

Current **Situation** and **Challenges** of Housing, Land, and Basic Services in Nepal

Thematic Session 1
7th Spatial Planning Platform (SPP) 2025



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Nepal three-tiered

Population

~30 million (NSO, 2021)

Urbanization

Rapid growth with increasing demand for housing

Rapid growth with increasing demand for housing

According to DEGURBA report (2024):

Urban Pop : 27%

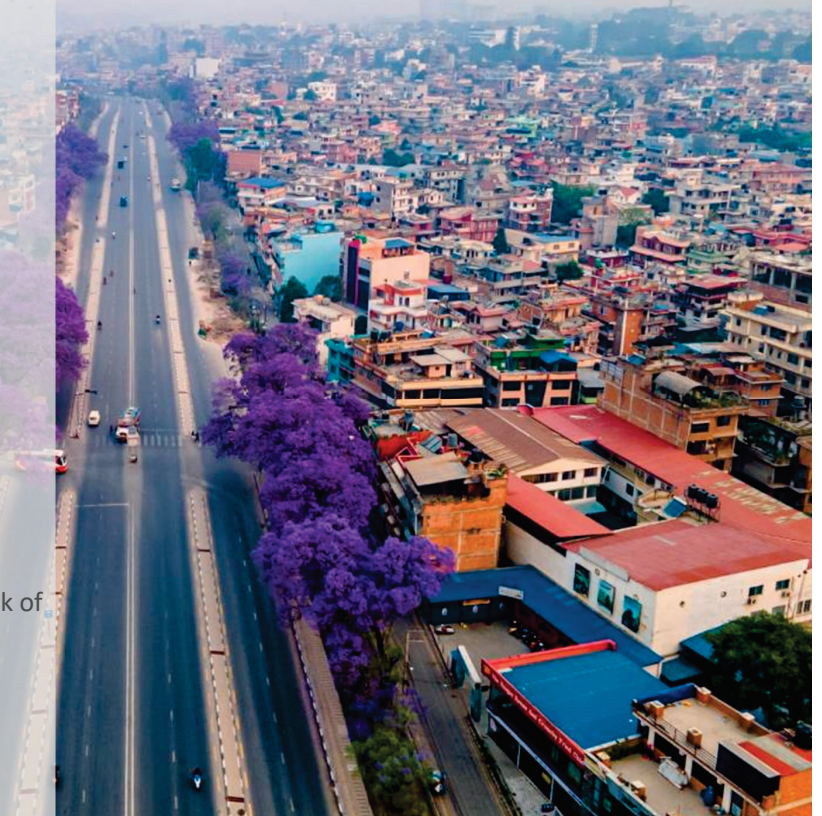
Peri-Urban Pop : 40%

Rural Pop : 23%

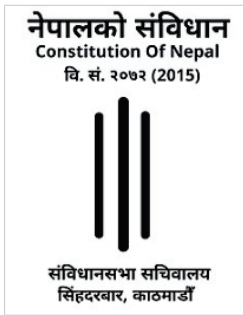
Evolving landscape

- Federal structure with three-tiered government and a **stronger local government** (municipality)
- One of the most vulnerable country with increasing risk of **climate induced disasters** in urban areas
- **Migration** from hills to flat plains and rural to urban, resulting in urban sprawl and stress to infrastructure
- Need to prioritize inclusive, resilient and prosperous **urban systems**
- Committed to localizing and achieving **SDG**

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Land, Housing and Basic Services in the Constitution of Nepal



Article 25 Right to Property: (1) Every citizen shall, subject to laws, have the right to acquire, enjoy own, sell, have professional gains, and otherwise utilize, or dispose of property.

Article 37 Right to Housing: (1) Each citizen shall have the right to appropriate housing

Article 38 Right of Women: (1) Every woman shall have equal right to lineage without any gender discriminations. (6) Both the spouses shall have equal rights in property and family affairs

National Acts and Policies

National Urban Policy (2024)

National Land Act (2021)

National Land Policy (2019)

Right of the Housing Act (2018)

National WASH Policy (2023)

National WASH Regulation (2024)

Status : Land, Housing, and Basic Services

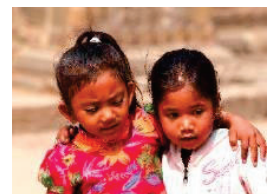


Housing Gap

- 15th Development Plan (2019–2024) highlighted need to construct 2 million housing units by 2023 to meet housing gap
- 400,000 units required for poor, endangered, and marginalized communities
- 17,000 housing units constructed for vulnerable groups (as of 2018/19)
- Grants provided for zinc sheets and timber to support the construction of 7,000 safe citizen houses

Inclusion

Overall, 23.8 percent of the total households have ownership of land or a housing unit or both (land & housing unit) in the name of female household member (National Population and Housing Census, 2021)



Status : Land, Housing, and Basic Services



Resilience

- At least **33% of houses (2.2 million houses)** are **non engineered** and remain **vulnerable to large earthquakes**, as seen in 2015 (Gorkha) and 2023 (Jajarkot), posing a critical humanitarian crisis
- Reinforced Concrete (RC) structures are considered safe, while their quality remains unassessed

Rental Housing

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(National Population and Housing Census, 2021)

- Urbanization has led to a rise in **rental population**
- Over 40% of the total population in metropolitan cities are renters
- 18% of the population in sub-metropolitan cities are renters

Status : Land, Housing, and Basic Services



Landlessness

- Over 1.34 million households are landless or near-landless
- Includes people living in informal settlements, those facing eviction threats, and subsistence farmers



Basic Services

- 57% of households have access to piped water
- Only 16% have access to safe water
- 5% of households lack toilet facilities
- 39% lack safe sanitation services

Key Achievements



Post-2015 Earthquake Reconstruction

- 1 million houses rebuilt – A global model of owner-driven reconstruction



Legal Frameworks for Housing

- Right to Housing Act & National Urban Policy – Securing housing rights & addressing informal settlements



Sanitation & WASH Milestones

- Nepal declared Open Defecation Free (ODF) in 2019 – First in South Asia
- WASH policy ensures inclusive access to water, sanitation, and hygiene



Land Tenure & Security

- Land Policy & Land Act recognize informal land tenure & promote a pro-poor approach
- Implemented in 723 of 753 municipalities
- Social tenure data for 984,000 households collected
- 4,500 land ownership certificates distributed

Strategic Actions

- **Climate-Resilient Development pathways for achieving Resilience and Net-zero Target by 2045**
- **Inclusion and resilience as the core to link urban development with economic prosperity**

Housing



Evidence-Based Decision Making

- Strengthen data-driven housing policies to support strategic investments

Affordable Housing Access

- Develop social, cooperative, community, and rental housing models

Sustainable Housing Finance

- Strengthen Nepal Housing Company
- Mobilize funding from development banks & private sector

Multi-Level Housing Programs

- Develop and implement national & sub-national strategies for inclusive, resilient, and affordable housing

Retrofitting & Sustainability

- Upgrade existing buildings to improve earthquake resilience
- Reduce carbon footprint through sustainable housing solutions

Strategic Actions



Land

Stronger Land-Urban Development Nexus

- Align land use planning with urban development for inclusive & risk-informed growth

Enhanced Local Implementation

- Strengthen intersectoral coordination and provide technical support to local governments for effective implementation



Basic Services

Improved Access to Basic Services

- Enhance quality, reliability, and accessibility to WASH services
- Expand access to safely managed water and sanitation

- Thank You -