

THE AFFECT OF BUILDING YOUR HOUSE PROJECT TO SLOVE THE PROBLEM OF HOUSING TO LIMITED IN COM PEOPLE IN EGYPT

Hassan Ahmed Hassan

Department of Architecture - Engineering Faculty-Alazhr University

Key Words: affect - building – house.

ABSTRACT

The problem of housing is regarding one of the major problems, as it affects the Egyptian community at the social, economical and cultural level. Recently, the government turned to the project of self instruction which represented in the project of "Build your House (Ibny Beitek)" attempting to enhance the connection between the government and the citizen. However, the project facing the random and anarchy as a result of the irresponsibility and the negligence of the officials who decided to end their role at delivering lands to recipients ignore the controlling and following-up implementation aspect. You can see the diversity of suffering on the real in the project areas in the city, the most serious one is the instruction randomly, and the contest of beneficiaries to win the land. Accordingly, the government has represented a research about the project of "Build Your House" as one of the national projects that introduce a solution of the problem of housing in Egypt.

1-INTRODUCION

Building your house project is considered one of the most important project which is carried out in the frame of solving part of the problem of limited in come people hence limited in com people, but it turned into nigh mare after that, and all benefit people had frustration and misery.

Its is considered one of the giant project which the government adopted it regardless the problem or economy of citizen, it hoped and called for best future and life.

A house for each youths and family, the government paved the hopes for citizen but they got up a lot of problems and troubles and large theft processes under knowledge government.

2-DEFINATION OF PROJECT

(Ibny Beitek)" project considered one of the target of national project for housing which started in 2005 aiming at saving 500 000 housing units , 20 000 as the first stage its main thought is based on specialized plot of housing in different new cities its area 150m2 and saving all facilities according to the measures of planning rates benefit people can build can build his housing unit on this plot on the area of 63m2 for outside stairs and 2 floor and offering financial support from the ministry according to construction stages.

3-SIT PROJECT

The planning to execution this project in the majority of new cities:

- 6 th of October.
- new Badr
- new Sohag.
- New El Fayom.
- New nobaria.
- new Minya.
- new Sadat.
- new Salhya.
- 10 th of Ramadan.
- new Aswan.
- new Borg el Arab.

4-COONTROLLING THOUGH OF PROJECT

Controlling though of the project varied and social thoughts appeared as:

- 4-1-participation design:** the main concept of project is to make the effective role of housing participation and create new concepts to urbane elements.
- 4-2-self building:** is the main concept for the project that the benefits can build his house By himself according to proposal drawings from the ministry but the benefits plays the role of supervisor for building only and the constructors are the main responsible .
- 4-3- Stage Building:** The project adapted the concept of the stage building as the benefit builds his house on stages according to his needs to take the support of money on stages with the developing of building and finishing work.

4-4 Completing Building and the speed of ownership: Exemption the benefit from the project of "IBNI BETAK" from paying the rest of credits from the price of the plot According to building of three floors and indoor and outdoor finishing.

5-THE AIMING CLASS OF THE PROJECT

- Age:** from 21 to 40 year
- Income:** not more 1000 L.E. for single and for the family 1500.
- Living place:** according to the zone of the project.
- Reservation:** the applicant doesn't benefit before from the supporting of government.
- Specialization:** for himself not behalf.

6-PLANNING OF PROJECT

It is contracted with ministries for doing the planning and preparing drawings and making urbanely models.

6-1-ECONOMICAL EFFECTS

- A. The aiming of the project is reducing cost of housing unit on the state and give the chances for limited income people for participation of housing through bearing the responsibility of building from the drawings and the conditions which the state put them.
- B. The state gives the no paid support 5000 for each stage (3 stages)after finishing each stage.
- C. the price of one meter is 70 L.E.
- D. each citizen pays 10% of the total sum of the plot (1050) as the first payment.
- E. Exemption the benefit of paying the rest of price the plot according to building the three floors and finishing them outdoor and indoor.

6-2-POLITICAL EFFECTS

- A. There is no obvious managemental unstructured but groups of sequences of managements not connected to each other.
- B. Hence they made an association named "Ibn'Betak" for participations.
- C. Leaving the building license to limited income people to make it.
- D. Putting complex conditions for getting license as soil reports and foundations. At least a certification of specialized engineer and paying the social insurance and getting extraction from the insurance before interring the electricity.

6-3-SOCIAL EFFECTS

- A. This project is based on the concept of create a new society prevail the soul of participation from new concept to the urbans elements trying to save the needs of limited income people Regarding his customs and traditions but the project didn't realize its aim and became traditional project without identity or cultural society.
- B. Relying on the income to decide certain classes but there is no harmony between them so it is impossible to form social relationships between them.

6-4-CULTURAL EFFECTS

The housing is considered one of important features which reflect the level of general culture to peoples but the governmental housing project is rare the express the identity of their populations they are just normal models which losing its identity to its inhabitants.

6-5-POPULATION PARTICIPATION

- A. The concept of population participation on the process of building through the maintenance and management for the project without interfering of government among the benefits.
- B. Aims of participation: Participation aims to reduce the financial burdens on the government and benefit of the abilities and activities for low income and doesn't aim to the developing of housing societies.
- C. The designers don't give the benefit the chance to participate in putting drawings which suit them to make the project successful.

6-6-NATURAL EFFECTS

There is no natural effects which reflect the project either choosing site or drawings and made the same models in all cities without thinking in natural effects in climate or topography and reflected passively in planning sites in some cities like "Badr" city which has large areas need to replacing.

6-7-DESIGNAL EFFECTS

- A. the house consists of ground and 2 floors.
- B. the first ground consists of 2 rooms ,hall and facilities not exceed the total of building area more than 63m² and the all area is 150 m².
- C. regarding not completing stairs to reduce the costing although they need to use the roof.
- D. the housing unit consists of 2 rooms although all studies proved that they need the 3rd room to separate boys out girls not living room.

- E. they face him to paint the outer of the house with fixed colour and materials and has the choice to finish inside the house as he likes so they deprive him to express himself or his highlight .
- F. for benefits ,he has the freedom to choose the structural building or bearable walls on condition to take the certain drawing and fixed height.

7-RESULTS

The results of the research are classified into two part:

- 7-1 Active result had an effect in the project and the researcher will mention them based on completed study.
- 7-2 passive result had an effect role to make the project in effective to solve the problem of housing to limited income people and offering the project from the ministry only statistics and number to treat the problem theorially not actually so the project didn't aim the limited income people and were classified these disadvantage into stage which the project passing them as:

1-executional disadvantages

2-Economical disadvantages

3-Political disadvantages

4-Social disadvantages

5-Designal disadvantages

7-1 THE ADVANTAGES OF PROJECT

- A. the project aims at saving suitable housing to limited income people
- B. saving unrepay supporting 1500L.E. on three stages with the stages of the project.
- C. government participates by reducing the price of the plot to half.
- D. putting conditions for income of single 1000L.E. and family income 1500L.E. that made all youth to apply for this project.
- E. paying 10% of the price of the plot and the rest for 7 payings the first paying after one year.
- F. the responsible men supported the project greatly.
- G. "ibn'Betak" project represents the positive changing concept and satisfied of responsible men be self efforts.
they save the plots by planning for local people by offering low prices less than free market for encourage a lot of people to and built them.

- H. revival the concept of self-building and make population in building process even if the participation isn't important.
- I. the concept of the project to create new society which contain participation through new conception trying saving the needs of limited income people according their customs and traditions.
- J. offering the project in all new cities.

7-2DISADVANTAGES OF THE PROJECT

1-executional disadvantages

- A. Government couldn't save the water or electricity as it promised before in sites and the tank of water costs 300L.E. or more.
- B. they decided the certain plots by steel numbered but one plate for each plot and that made a lot of benefit people build on their plot by mistake because of the systemically engineer absence and no following for the project.
- C. It's hard to limit the plot and certain area especially at the beginning of digging and building and if the benefit loses his border plot; he should need survey costs 220L E.
- D. There are a lot of sites and this whose soil needs replacing and this represent high cost on benefit.
- E. There is no light in the site at night to build at night because there is no time another thing the benefits wait for cement and iron to receive them at night so it is difficult to identify the plots.
- F. There is no transport to serve the project and this leads to raise the cost of building either transporting or workers.
- G. exploiting fixed time for building pay the traders to raise the price.
- H. Serves aren't available: there are no facilities which cope the sites of project and this lead to rely on the main serves in the city which is far from the project.
- I. All of them complained of the raises of prices to the constructors and said after the questionnaire that the prices of the materials and steel especially steel and the raise of wages of workers in the city due to the prices of transporting and living costs inside the city.

2-Economical disadvantages

- A. Designing elevation by high cost don't match with limited income people.
- B. It is necessary to finish from the stage of setting up the roof of the first floor in 3 months in the first stage to take the support 5000L.E.

and lead to increase in burden on the owner regardless the conditions of the market or the traders as done actually.

- C. Forgetting the concept of saving the opportunities of work to youth which become far from housing.
- D. The loans aren't suitable: the urban and housing bank offer loans reach 30000L.E. its interests may reach 53000L.E. to justify the proved form must be less than 2000L.E. per month how the benefits use it?
- E. although the project aimed to solve the problem of housing of limited income people, numbers proved that it is impossible .the costing of building 44000 half finishing besides of the cost of the plot the benefit pay 607L.E. per month if he takes the loan 56000L.E. so the income of the family pay that of 25% if the income is 2400L.E. and that lost its frankly in the project.

3-Political disadvantages

- A. A lot of responsible men didn't admit a lot of problems which faced the benefits of the project.
- B. The speed changing in resolution the speed changing in resolutions happened which prevented the buying or renting after 5 years to become the owner has has the right of buying or renting if the 3 floors have finished this happened out of the requested censorship or fixed prices.
- C. The government left the building process to benefits hence the constructors tricked them and they complain of constructors.
- D. Absence of censorship there is no censorship in the site to follow the process of building and finishing.
- E. Absence of management there is no any clear managerial structure from the beginning because of the conflict between housing ministry and the new urban association organization.
- F. There are more expenses which become load on the benefits as social insurance which exceed among 320 to 1200 L.E.

4-Social disadvantages

- A. This project doesn't express for certain class and became like the last projects traditional without any feature or culture.
- B. Relying on the income created different classes which couldn't be harmony with each other.

5-Designal disadvantages

- A. The mistake in choice the zones and bad planning paying the government to desterilize 500 fadans of corn in New Sohag to set up the project before harvesting. and how to desterilize farming lands to build units.
- B. Normality of designing models matchless the environmental or social conditions.
- C. Absence of security in all zones especially depopulated zones which make the nomads take money and control in exit or inter the machinery reach 500L.E. per month for each benefit.
- D. bad designing model most of the benefits complained from the bad drawings and miss suitable for the benefits therefore many benefits made modifications in the district by paying 600L.E.
- E. Absence of privacy and flexibility most models suffer from absence of privacy either audio or sight or flexibility.
- F. The elevations don't express either identity or culture of benefits.
- G. Absence of beautiful features in a lot of elevations.

8-RECOMMENDATIONS

- 1-supply the facilities first before receiving the plot to benefits and receiving the meter of water to pay money according to his consumption like a lot of new cities or digging underground tanks become enough to build for long time.
- 2-putting guidance signs providing the number of streets and use the signs from plastic for fear of stealing the steel plate
- 3-there must be specialized companies to execution and supervision to give the peace for the benefits to avoid them to be tricked from the constructors.
- 4-electricity problem, the government should have co-ordinate with the ministry of electricity to save a lot of generators which become able to run the machinery or go for using the solar energy as alternatives to save electricity.
- 5-increasing the area of building to reach 50% or 60% instead 40% to reach 90 m² at least and the rest is the green area as it is planned for it.
- 6-The ministry should specialize completed management which and solve the problem of its citizens.

- 7-Establishment police station to impose the security and protect the citizens.
- 8-its is important to save the transportations to carry people easily to reach the sites.
- 9-saving ambulances cars for emergency.
- 10- saving opportunities of work in new cities.
- 11-giving the citizen the freedom to choose his elevation which suit general tasty and specialize fixed colors light beige or grey.

9-REFERENCES

- 1-“ebn B’tak” association .
- 2-Ranya Ebrahim Abdel Hakim(revival concept of housing by using self efforts in Egypt) B.M. in engineering cairo university
- 3-the book of housing ministry and serves and urbane development. 2005_2006
- 4-designing by participation in the national project for housing in “Ebn B’tak” in the national center for housing and building research.

LIMPACT DU PROJECT DE CONSTRUIRE MAISON POUR RESOUDRE A FAIBLEREVENU LE PROBLEM DU LOGEMENT A FAIBLEREVENU RESUME

Le problème du logement est au sujet de l'un des problèmes majeurs car elle affecte la communauté égyptienne au niveau social, économique et culturel.

Récemment, le Gouvernement se tourne vers le projet d'auto instruction qui a représenté dans le projet de construire votre maison (ibny Beitak) en tentant d'améliorer la connexion entre le Gouvernement et le citoyen. Toutefois, le projet face à l'aléatoire et l'anarchie en raison de l'irresponsabilité et la négligence des fonctionnaires qui ont décidé de mettre fin à leur rôle dans la prestation des terres aux bénéficiaires ignorer l'aspect contrôle et du suivi de la mise en œuvre. Vous pouvez voir la diversité de la souffrance sur le réel dans les zones du projet dans la ville, le plus grave est l'instruction au hasard, et le concours des bénéficiaires de gagner du terrain. En conséquence, le Gouvernement a représenté une recherche sur le projet de construire votre maison comme l'un des projets nationaux qui introduisent une solution du problème du logement en Egypte.

تأثير مشروع ابني بيتك كحلا لمشكلة الإسكان في مصر

حسن أحمد حسن

قسم الهندسة المعمارية - كلية الهندسة جامعة الأزهر

مشكلة السكن احد المشاكل الرئيسية التي تؤثر في المجتمع المصري على المستوى الاجتماعي والاقتصادي والثقافي. وفي الآونة الأخيرة حاولت الحكومة وضع حل عملي في مشروع "ابني بيتك" باعتباره واحدا من المشاريع الوطنية التي يعرض حلا لمشكلة الإسكان في مصر. ومحاولة لتعزيز العلاقة بين الحكومة والمواطن. ومع ذلك عند تنفيذ المشروع واجهته العشوائية والفوضى نتيجة لعدم مسؤولية وإهمال المسؤولين الذين قرروا انهاء دورهم في تسليم الاراضي فقط وتجاهل جانب الأشراف على التنفيذ والمتابعة مما نتج عنه الكثير من المعوقات المتنوعة مع المعاناة في محاولة المنتفعين تنفيذ المشروع على الواقع في كل مناطق المشروع في المدن المحددة للتنفيذ فيها، والأكثر خطورة هو محاولة البعض التنفيذ عشوائيا، أو الأستفادة من بيع الأرض.

وفقا لذلك، كان هذا البحث لألقاء الضوء على على هذه السلبيات حول مشروع "ابني بيتك" باعتباره واحدا من المشاريع الوطنية التي يعرض حلا لمشكلة الإسكان في مصر.