

RIGHT TO HOUSING 2014

RUSSIA



LEGAL DIMENSION

Article 40 of the Russian Constitution of 1993 reads: "1. Everyone shall have the right to a home. Nobody may be arbitrarily deprived of his (her) home. 2. State government bodies and local self-government bodies shall promote housing construction and create conditions for exercising the right to a home. 3. Low-income citizens and other citizens mentioned in law who are in need of a home may receive it either free of charge or for an affordable payment from State, municipal and other housing funds according to the norms established by law."

Source : CETIM

If all conditions are met, the occupants become joint (and equal) proprietors of the dwelling. (read more)

THOSE FORGOTTEN BY PRIVATIZATION

Workers' residences were first created by large factories during the Soviet period to allow families to live near their workplace. These residences were conceived as transitory dwellings. However, after the collapse of the Soviet Union, many families still lived in these residences. About 20 million people across the country found themselves in this situation. (read more)

SINCE 2006: A NEW HOUSING AND CO-OWNERSHIP CODE

On January 1, 2006, a new housing code came into effect. It officially established the principle of co-ownership. According to the new housing code, the common areas of a jointly owned building belong to the co-owners, who are required to maintain them. The distribution of costs for maintaining common areas depends solely on one's share of the property. Even so, Russians are strikingly passive when it comes to co-ownership and, more generally, managing their buildings. It is difficult to achieve a quorum at co-ownership meetings. This tendency towards withdrawal can be explained by the fact that Russians are not accustomed to being involved in the management of their buildings' common areas. Today, many do not even understand why they should invest time and money to maintain and improve the comfort of these common areas, which until recently were handled by public authorities. (read more)

PROBLEMS

INSALUBRITY

In 2005, 3.2% of dwellings were considered insalubrious according to current Russian standards, despite the fact that there is no legal concept of insalubrious housing. A building can be declared insalubrious by municipal and regional authorities, who make their decisions by assessing buildings on a case by case basis. Usually, a dwelling is considered insalubrious if the building in which it is located is at least 70% depreciated and if the structure has deteriorated to the point of being dangerous. (read more)

HOMELESSNESS

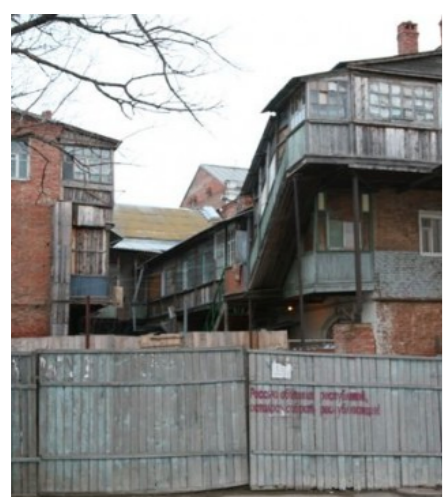
In 2011, a study by the University of Lund showed the extent to which homelessness has evolved in Saint-Petersburg. In the 1990s, rampant poverty led to the emergence of many run-down and abandoned spaces where the homeless could survive. However, by reconfiguring these spaces, urban renewal has left the homeless with no place for them to exist.

CORRUPTION

Parliamentary elections in December 2011 revealed a massive rejection of Putin and Medvedev, despite massive fraud practiced by their party. This disenchantment expressed itself in major demonstrations and anti-Putin anger. Many upper-middle class young people participated in the movement. Source: [Read the article by Carine Clément.](#)



STOP TERRORIZING SOCIAL ACTIVISTS !



However, many examples show that this legislation, if it is good, **is not necessarily respected in the field.** [Exemple from the network of the International Alliance of Inhabitants](#)

HOUSING RIGHT TODAY

SINCE 1991: THE PRIVATIZATION OF HOUSING

In 1991, after the collapse of the Soviet Union, the government initiated a vast wave of free (i.e., with no financial counterpart) apartment privatizations, benefiting their current occupants. However, legislation relating to common areas was never clarified, meaning that local authorities remained responsible for their upkeep.

The privatizations are allowed to continue until March 1, 2013. To privatize a housing unit, the primary tenant must receive the approval of every other occupant. S/he must then submit a privatization request to the city government.

CIVIL SOCIETY ACTORS : MOVEMENT OF RESIDENTS OF SOVIET WORKERS RESIDENCIES - HOUSING SOLIDARITY MOVEMENT - HFH RUSSIA ...

HABITAT WORLDMAP

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UNDER CONSTRUCTION

