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TYOLOGY AND FEATURES OF TECHNICAL SOLUTIONS FOR RE-PLANNING RESIDENTIAL PREMISES IN AN APARTMENT BUILDING

Mikhail Balzannikov

Doctor of Technical Sciences, Professor, Samara State University of Economics
Samara, Russia

Alexander Alekseenko

graduate student, Samara State University of Economics
Samara, Russia

Evgeny Yenin

graduate student, Samara State University of Economics
Samara, Russia

Abstract. In recent years, issues related to the redevelopment of premises in apartment buildings have become increasingly relevant due to the increase in the number of apartment-owning residents who want to carry out work on changing the configuration of residential premises to their own requests. The article provides the features analysis of the decisions made by the owners on the redevelopment of residential premises and the systematization of their typological features. In particular, all the variety of solutions for changing the configuration of residential premises is combined into four main types: 1) redevelopments that do not require coordination; 2) requiring approval; 3) requiring approval and permission; 4) configuration changes contrary to redevelopment legislation. The authors proposed criteria for classifying the most common solutions for changing the configuration of residential premises in an apartment building as the main types of redevelopments. The study is based on various regulations governing the construction and redevelopment of multi-apartment residential buildings. Specific examples for these types are given to understand and visualize the changes made. The presented typology will help the owners of the

premises to weigh the possible consequences of their redevelopment decisions and make an informed decision.

Keywords: apartment building; living quarters; construct; room layout; redevelopment approval; residential rooms area.

JEL codes: H31; L74; L85.

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Contact

Mikhail Ivanovich Balzannikov
Samara State University of Economics
141, Sovetskaya Armiya str., Samara, 443090, Russia
mibsgasu@mail.ru

Alexander Alekseenko
Samara State University of Economics
141, Sovetskaya Armiya str., Samara, 443090, Russia
alexalexeenko1993@yandex.ru

Evgeny Yenin
Samara State University of Economics
141, Sovetskaya Armiya str., Samara, 443090, Russia
enin--ev@mail.ru