

**HOUSING FUND OF THE REPUBLIC OF BELARUS:
COMPOSITION, STRUCTURE, FEATURES OF REPRODUCTION**

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The article considers the structure of the housing stock of the Republic of Belarus, its composition. The mechanism of reproduction is described, the main problems of housing stock reproduction are indicated. Formed recommendations to address the problems of reproduction of the housing stock, based on international experience.

Residential houses located on the territory of the Republic of Belarus, as well as residential premises in other buildings, form the housing stock. In accordance with [1] (article 1), the housing stock is the totality of the dwellings of public and private housing funds.

The housing stock consists of:

- the state fund, which in turn is divided into republican and municipal;
- the private fund, which includes property of citizens and non-governmental organizations.

State housing stock is provided to citizens only on the basis of contracts for renting residential premises, and often their privatization is impossible. That is, the actual use of the living space is carried out by citizens, but within the framework of what is permitted by the state.

There are cases of exclusion from the housing stock, for example, in the case of transferring residential premises to non-residential premises - for trading, transferring it to office space, as well as in the event of the destruction of residential premises, etc.

There are a number of premises that are not included in the housing stock – cottages, gardens, hotels, holiday houses and other similar places, as well as illegally constructed buildings, since the inclusion in the housing stock occurs only after its state registration.

The structure of the housing is presented in table 1.

Table 1. – The structure of the housing stock of the Republic of Belarus

Housing stock of the Republic of Belarus				
State Housing Fund		Private housing		
Republican housing stock	Communal housing stock	Citizens' Housing Fund		Housing fund of non-state legal entities
• Part of the housing stock owned by the Republic of Belarus	• Part of the housing stock that is in communal ownership (owned by administrative and territorial units)	• Part of the housing stock owned by citizens:		• Part of the housing stock owned by legal entities of non-state ownership
		o Individual housing stock	o Housing fund owned by legal entities created as private owners, created as private owners, built or acquired at the expense of their funds	

Statistics indicates a low quality of living conditions, therefore, a low quality of reproduction of fixed assets of housing.

Reproduction is a continuous process of renewing the housing stock and preventing its premature wear. Ways of reproduction in this area are discussed in Figure 1.

New construction is the main means of expanded reproduction, i.e. qualitative increase in funds.

The concepts of "reconstruction", "modernization", "overhaul" have the right to an independent existence, although during repair and construction works, overhaul and modernization are often carried out simultaneously.

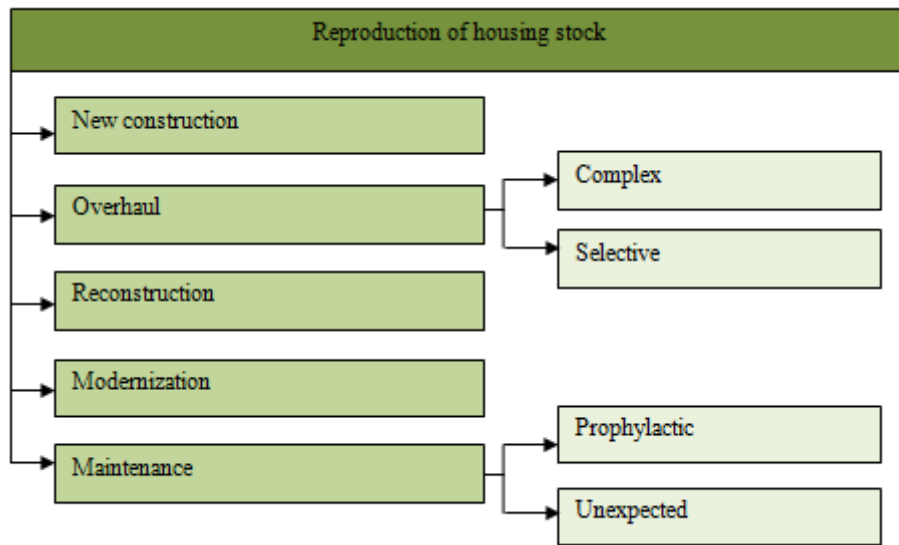


Figure 1. – Ways of reproduction of housing stock

Overhaul should include the repair of faults of all worn out elements, their restoration or replacement with more durable and economical ones, which improve the operational performance of the buildings under repair (except for the complete replacement of stone and concrete foundations, load-bearing walls and frameworks). Subdivided:

- complex - in the most valuable stone buildings;
- selective - covers the individual structural elements of the building and engineering equipment.

Renovation - (in addition to the overhaul) the following:

- re-planning of premises (redevelopment), construction of superstructures (volume increase), buildings and extensions (expansion), partial disassembly of them if necessary;
- increasing the level of engineering equipment, including the reconstruction of external networks;
- improvement of the architectural expressiveness of buildings, as well as improvement of the adjacent territory;
- expansion of existing and construction of new buildings and structures for utility and service purposes;
- construction of new buildings and structures of the main purpose, which are included in the complex of the object instead of liquidated.

Modernization is a set of measures for carrying out work similar to reconstruction, with the exception of changes in the volume and purpose of buildings.

Current repair - the goal: protection of objects from premature wear; is - in a systematic and timely work. By types of work is determined by:

1) the current preventive (planned) repair, detected and planned in advance on the implementation time, volume and cost; repair and painting of roofs, replacement of drainpipes, partial repair of windows and doors, cleaning of impurities and painting of facades, staircases; this is the basis of the normal functioning of the building; frequency - no more than 3 years;

2) current unforeseen repair, detected during operation and carried out as a matter of urgency; elimination of the consequences of accidents, damage to structures and components.

Thus, we formulate the problems common to all European countries, including the Republic of Belarus, when carrying out reconstruction in the housing stock [2].

- Economic problems: low economic efficiency of investments, high costs, long payback period, high pre-investment costs; insufficient funding.

- The set of technical problems: the complexity of the work in the reconstruction, especially for buildings, monuments, low level of professionalism of contractors.

- Organizational problems - the tenants' consent for the reconstruction and the need for temporary relocation of tenants.

- Problems of information support - lack of knowledge and practical examples on energy saving and

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other measures for the rational use of resources.

- Social problems - the growth of social standards for the quality of housing.

The formation of an effective process of reproduction of the housing stock requires decisive measures. A variant of such actions can be sustainable construction. In the key to the construction of new objects, it is able to mobilize all the effective functions of real estate.

Sustainable construction is, in turn, the evolution of green building development, with an emphasis on accounting for the entire life cycle of a building. Thus, sustainable construction involves the creation and stable provision of a comfortable artificial human environment while maintaining the natural environment throughout the "life" of a building: from design to demolition [3].

At present, improvement of the living conditions of households in the republic is increasingly identified with the acquisition of housing by them.

Such an approach has found a certain consolidation in the regulatory legal acts and public opinion is formed in accordance with it. Positive experience in solving the housing problem shows that rational and efficient use of the housing stock can only be ensured with the development of the housing market, in which housing is presented as a subject of property and housing services, that is, rental housing.

The ability of households to rent housing provides the opportunity for free movement of labor resources and contributes to their more efficient use. Consumers of such housing, as a rule, are the most dynamic part of the society, to which, first of all, young citizens, as well as households that do not have income for the purchase of housing in property, belong. Rental housing as a way to meet housing needs most fully meets the conditions of employment of citizens, for example, who are military personnel, elected to a position, temporarily sent to work in another locality, etc. The functioning of the rental housing market is an important factor in ensuring the possibility of dynamic socio-economic development of society.

This also ensures efficient use of public funds allocated to the housing sector. Improving the living conditions of citizens in need of social protection and state support should be based on the consideration of their real housing security and the possibilities of society [4].

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