

Electronic registration of the transfer of ownership through the service "Cian" takes an average of 5 working days: ~2 days — delivery of electronic signatures by a representative of the certification center and signing of documents; ~3 days — registration of the transfer of ownership in the Rosreestr.

Stages of transaction through the "Cian» transaction platform are similar to ordinary, but without physical presence: all documents on e-mail; electronic signatures; Video communication with the bank; Sending documents to the Federal Register online; Final signing of all documents and online settlement.

Conclusion. Digitalization in the sphere of real estate sales is already paying off. Based on the current situation on the market, *one measure which may improve the situation with long-term processing of a large request's number would be to introduce such online services.*

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COWORKING — PROSPECTS FOR LIGHT SPACE IN RUSSIA

Коворкинг — перспективы гибкого пространства в России

The concept of "coworking" has a rather vague definition, most often it is understood as a temporary or permanent common space for the work of people with different employment. With every decade, the form of labor organization is changing. More and more organizations are transferring their employees to flexible working hours and remote work, hiring freelancers for projects, outsourcing operational tasks, and providing remote workplaces in coworking centers for employees living far from the office. Events like these are driving the rise of freelancers and the self-employed, generating demand for flexible workspaces. In addition, start-up entrepreneurs (often employees who combine business with their main job), start-ups, as well as small and medium-sized businesses that do not have personal offices and meeting rooms, are another important component of the target audience of coworking zones. Do not forget about other segments, for example, students, school students, members of various sections who need a working space to discuss the educational process or joint projects.

Each of the above-mentioned composition of the target audience is looking for a comfortable space that would help his fruitful work. But work can be different, depending on it, different formats of coworking spaces are implemented. First of all, these are classic

open spaces — Open-Space, where there are sitting, standing, and in some places even lying jobs with the necessary infrastructure: computers, sockets, stationery, a printer, as well as a rest and snack area. Often, co-working spaces have not only Open-Space, the centers also provide closed meeting rooms, conference rooms, offices and offices, which can be rented as needed or rented for a longer period (most often this applies to offices and offices). Another popular direction of coworking is the rental of special-purpose premises, most often implemented in the form of small offices that are rented by self-employed craftsmen to provide their professional services. Creative workshops also belong to the flexible space zone. These are specialized premises where artisans work to create products, maintain hobbies, conduct master classes, individual or group training and other forms of interaction with customers to create the final product. A direction that is fully similar to the prototype of modern coworking is antikafe, the so-called socially oriented coworking. In such establishments, an audience of similar interests gathers and, for a nominal fee, holds various events, plays or just communicates. In addition to all the advantages of coworking spaces mentioned earlier (for example, low price compared to renting an entire office, or good technical equipment), it is worth highlighting a couple more important ones. Firstly, the opportunity to share experiences, which increases productivity, helps in finding new ideas or interesting approaches to solving problems. Secondly, development and training — often master classes and seminars for residents are held in coworking spaces. Thirdly, networking and partnerships — thanks to working in an open space and frequent acquaintances, new connections appear, which leads to the exchange of clients, suppliers, collaborations or useful recommendations. Workspace trends have undergone a number of changes over the past few years, which is associated with economic crises and the subsequent increase in real estate values, which has led to the impracticality of individual office space rental, that is, a drop in demand for classic business centers and an increase in demand for coworking. The current situation on the market is connected with a new political and economic crisis: foreign companies are leaving the Russian market, and "local" companies are losing suppliers or customers, which leads to forced savings, primarily on office space. Thus, it can be said that compared to 2020, when the coworking market felt ambiguous due to declining economic well-being, which was reflected in personal incomes and falling demand for coworking, and also compared to 2021, when the direction of flexible space began to grow and increase the pace, starting from 2022, even according to not the most optimistic forecasts, the coworking market will continue to grow. The direction is only gaining momentum, it is already spreading not only in the largest cities of Russia, for example, Moscow, St. Petersburg, Novosibirsk or Yekaterinburg, but also in smaller ones. The coworking market in Russia has not yet been saturated, which promises at least 5 years of relevance in this direction, which means a potential opportunity to enter the industry.