

Contribution to the technical-economical founding of the management for apartment buildings rehabilitation based on global cost

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Summary

The first chapter begins with the presentation of the dwelling buildings built in European Union and in Romania and also of the present stage of research in this area, both on national and international plan.

At the end of the chapter there are presented the objectives of the PhD's thesis.

The second chapter presents in detail the elements of the life cycle of a building. More than that, these are suggestively represented with help of a logic diagram.

In the third chapter there are presented in detail the quality requirements according to Law 10/95.

Furthermore, there is presented in an original manner the technical-economic and performance factors.

The fourth chapter begins with the presentation of the global cost concept on a world wide scale.

Further there are defined the notion of analytic and according to its content "global cost", presenting in detail its elements.



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In the fifth chapter there are presented the non-conformities of the two types of structures subject to analysis: big panels and brickwork.

Also in this chapter there are presented the exploitation and maintenance expenses for this flat buildings, the experimental tests being made in a three years period (2003 - 2005).

In the 6th chapter there is created a “MERA - BLOC” methodology meant to be an instrument for choosing the optimal variant for rehabilitation of the dwelling ensembles based on global cost.

The last chapter presents a conclusion synthesis from each chapter of the paper and the original contributions brought by the author.

Keywords: life cycle, quality requirements, technical-economic and performance factors, global cost, non-conformities, big panels and brickwork, exploitation and maintenance expenses, optimal variant for rehabilitation.

