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**ECONOMIC COMMISSION FOR EUROPE**

**COMMITTEE ON HOUSING AND LAND MANAGEMENT**

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**PREPARATION AND IMPLEMENTATION OF THE COUNTRY PROFILE ON THE  
HOUSING SECTOR IN GEORGIA**

Note by the secretariat for information and discussion

1. The country review on the housing sector in Georgia inaugurates a new approach to preparing the study and implementing its recommendations. This approach comprises a stronger emphasis on analysis and policy recommendations, the increased consideration of country-specific issues, and a systematic involvement of relevant stakeholders and decision-makers in the implementation process.
2. The secretariat conducted a pre-mission to Georgia from 4 to 6 April 2006, followed by a research mission from 27 May to 2 June 2006, which was carried out together with an international team of experts.
3. In the review's table of contents, descriptive and informative parts are kept to a minimum, thus reducing the publication to a length of approximately 50–60 pages. The study will analyse the socio-economic, institutional, legal and financial framework, the existing housing stock, new construction, urban planning and affordable housing and will present concrete policy recommendations. It will also address country-specific issues like housing for internally displaced persons (IDPs), reform of local government and deficient urban planning.

4. During the research mission, Georgia's Ministry of Economic Development arranged an inter-ministerial meeting that involved the Ministries of Finance, Refugees and Accommodation, and Culture, Monument Protection and Sports. The purpose of this meeting was to initiate a dialogue with all relevant government authorities and to facilitate future implementation of the recommendations. The secretariat presented the preliminary findings of the expert team. An agreement was reached to cooperate closely in the follow-up to the report and to involve independent local experts, NGOs, academics and private-sector representatives in the process. The United Nations Development Programme (UNDP) was instrumental in providing information and advice and in arranging meetings with the municipality of Tbilisi. The secretariat will also coordinate implementation with UN-HABITAT (the United Nations Human Settlements Programme). The publication will be translated into Georgian and disseminated widely.

5. Following are some of the issues that the mission preliminarily identified as needing attention:

- (a) The integration of the national housing policy in the country's overall economic policies and the recognition that the development of the housing sector contributes to economic development;
- (b) The introduction of simple and consistent laws or the completion of existing laws;
- (c) The encouragement of private-sector engagement not only in new construction but also in other sectoral policies such as renewal, maintenance and social housing;
- (d) The continuation of pilot projects like the founding of several hundred homeowners' associations in Tbilisi and some other cities in Georgia;
- (e) The provision to local authorities of real possibilities and resources to carry out housing projects;
- (f) The expansion of a future housing strategy for IDPs to include all segments of society;
- (g) The application of coherent urban planning linked with land administration and housing policies;
- (h) The development of human capital involved in the construction sector; and
- (i) Increased access to mortgage loans through a better-functioning banking sector and through legal amendments.