



Country Profile on the Housing Sector of Tajikistan: Recommendations

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The UNECE Country Profiles

- Objectives
 - To provide a tool for policy makers for analysing housing and land management policies
 - To promote dialogue between ECE member countries
- The outcome: policy recommendations

Stages of Country Profiles

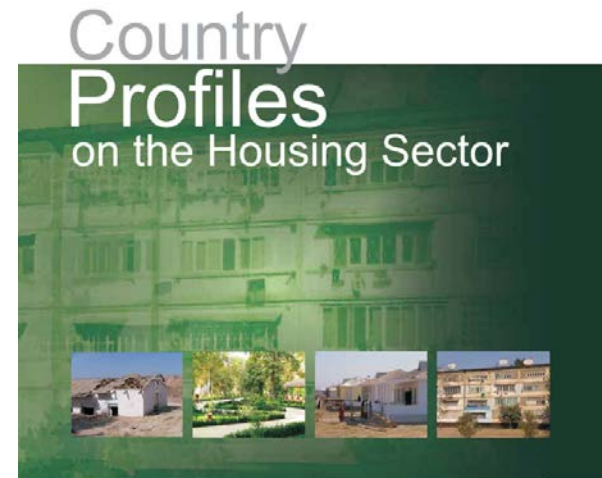
- The official request and its approval by the Committee on Housing and Land Management
- The Pre-mission
- Preparation for the mission
- The mission and drafting of the chapters by the CP experts (Dushanbe, February 2010)
- Review by the Committee
- Implementation and follow-up

Research mission

- During the mission, the CP team met with representatives of all relevant Government institutions, as well as the business sector, NGOs and other international organizations
- Agency on Construction and Architecture –main counterpart – team of national experts
- Team of international experts led by UNECE

CP Chapters

- Socio-economic conditions and housing institutional framework
- Housing conditions, housing construction and public utilities
- Housing Financial and legal framework
- Urban Planning and development
- Land Administration
- RECOMMENDATIONS



Tajikistan

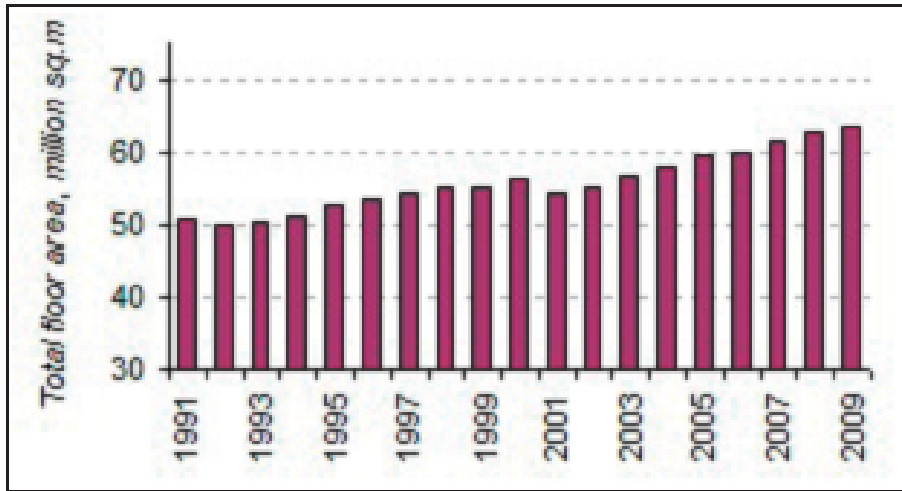


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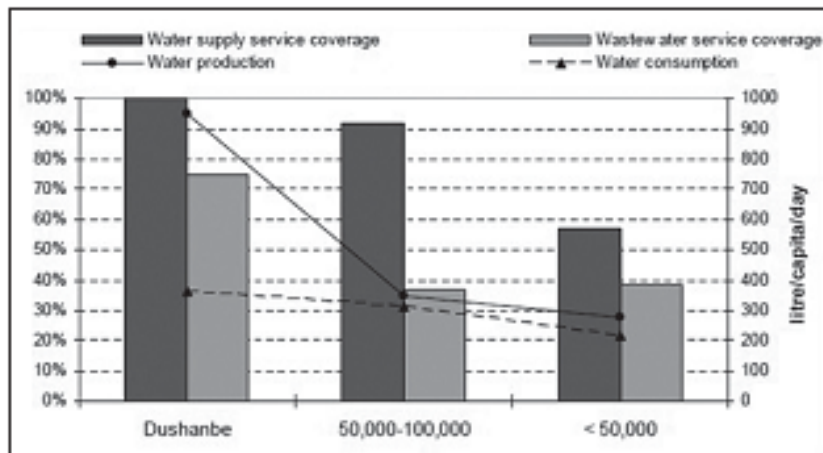
Socio-economic conditions and housing institutional framework

- Delegating power to regional/local authorities for success of housing reforms
- Availability of reliable statistical data on housing and land management issues
- Agency for Construction and Architecture to act as a hub for collecting information on pilot projects implemented in housing sector

Housing conditions, housing construction and public utilities



Housing stock in RT, 1991-2009



40% of multifamily housing in decrepit state

*- Access to water and sanitation much lower in smaller cities and towns
 - Latest report under Protocol on Water and Health:*

Access to water in urban areas 87%, in rural 43%

Housing conditions, housing construction and public utilities I

- Need a comprehensive policy to structure and develop the housing system (law, action plan, social housing, self-built housing)
- Need for a programme on housing management and utility services (repairs, common spaces, energy efficiency issues)
- Introduce different housing tenures for different income groups (not-for-profit rentals, social housing)

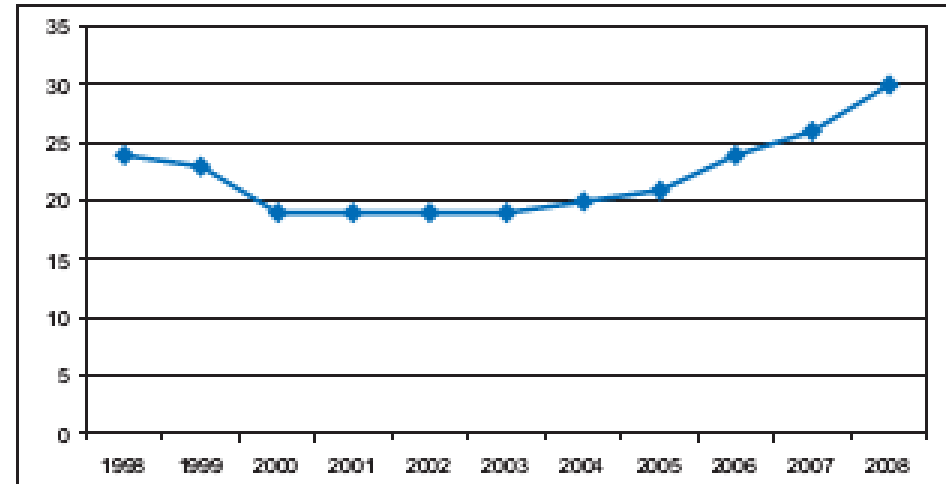
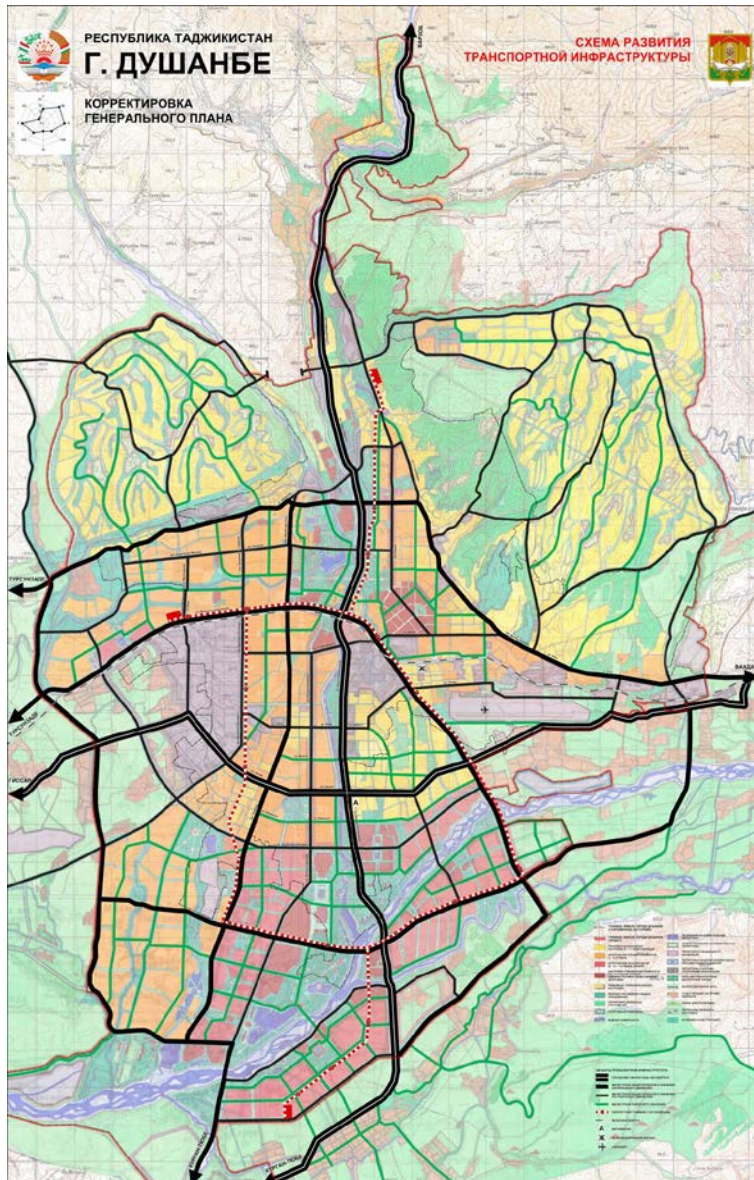
Housing conditions, housing construction and public utilities II

- Need to attract funding to utilities sector (water supply and sewage systems) – PPP, improve managerial practices
- Energy efficiency (centralized systems, renewable energy, energy standards in housing, green housing, building material)
- Improve procedures for compulsory purchase for public purposes – fair compensations
- Increase role of local authorities in self-built housing

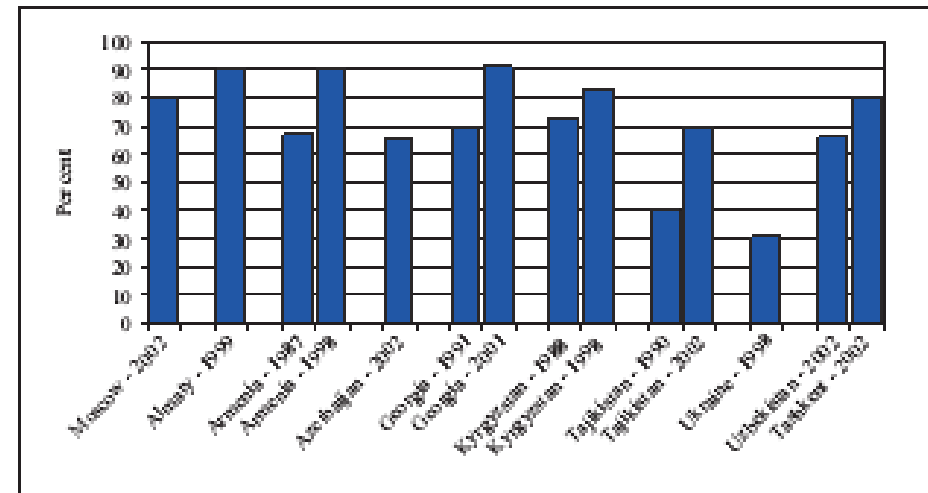
Housing Financial and legal framework

- Efficient and modern housing legislation – Urban Development Code adopted in 2012
- Need for a solid mortgage legislation
- Legislative framework that would stimulate housing construction
- Tighten technical control over the construction process
- Support development of microfinance sector (loans for home repairs)

Urban planning and development



Number of passenger cars, thd



Share of transport-related air pollution

Urban planning and development

- Support development and updating of master plans (coordination of key areas)
- The process of development and adoption of master plans should be more transparent
- Resettlement of population from areas prone to natural disasters should be better planned
- Tighten technical control over the construction process
- Public urban transport should be prioritized
- Preserve and develop green spaces

Land administration

- Good land governance based on improved coordination among key institutions
- Transition to a unified digital property register and cadastre system
- Land and real estate information should be available and affordable (SDI, GIS)
- Efficient market mechanisms are needed (appraisal, use as collateral)
- Simplify real property registration through streamlined legislation
- Use best practices of other countries on land reforms

Conclusions

- Most recommendation of the CP are relevant and will remain so in short to mid-term perspective
- The Government of Tajikistan already implemented some of the recommendations and made progress in other areas
- The work of IGOs and development partners contribute to implementation of recommendations
- UNECE stands ready to assist the Government within existing intergovernmental mechanisms and through potential follow-up projects