



Housing, crises, and catastrophes SoSe2021

HOW TO GET A FLAT

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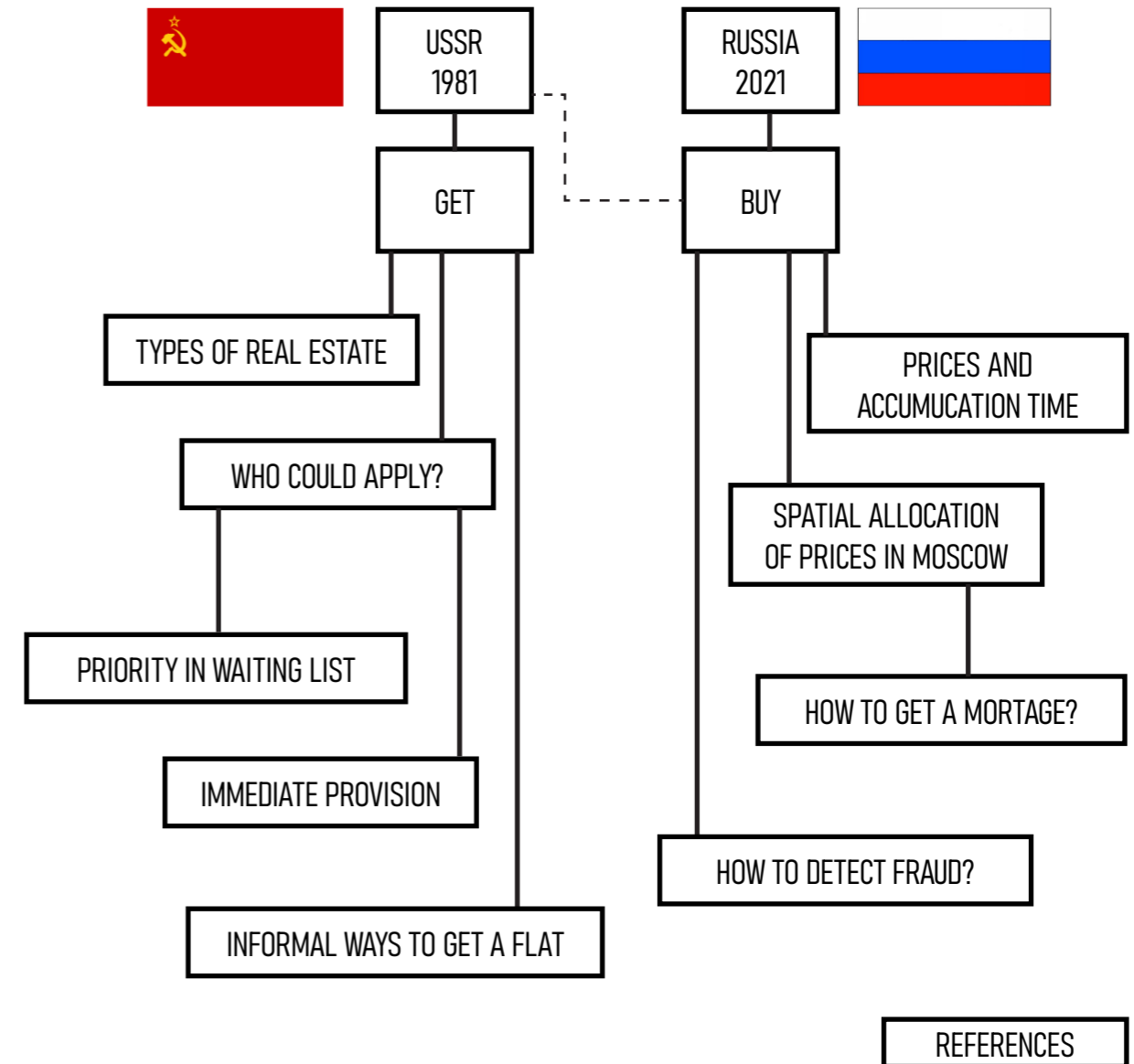


INTRODUCTION

The crisis of the dissolution of the Soviet Union was a long process of decline from a series of economic, political, and social problems. It is hard to identify all the causes of the collapse: gradual economic collapse and intrinsic contradictions of the planned economy, corruption, hunger, the failure of the strict totalitarian structures and mismanagement, unprepared policy of “Glasnost”. One point of view relies on the failure of Gorbachev’s reforms; another - on the general unavailability of the communist ideology. The consequences were dramatic on all scales: reallocation of the global geopolitical power, changes on the political map (emergence of new countries), and political and economic systems of these emerged states (collapse of communism and planned economy), which reflected on the housing sector.

This project aims to delve into the practical facet of obtaining an apartment in Moscow in the Soviet Union and contemporary Russian Federation, based on both the official documents and regulations and real experience of people (informal knowledge). The booklet also represents the differences between the two housing systems: before the collapse, when almost all the soviet people had got an apartment from the government for free, and after the dissolution of the USSR when people mostly bought real estate.

STRUCTURE



TYPES OF REAL ESTATE IN THE USSR



Residential houses and residential premises in other structures owned by the State. State housing was possible to get at the workplace or at your place of residence.

01
State housing stock

Residential houses and residential premises in other buildings owned by collective farms and other cooperative organizations, their associations, trade unions and other public organizations;

02
Public housing stock

Residential houses owned by housing construction cooperatives;

03
Construction cooperative stock

Residential houses and flats in private ownership of citizens. The state leased land lots for individual buildings. Such practice was popular after WW2 when the housing stock was destroyed.

04
Individual housing stock

WHO COULD APPLY?

1

Having living space per family member below the level established by the Council of Ministers of the autonomous republic, the executive committee of the territorial, regional, Moscow and Leningrad city councils of people's deputies;

2

Living in a dwelling (house) that does not meet the established sanitary and technical requirements;

3

Living in flats occupied by several families, if the family includes people suffering from severe forms of some chronic diseases, in which cohabitation with them in one flat is impossible;

4

Living in adjoining non-insulated rooms of two or more families in the absence of family relations;

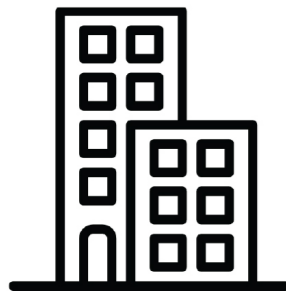
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Living in dormitories, with the exception of seasonal and temporary workers, persons working under a fixed-term employment contract and citizens who have settled in connection with their studies;

6

Living for a long time on the terms of rent in houses of state and public housing stock, or rent in houses of housing and construction cooperatives, or in houses belonging to citizens on the right of personal ownership and having no other living space.

PRIORITY IN WAITING LIST IN THE USSR



Disabled veterans of the Great Patriotic War and families of fallen or missing warriors (partisans). Persons who served in the army in the Civil War and the Great Patriotic War and during other combat operations in defense of the USSR;



Heroes of the Soviet Union, Heroes of Socialist Labor, as well as persons who have been decorated with all three classes of the Order of Glory, Order of Labor Glory, Order for Service to the Motherland in the Armed Forces of the USSR;



Persons suffering from severe forms of certain chronic diseases listed in the list of diseases approved in accordance with the procedure established by the legislation of the Union of Soviet Socialist Republics. Persons with category I and II labour disabilities



Families of persons who died in the performance of state or public duties, fulfilling the duty of a Soviet citizen to save human life, protect socialist property and law and order, or who died at work as a result of an accident;



Workers and employees who have had a long and conscientious career in manufacturing;



Mothers awarded the title of heroine mother, families with many children (with three or more children) and single mothers. Families with twins;



Teachers and other teaching staff in general education schools and vocational training institutions;



Rescuers of professional emergency and rescue services, professional emergency and rescue units.



IMMEDIATE PROVISION IN THE USSR

NATURAL DISASTER

Those whose housing has become uninhabitable as a result of a natural disaster;



ORPHANS

Orphans and children left without parental care, citizens from among orphans and children left without parental care, upon completion of their stay in state or municipal educational institutions, healthcare institutions, residential social service institutions and other institutions regardless of their form of ownership for orphans and children left without parental care, in foster families, family-type orphanages, with relatives, upon the termination of guardianship (custody), and also upon completion of service;

GRADUATES OF POSTGRADUATE STUDIES

Graduates of postgraduate studies, clinical residency, higher, secondary special, vocational and other educational institutions, sent by way of distribution to work in another locality, and members of their families by enterprises, institutions, organizations, and in cases stipulated by the legislation of the USSR and RSFSR - by executive committees of local councils of people's deputies upon arrival;

INFORMAL WAYS TO GET A FLAT IN THE USSR

GET MARRIED FOR CONVENIENCE!

You can register in your spouse's flat. Whatever happens after the marriage you have at least a part of the estate.



*Sometimes people paid for such fake marriage.

DON'T FORGET ABOUT YOUR GRANNY!

You can register in your old relatives flat. After their death, the apartment becomes your property.



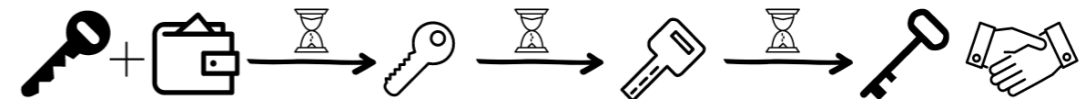
CAN'T WAIT FOR A FLAT FROM THE GOVERNMENT? EXCHANGE YOURS!

Find information in the newspaper



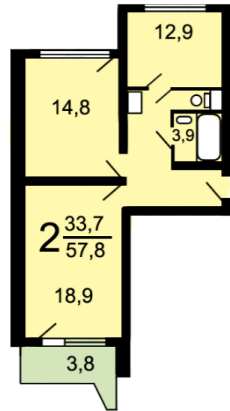
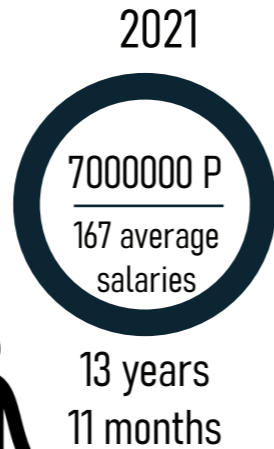
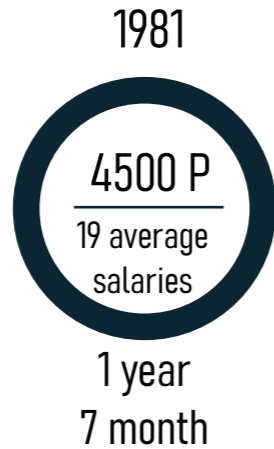
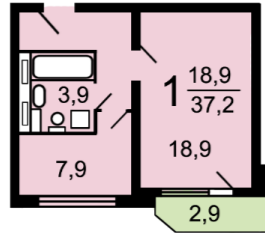
Go to "Banni pereulok" to the Housing exchange office to meet a realtor

Be patient! There can be a very long chain of flats' exchange, especially if the goal is to get a bigger apartment in a more privileged area. In such a case, you will need to pay. But the most expensive thing is always a "propiska" in Moscow.



PRICES AND ACCUMUCATION TIME

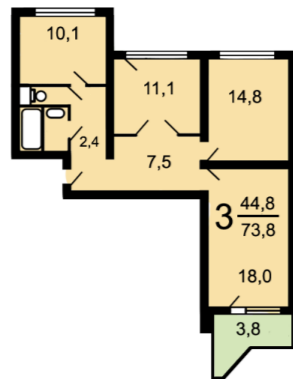
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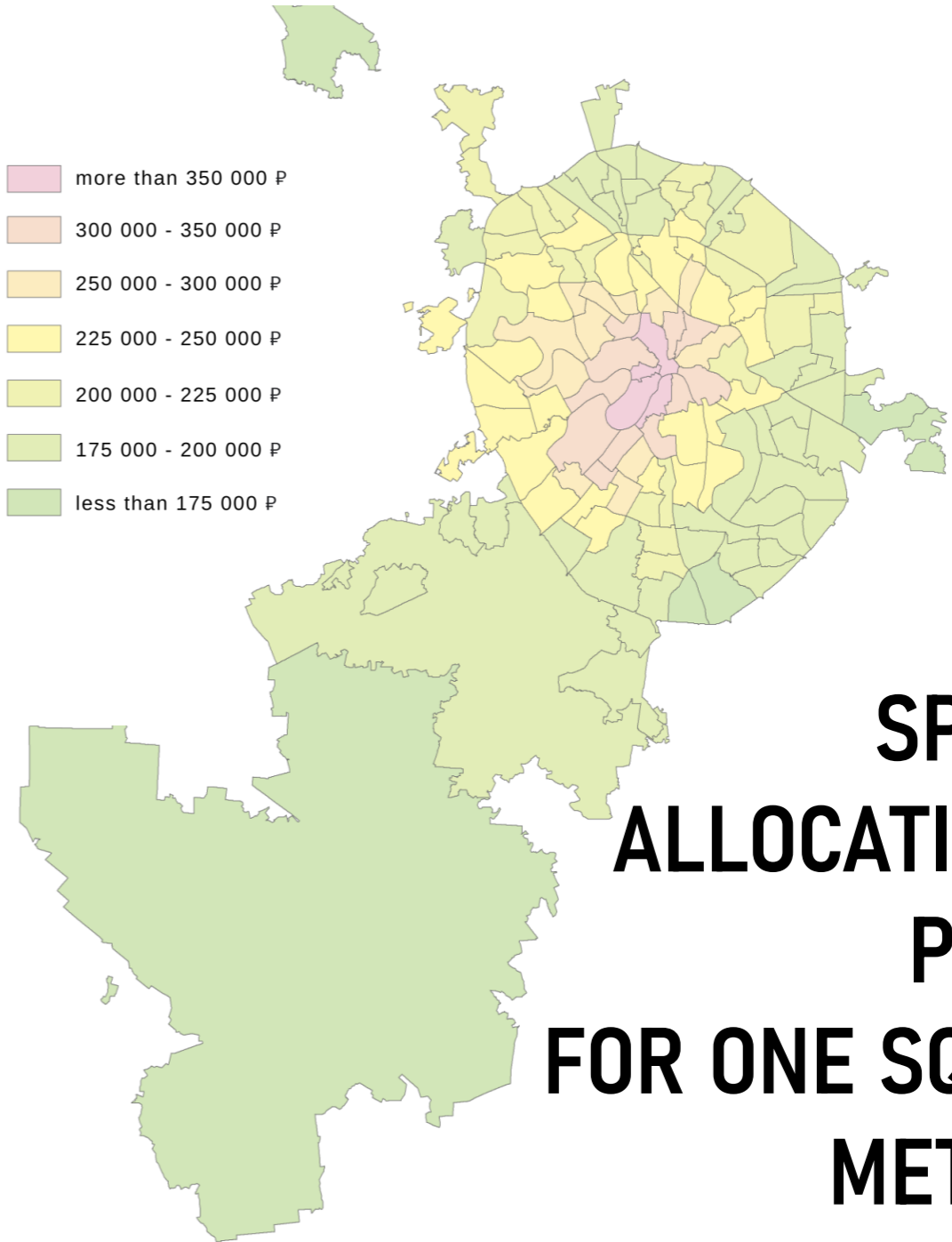
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3



- more than 350 000 P
- 300 000 - 350 000 P
- 250 000 - 300 000 P
- 225 000 - 250 000 P
- 200 000 - 225 000 P
- 175 000 - 200 000 P
- less than 175 000 P



SPATIAL ALLOCATION OF PRICES FOR ONE SQUARE METER IN MOSCOW 2021

HOW TO DETECT FRAUD IN THE SALE OF THE FLAT IN RUSSIA?

WARNED MEANS PROTECTED!

READ THE CONTRACT CAREFULLY!

The frauds can replace the contract they were discussing and showing to you in the last moment, for example to the one with another address of the flat written or instead of selling the flat you can sign the agreement to present it, etc.



DEMAND ORIGINAL DOCUMENTS!

The owner should show you his or her original documents, not copies. Otherwise, frauds can sell one flat several times to different buyers.



DO YOU KNOW ALL THE DWELLERS?

There can be a temporary deregistered person, who can legally stake his claim to this real estate later (e.g. after demobilisation) and the count will be on his side.



A MISER PAYS TWICE!

Too low price can be a sign of fraud: the goal is to convince you to decline the purchase of the flat (e.g. because of noisy neighbours) when you cannot return your money according to the signed contract you.



BE SURE YOU BUY A FLAT, NOT A SHARE!

A fraud rebuilds his private house to an apartment building on the plot of land: for "IZHS" (individual housing)



CHECK THE CATEGORY OF THE LAND IN ROSREESTR!

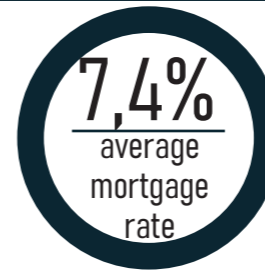
After buying the flat in the house you become an owner of a share
***usually, you cannot find other owners

Without other owners, you cannot sell your flat or register your relatives there

HOW TO GET A MORTGAGE IN RUSSIA

ACCESS YOUR FINANCIAL CAPABILITIES!

Loan payments should not exceed 40% of the total family income. And it is better to have a financial safety cushion of at least 6 monthly payments on the loan in case of the increase of the expenses (e.g. birth of a child). The higher the down payment, the lower the interest rate.



CHOOSE A REAL ESTATE TYPE!



Private house

A flat in a new building



Secondary market flat



1-2 weeks

average application processing time

CHOOSE A BANK!

Learn about rate benefits, loan application deadlines, seniority requirements for your last job, the need for insurance, the fines, and options of early repayments for different terms and amounts.



30 years

max loan term

27,38%

average mortgage overpayment

APPLY FOR THE MORTGAGE!

Fill in the application form online or in the bank and bring the required documents. Provide documents on the property to be purchased within the mortgage approval period (usually 3-4 months)



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