

Tajikistan

BERGERIE 2016 TO HABITAT III

FORCED EVICTION



Tajikistan—once a country plagued by civil war and outdated housing **became a haven for investors looking to build business centres and multi-story apartment buildings.** However, this positive development has resulted in a wave of forced evictions of people from their homes.

Ikrom Teshaev was one of 100 people who lost his home after city officials in Dushanbe, Tajikistan decided to build a park, as part of a master plan. Teshaev said that **he was not offered alternative housing, or compensation and many child evictees were not able to attend school for a long period of time.** “Our houses were demolished within two days and we were left literally on the street,” said Teshaev, who is a professor of the Agrarian University of Tajikistan. Teshaev and other victims filed complaints to the court on several occasions; however each time the response was the same—there was no violation of the law, as the houses did not have the proper permits, said Teshaev. *“Often evictees are not informed about plans to demolish houses in advance; they have no opportunity to receive legal advice and they do not know their rights,”* said Sergey Romanov, a lawyer and Director of the NGO, Independent Center for Human Rights Protection.

SOURCE : United Nations for Human Rights



INTERESTING PRACTICES

Habitat for Humanity in Tajikistan has been developing innovative earthquake-proof building techniques using locally available mulberry branches.

MAJOR PROBLEMS OF HOUSING MARKET

PRIVATIZATION OF HOUSING STOCK (1995)

In 1995, a law of the republic of Tajikistan was about privatization of housing stock of the Republic of Tajikistan.

Article 1. Privatization of housing is performed by free transfer or sale to the property of citizens on the voluntary basis of premises occupied by them in the state housing stock.

Article 2. The citizens occupying premises in houses of the state housing stock on the employment contract or lease, living full age members of the family(...)

INVESTMENT IN CONSTRUCTION

Investments in housing construction have grown steadily during the past five years. However, public investments in housing did not exceed 6% in 2008. In addition, there is a lack of mechanisms to facilitate the construction of affordable housing. Therefore, while there was a slight increase in the housing stock in the recent past, it has not kept space with population growth. (...) (S = UNECE)

RENTAL SECTOR

The Government has no policy to develop the rental housing sector. According to the Housing code the Government is responsible for providing social rental housing for households in need. However, such dwellings still could be subject to free-of-charge privatization. Today only 7,5% of the total housing stock is public. (...) (S = UNECE)

QUALITY OF HOUSING

House building almost stopped during the civil war of 1992-97 and subsequently half built homes are scattered throughout the country, while existing stock deteriorates through neglect. Housing problems are complicated by frequent natural disasters such as earthquakes and mudslides. (2) (...)

S = Habitat for Humanity

RIGHT TO HOUSING

Tajikistan's constitution guarantees the rights to housing : “Every person has the right to housing. This right is ensured by means of construction of State, public, cooperative and private housing.”

The Housing Code of the Republic of Tajikistan :

Article 1. Right of citizens of Tajikistan to the dwelling

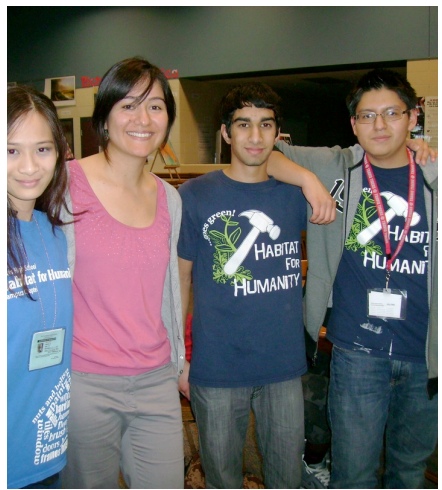
According to the Constitution of the Republic of Tajikistan each citizen has the right to the dwelling. This right is provided with the way of implementation and protection of the state, public, cooperative and individual (private) housing construction. The law prohibits the actions interfering citizens in implementation of their right to housing.

Article 2. Tasks of the housing legislation of the Republic of Tajikistan

Tasks of the housing legislation of the Republic of Tajikistan is adjustment of the housing relations for the purpose of providing guaranteed by the Constitution of the Republic of Tajikistan of the right of citizens on the dwelling, proper use and safety of housing stock, and also strengthening of legality in the field of the housing relations.



Credit : Habitat for Humanity Tajikistan



Idem



Idem



Idem

HABITAT WORLDMAP

BETTER UNDERSTAND THE HABITAT SITUATION IN THE WORLD : WWW.WM-URBAN-HABITAT.ORG

WEBSITE UNDER CONSTRUCTION

