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SOLVING THE HOUSING PROBLEM FOR VULNERABLE POPULATION SEGMENTS IN KAZAKHSTAN BY IMPLEMENTING SMALL-SIZED HOUSES

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Today in the world there is a tendency of population relocation to cities at a rapid pace. This process, in turn, causes such a problem as a lack of housing. And our country is no exception in this global trend.

Kazakhstan has started to build prefabricated small-sized houses. Basically, such constructors are brought from abroad. And so far in small batches. Companies involved in the assembly of such buildings say that these houses are cheaper for Kazakhstanis than ordinary ones, and even cheaper than apartments. The technical supervision considers such construction promising and, moreover, they are sure that an increase in the scale of construction of such houses could help the state solve the housing problem, but this requires land plots with developed infrastructure.

Small-sized apartments are returning to the republican residential real estate market. According to experts, this is due not only to the post-crisis phenomena in the economy, but also to the international trend when residents of megacities prefer to rent cheap apartments, the correspondent of the business information center Kapital reports. kz with reference to the company's research.

The cost of such apartments with an area of 17-30 sq. m. m ranges from 3.5 to 11 million tenge, respectively. At the same time, the price of one square meter in such apartments starts from 170 thousand tenge. For comparison, in the largest cities of Kazakhstan – Astana and Almaty, according to the Republican Committee on Statistics, the average market price per square meter is 342 and 319 thousand tenge.

In the primary market of the capital's housing projects of such apartments are implemented in several residential complexes. The most budget – friendly of them-the residential complex «Altyn Orda-2» (from 170 thousand tenge per square meter) - is being built in the suburban village of Kosshy. The minimum square footage of apartments in this complex is 22.9 sq. m. In the central districts of Astana, the cost per square meter increases. For example, in the residential complex «Aspan» in the South-East microdistrict, the price of one square starts from 293 thousand tenge. The area of the smallest apartments in this complex is 21 sq. m. The residential complex «Garant», under construction on Ykylas Dukenuly Street, offers apartments with an area of 16.9 sq. m. m and the price of one square from 350 thousand tenge [1].

Similar projects are being implemented in the real estate market of Almaty. A residential complex «Alma Tau" is being built in the suburbs of the southern capital of Kazakhstan. The minimum area of apartments here is 16.4 sq. m. at the initial price of one square of 210 thousand tenge. Residential complex «Northern Ring» in Turksib district offers apartments with an area of 25 sq. m. m and the starting price of 235 thousand tenge. In the central part of the city, at the

intersection of Shagabutdinova and Kazybekbi streets, in the residential complex «Bastau» the price of one square meter starts from 410 thousand tenge, and the minimum area of a one-room apartment is 27 sq. m.

The appearance of such proposals is quite natural for the post-crisis market. Demand has long been shifting in favor of small-sized housing, as Kazakhstanis begin to measure their capabilities and needs and prefer apartments that they can really afford. In addition, it is a good housing option for young families, students, and those who move to live in large cities from the hinterland. Such housing is a good alternative to renting. Having made the first payment at the expense of their own savings, the buyer after the delivery of the house receives an apartment with installments and payments close in amount to the rental price. Moreover, some objects are given in the final finishing.

Such apartments can be compared with studio apartments, which are often chosen by European youth before starting a family or having children, or Soviet «living rooms» – small one-room apartments with a kitchen-niche and a separate bathroom, which were built in a number of regions of the USSR as temporary housing for working youth [2].

Most buyers will consider this housing as a new stage of their life and the first apartment, which will later be sold for the purchase of more spacious housing. That is, after the stabilization of the situation in the economy and in the real estate market, these buyers will form a new effective demand.

Low-cost housing is not interesting to banks, you will not earn much on it. The state, whose interests are represented by officials, is also not profitable. With the state distributive capitalism that we have, the housing problem is a good carrot for the loyalty of a part of the population and an «almost» legal way to earn good money for an official.

Whether it is possible to call the apartment bought on the line of Zhilstroysberbank affordable—a big question. Rather, it is just a more or less compromise way out of buying your corner in general, against the background of the fact that many people simply do not have other options for this.

Accept the thought: no one cares about your needs! No one has ever set a goal to build a truly inexpensive and affordable housing in our country. This probably explains the miserable existence of house-building plants on the verge of bankruptcy, the delay by officials of decisions on the construction of several enterprises that could provide square meters to all interested Kazakhstanis. The next state services to create some mechanisms of protection of the shareholder, which obviously work and will not protect anyone, are also explained by this.

Currently, one of the most important priorities of the state policy in the housing sector is the development of low-rise housing construction, which is considered as a key tool for improving the housing conditions of the population, solving the problems of emergency housing, and overcoming the crowding of the population in large cities. The very idea of developing low-rise construction is very important for society – it is the strengthening of family values, the formation of a new way of life, and the opportunity for a person to become a master. Living in your own home is one of the main conditions for the emergence of a strong middle class [3].

What is the situation with family housing policy today? What is happening with the industry and the structure of new housing construction?

How much is it suitable for modern Kazakhstan families with children? Many of them are not poor and are able to find new housing under certain circumstances. What kind of housing do they prefer—apartments or individual houses? And where – in megacities or, say, in small cities? In this paper, we will try to show the contradictions of the housing market in Russia, which do not allow it to meet the needs and demand for housing for Russian families. And we will illustrate with examples of housing statistics and sociological data what kind of housing a modern family needs.

They did not engage in housing policy. In the 1990s, it was left to the market to solve all housing issues. At first, the market mainly built luxury and business class housing. In the mid-2000s, after the adoption of public housing programs for affordable housing (including for the middle class) The pace of housing construction has increased markedly. For example, compared to

2000, in 2016, 3.5 times more apartments were built. Today, according to such an indicator as the number of apartments built per capita, we are ahead of European countries by 2-3 times.

However, what are these apartments and are they suitable for a full-fledged life of Russian families? Statistics show that the construction industry has quickly moved to the introduction of small-sized apartments. As a result, over the past 15 years, the structure of housing introduced by the number of rooms has changed dramatically. Thus, the share of one-room apartments has increased more than 2 times (from 20% to 43%). Accordingly, the share of apartments with three rooms fell sharply (from 34% to 18%), as well as four or more rooms (from 17% to 9%). Trends in the predominant construction of small-sized housing continue to grow today. And the structure of the housing introduced has nothing to do with the size and demographic composition of Kazakh households. Such apartments are definitely small even for families with one child, not to mention large families.

By the way, back in the mid-1990s, we conducted sociological studies in large Russian cities, which showed that even then there was a clear overabundance of small-sized apartments. And many families talked about their needs for more spacious housing.

It is interesting to compare the dynamics of the average size of housing built in the primary market by construction organizations and the population at the expense of their own and borrowed funds (individual houses). Mass industrial construction of small-sized apartments has led to the fact that their average size has decreased from 66 sq. m. in 2000 to 53 sq. m. in 2016.

When families, according to their intentions and capabilities, built individual houses, the size of the housing they needed was much (2-2.5 times) higher – 120-138 sq. m. At the same time, these sizes practically did not change from year to year, which, apparently, fully reflects the stable family housing needs [4].

Thus, in Kazakhstan, the construction industry does not work on mass housing for families. In many respects, it turned out to be focused on the introduction of apartments intended for single residents, as well as for the investment of wealthy citizens. These points are smoothed out by indicators of individual housing construction, reflecting the needs and demand of the population.

As measures to increase housing affordability, it is necessary to encourage the construction of housing for low-income citizens.

No reform or important production decision is complete without it, because unique developments and modified equipment are needed to bring a new idea to life. It is especially important to implement modern systems in a period of economic growth, when enterprises are expanding production and need high-quality equipment. Thus, innovative technologies in construction – an area that is relevant at all times – play a leading role in the entire economic field of the state [5].

Modern construction technologies are actively developing and pursue certain goals and objectives. These include resource savings, environmental friendliness, external compliance with the time interval, durability, and many others. They determine the quality of the created product and increase the prestige of the customer. In addition to these, there is another, no less important factor that helps to introduce innovative technologies. In construction, this is an increase in the speed of construction of the building [6].

Today, it is necessary to find different ways to solve both traditional problems and relatively new issues related to environmental sustainability, innovation and ethnic aesthetics. All this makes it necessary to develop pre-built eco-friendly housing.

To solve the problems identified in this work, we have developed guidelines for their solution by implementing design projects for small-sized houses, taking into account all the above factors. In the future, we plan to implement a design project in the nearby capital settlements. Thus, we want to contribute to solving the problems of providing affordable housing for the population that is among the poor.

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