

## ABSTRACT

to the dissertation of Uzakbayev Turar Kuanyshevich on the topic: "Evolutionary and integrative features of the architecture of business-centers in Kazakhstan" in candidacy for the degree of Doctor of Philosophy (PhD) in the specialty 6D042000 – «Architecture»

Since the end of the last century, various buildings for private commercial activities have become an integral part of domestic architecture, which is nowadays actively involved in the world architectural processes, by thus adapting and integrating modern trends into the regional, cultural, historical, socio-economic, environmental and climatic specifics in the curious way. Numerous shopping, entertainment, recreational, manufacturing, storage, logistics, exhibition complexes and centers for financial, legal, mediation, training and consulting services are located both in differentiated and integrated buildings. Thus, forming an aggregate complex, which nowadays combines the re-profiled and reconstructed facilities, which were built in older periods, and a large number of modern, newly-built constructions. Those constructions are used not only by large corporations, but also by minor and medium-sized businesses, which in fact represent a mass consumer, who ensures a significant part of the demand. Demand is provided by both – the use of spaces and allowance for their functioning, and for the whole other range of services accompanying their business activities. The different speed of development and multidirectional dynamics of entrepreneurial activity forms the requirement for an appropriately organized space, in order to adequately support the effective business environment. Therefore, formation of such spaces allocates the need for constant research of the development of the phenomenon with the perspective of reflecting the current needs of users of architectural constructions. And naturally, these spaces are crucial components in the organization of business activity within the Republic of Kazakhstan. This importance was indicated in the Message of the President of the State K.-J.K.Tokayev addressed to the people of Kazakhstan "*Constructive public dialogue is the basis of stability and prosperity of Kazakhstan*": "*Effective small and medium-sized businesses are a solid foundation for the development of cities and villages*" [Message of the President of the State Kassym-Jomart Tokayev to the people of Kazakhstan. Constructive public dialogue is the basis of stability and prosperity of Kazakhstan] Topics discussed together above, determine the relevance of the following research paper.

From the viewpoint of the study of the problem regardless the development of business-centers within aspects of Architecture, there are several aspects are formidable. Business-centers are characterized by difference of locations, in different parts of settlements, of different scale, area, size and number of floors. There are new buildings corresponding to present-day requirements as well as re-profiled, or appropriately reconstructed buildings, that are further exploited for various purposes. The buildings are characterized by difference of specialization or degree of versatility, as well as the possibility of being adaptable to needs of potential tenants. Therefore, the degree and range of services provided to tenants is

different. The possibility for tenants to conduct various types of commercial activities within complexes, or separate buildings, typologically distinguishes a business-center from structures for production purposes with their administrative and household units, buildings for the implementation of state and municipal administration.

In many of the works analyzed by the author, this typological feature turns out to be somewhat blurred, as only buildings and complexes in which offices and auxiliary premises are located, are solely considered as business-centers. From the standpoint of this study, such buildings are a special case about business-centers. Also, the category of business-centers includes the "headquarters" of firms occupying the entire building or complex, although the concept of "business-center" in a certain sense implies the presence of several tenants, in fact, the formation of a diverse or multidisciplinary "business activity center".

As for the details of certain aspects, the study of the general problems of accommodation in cities is indicative within the works of such researchers as D.Brook, D.V.Vizgalov, V.L.Glazychev, S.P.Zavarikhin, Yu.N.Kazakov, V.V.Kondratenko, A.A.Magai, T.G.Maklakova, R.N.Pupavtsev, N.V.Semenova, N.P.Sultanova, V.Rybchinsky, R.A.Faltinsky, etc.; office solutions studied O.L.Bantserova, E.V.Borisova, A.L.Gelfond, E.A.Gorchakova, B.P.Goudd, Yu.V.Erygin, A.A.Zvyagin, A.A.Kayasov, L.M.Kvetnoy, A.A.Costa, A.I.Kotov, L.K.Kostina, P.A.Kohno, M.V.Lazareva, V.I.Lafitskiy, G.P.Levada, I.I.Lerner, D.Mayerson, B.G.Morgun, A.Mostaedi, N.L.Persod, L.I.Sokolov, M.V.Tarasov, L.K.Tereshchenko, K.van Uffelen, etc.; The works of G.G. Baikenova, N.V. Ignatieva, D.Sh. Kuzenbaev, G.K. Sadvokasova, K.I. Samoilov, M.R. Sikhimbaev, D.E. Uramaeva and others are indicative for the analysis of Kazakhstan's practice. The specifics of non-functional complexes were reflected by A.V. Bokov, V.G. Borisova, A.A. Gavrilova, A.L. Gelfond, A.N. Grigoriev, A.R. Diyazitdinova, N.V. Dubynin, I.N. Eterevskaaya, R.S. Zhukovsky, D.V.Zemtsov, E.A.Matveeva, A.F.Petrova, N.A.Porosyatnikova, I.T.Privalov, A.A.Firsova, A.V.Khrichenkov, O.N.Chernykh, E.Zeidler, H.M.el Hariri and others, This was emphasized by Z. Sh. Alkhalabi, N. V. Dubynin, V. A. Kolgashkina, N. N. Korshunova, B. M. Merzhanov, A. D. Razin, I. Khalil, and others. Parametric characteristics of such types of buildings are controlled by regulations. Historical aspects of the problem and typical examples are discussed in a number of reference and encyclopedic publications.

These materials **reflect the degree to which the problem of the development of the architecture of business-centers has been studied** so far. However, business-centers themselves as buildings or complexes of multifunctional business activity for several companies have not yet been the subject of an independent study. The combinations of various components of business activity which determine the functional content of business-centers of various sizes and specializations are not emphasized. In addition, some architectural features of business-centers in Kazakhstan were accentuated at the dissertation level more than ten years ago. During this time a large amount of new material, not yet introduced into the scientific community, has emerged.

These features of existing degree of study determine the feasibility of increasing knowledge on a number of general and specific issues of the achieved level of development of architecture of domestic business-centers. Accordingly, **the scientific novelty** of the study consists in the first conducted analysis of the specifics of modern practice of development of architecture of business-centers in Kazakhstan in the context of the global architectural process from the perspective of the specifics of their formation, urban planning position, volume-planning solution, features of functioning.

The formed set of new **scientific results is submitted for protection** as a set of evolutionary and integration features of the development of the architecture of business centers in the Republic of Kazakhstan.

The conducted research has achieved results having the following scientific, **theoretical and practical significance**:

- the research carried out by the author allowed us to develop theoretical provisions that together solve a socially and culturally important scientific problem that determines the possibility of predicting the further development of the typology of business centers based on the results achieved;

- for the first time, business centers are considered as a typologically independent object, including in various combinations various types of activities for the organization of product sales, and not only office and related auxiliary premises;

- for the first time, more than four hundred Kazakhstani objects are being introduced into scientific use, which were not previously involved in multi-aspect analysis;

- for the first time, a number of objects in Kazakhstan are considered from the perspective of the specifics of the development of the architecture of business centers.

- the scope is expanding and the degree of study of the architecture of Kazakhstan is deepening.

This makes it possible to apply the results of the conducted research in further scientific, educational, methodological and applied works.

**The purpose of the study** is to identify the specifics of the modern development of the architecture of business-centers in the Republic of Kazakhstan.

In accordance with the purpose of the study the following **research objectives** are formulated:

- to identify business-centers of Kazakhstan that have not yet been studied from the standpoint of architectural development in previous studies or appeared after their completion;

- to determine the features of urban planning placement of business-centers in cities of Kazakhstan of different sizes;

- to determine groups of functions available in the Kazakhstan business-centers;

- determine the ratio of buildings and complexes converted, reconstructed and originally designed for functioning as business-centers.

On the basis of the set objectives the **boundaries of the study** are defined: historically the work covers Antiquity, the Middle Ages, the New and Newest times from the position of determining the specific evolution of the phenomenon of

business-centers, and focused on the late twentieth - early twenty-first centuries relative to the practice of Kazakhstan; geographically the consideration of the evolution of business-centers is not fixed, and for domestic practice the impediments are identified naturally by the territory of the Republic of Kazakhstan.

**The object of the study** is chosen among selected buildings and complexes designed for business activity on the organization of the realization of products by various users, which are defined by the name of business-centers during the work process.

**The subject of the research** are evolutionary and integration features of the architecture of business-centers and their space-planning solution from the perspective of the degree of its adaptability to the needs of different tenants. In general during the analysis 703 objects were considered, including 472 business-centers in the territory of the Republic of Kazakhstan.

Taking into account the specifics of the object and subject of research, the general scientific dialectical method of sequential collection of materials, their study and analysis for the formulation of appropriate conclusions has been adopted as the **basic research method**.

This methodology determined the **methods and sequence of the research**:

- selection and analysis of literature;
- full-scale surveys of objects;
- separation and grouping of the received data;
- analysis and structuring of the analysis results.

The work was taken through **approbation and then implemented**: the results were reported at the international conference "V international scientific and practical conference" on September 17-23, 2022, Croatia, Rijeka University of Rijeka (UNIRI).

**13 articles have been published on the topic of the dissertation:**

1. Uzakbayev T.K., Nurkusheva L.T. - Iskerlik-ortalyktar zhuyesin kalyptastyrudyn zhikteu zhane negizgi principteri// Scientific journal - "Bulletin" of KAZGAS. – Almaty, 2018 - No.4 (70) pp.76-81.

2. Uzakbayev T., Nukusheva L.T. - Formation of architectural and artistic decisions of business centre//Mater.III International Scientific and Practical Conference "Global science and innovations 2018: Central Asia", - Astana, 2018. - pp. 461-464.

3. Uzakbayev T.K. - Kenselik gimarattardyn kolemdik-zhosparlau sheshimi//Mater. international scientific and practical conference. "Development and integration of education, science and production in the era of globalization", - Almaty, 2019. - pp. 136-140.

4. Uzakbayev T.K. - Iskerlik ortalyktyn evolutionyasy// Mater. international scientific and practical conference. "Modern trends in architecture and construction: energy efficiency, energy conservation, BIM technologies, problems of the urban environment", - Almaty, 2019. - pp.190-192.

5. Uzakbayev T., Nurkusheva L., Sidorov V. - Advanced approaches to planning and construction of modern business parks and office centers//Proceedings

of the International Scientific and Practical Conference "The 4th International Conference on Social, Business and Academic Leadership (ICSBAL 2019), Achievements in the field of social sciences, education and humanitarian Research", - Prague, Czech Republic, 2019. - pp.244-249.

6. Uzakbayev T.K., Nurkusheva L.T., Slyambekov M.B. - Kop kabatty turgyn uylerdin aula kenistikterin functionaldyk zhosparlau// Scientific journal - "Bulletin" of KAZGAS. – Almaty, 2019, №4 (74), 56-63.

7. Uzakbayev T.K., Nurkusheva L., Tolynbekova G. - Business center as a multifunctional public building//Materials of the International scientific and practical conference "Topical issues of the development of modern science" (February 12-14, 2020) Accent Publishing House, - Russia, Bulgaria, 2020. - pp.171-176.

8. Uzakbayev T.K., Nurkusheva L.T. - The traditional approach to the formation of administrative and office buildings in the XX century.//Materials of the XVI International Scientific and Practical Conference named after V. Tatlin, "Rehabilitation of a citizen's living space" on February 19-20, 2020, - Penza, Russian Federation, 2020. – pp.266-270

9. Uzakbayev T., Nurkusheva L.T., Imanbayeva Zh.A., Ishodzhanova G.R., Chiknoverova K.V. - Classification Features of Administrative and Office Buildings// Научный журнал Turkish Journal of Computer and Mathematics Education, Karadeniz Technical University, Vol.12 No.12 (2021), C.1176-1185.

10. Uzakbayev T., Samoilov K., Kuspangaliyev B., Sadvokasova G., Nurkusheva L. - The Evolution of Business Center Buildings and Prospects for Their Adaptation in the Post-Pandemic Period in Kazakhstan//Designs, 2022, Vol.6 (6), 127. <https://doi.org/10.3390/designs6060127>

11. Uzakbayev T., Nurkusheva L., Ignatieva N. - The architecture of business centers in major cities of independent Kazakhstan//Revista Innovaciencia 2022, 10(1); 1-13. DOI: <http://dx.doi.org/10.15649/2346075X.2965>

12. Uzakbayev T., Nurkusheva L., Iskhojanova G., Imanbayeva Zh., Chiknoverova K. - Evolutionary and Integrated Features for Designing Business Centers in Kazakhstan//ISVS e-journal (International Society for the Study of Vernacular Settlements) 2023, 10(4); 247-259.

13. Uzakbayev T.K., Nurkusheva L.T., Ignatieva N.V., Imanbayeva Zh.A. - Analysis of the evolutionary and integration features of the social infrastructure of business centers in Kazakhstan//Scientific journal - "Bulletin" of KAZGAS. – Almaty, 2023 - No. 2 (88) pp.132-141.

#### **Implementation of research results:**

- The results of the dissertation research were used in the implementation of the project, in particular, in the organization of space planning solutions business-center "Capital Tower" located in Almaty at 34, Abish Kekilbayuly str.

**Scope and structure of the study:** the presented study consists of one volume of 198 pages, including a textual part, sequentially illustrated with 71 drawings (maps, diagrams, photographs and drawings of objects, parametric data). The work is structured as follows: Definitions, Introduction, three sections with conclusions on each of them, Conclusion, List of sources used from 689 titles.

**The first section "Features of business space organization"** consistently examines the evolution of business spaces (3 figures, 24 images), features of the layout of modern business spaces on the example of Kazakhstan (7 figures, 67 images), classification and certification of business centers (2 figures, 7 images).

**The main conclusions of the first chapter:**

1. Business-spaces have the following separate parameters, which together determine the individual characteristics of each of them: the degree of organization (organized, semi-organized, spontaneous), the degree of commodity specialization (specialized, organized, non-specialized), the degree of openness (open, semi-open, closed), the degree of mobility (fixed, moving, unfixed), the degree of temporality (short-term, long-term, permanent), the degree of transformability (transformable, partially transformable, non-transformable), the degree of extensibility (expanding, narrowing, pulsating), the degree of individuality (individual, group, mass), the degree of accessibility (public, organically accessible, corporate), the degree of controllability and manageability (externally administered, internally administered, externally and internally administered).

2. The set of parameters of business spaces in the process of development has been constantly improved, accompanied by improved conditions for the implementation of trade and intermediary activities from the standpoint of cultural and domestic comfort, external and internal administration, informative and advisory, legal and financial support, ensuring the safety of activities and accessibility.

3. The lowest level of organization was observed among the spontaneously emerging business-spaces belonging to the period of the primitive social system.

4. Antiquity demonstrates a certain level of orderliness of the process, and the Middle Ages form a developed system of internal and external administration of activity. In the same period the prerequisites of working not with the whole batch of goods, but with samples, which changes the structure of business-spaces.

5. The New Age is indicative of the expansion of debt and securities trading, which further contributes to the specialization of business-spaces proper from a set of spaces for wholesale and retail trading.

6. Throughout these eras, certain spaces in temples, town halls, or catering and retail establishments were adapted for business activities.

7. Further development of business-spaces is associated with the improvement of administration and legal support systems, which has led to a significant increase in the number of employees of offices that are not directly related to the process of negotiation and transaction. Respectively, all the parameters of business-spaces have also changed, forming a sophisticated and distinctive space, which is characterized by the modern concept of business-center.

8. The constantly developing office activity of modernity is presented in several planning forms: cabinet, cell, open, remote. These forms can be mutually supplemented.

9. The office layout implies the presence of an isolated space for one or more employees. The cabinets can be located floor by floor in the same level or as separate cells located at different levels.

10. Cellular and open layout involves placing groups of employees of varying numbers in a large room, which can, through low partitions or capsules, be structured for individual or group work.

11. The remote form means that the employee can freely choose where to perform his or her duties, both in the premises provided for this purpose inside the firm's leased building, and in any other premises outside this building or even at his or her place of residence.

12. Modern Kazakhstan practice demonstrates all types of business-spaces. Corridor layout is predominant, which in most cases implies the possibility of redevelopment in accordance with the needs of tenants.

13. In terms of the quality of organization of office activities and related services, both individual business-spaces and business-centers in general are differentiated according to various sets of subjective and objective criteria into several classes. The criteria include both the planning and design features of the building or space itself and the system of relationships between owners and tenants. The urban situation and the nomenclature of related services are recognized as important. An often included criterion is compliance with a number of environmental protection measures during construction and operation. This differentiation differs in individual countries or groups of countries. There are differences both in the criteria themselves and in their importance in the final assessment.

**The second section "Evolution of business center buildings"** consistently examines the genesis of business centers as a specific type of building (2 figures, 24 images), the development of architecture of business centers in the second half of the XIX - first half of the XX century (5 figures, 57 images), the development of architecture of business centers in the mid-XX - early XX century. XXI century (5 drawings, 57 images).

**The main conclusions of the second chapter:**

1. The introduction of the spaces adapted for business activities in temples, town halls, catering establishments, and commercial establishments originally formed for this purpose has been noted since the European Antiquity, when agora were created in Greece and forums in Rome, which were, in fact, protobusiness-centers in combination with places of public assembly.

2. The Middle Ages provide examples of the further development of the idea of a business-center bridges with a business function, where trade and intermediary activities were combined with communication.

3. By the beginning of the New Age, clearly specialized exchange buildings appeared, the work of which gradually became more and more specialized, both by groups of traded goods and services, and by limiting the free access of visitors to areas for discussion and conclusion of transactions, legal and financial support, municipal and corporate regulation, as well as related services.

4. In the future, the set of buildings for business activities is expanding due to the appearance of commercial and office buildings both for individual large corporations with broad commercial ties, and for smaller firms renting the amount of accessory space they need in the immediate surroundings of the retail space.

5. By the middle of the XIX century, the number of companies operating both in the field of direct trade and in the provision of related financial, legal, intermediary, insurance, consulting, logistics, expert, information, training and advertising services had grown significantly. Accordingly, the number of documents recording all stages of the process has increased, which created a demand for a large number of different in size and degree of comfort of the premises suitable for the organization of business activities.

6. The increased demand for office space to accommodate employees, the number of which could vary widely depending on market conditions, determined the dominance in the construction of business-spaces of buildings in which it was possible to rent groups of rooms of different sizes, as well as to make structurally permissible redevelopment to meet the changing needs of tenants.

7. The second half of the XIX - the first half of the XX century is characterized by the appearance of a large number of business-centers, which thanks to structural (frame structures) and technical (elevator) innovations have greatly increased in number of floors and made it easier to carry out the necessary redevelopment tenants.

8. Due to changes in socio-economic policy, the development of business-centers in Kazakhstan has been interrupted since the 1920s. The relaunch of the process took place in the 1990s.

9. In the second half of XX - early XXI centuries, business activity has increased significantly in many countries, which stimulated the mass construction of individual buildings and complexes available for rent for trade and intermediary activities.

10. Having the structural possibility of planning variations these buildings and complexes, volumetrically-spatially characterized by the fact that the outlines of the plans begin to vary from simple geometric shapes to complex configurations, sometimes with a change in size and shape according to the floors.

11. The functional content of large business-centers is significantly expanding, which, unlike individual examples of the previous period, are increasingly beginning to include shopping, entertainment and sports and recreation enterprises intended for mass visits.

12. A notable phenomenon is the demolition for new construction or the conversion of business-centers built in the previous period into high-class hotels or apartments.

**In the third section "Features of the architecture of business centers in Kazakhstan"**, the urban planning features of the placement of business centers in the cities of Kazakhstan (4 figures, 22 images), the architecture of business centers in the cities of Kazakhstan (26 figures, 468 images), the uniqueness of business centers in the cities of Kazakhstan (17 figures, 88 images) are consistently considered.

#### **The main conclusions of the third chapter:**

1. A new stage in the development of business-centers in Kazakhstan, which began in the 1990s, was marked first by the massive adaptation of existing buildings, then it was supplemented by reconstruction, and by the early 2000s, the vast majority of emerging business-centers began to occupy buildings specially built for them.

2. The number of business-centers in cities of Kazakhstan with a population over 100 thousand people is directly related to the level of business activity and indirectly with the population: the saturation with business-centers (thousand people per business-center) in cities of Almaty, Atyrau and Kostanai is almost the same, despite the dramatically different number of population, administrative and economic status. This indicator is the highest in Aktau, and the lowest in Aktobe.

3. Urban planning situation and the density of business-centers by territories for each city of Kazakhstan is individual and varies as follows: chaotic, evenly distributed, monocentric, polycentric, linear, and combined from several types.

4. The variety of views is related to the sufficient level of development of transport infrastructure and in most cases is determined not so much by the commercial attractiveness of a particular area as by the optimal cost of land for the owner for new construction, or the presence of a previously built facility with the prospect of reconstruction. Exceptions are flagship business-centers in the largest cities of the country, which usually have a tendency to be attracted to the administrative center.

5. A combination of modern business-centers in Kazakhstan is represented by newly constructed (60.7%), reconstructed (39.3%) buildings.

6. The ratio between each of these types differs by city in the country, which is directly related to business activity and the amount of turnover. Cities with large financial transactions have a greater number of new or reconstructed centers. Cities with small turnover have business-centers in mostly repurposed and partially reconstructed buildings.

7. The uniqueness of the country's business-centers is determined by a number of functional, planning, architectural and artistic parameters:

8. By composition of basic functions (offices; offices, congress hall; offices, stores; offices, stores, congress hall; offices, stores, warehouses; offices, warehouses; offices, housing; offices, housing, congress hall; offices, housing, stores, warehouses, congress hall; offices, housing, warehouses; offices, housing, warehouses; offices, housing, stores).

9. According to the specifics of work are differentiated: specialized; universal

10. By origin: with the original function of a business-center; converted into business-centers; reconstructed into business-centers.

11. According to the number of floors: single-storey; medium storey; multi-storey; high-rise; mixed storey.

12. By infrastructural self-sufficiency: autonomous; non-autonomous.

13. According to the spatial solution: built-in; attached; built-in; detached.

14. By completeness - solitary; complex.

15. According to the period of functioning: permanent; temporary (one-time, episodic, periodic).

16. By position in space - stationary; moving.

17. By changeability - stable; transformable (increasing, decreasing, redesigning).

18. By the layout - as corridor; enfilade; hall; atrium; gallery; mixed.

19. In terms of style, neo-classical (orthodox version, simplified version, romantic version; national-neoclassical; modernist; neo-modernist; neo-postmodernist; neo-internationalist; neo-romantic; national-romantic; deconstructivist; brutalist.

20. The most common is the brutalist architectural and artistic solution, the least common is the national-neoclassical.

21. The combination of these parameters determines the degree of individuality of the object.

### **Conclusion**

The development of business-centers, providing trade and intermediary activities, has a long history, during which they evolved from spontaneously arising, practically undeveloped sites to large complexes of buildings and structures, including a variety of systems of related services. Regional peculiarities of this process in Kazakhstan are determined by several parameters, which vary from one period to another.

The basic parameters for determining the specifics are the intensity of business activity and the amount of turnover. The number of participants in the process depends on the intensity of business activity and, accordingly, the need for architectural and spatial organization of activities is formed. The degree of the size of the offices depends on the turnover and, accordingly, the request for the availability of spaces of various sizes. The organizational and numerical structure of companies is formed on the basis of the intensity of business activity and the value of turnover. Accordingly, there is a need to accommodate a different number of employees in one or another layout that is optimal for a given company.

An important component is the structure and specialization of trade and intermediary activities. For companies working directly with consumer goods, it is important to have an appropriate amount of warehouses in operational access. For intermediary companies and companies operating with wholesale supplies, such a resource is not so important.

The next parameter is the localization of this or that type of trade and intermediary activity. Here the number of population, administrative status of the city, presence and quality of logistical connections, in some cases - proximity of production of goods included in the sphere of accessible business activity are the determining factors. The size of the city, its road and transport infrastructure and the development of the existing system of cultural and social services determine the possibility of forming business-centers with exclusively office functions or including related services (retail, housing, health and entertainment complexes, leisure and educational centers), in the absence of them in the surrounding development. In accordance with this, the urban planning placement of business-centers varies as uniform, focal, linear, concentrated or mixed. The capital status of the city naturally stimulates the emergence of business-centers in it, in which the offices of flagship companies are located. In addition, the presence of an office of small companies next to the flagship ones adds some prestige, which is part of the image in the business reputation of these companies.

A component of business reputation is also the placement of a company in a business-center of a particular class, differentiation for which includes certification of a building for compliance with various environmental protection standards both during its construction and during operation.

An important parameter is the presence of buildings in the locality that can be repurposed or reconstructed with optimal resource and time costs to meet the changing needs of the spatial organization of business activity. Accordingly, the availability of free sites and the material and technical capabilities of the new construction of business-centers of various sizes and specializations becomes important.

For the architectural and artistic solutions of the buildings of business-centers, the urban planning context and the variant of a particular stylistic direction chosen by the owners are important. The diversity of natural-climatic and engineering-geological conditions in various parts of the country has a significant impact in this case. This leads to a difference in the compactness or dispersal of buildings of complexes available for seasonal operation of open and semi-open spaces, the abundance and structure of facade glazing.

Essential to the interpretation of all these parameters is the priority determined by the owners of the firms, based on the business strategy, including the stability or adaptability of activities (focus on the mass or narrow corporate customer; specialization or diversity of services, stability or variation in the number of staff; the concentration of all employees in one complex or dispersion of them into several buildings; rental of spaces in business-centers of the same class or buildings of several categories; stable location at one or more addresses or a permanent change of location; "recognizability" of the office by the specific architectural and artistic design of facades and interiors or neutral attitude on the basis of existing forms).

Thus a characteristic historical feature of the development of business-centers in Kazakhstan is that the relatively low level of development of trade and intermediary activities at the turn of the last century and the century before was adequately reflected by low-rise family trading houses with a small set of premises for rent. Socio-economic specifics of development of the country in the middle of the last century did not imply the presence in the building of such typological unit as a business-center. By the end of last century and the beginning of present century the need for business-centers in Kazakhstan had emerged again. Accordingly, a large number of administrative, educational and scientific-industrial buildings that had ceased to function for their original purpose turned out to be in commercial circulation. Being re-profiled and reconstructed they became an essential part of the successfully operating fund of business-centers at present times. Some of them were occupied by large corporations, which carried out significant reconstruction. But the vast majority with minimal planning and facade alterations are massively used for long-term or short-term lease to small and medium-sized business firms.

Polycentricity of location across the country and dynamism of the activity business-centers in combination with changes in intensity and structure of trade turnover led to intensive construction of new business-centers in some regions of the Republic (Astana, Aktau, Almaty, Atyrau, Shymkent). At the same time in other

regions the majority of business-centers are located in repurposed or reconstructed buildings.

The conducted research has prospects for further development and enhancement. They are connected with the expediency of a more detailed study of the planning features of individual business-centers, analysis of the transformation of their layouts during exploitation. The main subject of interest is a more complete coverage of business-centers by specific cities. And, of course, it is necessary to investigate newly constructed or reconstructed buildings that appear within the country.