

## CONTENTS

	<u>Page</u>
Foreword.....	iii
Preface.....	v
List of tables and figures .....	viii
List of abbreviations and acronyms.....	ix
EXECUTIVE SUMMARY .....	1
Chapter I. SOCIO-ECONOMIC TRENDS AND HOUSING POLICIES .....	5
A.    General information.....	5
B.    Development of housing policies .....	11
Chapter II. EXISTING HOUSING STOCK AND NEW CONSTRUCTION .....	17
A.    Existing housing stock.....	17
B.    New housing construction .....	18
C.    Maintenance and management .....	20
D.    Affordable housing.....	21
E.    Utilities .....	23
Chapter III. HOUSING FINANCE .....	25
A.    Introduction .....	25
B.    Public subsidies for housing .....	26
C.    Public revenue subsidies.....	29
D.    Financing of subsidies and housing affordability .....	30
E.    Private housing development.....	30
F.    Market-based housing finance.....	32
G.    Assessment .....	33
Chapter IV. LAND ADMINISTRATION AND SPATIAL PLANNING .....	35
A.    Land administration.....	35
B.    Spatial planning .....	39
C.    Rural development.....	43

## CONTENTS (continued)

	<u>Page</u>
D. Approaches to energy and services management .....	45
E. Transparency in the process of urban and spatial planning: .....	45
Chapter V. RECOMMENDATIONS .....	47
ANNEX	
Key laws, codes, decrees and programmes .....	51
LIST OF TABLES	
1. Gross domestic product of Belarus.....	6
2. Employment by branches of economy, 1995 and 2007 compared .....	9
3. Size and natural increase of population .....	9
4. Housing stock in Belarus.....	17
5. Structure of new housing by type and building size recommended for new construction in urban settlements .....	17
6. Number of families registered for improving their housing conditions .....	23
7. Nominal value of housing loans extended by Belarusbank for the construction and acquisition of housing, 1996–2007.....	28
LIST OF FIGURES	
I. Gross domestic product growth rate at constant prices .....	7
II. Sector output as percentage of gross domestic product, 1995 and 2006 .....	7
III. General increase/decrease of population .....	10
IV. Structure of the public sector institutions responsible for housing policy.....	12
V. Structure of ministries concerned with land management issues .....	14
VI. Hierarchical structure of housing management .....	20
VII. Sale prices of existing apartments in Minsk.....	31
VIII. Scheme of zones of the special governmental regulation of the city of Minsk .....	42
Bibliography .....	53