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ARCHITECTURE

UDC 72

REVENUE HOUSE AS A METHOD OF SOLVING THE PROBLEM OF AFFORDABLE AND COMFORTABLE HOUSING IN THE POST-WAR PERIOD

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Abstract: The war in Ukraine has led to a number of problems for the population, one of which is the problem of housing. As of 20 May 2022, 420,000 people have been deprived of their usual living conditions, so the issue of affordable and comfortable housing remains more relevant than ever. Construction of revenue houses can become one of the methods of solving this problem in Ukraine. In particular, they have a number of advantages for both the population and the state economy. Rental housing is a stable type of business that improves the living conditions of citizens, provides a sense of stability and confidence to build a career in another city, solves the issue of migration. For tenants, this type of housing provides transparent and favorable conditions of interaction with the landlord. Revenue houses are always built as multifunctional complexes with an access to additional services which stimulate the creation of new workplaces, increase the comfort of residents, etc.

Keywords: revenue house, post-war reconstruction, apartment buildings, rental housing.

According to the opinion of the Ukrainian authorities, it makes no sense to build temporary residential buildings for refugees and is more problematic in terms of selecting the territory and disposing of these building structures later, therefore, mainly multi-apartment high-rise buildings that can accommodate as many families as possible will be built. A revenue house can become such type of housing.

Revenue houses are multi-apartment residential buildings where housing is provided for temporary use on the basis of tenancy or commercial lease agreements[1]. They act as an analogue of a hotel, particularly as an apart-hotel, but only for long-term use. Currently, the construction and maintenance of such houses is a fairly popular and successful business in many countries of the world. For example, in Western Europe more than 70% of the total urban population lives in revenue houses.

In most cases, revenue houses were multi-storey, the cost and organization of apartments were set depending on the floor. Analyzing potential tenants of this type of housing, we can conclude that these may be people who lost their homes as a result of hostilities, refugees from the temporarily occupied Crimean peninsula, eastern regions, residents of damaged houses and simply young families who lost their source of income as a result of the war and do not have an opportunity to buy an apartment. An advantageous feature of revenue houses is that they allow people not to be tied to a particular city, not to mention that they make it is easier for people to change their place of residence or return to their hometowns of which Ukraine has already regained control.

The main problem of the construction of such houses is a lack of state building standards for income-producing housing, but given that it combines the functions of a residential and public building, the main requirements for architectural and space-planning organization can be found in the state building standards for residential housing and public buildings. They include requirements for built-in and extended public premises and regulate the norms for the size of the entrance area, vestibule,

dressing rooms, elevator cabins, with regard to their use by people with disabilities. They also include requirements for the height of the premises, a defined list of premises of public buildings that can be placed in the basement and on the ground floor of a residential building, requirements for lighting and insulation of premises, requirements for fire safety and evacuation routes accessible for people with reduced mobility, etc. [2, p. 8]. They also cover the norms for certain elements of residential buildings, the basic requirements for the functional zoning of apartment premises, their size, orientation and natural lightning provision [3, p. 10].

The main condition for the design of revenue houses, in addition to compliance with all standardized features of comfortable housing, is the optimization of construction which leads to a reduction in cost. The apartments, grouped around stairwells, corridors or galleries, were uniform in their layout. Usually, the majority of apartments are either one- or two-room apartments, but in the current realities, multi-child refugee families who need three living rooms can become potential tenants, so this type of an apartment should be concentrated on the floors of a multi-apartment revenue house of our time. They are usually equipped with furniture, household appliances, Internet access. They have concierge, security, gym, cafes and office spaces. Other services, such as cleaning or pet walking service, can be provided if needed. The territory of the construction site is selected in conditions that are pleasant in terms of sanitary and hygienic properties, with regard to the transport accessibility, the availability of medical, social and residential infrastructure.

Revenue houses have been gaining momentum in Ukraine in the past years, and now, being one of the variants of affordable housing as exemplified by Western countries, the existence of such housing in Ukraine is quite possible in the near future.

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