply networks, and the capacity of the water pipes is 9 694.0 m³/day; of 119 cities and towns, 69 have sanitary works (58%).

The total capacity of sewage treatment plants is 3 772.8 thousand m³/day, including biological treatment facilities with 3631 m³/day, the actual sewage flow is 2558 m³/day (68% of the full capacity is used), the length of sewer networks and collectors is 6.7 thousand km.

Percentage of apartments (houses) provided with tap water,

	As of 01.01.2013			As of 01.01.2014		
	Total	in urban areas	in countryside	Total	in urban areas	in countryside
Republic of Uzbekistan	82.7	90.3	72.6	82.1	90.2	71.6
Republic of Karakalpakstan	69.2	73.3	64.4	69.3	73.1	64.7
Oblast:						
Andijan	92.9	97.1	88.3	92.9	97.4	88,0
Bukhara	61.4	82.2	49.6	60.7	81.6	49.0
Djizzakh	72.3	72.6	72.0	72.2	72.5	72,0
Kashkadaryo	84.3	91.3	77.1	83.4	91.1	75.6
Navoi	78.1	83.8	68.0	77.5	83.5	67.3
Namangan	77.7	83.8	68.9	77.0	84.7	66.5
Samarkand	85.3	91.4	80.0	84.7	91.5	78.9
Surkhandarya	79.4	84.6	76.1	78.8	83.6	75.8
Syrdarya	79.0	79.1	78.9	77.9	78.4	77.4
Tashkent	81.9	88.8	71.2	81.3	88.7	69.9
Fergana	89.4	95.5	80.5	88.4	95.3	78.4
Khorezm	63.4	82.3	52.2	62.7	82.1	51.4
Tashkent city	99.3	99.3		99.2	99.2	