HOUSING DEVELOPMENT IN UKRAINE AND RUSSIA IN PAST AND IN FUTURE

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ROZWÓJ MIESZKALNICTWA NA UKRAINIE I W ROSJI W NIEDALEKIEJ PRZESZŁOŚCI I PRZYSZŁOŚCI

Abstract
From 1945 to 1991 development of housing construction in the Ukraine and in Russia was similar in style and consisted of 4 stages related to political changes. After separation the differences in the spatial image became clearer. According to the statistical information we will see more differences in housing architecture, but in principal in this stage the development of housing is still close.

Streszczenie
Od 1945 do 1991 roku w przebiegającym równolegle rozwoju mieszkalnictwa na Ukrainie i w Rosji można wydzielić 4 etapy powiązane ze zmianami w politycznych wartościach państwa. Po rozpadzie ZSRR i osiągnięciu niezależności państw, mieszkania Ukrainy i Rosji zaczynają się różnić bardziej. Opierając się na prognozach statystycznych, spodziewamy się pojawienia nowych lokalnych zjawisk społecznych i przestrzennych.

Keywords: housing, housing development, housing stock

Słowa kluczowe: mieszkalnictwo, rozwój mieszkalnictwa, rynek mieszkaniowy

1. TIMES OF J. STALIN (1950'S). MANIFEST OF POWER

Most economical estate regulations for housing construction in former USSR were passed in 1944, when The World War II had not yet been finished. At that time flats were constructed in size of no more then 12-38 sq. m. living area. From 1948 till 1954 the limits of living area had been increased to 15-65 sq. m. From 1946 till 1950 the government decided to make reconstruction of housing stock in new quality. In Moscow and Kiev new high rise buildings had been erected in the spirit of socialist realism – the name of "Soviet Art" during Stalin period. The most famous is Khrestczatic in Kiev and well-known High rise housing in Kotelnicheskaya Naberezhnaya in Moscow. There were not as much buildings as big decorated sculptures. At the heart of this ideological trend there was an extremely right paradigm understanding of architecture, proclaiming that the basic value of architectural culture is creative processing of historical artifacts. International style was condemned for imposing of the ornamental art and not representative approach in the design of the shape of buildings. Reach decoration outside and miserable spatial organization inside were the most significant characteristics of these houses. Most of the people lived in very crowded conditions (one or more family in the apartment). Despite of that in the USSR (1955), only 25 ml sq. m. of the housing area had been constructed in governmental and cooperative sector, housing demand was still even higher. Increase of urban population was more active than housing productivity. In 1950 average provision in housing stock was only 7.5 m2 room areas per person (1). Main strategic mistake at those times that later on resulted in the crisis in the USSR housing sector was preservation of restric-

tions in the residential premises construction norms. Instead of development of the methodological foundation of design, based on particular social and economic conditions a technology was introduced that limited the opportunity for the architect's professional level to evolve. Particularly badly it occurred in the rural settlements, where there were considerable resources for construction.

2. TIMES OF N. KHRUSHCHEV (1960'S). IDEOLOGICAL REVOLUTION

A Principal change in technology of housing construction began in the USSR in 1957-1963. Central State Committee proclaimed the idea – "every family must live in a separate apartment". Industrial construction of houses was concentrated on large dimensions production with transverse load-bearing walls and was orientated to small economical flats (2). First new types of economic-class apartments had been constructed in 1958. There was a new permission to build very small kitchen – 4.5 sq. m., family room – 14-18 sq. m. Also the government permits a construction of only 1-5 room apartments from 28 sq. m. to 80 sq. m. Therefore output of housing construction activity was increasing very quickly. From 1960 till 1970 housing stock in cities increased by 1.5 times. However, demand for new apartments in the cities did not reduce. At that time in new housing construction lived 2.3 – 1.9 person in one room. Territory of cities extended. In 1963 only 2% of housing construction had 6 or more floors. The right paradigm of development of architecture was blamed in numerous publications. During this epoch the active criticism of the left paradigm in architecture disappears and ornaments are gradually cleaned from residential buildings. The Academy of Architecture was closed and the number of architectural departments decreased in both Republics. Residential buildings became extremely popular by the end of 60-s. Gradually political power changed the extremely right paradigm to extremely left paradigm. Searches of new utopian projects have increased, for example, development of Siberia, Kazakhstan or an active outer space exploration. Very rigid spatial constraints did not produce conditions for the search of effective architectural form on site. All major projects in the country were developed in large centralized institutions. Architect's function was mainly diminished to copying of standard details and allocation of the building in the plot. Centralization of the architectural activities was the second strategic mistake that did not allow to successfully solving the housing problem.

3. TIMES OF L. BREZHNEV (1970'S). SLOW EVOLUTION

Next generation panel housing was designed using a typical block design approach. By 1975, about forty types of large-panel buildings had been developed, including internal corridor type hostels and hotels for permanent residence, and boarding houses for students. At the end of the 1970s the famous 5-12-storeyed series using pre-fabricated construction were introduced. The government law permits for construction of larger living area for kitchen – 7 sq. m., family room 15-17 sq. m., bedroom 8-12m^2. At that time average provision in housing stock was around 9.0 sq. m. that made it possible to distribute 1.4 person per room in new housing. During the long period of L. Brezhnev's ruling essential changes in stylistics had not been observed of an exception of development of a formal articulation of details of a building.

The architectural culture of left paradigm amplifies. The number of architectural schools with orientations to a functional representation in architecture increases. External abstract and purist shape of buildings is given more attention now. Symbolical and metaphorical values displayed in architectural details however gradually criticized as ideologically insolvent. Late modernist styles become more active and appreciable. Production capacity of large integrated house-building factories achieved its maximum in 1974-1976, however, it never achieved performance level in the developed countries. It became obvious that standardized mass production based on the construction of 10 types of flats is extremely energy intensive and not effective. Housing stock of the country was filled up with one- and two-roomed apartments overcrowded with people. The number of houses built at the account of people's own funds began to grow. Cities of the former USSR became surrounded by huge territories given to private garages and self-made vacation houses. In order to achieve the level of housing prosperity of the developed countries Ukraine and Russia must have housing stock 2-6 times larger. Obviously, such a level cannot be achieved in the nearest future.

4. TIMES OF GORBACHEV (1985'S). PERESTROIKA

Rather short period of Gorbachev's ruling was characterized by the same tendencies, as the previous period. At that time panel housing was designed using the same sectional method for design of standard type of apartments. Postmodernist moods in an architectural science amplify however, it does not

render essential influence on the general tendency of development of housing construction. More than semi-thousand house-building prefabricated enterprises continue to make panel buildings. One-family building cannot become more active because of underdeveloped infrastructure and lack of building products. Many one-family houses hardly cope with a problem of deliveries of an electricity, of water and modern treatment facilities. However, before political crash the productivity of housing construction in the Ukraine and the Russia achieved a higher index. The epoch of Gorbachev did not change left paradigm in construction but in professional conscience right paradigm seemed more attractive. Number of people waiting for the apartments became enormously great. People could have waited for their apartment for about 10-15 years. The idea of distribution of the housing facilities under construction among the population within such periods became senseless. At that time the government tried to find a way out of the housing problem, however, suggestions made by the scientists did not comply with the political doctrine of centralized economy. Two ways were suggested – either development of new forms of private housing construction built in private lands, competitive to the public sector or gradual introduction of the housing market. In reality, as it is known, switchover was made to the fully capitalist economy.

5. TIMES OF ELTSIN AND KUCHMA (1990'S). FIRST STEP OF INDEPENDENCE

In 1990-1992 the government and Trade Union of Ukraine and Russia proposed the privatization of housing and creation of housing and the land market. A new policy for housing construction was established for differentiation in housing quality. Low quality apartments must be constructed for low income families and high quality apartments will be for high-income families. According to new spatial low, the minimum area of one-room apartment in both countries forms 33-38 sq. m., and six room apartments accordingly was 103-109 м^2. (3). The top limits of the areas of apartments are not limited now. According to the State Statistic Committee of Ukraine the total number of apartments built fell dramatically from 279,000 in 1990 to 64,000 in 2001. Housing stock extended slowly. Progress with privatization has been faltering. In 1989 ownership in urban areas of Ukraine (32%) was higher than in the former Soviet Union (21%). By 1994, the private housing stock in the urban areas had increased by 12% to 44%. The privatization process has been frustrated for several reasons. Firstly, huge parts of the housing stock were in poor conditions. Secondly, relatively low rents in state-owned apartments are still attractive for many occupants (4). Experimental city land market in Ukraine was closed like in Russia. During this period building manufacture went to new owners and on the basis of old house-building combines there were new independent manufactures. Outwardly the majority of buildings have been changed slightly. Reconstruction of former vacation housing estates-"dacha", remodeling of apartment in central part of big cities, and construction of villages new one-family houses, became the main stream of development of housing construction. These buildings applied all late modern stylistic receptions with weak display of the right paradigm. Main reasons for slowdown of construction process in both countries had been related to the difficulties with obtaining permits for construction, due to impossibility of connection of the buildings to the outdated city structure and absence of aligned mechanisms for allocation of land under construction.

6. TIMES OF PUTIN AND JUSHCHENKO (2000'S). ADOLESCENCE OF HYBRID CULTURE

At the end of 2000 we can see worst characteristic in the development of housing production in both countries. Until financial crisis 2008 the housing activity slowly increased but never achieved the levels of 1990. A process of privatization has practically come to the end. Activity of building construction has been distributed between cities and suburbs in more regular forms. Average provision per person in 2000 was 20.7 sq. m. (Ukraine) and 19.2 sq. m. (Russia). Average living area of housing unit in new Russian housing construction come up from 59.1 sq. m. /person (1990) to 84.5 sq. m. /person (2005). More than 15% of all housing construction concentrated in Moscow and San Petersburg (2005). Like in Kiev district 12% of all Ukrainian housing had been constructed (2000). Improving of market economy to housing construction in hard social and spatial structure of post-communist society did not lead to active and vital production. According to the results of last Census of population in Russia (2002) – more than 56% private household lived in housing when 1 person occupied one or more rooms. Idealistic myth that government has a power to provide all people with good housing solution fell down after more than 70 years of operation of the centralized economical system. Now we have got the representation in housing construction power of both paradigm-left and right. Transfer to market economy allowed solving the housing problem for the most well-up people. For the major part of the people the problem remained. In 2005 in Ukraine the-

re were about 1.5 mil people waiting for the apartments. The rate of providing housing is approximately 1.5% per year – so major part of the population cannot expect to obtain an apartment from the government. Average price per one square meter in (2002) Russian federation was 6,580 rubles (about USD 200) while the average salary was 3,972 rubles per month. In Kiev and in Moscow price per new apartment is much higher. Existing housing fund is considerably worn-out. In Russia one sixth part of the housing fund does not have necessary equipment, and every second house in small towns does not have complete engineering facilities. One tenth of the housing stock requires capital repair. Russian government developed a program for moving people from worn-out and emergent housing that will be financed from the federal budget. Similar program was started in Ukraine since the beginning of 2007. Capitalism and socialism now co-exist in the same country, in a form of a hybrid culture in the housing production of both countries (5).

7. NEAREST FUTURE – (2010'S). EAST EUROPEAN PROVINCE

For a person living in the slums there is no difference between the facts that a comfortable apartment is not available for him because he cannot buy or rent it, or because he is not presented with it. Unfortunately, no miracle will occur in the nearest 10 years, and major part of population of Russia and Ukraine will not have worth housing, which means that young people will postpone marriage, giving birth to children or migrate to other countries. If political circumstances get certain stability architectural stylistics again will come to the right paradigm. May be interaction of both paradigm would create a new version of "Mega-Eclectic" style, which means that in one building we will find all images of modern and historical concepts. Activity of use of the tendency to architecture internationalization will be slowed down. Labor-capacious manufactures will return to the market. Development of the innovative directions will enter a phase of improvements. Massive standard manufacture of residential buildings will pass-through a phase of the massive individual manufacture to local specialization. Housing development will proceed with average rates as the considerable part of building activity will be directed on reconstruction of available urban housing basically. Permanent concentration of the population in the center of cities the quantity of empty dwelling will increase in the rest part of both countries. Number of the second dwelling got in the property or rented on the out the boarders of the both countries will also increase. The population and the average size of Russian and Ukrainian household will decrease. Activity of migration, number of small households (1-2 persons) and of the elderly population which were born in post-war boom will decrease. In the context of the housing developments in USA and Japan, Ukraine and Russia look like a province in Middle Ages, when the suburb supplied recourses to build a castle of protector. Modern castle is a"global city" and "global province" is the rest of World. Like the beginning of the industrial revolution era population moved to cities, in the nearest future people will concentrate in "global city" (6). It does not make sense to solve the housing problem in a separate country only at the account of analysis of the construction activities or mean values of the housing welfare without consideration of the global trends of civilization development.

CONCLUSIONS

1. Creation of private housing sector in Russia and Ukraine has deduced a problem of housing from sphere of the main state control. As before the society has the limited information about dwelling conditions of the majority of population. The collected information on the housing stock and census of population is insufficient and requires expansion. The problem of approachability of housing have now got a new form and is connected with economic characteristics of households.

2. Distinctions in the dwellings under construction in Ukraine and Russia continue to increase. Intensity and scope of building in capitals is incomparable with construction in regions. Characteristics of dwellings in different regions are considerably different. As a whole existing level building activity of Ukraine and Russia will be same – both countries will not reach housing stock of the most development countries.

3. In the ideological plan the Dwelling of Ukraine and Russia will be oriented to a measure on the right paradigm of development of the architecture, consisting of use of local representations – search of national identity, conformity of dwelling to local and regional differences. Orientation to local requirements will increase. With one side the housing architecture of these countries will get original lines with another side will concede to scope of housing formations of the leading economically developed countries.

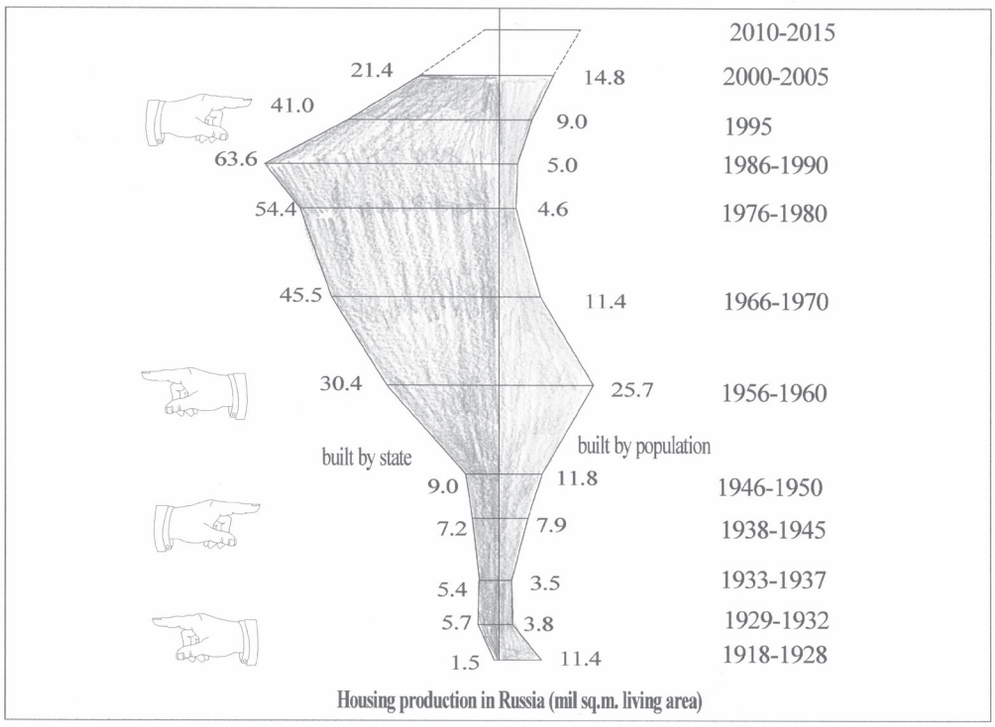


Fig. 1. Housing production in Russia (mil sq.m. living area)

Fig. 2. Representation of left (top) and right paradigm in Russian architecture after 2000

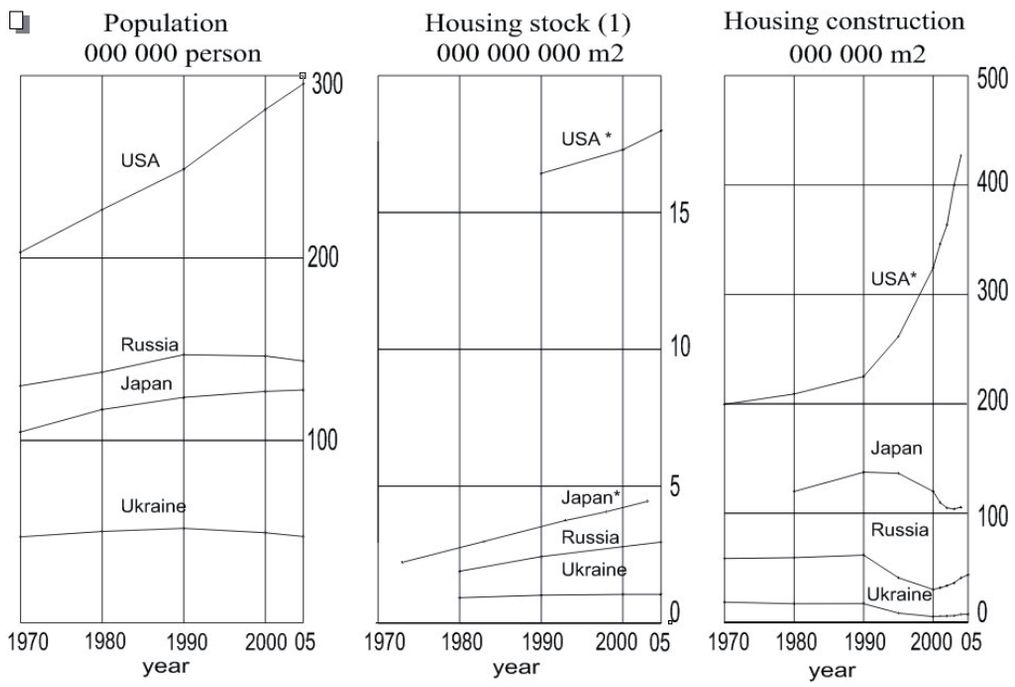
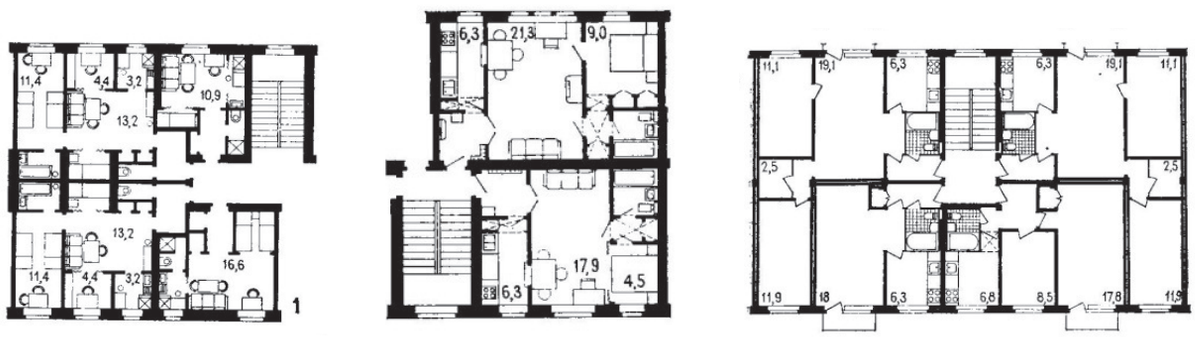
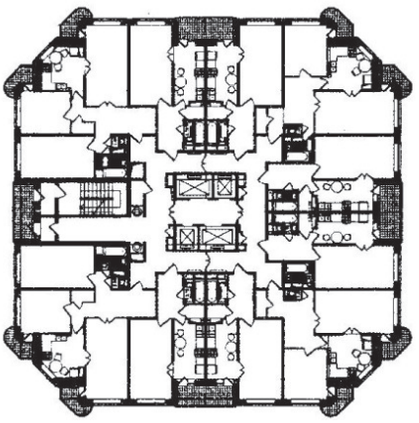


Fig. 3. Comparative development of Housing in the USA, Japan, Ukraine and Russia
Source: Statistical Abstract of the Unitrd States; Japan Statisical Yearbook;
Statistical yearbook of Ukraine; Russian Statistical yearbook(rus).
1) living area in Russia & Ukraine; area of floor space in Japan, median footage of the unit in USA
*) calculated by autor

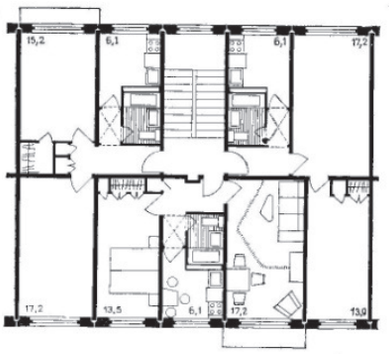
Fig. 4. Development of spatial shape in housing Unit of Russia



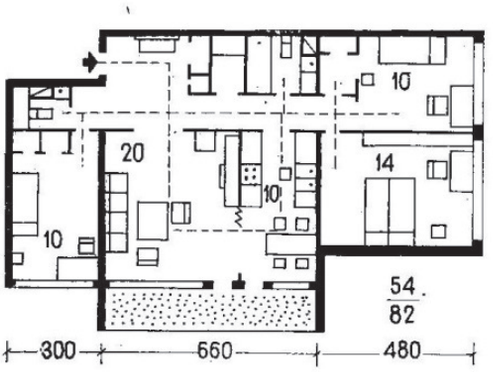
1943 (arch.Bumazny) 1954 (Akademy Arch.USSR) 1957-63 (S-1-335)

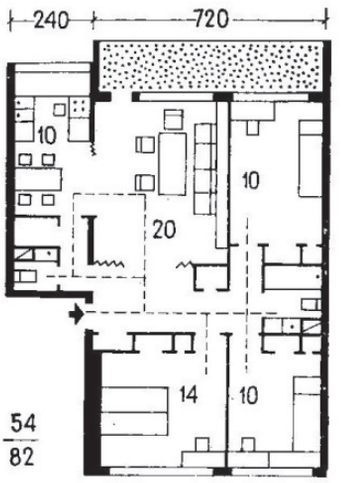


Marijinski park (Moscow) -1990s

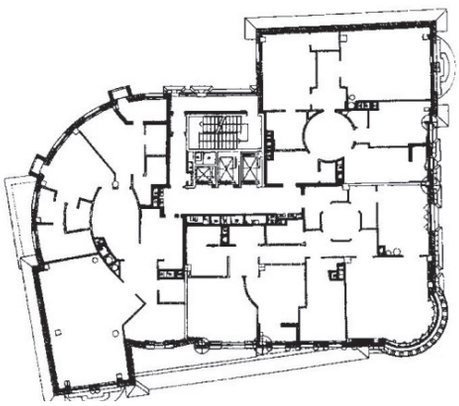


1964-1970 (S-1464)





1980 (S.Czertanovo)



Patriarch (Moskow)-2002 (arch. S.Tkaczenko)

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