

LEGISLATIVE AND REGULATORY SUPPORT OF APARTMENT BUILDINGS MANAGEMENT

In the article the main legislation regulating apartment houses management activities is reviewed.

Standards of apartment houses management are considered: the organization of rendering services and the performance of work, the services and the works provided, interaction with public authorities and local governments on the questions connected with a management of an apartment house.

The documents, in which the requirements to providing favorable and safe conditions of accommodation of citizens in apartment houses, which have to be provided by means of technical service, are stated.

The documents establishing the need to provide reliability and safety of apartment houses are considered; safety for life and health of citizens; safety and availability of using property; constant readiness of engineering communications and other equipment for providing utilities; observance of requirements of the legislation of the Russian Federation on energy saving and on increasing power efficiency, etc.

The documents governing the relations on providing utilities to owners and users of rooms in apartment houses are also considered, as well as the rules of granting, the order of the payment size establishing for utilities and changes in payment size when granting their inadequate quality; implementation of calculations and the conclusion of contracts of subjects of management in apartment houses with the utilities organization.

Legislative requirements to the local governments' activities are determined by creation of good conditions for apartment houses management.

The evolution of legislative and regulatory support of apartment houses management is investigated. The conclusion of its dynamic development is drawn in all the activities connected to apartment houses management.

Key words: management, apartment building, legislation, common property, utilities.

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