

**On approval of the Rules for commissioning of the completed facility by the owner independently and the form of the commissioning certificate**

*Unofficial translation*

Order of the Minister for Investment and Development of the Republic of Kazakhstan of December 13, 2017 No. 867. Registered with the Ministry of Justice of the Republic of Kazakhstan on December 29, 2017 No. 16165.

**Unofficial translation**

In accordance with paragraph 4 of Article 74 of the Law of the Republic of Kazakhstan dated July 16, 2001 "On Architectural, Urban Planning and Construction Activities in the Republic of Kazakhstan" **I hereby ORDER:**

**1. Approve:**

1) the Rules for commissioning of the completed facility by the owner independently in accordance with Appendix 1 to this order;

2) the form of the facility commissioning certificate by the owner independently in accordance with Appendix 2 to this order.

**2. The Committee on Construction and Housing-Communal Services of the Ministry for Investment and Development of the Republic of Kazakhstan shall:**

1) ensure state registration of this order with the Ministry of Justice of the Republic of Kazakhstan;

2) within ten calendar days from the date of state registration of this order, send its copy on paper and electronic form both in the Kazakh and Russian languages to the Republican State Enterprise on the Right of Economic Management "Republican Center of Legal Information" for official publication and inclusion into the Reference Control Bank of Regulatory Legal Acts of the Republic of Kazakhstan;

3) within ten calendar days after the state registration of this order, send its copy for official publication in periodicals;

4) place this order on the Internet resource of the Ministry for Investment and Development of the Republic of Kazakhstan;

5) within ten working days after the state registration of this order with the Ministry of Justice of the Republic of Kazakhstan, submit the information on implementation of measures, to the Legal department of the Ministry for Investment and Development of the Republic of Kazakhstan, in accordance with subparagraphs 1), 2), 3) and 4) of this paragraph.

**3. Control over execution of this order shall be entrusted to the supervising Vice-minister for Investment and Development of the Republic of Kazakhstan.**

4. This order shall be enforced upon the expiry of ten calendar days after its first official publication.

*Minister for  
Investment and Development of the  
Republic of Kazakhstan*

*Zh. Kassymbek*

Appendix 1  
to order № 867  
of the Minister for Investment and  
Development of the  
Republic of Kazakhstan  
dated December 13, 2017

## **Rules for commissioning of the completed facility by the owner independently**

### **Chapter 1. General Provisions**

1. These Rules for commissioning of the completed facility by the owner independently (hereinafter - the Rules) are developed in accordance with the Law of the Republic of Kazakhstan dated July 16, 2001 "On Architectural, Urban Planning and Construction Activities in the Republic of Kazakhstan" (hereinafter - the Law) and shall determine the procedure for commissioning of the completed facility by the owner independently.

2. These rules shall apply to the facilities specified in paragraph 1 of Article 74 of the Law

### **Chapter 2. The procedure for commissioning of the completed facility by the owner independently**

3. Upon acceptance of a constructed facility by the owner independently, the following shall be required:

1) an architectural and planning assignment issued by the local executive body performing functions in the field of architecture and urban planning (except for reconstruction (re-planning, re-equipment) of premises (separate parts) of existing buildings, not related to changes in load-bearing and enclosing (external) structures, engineering systems, and equipment and not providing for additional allotment (additional piece) of the land plot);

2) technical specifications (if necessary, connection, additional connection of the facility to the sources of engineering and public utilities and/or increase in loads);

3) sketch (scheme design)/technical design.

4) executive geodetic survey of the actual position of engineering networks and/or buildings (structures) (except for the objects specified in subparagraphs 4), 11), 13), 16), 17), 19) of paragraph 2 of Article 60 of the Law).

**Footnote. Paragraph 3 is in the wording of the order of the acting Minister of Industry and Infrastructural Development of the Republic of Kazakhstan dated 22.06.2023 № 461 (shall be enforced from 01.07.2023).**

4. Upon completion of construction and installation work and after receiving a written notice from the contractor on the completion of the facility (if the facility was constructed by contracting), the owner shall proceed to the procedure for commissioning of the completed facility.

5. Upon acceptance of the constructed facility for operation, the owner shall:

1) accepts the facility into operation with the registration of an act of acceptance of the constructed facility into operation by the owner independently in the form, according to Appendix 2 to this order (hereinafter - the act);

2) check the compliance with the requirements of the sketch (scheme design)/technical design, issued source materials (documents) for the design of the facility, and current regulatory and technical documents;

3) check the compliance of the completed construction and installation works, the building materials used (products, structures), and equipment with the sketch (scheme design) /technical design, as well as state (interstate) standards, if the construction of the facility was carried out by a contract method.

4) during the reconstruction (re-planning, re-equipment) of premises (separate parts) of existing buildings and structures not related to changes in load-bearing and enclosing (external) structures, engineering systems, and equipment, the act of commissioning the constructed facility shall be coordinated with the designer for compliance with the previously developed technical design.

**Footnote. Paragraph 5 is in the wording of the order of the acting Minister of Industry and Infrastructural Development of the Republic of Kazakhstan dated 22.06.2023 № 461 (shall be enforced from 01.07.2023).**

6. The date of commissioning, adopted by the owner independently, shall be the date of signing the commissioning certificate.

7. The certificate shall be an exclusive source document when registering a property right to a constructed facility.

8. An act with the attachment of an executive geodetic survey of the actual position of engineering networks and/or buildings (structures) shall be subject to mandatory registration with local executive bodies performing functions in the field of architecture and urban planning in the information system of the state urban cadastre.

**Footnote. Paragraph 8 is in the wording of the order of the acting Minister of Industry and Infrastructural Development of the Republic of Kazakhstan dated 22.06.2023 № 461 (shall be enforced from 01.07.2023).**

Appendix 2  
to the order of the Minister  
on investments and development  
of the Republic of Kazakhstan  
dated December 13, 2017 № 867  
form

**The act of acceptance of the constructed facility into operation by the owner independently**

Footnote. Appendix 2 is in the wording of the order of the acting Minister of Industry and Infrastructural Development of the Republic of Kazakhstan dated 22.06.2023 № 461 (shall be enforced from 01.07.2023).

(name of the settlement) “ \_\_\_\_ ” \_\_\_\_\_ 20\_\_

Owner of the facility \_\_\_\_\_

\_\_\_\_\_  
(surname, name, patronymic (if any), residential address)

and the contractor (if the construction of the facility was carried out by contract method)

\_\_\_\_\_  
(name of organization, surname, name, patronymic (if any),  
position of the person carrying out the construction, address, telephone number,  
license №, date of issue)

ESTABLISHED:

1. Construction of the facility/reconstruction (redevelopment, re-equipment)  
of premises (individual parts) of existing buildings

\_\_\_\_\_  
(name of the facility, location or address)

\_\_\_\_\_  
was carried out by the owner independently

\_\_\_\_\_  
(last name, first name, patronymic (if any)) and/or with a contractor engaged by him/her

\_\_\_\_\_  
(name of the organization, last name, first name, patronymic (if any), position of the  
person).

2. Completed:

\_\_\_\_\_  
(types of works)

3. The construction of the facility was carried out on the basis of:

\_\_\_\_\_  
(name of the body that made the decision, № and date of the decision)

4. Construction/reconstruction (redevelopment, re-equipment) of premises, (individual parts)

of existing buildings was carried out according to a draft (draft project)/technical design developed by

\_\_\_\_\_

—

\_\_\_\_\_

—

\_\_\_\_\_, (name of the organization, last

name, first name, patronymic (if any), position of the person who developed the draft (draft project)/technical design)

Draft (draft project) approved

by \_\_\_\_\_

—

\_\_\_\_\_

(name of the organization that issued the approval letter, № and date).

5. Construction and installation works were carried out within the following terms:

start of works \_\_\_\_\_ (month and year)

completion of works \_\_\_\_\_. (month and year)

6. The object accepted for operation has technical characteristics in accordance with Appendix \_\_\_\_\_ to this act.

7. Measures to ensure explosion safety, fire safety, environmental protection

\_\_\_\_\_

\_\_\_\_\_

·

(execution details)

8. Based on confirmation of compliance of the completed construction/reconstruction (redevelopment, re-equipment) of premises (individual parts) of existing buildings with state

(interstate) regulatory requirements, architectural planning assignment, agreed draft (draft project) /technical design, the owner decided TO ACCEPT into operation:

\_\_\_\_\_

\_\_\_\_\_ ";

(name of the object)

9. I confirm the compliance of the constructed facility with regulatory requirements,

Architectural planning assignment, sketch (scheme design) /technical design

Owner of the facility \_\_\_\_\_

(surname, name, patronymic (if any), residential address, signature, date)

Contractor (if the construction of the facility was carried out by contract method)

(name of organization, surname, name, patronymic (if any), position,  
signature, date, seal (if any))

Design organization (in case of reconstruction (re-planning, re-equipment)  
buildings and structures (separate parts, premises) not related to changes  
load-bearing and enclosing (external) structures, engineering systems and equipment)

(name of organization, surname, name, patronymic (if any), position, signature, date, seal)

10. Total cost of construction of the facility to be put into operation

\_\_\_\_\_ thousand tenge (determined by the owner independently).

Appendix 1  
to the order of the Minister  
on investments and development  
of the Republic of Kazakhstan  
dated December 13, 2017 № 867

## Technical

**specifications of the facility (fish farming technological reservoirs  
(fish pond, fish pool) for fish farming (aquaculture) with a water surface  
area of one pond and (or) pool no more than 0.15 ha)**

### Fish pond

№	Name of the fish pond (finishing, wintering, brood stock and other)	Pond dimensions					
		area (ha)	size (m3)	depth (m)		width(m)	length (m)
				maximal	average		
1	2	3	4	5	6	7	8
1							
2							
3							Download

table continuation

Land area allotted for the pond (ha)	Type of water supply (ground, underground sources)	Water supply method (by gravity, pumping stations, etc.)	Hydraulic structures	
			type of water supply system (channels, trunks, pipes, etc.)	type of spillway system (sluice, gateway etc.)
9	10	11	12	13
				Download

### Fish pond

№	Name of the fish pond	Pond dimensions					Type of water supply (ground, underground sources)
		size (m3)	Height, (m)	width(m)	diameter (m) (for round ponds)	length (m)	
1	2	3	4	5	6	7	8
1							
2							
3							Download

### table continuation

Area of land plot allotted for the pond	Material used in construction (plastic, concrete, fiberglass, etc.)	Water supply method (closed water supply installation, by gravity, forcibly, etc.)	Pool shape (round, rectangular, oval, square, etc.)
9	10	11	12
			Download

### table continuation

Type of pool (excavation, sunken, low-ground, etc.)	Hydraulic structures	
	type of water supply system (channels, trunks, pipes, etc.)	type of spillway system (overflow system, sluice, etc.)
13	14	15
		Download

Owner, (customer, developer)

(full name, signature)

Seal (if any)

Appendix 2  
to the act of acceptance  
of the constructed facility  
into operation by the  
owner independently

**Technical specifications of the facility (individual residential building not higher than two floors; household buildings on the territory of individual household plots, as well as on the plots of gardening**

and horticultural partnerships (societies); temporary buildings of residential and (or) household premises for seasonal works and distant pasture husbandry; buildings or structures for temporary, seasonal or auxiliary purposes (warehouses and storage facilities (span up to 6 m, height up to 7 m and area up to 2000 m<sup>2</sup> inclusive)

Footnote. Appendix 2 is in the wording of the order of the acting Minister of Industry and Infrastructural Development of the Republic of Kazakhstan dated 22.06.2023 № 461 (shall be enforced from 01.07.2023).

Name of the facility (main building, extensions, outbuildings, etc.)	Unit of measurement	General information						
		number of floors (floor)	building area (m <sup>2</sup> )	volume of the building (m <sup>3</sup> ) total	number of habitable rooms	total area (m <sup>2</sup> )	living space (m <sup>2</sup> )	height (m)
1	2	3	4	5	6	7	8	9

table continuation

Description of construction elements						Type of heating
foundation	walls/partitions	roofing	framing	floors	finishing	
10	11	12	13	14	15	16

таблицы table continuation

Services and utilities				
Power supply	water supply	hot water supply	sewerage	gas supply
17	18	19	20	21

Layout of the facility

Scale \_\_\_\_\_

Explication to the layout of the facility

Floor	Room number	Room purpose	Area according to internal measurements (m <sup>2</sup> ), including	
			general	useful
1	2	3	4	5

Explication of the land plot

Total area (m <sup>2</sup> )	Including (m <sup>2</sup> )					
	built up	Courtyard covering			landscape garden	vegetable garden
		sidewalks	blind areas	soil		
1	2	3	4	5	6	7

Layout of the land plot

Scale \_\_\_\_\_

Owner (customer, developer)

\_\_\_\_\_  
(surname, name, patronymic (if any), signature)



Place for seal (if any)

Appendix 3  
to certificate of acceptance of  
constructed facility for operation  
by the owner independently

**Technical specifications of the facility (mobile complexes of container, block and modular design, as well as one-story buildings (structures) for trade, public catering and consumer services, built from prefabricated structures; detached one-story buildings (structures) for accommodating individual entrepreneurship objects of the total area under 20 m<sup>2</sup>; garages with boxes for no more than two cars; prefabricated buildings and structures of no more than two floors, which are not technically sophisticated (during emergency situations))**

Name of the facility (main, annex)	General information							
	number of storeys (floor)	number of premises, rooms	built-up area (m <sup>2</sup> )	building volume (m <sup>3</sup> )	total area (m <sup>2</sup> )	useful area (m <sup>2</sup> )	parking space area (m <sup>2</sup> )	
1	2	3	4	5	6	7	8	

table continuation

Description of construction elements						Type of heating
foundation	walls/partitions	roof	framing	floors	Finishing	
9	10	11	12	13	14	15

table continuation

Amenities				
power supply	water supply	hot water supply	sewage	gas supply
16	17	18	19	20

List of documents, attached to technical specifications of the facility:

1. Floor plans\_\_\_\_\_

2. Explication to floor layouts\_\_\_\_\_

Explication to the facility layout

Floor	Number of the building	Purpose of the premises	Internal measurement area (m <sup>2</sup> ), including	
			general	useful
1	2	3	4	5

Explication of the land plot

Total area of the land plot (m <sup>2</sup> )	Developed area (m <sup>2</sup> )			Undeveloped area (m <sup>2</sup> )		
	total	under main buildings	under other buildings and structures	asphalt covering	soil	other
1	2	3	4	5	6	7

table continuation

Green spaces (m <sup>2</sup> )						

Lawn with trees	Lawns, flowerbeds	Other
8	9	10

Owner, (customer, developer) \_\_\_\_\_

—

(full name, signature)

Seal (if any)

Appendix 4  
to the act of acceptance of the constructed  
object into operation by the owner  
independently

**Technical characteristics of the facility (reconstruction of individual residential buildings no higher than two storeys, not requiring the allocation of an additional land plot (addition of territory), not exceeding two storeys after reconstruction; reconstruction (redevelopment, re-equipment) of residential and non-residential premises in residential buildings (residential buildings), not requiring the allocation of an additional land plot (addition of territory), not associated with any changes in load-bearing structures, engineering systems and communications, redevelopment (re-equipment) of non-industrial premises carried out (being carried out) in existing buildings and not requiring (not requiring) changes in load-bearing structures (individual residential buildings, multi-apartment residential buildings, industrial, commercial facilities, etc.)**

**Footnote. Appendix 4 - as amended by the Order of the Minister of Industry and Construction of the Republic of Kazakhstan dated 08.10.2024 № 351 (shall come into effect upon expiry of ten calendar days after the day of its first official publication).**

Name of the object	General information								
	number of storeys (floors)	number of apartments	number of premises, rooms	building area (m <sup>2</sup> )	building volume (m <sup>3</sup> )	total area (m <sup>2</sup> )	living area (m <sup>2</sup> )	area of non-residential premises (m <sup>2</sup> )	balcony, loggia area (m <sup>2</sup> )
1	2	3	4	5	6	7	8	9	10

continuation of the table

Description of structural elements				Type of heating
foundation	walls/partitions	roof		
11	12	13		14
Improvement				
power supply	water supply	hot water supply	sewerage	gas supply
15	16	17	18	19

List of documents attached to the technical characteristics of the object:

1. Plans:

before reconstruction (redevelopment, re-equipment) \_\_\_\_\_

after reconstruction (redevelopment, re-equipment) \_\_\_\_\_

## Explication to the object plan

Floor	Number of premise, room	Numbers of parts of the premises, rooms	Purpose of the parts of a room	Area by internal measurement (m <sup>2</sup> ), including			
				general	useful	residential	non-residential
1	2	3	4	5	6	7	8

Owner (customer, developer)

\_\_\_\_\_  
(last name, first name, patronymic (if any), signature)

Stamp here (if any)

Design organization \_\_\_\_\_

(name of organization, last name, first name, patronymic (if any), position, signature, date

)

Stamp here (if any)

Appendix 5  
to certificate of acceptance of  
constructed facility for operation  
by the owner independently

## Technical specifications of the facility (power supply networks with an installed capacity of up to 200 kilowatts for business entities)

№	Name	Measurement unit	Amount
1	Low voltage overhead lines ...	kilometer (further – km)	
2	Low voltage cable power lines ...	km	
3	Supports area	m <sup>2</sup>	
4	Supports:		
	1) metal	pieces(further – pcs)	
	2) wooden with wooden attachments	pcs	
	3) wooden with reinforced concrete attachments	pcs	
	4) reinforced concrete	pcs	
	5) cable hangers	pcs	
5	Wires:		
	1) copper	km	
	2) aluminum	km	
	3) steel- aluminum	km	
6	Torch brackets:		
	1) reinforced concrete	pcs	
	2) metal	pcs	

7	Street lighting fittings:		
	1) torches with incandescent lamps	pcs	
	2) torches with mercury lamps	pcs	
	3) torches with fluorescent lamps	pcs	
8	Cables:		
	1) brands.....voltage...	km	
	2) brands..... voltage...	km	
9	Connecting couplings...	pcs	
10	End couplings	pcs	
11	Ground loops	pcs	
12	Lightning protection devices	pcs	
13	Road surfaces of cable networks:		
	1) asphalt concrete	m <sup>2</sup>	
	2) cobblestones	m <sup>2</sup>	
	3) sidewalks	m <sup>2</sup>	

Owner, (customer, developer)

\_\_\_\_\_  
(full name, signature)

Seal (if any)

Appendix 6  
to certificate of acceptance of  
constructed facility for operation  
by the owner independently

### Technical specifications of the facility (water and sanitation networks, etc., protection of engineering networks from electrocorrosion)

№	Name	Measurement units	Number, length	Note
Water pipeline				
1	Water conduits (total length)	m		
	1) made of steel pipes	m		
	2) made of cast iron pipes	m		
	3) made of asbestos-cement pipes	m		
	4) made of reinforced concrete pipes	m		
2	Distribution network (total length)	m		
	1) made of steel pipes	m		
	2) made of cast iron pipes	m		

	3) made of asbestos-cement pipes	m		
	4) made of polyethylene pipes	m		
3	Other devices			
	Inspection well	pcs		
	Gate valve, d-	pcs		
	d-	pcs		
	d-	pcs		
	Valves, d-	pcs		
	d-	pcs		
	d-	pcs		
	Faucet, d-	pcs		
	d-	pcs		
	d-	pcs		
	Hydrant	pcs		
	Plumbing inlet	pcs		
	Water column	pcs		
	Steel case	pcs		
	Drinking fountain	pcs		
Sewage				
1	Collectors (total length)	m		
	1) made of ceramic pipes	m		
	2) made of cast iron pipes	m		
	3) made of concrete pipes	m		
	4) made of asbestos-cement pipes	m		
	5) made of reinforced concrete pipes	m		
2	Sewer network (total length)	m		
	1) made of ceramic pipes	m		
	2) made of cast iron pipes	m		
	3) made of concrete pipes	m		
	4) made of asbestos-cement pipes	m		
	5) made of reinforced concrete pipes	m		
3	Other devices			
	Inspection well	pcs		
	Release	pcs		
Horizontal section of the well		Vertical section of the well		
Scale _____		Scale _____		

### Specification

№	Name	Brand	Material	Diameter (dimensions) (mm)	Amount	Note

### Scheme of linking the well to permanent reference points

Owner, (customer, developer )

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(full name, signature)

Seal (if any)

Appendix 7  
to certificate of acceptance of  
constructed facility for operation  
by the owner independently

**Technical specifications of the facility (in-site networks and in-house gas supply systems for household purposes of individual residential buildings)**

№	Name	Measurement units	Number, length	Note
1	Length of the pipeline	m		
	Length of air routing:	m		
	1) on overpasses	m		
	2) on supports	m		
	3) unsupported laying	m		
	Number of supports	pcs		
	Length of underground laying:	m		
	1) in passing channels	m		
	2) in semi- passing channels	m		
	3) channel-free laying	m		
2	Number of wells ( chambers)	pcs		
3	Number of compensators	pcs		
4	Number of inlets	pcs		
5	Number of valves d-	pcs		
	d-	pcs		
6	Valves (flap) d-	pcs		
	d-	pcs		
7	Straight-through valve d-	pcs		
	d-	pcs		
8	Siphons (hydraulic valves)	pcs		
9	Adapters	pcs		
10	Rotary valves	pcs		
11	Pressure regulators	pcs		

12	Wells	pcs		
13	Pumping units (type _____, brand _____)	pcs		
	-//- (type _____, brand _____)	pcs		
	-//- (type _____, brand _____)	pcs		
Horizontal section of the well		Vertical section of the well		
Scale _____		Scale _____		

## Specification

№	Name	Brand	Material	Diameter (dimensions) (mm)	Number	Note

Scheme of linking the well to constant reference points

Owner, (customer, developer)

— (full name, signature)

Seal (if any)

Appendix 8  
to certificate of acceptance of  
constructed facility for operation  
by the owner independently

## Technical specifications of the facility (in-site communication lines)

№	Name	Measurement units	Number, length
1	Air communication lines, including:	km	
	1) brand	km	
	2) brand	km	
	3) brand	km	
2	Cable communication lines, including:	km	
	1) brand	km	
	2) brand	km	
	3) brand	km	
3	Supports, including:	pcs	
	1) metal	pcs	
	2) wooden	pcs	
	3) anchor	pcs	
	4) reinforced concrete	pcs	
	5) cable hangers	pcs	

4	Network wells, including:	pcs	
	1) CCW 1 (communication cable well)	pcs	
	2) CCW 2	pcs	
	3) CCW 3	pcs	
	4) CCW 4	pcs	
	5) CCW 5	pcs	
5	Couplings	pcs	
6	Communication collectors, including:		
	1) ceramic	km	
	2) concrete	km	
	3) asbestos-cement	km	
	4) plastic	km	
7	Unattended amplifying points(further – UAP )	pcs	
8	Other devices		
Horizontal section of the well		Vertical section of the well	
Scale _____		Scale _____	

## Specification

No	Name	Brand	Material	Diameter ( dimensions) ( mm)	Number	Note
Horizontal section of UAP				Vertical section of UAP		
Scale _____				Scale _____		

## Specification

№	Name	Brand	Measurement units	Material	Quantity (dimensions)	Note

### Scheme of linking cable communication wells and UAP to fixed reference points

(full name, signature)

Appendix 9  
to certificate of acceptance of  
constructed facility for operation  
by the owner independently



Name of the facility	General information		
	Built-up area (m <sup>2</sup> )	dimensions (m)	other
1	2	3	4

### Table continuation

Description of construction elements			Amenities		
foundation	walls	covering	power supply	water supply	sewage
5	6	7	8	9	10

Owner, (customer, developer)

\_\_\_\_\_  
(full name, signature)

Seal (if any)

Appendix 10  
to certificate of acceptance of  
constructed facility for operation  
by the owner independently

### Technical specifications of the facility (systems of automatic security and fire alarms inside administrative and amenity and industrial buildings)

№	Name	Measurement unit	Quantity
1	wire	m	
2	detector	pcs	
3	sensor	pcs	
4	Installation of alerting system		
	light	pcs	
	sound	pcs	
5	Uninterruptible power supply units	pcs	
6	Accumulator batteries	pcs	
7	Receipt and control device		
	Indicator board	pcs	

Owner, (customer, developer)

\_\_\_\_\_  
(full name, signature)

Seal (if any)