

On the issue of organizing major repairs and resettlement of emergency apartment buildings in some EU and post-Soviet countries

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The service life of some apartment buildings in post-Soviet countries, built back in Soviet times, is about 50 years. At the same time, the regulations prescribe major overhauls every 25-30 years. In reality, for example, in Belarus, in 2021, houses built in 1962-1965 are being overhauled. And in many post-Soviet countries, they still do not repair, having passed the decision on the repair to the owners, who are in no hurry to make this decision. At the same time, in Kazakhstan, for example, the first "Khrushchevs" appeared in the second half of the 50s and theoretically their life cycle came to an end.

Panel houses are hardly ever built in Germany. But, in post-Soviet countries, large-panel housing construction in cities continues. Advantages of large-panel housing construction, according to the Ministry of Construction and Architecture of the Republic of Belarus:

- ceilings and walls are manufactured at the factory, which virtually eliminates human error
- the house, despite its number of storeys, area and construction season, is erected on average in six months
- repairs in apartments can be started immediately, the living space will not sag, and distortions will not appear
- the layout is known to the tenants in advance, there are always interroom ceilings, you will not have to build walls at your own expense
- the cost of housing is almost a third lower than in monolithic and other types of houses
- versatility - window openings and niches for communications are of a standard size, so that difficulties with major repairs should not arise.

And yet, the lifespan of even modern panel houses determines the lifespan of the main structural elements: floors mixed of stone, metal and concrete - 125 years and stairs, reinforced concrete and stone - 100 years. The standard service life of residential buildings, described in the documents of the Belarusian Ministry of Construction and Architecture, dedicated to the operation of buildings, as well as the repair or demolition in them:

- • "Khrushchevs" have the shortest operational life - only 50 years. According to the standards, they had to be demolished from 2005 to 2015.
- • Frame houses can also serve for about 50 years with proper care and timely repair and replacement of floors and other components.
- • Five-story brick buildings rank second in terms of service life, they have it for 100 years. Most of these houses will need to be demolished in 40 years.
- • Houses of 9 or 16 floors of Soviet construction from blocks or panels can be used for only 100 years. They will begin to be demolished only in the second half of the century.
- • Modern buildings made of panels and blocks can last up to 120 years, they are not much superior to their predecessors in terms of basic parameters.
- • Pre-war (125 years of operation) and post-war "stalinka" (150 years) - one of the most durable houses, many of them will be in operation until 2100. In terms of service life, they coincide only with modern monolithic and brick houses.

And since 65-75% of the population of post-Soviet countries, including Kazakhstan and Uzbekistan, lives in "Soviet houses" and will continue to live in them, the problem of mass demolition of these houses arises, which can begin in certain categories and series of houses in 20-30 years. At the same time, many factors affect the durability of individual houses of the same series. And if the house was built in an unsuccessful place in terms of geology and wind rose, it was not properly operated, was not repaired in accordance with the regulations for replacing engineering communications, the walls were frozen, unauthorized redevelopment was made in the house, and it is overpopulated, then such an hour "X" in 5-10 years.

Are the governments of the post-Soviet countries ready to respond to the situation? Is the situation with the overhaul and resettlement of residents from apartment buildings that have fallen into disrepair and whose life cycle has ended? What is the role of managers, leaders of owner organizations in this? We tried to answer some of the questions in two reviews devoted to the organization of major repairs and resettlement of emergency apartment buildings in some EU and post-Soviet countries..

ANNEXES

- I. OVERVIEW "Organization and financing of maintenance and capital repairs in joint households in Europe and Asia"
- II. OVERVIEW "Regulation of relations with owners of premises in emergency apartment buildings subject to resettlement and destroyed as a result of natural disasters"

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