

# **URBAN HOUSING SITUATION IN TAJIKISTAN** **СОСТОЯНИЕ ГОРОДСКОЙ ЖИЛИЩНОЙ СФЕРЫ В ТАДЖИКИСТАНЕ**

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Dear participants of the seminar!

Ladies and gentleman!

# *Housing sector situation*

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- In connection with the transition to a market economy the main objective of housing policy is creating conditions for the construction of affordable houses for the poor, which in the Republic of Tajikistan there are more than half of the population.
- Republic of Tajikistan, as a mountainous country, has its own specific problems of urban and rural settlements, shape the structure of the living environment and organization building houses for the public availability.



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About 50% of the existing housing stock was built in 1960-70 years and requires an urgent overhaul. These issues are solve very difficult and there is a real risk of loss part of land out of production because of its dilapidated and even accidents

In Tajikistan, involved only 62,6 million m<sup>2</sup> of floor space.

Total area of residential premises, average per capita is 8,5 m<sup>2</sup>.

The number of apartments per 1000 population is 110,7 units.

These figures indicate an acute shortage of living space, taking into account that the rate of one person is 18 m<sup>2</sup>, and the number of people took an average of one apartment is 7 attendees.

# THE MAIN AIMS AND OBJECTIVES OF THE CONCEPT

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Aim of the concept of the housing sector

Integrated solution to the problem of transition to sustainable operation and development of the housing sphere, ensuring availability of housing for citizens, creating a safe and comfortable living conditions

# THE MAIN AIMS AND OBJECTIVES OF THE CONCEPT

## Objectives of the Concept:

Increases in housing construction, providing the necessary infrastructure, development of material-technical base of construction

set the existing housing stock in line with quality standards, providing comfortable living conditions

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



## IMPLEMENTATION OF THE CONCEPT ALLOW: :

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### **in the economic sphere:**

**increase the availability of housing for the general population** (creating an enabling environment for the development of the housing market and housing services for housing maintenance, real assistance to the population to acquire housing in the primary and secondary markets in different forms, and promoting systems of housing loans, including mortgages, use of housing loans)

### **in social sphere:**

**improve the system of housing for vulnerable groups** (development of effective systems of targeted support to socially vulnerable groups, strengthening the principle of targeting of state aid, provision of social housing, etc.)



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**in the environmental field:**

improve urban planning, architectural planning and environmental approaches to the formation of favorable habitat (the transition from model to individual projects, the development of integrated development, including landscaping)

**in the technical field :**

improve comfort conditions for the population 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, replanning and renovation of housing and self-organization of citizens)

# FLOOD IN VOSE REGION OF TAJIKISTAN



Recent years, developing the construction of high-rise apartments with improved planning, taking into account national colors.

- . The total area of 1-room apartments in these buildings is an average of 54 square meters, 1 square meter which costs around 600-700 U.S. dollars (without decoration)

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**Country profiles on the housing sector**

**Tajikistan**



A wide-angle photograph of a cityscape at the base of a massive, snow-covered mountain range. The city features numerous multi-story apartment buildings and commercial structures. The mountains in the background are rugged and heavily laden with snow, with some peaks partially obscured by light clouds. The sky is a clear, pale blue.

**Thanks for attention!**