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**ДОГОВОР № \_\_\_\_\_\_\_**

**о передаче прав по управлению домом**

г. Уфа «\_\_\_\_» \_\_\_\_\_\_\_\_\_\_\_\_ 20 г.

ООО «Сервисная компания Венский лес», именуемое в дальнейшем «Управляющая организация» в лице директора **Еникеева Вадима Радимовича,** действующего на основании Устава, с одной стороны, и **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,** действующий(-ая) на основании \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ от **\_\_\_» \_\_\_\_\_\_\_\_\_\_\_ 20\_\_ г.** и именуемый (-ая) в дальнейшем «Собственник», при совместном упоминании именуемые «Стороны», заключили настоящий договор (далее по тексту так же - «Договор») о нижеследующем:

ТЕРМИНЫ И ИХ ТОЛКОВАНИЕ

**Собственник** – физическое или юридическое лицо, владеющее, пользующееся, распоряжающееся жилым (нежилым) помещением и являющееся потребителем жилищных, коммунальных и иных работ и услуг. В случае, когда собственников жилого (нежилого) помещения несколько, подразумевается, что при заключении Договора собственники подтверждают свое согласие на кандидатуру уполномоченного собственника, выступающего от их (собственников) имени при заключении Договора.

**Управляющая организация** – юридическое лицо, осуществляющее функции по управлению жилыми домами, имеющее лицензию на осуществление предпринимательской деятельности по управлению многоквартирными домами.

**Многоквартирный жилой дом (МКД)** – многоквартирный жилой дом, расположенный по адресу: **Республика Башкортостан, город Уфа, ул. Менделеева, дом № 156/1.**

**Помещение –** квартира (жилое помещение) и Нежилое помещение в многоквартирном доме.

**Квартира –** структурно обособленное помещение в многоквартирном доме, обеспечивающее возможность прямого доступа к помещениям общего пользования в таком доме и состоящее из одной или нескольких комнат, а также помещений вспомогательного использования, предназначенных для удовлетворения гражданами бытовых и иных нужд, связанных с их проживанием в таком обособленном помещении.

**Нежилое помещение в многоквартирном доме -** помещение в многоквартирном доме указанное в проектной или технической документации на многоквартирный дом либо в электронном паспорте многоквартирного дома, которое не является жилым помещением и не включено в состав общего имущества собственников помещений в многоквартирном доме независимо от наличия отдельного входа или подключения (технологического присоединения) к внешним сетям инженерно-технического обеспечения, в том числе встроенные и пристроенные помещения. К нежилым помещениям приравниваются части многоквартирных домов, предназначенные для размещения транспортных средств (машино-места), кладовые (помещения для хранения), предусмотренные проектной документацией.

**Общее имущество** – состав общего имущества в многоквартирном доме, в отношении которого осуществляется управление, определен в соответствии с Правилами содержания общего имущества в многоквартирном доме, утвержденными постановлением Правительства РФ от 13 августа 2006 г. №491.

**ЖКУ** – жилищные, коммунальные и иные работы и услуги, предоставляемыеСобственнику (Пользователю).

**Плата за жилое помещение и коммунальные услуги –** плата за содержание жилого (нежилого) помещения, коммунальные услуги и взнос на капитальный ремонт.

**Плата за содержание жилого помещения** – плата за услуги, работы по управлению многоквартирным домом, за содержание и текущий ремонт общего имущества в многоквартирном доме, за коммунальные ресурсы, потребляемые при использовании и содержании общего имущества в многоквартирном доме.

**Неполная оплата потребителем коммунальной услуги** – это наличие у потребителя задолженности по оплате 1 коммунальной услуги в размере, превышающем сумму 2 месячных размеров платы за коммунальную услугу, исчисленных исходя из норматива потребления коммунальной услуги независимо от наличия или отсутствия индивидуального или общего (квартирного) прибора учета и тарифа на соответствующий вид коммунального ресурса.

**Совет многоквартирного дома** – это орган, выступающий в роли уполномоченного представителя интересов собственников помещений в многоквартирном доме.

**ЕПД –** этоплатежный документ для внесения платы за жилое (нежилое) помещение и предоставленные коммунальные и иные услуги, предоставляемый в электронной форме в соответствии с условиями настоящего договора.

**Личный кабинет** (далее по тексту ЛК) на сайте <https://terrkomf.ru> (и в мобильном приложении Унистрой) - это неотъемлемая часть сайта, раздел сайта (в мобильном приложении – раздел приложения), который позволяет пользователю помещения в многоквартирном доме получить доступ к данным о состоянии и статистической информации лицевого счета, иной необходимой информации, а также возможность для электронного взаимодействия Собственника (пользователя) и Управляющей организации. Для получения доступа в личный кабинет необходимо пройти процедуру регистрации.

**Минимальный перечень услуг и работ** - перечень услуг и работ, необходимых для обеспечения надлежащего содержания общего имущества в МКД, который определяется для МКД индивидуально, исходя из его технических характеристик, наличия и состава внутридомовых инженерных систем, элементов благоустройства многоквартирного дома, земельного участка, занятого под ним.

**Дополнительные услуги** – услуги и работы, не относящиеся к расходам по содержанию и ремонту жилого помещения, не включенные в Минимальный перечень услуг и работи утвержденные общим собранием собственников помещений.

1. **ПРЕДМЕТ ДОГОВОРА.**
   1. По договору управления многоквартирным домом Управляющая организация по заданию собственников помещений в многоквартирном доме, а также лиц, принявших от Застройщика помещения, в течение согласованного срока за плату обязуется выполнять работы и оказывать услуги по управлению многоквартирным домом, расположенным по адресу: Республика Башкортостан, город Уфа, ул. Менделеева, д.156/1; оказывать услуги и выполнять работы по надлежащему содержанию и ремонту общего имущества в таком доме, решению вопросов пользования указанным имуществом, предоставлять коммунальные услуги собственникам помещений в таком доме и пользующимся помещениями в этом доме лицам, (обеспечивать постоянную готовность инженерных коммуникаций и другого оборудования, входящих в состав общего имущества собственников помещений в многоквартирном доме, к предоставлению коммунальных услуг\*), осуществлять иную направленную на достижение целей управления многоквартирным домом деятельность.
   2. Состав Общего имущества многоквартирного дома (далее – Общее имущество), в отношении которого осуществляется управление по настоящему договору, указан в Приложении №2.
   3. Управляющая организация выполняет поручение Собственника путем заключения от своего имени и за счет Собственника договоров на предоставление ЖКУ с Поставщиками ЖКУ.
   4. Технические и эксплуатационные характеристики многоквартирного дома определены паспортом многоквартирного дома.
   5. Границы балансовой принадлежности и эксплуатационной ответственности за эксплуатацию инженерных сетей, устройств и сооружений устанавливаются соответствующим Актом между Управляющей организацией и Собственником, являющимися неотъемлемой частью настоящего Договора (Приложение № 8).
   6. В случае лучевой разводки холодного, горячего водоснабжения и системы отопления граница ответственности за эксплуатацию указанных инженерных сетей, устройств и оборудования между Управляющей организацией и Собственником устанавливается в соответствии с Приложением № 8 настоящего договора.
   7. В случае стояковой разводки холодного, горячего водоснабжения и системы отопления граница ответственности за эксплуатацию инженерных сетей, устройств и оборудования между Управляющей организацией и Собственником устанавливается в соответствии с Приложением № 8 настоящего договора.
   8. Управляющая организация оказывает услуги и выполняет работы в объеме фактически собранных денежных средств.
   9. Управляющая организация обеспечивает реализацию решений общего Собрания Собственников, в том числе по вопросам использования и распоряжения общим имуществом в многоквартирном доме, вступает в соответствующие договорные отношения с третьими лицами.
   10. Перечень оказываемых услуг и выполняемых работ по управлению многоквартирным домом и содержанию Общего имущества, коммунальных услуг, а также дополнительных услуг, оказываемых управляющей организацией указан в Приложении № 3 к настоящему договору. Перечень услуг и работ по настоящему Договору может быть изменен и дополнен в соответствии с требованиями действующего законодательства РФ, а также предложениями Собственников или Управляющей организации.
2. ОБЯЗАННОСТИ СТОРОН
   1. **Управляющая организация обязана:**
      1. Оказывать услуги и выполнять работы по управлению многоквартирным домом и содержанию Общего имущества в соответствии с действующим законодательством РФ и перечнем, указанным в Приложении № 3 к настоящему договору. Самостоятельно или с привлечением других лиц осуществлять техническое обслуживание внутридомовых инженерных систем, с использованием которых предоставляются коммунальные услуги Собственникам.
      2. Обеспечить, путем заключения договоров с ресурсоснабжающими организациями, предоставление Собственникам и Пользователям помещений коммунальных услуг надлежащего качества в соответствии с правилами предоставления коммунальных услуг гражданам, действующим на территории РФ.
      3. Производить плановые и внеочередные неплановые технические осмотры Общего имущества.
      4. По результатам технических осмотров формировать перечень, размер и порядок финансирования работ по ремонту Общего имущества в порядке и сроки, установленные настоящим договором.
      5. Обеспечивать организацию работ по ремонту Общего имущества в установленном законодательством РФ порядке.
      6. Вести прием показаний индивидуальных приборов учета, а также осуществлять начисление и сбор платежей Собственников (пользователей) за жилое помещение и коммунальные услуги. **Не позднее 15 числа** месяца, следующего за расчетным, производить выставление платежных документов для оплаты услуг и работ по настоящему договору в электронной форме в ЛК Собственника на сайте Управляющей организации <https://terrkomf.ru> и/или в мобильное приложение Унистрой.
      7. Вести реестр Собственников жилых и нежилых помещений.
      8. Обеспечить организацию круглосуточного аварийно-диспетчерского обслуживания по заявкам Собственников (Пользователей), в том числе устранение аварийных ситуаций в нормативные сроки.
      9. Уведомлять собственников об ограничении, приостановлении подачи коммунальных услуг при проведении планово-профилактического ремонта и работ по обслуживанию централизованных сетей инженерно-технического обеспечения и (или) внутридомовых инженерных систем, относящихся к общему имуществу собственников помещений в многоквартирном доме за 10 рабочих дней. При возникновении или угрозе возникновения аварийной ситуации на сетях, возникновении стихийных бедствий или чрезвычайных ситуаций, выявлении фактов несанкционированного подключения внутриквартирного оборудования потребителя к внутридомовым инженерным системам или централизованным сетям инженерно-технического обеспечения, использовании потребителем бытовых машин (приборов, оборудования), мощность подключения которых превышает максимально допустимые нагрузки, рассчитанные исполнителем исходя из технических характеристик внутридомовых инженерных систем и доведенные до сведения потребителей – производить ограничение или приостановление подачи коммунальных услуг без предварительного уведомления собственников.
      10. Информировать Собственников об изменении размера платы за коммунальные услуги, в том числе путем размещения на обороте электронного **ЕПД**, не менее чем за **30** дней до даты предоставления платежных документов, на основании которых будут вноситься указанные платежи в ином размере, в том числе путем размещения в личном кабинете Собственника (Пользователя) на сайте и/или МП.
      11. Предоставлять Собственникам по их запросам информацию о размере платы за содержание и ремонт Общего имущества, объеме и перечне оказываемых услуг/выполняемых работ, тарифах на предоставляемые коммунальные услуги, а также иную информацию, раскрытие и предоставление которой в соответствии с законодательством РФ является обязательным.
      12. Принимать меры по обеспечению своевременной оплаты Собственниками платежей за оказанные услуги по настоящему договору.
      13. Устанавливать и актировать факты непредоставления или некачественного предоставления услуг, выполнения работ по настоящему договору управления, а также факты причинения ущерба имуществу Собственников, Общему имуществу и имуществу третьих лиц, производить перерасчет платежей Собственников в установленном действующим законодательством порядке.
      14. Предоставлять ресурсоснабжающим организациям, региональному оператору по обращению с твердыми коммунальными отходами обязательные сведения и информацию, необходимые для начисления платы за коммунальные услуги, в соответствии с действующим законодательством\*.
      15. Осуществлять контроль качества коммунальных ресурсов и непрерывности их подачи до границ общего имущества в многоквартирном доме\*.
      16. Принимать от собственников помещений в многоквартирном доме и пользователей помещений в данном доме обращения о нарушениях требований к качеству коммунальных услуг и (или) непрерывности обеспечения такими услугами, нарушениях при расчете размера платы за коммунальные услуги и взаимодействовать с ресурсоснабжающими организациями и региональным оператором по обращению с твердыми коммунальными отходами при рассмотрении указанных обращений, проведении проверки фактов, изложенных в них, устранении выявленных нарушений и направлении информации о результатах рассмотрения обращений в порядке, установленном Правительством Российской Федерации\*.
      17. Обеспечивать ресурсоснабжающим организациям доступ к общему имуществу в многоквартирном доме для осуществления приостановки или ограничения предоставления коммунальных услуг собственникам помещений в многоквартирном доме и пользователям помещений в данном доме либо по соглашению с ресурсоснабжающими организациями осуществлять приостановку или ограничение предоставления коммунальных услуг собственникам помещений в многоквартирном доме и пользователям помещений в данном доме\*.
      18. При выполнении работ (услуг) не связанных с оказанием услуг и (или) выполнением работ по содержанию и ремонту общего имущества в многоквартирном доме, предусмотренных настоящим договором, с использованием средств возникшей экономии по смыслу п.12 ст.162 ЖК РФ согласовывать такие работы с советом МКД.
      19. Производить возмещение ущерба, причиненного общему имуществу собственников многоквартирного дома, в том числе путем предъявления требований о выплате страхового возмещения при причинении ущерба собственниками, пользователями помещений, а также третьими лицами.
      20. Не позднее 5 рабочих дней после окончания каждого календарного квартала хозяйственного года, направлять Председателю совета МКД, а в случае его отсутствия одному из членов совета МКД, либо иному, уполномоченному решением общего собрания собственнику предложение ознакомиться и подписать акт приёмки выполненных работ и оказанных услуг по содержанию и текущему ремонту общего имущества, дополнительных и иных услуг, способами, указанными в п. 7.2. настоящего договора.
      21. В случае лучевой разводки холодного, горячего водоснабжения и системы отопления проводить техническое обслуживание индивидуальных, общих (квартирных) или комнатных приборов учета, распределителей, фильтров (осмотр, поверку в сроки, установленные технической документацией, проверку технического состояния, ремонт, замену его составных частей, в том числе элементов питания, либо замену самого прибора) в соответствии с требованиями к средствам измерения, а также к их использованию (эксплуатации), в соответствии с Правилами предоставления коммунальных услуг собственникам и пользователям помещений в многоквартирных домах и жилых домов (далее - Правила предоставления коммунальных услуг) и Приложением № 3 настоящего договора.
      22. Производить поверку индивидуального прибора учета (при лучевой разводке) не позднее срока, указанного в технической документации на соответствующие индивидуальный прибор учета (за исключением индивидуальных приборов учета электрической энергии).
          1. В случае если срок плановой поверки приходится на период отопительного сезона, Управляющая организация проводит поверку до его начала, вместе с проверкой технического состояния индивидуального прибора учета тепловой энергии, а при необходимости производит ремонт, замену его составных частей, в том числе элементов питания, либо замену самого прибора.
      23. Проведение поверки может производиться двумя способами:
          1. В лабораторных условиях на стенде в соответствии с ГОСТ 8.156-83 «Счетчики холодной воды. Методы и средства поверки», МИ 2573-2000 ГСИ. «Теплосчетчики для водяных систем теплоснабжения. Методика поверки. Общие положения» и Методиками поверки, разработанными для каждого типа средства измерений и утвержденными Федеральным агентством по техническому регулированию. При этом ИПУ демонтируется без замены на аналогичный на срок не более 3 (трех) рабочих дней.
          2. На месте установки в течение одного дня в соответствии с МИ 1997-2006 «Рекомендация ГСИ. Квартирные счетчики воды. Методика периодической (внеочередной) поверки при эксплуатации».
      24. При техническом обслуживании ИПУ предусматривается проведение следующих видов поверок:
          1. Периодическая поверка, проводимая по истечении межповерочного интервала.
          2. Внеочередная поверка, проводимая:

* по требованию нанимателя (собственника) жилого помещения, управляющей организации, ГУ ИС района или уполномоченных ими лиц;
* при выявлении нарушений целостности пломбы;
* в случаях, предусмотренных действующими нормативно-правовыми актами.
  + 1. По окончании работ, указанных в п. 2.1.21. -2.1.24. настоящего раздела произвести ввод в эксплуатацию прибора учета в порядке, предусмотренном пунктами 81 - 81(6), 81(8), 81(9) Правил предоставления коммунальных услуг с самостоятельным оформлением и подписанием акта ввода прибора учета в эксплуатацию. На основании Приложения № 8 «Акт по разграничению балансовой принадлежности Собственника и Управляющей организации» настоящего договора Акт ввода прибора учета в эксплуатацию подписывается представителями Управляющей организации, принимавшими участие в процедуре ввода прибора учета в эксплуатацию.
    2. После установки контрольных пломб на приборе учета и оформления, подписания Акта ввода прибора учета в эксплуатацию соответствующая информация отображается в ЛК.
    3. Нести иные обязанности, предусмотренные действующим законодательством.
  1. **Собственники обязаны:**
     1. Своевременно оплачивать услуги и работы в соответствии с условиями настоящего договора.
     2. Обеспечить наличие индивидуальных приборов учета энергоресурсов в своих помещениях, за счет собственных средств, своевременно оплачивать их техническое обслуживание, поверку, ремонт, замену их составных частей, в том числе элементов питания, либо замену самого прибора, в соответствии с требованиями технических условий эксплуатации и настоящим договором.
     3. Обеспечить допуск в занимаемые Собственниками, членами их семей (пользователями) помещения сотрудников Управляющей организации с целью контроля и проверки достоверности показаний индивидуальных приборов учета, технического обслуживания индивидуальных приборов учета, осмотра технического состояния помещения, инженерного оборудования, находящегося в нем, осмотра помещения и общего имущества на соответствие проектной документации и для выполнения необходимых профилактических, ремонтных работ в согласованное сторонами время, а для ликвидации аварии – незамедлительно в любое время.
        1. Обеспечить доступ в помещение специализированной организации для проведения поверки в согласованные с Управляющей организацией сроки, но не позднее месяца с момента уведомления Управляющей организацией о необходимости проведения поверки.
     4. Своевременно в течение одних суток сообщать о возникших неисправностях Общего имущества и авариях на инженерных сетях, в случае выхода из строя индивидуального прибора учета (в случае нахождения такого прибора учета внутри помещения) в диспетчерскую службу Управляющей организации по телефону **+7 (347) 200-9-079**, (круглосуточно).
     5. Бережно относиться к Общему имуществу, не нарушать права других собственников помещений, использовать помещение в соответствии с его целевым назначением, соблюдать следующие требования:

1. не производить перенос инженерных сетей многоквартирного дома, относящихся к общему имуществу;
2. не устанавливать, не подключать и не использовать электробытовые приборы и машины мощностью, превышающей технологические возможности внутридомовой электрической сети;
3. не использовать теплоноситель из системы отопления не по прямому назначению (отбор воды);
4. не загромождать (не ограждать) подходы к инженерным коммуникациям и запорной арматуре в помещении;
5. не создавать повышенного шума в жилых помещениях и местах общего пользования;
6. выполнять предусмотренные законодательством санитарно-гигиенические, экологические и противопожарные требования;
7. не устанавливать самовольно тамбурные двери, кладовые на лестничных площадках;
8. использовать колясочные по их прямому назначению, не складировать вещи, имущество, продукты;
9. не совершать действий, приводящих (могущих привести) к порче Общего имущества.
10. не использовать открытый огонь: не разжигать костер, не зажигать спички, свечи на балконах, лоджиях, террасах, в местах общего пользования.
    * 1. Своевременно в течение 5-ти дней извещать Управляющую организацию о смене Собственника и совершении каких-либо сделок с помещением Собственника, об изменении числа Пользователей помещением, а также о временном отсутствии Пользователей помещения с предоставлением информации о месте фактического пребывания, о фактах неиспользования помещений; о контактных лицах, уполномоченных решать вопросы организации доступа в помещение в случае возникновения аварийных ситуаций.
      2. Своевременно предоставлять документы о регистрации по месту жительства\*\*.
      3. Осуществлять за свой счет содержание и ремонт принадлежащих им помещений и находящегося внутри помещений инженерного оборудования, не относящегося к Общему имуществу.
      4. При принятии решения о проведении работ по капитальному ремонту внутри помещений Собственников, а также инженерного оборудования, находящегося в них и предназначенного для предоставления коммунальных услуг, уведомить Управляющую организацию о проведении работ, связанных с переустройством и перепланировкой помещений до начала работ.
      5. Информировать управляющую организацию об увеличении или уменьшении числа граждан, проживающих (в том числе временно) в занимаемом жилом помещении, не позднее 5 рабочих дней со дня произошедших изменений\*\*.
      6. Принимать в установленные сроки решения по вопросам определения перечня услуг и работ, а также размере платы за содержание и ремонт Общего имущества.
      7. Неукоснительно соблюдать и выполнять требования законодательства и Инструкции о мерах пожарной безопасности, Правил проживания и Правил въезда/выезда и нахождения транспортных средств на территории многоквартирного дома (Приложения №4, 6, 7).
      8. Возмещать расходы и убытки Управляющей организации, вызванные несоблюдением требований законодательства и Инструкции о мерах пожарной безопасности в срок не превышающий 20-ти календарных дней с момента представления Управляющей организации расчета.
      9. Собственник, по инициативе которого созывается общее собрание собственников помещений в многоквартирном доме, обязуется письменно уведомить Управляющую организацию о проведении такого собрания не позднее, чем за десять дней до даты его проведения.
      10. Собственник уполномочивает Управляющую организацию использовать средства, полученные за счет экономии предоставляемых ЖКУ (ресурсосбережение и др.), направлять их на возмещение убытков, связанных с предоставлением ЖКУ, в том числе на оплату работ по капитальному ремонту, содержанию и текущему ремонту общедомового имущества, возмещение убытков вследствие причинения вреда общему имуществу, актов вандализма и т.д.
      11. Не складировать твердые коммунальные отходы вне контейнеров, бункеров, иных емкостей и специальных площадок для крупногабаритных отходов, предназначенных для их накопления в соответствии с договором на оказание услуг по обращению с твердыми коммунальными отходами, не заполнять контейнеры для твердых коммунальных отходов, предназначенные для накопления отходов других лиц и не указанные в договоре на оказание услуг по обращению с твердыми коммунальными отходами, или контейнеры, не предназначенные для таких видов отходов.
      12. Обеспечить личное участие или участие доверенного лица в общих собраниях Собственников помещений в многоквартирном доме, проводимых как по инициативе самих Собственников, так и по инициативе управляющей организации.
      13. Не нарушать фасад и другие конструктивные элементы общего имущества собственников помещений в многоквартирном доме. Запрещается установка кондиционера, антенны и прочего оборудования на фасад и другие конструктивные элементы, входящие в состав общего имущества собственников помещений в многоквартирном доме, без соответствующего решения общего собрания собственников помещений в данном многоквартирном доме.
      14. При обнаружении неисправностей, пожара и аварий во внутриквартирном оборудовании, внутридомовых инженерных системах, а также при обнаружении иных нарушений качества предоставления коммунальных услуг немедленно сообщать о них в аварийно-диспетчерскую службу или в иную службу, указанную управляющей организацией, а при наличии возможности – принять все меры по устранению таких неисправностей, пожара и аварий.
      15. Не нарушать пломбы на приборах учета, не демонтировать приборы учета и не осуществлять действия, направленные на искажение данных.
      16. Соблюдать чистоту и порядок в подъездах, на лестничных клетках и других местах общего пользования, выносить мусор, пищевые и бытовые отходы в специально отведённые для этого места.
      17. Не допускать сбрасывания в санитарный узел мусора и отходов, засоряющих канализацию.
      18. При наличии домашних животных соблюдать санитарно-гигиенические и ветеринарно-санитарные правила содержания и правила выгула животных, предусмотренные законодательством Российской Федерации.
      19. Соблюдать правила пожарной безопасности и пользования электрическими, газовыми, другими приборами, не допускать установки самодельных предохранительных устройств, кладовок, тамбуров, загромождения коридоров, проходов, лестничных клеток, запасных входов, самовольно не производить демонтаж пожарных лестниц.
      20. В случае не предоставления услуг по содержанию и ремонту общего имущества и (или) коммунальных услуг, либо предоставления услуг не надлежащего качества, незамедлительно сообщать об этом в управляющую организацию для участия её представителя в осмотрах и составления соответствующих актов.
      21. В случае изменения способа управления многоквартирным домом или выбора иной управляющей организации, компенсировать заёмные денежные средства, потраченные на производство капитального ремонта этого дома управляющей организации в полном объёме пропорционально доле в праве общей долевой собственности на общее имущество в многоквартирном доме.
      22. Предоставить Управляющей организации согласие на обработку персональных данных (включая их передачу третьим лицам-организациям), непосредственно связанных с исполнением договора в соответствии с требованиями действующего законодательства.
      23. Не хранить в помещениях и местах общего пользования вещества и предметы, загрязняющие воздух.
      24. Не курить в местах общего пользования, согласно ФЗ РФ от 23 февраля 2013 года № 15-ФЗ «Об охране здоровья граждан от воздействия окружающего табачного дыма и последствий потребления табака».
      25. Ознакомить всех совместно проживающих в жилом помещении, принадлежащем Собственнику, либо использующих помещение, дееспособных граждан, с условиями настоящего Договора. Члены семьи Собственника, проживающие совместно с ним, пользуются наравне с ним всеми правами и несут все обязанности, вытекающие из настоящего Договора, если иное не установлено соглашением между Собственником и членами его семьи.
      26. Соблюдать права и законные интересы соседей, не допускать выполнения в помещении работ или совершения других действий, приводящих к порче помещений, либо создающих повышенный шум или вибрацию, соблюдать тишину в помещениях многоквартирного дома в установленные действующим законодательством часы. Запрещается совершать следующие действия, нарушающие покой граждан и тишину в ночное время:

* использование телевизоров, радиоприемников, магнитофонов и других звуковоспроизводящих устройств, а также устройств звукоусиления, в том числе установленных на транспортных средствах, объектах торговли, общественного питания и развлекательных центрах, влекущее нарушение покоя граждан и тишины в ночное время;
* несвоевременное отключение звуковых сигналов неоднократно срабатывающей охранной сигнализации, в том числе установленной на транспортных средствах, либо использование неисправной охранной сигнализации, влекущее нарушение покоя граждан и тишины в ночное время;
* использование пиротехнических средств, влекущее нарушение покоя граждан и тишины в ночное время;
* игра на музыкальных инструментах, крики, свист, пение, а также иные действия, сопровождающиеся звуками, влекущие нарушение покоя граждан и тишины в ночное время;
* производство ремонтных, строительных, погрузочно-разгрузочных работ, влекущее нарушение покоя граждан и тишины в ночное время (Закон Республики Башкортостан от 18 июля 2011 года № 430-з «Об обеспечении покоя граждан и тишины»).
  + 1. Убрать личное транспортное средство с придомовой территории в случае размещения Управляющей организацией объявления о необходимости уборки придомовой территории. Не допускать стоянку личного транспортного средства в местах, не предназначенных для этой цели на придомовой территории, в соответствии с Постановлением Главного государственного санитарного врача РФ от 25.09.2007 № 74 «О введении в действие новой редакции санитарно-эпидемиологических правил и нормативов СанПиН 2.2.1/2.1.1.1200-03 «Санитарно-защитные зоны и санитарная классификация предприятий, сооружений и иных объектов».
    2. Поддерживать температуру в жилом (нежилом) помещении не ниже допустимой нормы в соответствии с постановлением Правительства РФ от 06.05.2011г. № 354 «О предоставлении коммунальных услуг собственникам и пользователям помещений в многоквартирных домах и жилых домов», инструкцией по эксплуатации многоквартирного дома по адресу: Республика Башкортостан, г. Уфа, ул. Менделеева, д. 156/1.
    3. Соблюдать Правила проживания в многоквартирном доме, Правила въезда/выезда и нахождения транспортных средств на территории МКД, утвержденные общим собранием собственников МКД согласно приложению № 6 и № 7.
    4. Уполномочить Управляющую организацию от своего имени принимать участие в проведении процедуры ввода прибора учета в эксплуатацию, в случаях, предусмотренных пунктами 2.1.21-2.1.26. настоящего договора с правом подписания акта ввода прибора учета в эксплуатацию.
    5. Нести иные обязанности, предусмотренные действующим законодательством.

1. ПРАВА СТОРОН.
   1. Управляющая организация имеет право:
      1. Самостоятельно определять порядок и способ выполнения своих обязательств по настоящему Договору.
      2. Осуществлять функции заказчика работ по реконструкции, новому строительству, текущему и капитальному ремонту общего имущества многоквартирного дома, самостоятельно выполнять эти работы, производить реконструкцию, расширение, техническое перевооружение в соответствии с адресными программами, а также исходя из производственной целесообразности.
      3. Требовать от Собственников внесения платы за жилое (нежилое) помещение и коммунальные услуги.
      4. Уведомлять потребителя в сроки, предусмотренные законодательством, об ограничении коммунальной услуги, а затем о приостановлении, либо при отсутствии технической возможности введения ограничения о приостановлении без предварительного введения ограничения, уведомлять о наличии задолженности по оплате коммунальных услуг, оплате жилого (нежилого) помещения, дополнительных услуг (за исключением случаев, предусмотренных статьей 157.2 ЖК РФ) или задолженности по уплате неустоек (штрафов, пеней). Уведомление доставляется Собственнику (потребителю) посредством передачи смс-сообщения по сети подвижной радиотелефонной связи на пользовательское оборудование потребителя, телефонного звонка с записью разговора, сообщения электронной почты или через личный кабинет потребителя в государственной информационной системе жилищно-коммунального хозяйства (при наличии), посредством размещения на официальной странице Управляющей организации в сети Интернет, размещения в личном кабинете Собственника (Пользователя) на сайте и/или МП, либо посредством передачи потребителю голосовой информации по сети фиксированной телефонной связи.
      5. Приостанавливать или ограничивать предоставление коммунальных услуг в случае неполной оплаты потребителем коммунальной услуги в порядке, установленном законом.
      6. Производить начисление и взыскание пени с Собственников за несвоевременное внесение платы в соответствии с условиями настоящего договора.
      7. Заключать договоры со специализированными организациями на осуществление функций по начислению и учету операций по расчетам с Собственниками, осуществлению функций по приему платежей Собственников и взысканию задолженности с Собственников.
      8. Размещать информацию на обороте платежных документов (за исключением рекламы).
      9. Производить обработку персональных данных Собственников и иных лиц, пользующихся помещениями в многоквартирном доме в соответствии с действующим законодательством.
      10. Осуществлять права Исполнителя коммунальных услуг, предусмотренные действующим законодательством.
      11. Своими силами осуществлять мероприятия, направленные на устранение и предупреждение причин, влекущих нарушение Собственниками требований законодательства и Инструкции о мерах пожарной безопасности (Приложение № 4).
      12. Требовать возмещения расходов, возникших в связи с проведением Управляющей организацией мероприятий, направленных на предупреждение или устранение причин, влекущих нарушение Собственниками требований законодательства и Инструкции о мерах пожарной безопасности.
      13. Требовать возмещения убытков, понесенных Управляющей организацией в связи с привлечением Управляющей организации к ответственности за нарушения требований пожарной безопасности, возникшие по причине несоблюдения Собственниками законодательства и Инструкции о мерах пожарной безопасности.
      14. Требовать допуска в помещение Собственника Управляющей организации (в том числе работников аварийных служб) для осмотра технического и санитарного состояния внутриквартирного оборудования, для выполнения необходимых ремонтных работ, проверки и устранения недостатков предоставления коммунальных услуг в порядке и в сроки, установленные правилами предоставления коммунальных услуг.
      15. Созывать по своей инициативе общие собрания Собственников, в том числе и по вопросам, отнесенным к компетенции общего собрания собственников помещений в многоквартирном доме.
      16. Информировать соответствующие органы о несанкционированном переоборудовании и (или) перепланировке помещений, общего имущества многоквартирного дома, а также об использовании их не по назначению.
      17. Перераспределять денежные средства, полученные от Собственников помещений в МКД на одни цели и неизрасходованные управляющей организацией (ресурсосбережение, и др.), по другим статьям расходов, направленным на предоставление Собственнику ЖКУ, в т.ч. оплату работ по капитальному ремонту, содержанию и текущему ремонту общедомового имущества, возмещение убытков вследствие причинения вреда общему имуществу, актов вандализма и т.д.
      18. Требовать от Собственников приведения внутриквартирных инженерных систем, оборудования, конструктивных элементов в соответствие с технической документацией на жилое (нежилое) помещение, если это оказывает влияние на работу инженерных систем, оборудования, состояние конструктивных элементов жилого дома и на качество оказываемых управляющей организацией услуг.
      19. В установленном законодательством порядке требовать возмещения убытков, понесённых управляющей организацией в результате нарушения Собственником обязательств по настоящему Договору.
      20. Проводить проверку работы приборов учёта и сохранности пломб.
      21. Аккумулировать денежные средства фонда капитального ремонта Собственников помещений в многоквартирном доме для использования их для проведения капитального ремонта, способом и в порядке, определённом решением общего собрания Собственников помещений в многоквартирном доме.
      22. Оказывать за отдельную плату иные услуги, не оговоренные настоящим Договором на основании письменного заявления или устной заявки Собственника или пользователя помещения многоквартирного дома в управляющую организацию.
      23. Производить самостоятельно или с привлечением третьих лиц непредвиденные, внеплановые работы по текущему ремонту в случае получения предписания от органов государственного жилищного надзора без утверждения таких работ (включая их стоимость, условия выполнения, начальные/конечные сроки) на общем собрании собственников МКД.
      24. Направлять Собственнику любую информацию, в том числе ЕПД на электронную почту, указанную Собственником.
      25. Заключать, подписывать от своего имени и в интересах собственников помещений в многоквартирном доме сделки об использовании общего имущества собственников помещений в многоквартирном доме (в том числе договоры на установку и эксплуатацию рекламных конструкций). При этом, существенные условия таких договоров определяются Управляющей организацией.
   2. Собственники имеют право:
      1. Требовать от Управляющей организации выполнения своих обязательств, предусмотренных настоящим договором.
      2. При выявлении недостатков в работе Управляющей организации, а именно при предоставлении коммунальных услуг и услуг по управлению многоквартирным домом и содержанию Общего имущества, техническому обслуживанию индивидуальных приборов учета (за исключением индивидуальных приборов учета электроэнергии и приборов учета при стояковой разводке), дополнительных услуг (охрана, вывоз снега), установленных настоящим Договором, ненадлежащего качества требовать от Управляющей организации устранения недостатков, возникших в результате невыполнения Управляющей организацией своих обязанностей или проведения перерасчета платежей Собственников в порядке, установленном действующим законодательством и условиями настоящего договора.
      3. При причинении ущерба имуществу Собственников, Общему имуществу и имуществу третьих лиц вследствие аварий в инженерных сетях, требовать от Управляющей организации составления акта в порядке, установленном условиями настоящего Договора.
      4. Требовать в установленном порядке возмещения ущерба, причиненного по вине Управляющей организации.
      5. Предлагать Управляющей организации вносить изменения в перечень предоставляемых коммунальных услуг, а также оказываемых услуг и выполняемых работ по содержанию и ремонту Общего имущества.
   3. **Совет и Председатель Совета имеют право:**
      1. Представлять интересы всех Собственников во взаимоотношениях с управляющей организацией, осуществлять письменные обращения в Управляющую организацию от имени Собственников.
      2. Присутствовать при выполнении Управляющей организацией обязательств по договору управления, при выполнении работ и оказании услуг, проверять объемы, качество и периодичность оказания услуг и выполнения работ, в соответствии с российским законодательством и разделом 7 настоящего Договора.
2. **ПОРЯДОК ОПРЕДЕЛЕНИЯ ЦЕНЫ ДОГОВОРА** **И ПЕРЕЧНЯ РАБОТ.**
   1. Цена договора устанавливается в размере стоимости выполненных работ, оказанных услуг по содержанию жилого (нежилого) помещения, а также стоимости иных работ, услуг, которые составляют предмет настоящего договора и которые предоставляет Управляющая организация по настоящему Договору с учетом конкретных характеристик соответствующих помещений и условий их использования.
   2. Расчетный период для оплаты по настоящему договору устанавливается равным календарному месяцу.
   3. Размер платы за содержание жилого (нежилого) помещения определяется путем умножения тарифов на общую площадь помещений, принадлежащих Собственнику, или путем распределения затрат пропорционально размеру общей площади принадлежащего на праве собственности помещения в многоквартирном доме в соответствии с решением общего собрания собственников помещений. Размер платы за содержание жилого (нежилого) помещения, определенный исходя из минимального перечня услуг и работ для МКД по ул. Менделеева, дом № 156/1 утверждается ежегодно общим собранием собственников по видам услуг, с учетом технических характеристик, элементов благоустройства многоквартирного дома, земельного участка, занятого под ним и предложений Управляющей организации и равен сумме:

* тарифов, действующих на момент оказания услуг/работ по управлению многоквартирным домом, по содержанию и текущему ремонту общего имущества, принятых уполномоченным органом местного самоуправления, включающих услуги/работы в соответствии с Постановлением Правительства РФ №290;
* стоимости работ и услуг, необходимых для обеспечения надлежащего содержания общего имущества в многоквартирном доме, определенных индивидуально для МКД ул. Менделеева, дом № 156/1, исходя из его технической оснащенности/благоустройства и в соответствии с Постановлением Правительства РФ №290;
* надбавки за кратность работ и услуг (по уборке мест общего пользования, уборке придомовой территории), в соответствии с прилагаемым приложением № 3 к договору о передаче прав по управлению МКД.
  + 1. В случае если размер платы за содержание жилого (нежилого) помещения не принят общим собранием собственников на момент начала исполнения обязательств управляющей организации по управлению данным МКД, размер платы за содержание жилого (нежилого) помещения принимается равным установленным органом местного самоуправления тарифам по видам услуг/работ, учтённых в этих тарифах.
    2. Размер платы за содержание жилого (нежилого) помещения на момент начала исполнения обязательств управляющей организации по управлению данным МКД по видам услуг, НЕ включенных в тарифы согласно Постановлению Администрации муниципального образования г. Уфа, но необходимых для выполнения минимального перечня работ/услуг, определенного для МКД по ул. Менделеева, дом №156/1 исходя из его технической оснащенности/благоустройства, устанавливается в размере стоимости каждого вида работ и услуг по содержанию и ремонту общего имущества в многоквартирном доме и утверждается на первом общем собрании собственников многоквартирного дома.
    3. Детализация размера платы с указанием каждого вида работ и услуг по содержанию и ремонту общего имущества в многоквартирном доме с указанием периодичности их выполнения приведена в Приложении № 3 к настоящему договору. Перечень услуг и работ, их периодичность их выполнения определяются для МКД индивидуально, исходя из его технических характеристик, наличия и состава внутридомовых инженерных систем, элементов благоустройства многоквартирного дома, земельного участка, занятого под ним.
    4. Размер платы за дополнительные услуги или порядок его определения, порядок и условия их оказания утверждается на общем собрании собственников помещений.
  1. Не позднее, чем до истечения месяца апреля каждого календарного года Управляющая организация, выступая инициатором, выносит на общее собрание собственников помещений в МКД расчет (смету) и обоснование размера платы за содержание жилого (нежилого) помещения по видам услуг с перечнем работ и услуг на очередной год действия Договора.
  2. В случае, если инициированное Управляющей организацией общее собрание собственников помещений не состоялось по причине отсутствия кворума, установленного в п. 1 ст. 46 ЖК РФ, либо решение об установлении (порядке определения) размера платы за содержание жилого (нежилого) помещения с перечнем работ и услуг на очередной год действия настоящего договора не принято, то размер платы за содержание и ремонт жилых (нежилых) помещений, по видам услуг в соответствии с п.4.3. настоящего договора принимается равным размеру платы за содержание и ремонт жилых (нежилых) помещений с учетом индексации, определенной в соответствии с п.4.6 настоящего договора, а в отношении тарифов за услуги/работы по управлению многоквартирным домом, по содержанию и текущему ремонту общего имущества, принятых уполномоченным органом местного самоуправления, включающие услуги/работы в соответствии с Постановлением Правительства РФ №290 - принимается равным размеру платы за содержание и ремонт жилых (нежилых) помещений с учетом индексации, определенной в соответствии с п.4.6 настоящего договора, но не ниже действующего размера платы за содержание жилого помещения для собственников жилых (нежилых) помещений по видам услуг, установленного органом местного самоуправления на соответствующий год и не ниже действующего размера платы за содержание и ремонт жилых (нежилых) помещений, по видам услуг, установленного предыдущим общим собранием собственников.
  3. Действующий размер платы за содержание и ремонт жилых (нежилых) помещений, по видам услуг, приведенных в Приложении № 3 к настоящему Договору на следующий и последующие календарные годы действия настоящего договора, индексируется на величину индекса потребительских цен на текущий год, установленную действующим Прогнозом социально-экономического развития Российской Федерации на условиях, указанных в п.4.5 настоящего договора.
  4. Стороны согласовали условия, устанавливающие порядок определения, изменения (индексации) цены договора, размера платы за содержание и ремонт жилого (нежилого) помещения, размера платы за дополнительные услуги, а также порядок внесения такой платы, за исключением платы за коммунальные услуги, предоставляемые в соответствии со [статьей 157.2](http://www.consultant.ru/document/cons_doc_LAW_371925/397dbb8c389cd2ab637743ad706ed30178494f6f/#dst749) ЖК РФ, поэтому при изменении размера платы путем его индексации не требуется внесения соответствующих изменений в настоящий договор.
  5. Размер платы за коммунальные услуги определяется в порядке, установленном [Правилами](garantF1://12086043.1006) предоставления коммунальных услуг собственникам и пользователям помещений в многоквартирных домах и жилых домов, утвержденных [постановлением](garantF1://12086043.0) Правительства Российской Федерации от 6 мая 2011 г. № 354.
  6. При предоставлении в расчетном периоде Собственнику в помещении многоквартирного дома коммунальной услуги ненадлежащего качества и (или) с перерывами, превышающими установленную продолжительность, а также при перерывах в предоставлении коммунальной услуги для проведения ремонтных и профилактических работ в пределах установленной продолжительности перерывов размер платы за такую коммунальную услугу за расчетный период подлежит уменьшению вплоть до полного освобождения Собственника от оплаты такой услуги.
  7. В случае оказания услуг и выполнения работ по управлению, содержанию и ремонту общего имущества в многоквартирном доме ненадлежащего качества и (или) с перерывами, превышающими установленную продолжительность, размер платы за содержание и ремонт помещения подлежит изменению в соответствии с [Правилами](garantF1://12048944.2000) изменения размера платы за содержание и ремонт жилого помещения в случае оказания услуг и выполнения работ по управлению, содержанию и ремонту общего имущества в многоквартирном доме ненадлежащего качества и (или) с перерывами, превышающими установленную продолжительность, утвержденными [постановлением](garantF1://12048944.0) Правительства Российской Федерации от 13.08.2006 № 491.
  8. Плата за содержание жилого (нежилого) помещения, коммунальные услуги, взнос на капитальный ремонт, дополнительные услуги (охрана, вывоз снега), задолженность за указанные услуги, а также плата за услуги, оказанные собственнику по его заявлению в индивидуальном порядке вносится: на основании **платежного документа**, предоставляемого (направляемого) Управляющей организацией Собственнику в электронной форме в личный кабинет Собственника на сайте Управляющей организации и/или в мобильное приложение не позднее **15** числа месяца, следующего за истекшим расчетным периодом, за который производится оплата; на основании **информации** о плате за содержание жилого (нежилого) помещения, коммунальные услуге, взнос на капитальный ремонт, дополнительные услуги (охрана, вывоз снега), задолженности за указанные услуги, а также о плате за услуги, оказанные собственнику по его заявлению в индивидуальном порядке, размещенной в системе или в иных информационных системах, позволяющих внести плату за жилое помещение и коммунальные услуги (ГИС ЖКХ, мобильное приложение, личный кабинет на сайте управляющей организации). Датой получения платежного документа (иного документа, информации), сведений Собственником считается день, следующий за днем размещения платежного документа (иного документа, информации), сведений в личном кабинете на сайте и/или в мобильном приложении.
     1. Плата за техническое обслуживание индивидуальных приборов учета (поверка, проверка технического состояния, ремонт (замена его составных частей, в том числе элементов питания, либо замена самого прибора, если таковые работы были произведены), за исключением индивидуальных приборов учета электроэнергии) включается ЕПД отдельной строкой и вносится: на основании платежного документа, предоставляемого (направляемого) Управляющей организацией Собственнику в электронной форме в личный кабинет Собственника на сайте Управляющей организации и/или в мобильное приложение не позднее 15 числа месяца, следующего за истекшим расчетным периодом, в котором было произведено техническое обслуживание индивидуальных приборов учета (п.2.1.21-2.1.26 настоящего договора); на основании информации о плате за техническое обслуживание индивидуальных приборов учета (за исключением индивидуальных приборов учета электроэнергии), размещенной в системе или в иных информационных системах, позволяющих внести оплату (ГИС ЖКХ, мобильное приложение, личный кабинет на сайте управляющей организации). Датой получения платежного документа, сведений Собственником считается день, следующий за днем размещения платежного документа (иного документа, информации), сведений в личном кабинете на сайте и/или в мобильном приложении.
  9. Взносы на капитальный ремонт подлежат начислению в случае соответствующего решения общего собрания собственников многоквартирного дома, содержащего размер взноса и срок начисления. В случае возникновения необходимости немедленного проведения капитального ремонта общего имущества многоквартирного дома (в т.ч. в случае аварийной ситуации), не проведение которого может повлечь за собой причинение ущерба общему имуществу многоквартирного дома, имуществу проживающих или их жизни и здоровью, Управляющая организация вправе, в соответствии с решением общего собрания собственников МКД проводить работы в объеме, необходимом для предотвращения аварии или ликвидации последствий, возникших вследствие аварии, иных чрезвычайных ситуаций природного или техногенного характера, за счет средств, накопленных на спец счете.
  10. Сумма, начисленных в соответствии с [частями 14, 14.1 статьи 155](garantF1://12038291.155014) Жилищного кодекса Российской Федерации пени, указывается в отдельном разделе ЕПД.
  11. Плата за содержание жилого (нежилого) помещения, коммунальные услуги, взнос на капитальный ремонт, дополнительные услуги (охрана, вывоз снега), а также плата за услуги, оказанные собственнику по его заявлению в индивидуальном порядке, вносится ежемесячно до **26** числа месяца, следующего за истекшим расчетным периодом, за который производится оплата.
  12. Сумма государственной пошлины, уплаченная Управляющей организацией при осуществлении действий по взысканию задолженности по оплате жилого (нежилого) помещения, коммунальных услуг, дополнительных услуг и взыскиваемая по выданному судебному приказу, исполнительному листу в отношении собственника помещения указывается в отдельном разделе ЕПД.
  13. Собственник вносит плату за жилое помещение, коммунальные и прочие услуги на расчетный счет Управляющей организации либо платежного агента, с которым у управляющей организации заключен соответствующий договор.
  14. В случае изменения банковского счета Управляющая организация вносит соответствующие изменения в платежные документы.
  15. Неиспользование Собственником помещения и /или неполучение платежного документа не является основанием невнесения платы за жилое помещение, коммунальные и прочие услуги.
  16. Управляющая организация доводит до Собственника информацию об изменении тарифов путем размещения на обороте электронного платежного документа, на сайте, в личном кабинете Собственника (Пользователя) на сайте и/или МП и стендах управляющей организации.
  17. Изменение перечня, периодичности, расходов и (или) качества выполняемых работ и оказываемых услуг по настоящему договору утверждается общим собранием собственников помещений многоквартирного дома.
  18. При внесении денежных средств на основании ЕПД, такое исполнение засчитывается в первую очередь в счет оплаты жилого (нежилого) помещения и коммунальные услуги за текущий расчетный период.

Оставшиеся после оплаты текущего расчетного периода денежные средства засчитываются в счет оплаты за жилое помещение и коммунальные услуги за периоды, по которым срок исковой давности не истек, за исключением периодов задолженности, взыскиваемых по действующим судебным приказам, исполнительным листам в отношении собственника помещения.

Оставшиеся после оплаты текущего расчетного периода и расчетных периодов, по которым срок исковой давности не истек, денежные средства засчитываются в счет погашения периодов задолженности по оплате за жилое (нежилое) помещение и коммунальные услуги, взыскиваемых по действующим судебным приказам, исполнительным листам в отношении собственника помещения. Пени, предусмотренные частями 14, 14.1 статьи 155 ЖК РФ, погашаются в последнюю очередь.

* 1. В случае если Собственник производит частичную оплату предоставляемых Управляющей организацией коммунальных услуг и услуг по содержанию жилого помещения, дополнительных услуг (охрана, вывоз снега), а также услуг, оказанных Собственнику по его заявлению в индивидуальном порядке, включая частичное погашение задолженности за указанные услуги, то Управляющая организация делит полученную от потребителя плату между всеми указанными в платежном документе видами услуг пропорционально размеру каждой платы, указанной в платежном документе с учетом п. 4.21 Договора. В этом случае Управляющая организация рассчитывает задолженность потребителя по каждому виду услуг исходя из частично неоплаченной суммы.
  2. Денежные средства, вырученные от передачи в пользование общедомового имущества собственников, либо взысканные в судебном порядке в качестве неосновательного обогащения, в том числе при применении иных способов защиты гражданских прав собственников помещений в многоквартирном доме на общее имущество в таком доме, определенных ст.12 ГК РФ:

1. в размере 50% - являются дополнительным вознаграждением Управляющей организации;
2. в размере 50% - направляются на содержание общедомового имущества собственников. Решение об использовании данных средств принимается советом многоквартирного дома.
3. **ОТВЕТСТВЕННОСТЬ СТОРОН.**
   1. Управляющая организация несет ответственность за качество предоставления услуг (работ) по настоящему договору в соответствии с действующим законодательством РФ и условиями настоящего Договора.
   2. Стороны несут ответственность за причинение ущерба Общему имуществу, друг другу, а также третьим лицам в случае неисполнения или ненадлежащего исполнения своих обязанностей по настоящему Договору.
   3. Стороны не несут ответственность за нарушения обязательств по исполнению настоящего Договора, если докажут, что они произошли не по их вине.
   4. За несвоевременную оплату услуг по настоящему договору Собственники выплачивают Управляющей организации пени в соответствии с действующим законодательством.
   5. Собственники, которые своевременно вносят плату по настоящему договору, не несут ответственность за несвоевременное внесение указанных платежей другими Собственниками.
   6. Собственники не отвечают по обязательствам управляющей организации, управляющая организация не отвечает по обязательствам Собственников.

В случае если управляющая организация обеспечивает за свой счет организацию и проведение общего собрания в том числе по собственной инициативе, а также при повторном проведении общего собрания собственников помещений в многоквартирном доме, а собственниками не обеспечивается необходимый кворум для решения вопросов, поставленных на голосование, а также в случае не исполнения собственниками обязательств по настоящему договору или нарушения норм законодательства РФ, вследствие чего управляющая организация несет потери в виде штрафов, расходов на исполнение предписаний органов государственного надзора, судебных издержек, такие потери подлежат выставлению в платежном документе собственникам пропорционально общей площади помещений, принадлежащих собственникам в многоквартирном доме в месяце следующим за месяцем в котором возникли потери, указанные в настоящем пункте.

* 1. Управляющая организация не отвечает за содержание и обслуживание самовольно, без согласования с управляющей организацией и компетентными государственными органами проектной документации, возведённых сооружений, козырьков, балконов либо иных ограждающих конструкций.
  2. Окончание срока действия настоящего Договора не освобождает Стороны от ответственности за нарушение его условий в период его действия.
  3. Иную ответственность за неисполнение или ненадлежащее исполнение условий настоящего договора стороны несут в соответствии с действующим законодательством РФ.

1. **ПОРЯДОК ПРОВЕДЕНИЯ ПЕРЕГОВОРОВ И РАЗРЕШЕНИЯ СПОРОВ.**
   1. Разрешение споров при согласовании и исполнении настоящего договора возможно: путем устных переговоров сторон и/или путем осуществления официальной переписки. Официальные письма могут быть направлены Сторонами друг другу любым способом, позволяющим подтвердить получение письма другой стороной. В случае отправки электронного письма дата, зафиксированная на сайте почтового сервера, является датой официального получения корреспонденции.
   2. Стороны обязаны ответить на официальные письма в 20-дневный срок с момента получения, за исключением случаев, предусмотренных настоящим договором и законодательством РФ.
   3. Допускаются ответы на письма и проведение официальных переговоров по настоящему договору в устной форме с занесением достигнутых договоренностей в протокол.
   4. В случае невозможности разрешения спора по соглашению Сторон спор разрешается в судебном порядке, в соответствии с нормами федерального законодательства.
2. **ПОРЯДОК ОСУЩЕСТВЛЕНИЯ КОНТРОЛЯ И ПРИЕМКИ ВЫПОЛНЕННЫХ РАБОТ, УСЛУГ.**
   1. Собственники МКД, Совет МКД и Председатель Совета МКД осуществляют контроль за деятельностью Управляющей организации в соответствии с действующим законодательством Российской Федерации путем подачи заявок в диспетчерскую службу; письменных заявлений и обращений в Управляющую организацию; участия в плановых и внеочередных неплановых технических осмотрах Общего имущества; рассмотрения отчетов Управляющей организации об исполнении настоящего договора; составления актов о нарушении условий настоящего договора; привлечения сторонних организаций, специалистов, экспертов. Привлекаемая для контроля организация, специалисты, эксперты должны иметь соответствующее поручение Собственника, оформленное в письменном виде. При этом расходы по оплате услуг привлекаемых экспертов, специалистов, сторонних организаций собственники несут самостоятельно.
   2. Оказание услуг и выполнение работ подтверждается путем подписания Председателем Совета МКД, а в его отсутствие одним из членов совета МКД, либо иным, уполномоченным решением общего собрания собственником актов приёмки выполненных работ и оказанных услуг по содержанию и текущему ремонту общего имущества, дополнительных и иных услуг (далее – Акт) в доме от лица всех собственников помещений в МКД согласно форме, определенной Приложением № 1.

Предложение ознакомиться (рассмотреть) и подписать акт приёмки выполненных работ и оказанных услуг по содержанию и текущему ремонту общего имущества, дополнительных и иных услуг, направляется Председателю Совета МКД, а в случае его отсутствия одному из членов совета МКД, либо иному, уполномоченному решением общего собрания собственнику, не позднее 5 рабочих дней после окончания каждого календарного квартала хозяйственного года, любым способом, подтверждающим факт и дату его получения, в том числе путем передачи такого предложения посредством сообщения по сети подвижной радиотелефонной связи на пользовательское оборудование одного из указанных в настоящем пункте собственников МКД, телефонного звонка с записью разговора, сообщения электронной почты. Подтверждением доставки сообщения с предложением ознакомиться и подписать Акт является отчет о доставке, который прилагается к акту приёмки выполненных работ и оказанных услуг по содержанию и текущему ремонту общего имущества, дополнительных и иных услуг.

Председатель совета МКД, а в его отсутствие один из членов совета МКД, либо иной, уполномоченный решением общего собрания собственник обязан рассмотреть и подписать акт, и в случае возражений предъявить мотивированный отказ от подписания Акта в течение 30 календарных дней со дня подтвержденной доставки предложения ознакомиться и подписать Акт.

В случае неявки Председателя совета МКД или иного правомочного лица для приемки работ, услуг или не подписания акта без мотивированных возражений в течение 30 календарных дней со дня подтвержденной доставки предложения ознакомиться и подписать Акт, выполненные работы, оказанные услуги считаются принятыми всеми собственниками. Акт подписывается Управляющей организацией в одностороннем порядке.

* 1. Управляющая организация ежегодно в течение второго квартала текущего года обязана представлять Собственникам жилых (нежилых) помещений в многоквартирном доме отчёт о выполнении настоящего Договора управления за предыдущий год. Отчёт представляется в письменной форме и вывешивается на информационном стенде в офисе управляющей организации и размещается на Интернет-сайте управляющей организации.

1. **ПОЛНОМОЧИЯ УПРАВЛЯЮЩЕЙ ОРГАНИЗАЦИИ ПО НАСТОЯЩЕМУ ДОГОВОРУ.**
   1. Во исполнение договора о передаче прав по управлению многоквартирным домом (договор управления), в целях решения вопросов пользования общим имуществом и соблюдения прав и законных интересов собственников помещений, а также иных лиц при подаче исков о нарушении вещных прав собственников помещений в многоквартирном доме на общее имущество, а также при применении иных способов защиты гражданских прав собственников помещений в многоквартирном доме на общее имущество, определенных ст.12 ГК РФ уполномочить ООО «СЕРВИСНАЯ КОМПАНИЯ ВЕНСКИЙ ЛЕС» ИНН 0274946939 от своего имени представлять интересы Собственников помещений в многоквартирном доме: Республика Башкортостан, город Уфа, улица Менделеева, дом № 156/1 в Арбитражных судах, судах общей юрисдикции и третейских судах, со всеми правами, представленными законом заявителю, истцу, ответчику, третьему лицу в соответствии со ст. 62 АПК РФ и ст. 54 ГПК РФ, в том числе с правом: подписания и предъявления искового заявления в суд, отзыва на исковое заявление, заявления на обеспечение иска, на передачу дела в третейский суд, предъявление встречного иска, полного или частичного отказа от исковых требований, уменьшения их размера, признания иска, изменения предмета или основания иска, заключения мирового соглашения и соглашения по фактическим обстоятельствам, подписания заявления о пересмотре судебных актов по вновь открывшимся обстоятельствам, ознакомления с материалами исполнительного производства, обжалования судебного акта арбитражного суда, судов общей юрисдикции и третейских судов, представления интересов Собственников в исполнительном производстве с правом обжалования действий (бездействий) судебного пристава – исполнителя, предъявления и отзыва исполнительных документов, с правом подавать, подписывать все необходимые ходатайства, заявления, иные документы, уплачивать денежные средства, совершать иные юридические действия, необходимые для выполнения поручений по настоящей Доверенности. Представлять от своего имени интересы Собственников помещений в многоквартирном доме во всех учреждениях и организациях, независимо от рода их деятельности и организационно-правовой структуры, как на территории России, при подаче любых заявлений, в том числе о государственном кадастровом учете и (или) государственной регистрации прав на объекты недвижимости, входящих в силу закона в состав общего имущества собственников помещений в многоквартирном доме, заявления о государственном кадастровом учете многоквартирного дома в связи с изменением его характеристик в результате реконструкции или при перепланировке расположенных в нем помещений. Представлять от своего имени интересы Собственников помещений в многоквартирном доме по делам об административных правонарушениях. Управляющая организация (представитель) вправе знакомиться со всеми материалами дела, представлять доказательства, заявлять ходатайства, отводы, участвовать в рассмотрении дела, обжаловать применение мер обеспечения производства по делу, постановление по делу, пользоваться иными процессуальными правами в соответствии с КоАП РФ.
   2. Срок действия передаваемых полномочий начинается с момента принятия Собственниками помещений в многоквартирном доме: Республика Башкортостан, город Уфа, улица Менделеева, дом № 156/1 решения на общем собрании об утверждении условий и типовой формы настоящего договора о передаче прав по управлению домом (договора управления) и о заключении настоящего договора управления и ограничивается сроком действия настоящего договора (с учетом его неограниченных продлений). Полномочия по настоящей доверенности могут быть передоверены другим лицам.
   3. Собственник уполномочивает Управляющую организацию от своего имени принимать участие в проведении процедуры ввода прибора учета в эксплуатацию, в случаях, предусмотренных пунктами 2.1.21. - 2.1.26. настоящего договора с правом подписания акта ввода прибора учета в эксплуатацию.
   4. Собственник уполномочивает Управляющую организацию от своего имени направлять обращение гарантирующему поставщику об истечении интервала между поверками, срока эксплуатации, о выходе прибора учёта электрической энергии из строя и (или) его неисправности и принимать участие в проведении процедуры ввода прибора учёта в эксплуатацию с правом подписания акта ввода прибора учета в эксплуатацию.
2. **СРОК ДЕЙСТВИЯ, ПОРЯДОК ИЗМЕНЕНИЯ И РАСТОРЖЕНИЯ ДОГОВОРА.**
   1. Настоящий Договор управления многоквартирным домом вступает в силу с момента принятия собственниками помещений в многоквартирном доме решения об утверждении условий и типовой формы договора о передаче прав по управлению домом (договора управления) и о заключении договора управления и действует в течение 5 лет.
      1. Настоящий договор считается сторонами подписанным:

* Либо с момента подписания каждым Собственником на бумажном носителе;
* Либо в соответствии с п.10.4. настоящего договора в электронном виде в личном кабинете на сайте /мобильном приложении (путем идентификации по логину/паролю) в разделе «договор управления» посредством клика мышью по клавише «Подписать», сопровождающей текст настоящего договора с последующим введением кода, полученного Собственником по sms. Кликая по кнопке "Подписать", Собственник выражает свое согласие с условиями договора и осуществляет подписание настоящего договора по правилам ст.160 ГК РФ. Подтверждением служит логирование действий Собственника на сайте/мобильном приложении;
* Либо с момента его подписания Председателем совета многоквартирного дома в соответствии с пп.3, п.8, ст.161.1. ЖК РФ, в случае принятия соответствующего решения общим собранием собственников помещений в многоквартирном доме.
  1. Управляющая организация приступает к выполнению работ, оказанию услуг по содержанию и ремонту Общего имущества с даты заключения настоящего договора, а к предоставлению коммунальных услуг - с момента заключения договоров поставки коммунальных ресурсов с ресурсоснабжающими организациями.
  2. При отсутствии заявления одной из Сторон о прекращении договора управления не менее чем за 60 дней до окончания срока его действия, договор считается продленным на тот же срок и условиях, предусмотренных ранее.
  3. Все изменения и дополнения к настоящему договору, принимаются в соответствии с требованиями гражданского и жилищного законодательства.
  4. Настоящий договор может быть расторгнут досрочно по соглашению Сторон.
  5. Досрочное расторжение в одностороннем порядке настоящего договора по инициативе Собственников возможно по основаниям, предусмотренным действующим законодательством РФ, при условии возмещения Управляющей организации фактически понесенных расходов.
  6. Досрочное расторжение Договора в одностороннем порядке по инициативе Управляющей организации возможно в случае, если Собственниками приняты иные условия договора управления многоквартирным домом, которые оказались неприемлемыми для Управляющей организации, и не позволяют в дальнейшем обеспечивать благоприятные и безопасные условия проживания граждан, надлежащее содержание Общего имущества, а также в случаях, предусмотренных действующим законодательством.
  7. Досрочное расторжение договора, независимо от оснований, производится не ранее чем через 60 дней с момента уведомления Сторонами друг друга.

1. **ПРОЧИЕ УСЛОВИЯ.**
   1. Все Приложения к настоящему договору, а также дополнительные соглашения, оформляемые в порядке, установленном настоящим Договором, и приложения к ним, являются неотъемлемой частью настоящего Договора.
   2. Настоящий договор составлен в количестве 2-х экземпляров по одному экземпляру для каждой из Сторон.
   3. Настоящий договор, дополнительные соглашения и иные документы, относящиеся к договору, могут подписываться Управляющей организацией с использованием факсимильного воспроизведения подписи лица, уполномоченного подписывать настоящий договор.
   4. Стороны, в соответствии с п. 2 ст. 160 ГК РФ вправе использовать факсимильное воспроизведение подписи с помощью средств механического или иного копирования, электронно-цифровой подписи (ЭЦП), простой электронной подписи (ПЭП), либо иного аналога собственноручной подписи в соответствии с законодательством. В ходе исполнения договора стороны признают юридическую силу электронного документооборота, графического изображения подписи (ЭЦП, ПЭП), онлайн подписание договора управления, переписку по электронной почте. Документы, подписанные простой электронной подписью, считаются равнозначными собственноручно подписанным документам на бумажном носителе. ЭЦП (ПЭП), которой подписан электронный документ, созданный от имени Управляющей организации, юридически равнозначна собственноручной подписи в документе на бумажном носителе лица, которое осуществляет функции единоличного исполнительного органа Управляющей организации. Стороны признают равную юридическую силу собственноручной подписи и факсимиле.
   5. Условия настоящего договора распространяются на лиц, принявших от застройщика помещения в данном многоквартирном доме по передаточному акту или иному документу о передаче, с момента такой передачи, а также на Собственников, приобретающих на правах собственности помещения в многоквартирном доме с даты возникновения соответствующего права, а также прекращают свое действие в отношении Собственников, утративших право собственности на помещения при условии проведения с ними окончательных взаиморасчетов.
   6. Условия настоящего договора, отмеченные \* (звездочкой) применяются в случаях, предусмотренных статьей 157.2 Жилищного кодекса Российской Федерации.
   7. Условия настоящего договора, отмеченные \*\* (двойной звездочкой) применяются только в отношении жилых помещений.
   8. К настоящему договору прилагаются и являются неотъемлемой его частью:

*Приложение №1 – АКТ приёмки выполненных работ и оказанных услуг по содержанию и текущему ремонту общего имущества, дополнительных и иных услуг в доме. Форма*

*Приложение №2 - Состав Общего имущества многоквартирного дома, в отношении которого осуществляется управление.*

*Приложение №3 - Перечень работ и услуг по управлению многоквартирным домом, содержанию Общего имущества, коммунальных услуг.*

*Приложение №4 – Инструкция о мерах пожарной безопасности.*

*Приложение №5 - Порядок взаимодействия Сторон при непредоставлении или некачественном предоставлении услуг/работ по договору управления, а также причинении ущерба имуществу Собственников, Общему имуществу и имуществу третьих лиц.*

*Приложение №6 - Правила проживания в многоквартирном доме;*

*Приложение №7 – Правила въезда/выезда и нахождения транспортных средств на территории многоквартирного дома;*

*Приложение №8 – Акт по разграничению балансовой принадлежности Собственника и Управляющей организации, разграничению ответственности за эксплуатацию инженерных сетей, устройств и оборудования*

*Приложение №9 - АКТ ввода приборов учета (счетчиков) в эксплуатацию.*

1. **РЕКВИЗИТЫ СТОРОН.**

|  |  |
| --- | --- |
| **Управляющая организация:** | **Собственник:** |
| **ООО «Сервисная компания Венский лес»**  Юр. адрес: 450080, Республика Башкортостан, г. Уфа, ул. Менделеева, дом. 156, пом. 2а  ИНН/КПП: 0274946939/027801001  ОГРН: 1190280035494  р/сч: 40702810606000007099  Башкирское Отделение №8598 ПАО Сбербанк  к/сч: 30101810300000000601  БИК 048073601  Телефон: +7 (347) 200-9-079  e-mail: venskiy-les@terrkomf.ru | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  Дата рождения \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Место рождения\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Паспорт гражданина \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  ИНН/СНИЛС: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_/\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Телефон:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  e-mail: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| **Директор ООО «Сервисная компания Венский лес»**  **/\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_/** **Еникеев В.Р./**  **М.П.** | **Собственник**  **/\_\_\_\_\_\_\_\_\_\_\_\_\_\_/** **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ /** |
| **Ознакомлен и согласен с положениями договора и приложениями:**  *Приложение №1 – АКТ приёмки выполненных работ и оказанных услуг по содержанию и текущему ремонту общего имущества, дополнительных и иных услуг в доме. Форма.*  *Приложение №2 - Состав Общего имущества многоквартирного дома, в отношении которого осуществляется управление.*  *Приложение №3 - Перечень работ и услуг по управлению многоквартирным домом, содержанию Общего имущества, коммунальных услуг.*  *Приложение №4 – Инструкция о мерах пожарной безопасности.*  *Приложение №5 - Порядок взаимодействия Сторон при непредоставлении или некачественном предоставлении услуг/работ по договору управления, а также причинении ущерба имуществу Собственников, Общему имуществу и имуществу третьих лиц.*  *Приложение №6 - Правила проживания в многоквартирном доме;*  *Приложение №7 - Правила въезда/выезда и нахождения транспортных средств на территории многоквартирного дома;*  **Собственник /\_\_\_\_\_\_\_\_\_\_\_\_\_\_/** **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_/** | |

**![Изображение выглядит как текст

Автоматически созданное описание](data:image/jpeg;base64,/9j/4AAQSkZJRgABAQEBLAEsAAD/7gAOQWRvYmUAZAAAAAAA/+ERPEV4aWYAAE1NACoAAAAIAAQBOwACAAAANwAACEqHaQAEAAAAAQAACIKcnQABAAAAOgAAEPrqHAAHAAAIDAAAAD4AAAAAHOoAAAAIAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAADQpdCw0LrQuNC80YPQu9C40L3QsCDQkNC70YzQsdC40L3QsCDQoNCw0LzQuNC70LXQstC90LAAAAAFkAMAAgAAABQAABDQkAQAAgAAABQAABDkkpEAAgAAAAM1OAAAkpIAAgAAAAM1OAAA6hwABwAACAwAAAjEAAAAABzqAAAACAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA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9Y/Tuv1Nr9eq/SKiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiv/2Q==)Приложение №1** к договору о передаче прав по управлению домом № \_\_\_ от «\_\_\_\_»\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_20 \_\_г.

АКТ №\_\_\_\_\_\_\_\_\_ (**ФОРМА)**

приёмки выполненных работ и оказанных услуг по содержанию и текущему ремонту общего имущества, дополнительных и иных услуг в доме.

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| --- | --- |
| «\_\_\_» \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  (дата подписания акта) | г. Уфа |

Собственники помещений в многоквартирном доме, расположенном по адресу:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

именуемые в дальнейшем “Собственник”, в лице \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

(Ф.И.О., уполномоченного собственника помещения в многоквартирном доме либо председателя Совета многоквартирного дома)

являющегося собственником квартиры № \_\_\_\_\_\_\_\_\_\_\_\_\_\_, находящейся в данном многоквартирном доме, действующий на основании решения общего собрания собственников \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(указываются реквизиты протокола собрания, на котором принято решение об избрании Председателем совета МКД)

с одной стороны, и \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(указывается лицо, оказывающее работы (услуги) по содержанию и ремонту общего имущества в многоквартирном доме)

именуем\_\_\_\_\_\_ в дальнейшем “Управляющая организация”, в лице \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(указывается Ф.И.О. уполномоченного лица, должность)

действующ\_\_\_ на основании \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(указывается правоустанавливающий документ)

с другой стороны, совместно именуемые “Стороны”, составили настоящий Акт о нижеследующем:

1. Управляющей организацией предъявлены к приемке следующие оказанные на основании договора управления многоквартирным домом (или договора оказания услуг по содержанию и (или) выполнению работ по ремонту общего имущества в многоквартирном доме либо договора подряда по выполнению работ по ремонту общего имущества в многоквартирном доме

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| (указать нужное) № |  |  | от “ |  | ” |  |  |  | г. (далее − “Договор”) услуги и (или) |

выполненные работы по содержанию и текущему ремонту общего имущества в многоквартирном доме №\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, расположенном по адресу:

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Наименование вида работы (услуги)[[1]](#footnote-1) | | | | | | | Периодичность/ количествен­ный показатель выполненной работы (оказанной услуги) | | | | | | Единица измерения работы (услуги) | | | Стоимость [[2]](#footnote-2)/ сметная стоимость [[3]](#footnote-3) выполнен­ной работы (оказанной услуги) за единицу | | | | Цена выполненной работы (оказанной услуги), в рублях | | | | | |
|  | | | | | | |  | | | | | |  | | |  | | | |  | | | | | |
|  | | | | | | |  | | | | | |  | | |  | | | |  | | | | | |
| 2. Всего за период с | “ |  | ” |  | | | | |  |  | | г. по “ |  | | ” |  | | |  |  | г. | |
| выполнено работ (оказано услуг) на общую сумму | | | | | | | | |  | | | | | | | | | |  | | | | |
| ( |  | | | | | | | ) рублей. | |
|  | (прописью) | | | | | | |  | |

3. Работы (услуги) выполнены (оказаны) полностью, в установленные сроки, с надлежащим качеством.

4. Претензий по выполнению условий Договора Стороны друг к другу не имеют.

Настоящий Акт составлен в 2-х экземплярах, имеющих одинаковую юридическую силу, по одному для каждой из Сторон.

Подписи Сторон:

|  |  |  |  |
| --- | --- | --- | --- |
| Управляющая организация |  |  |  |
|  | (должность, Ф.И.О.) |  | (подпись) |
| Собственник |  |  |  |
|  | (должность, Ф.И.О.) |  | (подпись) |

**Приложение №2** к договору о передаче прав по управлению домом № \_\_\_ от «\_\_\_\_»\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_20 \_\_г.

**Состав и техническое состояние общего имущества многоквартирного дома**

1. **Общие сведения о многоквартирном доме**

|  |  |  |
| --- | --- | --- |
| 1. | Адрес многоквартирного дома | РБ, город Уфа, ул. Менделеева, д. 156/1 |
| 2. | Кадастровый номер многоквартирного дома (при его наличии) | 02:55:010715:3143 |
| 3. | Серия, тип постройки | индивидуальный |
| 4. | Год постройки | 2020 |
| 5. | Количество этажей | 12-22 |
| 6. | Наличие подвала | Имеется техподполье |
| 7. | Наличие чердака | Имеется технический этаж |
| 8. | Количество квартир | 261 |
| 9. | Строительный объем | 96 163 куб. м |
| 10. | Площадь: |  |
|  | а) многоквартирного дома с лоджиями, балконами, шкафами, коридорами и лестничными клетками | 25 656,60кв.м. |
|  | б) жилых помещений (общая площадь квартир) по ЖК РФ | 171 469кв.м |
|  | в) нежилых помещений | 1 063,1кв.м |
|  | г) помещений общего пользования (общая площадь нежилых помещений, входящих в состав общего имущества в многоквартирном доме) | 6953,5 кв. м |
| 11. | Количество лестниц | 5 шт. |
| 12. | Уборочная площадь лестниц (включая межквартирные лестничные площадки) | 751,3 кв. м |
| 13. | Уборочная площадь общих коридоров | 1482,6кв. м |
| 14. | Уборочная площадь других помещений общего пользования (включая технические этажи, чердаки, технические подвалы) | 1 074,7 кв.м |
| 15. | Площадь земельного участка, входящего в состав общего имущества многоквартирного дома | 14 880 кв.м |
| 16. | Кадастровый номер земельного участка (при его наличии) | 02:55:010715:1719 |

1. **Техническое состояние многоквартирного дома, включая пристройки**

|  |  |  |  |
| --- | --- | --- | --- |
|  | Наименование конструктивных элементов | Описание элементов (материал, конструкция или система, отделка и прочее) | Техническое состояние элементов общего имущества многоквартирного дома |
| 1. | Фундамент | Железобетонное свайное основание | Хорошее |
| 2. | Стены и перегородки | Колонны бетонные, кирпичные, гипсовые | Хорошее |
| 3. | Перекрытие | Монолитные железобетонные | Хорошее |
| 4. | Крыша | Рулонная по железобетонным | Хорошее |
| 5. | Полы | Бетонная стяжка | Хорошее |
| 6. | Проемы: окна, двери (другое) установленные в местах общего пользования | Окна наружные с пластиковыми рамами. Двери наружные металлические | Хорошее |
| 7. | Отделка | Штукатурка, облицовка плитки | Хорошее |
| 8. | Механическое, электрическое, санитарно-техническое и иное оборудование: ванны, телефонные сети и оборудование сети проводного радиовещания, сигнализация, лифт, вентиляция (другое) автоматическая система контроля, учета коммунальных энергоресурсов, домофон | лифт,  вентиляция,  сети проводного радиовещания,  сигнализация, автоматическая система контроля, учета коммунальных энергоресурсов, домофон | Хорошее |
| 9. | Внутридомовые инженерные коммуникации и оборудование для предоставления коммунальных услуг: электроснабжение, холодное водоснабжение, горячее водоснабжение, водоотведение, газоснабжение, отопление (от внешних котельных), отопление (от домовой котельной) печи, калориферы АГВ (другое) | центральное отопление,  телевидение,  водопровод,  электроснабжение,  канализация.  горячее водоснабжение | Хорошее |
| 10. | Крыльца | крыльца | Хорошее |
| 11. | Другое | отмостки  лестницы | Хорошее |
| 12. | Контейнерная площадка (отгороженная территория, на которой установлены мусорные контейнеры), спортивная и детская площадки | Контейнеры, спортивный инвентарь, малые архитектурные формы, постоянные ограждения | Хорошее |

**Приложение №3** к договору о передаче прав по управлению домом № \_\_\_ от «\_\_\_\_»\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_20 \_\_г.

**Перечень работ и услуг по управлению многоквартирным домом**

|  |  |
| --- | --- |
| **№ п/п** | **Наименование работ (услуг)** |
| 1. | Прием, хранение и передача технической документации на многоквартирный дом и иных связанных с управлением этим домом документов, а также их актуализация и восстановление (при необходимости). |
| 2. | Сбор, обновление и хранение информации о собственниках и пользователях помещений в многоквартирном доме, а также о лицах, использующих общее имущество в многоквартирном доме на основании договоров (по решению общего собрания собственников помещений в многоквартирном доме), включая ведение актуальных списков в электронном виде и (или) на бумажных носителях с учетом требований [законодательства](garantF1://12048567.4) Российской Федерации о защите персональных данных. |
| 3. | Подготовка предложений по вопросам содержания и ремонта общего имущества собственников помещений в многоквартирном доме для их рассмотрения общим собранием собственников помещений в многоквартирном доме, в том числе:   * разработка с учетом [минимального перечня](garantF1://70254682.1000) услуг и работ по содержанию и ремонту общего имущества в многоквартирном доме (далее - перечень услуг и работ); * расчет и обоснование финансовых потребностей, необходимых для оказания услуг и выполнения работ, входящих в перечень услуг и работ, с указанием источников покрытия таких потребностей (в том числе с учетом рассмотрения ценовых предложений на рынке услуг и работ, смет на выполнение отдельных видов работ); * подготовка предложений по вопросам проведения капитального ремонта (реконструкции) многоквартирного дома, а также осуществления действий, направленных на снижение объема используемых в многоквартирном доме энергетических ресурсов, повышения его энергоэффективности; * подготовка предложений о передаче объектов общего имущества собственников помещений в многоквартирном доме в пользование иным лицам на возмездной основе на условиях, наиболее выгодных для собственников помещений в этом доме, в том числе с использованием механизмов конкурсного отбора; * обеспечение ознакомления собственников помещений в многоквартирном доме с проектами подготовленных документов по вопросам содержания и ремонта общего имущества собственников помещений в многоквартирном доме и пользования этим имуществом, а также организация предварительного обсуждения этих проектов. |
| 4. | Организация рассмотрения общим собранием собственников помещений в многоквартирном доме (далее - собрание) вопросов, связанных с управлением многоквартирным домом, в том числе:   * уведомление собственников помещений в многоквартирном доме; * обеспечение ознакомления собственников помещений в многоквартирном доме с информацией и (или) материалами, которые будут рассматриваться на собрании; * подготовка форм документов, необходимых для регистрации участников собрания; * подготовка помещений для проведения собрания, регистрация участников собрания; * документальное оформление решений, принятых собранием; * доведение до сведения собственников помещений в многоквартирном доме решений, принятых на собрании. |
| 5. | Организация оказания услуг и выполнения работ, предусмотренных перечнем услуг и работ, утвержденным решением собрания, в том числе:   * определение способа оказания услуг и выполнения работ; * подготовка заданий для исполнителей услуг и работ; * выбор, в том числе на конкурсной основе, исполнителей услуг и работ по содержанию и ремонту общего имущества в многоквартирном доме на условиях, наиболее выгодных для собственников помещений в многоквартирном доме; * заключение договоров оказания услуг и (или) выполнения работ по содержанию и ремонту общего имущества собственников помещений в многоквартирном доме; * заключение с собственниками и пользователями помещений в многоквартирном доме договоров, содержащих условия предоставления коммунальных услуг; * заключение договоров энергоснабжения (купли-продажи, поставки электрической энергии (мощности), теплоснабжения и (или) горячего водоснабжения, холодного водоснабжения, водоотведения) с ресурсоснабжающими организациями, региональным оператором по обращению с твердыми коммунальными отходами, в целях обеспечения предоставления собственникам и пользователям помещений в многоквартирном доме коммунальной услуги соответствующего вида, а также договоров на техническое обслуживание и ремонт внутридомовых инженерных систем (в случаях, предусмотренных законодательством Российской Федерации); * заключение иных договоров, направленных на достижение целей управления многоквартирным домом, обеспечение безопасности и комфортности проживания в этом доме; * осуществление контроля за оказанием услуг и выполнением работ по содержанию и ремонту общего имущества в многоквартирном доме исполнителями этих услуг и работ, в том числе документальное оформление приемки таких услуг и работ, а также фактов выполнения услуг и работ ненадлежащего качества; * ведение претензионной, исковой работы при выявлении нарушений исполнителями услуг и работ обязательств, вытекающих из договоров оказания услуг и (или) выполнения работ по содержанию и ремонту общего имущества собственников помещений в многоквартирном доме. |
| 6. | Взаимодействие с органами государственной власти и органами местного самоуправления по вопросам, связанным с деятельностью по управлению многоквартирным домом. |
| 7. | Организация и осуществление расчетов за услуги и работы по содержанию и ремонту общего имущества в многоквартирном доме, включая услуги и работы по управлению многоквартирным домом, и коммунальные услуги, в том числе:   * начисление обязательных платежей и взносов, связанных с оплатой расходов на содержание и ремонт общего имущества в многоквартирном доме и коммунальных услуг в соответствии с требованиями законодательства Российской Федерации; * оформление платежных документов и направление их собственникам и пользователям помещений в многоквартирном доме; * осуществление расчетов с ресурсоснабжающими организациями, региональным оператором по обращению с твердыми коммунальными отходами за коммунальные ресурсы, поставленные по договорам ресурсоснабжения, договору на оказание услуг по обращению с твердыми коммунальными отходами в целях обеспечения предоставления в установленном порядке собственникам и пользователям помещений в многоквартирном доме коммунальной услуги соответствующего вида; * ведение претензионной и исковой работы в отношении лиц, не исполнивших обязанность по внесению платы за жилое помещение и коммунальные услуги, предусмотренную [жилищным законодательством](garantF1://12038291.155015) Российской Федерации * организация доступа и пользования ЛК для Собственника (потребителя), в том числе путем заключения соответствующего договора с третьими лицами. |
| 8. | Обеспечение контроля за исполнением решений собрания, выполнением перечней услуг и работ, повышением безопасности и комфортности проживания, а также достижением целей деятельности по управлению многоквартирным домом, в том числе:   * предоставление собственникам помещений в многоквартирном доме отчетов об исполнении обязательств по управлению многоквартирным домом с периодичностью и в объеме, которые установлены решением собрания и договором управления многоквартирным домом; * раскрытие информации о деятельности по управлению многоквартирным домом в соответствии со [стандартом](garantF1://12079104.1000) раскрытия информации организациями, осуществляющими деятельность в сфере управления многоквартирными домами, утвержденным приказом Министерства связи и массовых коммуникаций РФ и Министерства строительства и жилищно-коммунального хозяйства РФ от 29 февраля 2016 г. № 74/114/пр «Об утверждении состава, сроков и периодичности размещения информации поставщиками информации в государственной информационной системе жилищно-коммунального хозяйства»; * прием и рассмотрение заявок, предложений и обращений собственников и пользователей помещений в многоквартирном доме; * обеспечение участия представителей собственников помещений в многоквартирном доме в осуществлении контроля за качеством услуг и работ, в том числе при их приемке. |

**Перечень коммунальных услуг и условия их предоставления управляющей организацией**

1. Предоставление коммунальных услуг Собственнику осуществляется круглосуточно (коммунальной услуги по отоплению - круглосуточно в течение отопительного периода), то есть бесперебойно либо с перерывами, не превышающими продолжительность, соответствующую требованиям к качеству коммунальных услуг.
2. Предоставление коммунальных услуг осуществляется в необходимых Собственнику объемах в пределах технической возможности внутридомовых инженерных систем, с использованием которых осуществляется предоставление коммунальных услуг.
3. Собственнику предоставляются следующие виды коммунальных услуг:

* холодное водоснабжение, то есть снабжение холодной питьевой водой, подаваемой по централизованным сетям холодного водоснабжения и внутридомовым инженерным системам в жилые и нежилые помещения в многоквартирном доме, в помещения, входящие в состав общего имущества в многоквартирном доме, а также до водоразборной колонки в случае, когда многоквартирный дом не оборудован внутридомовыми инженерными системами холодного водоснабжения;
* горячее водоснабжение, то есть снабжение горячей водой, подаваемой по централизованным сетям горячего водоснабжения и внутридомовым инженерным системам в жилые и нежилые помещения в многоквартирном доме, а также в помещения, входящие в состав общего имущества в многоквартирном доме. При отсутствии централизованного горячего водоснабжения снабжение горячей водой Собственника осуществляется Управляющей организацией путем производства и предоставления коммунальной услуги по горячему водоснабжению с использованием внутридомовых инженерных систем, включающих оборудование, входящее в состав общего имущества собственников помещений в многоквартирном доме (при наличии такого оборудования);
* водоотведение, то есть отвод бытовых стоков из жилых и нежилых помещений в многоквартирном доме по централизованным сетям водоотведения и внутридомовым инженерным системам;
* электроснабжение, то есть снабжение электрической энергией, подаваемой по централизованным сетям электроснабжения и внутридомовым инженерным системам в жилые и нежилые помещения в многоквартирном доме, а также в помещения, входящие в состав общего имущества в многоквартирном доме;
* отопление, то есть подача по централизованным сетям теплоснабжения и внутридомовым инженерным системам отопления тепловой энергии, обеспечивающей поддержание в жилых и нежилых помещениях в многоквартирном доме, в помещениях, входящих в состав общего имущества в многоквартирном доме, нормативной температуры воздуха.
* обращение с твердыми коммунальными отходами, то есть транспортирование, обезвреживание, захоронение твердых коммунальных отходов, образующихся в многоквартирных домах и жилых домах.
  1. Состав предоставляемых потребителю коммунальных услуг определяется в зависимости от степени благоустройства многоквартирного дома или жилого дома и от наличия обстоятельств, определяемых ст.157.2 Жилищного кодекса Российской Федерации.

1. Предоставление коммунальных услуг обеспечивается Управляющей организацией посредством заключения с ресурсоснабжающими организациями договоров о приобретении коммунальных ресурсов. Предоставление коммунальной услуги по обращению с твердыми коммунальными отходами осуществляется на основании возмездного договора с региональным оператором по обращению с твердыми коммунальными отходами, содержащего положения о предоставлении коммунальной услуги по обращению с твердыми коммунальными отходами.
   1. В случаях, предусмотренных [статьей 157.2](https://login.consultant.ru/link/?req=doc&base=ROS&n=301946&rnd=D05F37084BA5ACB34719CF2C1FF1915B&dst=749&fld=134) Жилищного кодекса Российской Федерации, Управляющая организация обязана обеспечить готовность инженерных систем (сетей), оборудования к предоставлению коммунальных услуг холодного водоснабжения, электроснабжения, теплоснабжения, водоотведения, и надлежащее содержание мест накопления твердых коммунальных отходов (контейнерных площадок) к предоставлению коммунальной услуги по обращению с твердыми коммунальными отходами.
2. В случае лучевой разводки холодного, горячего водоснабжения и системы отопления проводится техническое обслуживание индивидуальных, общих (квартирных) или комнатных приборов учета, распределителей, фильтров (осмотр, поверка в сроки, установленные технической документацией, проверка технического состояния, замена его составных частей, в том числе элементов питания, либо замена самого прибора) в соответствии с требованиями к средствам измерения, а также к их использованию (эксплуатации) и в соответствии с Правилами предоставления коммунальных услуг собственникам и пользователям помещений в многоквартирных домах и жилых домов (далее - Правила предоставления коммунальных услуг).
   1. В случае если срок плановой поверки приходится на период отопительного сезона, Управляющая организация проводит поверку до его начала, вместе с проверкой технического состояния индивидуального прибора учета тепловой энергии, а при необходимости производит ремонт, замену его составных частей, в том числе элементов питания, либо замену самого прибора
   2. Проведение поверки (при лучевой разводке) производится не позднее срока, указанного в технической документации на соответствующие индивидуальные приборы учета (за исключением индивидуальных приборов учета электрической энергии) двумя способами:
      1. В лабораторных условиях на стенде в соответствии с ГОСТ 8.156-83 «Счетчики холодной воды. Методы и средства поверки», МИ 2573-2000 ГСИ. «Теплосчетчики для водяных систем теплоснабжения. Методика поверки. Общие положения» и Методиками поверки, разработанными для каждого типа средства измерений и утвержденными Федеральным агентством по техническому регулированию. При этом ИПУ демонтируется без замены на аналогичный на срок не более 3 (трех) рабочих дней.
      2. На месте установки в течение одного дня в соответствии с МИ 1997-2006 «Рекомендация ГСИ. Квартирные счетчики воды. Методика периодической (внеочередной) поверки при эксплуатации».
   3. При техническом обслуживании ИПУ предусматривается проведение следующих видов поверок:
      1. Периодическая поверка, проводимая по истечении межповерочного интервала.
      2. Внеочередная поверка, проводимая:

* по требованию нанимателя (собственника) жилого помещения, управляющей организации, ГУ ИС района или уполномоченных ими лиц;
* при выявлении нарушений целостности пломбы;
* в случаях, предусмотренных действующими нормативно-правовыми актами.
  1. При техническом обслуживании ИПУ, в сроки, указанные в п.5.1., 5.2., 5.3.1. производятся следующие виды работ:
* визуальный осмотр с целью выявления неисправностей и нарушений в работе прибора;
* проверка наличия и целостности пломб, очистка прибора от пыли;
* проверка работы счётного механизма прибора;
* контрольное снятие и запись показаний прибора;
* в случае выхода из строя - замена его составных частей, в том числе элементов питания, либо замена самого прибора.
  1. Стоимость услуг по техническому обслуживанию индивидуальных, общих (квартирных) или комнатных приборов учета и распределителей (осмотр, поверка в сроки, установленные технической документацией, проверка технического состояния, ремонт, замена его составных частей, в том числе элементов питания, либо замена самого прибора) определяется в порядке, определенном гражданским и жилищным законодательством Российской Федерации.
  2. По окончании работ, указанных в п. 5.-5.4. настоящего раздела произвести ввод в эксплуатацию прибора учета в порядке, предусмотренном пунктами 81 - 81(6), 81(8), 81(9) Правил предоставления коммунальных услуг с самостоятельным оформлением и подписанием акта ввода прибора учета в эксплуатацию. На основании Приложения №8 «Акт по разграничению балансовой принадлежности Собственника и Управляющей организации, разграничению ответственности за эксплуатацию инженерных сетей, устройств и оборудования» настоящего договора Акт ввода прибора учета в эксплуатацию подписывается представителями Управляющей организации, принимавшими участие в процедуре ввода прибора учета в эксплуатацию.
  3. После установки контрольных пломб на приборе учета и оформления, подписания Акта ввода прибора учета в эксплуатацию соответствующая информация отображается в ЛК.

**Перечень дополнительных услуг и условия их предоставления управляющей организацией**

1. Вывоз снега – механизированная погрузка и вывоз снега льда с земельного участка, занятого под многоквартирным домом.
2. Охрана осуществляется на территории многоквартирного дома на условиях Приложения №6 и №7 к настоящему договору.

Дополнительные услуги оказываются в целях обеспечения благоприятных и безопасных условий проживания граждан. Стоимость услуг определяется в порядке, определенном гражданским и жилищным законодательством Российской Федерации.

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| ПЕРЕЧЕНЬ |
| УСЛУГ И РАБОТ, НЕОБХОДИМЫХ ДЛЯ ОБЕСПЕЧЕНИЯ НАДЛЕЖАЩЕГО СОДЕРЖАНИЯ ОБЩЕГО ИМУЩЕСТВА В МНОГОКВАРТИРНОМ ДОМЕ  ПО УЛИЦЕ МЕНДЕЛЕЕВА Д. 156/1 |
| |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | | № п/п | Наименование работ/услуг | Периодичность работ, из числа **включенных в Минимальный перечень** работ, определенная с учетом требований, установленных законодательством РФ и работ/услуг, определенных индивидуально для МКД исходя из его технической оснащенности/благоустройства | | | Более частая периодичность оказания услуг и выполнения работ, чем это предусмотрено законодательством РФ при наличии решения общего собрания собственников помещений | | В размере тарифов согласно Постановлению Администрации муниципального образования в г. Уфа | Выполнение минимального перечня работ/услуг, определенного индивидуально для МКД исходя из его технической оснащенности/благоустройства и НЕ включённых в тариф, принятый органом местного самоуправления | | Кратность работ и услуг в соответствии с решением общего собрания собственников помещений | | 1. **Работы, необходимые для надлежащего содержания несущих конструкций (фундаментов, стен, колонн и столбов, перекрытий и покрытий, балок, ригелей, лестниц, несущих элементов крыш) и ненесущих конструкций (перегородок, внутренней отделки, полов) многоквартирных домов** | | | | | | | | 1 | **Работы, выполняемые в отношении всех видов фундаментов** | По мере выявления необходимости вмешательства,  по результатам периодических (регламентных) осмотров | х | | х | | **2** | **Работы, выполняемые в зданиях с подвалами (техподпольями)** | х | | х | | **3** | **Работы, выполняемые для надлежащего содержания стен многоквартирных домов** | х | | х | | **4** | **Работы, выполняемые в целях надлежащего содержания перекрытий и покрытий многоквартирных домов** | х | | х | | **5** | **Работы, выполняемые в целях надлежащего содержания колонн и столбов многоквартирных домов** | х | | х | | **6** | **Работы, выполняемые в целях надлежащего содержания балок (ригелей) перекрытий и покрытий многоквартирных домов** | х | | х | | **7** | **Работы, выполняемые в целях надлежащего содержания крыш многоквартирных домов** | х | | х | | **8** | **Работы, выполняемые в целях надлежащего содержания лестниц многоквартирных домов** | х | | х | | **9** | **Работы, выполняемые в целях надлежащего содержания фасадов многоквартирных домов** | х | | х | | **10** | **Работы, выполняемые в целях надлежащего содержания перегородок в многоквартирных домах:** | х | | х | | **11** | **Работы, выполняемые в целях надлежащего содержания внутренней отделки многоквартирных домов** | х | | х | | Содержание , восстановление отделки стен; Содержание и восстановление декора: таблички нумерации этажей, навигационные таблички около вызывных панелей домофонов и лифтов, информационные таблички, гравировка на дверях, информационные стенды. | х | | х | | **12** | **Работы, выполняемые в целях надлежащего содержания полов помещений, относящихся к общему имуществу в многоквартирном доме** | х | | х | | **13** | **Работы, выполняемые в целях надлежащего содержания оконных и дверных заполнений помещений, относящихся к общему имуществу в многоквартирном доме** | х | | х | | **А1** | **Содержание и восстановление покрытий спортивных и детских площадок** | х | По договору со специализированной организацией, согласно графику | | х | | **А2** | **Содержание и восстановление МАФов, ограждений, снарядов на спортивных и детских площадках** | х | | **II.** **Работы, необходимые для надлежащего содержания, оборудования и систем инженерно-технического обеспечения, входящих в состав общего имущества в многоквартирном доме** | | | | | | | | **В1** | Работы, выполняемые в целях надлежащего содержания распашных и откатных ворот | х | | по договору со специализированной организацией в соответствии с требованиями законодательства | х | | **14** | **Работы, выполняемые в целях надлежащего содержания систем вентиляции и дымоудаления многоквартирных домов:** | по договору со специализированной организацией в соответствии с требованиями законодательства | | х | **х** | | техническое обслуживание и сезонное управление оборудованием систем вентиляции и дымоудаления, определение работоспособности оборудования и элементов систем;  контроль состояния, выявление и устранение причин недопустимых вибраций и шума при работе вентиляционной установки; | | проверка утепления теплых чердаков, плотности закрытия входов на них; | | устранение неплотностей в вентиляционных каналах и шахтах, устранение засоров в каналах, устранение неисправностей шиберов и дроссель-клапанов в вытяжных шахтах, зонтов над шахтами и дефлекторов, замена дефективных вытяжных решеток и их креплений; | | проверка исправности, техническое обслуживание и ремонт оборудования системы холодоснабжения; | | контроль и обеспечение исправного состояния систем автоматического дымоудаления; | | сезонное открытие и закрытие калорифера со стороны подвода воздуха; | | контроль состояния и восстановление антикоррозионной окраски металлических вытяжных каналов, труб, поддонов и дефлекторов; | | при выявлении повреждений и нарушений - разработка плана восстановительных работ (при необходимости), проведение восстановительных работ. | | **15** | **Работы, выполняемые в целях надлежащего содержания системы АСКУЭ многоквартирных домов:** | х | | По договору со специализированной организацией, согласно графику в соответствии с технической документацией | х | | Проверка работоспособности и целостности Системы | | Техническое обслуживание этажного оборудования сбора и передачи данных (этажные щиты, СУПД, счетчики импульсов-регистраторы, приемные модули) | | Техническое обслуживание домового/подъездного щита сбора и передачи данных | | Проверка линий связи на обрывы и короткие замыкания | | Проверка работоспособности приборов учета | | Внесение изменений в СУПД при замене приборов учета | | **16** | **Работы, выполняемые в целях надлежащего содержания систем противопожарной автоматики** | х | | По договору со специализированной организацией, согласно графику | х | | проверка исправности, техническое обслуживание и ремонт СОУЭ — звуковое оповещение и активация средств организации эвакуации | х | | | проверка исправности, техническое обслуживание и ремонт ОПС — комплекс средств, формирующих управляющий сигнал для мониторинга и запуска оборудования | х | | | проверка исправности, Перекатка пожарных рукавов в двойную скатку на новое ребро | по договору со специализированной организацией в соответствии с требованиями законодательства | | | проверка исправности, техническое обслуживание и ремонт АУПТ — управление средствами пожаротушения; Системы противопожарных заслонов и завес —локализация очагов возгорания; | х | | | **17** | **Работы, выполняемые в целях надлежащего содержания индивидуальных тепловых пунктов и станций повышения давления в многоквартирных домах** | По договору со специализированной организацией, согласно графику в соответствии с требованиями законодательства и технической документацией | | х | **х** | | **18** | **Общие работы, выполняемые для надлежащего содержания систем водоснабжения (холодного и горячего), отопления и водоотведения в многоквартирных домах** | по договору со специализированной организацией в соответствии с требованиями законодательства | | х | **х** | | **18.1** | Работы, выполняемые в целях надлежащего содержания автополива на придомовой территории | х | | По договору со специализированной организацией, согласно графику, включая восстановительные работы | **х** | | **19** | **Работы, выполняемые в целях надлежащего содержания систем теплоснабжения (отопление, горячее водоснабжение) в многоквартирных домах** | по договору со специализированной организацией в соответствии с требованиями законодательства | | х | **х** | | **20** | **Работы, выполняемые в целях надлежащего содержания электрооборудования, радио- и телекоммуникационного оборудования в многоквартирном доме** | В соответствии с законодательством по договору со специализированной организацией | | х | **х** | | **20.1** | Техническое обслуживание телевизионной антенны | По мере необходимости, по договору со специализированной организацией | | х | х | | **20.2** | Техническое обслуживание ПЗУ (домофон), в том числе на калитке | х | | По мере необходимости, по договору со специализированной организацией | х | | **20.3** | Техническое обслуживание общедомовой системы видеонаблюдения | х | | По мере необходимости, по договору со специализированной организацией | х | | **21** | **Работы, выполняемые в целях надлежащего содержания и ремонта лифта (лифтов) в многоквартирном доме** | по договору со специализированной организацией, в соответствии с техническим регламентом о безопасности лифтов | | | х | | организация системы диспетчерского контроля и обеспечение диспетчерской связи с кабиной лифта; | Круглосуточно | | х | х | | обеспечение проведения осмотров, технического обслуживания и ремонт лифта (лифтов); | ТО1, ТО3, ТО6, ТО12 | | х | | обеспечение проведения аварийного обслуживания лифта (лифтов); | по договору со специализированной организацией, в соответствии с техническим регламентом о безопасности лифтов | | х | | обеспечение проведения технического освидетельствования лифта (лифтов), в том числе после замены элементов оборудования. | | **22** | **Непредвиденные работы по устранению аварий на системах электро-, тепло-, водоснабжения, водоотведения в выходные и праздничные дни, ночное время по заявкам** | Круглосуточно при возникновении аварийной ситуации | | х | х | | **III. Работы и услуги по содержанию иного общего имущества в многоквартирном доме** | | | | | | | | **23** | **Работы по содержанию помещений, входящих в состав общего имущества в многоквартирном доме:** | | | | | | | **23.1** | **Уборка мест общего пользования:** | пп. "д" п. 1 приложения 1 к Методическому пособию по содержанию и ремонту жилищного фонда. МДК 2-04.2004: | | х | х | | сухая уборка тамбуров, холлов, коридоров, галерей, лифтовых площадок и лифтовых холлов и кабин, лестничных площадок и маршей, пандусов: | 1 раз в неделю | | х | х | | влажная уборка тамбуров, холлов, коридоров, галерей, лифтовых площадок и лифтовых холлов и кабин, лестничных площадок и маршей, пандусов: | 1 раз в месяц | | х | 1 раз в неделю | | мытье лестничных площадок и маршей **нижних** 2 этажей | 1 раз в день | | х | 6 раз в неделю | | мытье лестничных площадок и маршей **выше** 2 этажа | 1 раз в неделю | | х | 1 раз в неделю | | мытье пола кабины лифта | 1 раз в день | | х | 1 раз в день | | мытье окон; | 1 раз в год | | х | 2 раза в год | | сухая чистка шкафов электрощитовых | 1 раз в год | | х | 1 раз в год | | протирка пыли с колпаков светильников, подоконников в помещениях общего пользования | 1 раз в год | | х | 1 раз в год | | обметание пыли с потолков | 1 раз в год | | х | 1 раз в год | | влажная протирка подоконников, оконных решеток, перил лестниц, шкафов для электросчетчиков слаботочных устройств, дверных коробок, полотен дверей, доводчиков, дверных ручек; | ежегодное (весной) | | х | 1 раз в неделю | | Влажная протирка, почтовых ящиков, отопительных приборов, пространство за ними, информационных стендов, двери входной группы подъезда | ежегодное (весной) | | х | 6 раз в неделю | | очистка систем защиты от грязи (металлических решеток, ячеистых покрытий, приямков, текстильных матов); | ежегодное (весной) | | х | 1 раз в сутки | | **23.2** | **Дератизация и дезинсекция помещений, входящих в состав общего имущества в многоквартирном доме.** | по договору со специализированной организацией в соответствии с санитарными требованиями | | х | 12 раз в год | | **Уборка мест придомовой территории:** | | (пп. "е" п. 1 приложения 1 к Методическому пособию по содержанию и ремонту жилищного фонда. МДК 2-04.2004:) | | | | | **24** | **Работы по содержанию земельного участка, на котором расположен многоквартирный дом, с элементами озеленения и благоустройства, иными объектами, предназначенными для обслуживания и эксплуатации этого дома (далее - придомовая территория), в холодный период года:** | | | | | | | очистка крышек люков колодцев и пожарных гидрантов от снега и льда толщиной слоя свыше 5 см; | х | | х | 1 раз в двое суток во время гололеда | | сдвигание свежевыпавшего снега и очистка придомовой территории от снега и льда при наличии колейности свыше 5 см; | х | | х | 2 раза в сутки | | Сдвигание свежевыпавшего снега в дни сильных снегопадов | с момента начала снегопада и завершена не позднее 6 - 12 ч (в зависимости от класса территории) после завершения снегопада. | | х | 2 раза в сутки | | очистка придомовой территории от снега наносного происхождения (или подметание такой территории, свободной от снежного покрова); | х | | х | 1 раз в сутки в дни снегопада | | очистка придомовой территории от наледи и льда; | х | | х | 1 раз в двое суток во время гололеда | | очистка от мусора урн, установленных возле подъездов | 1 раз в сутки | | х | 1 раз в сутки | | промывка от мусора урн | 1 раз в месяц | | х | 1 раз в месяц | | уборка крыльца и площадки перед входом в подъезд. | х | | х | 1 раз в сутки | | Посыпка территории противогололедными материалами | По мере необходимости | | х | По мере необходимости | | Удаление с крыш снега и наледей | По мере необходимости | | х | По мере необходимости | | Очистка козырьков подъездов от наледи | По мере необходимости | | х | По мере необходимости | | Протирка указателей улиц и промывка номерных фонарей | х | | х | 2 раза в холодный период | | **25** | **Работы по содержанию придомовой территории в теплый период года:** | | | | | | | подметание и уборка придомовой территории; | х | | х | 6 раз в неделю | | Подметание территории в дни без осадков и в дни с осадками |  | |  | 1 раз в сутки | | Уборка территории в дни с осадками |  | |  | 1 раз в сутки (не более 50% территории) | | Подметание и уборка территории в дни с сильными осадками |  | |  | 1 раз в двое суток | | очистка от мусора и промывка урн, установленных возле подъездов; | 1 раз в сутки | |  | 1 раз в сутки | | промывка урн, установленных возле подъездов; | х | | х | по мере необходимости | | уборка и выкашивание рулонного газона, рыхление; | х | | х | по мере необходимости | | Уборка мусора с газонов с транспортировкой в установленное место | х | | х | 1 раз в двое суток | | Полив газонов, зеленых насаждений | х | | х | по мере необходимости | | прочистка ливневой канализации; |  | |  | по мере необходимости | | уборка крыльца и площадки перед входом в подъезд, очистка металлической решетки и приямка. |  | |  | по мере необходимости | | Стрижка кустарников, вырубка поросли, побелка деревьев. Погрузка и вывоз обрезанных веток, спиленных деревьев | х | | х | по мере необходимости | | Устройство клумб и подсыпка земли | х | | х | в весенне-летний период | | Протирка указателей улиц и промывка номерных фонарей | х | | х | 5 раз в теплый период | | Выполнение противопаводковых мероприятий, в том числе размещение мостков | по мере необходимости | |  | по мере необходимости | | Мойка придомовой территории | х | |  | 2 раза в теплый период | | **26.1** | **Содержание контейнерных площадок** (Работы по организации и содержанию мест (площадок) накопления твердых коммунальных отходов, включая обслуживание и очистку мусоропроводов, мусороприемных камер, контейнерных площадок. Указанные работы не включают уборку мест погрузки твердых коммунальных отходов.): | По мере необходимости (загрязнения) | | х | х | | - содержание (в чистоте) непосредственно площадки; | постоянно | | | - содержание (в чистоте и исправности) ограждения; | По мере необходимости (загрязнения) | | | - содержание (в чистоте и исправности) мусорных контейнеров, в том числе замена. | | **26.2** | Организация накопления отходов I - IV классов опасности (отработанных ртутьсодержащих ламп и др.) и их передача в организации, имеющие лицензии на осуществление деятельности по сбору, транспортированию, обработке, утилизации, обезвреживанию, размещению таких отходов. | х | | по договору со специализированной организацией | х | | **27** | Работы по обеспечению требований пожарной безопасности - осмотры и обеспечение работоспособного состояния пожарных лестниц, лазов, проходов, выходов, систем аварийного освещения, пожаротушения, сигнализации, противопожарного водоснабжения, средств противопожарной защиты, противодымной защиты. | по договору со специализированной организацией | | х | х | | **28** | Обеспечение устранения аварий в соответствии с установленными предельными сроками на внутридомовых инженерных системах в многоквартирном доме, выполнения заявок населения. | Круглосуточно при возникновении аварийной ситуации | | х | х | | |

**Приложение №4** к договору о передаче прав по управлению домом № \_\_\_ от «\_\_\_\_»\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_20 \_\_г.

**Инструкция**

**о мерах пожарной безопасности**

1. **Общие положения**
   1. Настоящая инструкция разработана в соответствии Федеральным [законом](consultantplus://offline/ref=011796D5A069048535F0B7EB1E903AFE760297E18DC82EF8AED8D4FBDAy5XEG) от 21.12.1994 N 69-ФЗ «О пожарной безопасности», Правилами содержания общего имущества в многоквартирном доме, утвержденными постановлением Правительства Российской Федерации от 13.08.2006 № 491, направлена на своевременное предупреждение ситуаций, при которых возможно возникновение возгораний, пожаров и иных чрезвычайных ситуаций и устанавливает Собственникам и пользователям помещений в многоквартирном доме по адресу: **Республика Башкортостан, город Уфа, ул. Менделеева, дом №156/1.**(далее – МКД), требования к первичным мерам пожарной безопасности.
   2. Настоящая инструкция является обязательной для соблюдения и исполнения всеми собственниками жилых и нежилых помещений МКД, нанимателями помещений МКД, лицами, выполняющими строительно-ремонтные работы в помещениях и на территории МКД, а также любыми иными лицами, находящимися в помещениях и на территории МКД.
2. **Требования к содержанию территории, помещений и оборудования**
   1. К многоквартирному дому должен быть обеспечен свободный подъезд.
   2. Коридоры, тамбуры, проходы к средствам тушения, электрическим приборам, путям эвакуации, переходным балконам, незадымляемым лестничным клеткам должны быть свободными.
   3. Двери эвакуационных выходов должны свободно открываться в направлении выхода из помещения.
   4. **Запрещается:**
      1. Хранить в помещениях огнеопасные (горючие) или легковоспламеняющиеся вещества и жидкости;
      2. Производить электрогазосварочные и другие огневые работы;
      3. Снимать предусмотренные проектом двери лестничных клеток, входящие в противодымную защиту здания;
      4. Устанавливать дополнительные, не предусмотренные проектом двери на путях эвакуации, на лестничных клетках, тамбурах.
      5. Демонтировать пожарные извещатели (датчики), установленные в жилых и нежилых помещениях;
      6. Курить в квартире и местах общего пользования (подъезды, лестничные площадки); бросать окурки с балкона;
      7. Загромождать хламом, строительным материалом, мебелью, бытовой техникой лоджии, балконы, эвакуационные выходы и подходы к эвакуационным выходам, коридоры, тамбуры, проходы к средствам тушения, лестничные клетки;
      8. Оставлять велосипеды и коляски на лестничных клетках, на выходах из подъездов;
      9. Использовать пиротехнику в закрытых помещениях при проведении праздничных мероприятий;
      10. Складировать твёрдые коммунальные отходы или крупногабаритный мусор под окнами жилых домов и около подъездов;
      11. Разжигать костер, зажигать спички, свечи на балконах, лоджиях, террасах, и пользоваться открытыми источниками огня (костры, мангалы, факелы, паяльные лампы).
      12. Использовать повреждённые электропроводы, кабели, розетки и рубильники, светильники со снятыми колпаками, а также обертывать электролампы и светильники бумагой, тканью и другими горючими материалами;
      13. Эксплуатировать электротехнику (утюги, чайники и другое) при отсутствии или неисправности терморегуляторов, самодельные электронагревательные приборы и удлинители.
3. **Требования к электроустановкам, электропроводкам и освещению**
   1. Электроустановки должны монтироваться и эксплуатироваться в соответствии с Правилами устройства электроустановок (ПУЭ) и Правилами техники безопасности (ПТБ).
   2. Устройство и эксплуатация электросетей - времянок не допускается.
   3. **При эксплуатации электросетей запрещается:**
      1. Использовать провода с поврежденной изоляцией;
      2. Применять для защиты электросетей вместо автоматов защиты или калиброванных плавких предохранителей – жучки.
      3. Пользоваться поврежденными розетками, выключателями, переносками и рубильниками.
      4. Оставлять без присмотра, включенные в сеть, электронагревательные приборы.
   4. Во всех помещениях по окончании работ все электроустановки и электроприборы должны быть обесточены, за исключением дежурного освещения.
4. **Порядок действий при пожаре.**
   1. В случае возникновения пожара или признаков горения необходимо:

* немедленно сообщить об этом в пожарную охрану по телефону: 01, с мобильного телефона 112 и назвать адрес объекта, место возникновения пожара, свою фамилию;
* по возможности принять меры по эвакуации людей, тушению пожара и сохранности материальных ценностей;
* сообщить о происшествии в диспетчерскую управляющей организации по телефону: +7 (347) 200-9-079;

1. **Ответственность.**
   1. **Ответственность (**административную и уголовную) **за обеспечение мер пожарной безопасности в жилых и нежилых помещениях несут собственники помещений.**

**Приложение №5** к договору о передаче прав по управлению домом № \_\_\_ от «\_\_\_\_»\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_20 \_\_г.

**Порядок взаимодействия Сторон при непредоставлении или некачественном предоставлении услуг/работ по договору управления, а также причинении ущерба имуществу Собственников, Общему имуществу и имуществу третьих лиц.**

1. В случае некачественного предоставления коммунальных услуг и услуг по управлению многоквартирным домом и содержанию Общего имущества производится снижение размера платы за указанные работы, услуги в следующем порядке:
   1. Собственники или Председатель Совета МКД составляют письменное обращение об этом, которое принимается в диспетчерской службе или приемной Управляющей организации и регистрируется в специальном журнале.
   2. С целью проверки обращения и принятия мер по указанному адресу Управляющая организация направляет специалистов в течение 24 часов с момента получения обращения или в сроки, согласованные с Собственником или Председателем Совета МКД.
   3. По результатам комиссионного обследования представители Управляющей организации в присутствии Собственника или членов Совета МКД составляют акт, в котором указываются параметры коммунальных услуг и услуг по управлению многоквартирным домом и содержанию Общего имущества, имеющие отклонения от нормативных, а также начальное время некачественного предоставления услуг. К актам могут прикладываться свидетельские показания, видео и фотоматериалы, протоколы измерений, показания спец. приборов и другие доказательства, подтверждающие достоверность фактов, изложенных в акте. Присутствие Собственника, его доверенного лица или членов Совета МКД при составлении первичного акта обязательно.
   4. После устранения факта непредоставления или некачественного предоставления коммунальных услуг и услуг по управлению многоквартирным домом и содержанию Общего имущества, специалистами Управляющей организации в присутствии Собственника, его законного представителя или членов Совета МКД составляется акт о приведении в соответствие нормативному уровню качества коммунальных услуг или услуг по содержанию, в котором указывается дата и время приведения в норму. Для составления акта Собственник обязан обеспечить доступ специалистов Управляющей организации в жилое помещение в течение 12 часов с момента уведомления. При отсутствии Собственника, в случае непредоставления Собственником доступа в жилое помещение или необоснованного отказа собственника от подписания акта, акт составляется на основе прилагаемых свидетельских показаний, видео и фотоматериалов, протоколов измерений, показания спец. приборов и других доказательств, подтверждающих достоверность данных, и является юридическим документом.
   5. Снижение оплаты коммунальных услуг и услуг по содержанию Общего имущества производится по заявлению Собственника или письменному обращению Председателя Совета МКД. Размер снижения (перерасчет) платы за услуги по договору управления определяется в соответствии с требованиями действующего законодательства.
2. В случае причинения ущерба имуществу Собственников, Общему имуществу и имуществу третьих лиц, Стороны взаимодействуют в следующем порядке:
   1. По инициативе одной из сторон, Управляющая организация в течение 12 часов с момента уведомления производит обследование по факту события, при котором произошло причинение ущерба имуществу Собственников, Общему имуществу и имуществу третьих лиц с составлением акта обследования. В акте указывается дата, время произошедшего события, детально описывается видимый ущерб, прикладываются фото-видео-материалы.

**Приложение №6** к договору о передаче прав по управлению домом № \_\_\_ от «\_\_\_\_»\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_20 \_\_г.

* 1. **Правила проживания в многоквартирном доме**

Настоящие Правила определяют порядок проживания в Жилом доме, расположенном по адресу: **Республика Башкортостан, город Уфа,** **улица Менделеева, дом №156/1**.

* Квартира предназначена для проживания граждан. Размещение в Квартире промышленного производства не допускается.
* Пользование Квартирой осуществляется с учетом соблюдения прав и законных интересов, проживающих в ней граждан и соседей, требований пожарной безопасности, санитарно-гигиенических, экологических и иных требований законодательства РФ, а также в соответствии с настоящими Правилами.
* Собственник (арендатор, наниматель) Квартиры в Жилом доме пользуется квартирой и общедомовым имуществом по назначению и в пределах, установленных Жилищным кодексом Российской Федерации.
* В качестве пользователя Квартиры Собственник (арендатор, наниматель) обязан использовать Квартиру по ее целевому назначению. Поддерживать Квартиру в надлежащем состоянии, не допуская бесхозяйственного обращения с ней и ее разрушения.

Гости и жители многоквартирного дома обязаны соблюдать общественный порядок в соответствии с КоАП РФ, а также:

* Не парковать автомобиль на газонах, тротуарах, дворовых детских площадках и на придомовой территории жилого дома;
* Не курить, не распивать спиртные напитки, не использовать нецензурную речь на придомовой территории жилого дома;
* Использовать игровое и спортивное оборудование только по назначению;
* На придомовую территорию автомобиль допускается только для погрузочно-разгрузочных работ. При въезде на придомовую территорию жилого дома - сообщить на пост охраны ФИО собственника (арендатора), государственный регистрационный номер въезжающего автомобиля, номер квартиры, номер телефона, цель въезда, время въезда и время выезда с придомовой территории. При осуществлении погрузочно-разгрузочных работ время нахождения транспортных средств может быть до 15 минут.
* Перед въездом на придомовую территорию очистить транспортное средство от снега, льда и иных загрязнений.
* Содержать в чистоте и порядке места общего пользования, не допуская их захламления и загрязнения. Не загромождать посторонними предметами входы и выходы на лестничные клетки и на чердаки, запасные выходы, коридоры, проходы, лестничные марши и иные места общего пользования.
* Не хранить в помещении Собственника и местах общего пользования вещества и предметы, загрязняющие воздух, взрыво- и пожароопасные вещества и предметы.
* Не допускать нанесение различных надписей и рисунков на стены в местах общего пользования и кабинах лифта;
* Соблюдать установленные Законодательством нормы и правила содержания домашних животных. Не содержать на лестничных клетках, в общих коридорах, на балконах и лоджиях животных, птиц и пчел. Соблюдать санитарно-гигиенические нормы при выгуле животных на придомовой территории. Не допускать выгула домашних животных на детских площадках придомовой территории. При содержании домашних животных Собственник несет полную гражданско-правовую ответственность за безопасность окружающих граждан при контакте с животными вне Квартиры;
* Во время проведения ремонтных работ в Квартире, осуществлять складирование строительного мусора в Квартире (складирование строительного мусора в местах общего пользования, на площадках оборудованных для сбора твердых коммунальных отходов и на придомовой территории запрещено согласно санитарным и пожарным нормам содержания жилищного фонда). Самостоятельно за счет собственных средств осуществлять вывоз строительного мусора во время проведения ремонтных работ в Квартире;
* Не устанавливать наружные блоки кондиционеров на фасаде дома;
* При использовании подъемника при погрузке/выгрузке грузов, обеспечить сохранность и целостность дверей и стеклопакетов, чистоту и порядок во всех общедомовых помещениях этажа;
* Погрузку/выгрузку сыпучих смесей производить только в закрытых мешках;
* Нести ответственность за поведение и действия, привлекаемых людей для проведения строительно-отделочных и погрузочно-разгрузочных работ, рабочих службы доставки и т.п. на территории жилого дома;
* Проводить шумные и громкие работы строго с 9-00 до 13-00 и с 15-00 до 21-00.

1. **Ответственность за несоблюдение Правил**

* Нарушение Собственником настоящих Правил влечет ответственность по возмещению материального и морального ущерба, явившегося следствием такого нарушения в соответствии с законодательством Российской Федерации.
* В случае порчи или повреждения Общего имущества, а также имущества других собственников, имущества Управляющей организации или третьих лиц в результате не добросовестного исполнения Собственником требований настоящего Правил, разрушения Собственником общих внутридомовых инженерных сетей, устройств и оборудования; выхода из строя оборудования индивидуального пользования в Квартире; выхода из строя общих внутридомовых инженерных сетей находящихся и/или проходящих транзитом через Квартиру, доступ к которым для проведения профилактического и аварийного обслуживания и ремонта ограничен Собственником, Собственник возмещает убытки в добровольном или судебном порядке.
* В случае нарушения времени нахождения транспортных средств на придомовой территории (двор без машин), доступ на придомовую территорию данных транспортных средств будет ограничен.

1. **Организация охраны в жилом доме.**

Для целей соблюдения настоящих Правил привлекаемое Частное охранное предприятие (далее ЧОП) должно осуществлять свою деятельность в соответствии с действующим законодательством:

* Трудовым кодексом Российской Федерации от 30.12.2001 № 197-ФЗ;
* Законом РФ от 11.03.1992 г. № 2487-1 «О частной детективной и охранной деятельности в Российской Федерации»;
* Постановлением Правительства РФ от 14.08.1992 г. №587 «Вопросы частной детективной (сыскной) и частной охранной деятельности»;
* Постановлением Правительства РФ от 23.06.2011 г. № 498 «О некоторых вопросах осуществления частной детективной (сыскной) и частной охранной деятельности»;
* иным законодательством, регулирующим осуществление охранных услуг, а также действующим договором на осуществление охранной деятельности и настоящими Правилами.

**Для охраны Объекта устанавливаются:**

* количество постов: один (суточный);
* количество охранников в смене: один (суточный);
* у сотрудника охраны имеется кнопка тревожного вызова группы быстрого реагирования;
* время начала и окончания работы смены с 08.00 час., до 08.00 час. ежедневно;
* во время дежурства сотрудники охраны осуществляют полный обход охраняемой территории: при приеме смены в 08:00, 00:00 и в 05:00;
* время отдыха поста: 01:00-03:00‚ исполняя при этом служебные обязанности.
* время и порядок приема пищи: - обед 12:00-12:30‚ ужин 18:00-18:30‚ исполняя при этом служебные обязанности.
* форма одежды - форменная одежда, удостоверение частного охранника, паспорт.

**Кроме того, сотрудники ЧОП обязаны:**

* при въезде автомобиля на придомовую территорию зафиксировать в журнале прибытия/убытия ФИО собственника (арендатора), государственный регистрационный номер въезжающего автомобиля, номер квартиры, номер телефона, цель въезда, время въезда и время выезда с придомовой территории;
* в случае обнаружения на территории лиц, нарушающих общественный порядок, требования раздела 1 настоящих Правил, совершающих противоправные, общественно-опасные действия сделать предупреждение, а в случае необходимости вызвать группу быстрого реагирования.
* осуществлять пропускной режим транспортных средств на придомовую территорию МКД для разгрузки/загрузки, а также информировать водителей транспортных средств о правилах нахождения на дворовой территории;
* при общении с посетителями быть тактичным и вежливым;
* добросовестно выполнять свои служебные обязанности;
* при несении службы быть бдительным и внимательным;
* в соответствии с Договором обеспечивать надежную охрану здания, находящегося в нем имущества и общественный порядок;
* осуществлять установленный внутри объектовый режим;
* постоянно отслеживать, накапливать и сообщать начальнику охраны сведения обо всех изменениях обстановки на объекте и вокруг него в целях прогнозирования и предупреждения возможного причинения вреда охраняемому Объекту;
* соблюдать установленные на Объекте правила техники безопасности, производственной санитарии и пожарной безопасности;
* при возникновении аварий, пожаров и других чрезвычайных происшествий немедленно сообщать о случившемся руководству Объекта, ЧОП, начальнику Объекта, самостоятельно вызывать пожарную, аварийную службы по имеющимся на посту телефонам, а также принимать меры по разрешению критической ситуации, для чего допускается вскрытие служебных и складских помещений;
* обо всех чрезвычайных или спорных ситуациях, возникших на посту, незамедлительно доложить начальнику охраны Объекта, по необходимости в Управляющую организацию, и составить соответствующий акт, копия которого передается в ЧОП;
* своевременно предупреждать начальника охраны Объекта о невозможности исполнения служебных обязанностей по каким-либо причинам;

**Для осуществления своих обязанностей сотрудник охраны имеет право:**

* требовать соблюдения, установленного внутри объектового режима;
* задерживать лиц, проникших или пытающихся проникнуть на охраняемый Объект, вопреки установленному порядку, нарушающих общественный порядок на территории охраняемого Объекта, пытающихся незаконно вывезти (вынести) материальные ценности с охраняемого Объекта, либо действия которых дают основание подозревать их в намерении причинить иной ущерб охраняемому Объекту;
* доставлять в служебное помещение охраны лиц, подозреваемых в правонарушении, связанном с посягательством на охраняемые Объекты;
* в случае необходимости применять меры понуждения к лицам, нарушающим общественный порядок на территории жилого комплекса, включая подъезды МКД, в соответствии с действующим законодательством РФ;
* при необходимости принимать меры к охране места происшествия до прибытия сотрудников правоохранительных органов;
* не допускать на придомовую территорию транспортные средства, с которых падает грязь, наледь или стекают технические жидкости.

**Во время несения дежурства сотрудникам охраны запрещается:**

* отвлекаться от выполнения служебных обязанностей и заниматься делами, не относящимися непосредственно к охране Объекта;
* употреблять спиртные напитки и выходить на работу в состоянии алкогольного опьянения;
* оставлять пост без разрешения соответствующих должностных лиц;
* вести разговоры на служебные темы с посторонними лицами, давать им какие-либо справки - о работе охраны, домашние телефоны сотрудников охраны и охраняемого объекта;
* принимать от кого-либо для передачи предметы и документы, кроме почты.

Доступ на спортивную площадку только для жителей МКД. Для доступа на спортивную площадку жители МКД обязаны:

* сообщать на пост охраны контактные данные (номер квартиры и телефон, лица до 18 лет сообщают номер квартиры и телефон одного из родителей);
* уведомлять пост охраны об уходе со спортивной площадки,
* покинуть спортивную площадку в случае, если отсутствуют играющие или ответственное лицо.

Контроль за надлежащей работой Частного охранного предприятия возлагается на Управляющую организацию, осуществляющую управление многоквартирным жилым домом № 156/1, по ул. Менделеева, город Уфа, Республика Башкортостан.

**Приложение №7** к договору о передаче прав по управлению домом № \_\_\_ от «\_\_\_\_»\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_20 \_\_г.

**Правила**

**въезда/выезда и нахождения транспортных средств**

**на территории многоквартирного дома.**

1. Настоящие Правила определяют порядок въезда/выезда и нахождения транспортных средств на территории многоквартирного дома (далее Жилой дом), расположенного по адресу: **Республика Башкортостан, город Уфа,** **улица Менделеева, дом 156/1**;
   1. Собственники (арендатор, наниматель) помещений в Жилом доме, а также члены его (их) семьи обязаны соблюдать права и законные интересы соседей;
   2. Собственники (арендатор, наниматель) помещений, а также члены его (их) семьи обязаны соблюдать установленные действующим Законодательством правила пожарной безопасности и санитарно-гигиенические правила, правила дорожного движения;
   3. Гости и собственники (пользователи) помещений многоквартирного дома обязаны соблюдать общественный порядок в соответствии с КоАП РФ, а также:

* не парковать транспортное средство на газонах, тротуарах, дворовых детских площадках и на придомовой территории жилого дома;
* на придомовую территорию транспортное средство допускается только для погрузочно-разгрузочных работ в присутствии непосредственного собственника (арендатора, нанимателя) квартиры жилого дома, либо по его устному заявлению. При осуществлении погрузочно-разгрузочных работ время нахождения транспортных средств может быть до 15 минут;
* при въезде на придомовую территорию жилого дома, водитель транспортного средства (Собственник, арендатор, наниматель помещения, а также члены его (их) семьи) обязан, подъехав к воротам, остановить работу двигателя, зайти в помещение охраны и зарегистрироваться в специальном журнале, указав свои ФИО, государственный регистрационный номер въезжающего транспортного средства, документ об инвалидности (для жителей с ограниченными возможностями) номер квартиры, номер телефона, цель въезда, время въезда;
* при въезде на придомовую территорию жилого дома транспортных средств граждан, выполняющих строительно-бытовые услуги, водитель транспортного средства обязан зайти в помещение охраны и зарегистрироваться в специальном журнале указав свои ФИО, государственный регистрационный номер въезжающего транспортного средства, номер квартиры, номер телефона, цель въезда, время въезда~~;~~
* при нахождении транспортного средства на территории жилого дома необходимо произвести остановку работы двигателя;
* перед въездом на придомовую территорию очистить транспортное средство от снега, льда и иных загрязнений;
* движение транспортного средства на территории жилого дома допустимо со скоростью не более 20 км/ч.;
* при выезде с территории жилого дома выезжающий обязан, подъехав к воротам предупредить сотрудника охраны о своем намерении покинуть территорию жилого дома (лично или по телефону);
* после того как сотрудник полностью произведет открытие ворот, выезжающий имеет право продолжить движение и выехать за пределы ворот;
* движение транспортных средств во время открытия/закрытия ворот строго запрещается.

1. **Организация пропускного режима в жилом доме.**
   1. Для целей соблюдения настоящих Правил привлекаемое Частное охранное предприятие (далее ЧОП) должно осуществлять свою деятельность в соответствии с действующим законодательством:

* Трудовым кодексом Российской Федерации от 30.12.2001 № 197-ФЗ;
* Законом РФ от 11.03.1992 г. № 2487-1 «О частной детективной и охранной деятельности в Российской Федерации»;
* постановлением Правительства РФ от 14.08.1992 г. №587 «Вопросы частной детективной (сыскной) и частной охранной деятельности»;
* постановлением Правительства РФ от 23.06.2011 г. № 498 «О некоторых вопросах осуществления частной детективной (сыскной) и частной охранной деятельности»;
* иным законодательством, регулирующим осуществление охранных услуг, а также действующим договором на осуществление охранной деятельности и настоящими Правилами.
  1. **Кроме того, сотрудники ЧОП обязаны:**
* при въезде транспортного средства на придомовую территорию зафиксировать в журнале прибытия/убытия ФИО заезжающего, государственный регистрационный номер въезжающего транспортного средства, документ об инвалидности (для граждан с ограниченными возможностями), номер квартиры, номер телефона, цель въезда, время въезда и время выезда с придомовой территории;
* в случае обнаружения на территории лиц, нарушающих общественный порядок, требования настоящих правил, совершающих противоправные, общественно-опасные действия сделать предупреждение, а в случае необходимости вызвать группу быстрого реагирования или сотрудников полиции;
* осуществлять пропускной режим транспортных средств на придомовую территорию жилого дома для разгрузки/загрузки, а также информировать водителей транспортных средств о правилах нахождения на дворовой территории;
* при выезде транспортного средства с территории жилого дома сотрудник охраны производит открытие ворот только после того, как выезжающий, подъехав к воротам предупредит сотрудника охраны о своем намерении покинуть территорию жилого дома;
* вводить ограничение сроком до 30 календарных дней на допуск на придомовую территорию транспортные средства неоднократно нарушавших настоящие правила (под неоднократным нарушением подразумевается нарушение два и более раз настоящих Правил)
  1. **Для осуществления своих обязанностей сотрудник охраны имеет право:**
* требовать соблюдения настоящих правил;
* не допускать на придомовую территорию транспортные средства неоднократно нарушавших настоящие правила;
  1. Контроль за надлежащей работой Частного охранного предприятия возлагается на Управляющую организацию, осуществляющую управление многоквартирным жилым **№ 156/1, улица** **Менделеева, город Уфа, Республика Башкортостан.**

1. **Ответственность за несоблюдение Правил.**
   1. Ответственность по возмещению материального и морального ущерба, явившегося следствием неисполнения настоящих правил, наступает в соответствии с законодательством Российской Федерации.
   2. В случае нарушения времени нахождения транспортных средств на придомовой территории (двор без машин), доступ на придомовую территорию данных транспортных средств будет ограничен.



**Приложение №8** к договору о передаче прав по управлению домом № \_\_\_ от «\_\_\_\_»\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_20 \_\_г.

**Акт**

**по разграничению балансовой принадлежности Собственника и Управляющей организации,**

**разграничению ответственности за эксплуатацию инженерных сетей, устройств и оборудования**

**ООО «Сервисная компания Венский лес»**, в лице директора **Еникеева Вадима Радимовича**, действующего на основании Устава, именуемое в дальнейшем **Управляющая организация,** с одной стороны, и **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** **,** именуемый(-ая) **в** дальнейшем **«Собственник»,** составили настоящий акто нижеследующем.

**Термины и определения, используемые Сторонами в настоящем акте:**

«Акт разграничения балансовой принадлежности» - документ, определяющий границы владения сетями, устройствами, оборудованием холодного, горячего водоснабжения и системы отопления, различными лицами на праве собственности или ином законном основании;

«Акт разграничения эксплуатационной ответственности сторон» - документ, определяющий границы ответственности сторон за эксплуатацию соответствующих сетей, устройств, оборудования холодного, горячего водоснабжения и системы отопления;

«Граница балансовой принадлежности» - линия раздела сетей, устройств, оборудования холодного, горячего водоснабжения и системы отопления, между владельцами **по признаку собственности** или владения на ином предусмотренном федеральными законами основании;

«Граница эксплуатационной ответственности» - линия раздела элементов сетей холодного, горячего водоснабжения и системы отопления **по** **признаку ответственности за эксплуатацию** тех или иных элементов, устанавливаемая соглашением сторон договора о передаче прав по управлению многоквартирным домом, а при отсутствии такого соглашения - определяемая по границе балансовой принадлежности;

1. В случае **стояковой** разводки холодного, горячего водоснабжения и системы отопления граница **балансовой** принадлежности и граница **ответственности за эксплуатацию** по сетям, устройствам и оборудованиям холодного, горячего водоснабжения и системы отопления, между Управляющей организацией и Собственником устанавливается в соответствии с Таблицей №1 настоящего акта:

*(Таблица №1)*

|  |  |  |
| --- | --- | --- |
| **Вид инженерных сетей** | **Граница Собственника** | **Граница Управляющей организации** |
| **Отопление** | от первого отключающего устройства, расположенного на ответвлениях от стояков, включая резьбовое соединение | до первого отключающего устройства, расположенного на ответвлениях от стояков, включая первую запорную арматуру\* |
| **Горячее водоснабжение** |
| **Холодное водоснабжение** |
| **Полотенцесушитель**  **(при наличии)** | от первого отключающего устройства, расположенного на ответвлениях от стояков, включая резьбовое соединение | до первого отключающего устройства, расположенного на ответвлениях от стояков, включая первую запорную арматуру\* |

**\*Запорная арматура = первое отключающее устройство**

1. В случае **лучевой** разводки холодного, горячего водоснабжения и системы отопления граница **балансовой принадлежности** по сетям, устройствам и оборудованиям холодного, горячего водоснабжения и системы отопления между Управляющей организацией и Собственником устанавливается в соответствии с Таблицей №2 настоящего акта приведенной схемой №1 и №2:

*(Таблица № 2)*

|  |  |  |
| --- | --- | --- |
| **Вид инженерных сетей** | **Граница Собственника** | **Граница Управляющей организации** |
| **Отопление** | от первого отключающего устройства, расположенного на ответвлении от стояков (расположенных в этажном распределительном коллекторном узле), включая резьбовое соединение | до первого отключающего устройства, расположенного на ответвлении от стояков (расположенных в этажном распределительном коллекторном узле), включая первую запорную арматуру\* |
| **Горячее водоснабжение** |
| **Холодное водоснабжение** |
| **Полотенцесушитель**  **(при наличии)** | от первого отключающего устройства\*, расположенного на ответвлениях от стояков, включая резьбовое соединение | до первого отключающего устройства\*, расположенного на ответвлениях от стояков, включая первую запорную арматуру\* |

**\*Запорная арматура = первое отключающее устройство**

1. В случае **лучевой** разводки холодного, горячего водоснабжения и системы отопления граница **ответственности за эксплуатацию** по сетям, устройствам и оборудованиям холодного, горячего водоснабжения и системы отопления между **Управляющей организацией** и **Собственником** устанавливается в соответствии с Таблицей №3 в настоящем акте и приведенной схемой №1 и №2:

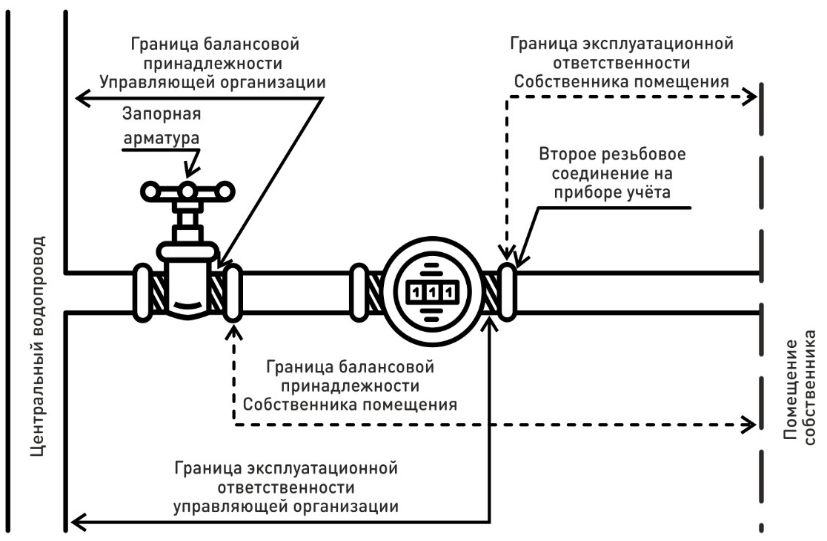
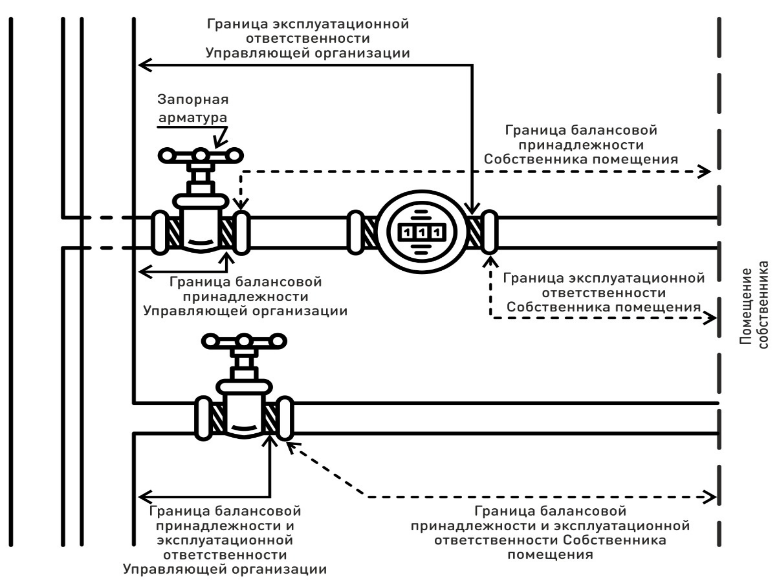
*(Таблица № 3)*

|  |  |  |
| --- | --- | --- |
| **Вид инженерных сетей** | **Граница эксплуатационной ответственности Собственника** | **Граница эксплуатационной ответственности Управляющей организации** |
| **Отопление** | - На трубопроводе, где установлен индивидуальный прибор – от второго резьбового соединения (резьбовое соединение после прибора учета) на приборе учета, расположенного на ответвлении от стояков (расположенных в этажном распределительном коллекторном узле), включая резьбовое соединение,согласно схеме №2  - На трубопроводе, где не установлен индивидуальный прибор учета - от первого отключающего устройства, расположенного на ответвлении от стояков (расположенных в этажном распределительном коллекторном узле), включая резьбовое соединение,согласно схеме №2 | - На трубопроводе, где установлен индивидуальный прибор учета – до второго резьбового соединения (резьбовое соединение после прибора учета) на приборе учета, расположенного на ответвлении от стояков (расположенных в этажном распределительном коллекторном узле), включая прибор учета,согласно схеме №2  - На трубопроводе, где не установлен индивидуальный прибор учета - до первого отключающего устройства, расположенного на ответвлении от стояков (расположенных в этажном распределительном коллекторном узле), включая первую запорную арматуру\*,согласно схеме №2 |
| **Горячее водоснабжение** | от второго резьбового соединения (резьбовое соединение после прибора учета) на приборе учета, расположенного на ответвлении от стояков (расположенных в этажном распределительном коллекторном узле), включая резьбовое соединение, согласно схеме №1 | до второго резьбового соединения (резьбовое соединение после прибора учета) на приборе учета, расположенного на ответвлении от стояков (расположенных в этажном распределительном коллекторном узле),согласно схеме №1 |
| **Холодное водоснабжение** |

**\*Запорная арматура=первое отключающее устройство**

**Схема №1. Граница балансовой принадлежности и эксплуатационной ответственности УО при лучевой разводке холодного, горячего водоснабжения, в коллекторном узле.**

**Схема №2. Граница балансовой принадлежности и эксплуатационной ответственности УО при лучевой разводке системы отопления в коллекторном узле.**

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1. Граница балансовой принадлежности и граница ответственности за эксплуатацию по сетям, устройствам и оборудованиям электроснабжения, водоотведения и общедомовой системы домофон, общедомовой системы коллективного приема телевидения между Управляющей организацией и Собственником устанавливается в соответствии с Таблицей №4 настоящего акта:

*(Таблица № 4)*

|  |  |  |
| --- | --- | --- |
| **Вид инженерных сетей** | **Граница эксплуатационной ответственности Собственника** | **Граница эксплуатационной ответственности Управляющей организации** |
| **Электросеть** | от места соединения кабеля электроснабжения квартиры с отключающим устройством автоматическим выключателем) установленном в этажном электрическом щитке | до места соединения кабеля электроснабжения квартиры с отключающим устройством (автоматическим выключателем) установленном в этажном электрическом щитке, включая отключающие устройство |
| **Общедомовая система домофон** | Абонентский отвод в клемной колодке в соединительной коробке на этажном щите | Клемная колодка в соединительной коробке на этажном щите, включая соединительную коробку |
| **Общедомовая система коллективного приема телевидения** | F-разъем на абонентском отводев разветвителе телевизионного сигналавкоробке на этажном щите | Разветвитель телевизионного сигнала в коробке на этажном щите |
| **Канализация** | от первых стыковых соединений, расположенных на ответвлениях от стояков | до первых стыковых соединений, расположенных на ответвлениях от стояков |

1. Собственник несет ответственность за предоставление доступа представителям Управляющей организации к общим сетям, устройствам и оборудованию, находящимся и/или проходящим транзитом через жилое помещение Собственника.
2. В случае выхода из строя инженерных сетей, устройств и оборудования, входящих в зону ответственности Собственника (в т.ч. аварий), составляется при необходимости аварийный акт в течение 12 часов с момента уведомления.
3. В случае выхода из строя инженерных сетей, устройств и оборудования, входящих в состав общего имущества многоквартирного дома, (в т.ч. аварий), составляется при необходимости аварийный акт в течение 12 часов с момента уведомления.
4. При привлечении Собственником сторонних организаций к производству работ на инженерных сетях, устройствах и оборудовании входящих в зону ответственности Собственника и/или Управляющей организации, ответственность за возможный ущерб, нанесенный в результате проведения работ имуществу Собственника, общему имуществу, имуществу других Собственников, имуществу Управляющей организации или третьих лиц, несет Собственник. Ремонт, аварийное обслуживание и устранение последствий аварий производится за счет средств Собственника \*\*.

*\*\* В данном случае вызов аварийной бригады не входит в платеж за содержание и текущий ремонт жилого фонда и оплачивается Собственником дополнительно, после выставления Управляющей организацией соответствующего счета.*

**Директор ООО «Сервисная компания Венский лес» \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_/ Еникеев В.Р./**

**Собственник \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_/\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**«\_\_\_» \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20\_\_\_ г.**

1. Минимальный перечень услуг и работ, необходимых для обеспечения надлежащего содержания общего имущества в многоквартирном доме, утвержден постановлением Правительства Российской Федерации от 3 апреля 2013 г. № 290. [↑](#footnote-ref-1)
2. Стоимость за единицу выполненной работы (оказанной услуги) по договору управления многоквартирным домом или договору оказания услуг по содержанию и (или) выполнению работ по ремонту общего имущества в многоквартирном доме [↑](#footnote-ref-2)
3. Сметная стоимость за единицу выполненной работы по договору подряда по выполнению работ по ремонту общего имущества в многоквартирном доме. [↑](#footnote-ref-3)