



A pilot program for the industrial reconstruction of private housing in Ukraine



Developer:
International Foundation
“Ukrainian Toloka”



This program aims to **rapidly build private housing** of European quality **for disabled veterans and families of fallen defenders.**

A total of 4,500 houses are to be built **within 5 years** under this program.

Restoring Private Housing

The program was created by the International Foundation “Ukrainian Toloka” with the support of:

- State Agency for the Restoration and Development of Infrastructure of Ukraine
- Ministry of Social Policy of Ukraine
- Ministry of Foreign Affairs of Ukraine
- Ministry of Veterans Affairs of Ukraine



Державне агентство
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MINISTRY OF
SOCIAL POLICY
OF UKRAINE



Ministry of Foreign Affairs of
Ukraine



MINISTRY OF VETERANS AFFAIRS OF
UKRAINE

Guiding Principles of the Program

- The pilot program aims to build **private houses exclusively for the families of fallen heroes and disabled veterans of groups I and II.**
- The program **does not involve any budgetary funds.**
The construction will be **financed by private funds and foreign donations.**
- The program envisages construction **in all regions of Ukraine.**
- The program foresees the construction of “**barrier-free**” **houses** that fully meet the requirements for housing for people with limited mobility.
This means no stairs and high porches.
- **Customers** for housing construction under this program shall be **united territorial communities (UTC).**

Guiding Principles of the Program

- The program is designed for **five years**. In total, **4,500 houses** (about 450,000 m²) are to be built under the program. 500 houses (about 50,000 m²) will be built in the program's first year, and 1,000 houses (about 100,000 m²) per year in the second through fifth years.
- The authors of the program envisage focusing construction in such a way as to **fully cover the need for houses in a particular area/UTG** and only then move to another location.
- The program is a pilot project and, if successfully implemented, **can be multiplied and implemented in other locations** with other manufacturers of industrial prefabricated houses.

The program foresees the construction of one-story houses from prefabricated house kits manufactured by CERAMIC HOUSES EU s.r.o., Lucenec, Slovak Republic.

The program provides for the construction of **modern energy-efficient houses** that fully **meet the requirements of European standards** in terms of comfort.

All houses to be built under this program have an **area of up to 150 m²**. This makes it possible to simplify all authorization procedures and subsequent commissioning of the houses.

CERAMIC HOUSES EU

This Slovak company was selected as the supplier of houses for the pilot program based on the following considerations:

- CERAMIC HOUSES EU s.r.o. is the **largest producer of industrial prefabricated private houses** in Central and Eastern Europe.
- CERAMIC HOUSES EU s.r.o. **has enough ready-made house kits in stock** and does not require time to prepare for delivery.
- CERAMIC HOUSES EU s.r.o. has three factories. Currently, the company **is able to deliver 10 houses per week** since the start of this program. In six months, it **will be able to deliver 20 houses per week**.



- The houses of CERAMIC HOUSES EU s.r.o. are **permanent** (with ceramic walls) and **energy efficient**.
- The cost of a house is the lowest in Central and Eastern Europe. A house in a state of readiness "turnkey exterior", taking into account logistics and construction works in Ukraine, will cost only about €600/1m².

The program **in no way excludes the supply of houses from other companies**. Ukraine's need to rebuild the private sector far exceeds the combined capacity of all prefabricated house manufacturers in Central and Eastern Europe.



The program assumes the construction of eco-ceramic houses from **prefabricated panels**.

All houses are **one-story buildings** using the following structures:

- **Foundation**

Energy-efficient non-buried foundation slab (so-called "Swedish" slab) with integrated paving.

The surface of the slab is ready for installation of a clean floor.

- **Walls**

The exterior and interior walls are made of lightweight concrete panels. The exterior panels are insulated with an additional layer of basalt slabs on the facade side to achieve a thermal resistance of $R = 6.04 \text{ m}^2 \text{ }^\circ\text{K-W-1}$ (the requirements of Ukrainian standards are $R = 3.3 \text{ m}^2 \text{ }^\circ\text{K-W-1}$). The facades are to be plastered with mineral plaster and painted.

- **Roof**

Wooden (spruce) lattice trusses. Insulation – basalt slabs along the lower belt of the trusses. Metal tile roofing.

- **Windows, doors** – white metal-plastic

The House Kits

The house kit is supplied from Slovakia and should include:

- Set of lightweight concrete panels with mounting parts
- Roof trusses, lathing/battens
- Metal tile roofing, guttering
- Windows, doors Insulation for facades and roofs
- Materials for sealing facades and mounting cornices
- Chimney in the delivery set

Works (in Ukraine) "Turnkey Exterior"

The program provides for the following degree of readiness of the house (in Slovakia it is called "Turnkey Exterior"):

- Foundation slab with integrated paving. The surface of the slab is ready for installing clean floors. The water heating system is integrated into the slab structure.
- All inputs and outputs of engineering systems, including electricity, Internet, water supply and sewage, are made in the slab structure.
- The external and internal walls are mounted. The wall surface is ready for finishing works. Cable and wire networks are installed in the wall panels.
- External windows and doors are installed.
- Facades have been insulated and decorated
- The roof with insulation and roofing, including finishing of the gables and eaves, is mounted

Turnkey Exterior

The budget does not include expenses for interior decoration, plumbing and equipment, household appliances and furniture, household utensils, etc. It also does not include costs for landscaping, fences, etc.

The degree of readiness of the "Turnkey Exterior" houses will allow **putting the house into operation** and registering the ownership but does not provide for the possibility of moving in immediately.

We have to assume that the residents of the destroyed houses have lost everything and have no money to spend on interior decoration and equipping their new homes.

Additional Works

Outside the budget of this program, it is necessary to additionally provide funds from other sources for:

- **Interior finishing works** – floors, ceilings, walls, etc.
- **Internal utility systems** – heating boiler with connection, water supply and sewerage, electricity (except for cable lines in the walls), internet, etc.
- **Household appliances** (refrigerator, washing machine, stove, etc.), furniture and household equipment
- **Land amenities** – fence, septic tank, water supply borehole, etc.

UTCs in the Kyiv region have previously confirmed their readiness to find funding sources for the entire list of such works on their own.

International Foundation “Ukrainian Toloka”

This program was developed by the “**Ukrainian Toloka**” International Foundation, which was established **to facilitate the acceleration of the restoration of the residential housing** stock destroyed during the war in Ukraine.

The Foundation’s experts have developed a number of programs, construction systems and technologies that will allow for the fast, high-quality, environmentally friendly and cost-effective **construction of 5-6 million m² of housing within 5 years**, which will make up about **10-12% of the total housing stock restoration needs**.



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