

CONFLICTS OF USABILITY AND THE INCREASE IN AVAILABILITY OF COMPACT APARTMENTS IN THE INSULAR AREA OF FLORIANOPOLIS-SC

Cláudia Vasconcelos ¹, Fernando Barth ²

Campus UFSC – Trindade, PosARQ/CTC, P.O. Box 476, Florianopolis, SC, Brazil, Postal
Code 88040-900

¹ vasqueiz@gmail.com ¹, ² fernando.barth@ufsc.br ²

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1 Context

This article pertains only to buildings with permanent residence within apartments, in other words, vertical structures designed for multifamily residential use. The increase in the availability of compact apartments with an ever smaller living area than that of the current restriction for minimum dwelling sizes has become a trend in the real estate market of large Brazilian capitals. This residential category can contribute to the reduction of the housing shortage as it accommodates different social classes.

The compact apartment is an alternative in living spaces with reduced and concentrated dimensions. However, despite these restrictions in size, its area must adhere to basic standards of living in order to provide quality and adequate conditions for regular household activities. This residential category presents conflicts of usability due to different overlapping functions. According to Palermo (2009) the concept of the minimum requirement was defined and spread by the Modern Movement with the goal of rationalizing and reducing costs. For Moraes (2014), buildings which accommodate collective housing promote more complex relations when compared to isolated housing units. The agglomeration of apartments, organized in height and in blocks, may reduce the private areas, enabling the increase in the availability of common areas for collective use.

The compact housing category in a building may be characterized when presenting reduced dimensions bordering the limit of the minimum sizing required by current regulations, or when compared to conventional standards. Apartments with a reduced private area are offered in the housing market, although some buildings have compensated this space restriction of the unit itself with areas available for collective use, with the objective of providing services, equipment and leisure to the residents of vertical condominiums. This offer has added to the constructive chain of the civil

housing sector in order to adapt the real estate market to the new housing demands. As stated by Antoncic (2012), the urban home of the contemporary city is the collective form of living and dwelling, whose collective dimension is founded on the form and rationalization of scales, through the humanization of the model of collectivity of urban insertion, through the use of spaces in a shared manner to promote diverse interactions in community life.

2 Method

The method of evaluation corresponds to the formatting of the database of the sample, comparing it to the current standards and regulations for construction in urban areas. The results can generate indicators and a characterization of this compact housing category as a trend in the real estate market of Brazilian capitals, regarding the accommodation of the necessities of a consolidated and also growing customer base within the current reality of the many ways of living in society.

The review of literature considered the main characteristics of compact units for the systematization of the search criteria observing the following support platforms: the collection of the University Library (BU/UFSC), Pergamum network of the BU/UFSC, Brazilian Digital Library of Thesis and Dissertations (BDTD), Capes Journals Portal and Thesis Database and Google Scholar. Databases which allow for the searching of publications such as thesis, dissertations, articles, research reports, term papers and books.

The document survey was based on a data collection at the Public Archive of the Municipal Council for Environment and Urban Development (SMDU), of the Florianopolis City Hall (PMF), considering projects which had been approved for structures of multifamily residential usage from 2010 to 2014, in a total sample of 391 approved residential projects. The buildings approved comprise a total area of 2.667.320,90m². The survey of building regulations for the 26 Brazilian capitals and the Federal District was taken from the federal government website. However, when building regulations were not found within the official website, the search was redirected to other websites.

3 Results

In the real estate market, the rise in property value is evident in central urban areas. In the sample analyzed, an increase in the availability of compact apartments can be observed in the housing market of the insular region of Florianopolis. The reduction of the constructed area for each residential unit is compensated by solutions which include collective spaces designed for services and leisure within the building itself, such as a shared laundry and storage room (usually adjacent to the garage and used for storing utilities which do not fit inside the apartment). This compact category

often possesses few rooms, but with the demand for multiple uses. This multifunctionality can be made viable through the acquisition of multipurpose and retractable furniture, with the possibility of partial or even complete movement or removal when not in use for certain functions, in order to make the operation of overlapping uses feasible.

The results relating to the building regulations for Brazilian capitals considered the sum of minimum sizing for each room to designate the minimum area of the residential unit. It is worth noting that the lower the floor area ratio, the greater the restriction and usability problem will be. According to Folz (2008), the desired living area of a residential unit per person would be of 18m², and the minimum recommendation would be of 14m² per person, as areas below this limit may be considered restrictive, upsetting to the balance of the family and the individual.

Regarding Brazilian capitals in relation to the minimum sizing aspect, Recife and Rio Branco presented the lowest floor area ratios of 9m²/person and 9.15m²/person, respectively. In other words, the most restrictive rates, to which Folz (2008) states that the minimum space must enable the strictest necessary functions, and when bordering the minimum living area of 8m²/person an alarm must be sounded for the restrictive and problematic use. On the other hand, amongst the highest ratios are Porto Alegre, Brasilia, São Paulo, Macapa and Maceio, with 16.9m²/person, 16.6m²/person, 16,05m²/person e 15m²/person for both cities, respectively. Thus, considering the representativity of a capital for each federal region, the South, Midwest, Southeast, North and Northeast, respectively. The average, regarding the floor area ratio, was of 12.6m²/person.

The survey on the database of the Public Archive of SMDU/PMF comprises 391 approved projects located in the insular region of Florianopolis. The research is directed to the integrated multiple use unit (UR0.5) and the one bedroom unit (UR1). The sample comprises the offer and availability of housing in vertical buildings to evaluate the increase in these two residential units, UR0.5 and UR1, which characterize the trend for standard compact units.

The compact apartment sized from the minimum parameters and in concentrated spaces must fulfill the requirements of the minimum sizing demanded by the current regulations. The profile of owners and the economic crisis have raised the demand and availability for this type of residence. Privileged locations, near to places of work or study reduce or facilitate commuting, indicating that this is a determining factor in choosing this category of housing. For having fewer rooms, this compact dwelling presents restrictions to its multifunctionality. This compact housing category has come close to the rate of availability of three bedroom housing units. The availability of four bedroom apartments has shown a steady drop. This data shows that despite the steady growth in the availability of the compact unit, this category has not yet achieved a similar rate to that of two bedroom residential units.

4 Conclusions

The compact housing has the need for spaces and furniture with multifunctionality and flexibility in order to guarantee its usability, and consequently, the fulfilling of different demands of use in relation to the constructed environment. This optimized use of space can become viable when surpassing the elementary function attributed to the furniture, equipment or the environment itself. The conversion or variation of its use must add to its functions in order for each environment to adapt to the needs of the user. This characteristic of facilitating the transformation of the room in detriment of a better spacial adaptation is able to satisfy the living experience of the user, allowing for an ease and adaptability of residence.

The surveys carried out in this study present the compact residence as that which is generally designed within the minimum sizing limits demanded by current regulations. This research has enabled the identification of conflicts related to legal requirements and, consequently, to usability. The profile of the user and the economic crisis have played an important role in raising the demand and offer of this compact housing category. The most determining factor for those who choose this category is a privileged location along with infrastructure, communal equipment, commercial centers and a road network which favors the user's mobility in relation to the city, enabling the reduction or facilitation of the daily commute.

5 References

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