

## Individual housing assemblies Concept. Structure. Forms of organization plan.

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### Summary

*This paper discusses the general issues relating to the concept of "individual accommodation" and "individual housing assemblies", its development and spread as well as the characteristics in terms of technical and functional. The main objective is to emphasize that the organization plan of individual homes and of individual housing assemblies, the location, design or performance are issues that are connected with certain restrictive criteria such as: ensuring the utilities, the nature or form of site, the socio-economic conditions.*

Key words: individual accommodation, individual housing assembly, restrictive criteria, utilities, form of organization plan.

### 1. INTRODUCTION

Since ancient times, the residence is an essential satisfying basic human needs equal with clothing and food as shown in Figure 1[1].

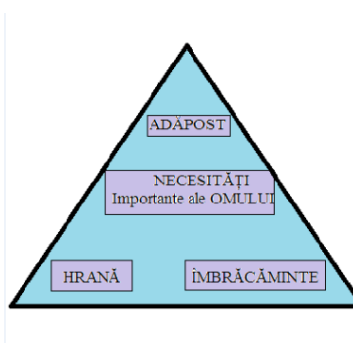


Fig. 1. Important human needs. Building –shelter

In the current context, it is absolutely mandatory that each individual or family to have access to housing and of course to the quality and comfort that a home



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provides. Beginning from this essential aspect of life, the individual may exercise all other rights and basic obligations of everyday life [3].

According to the Housing Law no. 114/1996, the dwelling or the dwelling unit is defined as "the functional unit, stand alone building or part of a building consisting of one or more living rooms of the building at the same level or at different levels, with outbuildings, necessary facilities and utilities, with direct access or easement crossing and entrance that was built or converted in order to be used, usually by a single household for housing requirements."

According to Norm NP 057-02 "Regulatory regarding the protection of residential buildings" the residential buildings or dwellings are classified depending on territorial area as urban housing and rural housing. In the same legislation, depending on living style, the residential buildings are classified as single-family (individual) for a single-family, semicolective, these are homes for several families (more housing) with individual access and shared space, and collective housing characterized by the fact that are destined for several families (more houses) with shared access.

**2. CURRENT DEVELOPMENT OF INDIVIDUAL HOUSING ESTATES. SPREADING AT NATIONAL LEVEL**

Considering the above mentioned, by definition and analogy, one can say that the basic unit of the individual housing assembly is the single-family dwelling (individual) and the concept of "assembly" is actually how the positioning of these dwellings on the site with access and use of common areas by the owners and not least their administrative organization.

In this respect, the Ordinance No 210/2008, which completes the Housing Law no. 114/1996 defines the general sense of the term "condominium", whether we are talking about homes located in block of flats, individual housing situated in common courtyards or any other form of well defined properties. Correspondingly, the condominium is "a property consisting of land with one or several buildings, some of which properties are common, and the rest are individual properties which have a collective land register and one individual land book for each individual unit as exclusive property that can be represented by housing and other purposes, as appropriate. " [7].

Summarizing these issues when discussing individual housing complexes, we mean both block of flats and the residential areas consisting of houses.

Compared to last year, at December 31, 2016, there was an increase in urban housing (+ 25.00 thousand) and rural (22.00 thousand) statistics shown in Figure 2.



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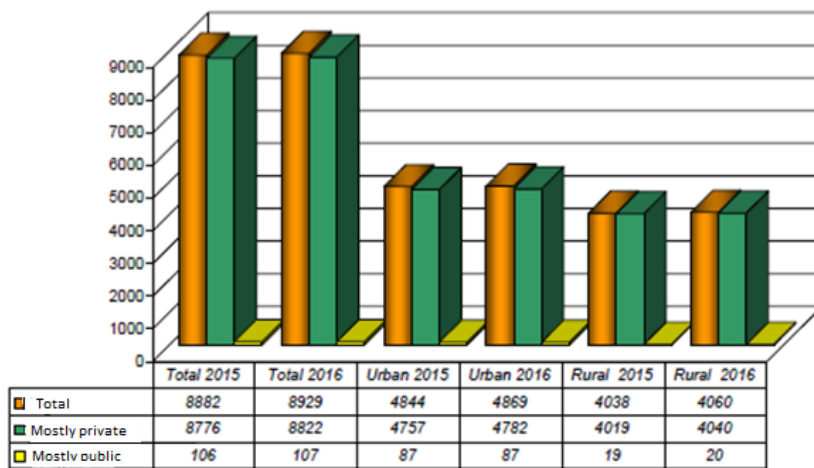


Fig. 2. Housing development for 2016 compared to 2015

By area of residence, INS shows that at the end of 2016, 54.2% of homes with mostly private ownership are located in urban areas, while 45.8% in rural areas as shown in Figure 3.

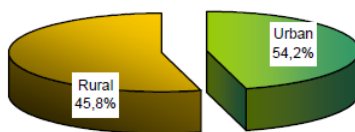


Fig. 3. The share of housing stock with mostly private ownership, by residence

Of the total number of dwellings completed in 2016, based on height, 59% are located in buildings with a height of one floor, in the context in which it was built more intense in rural areas. However, in 2016 compared to 2015, there was an increase of 75.6% of housing of 5 floors or more as shown in Figure 4 [4].



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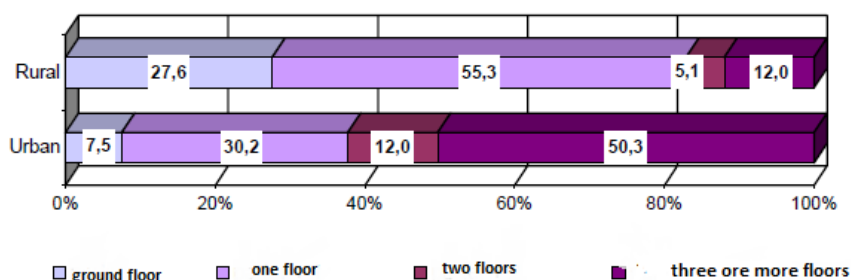


Fig. 4. Structure of completed dwellings, by area of residence, the number of levels in 2015

### 3. RESTRICTIVE CRITERIA FOR INDIVIDUAL HOUSING ASSEMBLIES

#### 3.1. Overview

In terms of location and organization as well as in terms of functionality and endowments, the individual houses and by extension, all individual housing must meet a series of requirements for comfort and safety of the beneficiaries, needs that are regulated by HG 525 of 27 June 1996. The endowments, the percentage of land occupation, the orientation and location within the plan, the entrances and pedestrian, the access to endowments, the existing regime height or providing car parks are just some of the landmarks that a set of individual housing development must take into account [8].

#### 3.2. The insurance of utilities

According to HG 525/1996, the authorization and execution location of individual housing assembly is possible only with the connection to the water, sanitation facilities, electricity, gas or existing telecommunication networks. Otherwise, the developer or client also must provide access to a individual utilities system. By exception, with the approval of the issuing authority of the building permit, the beneficiary shall be obliged to connect the individual housing assembly to the water or sewage. It should be noted that, the water and sanitation, natural gas supply, electricity, telecommunications networks or the public roads are public property of the territorial unit on which the site is to be built.



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In terms of providing of utilities for individual housing assemblies, an important role is played by the land parceling of the site because, by definition, the land parceling is the process of dividing a land in at least four adjacent plots for constructing of new housings[8]. We can say that parceling plays an important role in ensuring the utilities for individual housing assemblies because in case of more than 12 lots, the plotting and execution of constructions shall be authorized only if there is a solution of equipping collective housing[8].

According to the study conducted by the National Statistics Institute in 2017 on the status of existing homes at the end of 2016 compared to 2015, in terms of the degree of endowment with housing utilities, were made the following findings: the percentage dwellings equipped with electric installation in 2016 is 99,6% versus 2015 when the value was 99,8%, 89,8% of total 2016 homes were connected to the mains water supply compared to 88,1% in 2015, in 2016 77% having were sewage opposed to 74,4% in 2015, 84,1% are connected to the central heating network with a percentage compared to only 80,5% in 2015 [4].

The comparative analysis for category of residency shows that there is a discrepancy between urban and rural areas from the point of view of utilities, particularly with regard to the connection to water and sewage. An example would be that of the total number of new homes built in 2016, 90,2% placed in urban areas are connected to sewage areas compared to 62,4% in rural areas, as exemplified in Figure 5 [4].

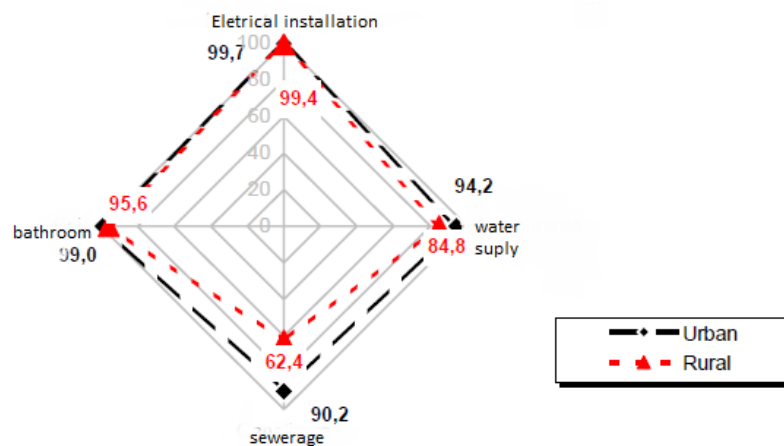


Fig. 5. The degree of endowment for completed dwellings in urban and rural areas in 2016

#### 4. FORMS OF PLAN ORGANIZATION FOR INDIVIDUAL HOUSING ASSEMBLIES



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According to the National Institute of Statistics, in the development of housing stock for the year 2016 by residence, in recent years, the urban development housing areas was primarily made with vertical (block of flats or units of buildings block of flats) while in rural areas or in areas adjacent to cities, the development of housing areas is horizontal (individual units of houses).

Regarding compliance (form of organization plan) and location on the lot according to Norm NP 057-02 "Regulatory regarding the protection of residential buildings" the residential buildings are classified as isolated housing positioned in a isolated location, coupled housing organized two on the border between two lots, row houses located along the whole line of lots, carpet style buildings in the form of "U" or "L" in relation to the lot where there are located, positioned on the boundary of several lots (two or three), coupling buildings with the neighboring buildings, terraced buildings which have as common trait, superposed apartments in retreat.

**5. CONCLUSIONS**

The basis of individual housing assemblies, stands as a functional unit, the housing, whose conformation, by extension, depending on the requirements and needs of the beneficiary comfort, offers the compliance of the assembly.

The development of the individual housing assemblies is constantly expanding in Romania, regardless of residence to which we refer (both urban and rural), the difference between them is the way of development: urban we distinguish the vertical development of housing areas while in the rural areas this development is horizontally in line with the free land plot.

As a developer or customer in the context of building a house or a individual housing assembly, in order to obtain the building permit one should take account primarily of site accessibility to public utility networks. If the site has no access to these networks, the access must be provided by the developer/customer self-catering, with the approval of the issuing unit of the building permit.

According to statistical studies, in terms of housing access to utility networks, as opposed to rural or peri-urban areas it is much easier to provide access to these utilities due to the constant development of those areas.

By area of residence, the site area, lots, the network of public utilities (water, sewer, gas, electricity) and the public road network connected with parking, the individual housing assemblies conform to comply with the regulations, economical advantages of the investment and equally to satisfy the needs of users.



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