

HOUSING AS AN ELEMENT OF REGIONAL SOCIAL AND ECONOMIC SYSTEM: THE EXPERIENCE OF APPLIED RESEARCH

On the basis of the applied research results in Astrakhan region the author revealed a regional profile of complex issues related to security, house building quality, the level of provision and the cost of housing and utility services. Three-quarters of Astrakhan inhabitants are the owners of the property that is the result of macro-economical shift in the Russian Federation during the last two decades — the transition from state ownership to private, which manifestation was the privatization of the housing stock. In Astrakhan region about one third of the population lives in dilapidated and outworn housing stock and about 60 % of them need an improvement of living conditions. In this case, most categories of citizens, who need an improvement of their living conditions, do not have financial possibility to do this neither with their own financial resources, nor participating in the programs of mortgage lending. Thus, housing is both expensive and unaffordable for most in need. Planned housing is in the first place in the hierarchy of Astrakhan citizens' needs — the construction of private housing (39—42 %), which reflects the current understanding of the global trends of livability. Only 15—19 % of citizens plan to purchase a separate apartment, which reveals the requirements to the quality of constructing multi-storey buildings and to the quality of their service by housing and operating companies. Only about 7 % of respondents are satisfied with the activities of housing and managing companies in the field of housing in the region. About 40 % of respondents face violations of their rights in the construction and housing sector, only 11—15 % of the population could assert their rights, 8—13 % did not try to defend their violated rights, about 15 % could not defend their rights. Occasionally or frequently, every third or fourth respondent faced the facts of extortion, bribery and corruption in the spheres of construction and housing and communal services. It is shown that the dissatisfaction of Astrakhan citizens, both in terms of acquisition of property and in terms of its intended use, leads to destructive practices of emigration of the most active part of the working population of the region.

Key words: housing, social and economic system, applied research, building complex, housing and utilities infrastructure.

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