

## MANIFESTATIONS OF DETERIORATION WITHIN THE COLLECTIVE HOUSING NEIGHBORHOODS AND THE PROBLEMATIC OF URBAN DEVELOPMENT IN ALGERIA (CASE STUDY OF M'SILA CITY)

MOURAD BOUHLAL<sup>(1)</sup>, HADJEB MAKHLOUFI<sup>(2)</sup>

<sup>(1)</sup>Laboratory of Urban Techniques and Milieu: University of M'sila, Algeria

<sup>(2)</sup>Department of City Management, University of M'sila, Algeria.

### ABSTRACT

Housing often requires restoration and it is necessary to maintain it as it is considered as a national treasure .However, what is noticed in the Algerian city is that these neighborhoods suffer from a number of urban and environmental problems, which appear in the emergence of deterioration and deformation within the urban area. These problems emerged due to many factors, and the key factor is that the reconstruction policies in Algeria focus on solving residence crisis rather than the schematic, aesthetic, and the qualitative aspects of the urban area in general. Space users can also affect the urban area positively or negatively, hence the aesthetic image of the city. This paper aims to diagnose this phenomenon in M'sila City by posing the problem of what are the causes and effects for deterioration of collective housing neighborhoods despite the interventions of local authorities the availability of the funds to improve and increase its effective performance.

**KEYWORDS:** Architectural Problems, Space User, Technical Obstacles, Maintenance, M'sila City.

### RESUME

Les installations destinées à l'habitation ont besoin de la maintenance , étant un trésor national qu'on doit préserver , mais l'observateur de la ville algérienne trouve que ces quartiers souffrent de plusieurs problèmes constructifs et environnementaux, qui se reflète dans la dégradation et la distorsion l'environnement urbain, ce problème est du à plusieurs facteurs dont le plus important les politiques urbains pour résoudre architectural en Algérie le problème du manque du logement au détriment du côté esthétique et qualitatif de l'immobilier, de plus l'utilisateur de l'espace urbain a une rôle effectif dans l'influence positive ou négative sur l'environnement urbaine et donc sur l'image esthétique des villes en général ,ce article vise à diagnostiquer ce phénomène au niveau de la ville de M'sila en posant la problématique des dimension et des conséquences de la négligence des zones résidentielles collectives en et essayant de voir quels sont les obstacles techniques et administratifs qui empêchent un maintien et une amélioration efficaces .

**MOTS CLES:** Problèmes constructifs, utilisateur de l'espace, obstacles techniques, ville de M'sila .

## 1 INTRODUCTION

Collective housing neighborhoods are considered as a fertile field to achieve various social and urban studies. Thus, some European countries, especially France, witnessed from 1967 onwards many researches which focused on the responses and behaviors of inhabitants of the new urban center [1]. There were different issues strongly posed in these countries concerning old neighborhoods and its rehabilitation, pollution issues, and environmental safety in general.

There was a quest for mechanisms to absorb residence crisis in Algeria because in 1964 Algeria was in need for 75000 residential units in cities and 65000 residential units in countryside. Therefore, the allotted fund for housing between 1962 and 1972 was about 10 billion AD and more than 71 billion AD between 1980 and 1989. In 1999 the deficiency was about 1.2 million residential units, and the annual demand was about 300000 residential units [2]. These led authorities to create projects which gave huge importance to build residential neighborhoods to meet the needs of the residents. However, the haste in building led also to the emergence of residential neighborhoods of bad quality, without services or essential spaces which. Authorities endeavored to make housing available without any consideration to the surroundings or to what services the housing requires, "having that housing transcends its layout to include its direct environment which is the neighborhood and its indirect environment which is the city" [3], that the main principle meant a quick conversion of the political conception to an urban and architectural reality without precaution [4].

## 2 RESEARCH AIM

DjamilAbd Elkader Akber [5] sees that the relationship between inhabitants and their residential space has an important role in rationalizing and developing it; and that the flourish of the traditional residential environment in Islamic cities, despite the lack of planning and finance, was due to that relationship unlike modern environment where all the necessary means exist. The problem with modern environment lies in distraction of responsibility that leads to improvidence of resource without achieving safe residential environment. From this we can sum up the aims of research in:

- Diagnosing and analyzing the collective housing neighborhoods and standing on the physical state of the built-up and non-built-up layouts in this housing, and trying to understand the relationship between dwellers and their environment.
- Having look at urban projects and interventions in the collective housing neighborhoods done by local authorities through reviewing quantity and estimate reports and knowing the elements of urban fabric that were dealt with, in addition to how far these works were achieved and their effects in reality.

## 3 HOUSING

Housing is known as the place where human spends most of his time; and stability is more important to human to refresh his energy, hence the power to face life burdens. Being inevitable, primates used caves and developed them to be more comfortable as they are nowadays [6].

The old vision for housing as a mere shelter is no longer considered nowadays because of human ambitions and the scientific, economical, and social advancements. These advancements made those interested in housing development classify them according to their degree of matching with the demands of modern man.

## 4 THE DECLINE OF LIFE FRAME

It is the gradual change to the worst that occurs to urban space or part of it. It leads to loss of its values and characteristics which influence directly lifestyle. This decline is due to human actions (mismanagement, lack of infrastructure, and the absence of consciousness) and natural causes. The decline touches important aspects including, urban space, environmental area, and the built-up layout of the buildings [7].

urban decline occurs as a result to:

- The process of getting things old and the absence of maintenance
- Indoor decline because of the changes made by dwellers for different considerations including, money, taste, and their needs. This decline is a result to adaptation to changing social, economic, and urban circumstances [8].

## 5 VISUAL POLLUTION

Visual pollution is all urban and environmental elements made by human and cause the viewer loses its aesthetic value, which is the result of seeing horrible scenes that do not confirm with the environmental, civilized, and aesthetic values [9].

## 6 IMPROVEMENT OF HOUSING

It is a set of interventions aim at preserving the image and the value of housing. Each building built in a correct way has a long life expectancy: old neighborhoods in the cities contain millions of houses dating back more than a century and they still maintain social image and value. To preserve this image requires funds to have these neighborhoods repaired [10].

Françoise Choay and Pierre Merlin define the term 'improvement of housing' in their book *L'urbanisme et de L'aménagement* as the sum of works that aim at enhancing the quality of old housing in terms of construction and furniture, or in terms of other general works. The standard however is to provide the necessary accommodation that

ensures the comfort of the inhabitants (bath, toilet, central heating, etc.) [11].

## **7 INTERVENTIONS ON THE URBAN AREA**

In practice, any intervention on the urban fabric is based on the results of a pre-analytical study to extract the various negative and positive aspects. The process aims to improve the framework to be addressed by addressing the deterioration of the urban fabric and improving the results . [12]

## **8 URBAN RENEWAL**

The process of renewal, as it indicates, is of course at the level of the old neighborhoods, which requires the demolition of old buildings to be replaced by new buildings that fit the requirements of architectural technology. [13]. The renewal of the buildings, as it works to renew the buildings under the influence of rapid social and technological change, is also a program related to the social changes that will be controlled nowadays; and one of its definitions is to change the urban aspect of the city in a manner that can replace structures and facilities that do not fit with present requirements [14]

## **9 REAL ESTATE RESTORATION**

Each process permits the rehabilitation of buildings or a group of buildings of an architectural or historical nature without prejudice to the commandments contained in Law No. 98/04 of 15 June 1998. [15]

## **10 BUILDING FRAMEWORK IMPROVEMENT**

Every action for social development and every research on urban integration aims at raising the quality of social life, but life is closely linked to the place in which everyone lives, especially housing and building. [16]

- Eliminating all the defects in urban areas that negatively affect the lives of the population
- Improving the residential environment
- Facilitating the access to public goods and networks
- Providing neighborhood services. [17]

## **11 REHABILITATION OF OUTDOOR AREAS**

Most of outdoor spaces of our neighborhoods especially the

collective ones are just abandoned areas, not performing any specific function, though they are designed to be spaces for life, gathering, and meeting. The site visit for these areas shows that they lack furniture; they are dirty; and there is mismatch between their function and housing function. To consider all these data means to work in coordination with authorities and inhabitants to reorganize outdoor areas well. For this, it is necessary to know the diverse needs of inhabitants from these spaces[18].

## **12 INTRODUCING THE FIELD OF STUDY**

M'sila is located in the north west of Hodna basin. It is bordered from the north by Hodnamountains, and from the south Hodna dam which represents a crossroad of the national road N° 40 and the national road N° 45, and Elksob valley is one of the reasons that caused M'sila to flourish throughout time. The area under study is approximately 233 km<sup>2</sup>, roughly 147946 inhabitants live there according to 2008 estimate, that is, 635inhabitants/km<sup>2</sup>[19].

## **13 URBAN IMPROVEMENTS IN M'SILA CITY BETWEEN 2008 AND 2014**

The total amount for urban improvement for non-built-up area in M'sila city between2008/2014 is approximately 521,334,683,10 AD i.e. (five hundred twenty one million and three hundred and thirty-four thousand and six hundred and eighty-three Algerian Dinars) [20]. The highest amount for the process was in 2012inabout 139,873,171,50 AD, and the lowest amount for the process was in 2014 in about 72,066,650,00 AD as it is shown in table 01



**Map 01: location of M'sila province in Algeria**

**Source: [www.m'sila-dz.org](http://www.m'sila-dz.org)**

Table 01: the allotted amounts for urban improvement in M'sila between 2008-2014

Source: the directorate of housing and architectural engineering for M'sila 2015, the Author treatment

| year                               | Amount (Algerian Dinar) | The total area | Number of housing | Number of inhabitants |
|------------------------------------|-------------------------|----------------|-------------------|-----------------------|
| 2008                               | 118,971,768.32          | 93 H           | 4354              | 21697                 |
| 2011                               | 120,603,826.50          |                |                   |                       |
| 2012                               | 139,873,171.50          |                |                   |                       |
| 2013                               | 69,819,266.78           |                |                   |                       |
| 2014                               | 72,066,650.00           |                |                   |                       |
| The total amount between 2008-2014 | <b>521,334.683.10</b>   |                |                   |                       |

#### 14 THE COUNCIL ESTATE REALITY IN M'SILA

To preserve the real estate properties of The Foundation of Housing and Urban Development across M'sila city, the foundation formed in 2015 an observation cell to analyze

and dissect the current situation of the council estate. The followings were observed: The layout of the buildings (interfaces, staircases), drainage system (drainage channels), blacktop [21], and table 02 displays the examined neighborhoods that will be intervened in.

Table 02: Suggested Neighborhoods for Rehabilitation in Council Estate across M'sila

Source : The Foundation of Housing and Urban Development 2015

| Municipal    | Commune | Neighborhood                           | Buildings number | Construction type      | Suggested amount         |
|--------------|---------|--|------------------|------------------------|--------------------------|
| M'sila       | M'sila  | 500 housing                            | 63               | Different construction | 96.595.345.80 AD         |
|              |         | 100 housing (1 <sup>st</sup> November) | 08               | Different construction | 24.600.000.00 AD         |
|              |         | 256 housing                            | 27               | Different construction | 38.900.000.00 AD         |
|              |         | 48/600 housing                         | 06               | Different construction | 11.200.000.00 AD         |
|              |         | 150 housing                            | 17               | Different construction | 12.300.000.00 AD         |
|              |         | 12/400 housing                         | 01               | Different construction | 1.000.000.00 AD          |
|              |         | 90 housing                             | 07               | Different construction | 16.800.000.00 AD         |
|              |         | 132 housing                            | 18               | Different construction | 7.440.000.00 AD          |
|              |         | 206 housing                            | 28               | Different construction | 47.600.000.00 AD         |
|              |         | 100 housing (Ben YetouBouzid)          | 08               | Different construction | 21.100.000.00 AD         |
|              |         | 70/150/700 housing                     | 06               | Different construction | 16.200.000.00 AD         |
| <b>Total</b> |         |  |                  |                        | <b>293.735.345.80 AD</b> |

From table 02, we notice that Foundation of Housing and Urban Development in M'sila Commune selected 11 neighborhoods for the maintenance and rehabilitation to solve the problems of deformation in the built-up layout with a budget up to 293.735.345.80 AD .

Development for rehabilitation in M'sila city in order to compare between quantity reports and architectural elements that are intervened in and their situation of the residential neighborhoods. The results we found were identical with those found by the Foundation of Housing and Urban Development.

#### 14.1 Urban Diagnosis for some of Suggested Neighborhoods for Rehabilitation of the Council Estate of M'sila City

We conducted urban diagnosis of a set of proposed neighborhoods by the Foundation of Housing and Urban

#### 15 ANALYTICAL STUDY TO 1000 HOUSING IN M'SILA CITY

The construction of 1000 housing had started in 1981 by the supervision of The Foundation of Housing and Urban

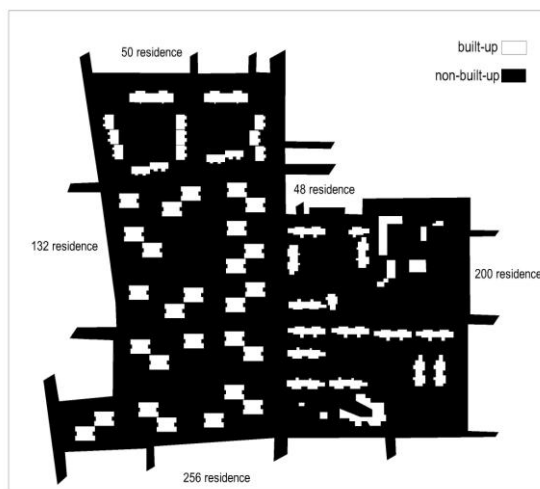
Development under (ZHUN) program. The process of construction had gone through two phase: the first lasted from 1981 to 1983 and the second from 1983 to 1991, which had taken ten years to accomplish [22] , this neighborhood is located in the north of the city and it occupies an area of 124,514.8 m<sup>2</sup>.It is located along the

National road No. 45, which connects Boussaâda and BordjBou Arreridj<sup>2</sup>. Table 03 shows the relative distribution of 1000 housing area and Figure 01 shows built-up and non built-up layout in 1000 housing neighborhood.

**Table 03: Relative Distribution of 1000 Housing Neighborhood**

Source: The Author

| Soil intake ratio (SIR) | Soil exploitation ratio (SER) | percentage | surface   | designation      |
|-------------------------|-------------------------------|------------|-----------|------------------|
|                         |                               | 30.29%     | 37313     | Built-uparea     |
| 0.3                     | 1.7                           | 69.71%     | 86801.80  | Non built-uparea |
| 100%                    |                               |            | 124514.80 | Total area       |



**Figure 01: Built-up and Non-built-up Layout in 1000 Housing Neighborhood.**

### 15.1 Changes in the facades of buildings

Site visits for the neighborhood proved that the changes made by the dwellers is mostly apparent in

- Adding frames of steel for windows and balconies
- Large and messy spread for satellite dishes
- Building part of the balcony or closing it completely
- Putting a curtain that conceals vision inside the apartment
- Building doors in the ground floors of buildings
- Change to the balcony into a window (as illustrated in photos 01,02,03)



**Photo 1: building doors in the ground floors of building**  
Source: Author in 2015



**Photo 2: Adding frames of steel for windows and balconies**  
Source: Author in 2015



**Photo 3: building part of the balcony**  
Source: Author in 2015

**Table 04: Urban interventions on 1000 housing neighborhood and the available funds for each intervention Between 2001/2009**

Source: The Foundation of Housing and Urban Development + the researcher treatment

| Notice   | Funds         | Accomplished works                 | year |
|--|---------------|------------------------------------|------|
| Though the percentage of dwellers' contribution was 04%, which was 3,616,707.47 AD, dwellers refrained from paying. Thus, the province was obliged to pay instead. | 4.173.000.00  | blacktop                           | 2001 |
|  | 9.646.500.00  | Renewal of drainage channels       | 2002 |
|  | 9.234.000.00  | Renewal of Drinking water channels | 2002 |
|  | 19.280.000.00 | Outdoor preparation                | 2002 |
|  | 9.072.000.00  | Outdoor lighting                   | 2002 |
|  | 12,931,000.00 | Street paving                      | 2003 |
|  | 15.859.598.00 | Built-up layout                    | 2007 |
|  |               | Buildings painting                 | 2009 |
|  | 90.417.686.87 | Total                              |      |

From the table 04 we conclude that the interventions on the 1000 housing in the years from 2001 to 2009 were at long intervals, and each intervention was directed towards a particular part of the urban fabric of the neighborhood and did not involve all the physical elements, the allotted fund during the nine years was 90.417.686.87 AD with an annual average of 10,000,000.00AD. The neighborhood consists of

1000 buildings which meant that every building received about 10,000 Algerian Dinars per year, and if we take the percentage of dwellers' contribution into account which was 04%, they would have paid 400 dinars a year; but despite that symbolic amount they refused to pay. Consequently, province of M'sila paid that amount instead [23].

## 15.2 Comparison between the Needs of the Dwellers in 2003 and 2013

**Table 05: Needs of the 1000 Housing Dwellers between 2003 And 2013**

Source: Representative of the 1000 Housing Committee

Through comparison between the reports of 2003 and 2013

city. The neighborhood of 200 social housing occupies an

| Needs of the dwellers in 2013   | Needs of the dwellers in 2003  |
|---|--|
| 1- Building 04 tanks for potable water .  | 1- Basements of some buildings has not been renovated yet .  |
| 2- Building playgrounds .   | 2- Roads within the neighborhood has not been paved yet .  |
| 3- Repairing electrical posts .   | 3- Entertainment facilities do not exist at all .  |
| 4- Renewal of drinking water canals .   | 4- Some buildings are not repaired yet .   |
| 5- Renewal of drainage canals in vestibules .   | 5- Vestibules are still full of wastewater bec ause the pipes are leaking .                                |
| 6- Renewal of black top .   | 6- Some electrical posts are broken down   |
| 7- Renewal of the stairs  | 7- The neighborhood of 1000 housing have is not involved in the tree planting process                      |
| 8- Changing the place of the counter far away from leaking pipes .                      | 8- Drainage canals in some buildings are not connected drainage system and they are poured into the soil . |
| 9- Renovating some building .   |  |
| 10- Making fences onto vestibules entrances .   |  |
| 11- Reassessment of the unfinished floors .   |  |
| 12- Hiring cleaning women to clean the buildings The issue of the neighborhood center . |  |
| 13- Providing big litter bins .   |  |
| 14- Repairing old and new public schools .  |  |
| 15- Repairing the pitch in 1000 housing .   |  |

shown in the table 05, to know whether or not the local governments took into consideration the needs of the dwellers, we can see that the neighborhood is still suffering from the same problems despite the procedures taken to improve it and that the reports sent by neighborhood committees were not taken into account.

## 15.3 Uses of Shared Real Estate Property in the 200/1500 Housing Neighborhood in M'sila City

200 social housing neighborhood is located in the north-filled land No. 05 scheme against the National Road No. 60 which links between M'silamunicipal and HammamDhalaamunicipal in the expansion direction of the

estimated area of 9450 m<sup>2</sup> in the form of a rectangular with length of 135 m and width of 70 m. The built-up layout, as illustrated in figure 02, is collective housing that occupies 2879 m<sup>2</sup> representing 30.46% of the total area of the neighborhood, while the non-built-up layout represents the 69.54% of the total area which is equivalent to an area of 6571 m<sup>2</sup> distributed over various areas related to housing like green spaces, children's play grounds, roads, lanes and parking, shared parts like stairs and lobby. In addition to lack of hygiene, space down the stairs has been exploited to put water containers and to turn the shared lobby between the apartments into a private space "for drying laundry" (as illustrated in photos 04, 06). Moreover, Play grounds were used as parking and some users took advantage of some green spaces to be their own property (as illustrated in photos 07, 05).

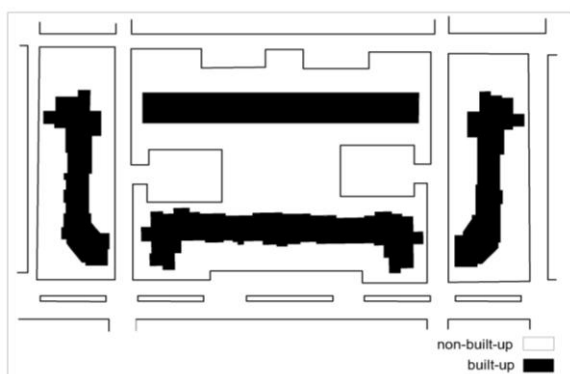


Photo (04): Using water containers under staircase





Photo (05): Attempts to create green spaces and then converted

Source: Author in 2015



Photo (06): Using the lobby for drying laundry

Source: Author in 2015



Photo (07): Play grounds turned to drying laundry

Source: Author in 2015

## 16 SPECIFIC SITE STUDY FOR 100 HLM HOUSING MAINTENANCE IN M'SILA

In 2014, the project of rehabilitation and improvement of the 100 HLM housing in M'sila city was launched; the work started at the beginning of 2014 and ended at the end of 2015. The owner of the project was the Real Estate Promotion and Management Office, and the follow-up of the works and the preparation of the quantitative and evaluation reports were assigned to a study office in architecture, and the completion was assigned to a private contractor. The total cost of the work was AD 38,468,792.70 as displayed in table 06, and the shares were divided as follows:

Table 06: Shows the Budget allocated to Repair 100 HLM housing in M'sila

| Amount           | Designation              |              |              | Number   |
|------------------|--------------------------|--------------|--------------|----------|
|                  | Share 01                 | Share 01     | Share 01     |          |
| 11,996,361.00    | 3,126,298.50             | 4,452,201.00 | 4,417,861.50 | 01 flank |
| 13,195,494.00    | 4,346,199.00             | 4,484,259.00 | 4,365,036.00 | 02 flank |
| 11,810,097.00    | 2,858,310.00             | 4,563,351.00 | 4,388,436.00 | 03 flank |
| 37,001,952.00    | <b>Total</b>             |              |              |          |
| 1,466,840.70     | <b>Additional Amount</b> |              |              |          |
| AD 38,468,792.70 | <b>Total Budget</b>      |              |              |          |

Source: Real Estate promotion and management Office of M'sila + Author's Treatment

t

The table shows the existence of an additional budget for the project of the improvement and maintenance of 100 HLM housing valued at: AD 1,466,840.70. That is, the percentage of increase in the estimated amount in the quantitative and evaluation report is equal to: 3.96%.

### 16.1 The Status of Buildings before Maintenance

As it is noticed in photo 08, the balconies are in bad conditions, and there are some cracks in the built-up layout of the building which lead to deformation of the outlook of the neighborhood.





### 16.2 The Status of Buildings during Maintenance

In the process of urban intervention on architectural elements in 100 Housing (HLM) for the maintenance of the deformation of the housing neighborhood, some works

were done, including building balconies, placing “PVC” tubes, replacing the old blacktop covering by “pax,” removing the old outdoor covering and replacing it with “Térolliane” cement, and rebuilding stair steps as illustrated in photos 09,10,11,12,13, respectively.



**Photo 09: Building Balconies with Bricks**



**photo 10: Placing “PVC” Tube for evacuating Balcony Waters**



**photo 11: Replacing the Old Covering by “pax” with**

**Source: Real Estate Promotion and Management Office of M'sila**



**Photo 12: removing the old outdoor covering with well cleaning and covering the walls with Cement type “Térolliane”**



**Photo 13: Rebuilding Stair Steps**

**Source: Real Estate Promotion and Management Office of M'sila**

### 16.3 The Status of Works after Completion

After the process of urban intervention on architectural elements in 100 Housing (HLM) for the maintenance of the deformation of the housing neighborhood, we notice improvement the built-up layout, as shown in photo 14.



**Photo 14: shows the status of buildings after works**

**Source: Real Estate Promotion and Management Office of M'sila**

Through the foregoing, we conclude that the 100 HLM housing benefited from the process of maintenance and improvement of the built framework in 2014 and has been funded AD 38,468,792.70 (thirty-eight million four hundred and eighty-eight thousand and seven hundred and ninety-nine Algerian Dinars) [24] and from the attached photographs and the diagnosis prepared by the Real Estate Promotion and Management Office because it was suffering from a catastrophic situation in respect of its framework like the cracks at the level of walls and deformation in the facades due to the lack of repainting of buildings and leaks at the level of balconies, the tarmacs of the buildings are in a bad condition, which in turn led to leaks in the roof tops of the top floors of buildings, in addition to a deterioration in the level of the cage of the ladder, which led to technical specific interventions in the aforementioned architectural elements. Through the attached images that show the end of the works we note that the works dealt with all the problems the framework of the housing was suffering from, which in turn appeared in aesthetic appearance.

## 17 THE ANALYSIS OF ACHIEVEMENT CONTRACTS FOR COLLECTIVE HOUSINGS

Through the study and analysis of a range of achievement contracts to a set of collective housing projects for the year 2002/2008/20013 which characterized every stage from the previous improvements. The ministry of housing attempted to some address technical points that affect the architecture and the quality of housing which were the subject of intervention by the user in order to meet its needs in terms of quality. We noticed the addition of several materials in each phase related to the achievement contracts between the years 2002/2013, including :

- Putting traditional red tiles on the concrete roof.
- Putting plaster vases in the rooms and the hallway and reception rooms.
- Adding colored ceramics to the entrances of the buildings by choice.
- Covering the ground with a high-quality colored ceramics by choice.
- Covering staircase in 1.2 m high with 25x40 high-quality mosaic ceramic by choice.
- Covering kitchen countertops and the stairs in 3 cm thick and high-quality marble.
- By mentioning some of these materials we conclude that the ministry of housing worked on improving collective housing in order to avoid dwellers' intervention and making changes deemed appropriate to them. As a whole, these improvements could be summarized in:
- Raising the used materials quality in the accomplishment of collective housing like covering them in marble or colored ceramic, etc.
- Raising in the surface of decorative materials like

ceramic within housings like the kitchen, toilet, bathroom from 9 m<sup>2</sup> in 2002 to 30 m<sup>2</sup> in 2009 to 42 m<sup>2</sup> in 2013

- Adding new tools such as internal phone and central heating.

## 18 STANDARDS OF SURFACE AND WELFARE APPLIED TO SOCIAL HOUSING

By studying the decision of December 31, 2012 [25] which includes the approval of the terms of reference which determines the size and standards of the surface and welfare applied to social housing, and some of its important articles are:

- -Article 06: Architecture must provide the richness and variety that meet the requirements of beneficiaries in terms of beauty and comfort and make the neighborhood a pleasant location to live.
- -Article 08: The most important thing in it / setting the target for thorough architecture that will serve as an effective response to a specific request and stated clearly. Also, it must interpret the concept of thorough architecture by setting architectural elements that would exclude all changes in the facades by dwellers.
- Article 09: building space must be adapted as much as possible to the local lifestyle and meet the technical regulations for the construction of the applied requirements.
- Article 26: special treatment must be ensured for the entire construction rules so that we avoid its deterioration and dirtiness.
- All of these Articles in the decision poured in to meet user requirements of the dwellers at first, and to fight against negative phenomena resulting from the intervention of the user on the urban surroundings.

## 19 DWELLERS' INTERVENTIONS IN APARTMENTS TYPE F1 AND F2

Returning to council estate of M'sila which recorded of 149 housing of F1 type [26] in an area not exceeding 29.60 m<sup>2</sup>. The city also has a significant number of housing of the F2 type in an area of 57 m<sup>2</sup> and these two types are more susceptible to interference because the internal surface area does not meet the requirements of the dwellers, especially with the passage of time and natural growth of the family. In the planning of the collective housing, the surface area of the living room as mentioned the Executive Decree No. 91/175 dated in 28/5/1991 than contains the general rules of urban reconstruction and construction [27] in its second chapter, Article 34, sets the minimum surface area for the living room with: 10 m<sup>2</sup> and the smallest width not less than 2.70 m and an area for the kitchen not less than 6 m<sup>2</sup>. This limitation to the surface area of the living room in a

collective housing opens the door to some of the entrepreneurs to work on the minimum requirements under various pretexts, including economic and then setting them as a reality. This fact does not confirm with the Algerian family and especially with big ones, which usually move to such social housing due to destitution. Thus, they pay social heavy price and so does the urban environment. When the dwellers react to change the internal space to suit the needs; inevitably, this reflects on the external environment.

## **20 SOCIAL INVESTIGATION FOR THE SITE**

Through social investigation for the site, which touched 15% of the 1000 housing in M'sila, the results were as follows:

- 86.25% of the studied sample considers that the size of the apartment is not suitable with the size of the family and this is what forces the dweller to change the apartment to the size of the family. The majority of the dwellers who represent about 68.75% of the studied sample made changes to their apartments, and this indicates mismatch between the housing and the lifestyle of the dwellers. However, these changes give negative look and distort the overall appearance of the building (facades). The outdoor interventions conducted by the dwellers was in the exploitation and the taking over of adjacent spaces near to the ground floor in a rate of 37.50% for personal purposes, and for planting trees in a rate of 62.50%. That happened out of individual and random attempts which affected the outdoor appearance negatively.

From the study sample, we can see that the 1000 housing neighborhood suffers from rubbish and shortage of cleanness in a rate of 77%. Also, the neighborhood lacks green spaces in a rate of 90% of the study sample. We also notice the absence of infrastructure in a rate of 93%. Therefore, we can see matching results in what we found in the site and the urban analysis for 1000 housing neighborhood which prove the absence of infrastructure, lack of cleanness, and lack of green spaces.

## **21 MISUSE OF SHARED REAL ESTATE AND ITS EFFECT ON THE OVERALL APPEARANCE OF THE COLLECTIVE HOUSING**

From the urban analysis that we conducted on the 1000 housing neighborhood, we notice misuse of shared real estate like the water containers put on the rooftops which affect the blacktops, or put inside the buildings and under staircases. The Article 57 from the decision dated in 31 December 2012, which includes the standards of the surface area and welfare applied to social housing, states :

- There must be water tank of a minimum capacity 1000 liters for each building ( for low and medium buildings)

- There must be (02) water tank of a minimum capacity 1000 liters for each building ( for high buildings)

Since water tanks do not exist in reality and M'sila city witnesses shortage in water supply, dwellers use water containers to satisfy their daily needs of water on behalf of the beauty of the collective housing.

While reviewing the laws regulating shared real estate in the housing, we realize that the owner has the right to dwell or host part of his apartment to one of his relatives because the owner is free to use his property as he wishes. He is also allowed to do all what is necessary to make changes or adjustments within the frame of law. The restriction owners are stated in an Article from the Decree No. 83/666 [28], regarding the special neighborliness that connects owners to one another provided that:

- The owner must not violate the rights of the partners of the shared real estate
- The owner must not modify the facade of the building
- The owner must not do anything expose the building to danger
- Partners in housing must maintain quiet atmosphere in the building.

As mentioned in the Executive Decree No. 14/99 dated in March 04, 2014 [29], which defines the common property system and in completion to the Decree 83/666 which states the obligation to repair the doors of the entrances of apartments, the windows and window locks and curtains, barriers of the balconies and the windows. Therefore, dwellers must keep them in good condition; however, in order to keep the appearance of the building and its consistency, the amendments related to painting the doors of the entrances of apartments should be the subject of a complete process decided by the partners of the association of ownership.

## **22 CONCLUSION**

The subject of physical deterioration of collective housing in M'sila city is very complicated because of programming, planning and design processes, which are often dominated by economic vision rather than the social aspect of the dwellers and to what extent the administration is trying to meet the requirements of the user. However, it is undeniably true that the ministry of housing is working hard to achieve as much as possible the luxury coefficient within these communities, for example, follow-up works and how far they conform with the technical standards at all levels like the materials used, the quality of construction itself. There are problem concerning the lack of efficient entrepreneurs, who also suffer shortage of Algerian skilled labor. Some specialists and workers in the urban area think that there must be high level training for workers in the field of construction, on one hand. On the other hand,

contracting companies should be restructured to attract skilled labor and provide the better work conditions for workers to build better housing. Moving to dwelling and use of housing where the dwellers are the first responsible to preserve or deteriorate the environment and urban real estate. Unfortunately, the inborn mentality of the Algerian dwellers does not have a strong relationship with residence and is dealing carelessly as if the dweller was only responsible for indoors, but not outdoors.

In this situation, it is necessary to prevent whoever causes damage or decline in urban areas, and to make sure the terms of reference are met between the owner and the renter. These regulations are meant for preserving and repairing the residential area regularly, and to avoid all the forms of deformation and deterioration that the collective housing neighborhoods are facing. Therefore, the decline or deterioration of the collective housing is considered to be a complicated problem controlled by a set of common factors. The study and analysis we conducted reveal the causes of problem from planning and design in the first stage, followed by construction, which leads us to talk about a lot of residential projects currently occupied and poorly constructed in the second stage. The misuse from dwellers' part and random interventions has a significant impact on the reality of the urban image of the city in the third stage. In the fourth stage, management must be reconsidered by the Ministry in charge.

## REFERENCES

- [1] p.Clerc: Grands ensembles banlieues nouvelles, in travaux et documents, N: 49 paris.
- [2] Nouibat Ibrahim et al: Urban policy and residential programs in arid and semi-arid areas: the case of oasis and city of Bou Saada, Journal of Science and Technology D issue 41 June (2015), University of Mentouri Constantine 01 Algeria.
- [3] Khalaf Allah Boujemaa: The city and urbanism, Dar Al-Huda for publication and distribution, Ain Melilla Algeria 2005, p. 86.
- [4] Bashir Rabouh: Organization of architectural and urban area in the Algerian city, factors and actors, Dar ink, Constantine, Algeria, 2009, p. 40.
- [5] Jamel Akbar: Occupying land in Islam, Dar El kibra of Islamic Culture, Koranic Science Foundation, Beirut 1992.
- [6] Sadek Mzhor: The Housing Crisis In The Light of Urban Area, Dar Al Noor Elhadif, Algeria 1995, p. 56.
- [7] Ministère de l'habitat: Recommandations Architecturales, EDITION / ENAG Alger .1993. P 79.
- [8] Heima Omara: upgrading the ecological collective residential neighborhoods : diagnosis mechanisms and the effect between the sufficiency and efficiency, Master Thesis, the Institute of management for Urban Technologies and, University of M'sila 2001.
- [9] Enaim Mishari Abdullah: cultural resistance in contemporary Saudi society, Journal of the circuit, the King Abdul Aziz Dar, Saudi Arabia, Issues. 1 to 2.1421 H.
- [10] M.Segaud. J.Brun: Dictionnaire de l'habitat et de l'aménagement, Armand colin / Vufe 2002 p 23.
- [11] Françoise choay et Pierre merlin: Dictionnaire de l'urbanisme et de l'aménagement; édition des presses universitaire, paris, 1996 p; 39.
- [12] Benyoucef, Brahim .Analyse Urbain –Eléments de Méthodologie. Algiers: OPU, 1999 :14-15. Print.
- [13] Zuchelli, Alberto. Introduction A L'urbanisme Opérationnel Et La Composition Urbaine. EPAV VOL 2-3, 1993 :50-38. Print.
- [14] Kharoufa, O. Hazem.Urban Renewal Policy According to Sustainability Studies Al Qadisiyah Journal for Engineering Sciences Vol 7. 3, 2014. Print..
- [15] Law No. 11/04, which define the rules governing the activity of real estate promotion.
- [16] [CAUE: «Diable D'HLM» Revue d'urbanisme n° 08-112. 1993. P 72 .
- [17] Larouq, Mohamed El Hadi, Dr."The Policy of Urban Improvement Mechanism to Improve the Quality of Life in the Algerian City." Umm al – Bouagui: n.p. the International Forum of the city, 2009.
- [18] [18]Ministère de l'habitat: Recommandations Architecturales, EDITION / ENAG Alger. 1993 P 80).
- [19] report for reviewing the master plan of the reconstruction in the commune of M'sila 2010.
- [20] Directorate of Construction and architecture of M'sila Commune 2015 (annual report for the process of urban improvement in the commune of M'sila).
- [21] The Foundation of Housing and Urban Development of M'sila 2015 (Technical card for the current status of the residential neighborhoods proposed for rehabilitation under the Special Account for customization 114-302).
- [22] [22] [23] [24] Promotion and Management Office of M'sila .
- [23] [25] Decision of 31 / Dec / 2012, which includes the approval of the terms of reference which determines the size and standards of surface and welfare of social housing.
- [24] Promotion and Management Office of M'sila .
- [25] Executive Decree 91/175 dated in 25.5.1991 containing the general rules for the creation of urban reconstruction and construction.
- [26] Decree No. 883/666 dated in 11/12/1983 defines the rules relating to the shared ownership and collective housing.
- [27] Executive Decree No. 14/99 dated on 04 / March / 2014 which defines the shared property system.