

WORKSHOP

Land information system for smart cities

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Distribution of territory in Tajikistan

85% - lowlands, plains and foothill zones

15% - mountainous zones

Population density in Tajikistan

- 200-300 people/km² – in the valley territory;
- 15-20 people/km² – in highlands;
- 4-5 people/km² – in Badakhshan.

Specific challenges

- Development of the strategy for cities and rural settlements;
- Finding appropriate solutions for transforming and developing human settlements and communities in the mountainous regions of the territory;
- Insufficiently low level of provisions of housing in the cities and districts.

Urban Planning Code (2013)

- Lays foundation for legal, organisational and social relations;
- Identifies rights, obligations and responsibilities of stakeholders;
- Grants rights to build private houses.

Residential building Foundation

Citizens can:

- purchase and/or buyout apartments and houses;
- buy from auctions;
- take part in bids for private houses and apartments;
- purchase houses from residential building construction cooperatives.

Statistical data

Total area of residential houses put into operation between 1991-2013 is 12 309 772 m²

29,928 hectares of land plots were allocated for land consolidation purposes.

Regulatory Framework

- Building regulations of Dushanbe (No. 238, 1988);
- Decree “On complying with measures and fulfillment of existing legislation on land management, construction, architecture and urban planning in the capital” (No. 273, 2004);
- Resolution “On developing the system of preferential crediting those in need and socially vulnerable population” (No. 33-4, 2005);
- Resolution “On establishment of financial reserve for constructing residential building blocks” (2005).

Factsheet

- Earthquake in Vakhdat in 2013:
 - 105 completely destroyed houses;
 - 250 partially damaged houses;
 - 166 hectares of land is allotted.
- Natural disaster in Kulob 2010:
 - 600 new residential houses;
 - 5 new settlements.
- Landslide in Khuroson district in 2009.

Legislative framework considers:

- Rights to property and registration of ownership;
- Privatization of public residential building foundation;
- Management of residential building foundation;
- Planning and construction.

New Housing Code (draft)

- Clear definitions of terms and concepts;
- Affordable social housing for vulnerable population;
- Provision of dwelling area in accordance with social tenancy agreement;
- Promotion of methods of attracting investments into residential building constructions sector.

Thank you for attention!

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and Construction under the
Government of the Republic of Tajikistan

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