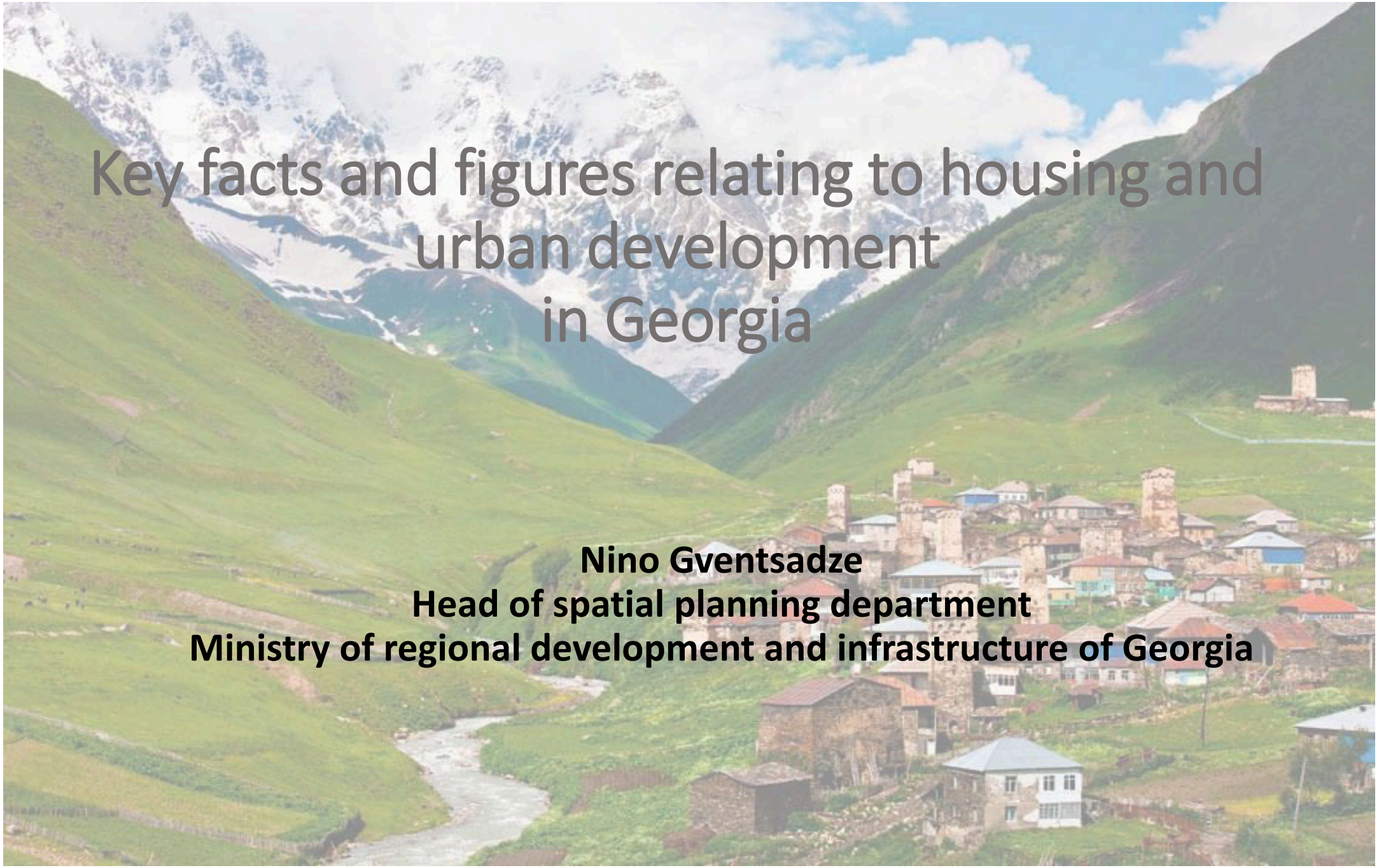

Key facts and figures relating to housing and urban development in Georgia

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Housing in Georgia

Current conditions

Housing in Georgia is characterized with long and deep systematic crisis which are caused by the following reasons: non-existent policy, non-sufficient legislative base and non-adequate institutional set-up.
Georgian government still doesn't have a well-defined, clear policy in the field of Housing, also not a single office directly governs and works on Housing issues neither on legislation or enforcement level.

Estimated future plan in Housing

- To define short, medium and long term priorities

Short term priority – should focus on how to fix homelessness, clearly define the terminology, exact identification of beneficiary groups and setting criteria for people who will receive the support, launching an institution, drafting legislation etc.
Medium and long term - should focus on large number of people who will be able to afford the Housing (affordable Housing), provide an adequate Housing, improve policy making in regard of construction and urban development, solving demographic issues in the country etc.

Improvements

In 2018, Government of Georgia has taken a duty in implementing a "Housing policy documentation and strategic plan", for that reason in 2019, April a special committee was established who will define a strategic plan. So far consultations are taking place. It is planned to make an amendments in legislation (In Georgian legislation there is the only law, which is dedicated to housing and needs a great deal of revise and improvement)

The Ministry of Internally Displaced Persons from the Occupied Territories and Refugees of Georgia has realized several projects:

- Ministry purchased 300 accommodations from the Chinese company “Hualing”
- Throughout the country, ministry purchased several accommodations from developers, reconstructed, built new constructions etc.
- In 2016, project “a house in village” was launched, refugees were able to choose the place and house (with land plots) and within the same year 707 refuges were settled in different villages, where they have a possibility to earn their own living.
- In 2016 Ministry launched a project which supports students (for extremely vulnerable refugees) to get an adequate education in receiving funds for transportation and rent expenses. Another projects including allocating grants and identifying number of refugees who enrolled in Universities.

Urban development in Georgia

Elaborating spatial and urban plans is a prerogative of municipalities but Ministry of Regional Development and Infrastructure of Georgia is entitled to help municipalities in implementing those documentation.

Current conditions and Issues to be tackled in urban development

- finances, lack of professional resources and qualifications in municipalities; lack of communication between the bodies; Illegal development/constructions, non-existing strict mechanism of enforcement and supervising; non-existent systemized public institution (e.g. urban institution) which would establish a methodology how to implement action plans;

Action plan

Short and medium term – holding ongoing and active trainings, workshops, knowledge exchange through different programs, workshops, trainings abroad, promoting professional growth, improving the qualification, raising the awareness (also being informed in actual topics and fields e.g environmental issues etc) , engagement in public life (leading active public life).
Long term – drafting a new legislation, which will address current problems and gathers it in one system, educational reforms, establishing sustainability approach, strengthening cultural heritage protection.

Improvements

- Coming out from the political situation in the country, focus on elaborating of spatial documentation was given in 2015-2016 years.
- Since independence the country has 8 spatial planning, 35 land use master plans and 41 development regulation plan documentation, from which some are already approved and some waiting for the approval. Other 5 projects are planned for the future. (please see the map below)
- New legislation was drafted - Code of spatial planning, architectural and construction activities of Georgia and two resolutions “On the Rule for Spatial and city planning preparation #260” and **“**Key Provisions of Regulating Territorial Use and Development #261” (since June 3, 2019)

Spatial-territorial development management documentation map

Municipal spatial planning

- Akhmeta
- Mestia
- Oni
- Ambrolauri
- Aspindza, Akhalkalaki
- Khelvachauri
- Kobuleti
- Stepantsminda

Land use master plans

- Bakhmaro
- Bakuriani - Didi Mitarbi
- Gudauri
- Ureki-Shekvetili
- Aspindza- Akhalkalaki -10 villages
- Telavi
- Borjomi
- Chokhatauri
- Zugdidi
- Ambrolauri
- Rustavi
- Dusheti
- Kaspi
- Foti
- Batumi
- Kobuleti
- Chkhorotsko
- Mtskheta
- Abastumani
- Gori
- Stepantsminda
- Abastumani

Development regulation plans

- 12 villages in Tusheti
- 11 village in Mulakhi community
- Racha-5 villages, 1 resort and 1 resort potential place
- Ikaltos khevi
- 6 planned units in Gudauri and 4 villages in Ushguli
- Foti, Maltakva district
- Lebarde
- Velistsikhe
- Chachkari
- Gomis mta