



U N E C E

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and Land Management**

**Country Profiles on the Housing Sector
Tajikistan**

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Country Profiles on the Housing Sector



Tajikistan

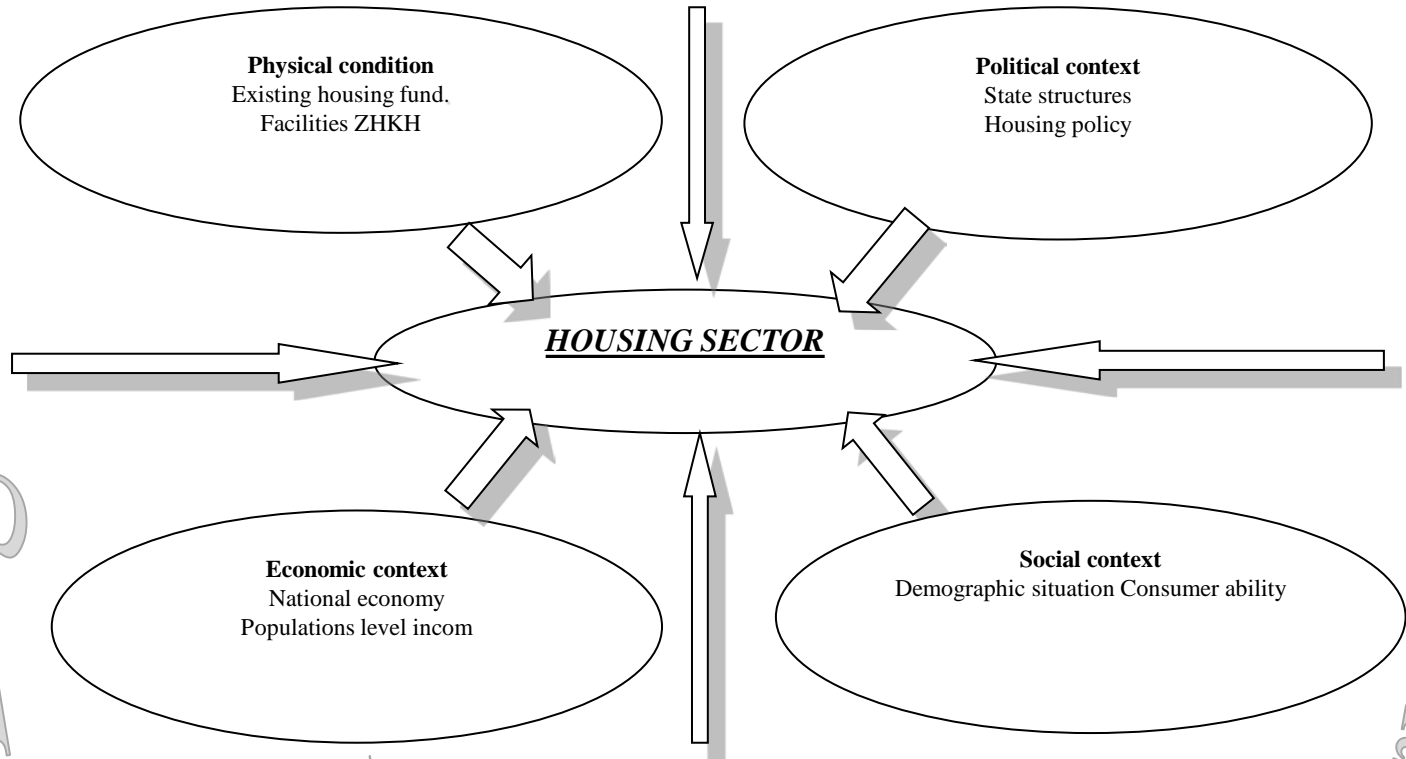


UNITED NATIONS

Legislative

Coordination and management

Financial instruments



Institutionality

Housing Statistics - Tajikistan

- Total area of residential premises is 8.5 m² average per capita;
- Number of apartments per 1000 people is 110.7 units.
- Numbers above indicate an **acute shortage of living space**, taking into account that the floor space for one person is 18 m², and the average number of people in one apartment is 7 inhabitants.



Mortgage market is poorly developed in Tajikistan.

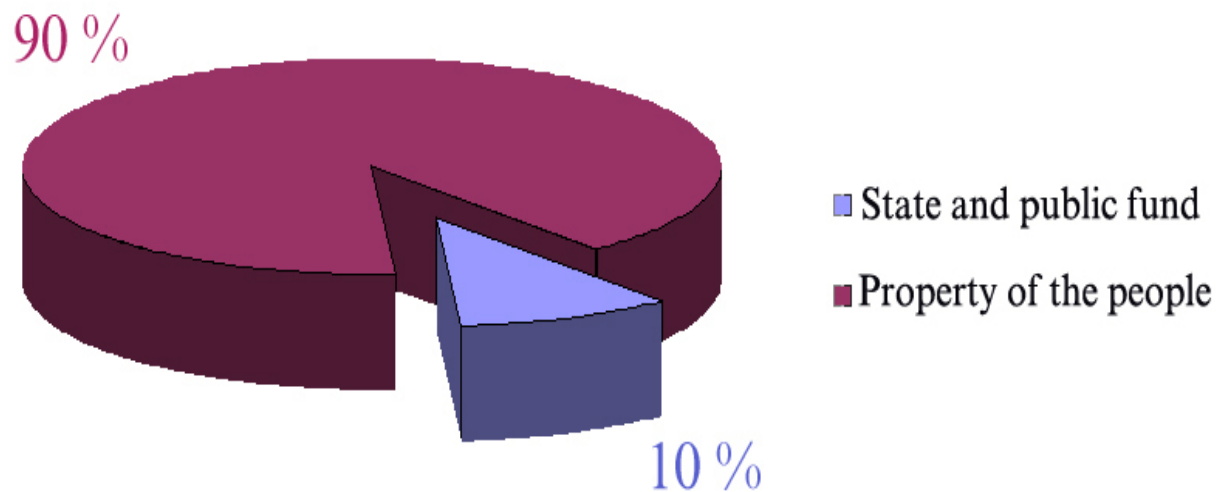
In addition to the consistency of financial institutions, one of the limiting factors is the low level of income of population, which makes it impossible for most people to use this financial instrument.


History and Current Challenges

- 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






➤ The total area of studio apartments in buildings with national architecture properties is in average 54 m²; 1 m² costing around 600-700 U.S. dollars (without trim).



The Government of the Republic of Tajikistan for the past 3 years has allocated almost 30 thousand hectares of land to 221,000 families in need. Approximately 1.2 million people have improved their living conditions.

Strategic priorities

- Achieving consistent regulation of the roles and functions of central and local executive power bodies and local authorities;
- Ensuring an effective investment policy in the housing sector;
- Creating support conditions in the formation of homeowners associations;
- Develop measures to decrease construction costs
- Funding of water supply and sewerage systems rehabilitation

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- Rehabilitation of the district heating system as well as energy efficient and renewable energy technologies
 - Creation of prerequisites for viable capital markets and improvement of mortgage legislation
 - The green spaces parks in cities should be preserved and further developed
 - The development of one-stop-shop principle
 - And others...

First steps to implement the recommendations

- In December 2012 new Urban Code of the Republic of Tajikistan was adopted
- In September 2013 the Law of the Republic of Tajikistan "On energy saving and energy efficiency was adopted
- The Sequence of passing administrative procedures associated with the construction activities in Tajikistan was developed approved and by the Government. One of the principles of this order is - the principle of one-stop shop.
- Developed a draft of the Housing Code of the Republic of Tajikistan, which is expected to be operational in 2014.



Thank you for attention!

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