



MIDDLE CLASS MASS HOUSING IN HUNGARY – Where next housing estates?



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Western Europe

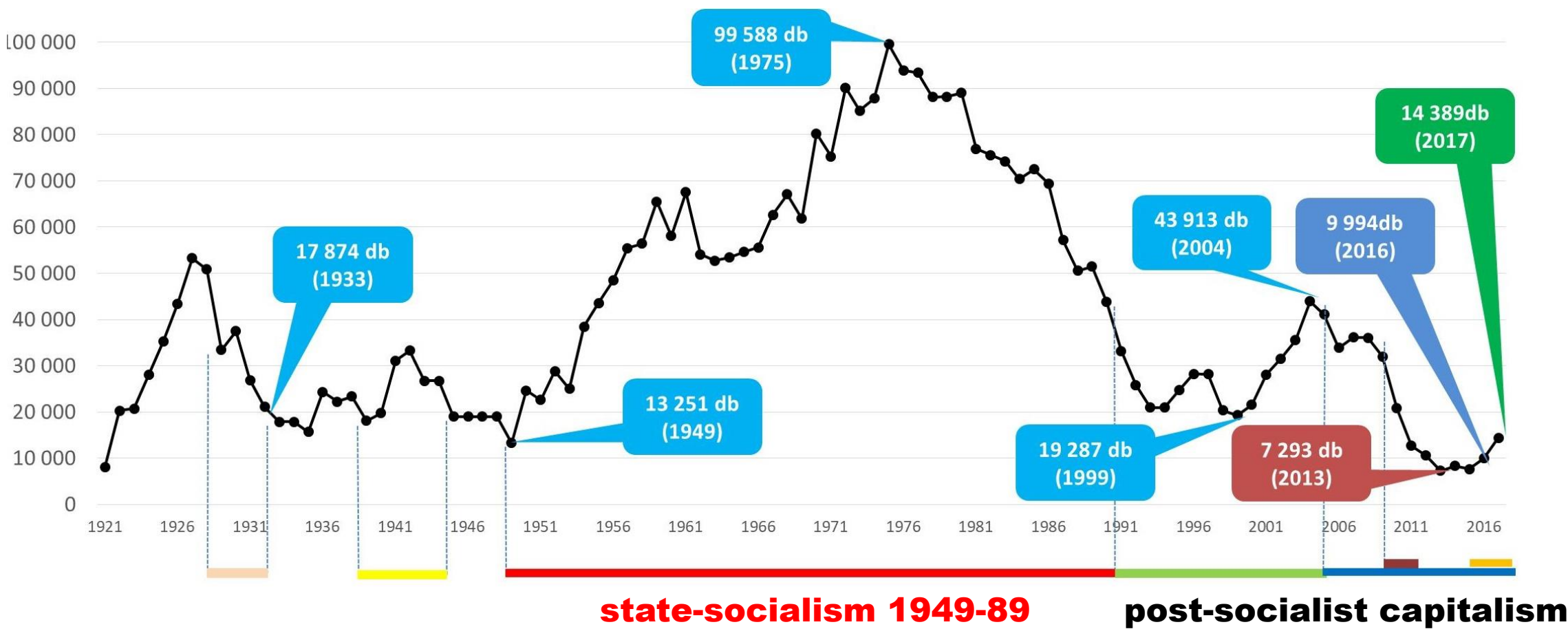
housing stock
construction time:
population:
ownership now
technology
architecture

2, 6 M, 8-10%
1950 – 1980
appr. 6 M
mainly public **social** housing
various
heterogeneous

Central and Eastern Europe

53 M, 15-50%
1950 – 1990
appr. 170 M
mainly **private** housing
mainly **prefabricated big panels**
homogeneous

Housing development in Hungary



Source: KSH, TLE

Housing estate generations in Hungary

1 / socialist realist / 1949-56



4 / postmodern experiments / 1980-1990

2 / modern experiments 1956-1965

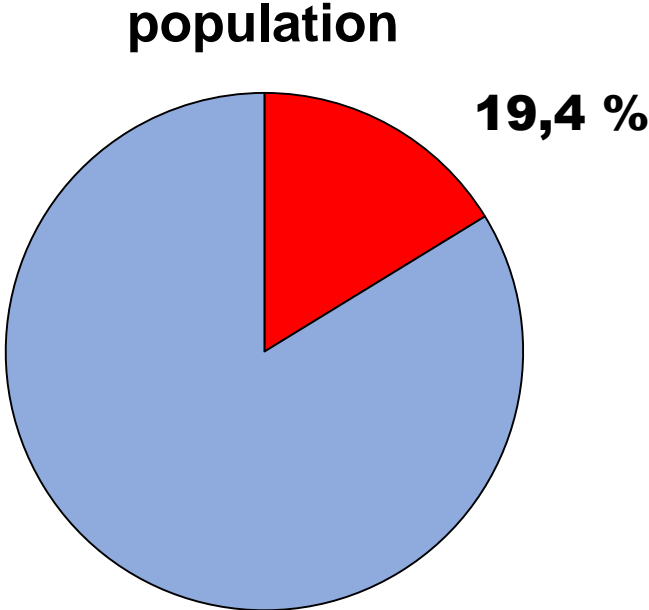
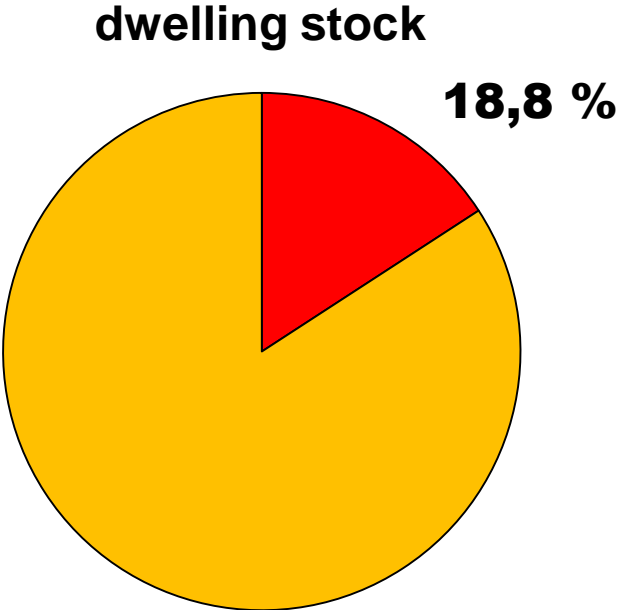


3 / prefab mass housing 1965-1990



Dwelling stock and population in housing estates

Housing stock total:	4,445,000
of which in housing estates	837,000
Total population:	9,773,000
of which in housing estates	1,900,000



Source: CSO Hungary 2018

Distribution of housing estates by size and population

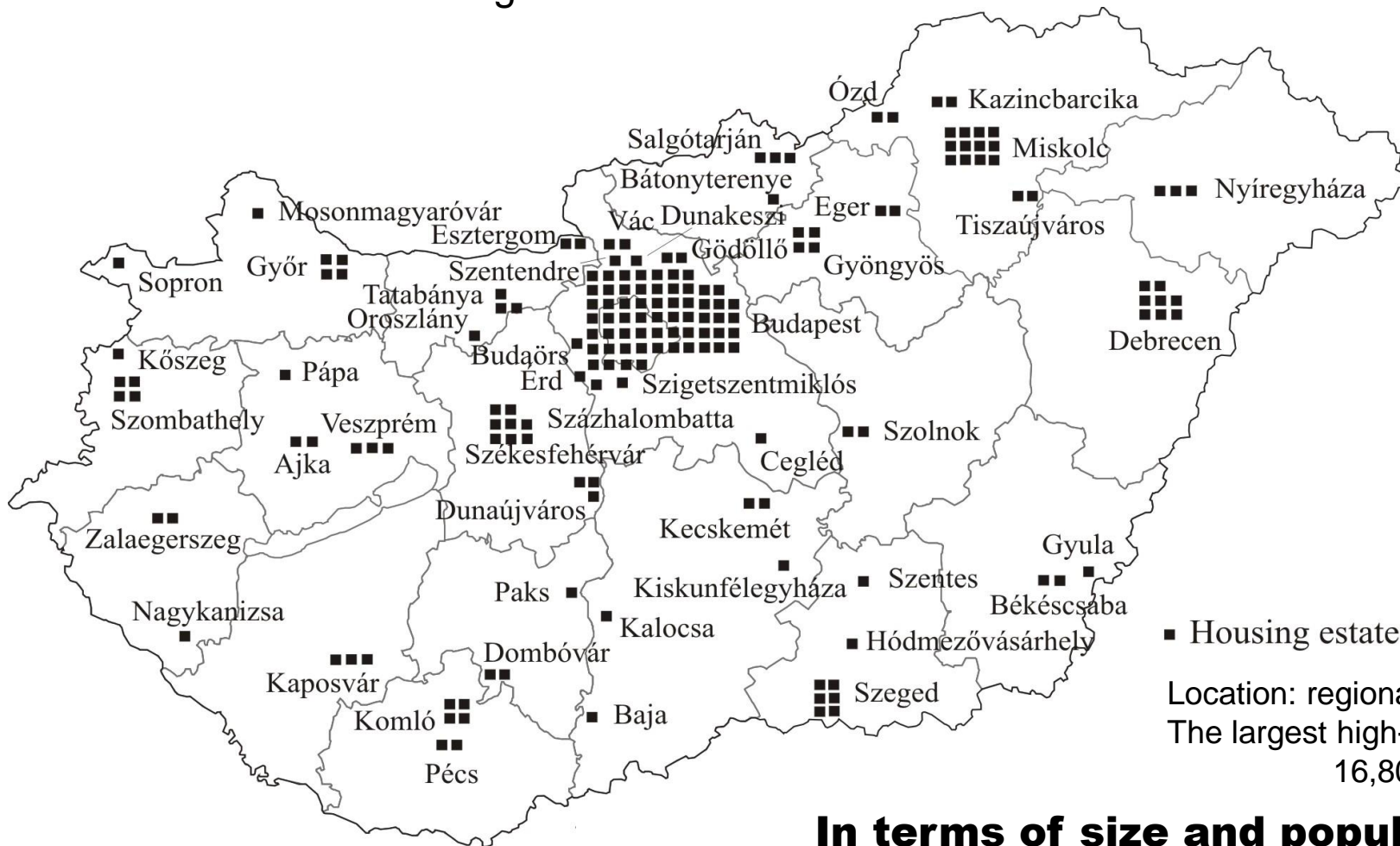
Size (dwellings)	Housing estates (number)	Dwellings	Ratio in the housing estate dwelling stock (%)	Population (people)	Ratio in the housing estate population (%)
10.000 <	9	122,000	15,5	343,000	15,2*
7.500 - 10.000	7	61,000	7,8	164,000	7,3*
5.000 - 7.500	21	132,000	16,8	389,000	17,2*
2.500 - 5.000	41	138,000	17,6	376,000	16,6*
1.000 - 2.500	95	149,000	19,0	441,000*	19,4*
1.000 >	427*	183,000	23,3	550,000*	24,3*
Összesen	600*	785,000	100,0	2,262,000*	100,0

* Estimated values

Hungary is „the country of small housing estates”

Housing estates in Hungary

with more than 1000 dwellings



and in Budapest



■ Housing estates

Location: regional centers, county seats and socialist new towns
The largest high-rise housing estate: Újpest City Centre in Budapest
16,800 dwellings residing 46,900 people

In terms of size and population of housing estates Hungary has an intermediate position among European countries

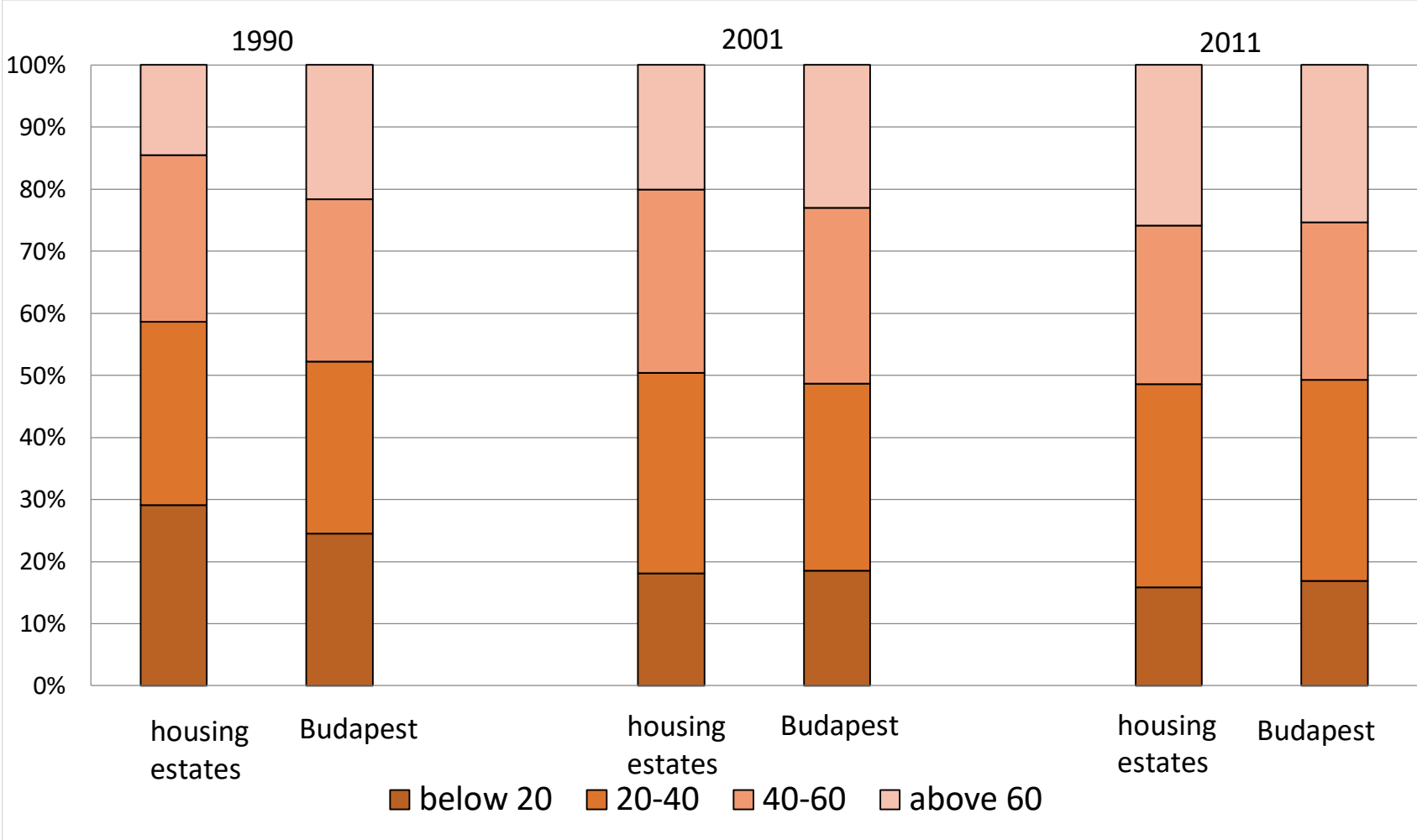
GEOGRAPHY and SOCIOLOGY

- Empirical research, field works
- Statistical databases and analyses
- Quantitative and qualitative methods
- Questionnaire surveys
- Evaluation of the physical environment
- Criteria catalogues
- GIS and remote sensing
- Urban planning, Environmental studies

ARCHITECTURE

- Original design documents, photos and films
- Project descriptions in hungarian journals in architecture and planning
- Monography about cities, architects, style, technology, mh related other topics
- Exhibitions (thematic or local)
- Lechner panel catalog
- Renewal projects

Demographic profile of housing estates in Budapest



Ageing population in housing estates

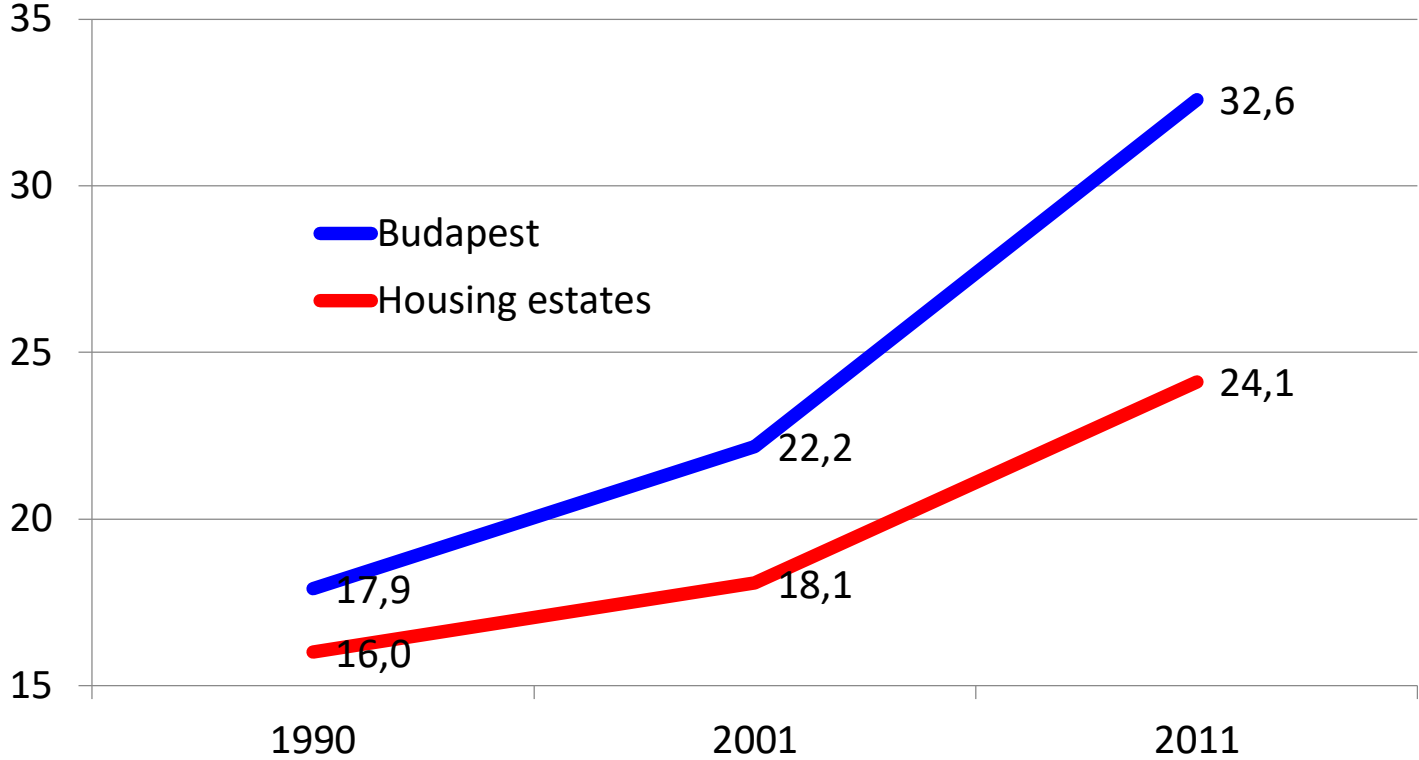
The generations of the 1970s and 1980s are most affected by ageing.

Socio-economic profile of housing estates in Budapest, 1990-2011

	1990		2001		2011	
	N	%	N	%	N	%
Number of people	683556	33,89	580046	32,73	509461	29,49
Number of dwellings	250199	31,51	240347	32,69	239718	30,45
Public rental dwellings	121171	30,61	12400	19,50	9831	24,40
ISCO7-8-9	122658	36,69	66239	37,98	57256	35,62
Unemployed	25427	30,93	17105	34,57	28077	31,26
Large households (5-)	16011	38,86	10589	28,57	7119	23,36

**Positive socio-economic trends since 2001,
but slower dynamics compared to the city average.**

Share of residents with university or college degree, 1990-2011

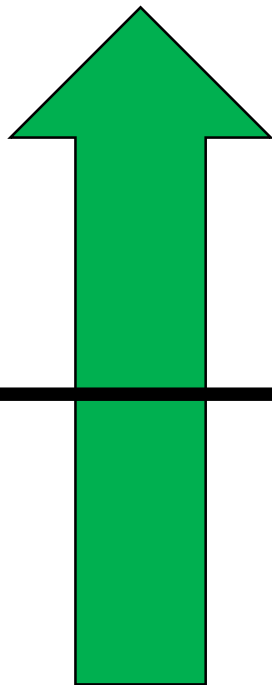


The global trend of professionalization of labour force was much slower in housing estates.

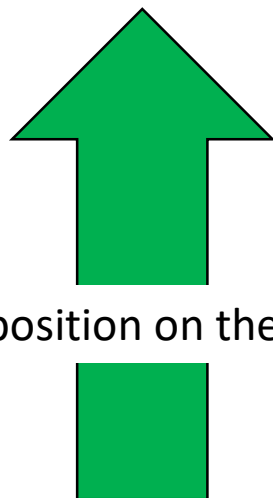
The share of graduates is lowest in the housing estates of the 1970s, and the gap compared to other generations has clearly grown.

Demographic and socio-economic changes in housing estates after 1990

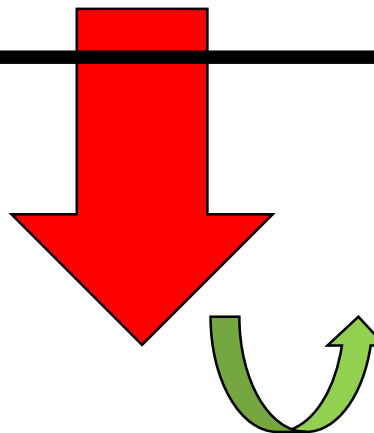
1950s



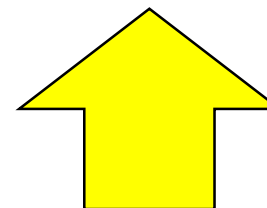
1960s



1970s



1980s



Status and position on the housing market

Location (L): outer residential areas

Building material (M): brick

Buildings (B): 3-4 storeys

Size (S): 500-1000 dwellings

L: outer residential areas

M: brick and blocks

B: 4-5, later 9-10 storeys

S: 1-2000 dwellings

L: periphery

M: panel, big panel

B: 10 storeys

S: 3-5000 dwellings

L: periphery and subcentres

M: panel, brick

B: 9-10 or 4-5 storeys

S: 2000 dwellings

PLANNING & ARCHITECTURE

Benkő, M. (2016).
 Budapest's Large Prefab Housing Estates:
 Urban Values of Yesterday, Today and Tomorrow.
Journal of Hungarian Studies, 29(1-2), (pp. 21-36).

YESTERDAY

city of Budapest	neighborhood	building
location	urban form	flat
infrastructure	facilities	technology
mobility	open space	common spaces

TODAY

city of Budapest	neighborhood	building
location	urban form	flat
infrastructure	facilities	technology
mobility	open space	common spaces

TOMORROW

city of Budapest	neighborhood	building
location	urban form	flat
infrastructure	facilities	technology
mobility	open space	common spaces

INTERVENTIONS AND POLICY

intervention type intervention site in HE	individual transformation / appropriation	national panel program since 2001 (1997-2001 German credit facility, 1997-98 Energy Saving Loan Program) and municipality projects	EU integrated social regeneration project (2010-2015)	private development
residential buildings (95% became private in Hungary after 1990)	transformation of the balconies	exterior (technical) renovation		---
open spaces (100% remained public in Hungary)	territorialisation around residential building	public space renewal, children and sport facilities, community gardening, parking area, green surface		---
public buildings	---	technical renovation, reorganisation	technical renovation, reorganisation, social programs	realisation of some new buildings (commerce, school, office, church)

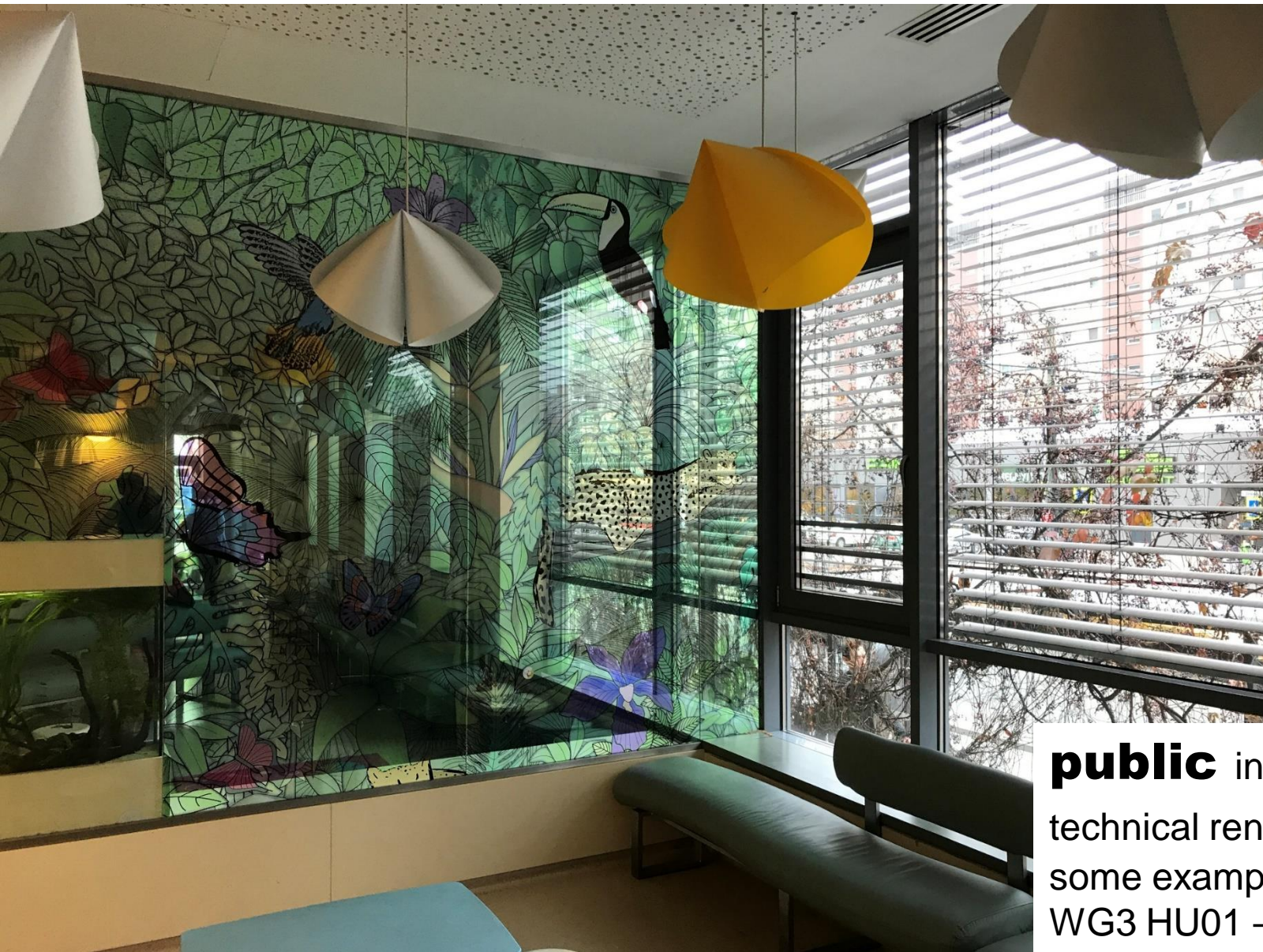
based on Benkő, M., Balla, R. & Hory G. (2018). Participatory Place-making in the Renewal of Post-Communist Large Prefabricated Housing Estates: Újpalota Case Study, Budapest. *Journal of Place Management and Development*, 11(3), (pp. 223-241).



tulip panels
Paks / Benkő 2017

Soviet type prefab buildings
Budapest / Benkő 2017

public and private (residents) intervention
national **PANELPROGRAM** since 2001
technical renovation of the residential **buildings**
everywhere / app. 25% of the panel housing stock



Health Center, Újpalota
Budapest / Benkő 2019

public intervention / EU social regeneration program
technical renovation or renewal of public **buildings**
some examples
WG3 HU01 – Újpalota, WG3 HU02 -Havanna

public intervention / municipality
renewal of public **spaces**
some examples



Kőbánya housing estate
renewal of the main axis
Budapest, 2017



VIZUÁLIS AKADÁLYMENTESÍTÉS

KORÁBBAN: NINCSEN ÁTLÁTÁS - ŐRSEN ÁLLÓ ÜZLETEK

MAST: TELJES ÁTLÁTÁS - ÜZLETEK MEGNYÍLTAK



VÍZLÉPCSŐ A SÉTÁNY BEJÁRATÁNÁL



public intervention / infrastructure development
city of Budapest, municipality
renewal of open **spaces** and facilities
few example
WG3 HU03 - Kelenföld

Kelenföld housing estate, New Metro Line4 and its station, Bikás park, Budapest, 2014

private intervention
new development
few example
WG3 HU01 – Újpalota
church 2005
WG3 HU03 – Kelenföld
private school 2010
sport facilities 2014
commercial center 2020



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Lakótelepek **ÖN JELENLEG ITT JÁR ▶ LAKÓTELEPEK**

- Kutatások, projektek
- Publikációk
- Képgaléria

Lakótelepek

Lakótelepek gyakorlatilag a világ minden táján épültek az elmúlt száz év során, politikai-gazdasági rendszertől és fejlettségtől függetlenül. Jelentőségük és a lakásállományban játszott szerepük azonban közel sem egyforma az egyes kontinensek régióiban és országaiban. Európa azon kontinensek közé tartozik, ahol jelentős lakótelepi lakásállomány található, hiszen mintegy 56 millió lakótelepi lakásban közel 176 millió ember él. Európa keleti felén a lakótelepi lakások sokkal inkább meghatározó szerepet játszanak a lakáspiacon, arányuk a lakásállományon belül figyelemre méltó. Bár Magyarország a kelet-európai modellhez áll közelebb, helyzete a lakótelepek tekintetében átmenetet képez a nyugati és keleti országok között. Lakásállományában ugyanis nagyobb arányt képviselnek a lakótelepek, mint a nyugat-európai országokban, ugyanakkor különbözik a tipikus kelet-európai modelltől is, hiszen a lakótelepi lakások aránya elmarad a keleti országok átlagától és hiányoznak az ott tipikus több tízezer lakásos óriás-lakótelepek.

Ebben a menüpontban a lakótelepekkel kapcsolatos fogalmakról, kutatásokról és aktuális információkról olvashat részletesebben, gazdag fotógyűjteménnyel illusztrálva az olvasottakat. Kérem a fenti vagy a bal oldali almenüből válassza ki, hogy melyik téma után érdeklődik!

<http://www.urb.bme.hu/uhrab/prefabmh/>
<http://www.urb.bme.hu/doconf2019/>



prefab mass housing

research

projects

others



Concluding remarks

Home for lower-middle class strata

Technology strongly affects the population change

Influx of younger, better educated strata in older generations (1950s and 1960s)

Ageing and socio-economic decline in younger generations (1970s and 1980s)

Slower dynamics compared to other neighbourhoods

Gradual downgrading in the social status of housing estates

No targeted policies for housing estates

Renewal processes since the late 1990s

Adequate housing for newcomers (i.e. students), less affluent and elderly people



Current market trends give rise to optimism on the future development of large housing estates



CONCEPTUAL AND METHODOLOGICAL CONSIDERATIONS

Terminological challenges

How to define mass housing and housing estates?

Role of housing estates in the East and the West?

Question of path dependency

Gaps between

- image and everyday reality
- disciplines (within research activity)
- renewal theory (complex approach) and policy (focusing only technical renovation)
- policy and practice
- physical and social interventions
- unit of the inherited MH neighborhood and unit of the renewal policy

Statistical considerations

Accessibility, reliability and comparability of datasets

Policy making process

Who are the main actors?

Do targeted policies on MH exist?



facing post-socialist mass housing

Authors

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Selected literature

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