

**RESOLUTION**  
**of the Dushanbe Workshop**  
**"Strengthening National Capacities for Sustainable**  
**Housing, Energy Efficiency and Urban Planning"**

*28 - 29 October 2014, Dushanbe, Tajikistan*

The participants of the Workshop organized by the Committee on Construction and Architecture under the Government of the Republic of Tajikistan, United Nations Economic Commission for Europe (UNECE), United Nations Human Settlements Programme (UN-Habitat), having reviewed and discussed the set of questions connected with the evaluation of sustainability of housing and urban development, the organization of energy efficiency measures, as well as a range of other issues in the sphere of housing policy, urban development, housing and utilities sector and land management, make the following observations:

- providing housing to the citizens and increasing housing sustainability, establishing an efficient system for reorganization and reconstruction of apartment buildings and residential development, increasing energy efficiency of buildings and modernizing communal infrastructure systems and land management are a major focus of the policy of states, including that of the Republic of Tajikistan, in the housing and utilities sphere; organization of the operation of housing and communal services falls within the scope of activities of local government authorities and directly influences the standards and quality of living of the majority of urban population,

- innovations in the residential and urban development in the light of the existing national traditions are the objective imperatives of our era determined by the change in the conditions, requirements and opportunities of urban development and land management.

- the demographic and political environment that is taking shape in the majority of states, including the Republic of Tajikistan, creates favorable climate for more sustainable development of big cities,

- the participants of the Workshop believe that for the most efficient use of economic, human, and intellectual resources of the cities and resolution of housing, land management, architectural and urban development issues, it is necessary:

1. To acknowledge the fact that the existing urban development regulations, approaches and methods of urban planning for the most part do not meet the requirements of sustainable and dynamic development in the new millennium.

2. To note that at present there is a number of outstanding issues in this sphere, which stem from: the fairly high functional and physical depreciation and low energy efficiency of housing stock and communication networks; non-transparency of tariff setting procedures for the services of organizations; poor competition at the managing authorities market, low quality and high cost of services provided to the population; lack of land plots for construction.

3. To acknowledge the fact that the intensification of long standing and the emergence of new issues in the housing and modern urban development are predicated upon the factors as follows:

- the intensification of urbanization processes and population explosion in capital cities;
- the high level of motorization of population and, consequently, extreme intensification of transportation problems;

- fundamental changes in the social and economic, and political systems of the CIS member states that are transferring to market relations and establishing a democratic society;

- deterioration of the overall environmental conditions and non-sustainable land management;
- the emergence of new preconditions and opportunities associated with the scientific and technological progress, development of technical facilities and information technology;

- the increase in the living standards of the urban population, changes in the lifestyles, spiritual and material needs.

- the creation of the unique look of cities, their individuality and singularity, preservation of the national flavor and originality, cutting-edge construction trends and techniques, are to be considered one of the priorities of urban development.

4. Under the conditions of increasing competition and globalization of the economy, to revive strategic urban development planning, which is an effective method of making cities highly competitive.

5. To engage government officials, businessmen and general public from capital and big cities, various-level representatives and experts to participate in national and regional symposia, conferences and workshops focused on the development of housing policy, architecture and urban development, as well as to elaborate the possibility of holding annual conferences, seminars and round tables on the topic “Housing, Land Management and Urban Development Issues” in CIS states, in particular in the Republic of Tajikistan.

6. Through the capacities of other inter-city organizations, to revitalize the efforts aimed at advocacy and promotion of successful examples of resolving urban developments issues among the cities and towns of the Republic of Tajikistan, exchange and expansion of this experience to other countries in Central Asia.

**The participants of the Workshop believe it necessary to recommend to:**

**The Legislative Authorities of the Republic of Tajikistan:**

- to investigate the possibility of establishing additional measures of government support of housing stock modernization, urban development, sustainable land management and communal infrastructure systems in the legislation.

**The Government of The Republic of Tajikistan**

- during the preparation of the draft legislation for introduction of amendments to the national budget, on annual basis and at the cost of national budget surplus income to specify an increase in asset contribution of the Republic of Tajikistan to “Housing and Public Utilities Development Fund”, as envisioned by the “Housing and Public Utilities Development Programme of the Republic of Tajikistan for 2014-2018”, approved by the resolution of the Republic of Tajikistan dated August 1<sup>st</sup>, 2014, #506, as well as for the modernization of communal infrastructure systems and land management;

- to contribute to the development of the “State Urban Development Cadaster and Monitoring”;

- to control and monitor the use and protection of housing stock and other development projects of the Republic of Tajikistan with improvement of registration systems and creation of the “one-stop-shop” services;

- to monitor the energy efficiency of residential buildings under construction or reconstruction in pilot mode and create a modern energy efficiency research and development laboratory;

- to arrange and hold a regular continuing education course on Energy Efficiency and Energy Saving;

- to create a contact network of experts in energy efficiency and energy saving;

- to create and improve normative and technical, and methodical documents on designing, construction and use of energy efficient buildings, smart houses and smart cities.

**The Local Government Authorities:**

- are required to contribute to the reconstruction of the housing stock of the apartment buildings common facilities at the appropriate times and within the powers established under the housing legislation of the Republic of Tajikistan, as well as to initiate measures for local support of the buildings common facilities reconstruction and sustainable land management;

- on the basis of monitoring and analysis of the social and economic environment in the structural entities, to develop and submit to the government authorities of the Republic of Tajikistan and to the local government authorities reasoned proposals for the resolution of the sustainable housing, land management and urban development issues.

**Donors and Investors:**

- to support and contribute to, wherever possible, the implementation of the recommendations made at the Workshop.