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Shelter Sector Reform Project Newly Independent States of the Former Soviet Union

An ICMA Report

Prepared for the Office of Housing and Urban Programs
Agency for International Development



**TECHNICAL ASSISTANCE TO THE HOUSING SECTOR
IN THE NEW INDEPENDENT STATES
Component 3: Armenia and Kazakhstan**

**QUARTERLY REPORT
1 June - 31 August 1993**

December 1, 1993

Prepared for the U.S. Agency for International Development,
Bureau of Private Enterprise, Office of Housing and Urban Programs

**International City/County Management Association
USAID Contract No. CCS-0008-C-00-2056-00
USAID Project No. 110-0008**

PROJECT MANAGEMENT AND ADMINISTRATION *(Task Order 1)*

In addition to normal day-to-day support of field operations and contract administration, the following activities are worth special mention:

Project director Peter Epstein traveled to Moscow in July to join a study tour to Hungary and Russia that had been arranged for Armenian and Kazakhstani clients to learn from housing sector privatization projects underway in those countries. From Moscow, he traveled to Kyrgyzstan to explore that republic's interest in cooperation with USAID in the area of housing reform as well as stopping in Kazakhstan and Armenia to review the status of project activities and work program priorities for the period ahead. During Epstein's visit to Almaty, agreement was reached with lead counterparts for USAID to jointly sponsor with the ROK's Office of the Vice President, a major conference in the fall on implementation of the President's new housing policy, assuming prompt issuance of the then pending Presidential decree on a New Housing Policy. Epstein submitted a detailed reconnaissance report to GFR/H describing the context for housing sector reform in Kyrgyzstan and identifying potential lead counterpart agencies for a technical assistance program and the suggested scope of such assistance.

Recruitment efforts were undertaken during the summer for a second LTA position in Kazakhstan, which resulted in the hiring of Wallace Kaufman in the following quarter.

Communication links with field offices were dramatically improved during the reporting period when an electronic mail connection with Kazakhstan was established. Research on establishing a similar connection with Armenia continued to be pursued.

LONG-TERM ADVISORS TO ARMENIA *(Task Order 2)*

On June 10, the Housing Privatization Law was enacted, paving the way for privatization of most of the country's housing stock over a two-year period. Throughout the process of drafting the law, ICMA's resident advisor and short-term consultants advised government officials who initiated the law and consulted with the Parliamentary committee that drafted the final version. ICMA also had input into a variety of laws and decisions relative to shelter sector and real estate reform activities drafted and enacted during the reporting period.

Work with the City of Yerevan during the period focused on preparing to conduct a housing demonstration project. In conjunction with the Armenian Urban Research Institute, ICMA prepared to initiate a study to systematically document housing market transactions in Yerevan for the year beginning September 1.

Efforts also began in the summer to coordinate project work with World Bank plans to fund earthquake reconstruction activities, particularly the completion of unfinished

apartment buildings. During a visit to Washington, the Minister of Economics formally requested USAID assistance in helping to organize the occupants of newly completed units into condominium associations. He also requested that USAID fund construction manager and construction supervisor positions required by the conditions of the World Bank loan. In August, at GFR/H's request, ICMA began recruitment efforts for a long-term construction supervisor to work in parallel with the World Bank loan. It was also agreed that ICMA would provide the requested assistance in condominium formation. Plans for organizing this assistance commenced. (See Miller TDY below.)

SHORT-TERM ADVISORS TO ARMENIA

Attorney Robert Josephs was sent to Armenia for the month of June to conduct a legal and institutional assessment for the Republic. Josephs made comments and suggested improvement to the Housing Privatization Law, which was enacted while he was in Yerevan, and on the work program for preparing governmental implementation decision. He also consulted on the Real Property and Land Tax Law and a proposed transfer tax on real estate transactions and conducted a seminar for government officials on real property rights. On returning, Josephs summarized his TDY in *Preliminary Assessment of Laws and Institutions for Private Real Estate Markets in Armenia*. (Task Order 14)

Richard Almy traveled to Armenia for two weeks in late July/early August to advise the City of Yerevan and Republic of Armenia on property assessment, taxation and registration. Almy introduced basic concepts and made preliminary reform recommendations, with particular reference to titling requirements to implement housing privatization and market monitoring systems to support market based property valuations and financial cadastres. He conducted a seminar sponsored by the City that was attended by most members of the working group on privatization and city officials responsible for maintaining property inventory and registration. During his TDY, Almy was also asked by the Department of the Economy and Ministry of Economics to advise on the formulation of government policy on real estate transfer fees. (Task Order 19)

Alex Miller traveled to Armenia for three weeks in August to advise the City of Yerevan on property management and training. Miller developed an outline for a condominium association training program based on a training-of-trainers approach for use with the occupants of a demonstration apartment complex. He met with two local universities to arrange participation of instructors in the training process and conducted a workshop on private management and maintenance of housing.

Miller also visited apartment projects in the earthquake reconstruction zone scheduled to be completed using funds from the pending World Bank loan. With LTA Anlian, Miller presented preliminary concepts for proposed technical assistance demonstrating approaches to the transfer of housing management responsibility from government to the private sector. (Task Order 18)

TRAINING PROGRAMS FOR ARMENIAN OFFICIALS

Five Armenians were sent on a five-day study tour of housing privatization in Hungary held in July in Budapest. En route back to Armenia, participants were also briefed on the USAID-supported housing allowance and housing maintenance projects with the City of Moscow. The participants were Andranik Andreasian, Chief of the Republic's Office of Real Estate Reform; Gevork Malkhasyan, Director of the Ministry of Justice's Legislative Department; Artashes Arakelian, Director of the Yerevan Scientific Research Center of City Management Systems; Samvel Hakopian, Chairman of the City of Yerevan's Housing Department; and Kamo Khachatryan, Director of the City of Yerevan's Building Maintenance and Utilization Center. (*Task Order 16*)

Also, as discussed above, seminars, workshops and other training activities were carried out in conjunction with Peter Epstein's TDY and with the short-term technical assistance provided by Robert Josephs' seminar on real property rights (*Task Order 14*); Richard Almy's seminar sponsored by the City that was attended by most members of the working group on privatization and city officials responsible for maintaining property inventory and registration (*Task Order 19*); and Alex Miller's one-day seminar on private homeowners' associations and private housing management/maintenance (*Task Order 18*).

LONG-TERM ADVISORS TO KAZAKHSTAN (*Task Order 5*)

During the reporting period, it became apparent that resident advisor Joseph Grassie was establishing more effective working relationships at high levels in the Republic level while at the same time was having difficulty establishing effective relationships with the City of Almaty. In July he was formally reassigned to work with the Republic as his prime client.

Grassie was appointed to the Vice President's task force formed by President Naserbaev to draft a decree on a new national housing policy with the aim of restoring housing production and moving towards private market housing production and elimination of most government subsidies for housing consumption. These events focused ICMA's technical assistance efforts on supporting this policy development. The draft decree, which was completed in June, was circulated to other Republic agencies and oblast administrators for comment.

Grassie traveled to Karaganda in June (with Natasha Kalinina) and again in August for extensive consultations with the Housing Policy Working Group established by the City as a result of the July study tour to Hungary and Moscow.

SHORT-TERM ADVISORS TO KAZAKHSTAN

Attorney Richard Gaynor was sent to Kazakhstan in mid-July for an extended short-term assignment to advise the Republic on the legal aspects of a variety of housing privatization topics. During the reporting period, Gaynor worked with representatives of the Vice President's office to help finalize a draft condominium law. In mid-August he conducted a seminar for City of Almaty officials and staff on legal and operational issues involved with condominium formation. *(Task Order 15)*

In July, Wallace Kaufman was sent to Almaty for a 2-week TDY on housing sector market dynamics. He met with registered and unregistered brokers as part of an effort to identify sources of accurate market sales data and to understand the needs of private brokers. *(Task Order 20)*

TRAINING PROGRAMS FOR KAZAKHSTANI OFFICIALS

Four Kazakhstanis (two each from Almaty and Karaganda) and one participant from Kyrgyzstan were sent on a four-day study tour of housing privatization in Hungary held in July in Budapest. En route back to Kazakhstan, participants were also briefed on the USAID-supported housing allowance and housing maintenance projects with the City of Moscow. *(Task Order 16)*

In August, participants from Kazakhstan and Kyrgyzstan were sent to the Fels Institute Housing Finance Seminar. Participants were Alvina Kondratenko, Chief of the Credit Department of the Kazakh Bank for Credit and Social Development and Bolot Shaikov, Deputy Chairman of the Republic of Kyrgyzstan's State Property Fund.

Also, seminars, workshops, and other training activities were conducted by Peter Epstein in conjunction with his TDY and in conjunction with the short-term technical assistance provided by Natasha Kalinina during her June visit to Kazakhstan on market monitoring software and systems for government staff and private brokers. Kalinina also conducted seminars for city officials and staff in Karaganda on property titling and information systems for housing privatization and property taxation. Richard Gaynor conducted a seminar for City of Almaty officials and staff on condominium formation including legal and operational issues *(Task Order 15)*.

OTHER SHELTER SECTOR ASSISTANCE ACTIVITIES

In July, Peter Epstein prepared a detailed reconnaissance report on the housing sector in Kyrgyzstan based on his TDY to that country. His report included proposed clients and a strategy for technical assistance in housing sector reform to both the Republic of Kyrgyzstan and the City of Bishkek.

TASK ORDER SUMMARY

- TASK ORDER 1 - Washington, D.C., Project Management**
- TASK ORDER 2 - Long-term Advisors to City of Yerevan and Republic of Armenia**
- TASK ORDER 3 - Seminar on Housing Planning, Design and Development (Almaty, Kazakhstan)**
- TASK ORDER 4 - Study Tour on American Residential Housing for Almaty City Officials (Washington, D.C.)**
- TASK ORDER 5 - Long-Term Advisor to Cities of Almaty and Karaganda and Republic of Kazakhstan**
- TASK ORDER 6 - Short-term Legal Advisor to Republic of Kazakhstan**
- TASK ORDER 7 - Short-term Advisor on Building Codes and Standards to Republic of Kazakhstan**
- TASK ORDER 8 - Report on Relevance of U.S. Uniform Law Reform Movement to Land Privatization in the NIS**
- TASK ORDER 9 - Participation in Seminar on Housing Finance in Emerging Market Economies by Delegates from Armenia and Kazakhstan (Salt Lake City/Park City, Utah)**
- TASK ORDER 10 - Short-term advisor on Property Assessment, Taxation and Registration Systems to Cities of Almaty and Karaganda and Republic of Kazakhstan**
- TASK ORDER 11 - Short-term advisory on Condominium Legislation to Republic of Armenia and City of Yerevan**
- TASK ORDER 12 - Participation in Seminar on Land Privatization by Delegates from Armenia and Kazakhstan (Kiev, Ukraine)**
- TASK ORDER 13 - Short-term Legal Advisor to Republic of Kazakhstan**
- TASK ORDER 14 - Short-term Legal Advisor to Republic of Armenia**
- TASK ORDER 15 - Short-term Legal Advisor on Privatization Topics to Republic of Kazakhstan**

- TASK ORDER 16 - Participation in Study Tour on Housing Privatization in Hungary by Delegates from Armenia and Kazakhstan (Budapest)**
- TASK ORDER 17 - Short-term Advisor on Environmental Planning to City of Moscow, Russian Federation**
- TASK ORDER 18 - Short-term Advisor on Property Management and Training to City of Yerevan**
- TASK ORDER 19 - Short-Term Advisor on Property Assessment, Taxation and Registration to City of Yerevan and Republic of Armenia**
- TASK ORDER 20 - Short-term Advisor Housing Sector Market Dynamics to City of Almaty**

PROJECT DELIVERABLES (as of August 31, 1993)

Aida, Iskoyan. *Legislation Concerning the Regulations of Land Relationships in the Republic of Armenia and Some Proposals for Its Improvement*, March 1993.

Almy, Richard. *Cadastral Records, Property Taxation, and the Privatization of Property in the Republic of Armenia*, October 1993. TO#19.

Aloyan, A. *Adoption of the Main Statutes on Forming the Urban Development Policy During the Transitional Period of the Republic of Armenia*, 1993.

Anlian, Steve, ed. *Summary Report: Paid Use of Land in the Cities of the Republic of Armenia*, February 1993.

Eckert, Joseph K. & Natasha Kalinina. *Recommendations for Creating Property Titling and Real Estate Information Systems to Support Property Tax Systems and the Privatization Process*, May 1993. TO#10.

Epstein, Peter. *Conceptual Strategy for Technical Assistance for Shelter Sector Reform in Selected Newly Independent States*, March 1993.

Epstein, Peter. *Operational Strategy for Technical Assistance for Shelter Sector Reform: City of Almaty*, March 1993

Epstein, Peter. *Operational Strategy for Technical Assistance for Shelter Sector Reform: Republic of Kazakhstan*, March 1993.

Epstein, Peter & Steven Anlian. *Operational Strategy for Technical Assistance for Shelter Sector Reform: City of Yerevan*, March 1993.

Epstein, Peter & Steven Anlian. *Operational Strategy for Technical Assistance for Shelter Sector Reform: Republic of Armenia*, March 1993.

Epstein, Peter. *Technical Assistance for Shelter Sector Reform in Kyrgyzstan: A Reconnaissance Report*, August 1993.

Gaynor, Richard. *Condominium Form of Ownership and Management of Multifamily Apartment Buildings in the Republic of Kazakhstan*, August 1993. TO#15.

Gaynor, Richard. *Model Condominium Foundation Deed and Bylaws*, August 1993. TO#15.

Hattis, David B. *A Building Regulatory System for Kazakhstan: Building Codes in a Market Economy*, February 1993. TO#7.

Josephs, Robert. *Preliminary Assessment of Laws and Institutions for Private Real Estate Markets in Armenia*, June 1993. TO#14.

Josephs, Robert. *Seminar on Real Property Interests*, June 1993, TO#14.

Kalinina, Natasha. *Improvements in Systems of Real Property Titling, Assessments, and Taxation in the Republic of Kazakhstan*, June 1993. TO#10.

Kaufman, Wallace. *Private Housing Market Information in Almaty, Kazakhstan: Investigation of Creating a System of Reporting and for Organizing Ongoing Technical Assistance*, August 1993. TO# 20.

Kayden, Jerold. *Providing an Appropriate Legal and Institutional Infrastructure for Land and Building Markets in Armenia: A Preliminary Checklist for Action*, May 1992.

Miller, Alex. *Workshop on Private Management and Maintenance in the Republic of Armenia and the City of Yerevan*, August 1993. TO#18.

Miller, Alex. *Model Approaches to the Formation of Residential Associations in Armenia*, August 1993. TO#18.

Mushegian, Gurgen. *About Land Reform in the Cities of the Republic of Armenia*, July 1993.

Mushegian, Gurgen & Petros Sogomonian. *Policy of Management of Urban Land Use: Its Legal Provisions in the Transitional Period of the Republic of Armenia*, May 1993.

Najarian, Nancy. *Armenia's Burgeoning Real Estate Sector: A Survey of the Residential Real Estate Sector*, January 1993.

Rabenhorst, Carol. *Housing Privatization and the Establishment of Condominiums in the Republic of Armenia*, April 1993. TO#11.

Sanger, John. *Preliminary Assessment of Laws and Institutions in the Private Real Estate Market of the Republic of Kazakhstan and Recommended Reform Strategy*, February 1993. TO#6.

Sanger, John. *Seminar on the US Laws on Real Property, Housing, Land Development and Government Regulation of Private Property*, February 1993. TO#6.

Sanger, John. *Supplement to Reform Strategy Agenda on Priority Agenda for Legal Reform for Housing and Real Estate Markets in the Republic of Kazakhstan*, May 1993. TO#13.

ICMA
NEWLY INDEPENDENT STATES
TECHNICAL ASSISTANCE
USAID CONTRACT NO. CCS-0008-C-00-2056-00
Quarterly Financial Report
Date: 06/01/93 - 08/31/93

Current Quarter -- 4 06/01/93-08/31/93	Next Quarter -- 5 9/01/93-11/30/93
Project to Date Expend: 1,176,510 Prior to Date Expended <u>796,741</u> Expended This Quarter: 379,769 Estimated Expenditures 243,259 % Variance: 56.1%	Estimated Expenditures: 505,655

Category	Budget Amount	Prior To Date Expenditures	Current Quarter Expended Jun - Aug	Quarter Accruals	Expended Total To Date (b+c+d)	Estimated Expenditures Next Qtr Sep - Nov	Estimated Committed Future Expenditures	TO Funds Committed This Quarter TOs 13 - 20	TO Funds Committed To Date TOs 1 - 20 (e+f+g)	Balance Uncommitted Funds (a-i)
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
Salaries & Wages	1,134,200	170,907	74,845		245,752	106,182	31,566	4,614	242,948	891,252
Fringe Benefits	235,900	41,329	17,652		58,981	25,283	7,516	1,107	50,680	185,220
Subcontracts	147,900	54,599	0		54,599	0	0	0	65,599	82,301
Overhead	716,500	115,556	58,565		174,121	75,848	22,547	1,356	119,447	597,053
Training, Seminars, Etc.	1,084,900	0	0		0	0	0	0	0	1,084,900
Other Direct Cost	1,683,400	110,333	24,120		134,453	55,622	16,534	33,036	470,197	1,213,203
Logistic Support	346,500	206,095	146,472		352,567	151,697	45,094	112,557	627,644	(281,144)
Consultants	145,400	39,105	30,082		69,191	30,339	9,019	69,535	120,693	24,707
Subtotal	5,494,700	737,928	351,736		1,089,664	470,259	139,790	222,205	1,697,208	3,797,492
G & A	406,000	58,813	28,033		86,846	35,396	10,522	17,710	135,269	270,731
Total	5,900,700	796,741	379,769		1,176,510	505,655	150,312	239,915	1,832,477	4,068,223

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 USAID CONTRACT NO. CCS-0008-c-00-2056-00
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 Date: 06/01/93 - 8/31/93

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TASK ORDER TITLE TO: COUNTRY ACTIVITY AREA	NAME	PREV TYPE RATE	NEW RATE	Authorized Days Amount	Expended Thru 05/31/93		Expended This Qtr 08/01/93-08/31/93		Total Expended		Balance Unexpended					
					Days	Amount	Days	Amount	Days	Amount	Days	Amount				
Page 2																
<u>Management of all Task Orders</u>																
#1	USA															
		Murphy, M.	E	321.08		26	8,715	0	0	0.3	86	0	86	26	8,629	
		Epstein, P.	E	321.15		260	88,215	152	48,815	58.0	18,693	210	67,507	50	20,708	
		Hoff, R.	E	178.20	187.65	182	30,912	100	17,820	37.0	6,904	137	24,724	45	6,188	
		Dubinski, R.	E	331.92						16.4	5,368	16	5,368	(16)	(5,368)	
		Ramos, I.	E	254.70	258.30	26	6,897	6	1,528	6.1	1,579	12	3,107	14	3,790	
		Freeman, S.	E	173.10		130	22,080	50	8,702	23.0	3,991	73	12,693	57	9,387	
		TOTAL				624	156,818	308	76,864	140.7	36,621	449	113,485	175	43,334	
<u>L/T Advisor to Republic of Armenia and the City of Yerevan</u>																
#2	Armenia	Municipal Mgmt	Anlian, S.	E	320.08	321.23	250	80,021	166	53,014	55.0	17,961	221	70,975	29	9,046
			TBD	E	331.92		54	17,924	0	0	0	0	0	54	17,924	
		TOTAL				304	97,945	166	53,014	55.0	17,961	221	70,975	83	26,970	
<u>Seminar of Housing Planning, Design, and Development in Alma-Ata</u>																
#3	Kazakhstan	Municipal Mgmt	Artemel, E.	C	320.00		33	10,560	29	9,280	0.0	0	29	9,280	4	1,280
			Palmer, A.	C	320.00		10	3,200	10	3,200	0.0	0	10	3,200	0	0
		TOTAL				43	13,760	39	12,480	0.0	0	39	12,480	4	1,280	
<u>Study Tour for Alma Ata City Officials</u>																
#4	Kazakhstan	Municipal Mgmt	Artemel, E.	C	320.00		8	2,560	8	2,560	0.0	0	8	2,560	0	0
			Palmer, A.	C	320.00		2	640	2	640	0.0	0	2	640	0	0
			Gerard, B.	A	96.00		5	480	0	0	0.0	0	0	0	5	480
		TOTAL				15	3,680	10	3,200	0.0	0	10	3,200	5	480	
<u>L/T Advisor to City of Alma Ata/City of Karaganda and the Republic of Kazakhstan</u>																
#5	Kazakhstan	Municipal Mgmt	Grassie, J.	E	320.08	321.23	205	65,617	123	39,370	63.0	18,110	186	57,480	19	8,137
			TBD	E	331.92		0	0	0	0	0	0	0	0	0	
		TOTAL				205	65,617	123	39,370	63.0	18,110	186	57,480	19	8,137	
<u>S/T Advisor to Kazakhstan (Sanger)</u>																
#6	Kazakhstan	Municipal Mgmt	Sanger, J.	C	320.00		28	8,960	28	8,960	0.0	0	28	8,960	0	0
		TOTAL				28	8,960	28	8,960	0.0	0	28	8,960	0	0	

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TASK ORDER TITLE TO# COUNTRY ACTIVITY AREA	NAME	PREV TYPE RATE	NEW RATE	Authorized		Expended Thru		Expended This Qtr		Total		Balance			
				Days	Amount	Days	Amount	Days	Amount	Days	Amount	Days	Amount		
Page 3															
S/T Advisor to Kazakhstan															
#7 Building Codes/Standards (Hattis)	Kazakhstan	Municipal Mgmt	Hattis, D.	C	320.00	27	8,640	26	8,160	0.0	0	26	8,160	2	480
TOTAL						27	8,640	26	8,160	0.0	0	26	8,160	2	480
#8 Law Reform Movements to Land Privatization															
NIS	Municipal Mgmt	Schreiberg, S	C			11,877		0	0	0.0	0	0	0	0	11,877
TOTAL						11,877		0	0	0.0	0	0	0	0	11,877
#9 Participant Training/Housing Finance Seminar															
USA	Housing Finance	Pratt Assoc.	S			54,599		0	54,599	0.0	0	0	54,599	0	(0)
TOTAL						54,599		0	54,599	0.0	0	0	54,599	0	(0)
S/R Advisor to Cities of Alma Ata and Karaganda and the Republic of Kazakhstan															
#10 Property Assessment, Taxation, Registration	Kazakhstan	Municipal Mgmt.	Eckert, J.	C	326.00	25	8,150	0	0	25.0	8,150	25	8,150	0	0
TOTAL						25	8,150	0	0	25.0	8,150	25	8,150	0	0
S/T Advisor to City of Yeravan and Republic of Armenia															
#11 Armenia	Condominium Law	Rabenhorst, C	C	331.92		24	7,968	19	6,306	3.5	1,162	23	7,468	2	500
TOTAL						24	7,968	19	6,306	3.5	1,162	23	7,468	2	500
S/T Legal Advisor to the Republic of Kazakhstan															
#13 Kazakhstan	Municipal Mgmt.	Sanger, J.	C	331.92		20	6,638	0	0	0.0	0	0	0	20	6,638
TOTAL						20	6,638	0	0	0.0	0	0	0	20	6,638
S/T Legal Assistance to Armenia															
#14 Armenia	Municipal Mgmt.	Josephs, R.	C	331.92		45	14,936	0	0	45.0	14,936	45	14,936	0	0
TOTAL						45	14,936	0	0	45.0	14,936	45	14,936	0	0

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TASK ORDER TITLE TO# COUNTRY ACTIVITY AREA	NAME	PREV TYPE RATE	NEW RATE	Authorized		Expended Thru		Expended This Qtr		Total		Balance			
				Days	Amount	Days	Amount	05/31/93	06/01/93-08/31/93	Days	Amount	Days	Amount	Days	Amount
Page 4															
<u>S/T Legal Assistance to Kazakhstan</u>															
#15 Kazakhstan	Municipal Mgmt.	Gaynor, R.	C	305.04	67	20,435	0	0	0.0	0	0	0	0	67	20,435
		Sanger, J.	C	331.92	5	1,660	0	0	0	0	0	0	0	5	1,660
TOTAL					72	22,095	0	0	0	0	0	0	0	72	22,095
<u>Study Tour to Hungary on Housing Privatization</u>															
#16 Hungary	Municipal Mgmt.	Baar, Toni	C	260.00	5	1,300	0	0	5.0	1,272	5	1,272	0	28	
TOTAL					5	1,300	0	0	5.0	1,272	5	1,272	0	28	
<u>Russian Federation on Environmental Planning</u>															
#17 Russia	Municipal Mgmt.	MacLeod, R.	E	200.63	23	4,614	0	0	19.0	3,812	19	3,812	4	803	
TOTAL					23	4,614	0	0	19.0	3,812	19	3,812	4	803	
<u>S/T Advisor on Condominium Property Management</u>															
#18 Armenia	Condominium Law	Miller, A.	C	331.92	30	9,960	0	0	0.0	0	0	0	0	30	9,960
TOTAL					30	9,960	0	0	0.0	0	0	0	0	30	9,960
<u>S/T Advisor on Property Assessment, Taxation</u>															
#19 Armenia	Municipal Mgmt.	Almy, R.	C	331.92	24	7,968	0	0	0.0	0	0	0	0	24	7,968
TOTAL					24	7,968	0	0	0.0	0	0	0	0	24	7,968
<u>S/T Advisor on Current Housing Sector</u>															
#20 Kazakhstan	Municipal Mgmt.	Kaufman, W.	C	326.00	20	6,638	0	0	14.0	4,564	14	4,564	6	2,074	
TOTAL					20	6,638	0	0	14.0	4,564	14	4,564	6	2,074	
TOTALS					1,534	512,164	719	262,953	370	106,588	1,089	369,541	445	142,623	

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TASK ORDER TITLE TO# COUNTRY ACTIVITY AREA	NAME	PREV TYPE RATE	NEW RATE	Authorized		Expended Thru		Expended This Qtr		Total		Balance	
				Days	Amount	05/31/93	Amount	06/01/93-08/31/93	Amount	Days	Amount	Days	Amount

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TOTALS BY TYPE:

EMPLOYEES	1,156.07	324,994.38	597.00	169,247.54	277.73	76,504.05	874.73	245,751.59	281.33	79,243.78
CONSULTANTS	373.00	132,090.44	121.50	39,106.48	92.50	30,084.12	214.00	69,190.60	159.00	62,899.84
ADMINISTRATIVE	5.00	480.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	480.00
SUBCONTRACTORS	0.00	54,599.00	0.00	54,599.30	0.00	0.00	0.00	54,599.30	0.00	(0.30)
TOTAL	1,534.07	512,163.82	718.50	262,953.32	370.23	106,588.17	1,088.73	369,541.49	445.33	142,623.32

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