

## FEATURES OF STATE REGULATION OF MECHANISMS OF CONDOMINIUM DEVELOPMENT

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Creating a comfortable, decent human habitation is the most important task of our time and the future. The top priority in solving this task in cities and villages has utilities. However, for a long time, this field exists in acute crisis and needs new mechanisms of its modernization, both in financial relations, legal ensuring the functioning of this branch, and in governing. One of the ways of solving problems that were mentioned is making the institution of condominiums (condominium).

Such an institution will give the possibility to improve the quality of services, to ensure citizens' right to self-managing of their housing, to apply new models of rational, economic and ecological using of their property, to increase the level of management in the housing sector, to improve the maintenance and condition of the housing stock of the country.

To achieve it, public authorities and municipalities have to assess the European experience and, on its base, to rethink and define our own strategy and effective tactics for creating the institute of condominiums, methodological and organizational support of their activities. In particular, it is necessary to create a special department of the executive

committee: Department of condominiums development, which would become the main link of communication between structural subdivisions of the executive committee, budgetary institutions, executive authorities, utility companies, and other entities involved in the operation of condominium from the one side and residents of apartment buildings and condominiums from the other hand; to improve the legal and financial regulation of the housing sector and the creation of condominiums; spending by state and local authorities an active explanatory work among the population about the reforms of housing sector and creating new condominiums; to create conditions for private investments in the modernization of housing and cities' housing stock; to develop a strategy for specific activities in this field over the medium and long term – The Municipal Plan of Promotion of the creation of condominiums, and to introduce special procedures for planning, implementation, and evaluation of activities in the field of housing. These requirements can only be provided in the case of high professional level of the staff of the state and regional authorities, knowledge and skills of employees who directly implement energy efficiency measures.