

**U N E C E**  
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**Country Profiles on the Housing Sector  
Tajikistan**

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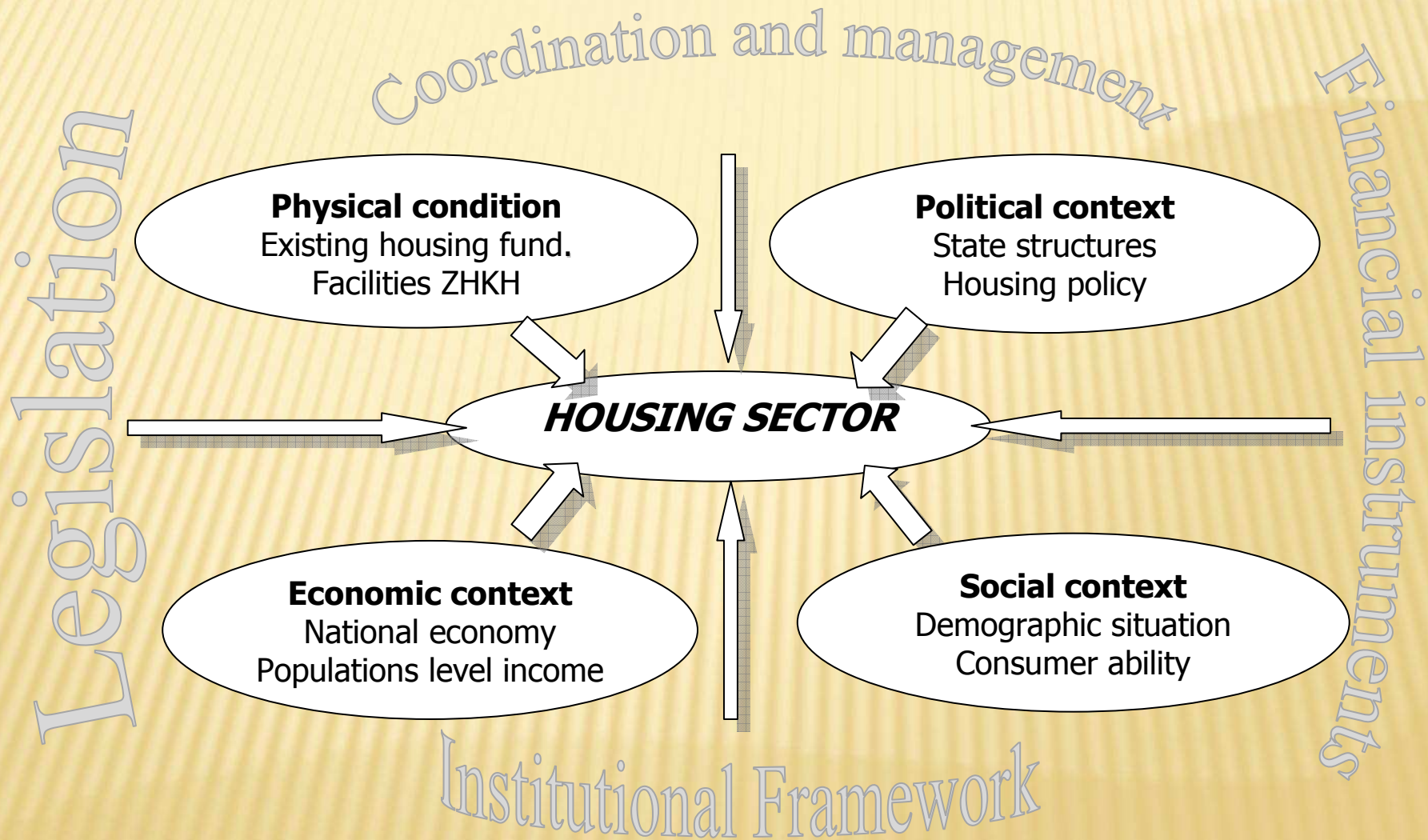
# Outline:

- **Examination of Housing Sector**
- **Housing Statistics**
- **History and Current Challenges**
- **Housing Distribution of Property Categories**
- **Land Allocation Process**
- **City Development Strategy**

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- **Recent Trends**

# Examination of the housing sector



# Housing Statistics - Tajikistan

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- only 62.6 million m<sup>2</sup> of floor space;
  - 8.5 m<sup>2</sup> average per capita total area of residential premises;
  - 110.7 units is number of apartments per 1000 people of population.
- These figures indicate an **acute shortage of living space**, taking into account that the floor space for one person is 18 m<sup>2</sup>, and the number of people in average for one apartment is 7 inhabitants.

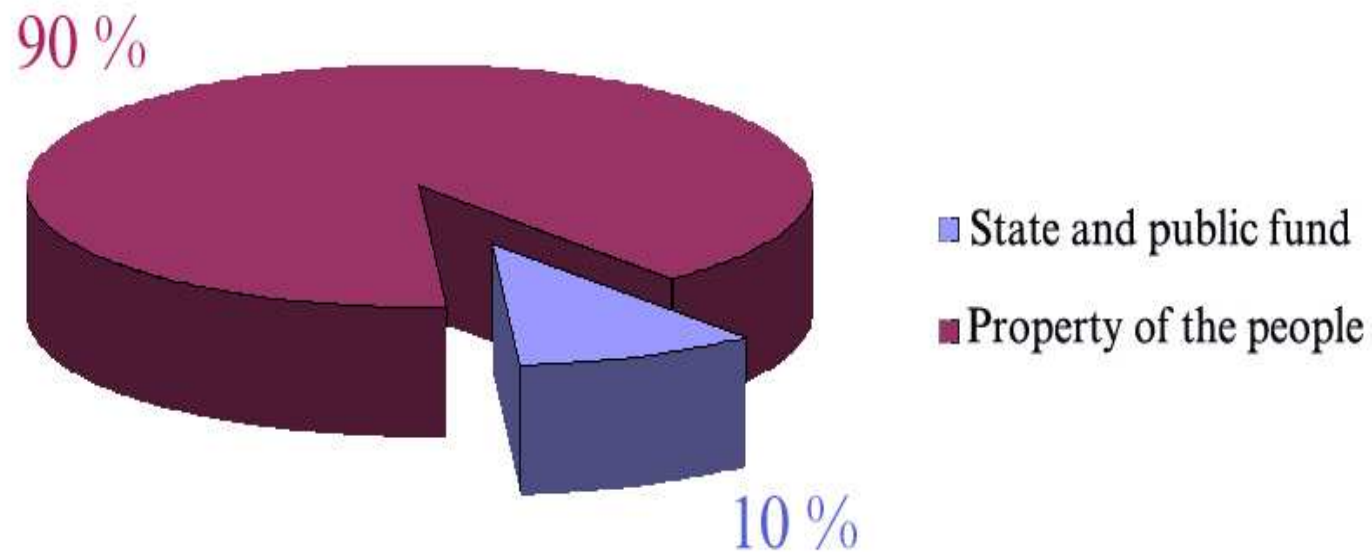
# History and Current Challenges

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- About 50% of the existing housing stock was built in 1960-70 and requires an urgent overhaul.
- These issues are difficult to be solved and there are real risks of:
  - potential accidents during refurbishment ; and
  - land loss due to dilapidated state of existing structures.

# Housing distribution of property categories in Tajikistan

## Whole housing fund



# Land Allocation Process

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- In Tajikistan, the land belongs exclusively to the State.
- It is allocated for construction activities, which are governed under the documentation for construction and town-planning.

# City Development Strategy

**Studies have identified the following strategic priorities in the housing sector for inclusion as a component part of a city development strategy:**

- Achieving consistent regularization of the roles and functions of central and local executive power bodies and local authorities;
- Creating a competitive environmental market formation of utility services;
- Improvement of tariff policy;
- Ensuring an effective investment policy in the housing sector;
- Creating conditions for support for homeowners;
- Initiating pilot projects aimed at renovation and improvement of existing housing stock, jointly with private investors and tenants ;
- Analyzing the possibility of public-private partnership projects in the provision of social housing for well-defined groups.

# Recent Trends

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- In recent years, developing the construction of apartment houses with improved planning, taking into account national systems.
- The total area of studio apartments in such buildings is in average 54 m<sup>2</sup>; 1 m<sup>2</sup> costing around 600-700 U.S. dollars (without trim).



*Thank you for attention!*

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