

Seventy-Second Session of the UNECE Committee on Housing and Land Management

Presentation under Agenda Item 5 on “Affordable, Healthy and Ecological Housing”

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Geneva, 03-04 October 2011

Outline

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Housing sector situation

- Since the process of transition to market economy has initiated the main objective of housing policy has been to create enabling conditions for the construction and provision of affordable housing for the low-income population, which accounts for more than half the population of the Republic of Tajikistan.
- Because Tajikistan is a mountainous country, it has its own specific problems for urban and rural settlements. Two main challenges encountered in this area are:
 - organizing the building of housing for the population;
 - planning the living environment.

Main challenges encountered in the area of affordable and comfortable housing in Tajikistan

- Need to further improve the existing legislation, regulating the development of the housing sector, in order to stimulate growth in housing construction;
- Need to establish a clear legislative framework covering all phases of construction in order to promote affordable and comfortable housing;
- Need to define and implement adequate measures of state support of the housing sector, including direct (government funding) and indirect (tax incentives, government guarantees, etc.) mechanisms;
- Limited solvent demand for housing;

Main challenges encountered in the area of affordable and comfortable housing in Tajikistan

- Lack of affordable and comfortable housing on the market;
- Lack financial mechanisms for the system of housing construction savings;
- Lack of information for a comprehensive assessment of housing conditions;
- Need for an assessment of the changes necessary to improve accessibility and comfort of houses;
- Need for information for banks, non-credit institutions and private investors about capital investment in housing.

Priorities for implementing an affordable building program

- 1) Lending to local agencies from the state budget for affordable housing with low rates for a period of up to 25 years;
- 2) Development of individual housing ;
- 3) Attracting private capital investment;
- 4) Stimulating assistance from international organizations ;
- 5) Reducing the cost of housing by use of cost effective construction materials ;
- 6) Developing the production of ecologically building materials and new technologies in order to reduce the amount of imports and materials consumed.

Main Aims and Objectives of a Possible Framework Convention on Sustainable Housing

AIMS:

Providing an integrated solution for the transition to sustainable operation and development of the housing sector:

Ensuring availability of housing for the population and creating safe and comfortable living conditions.

Main Aims and Objectives of a Possible Framework Convention on Sustainable Housing

OBJECTIVES :

Increasing the housing construction and providing the necessary infrastructure

Improving the existing housing stock in line with quality standards and providing comfortable living conditions

Ensuring construction of affordable and comfortable housing for citizens with different economic opportunities

Implementation of a Possible Framework Convention on Sustainable Housing

- **Economic sphere:** increase the availability of housing for the population:
 - Creating an enabling environment for the development of the housing market;
 - Promoting housing maintenance;
 - Assisting the population to acquire housing in the primary and secondary markets;
 - Promoting systems of housing loans, including mortgages.
- **Social sphere:** improve the living conditions of the vulnerable population :
 - Development of effective systems of targeted support to socially vulnerable groups;
 - Strengthening the principle of targeted state aid and provision of social housing, etc.

Implementation of a Possible Framework Convention on Sustainable Housing

- **Environmental sphere:** improve urban planning, architectural planning and environmental approaches to the formation of favorable habitat :
 - Transition from model to individual projects;
 - Promotion of integrated development, including landscaping.
- **Technical field :** improve the comfort conditions and the quality of housing maintenance:
 - Significant improvement in maintenance and repair of housing stock;
 - Saving energy and water resources;
 - Promotion of cost reduction and improving the quality of municipal services;
 - Development of security of tenure;
 - Replanting and renovation of housing and self-organization of citizens.

Added Value of a Possible Framework Convention on Sustainable Housing

- **Framework Convention could:**
 - Promote joint cooperation;
 - Require from each State a more serious approach to the issues related to sustainable housing;
 - Stimulate the development of effective investment policy in the housing sector;
 - Encourage projects providing sustainable housing and environmental;
 - Promote improvement and refurbishment existing housing stock also through the involvement of the private sector.

Added Value of a Possible Framework Convention on Sustainable Housing

- The added value of a possible framework convention on sustainable housing in our region is to:
 - Increase the political importance of housing issues;
 - Strengthen implementation of sound national housing policies;
 - Provide a platform for the exchange of international experiences and best practices.

Thank you for the attention!

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