

## **The progress in the implementation of the recommendations from the national housing profile for Tajikistan**

*Dear participants of the meeting,*

In 2010 an international group of experts under the auspices of the United Nations Economic Commission for Europe (UNECE), at the request of the Agency for Construction and Architecture under the Government of the Republic of Tajikistan (now the Committee for Architecture and Construction under the Government of the Republic of Tajikistan), came to the Republic of Tajikistan with an investigative mission. The mission was aimed at studying the housing sector in the Republic of Tajikistan.

The study involved a group of international and national experts.

International experts presented materials in the following areas:

- social and economic conditions and housing policy framework;
- housing conditions and new residential construction;
- land management;
- urban planning and development;
- financial framework for housing and land sectors.

Ultimately, after completing the study and carrying out the research, the United Nations Economic Commission for Europe (UNECE) prepared a country housing profile for the Republic of Tajikistan.

The profile consists of 6 chapters:

The first chapter describes institutional housing framework, and social and economic conditions.

The second chapter discusses housing conditions, housing development, and housing and utilities sector.

The third chapter provides an estimate of financial and legal housing framework.

The fourth chapter presents data on urban planning and development.

The fifth chapter covers land management issues.

The last sixth chapter provides recommendations.

I would like to note that this profile was presented in Dushanbe in May 2013 with the participation of international and national experts as well as representatives of the relevant ministries and departments.

After the event, the national experts formulated an action plan to implement the recommendations of the Tajikistan national housing and land management profile. A representative of the UNECE also provided comments regarding these actions.

**Dear participants of the meeting,**

Let me inform you of the progress in the implementation of the action plan.

**Recommendation 1.** Data and outcomes of the pilot housing projects should be summarized by the Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan) to accumulate information on their implementation, including costs and lessons learned.

- *Planned activities:* 1. To create a cross-sector coordination council under the Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan).

2. To develop a database of housing and land management projects and programs.

- *Scheduled execution period:* 2014-2016.

- *Possible sources of financing:* UNECE, UNDA project - starting in autumn 2014.

- *Responsible organization in Tajikistan:* Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan).

- *International partners:* UNECE, UN-Habitat

- *Comments of the representative of UNECE:* UNECE, UN-HABITAT submitted an application for financing, if approved the project will be launched in autumn 2014

- *The status of implementation:* The development of a database of housing and land management projects and programs began. I believe the submitted application for financing will be approved and the project, in accordance with the comments of the UNECE representative, will start on the target date, i.e. autumn 2014.

**Recommendation 2.** To encourage reconstruction of municipal heating systems, as well as introduction of energy-efficient and renewable technologies.

- *Planned activities:* 1. To develop an energy efficiency program for the housing sector. Two national energy efficiency training events.

2. To develop a mechanism to promote the implementation of energy efficient technologies. To create laboratory facilities to study energy efficiency. To prepare normative documents. Training programs. People awareness. To monitor and audit buildings based on energy efficiency indicators. To exchange experience with advanced energy efficient countries.

- *Scheduled execution period:* 2014-2016.

- *Possible sources of financing:* UNECE, UNDA project - starting in autumn 2014.

- *Responsible organization in Tajikistan:* Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan) and other agencies.

- *International partners:* UNECE, UN-Habitat, EBRD, World Bank, UNDP.

- *Comments of the representative of UNECE:* UNECE, UN-HABITAT submitted an application for financing, if approved the project will be launched in autumn 2014

- *The status of implementation:* In September 2013 the law of the Republic of Tajikistan "On energy saving and energy efficiency" is supposed to be adopted. This law regulates social relations in the field of energy saving and efficiency, determines the arrangements for the use of fuel and energy resources and products. According to Article 7 of this law, the public regulation of energy conservation and efficiency is aimed at the following:

- to determine the need for the turnover and individual products, which require fuel and energy resources;

- to ban and limit the production and circulation of goods with low energy efficiency upon the condition of availability of goods in the turnover or introduction of new ones that efficiently use energy to the extent that satisfies consumers' demand;

- to determine the responsibilities for accounting fuel and energy resources and developing the energy balance of the country;

- to determine the energy efficiency standards for buildings and constructions, and their safety for the environment and people;

- to issue energy performance certificates;

- to determine the need for energy performance certificates;

- to carry out energy conservation and efficiency activities in apartment blocks;

- to determine the need for energy efficient goods, activities, services, and placement of orders for public needs;
- to determine the need for public energy conservation and efficiency programs;
- to determine the need for energy conservation and energy efficiency programs in the organizations with the participation of government and regulatory organizations;
- to determine the reasons for failure to provide a public energy conservation and efficiency information system;
- to disseminate information on energy conservation and energy efficiency;
- to develop and implement information and educational programs, etc.

I would like to inform you that we are currently working on developing and updating energy efficiency.

One of the main obstacles to conducting a more in-depth study of housing energy efficiency and energy saving, as well as to practical implementation of the results of theoretical research is the lack of scientific and experimental laboratory facilities.

**Recommendation 3.** To encourage housing construction and to create a financing system for housing development. The development of the microfinance sector should be supported.

- *Planned activities:* To develop mechanisms that encourage construction activities, including microfinancing.

- *Scheduled execution period:* 2014-2017.

- *Possible sources of financing:* State budget and donors.

- *Responsible organization in Tajikistan:* Ministry of Economic Development and Trade.

- *International partners:* Investment banks.

- *The status of implementation:* The Government of the Republic of Tajikistan is constantly adopting relevant decrees to create conditions for further increase in the housing construction. Citizens are provided with land plots for individual housing construction.

In 1991-2013, there were constructed new residential buildings with a total area of 12,309,772 square metres. The vast majority of housing construction is financed by citizens' investments.

The current housing development investment schemes are not effective and attractive enough. The development of mortgage services is hampered by the lack of long-term resources from the banks and by poor institutional structure of the financial market.

Under these circumstances, we are facing the need to develop other methods of attracting housing investment, particularly targeted housing loans, and loan and saving banks system.

**Recommendation 4.** To strengthen the technical control over the construction process.

- *Planned activities:* 1. To design and create an electronic construction regulations information database.

2. To create laboratory facilities to control the quality of construction.

3. To update building regulations.

- *Scheduled execution period:* 2013-2017.

- *Possible sources of financing:* State budget and donors.

- *Responsible organization in Tajikistan:* Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan).

- *International partners:* EBRD, WB, UNDP, UNECE.

- *The status of implementation:* 1. Experts from State Unitary Enterprise "Research Institute of Construction and Architecture of

Committee for Architecture and Construction under the Government of the Republic of Tajikistan" developed an "Ittilooti shakhrsozi" information system. In one computer program the developers combined regulatory, technical and legal information required by the experts from designing, constructing, repairing and installation companies, or supervisory and licensing authorities. The program is an electronic library that includes: GOST, MKC QT, SNiP, SP, RDS, SN, RSN, RD, manuals, guidelines, instructions, letters and other construction regulations.

“Ittilooti shakhrsozi” information system is an electronic collection of normative building documentation being in force in the Republic of Tajikistan; it is a detailed and full-text searchable database of normative-technical and normative-legal documents regulating construction activities in the Republic of Tajikistan.

2. The World Bank supports provision of equipment for laboratory facilities of the State Service for Urban Development Supervision.

3. At this stage, about 40% of existing urban planning regulations have been updated. There are plans to update all the existing urban development regulations by the end of 2016.

**Recommendation 5.** To enhance the role of the housing sector in the economy of Tajikistan. It is necessary to delegate powers to the regional/local authorities.

- *Planned activities:* To organize regular training courses and further training programs for construction companies, local architecture and urban planning authorities. To exchange housing construction experience with advanced countries.

- *Scheduled execution period:* 2013-2017.

- *Possible sources of financing:* State budget and donors.

- *Responsible organization in Tajikistan:* Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan).

- *International partners:* EBRD, WB, UNDP, UNECE.

- *The status of implementation:* In 2013, under the State Unitary Enterprise "Construction and Architecture Research Institute of the Committee for Architecture and Construction under the Government of the Republic of Tajikistan" there was created an agency to provide regular training courses for civil organizations, local architecture and urban planning authorities.

**Recommendation 6.** The State Committee for Statistics should collect robust and comprehensive data to support decision-making in the housing sector.

- *Planned activities:* To strengthen cooperation between the Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan) and the Statistics Agency to collect housing statistics. To revise the data collection reporting forms for construction, and housing and utilities services.

- *Scheduled execution period:* 2014-2017.

- *Possible sources of financing:* State Budget

- *Responsible organization in Tajikistan:* Statistics Agency

- *The status of implementation:* The revision of the reporting data collection forms for construction, and housing and communal services is still relevant and, in accordance with the action plan, will contribute to finding a solution of this problem.

**Recommendation 7.** To develop a comprehensive program to improve the management of housing and utilities services.



- *Planned activities:* Regular analysis of the implementation of the program. Promotion of the program implementation

- *Scheduled execution period:* 2014-2017.

- *Possible sources of financing:* State budget and donors.

- *Responsible organization in Tajikistan:* State Unitary Enterprise "ZKH"

- *The status of implementation:* Obviously, the improvement of organizational managerial structures enhances the efficiency of the housing and public utilities system. We are studying the comprehensive justification for the most advanced forms of housing and utilities management, which is carried out by a management company ensuring a consistent balance of interests for all stakeholders controlling real estate sector. We developed a program to improve housing and utilities services management; and the process of its implementation is reviewed on a regular basis.

**Recommendation 8.** Housing policy should encourage various forms of housing tenure to meet the needs of groups with different income level. At the same time it is necessary to develop measures to reduce the construction costs

- *Planned activities:* To develop a program to provide affordable housing, as well as its criteria. To produce information materials on the actual cost of residential constructio. To provide monitoring on the basis of the cost of one square meter of housing.

- *Scheduled execution period:* 2014-2017.

- *Possible sources of financing:* State budget and donors.

- *Responsible organization in Tajikistan:* Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan).

- *International partners:* EBRD, WB, UNDP, UNECE.

- *The status of implementation:* On a quarterly basis, State Unitary Enterprise "Pricing Center for the Construction Industry" is tracking the construction resources prices and publishes a quarterly booklet with prices for basic construction resources. The development and adoption of state program for affordable housing provision will be completed after the approval of the new Housing Code.

**Recommendation 9.** To increase financing for the projects to reconstruct and expand water and sewage systems.

- *Planned activities:* To strengthen coordination and cooperation between the Agency for Construction and Architecture and State Unitary Enterprise "ZKH"

- *Scheduled execution period:* 2014-2017.

- *Possible sources of financing:* State budget and donors.

- *Responsible organization in Tajikistan:* Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan).

- *International partners:* Investment banks.

- *The status of implementation:* Naturally, renovation and expansion of existing water and sanitation systems will require a fair amount of investment assistance. However, this work is done through a variety of funding sources, but these are not enough to tackle the existing issues.

**Recommendation 10.** To create an effective and modern housing legislation framework.

- *The status of implementation:* In progress. A new Housing Code is planned for adoption.

**Recommendation 11.** Master plans should be updated to meet current needs.

- *Planned activities:* It is necessary to develop and update master plans for all cities, towns, and districts.

- *Scheduled execution period:* 2013-2015.

- *Possible sources of financing:* State budget and donors.

- *Responsible organization in Tajikistan:* Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan).

- *International partners:* EBRD, WB, UNDP, UNECE.

- *The status of implementation:* In progress. As of today, there have been developed master plans for 36 districts and cities of the Republic. The completion of master plans development will require assistance of international partners.

**Recommendation 12.** The process of updating and adoption of master plans should be open to public participation.

- *The status of implementation:* In progress. Currently, with the support from the World Bank, there is work in progress to provide computers and create a unified network of local architecture authorities. This work is aimed at development of a single-window system.

**Recommendation 13.** It is necessary to improve the practices of population relocation from areas with high risk of natural disasters, within the framework of the public resettlement program.

- *Planned activities:* Seminars and training events on preventive measures.

- *Scheduled execution period:* 2014-2017.

- *Possible sources of financing:* State budget and donors.

- *Responsible organization in Tajikistan:* Relevant agencies.

- *International partners:* EBRD, WB, UNDP, UNECE.

- *The status of implementation:* The Republic of Tajikistan is a mountainous country and every year it faces natural and man-made emergencies of destructive nature.

The total area of the Republic of Tajikistan is 143.1 thousand square kilometres, 93% of which are mountainous areas. The population exceeds 7.5 million people. There are more than 200 thousand people living in areas with extremely high risk of natural disasters.

Disaster risk reduction is a national priority. The number and scale of natural emergencies are increasing every year. There is still high risk of natural and man-made disasters in Tajikistan.

Government of the Republic of Tajikistan annually allocates budgetary and extra-budgetary funds for the prevention of and recovery from natural disasters. Most of these funds are allocated for the relocation of the affected population, financial assistance, as well as shore protection activities.

In accordance with the developed plans, there are seminars and training events aimed at raising the awareness of natural disasters and adequate response.

There are special training and education programs for secondary school students, university students, senior officers, as well as workers and employees of Republic's enterprises.

Another important aspect of natural disasters is the fact that they exacerbate the implementation of other social and economic programs in the country, including the program and strategy for poverty reduction and Millenium Development Goals. Based on this, I am sure that the international organizations, the UN, the World Bank, international financial institutions and donor countries will fully support developing countries in the implementation of the whole range of programs, projects and strategies for prevention and mitigation of natural disasters.

**Recommendation 14.** It is necessary to recognize the priority of public transport over private vehicles.

- *Planned activities:* To strengthen cross-sector coordination with the Ministry of Transportation and local authorities.

- *Scheduled execution period:* 2014-2017.
- *Possible sources of financing:* State budget and donors.
- *Responsible organization in Tajikistan:* Ministry of Transportation of the Republic of Tajikistan
- *International partners:* donors
- *The status of implementation:* Public transport is a very complicated system. I fully agree that it is necessary to give priority to public transport over private vehicles. If we give priority to public transport, then this priority should include its entire life cycle.

We already experience traffic jams in the cities of the Republic of Tajikistan. We are building new and wider roads; houses, offices and shops with underground parking areas, yet we are still facing an increase in traffic jams, which means that these control methods are ineffective. On the other hand, public transport does not meet the passengers' needs. I believe we should collectively produce a unified concept to tackle this issue.

**Recommendation 15.** It is necessary to maintain and expand green spaces in cities.

- *Planned activities:* To take this into consideration when designing and developing urban planning documentation.
- *Scheduled execution period:* 2013-2017.
- *Possible sources of financing:* State budget and donors.
- *Responsible organization in Tajikistan:* Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan).
- *International partners:* EBRD, WB, UNDP, UNECE.
- *The status of implementation:* Urban design and development take into account urban green spaces. This process is also governed by the applicable building codes.

**Recommendation 16.** It is necessary to promote proper land management policies with a focus on better coordination between various land management agencies.

- *Planned activities:* To provide control for the effective use of land resources.

- *Scheduled execution period:* 2013-2017.

- *Possible sources of financing:* State Budget

- *Responsible organization in Tajikistan:* The State Committee of Land Management and Surveying of the Republic of Tajikistan.

- *The status of implementation:* Land matters are aimed at creating conditions for sustainable use and protection of land, soil fertility, preserving and improving the environment, equal development of all forms of economic activities, and are regulated by the Land Code of the Republic of Tajikistan. Public control over land use and land protection, provision of instructions for elimination of land legislation violations are executed by the State Committee of Land Management and Surveying of the Republic of Tajikistan.

**Recommendation 17.** It is necessary to encourage the implementation of the one window concept, as well as transition from paper-and-pencil registration to a unified system of digital registration of property and cadastre.

- *Planned activities:* To create a unified network of local architecture and urban planning agencies. Technological infrastructure of local authorities.

- *Scheduled execution period:* 2013-2017.

- *Possible sources of financing:* donors

- *Responsible organization in Tajikistan:* Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan).

- *The status of implementation:* With the support of the World Bank, there is work in progress to create a unified network of local architecture and urban planning authorities, as well as to provide technical equipment to local authorities.

**Recommendation 18.** Land and property information should be accessible and available at reasonable prices.

- *Planned activities:* To strengthen the control over the land and real estate registering agencies.

- *Scheduled execution period:* 2013-2017.

- *Possible sources of financing:* state budget

- *Responsible organization in Tajikistan:* The State Committee of Land Management and Surveying of the Republic of Tajikistan.

- *The status of implementation:* The renaming of the State Committee of Surveying and Land Development of the Republic of Tajikistan to State Committee of Land Management and Surveying of the Republic of Tajikistan in 2013 was made to strengthen the control over the management processes, and land and real estate registration procedures.

**Recommendation 19.** It is necessary to optimize the legal framework by simplifying procedures for the real estate registration.

- *Scheduled execution period:* 2013-2017.

- *Possible sources of financing:* State budget and donors.

- *Responsible organization in Tajikistan:* The State Committee of Land Management and Surveying of the Republic of Tajikistan.

- *International partners:* WB

- *The status of implementation:* This work is supported by World Bank.

**Recommendation 20.** Tajik authorities could use the best practices of other countries that have successfully implemented land reforms, particularly in order to enhance the effectiveness of the land sector.

- *Planned activities:* To develop a plan for the exchange of experience with countries that have successfully implemented land reforms.

- *Scheduled execution period:*2014-2017.

- *Possible sources of financing:* State budget and donors.

- *Responsible organization in Tajikistan:* The State Committee of Land Management and Surveying of the Republic of Tajikistan.

- *International partners:* WB

- *The status of implementation:* This work is supported by World Bank.

**Recommendation 21.** To ensure housing affordability for people with restricted mobility.

- *Planned activities:* To create an accessible environment for people with disabilities and restricted mobility

- to develop certification methodology for facilities and services to ensure their objective evaluation for the development of accessibility measures;

- to complete the certification of the existing buildings;

- to update technical regulations and develop guidelines;

- to hold training seminars for general public and professionals;

- to ensure strict compliance with the requirements of the existing design, construction, reconstruction and inspection regulations;



- to strengthen control and supervision for the requirement stipulated in regulations;
- to organize and hold public awareness campaigns;
- to prepare and carry out representative sociological surveys among people with disabilities to assess the availability issues as well as citizens' attitudes to disability;
- to exchange experience with advanced countries regarding housing affordability for people with restricted mobility.

- *Scheduled execution period:* 2014-2017.

- *Possible sources of financing:* State budget and donors.

- *Responsible organization in Tajikistan:* Agency for Construction and Architecture (currently, the Committee for Architecture and Construction under the Government of the Republic of Tajikistan).

- *International partners:* EBRD, WB, UNDP, UNECE.

- *The status of implementation:* Creation of accessible living environment for people with disabilities is an integral part of the social policy of our country.

In the Republic of Tajikistan people with disabilities enjoy full range of social, economic, political and personal rights and freedoms enshrined in the Constitution and other legislative acts of the Republic of Tajikistan.

Ensuring accessible environment for people with disabilities and people with restricted mobility is one of the most important social and economic issues affecting the rights and needs of a large number of citizens; and these issues require solutions based on the provisions of the legislation of the Republic of Tajikistan.

In accordance with para. 2 of Article 25 of the law of the Republic of Tajikistan "On social protection of people with disabilities", planning and development of cities and other human settlements, design of residential neighbourhoods and recreation areas, design solutions for

new development and renovation of buildings, constructions and their complexes are not allowed if they do not provide access for and are not designed to be used by people with disabilities.

I would like to note that the Committee for Architecture and Construction under the Government of the Republic of Tajikistan since as early as 2004 has begun to update the existing normative and technical regulations, as well as develop national building codes and regulations. An example of this is the development of Urban Planning Rules and Regulations of the Republic of Tajikistan "Accessibility of Buildings and Structures for People with Restricted Mobility" in 2012. These construction regulations were adopted in 2014.

With the support of various partner organizations, there are efforts to organise and carry out public awareness campaigns.