

CONTENTS

Page

Foreword	iii
Preface	v
Acknowledgments	vi
List of boxes figures, pictures and tables	viii
EXECUTIVE SUMMARY	1
Chapter I SOCIO-ECONOMIC CONDITIONS AND HOUSING POLICY FRAMEWORK	5
A. General information.....	5
B. Socio-economic conditions.....	6
C. Population and migration.....	9
D. Institutional framework	10
Chapter II SPATIAL PLANNING AND LAND ADMINISTRATION	17
A. Spatial planning	17
B. Land administration.....	24
Chapter III EXISTING HOUSING STOCK, NEW CONSTRUCTION AND UTILITIES	29
A. Existing housing stock.....	29
B. Affordable and social housing	34
C. Housing maintenance and management	35
D. New housing construction	36
E. Utilities	38
Chapter IV FINANCIAL FRAMEWORK FOR THE HOUSING AND LAND SECTORS	39
A. Housing demand and the availability of housing financing	39
B. State and local governments and ways housing finance is generated.....	41
Chapter V RECOMMENDATIONS	47
BIBLIOGRAPHY	55

BOXES

Box 1. Unbalanced land development in Baku city	23
Box 2. Urban sprawl and informal settlements in Greater Baku and Khirdalan Municipality	33

FIGURES

Figure 1. GDP share of State and non-State sectors	9
Figure 2. Master Plan of Baku City	18
Figure 3. System of planning and permitting in Azerbaijan	19
Figure 4. Formal and actual development control in Baku city	20
Figure 5. Administrative-territorial division of Azerbaijan in 2003	20
Figure 6. A sound land management concept	24
Figure 7. Privatization of the housing stock	29
Figure 8. Housing stock according to ownership	30
Figure 9. Share of apartments by decade of construction	31

PICTURES

Picture 1. Downtown Baku - coast of the Caspian Sea	3
Picture 2. Map of Azerbaijan	6
Picture 3. Multifamily housing in Baku	16
Picture 4. Façade of an apartment house in Baku	19
Picture 5. Recent regionalization of Azerbaijan	21
Picture 6. Design project for Greater Baku	21
Picture 7. Urban planning	22
Picture 8. Hippodrome reconstruction	22
Picture 9. Pirouz Khanlou. October 2005	23
Picture 10. Demolished building after earthquake in Baku, August 2007	23
Picture 11. One-stop window service in Khirdalan Municipality, May 2009	27
Picture 12. Entering cadastral data in Khirdalan Municipality, May 2009	28
Picture 13. Informal settlement in Azerbaijan, May 2009	32
Picture 14. Illegal settlements outside of Baku.	33

TABLES

Table 1. Gross domestic product	7
Table 2. Gross domestic product by sector	8
Table 3. Housing stock according to ownership	30
Table 4. Communal services in multifamily housing stock	38
Table 5. Number and volume of housing constructions by sector	40
Table 6. Assets and deposits of the Azerbaijan banking sector	43