Summary: Modernisation of Multi-Family Residential Buildings (MFRB) in Uzbekistan
based on a presentation by R. Ortikova (Conference in Almaty, 11 September 2026)

Uzbekistan is developing **a large-scale state programme to improve energy efficiency and carry out technical modernisation of the MFRB stock**. The country has over 46,000 MFH, 1.6 million flats and around 7.1 million residents, which requires a systematic approach to modernisation and professional management of these buildings.

The basis for the current phase is Resolution No. PP-48 of the President of the Republic of Uzbekistan, dated 5 February 2026. The programme provides for the modernisation of buildings connected to district heating, the reduction of heat loss, the improvement of the quality of utility services, and the transition to more transparent and digital management of the housing stock.

Key quantitative targets for 2026–2030

- **1,032 MFH** are to undergo energy efficiency improvements.
- Approximately **2.325 trillion soums** have been earmarked for improving energy efficiency, along with **$200 million in international funding** for major repairs.
- A further **10,000 MFH** are planned to be gradually upgraded in terms of their technical condition.
- For 2026–2027, **1 trillion soums from the national budget** is earmarked for the repair of housing and infrastructure in surrounding areas.
- The plan is to reduce accounts receivable (payment arrears) by at least **80%** and ensure **100% digitalisation of MFRB management**.

What does energy-efficient modernisation involve? The main focus is on the comprehensive modernisation of the thermal envelope and heat supply systems, in particular:

- insulation and modernisation of façades;
- repair of roofs;
- replacement of windows and doors in communal areas;
- installation of individual heating substations (IHS);
- the transition to closed heating systems;
- automatic regulation of heat supply;
- modern energy consumption metering;
- digital monitoring of energy consumption at building and flat level.

Phased implementation

Preparation of the programme began with the support of **the World Bank**, including the development of a feasibility study and a sociological survey of approximately **2,000 households**. In 2026, the programme envisages the development of electronic building passports, the modernisation of equipment and the installation of IHS. From 2027, the practical implementation of construction works is planned in the first 1,032 MFH, with the programme subsequently being scaled up until 2030.

A key element is the creation **of energy and electronic building passports**. These must contain information on the technical condition of the building, energy consumption and any repairs carried

out. A classification of buildings according to energy efficiency is envisaged. The proposed sequence is therefore as follows: **energy passport → identification of heat loss → cost calculation → modernisation**.

Pilot project: In Nukus, a pilot project is being implemented under the FELICITY II programme of the Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) on a five-storey MFH with 60 flats built in 1991. The work is taking place in 2026; the design energy-saving potential is estimated at up to 50%. The works include insulation of the façade, roof and basement; modernisation of the heating, ventilation and hot water supply systems; and the installation of an automated IHS. The aim of the pilot is to develop a practical model for financing and engagement with residents with a view to subsequent scaling up.

A key feature of the approach: owner involvement

The presentation emphasises that the modernisation is viewed **not only as a technical programme**, but also as a process requiring the involvement of flat owners. A sociological survey of 2,000 households is intended to gauge residents' interest, their concerns, their willingness to participate in co-financing, and the payment mechanisms they find easiest to understand.

For each building, the proposal is to provide transparent answers to five questions: why modernisation is needed, what exactly will be done, how much it will cost, how much the owner must pay, and what results they can expect.

Conclusion

Thus, **the Uzbek model is in transition from individual projects to a large-scale state programme**. Its key elements are **state and international funding, comprehensive energy-efficient modernisation, digital and energy passports, professional MFRB management, the digitalisation of billing and management, and the involvement of property owners**.

The key idea of the presentation is formulated as a shift 'from maintaining the building' to 'managing the building as the owners' long-term asset'. It is proposed that the programme's success be assessed not only by the number of renovated buildings, but also by the extent to which residents understand the objectives of the modernisation, trust the process and are willing to participate in decision-making.