

# Analysis of the Decoration Design of the Resettlement Model Houses

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**Abstract:** With the development and progress of society, people have put forward higher and updated requirements for the quality of life and living environment, and the decoration design of living space has become the most important part in the field of decoration design. The proposal of the decoration design standards for the resettlement model houses aims to ensure people's livelihood, rationally allocate resources, meet the basic needs of ordinary people's lives, and improve the quality of people's lives with the added value of low-carbon and sustainable planning and design.

**Keywords:** People's Livelihood Project; Resettlement Housing; Model Houses; Interior Design; Decoration Design.

## 1. Introduction

In 2024, Jiangsu Province will start (raise) 93,077 units of resettlement housing, 6,315 units of affordable housing and 162,447 units of affordable rental housing. [1] Resettlement housing planning should meet the urban planning at the same time, but also meet the sustainable and ecological requirements, the design of model housing is to be different from the general commercial housing, in line with the requirements of various classes, most households. According to the planning requirements to design a representative, complete layout model house decoration design standards is discussed in this paper.

## 2. Overview

The resettlement housing project is not only related to the vital interests of the majority of relocation households, but also has a very important significance for speeding up the urbanization process, enhancing the image of urbanization and improving the living environment. To this end, the resettlement housing project focuses on the goal of high starting point planning and high standard construction, with a responsible attitude and high quality, high level and efficient construction technology, to create a green home with beautiful environment, complete facilities and comfortable living.

## 3. Resettlement Housing Planning and Design and Model Housing Decoration Design

### 3.1. Analysis of the Resettlement Housing Planning and Design Characteristics:

As a residential project with specific functions, the resettlement house has the following characteristics: first, the sales target is limited, and the sales are for the demolished people; Second, it is a low-income housing project, which is a project of people's livelihood and public support. Third, there are certain design requirements, building forms, household proportions, etc. to meet the needs of demolition; Fourth, the property management requirements are high, and the owners have special requirements for house maintenance and community management. [2]

The resettlement housing should be designed according to the quality of commercial housing, the greening should meet the landscape needs, and support the functions of residents' rest, children's entertainment, sports and fitness, and the traffic system should realize the separation of people and vehicles. The scale of resettlement housing construction is determined according to factors such as the area of the house base, the construction area and the number of resettlement population. The location of the resettlement house should follow the principles of conforming to the planning, convenient transportation, complete supporting facilities and easy construction. The building form should be mainly plate-type, the number of high-rise and small high-rise residential floors should be between 9-20 floors, the proportion of parking space should not be less than 0.7, the unit type combination should be mainly one ladder two, and the unit type of one ladder three and two ladder four can be appropriately combined, the building density and green rate should meet the planning requirements, the floor area ratio should not be higher than 2.0 in principle, and the building density should not be greater than 35%. The green land rate within the urban central area is not less than 25%, the green land rate outside the urban central area is not less than 30%, the proportion of units meets the relevant requirements of "70/90" and demolition projects, and the supporting public buildings are constructed in accordance with the planning requirements. The housing type and area of resettlement houses have strict standards in principle. Specifically, multi-storey residential building area: a room and a hall 50-60 square meters; Two rooms and one living room 70-80 square meters; Three rooms and one living room 85-90 square meters; High-rise residential building area: 55-65 square meters for one room and one living room; Two rooms and one living room 75-85 square meters; Three rooms and one living room 90-100 square meters. [3]

### 3.2. Standard Analysis of the Resettlement Model Houses Decoration:

The model room is the board sample, through aesthetics, ergonomics, architecture, behavior, psychology and other architectural decoration technology and art furnishings, for a wide range of target customers to complete the model room. [4]

### 3.2.1. Exterior Decoration

(1) The residential part: mainly paint, three floors below the external wall can be used stone or tile;

(2) Public construction: mainly stone and tile.[5]

### 3.2.2. Interior Decoration

(1) Residential: residential indoor for the blank room, indoor embedded professional water and electricity pipelines, wall, ceiling scraping putty, kitchen, bathroom wall hair, according to the drawing reserved kitchen and bathroom equipment holes, do not install kitchen utensils, sanitary ware; The wall and ceiling of the stairwell are scraped with water-resistant putty and painted with paint, the floor is non-slip tile, and the stair railing is steel; Residential stairwell and elevator room with plastic steel doors; Elevator room, water tank room and other equipment room ground with cement mortar compacted light, wall and ceiling paint; When the elevator shaft is adjacent to the bedroom or hall of the resident, the inner wall of the elevator shaft should be treated with sound insulation. Sound insulation measures should be taken for the walls and ceilings of noisy rooms, such as equipment rooms. Vibration isolators and vibration pads are used to reduce the vibration of the equipment in the water pump room with noise sources. The newspaper box is made of stainless steel;

(2) Supporting public construction: supporting commercial buildings, embedded hydropower professional pipelines, wall plastering, ceiling concrete original surface; Office type supporting public building wall, ceiling paint; The bathroom wall is glazed tile, and the ceiling is scraped water resistant putty; All floors are non-slip tiles. Unless there are special requirements in the equipment room, the floor should be compacted with cement mortar to catch the light, and the wall and ceiling should be painted.

### 3.2.3. Door and Window Engineering

The ground part of the exterior window of the house is the aluminum alloy casement window with broken bridge. Door for fire, anti-theft, insulation, sound insulation class A fire door; No inner door. The main supporting public building doors and Windows material broken bridge aluminum alloy. The indoor balcony uses the aluminum alloy sliding door with broken bridge. Safety guardrail materials must meet the relevant standards. The unit door is made of steel electronic control security door, the fire door on the upper part of the unit is made of steel door, the door of underground civil air defense and garage leading to the entrance of each unit, and the door of the underground floor leading to the elevator room of each residential building.

### 3.2.4. Waterproofing Work

The Roof Waterproof is two level, using polyester tire SBS waterproof coil, thickness  $\geq 3 \times 2$ mm. The basement is grade 1 waterproof. The basement floor, exterior wall, concrete components in direct contact with soil, and civil air defense roof are made of waterproof concrete with impermeability grade S8. The outer waterproof material is made of polyester SBS waterproof material with thickness  $\geq 7$ mm, and the waterproof height is set to the outdoor floor. The toilet is waterproof with 1.5mm thick polyurethane coating (environmental protection type), and the wall waterproof height is 1800mm.

### 3.2.5. Water Supply and Sewerage Works

The horizontal pipe and common riser of the water supply pipeline are made of steel-plastic composite steel pipe (plastered). The water supply pipe behind the water meter adopts PP-R water supply plastic pipe. All indoor water

meters are household IC card prepaid smart water meters without negative pressure equipment. The drainage riser is made of spiral noise reduction U-PVC pipe. Branch pipe and cross pipe are ordinary U-PVC pipe.

### 3.2.6. Electrical Installation Engineering

The number and location of switches and sockets should be reasonably arranged according to the functional requirements of the room. The bathroom socket is a spatter-proof safety socket, and must use domestic mid-range brand products; Indoor switch shunt control; In addition to special requirements, energy-saving lamps are used in the building lighting, indoor video intercom system. Energy-saving lamps are used for public lighting. Telephone, network according to the use of the function to reserve trunk pipeline, layer box or led to the room to achieve the use of conditions.

### 3.2.7. Exterior Components

The greening will reach the design effect in 5 years. The asphalt concrete pavement is the main vehicle road in the park, the pavement is mainly permeable pavement brick, and the functional site can use square brick, porous brick, stone, plastic and other materials according to the demand.

### 3.2.8. Security Project

Outdoor and garage are equipped with monitoring systems.

## 4. Analysis of Interior Decoration Engineering Standards for the Resettlement Model Houses

The interior design of the model house is the display of reasonable arrangement and management of soft and hard installation as one, and the result of perfect coordination between space and design. Taking two typical model houses as an example, the suggestions for interior decoration engineering standards are as follows:

### 4.1. Basic Type

The project cost starts from 490 yuan per square meter, a room and a hall of 50-60 square meters, the hard decoration cost is about 24,500 yuan, two rooms and a hall of 70-80 square meters, the hard decoration cost is about 34,300 yuan, including: Top wall latex paint, paving tile, door fan, door cover, marble sill and threshold stone, gusset plate, ground leveling, envelope riser, water and electricity local slotting, waterproof and leakproof treatment.

### 4.2. Economy Type

Project cost per square meter from 590 yuan, a room and a hall 55-65 square meters, the cost of hard decoration is about 32,500 yuan, two rooms and a hall 75-85 square meters, the cost of hard decoration is about 44,300 yuan, package content: basic + master bedroom wardrobe, shoe cabinet, simple background and ceiling, window cover, foot line, water and electricity comprehensive transformation.

Analysis and formulation of the planning and decoration standards for resettlement model houses, aiming at unifying the management concept of design and construction, forming a "fully decorated" housing concept, [6] sustainable planning and design, according to the decoration standards that users can directly live in the design and construction, in order to achieve real energy saving, low carbon and improve the quality of life of the people.

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