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2020 HOUSING OWNERSHIP REFORM: RISKY CHANGE TO NEW RAILS

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Information about the project - <https://www.uyushma.uz/project>



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A very interesting material that demonstrates the decision-making process and the real work of the system of checks and balances in Germany.

I am glad that during the discussion of the draft law, different points of view were presented, reflecting the expert position of different parties, in the course of resolving issues on the adoption of amendments to the Law on the ownership of housing.

In the Republic of Kazakhstan, unfortunately, there are no associations of owners that could represent their interests in the process of developing amendments to the Law of the Republic of Kazakhstan "On Housing Relations" at the level demonstrated by the authors of the article.

In Kazakhstan, it was possible to attract experts from the side of governing bodies, developers, management and service companies to the development of a similar draft law. As a result, the opinion of apartment owners and owners of non-residential premises was reflected exclusively through the prism of the views of experts from the management of common house property, and only partly based on the opinion of the owners.

As a result, the amendments to the Law themselves in Kazakhstan, as well as in Germany, also contain shortcomings in the issues of law of application, which will be the subject of consideration of the new composition of the parliament in Kazakhstan.

Also visible is a special approach to the need to amend the current housing legislation in Germany, a long stage of preparing amendments on behalf of "Lawyers with their elite thinking" and the procedure for passing preliminary approvals, bypassing the phase of wide public hearings, as it turned out not only in Kazakhstan.

I am glad that in this case, through the developed mechanisms of interaction with political parties and democratic institutions, it was possible to change the situation and amend the law, taking into account the opinion of the owners.

Other things being equal, comparing our decision-making mechanisms, it can be noted that, in the absence of working mechanisms of interaction between parliamentarians and public organizations, we would not have been able to promptly intervene and defend our position.



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Thus, the presence of an expert community represented by the Association for the Protection of Consumer Rights Wohnen im Eigentum (WiE), which for many years working in its profile has achieved the protection of the interests of owners is a natural result and demonstrates the importance of creating a generally recognized public institution in the Republic of Kazakhstan.

Noting that the main priority of this Association is to inform homeowners and members of the Association about the new law, develop recommendations for consulting and practical actions, it can be assumed that all the negative aspects of the new amendments to the Law on the Right of Ownership of Housing will be neutralized by professional work on its application.

I am glad that our German colleagues have clear and precise mechanisms for influencing and lobbying the interests of their target group.

Working in the field of management and maintenance of the housing stock in Kazakhstan, we clearly lack institutions that enjoy the confidence of citizens, and therefore, there is a high social apathy and unwillingness to participate in public activities.

For our part, we will support the efforts of our colleagues in Kazakhstan aimed at protecting the interests of owners and will implement our development strategy aimed primarily at increasing the level of knowledge.

He will also closely follow the German experience.

Arkady Rubtsov, Chairman of the KSK Association, Almaty, Kazakhstan

