

Sustainable Urban Neighborhood Management in Germany-Berlin; lessons learnt for the improvement of the living condition of the refugee camp in Gaza strip.

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Abstract/summary statement of the research project:

The objective of this research project is to review, various urban Neighborhood Management from Germany, Palestine and comparing them. To achieve this objective, the researcher will review a range of Housing projects to assess the extent to which they have achieved their objectives. The study uses a qualitative approach in order to provide a deeper understanding of living and housing conditions in the Gaza strip Area. The researcher has to visit many housing projects in Berlin and find the Sustainable used criteria to the urban environment and analyses them. Finally the researcher is trying to define the criteria that suit the local Palestinian community, and the extent to which UNRWA camps upgrading complying with these criteria. The research ends with a number of recommendations to improve the status of these projects and to develop proper standards for camp development projects in the future.

1. Introduction

Sustainable development is a difficult concept to define; it is also continually evolving, which makes it doubly difficult to define. "Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs Sustainable development is generally thought to have three components: environment, society, and economy. The well-being of these three areas is intertwined, not separate. For example, a healthy, prosperous society relies on a healthy environment to provide food and resources, safe drinking water, and clean air for its citizens. The sustainability paradigm rejects the contention that casualties in the environmental and social realms are inevitable and acceptable consequences of economic development. Thus, the authors consider sustainability to be a paradigm for thinking about a future in which environmental, societal, and economic considerations are balanced in the pursuit of development and improved quality of life. Housing projects in general suffering from many problems such as environmental pollution, a low standard of infrastructure, functional disorder, traffic congestion, uncontrolled land use, and deteriorated physical conditions. This research will be divided into two capitals: Germany experiences in the Sustainable Urban Neighborhood Management and lessons learnt for the improvement of the living condition of the refugee camp in Gaza strip.

1.0 Greatest challenge might be narrowing the topic:

1. Field Study of the Statistical survey in Palestine and Germany.

2. Survey about land housing potentials in different areas and property in Germany and Palestine.

3. Contrast between planning system, methods and instruments related to housing experience of Germany and Palestine.

4. Compare between the conditions of establishing and supporting housing constructor's involvement in social orientated housing projects - the example of Germany's policy after war.

2.0 Housing situation in Germany

Germany's population is living almost exclusively in residential buildings, i.e. buildings in which at least fifty percent of the total floor space is used for residential purposes. Apart from residential buildings, official statistics distinguish between other buildings with housing space (predominantly used for business, social, cultural or administrative purposes), residential homes, and inhabited provisional accommodations (e.g. summer houses, port cabins). Yet, considering the overall supply of housing space to the population, those kinds of buildings play a minor role as compared with residential buildings. More than half of all inhabited dwelling units are located in buildings comprising three or more dwelling units. The proportion of owner occupied dwelling units ("owner occupied dwelling rate") has not increased in Germany during the past four years and is still at a rather low level as compared to the rest of Europe. A predominant proportion of households in Germany occupy rented dwellings, while a very small number live in sublet accommodations. The average amount of gross rent exclusive of heating per square meter has increased more than ten fold since 1960 (See, Baum 2009) . Besides the basic rent, it includes monthly charges for water, sewage, street cleaning, collection of household waste, house cleaning and lighting, chimney cleaning, caretaker, public charges, building insurance and cable television. Not included in the gross rent exclusive of heating are charges for central heating and hot water supply, sub tenant charges, and charges for furnishing. A clear majority of inhabited dwelling units are equipped with some form of centralized heating system. These include remote heating, block heating, central heating and single storey heating. The occurrence of single or multi room stoves has continually declined in Germany. Gas and heating oil are the main types of energy

used for heating, with the use of gas continually increasing while that of heating oil has slightly declined.

2.1 New Urban Design challenges

After the fall of the wall in 1989, the historical center of Berlin took center in terms of attention and urban design. The aim was the critical reconstruction of the historical city, its streets and squares. The reconstruction of the center has not yet been completed. Today, new urban design challenges have moved up to the order of the day: the rebuilding of no longer utilized or underutilized urban areas – former airports, railway yards, and shipyards, industrial and commercial areas. Examples of these areas are the so-called Media spree-area along the banks of the eastern Spree, the area north of the hauptbahnhof (central station), but also the areas of the decommissioned Tempelhofer airport and the soon to be decommissioned Tagel airport (See, Schwenk 1998).



Photo1
:
Berline
r- wall
in
1989.



Photo 2: Berlin-Alex platz



Photo 3:Postdamer platz Berlin



Photo 4:Hauptbahnhof-BM-Berlin



Photo 5: spreepalais (Panorama view)



Photo 6: The existing Berliner urban structure in Charlottenberg district



Photo 6: The old Berliner Block structure

A central challenge is also the stabilization of former working-class districts such as North Neukoeln, wedding and Moabit. In these quarters, the departure from classical industrial society of an ethnically diverse city are most visible. (See, Senate Department 2013). It is here that it will be decided if in the future Berlin can continue to live up to its claim to be a social city. In these districts it is above all necessary to strengthen the centers. The revitalization of outdated neighborhood centers is a key challenge of future urban design and development in Berlin. Well designed neighborhood centers benefit the residents, support the local economy, strengthen the compact, dense, and mixed-use character of the entire city, and so strengthen the

entire urban region. The followings definitions were very important to understand how to deal with the urban context:

Why the neighborhood is important?(when city is changing the size, neighborhood are important because they provide one of the gateways to the social life of cities, And it is a gateway to place, as local connections provide a key to larger social and economic networks. We and the others an examination of the other is necessarily interrelated with reflection on the self. On this level practically very culture of living can be related. In what way now can cultural aspects of building be directly compared? Because neighborhoods play such an integral role in forming community and social networks, many studies analyze social problems in relation to the neighborhoods where they occur (See, Neighborhood Effects 2010).

What are zoning and neighborhood design, and how do they work together?

Zoning and neighborhood design –can turn into a neighborhood plan that influences how residents use and live in their neighborhood. Let’s look at each in turn, and then examine briefly what happens when you put them together. We’ll look at their interaction more closely in the “How to...” part of the section as well.

Zoning. Is a set of community laws and regulations that divides a community into various zones, and specifies what kinds of building, development, and economic activity can take place in each zone? Nearly every incorporated community has its own zoning code, although all of them have to adhere to state laws that concern zoning. (Communities that don’t devise zoning codes generally In general, when a town or city makes a change in its zoning code, the change has to be approved by the state Attorney General, to make sure that it follows the state constitution and state laws. Most states, for instance, have laws against “snob zoning,” the practice of requiring lots or houses so big that only the affluent could possibly afford them. A town, therefore, can’t simply decide that all lots have to be four acres. An exception (although probably not for lots quite that big) might have to do with physical or environmental health concerns – septic drainage, the protection of an important watershed, or a guard against a source of pollution (See, Global 2013).

Identity: is as an increasingly important construct in the area of globalization cannot be ignored in the study of traditional dwellings and in the design of new ones.

Habitat and Housing: in Middle Europe architectural forms in cities and villages have evolved along parallel lines of development. Although it has generally been the nature of European architecture to draw on the stylistic qualities of various regions, significant differences between the architectural traditions of rural and urban areas are clearly differences which can not be simply explained by difference of the population density.

Sustainable housing is defined as housing that is affordable to the population that it serves, with minimal environmental impact, and that is durable and permanent. Efforts to encourage the provision of sustainable low cost housing must be sensitive to local and regional variations in climate, governance structures, building and design expertise, and local materials. Increasingly housing provision should also be sensitive to predicted regional changes in climate and extreme weather events. (UN Habitat, 2011)

Visual Relationships: External and internal visual relationships are an essential aspect of architectural concepts of residential structures. In the case of external visual relationships the quality of the view from the living area to the outside is generally quite important; while in the other direction—from the outside looking in—a good view is seldom desired. Due to the respective climatic conditions, small windows are common in the traditional housing architecture.

Axes: A comprehensive study of visual relationships should also take the arrangement of spatial axes into consideration. Spatial axes influence not only the conceptual factor of order, but also play a significant role in architectural symmetry, furthermore, the positioning of spatial axes is directly related to the presentation of hierarchical structures.

Poor housing makes for poor urban development: children and young people, the elderly, individuals with special needs, and socially disadvantaged residents who do not own their own vehicles, will be virtually isolated in locations like on we offer them no alternative means of transportation. In addition, low-quality residential neighborhoods increase residents desire to leave the city during their free time and on weekends and to drive out into the country. Housing is a basic human right. It is an

essential requirement to a life of dignity for the person and peace and economic prosperity for the nation.

Exploitation and Development system of Housing Groups: Living is not restricted only to the apartment itself. Living means activities, contacts, and reactions to the environment which also concern exploitation and their development outside the building. We do not only live in the apartment, but also on the playground, the walks, and the squares, the public gardens, and so on. After the war there were two main development aspects: the reduction of expenses and costs and safety –related to the neighborhood housing group. The two aspects mentioned above provide basic possibilities for a solution: -Direct individual development of each building by means of street and footpath. -Common development of several buildings or larger buildings through the street which is only tangential to housing group, but direct development of footpaths for the buildings or building sections(See, Neighborhood Effects 2010)

2.2 Slum Experiences in different countries:

Rapid urbanization has intensified the problem of urban slums. In the fringe areas, it also created squatters and shanty towns. The general characteristics of urban slum areas are similar all over the world, but they definitely exist in more acute forms in the less developed countries. The following are some acute forms in the characteristics of such areas:-

- 1-Low income of residents, corresponding with low levels of education and health;
- 2-Occupation frequently and health;
- 3-High rates of crime, vice, and broken families;
- 4-Overcrowding and limited floor space available per person;
- 5-Recent migrants from rural areas, small towns, and overseas;
- 6-Mixed land usage for commerce, housing, and backyard industry;
- 7-Lack of general amenities such as school and open spaces;
- 8-Traffic congestion and high accident rates;
- 9-Old and dilapidated buildings;

10- Lack of essential services such as water, gas, electricity, sanitation and sewerage, garbage collection, and street cleaning.

At the present more than 1700 slum communities in Bangkok are subject to eviction due to the lack of laws to protect the renters. Although the National Housing Authority was established in 1973 to solve low income housing problems its action has been limited (see, Delgosea2012). Despite the uncompromising law and regulations with respect to squatters, the prevailing attitude of compromise in society has perhaps allowed the bloom of community organization in Bangkok. The main purpose of the Human Settlement foundations is to help communities find ways with which to handle the problems by themselves. It fields community organizers to help the community escape from their problems. In 1986 they resolved to consolidate their struggle and form the united Slum Development Association with 19 slums communities of urban poor. The informal community organization was transformed into a legal cooperative, which bought the land, secured a housing loan and managed the project. They used the incremental approach. As they had very little time to relocate themselves, they had to immediately move to the land even before the necessary infrastructure was installed. The initial difficulties were however compensated by the affordable land price. The people with assistance from various agencies built the infrastructure little –by-little.

3.0 Germany experience in the Neighborhood Management (Berlin)

The mission was to create equal living conditions for all people in Berlin. Be carried out together jointly with the people in the Neighborhoods, in co-operation with educational institutions, community centers and housing associations and with several local actors. Over time, the number of district area under management increase of 15 to 34, while some have already been phased out by itself significant improvement. The following are a few of the benefits for the community as a result of this approach and process seen:-providing community services such as better sanitation, health care, education, leisure facilities and services such as water supply, sewerage, transport, electricity, etc.-integration of small –scale businesses and other income generation activities.

3.1 Neighborhood communities' participation

The primary stakeholders, obviously, are the Neighborhood communities. Yet the definition of “community”, a group of people living in the same place or having a particular characteristic in common, is problematic: It is too broad, which might hide the power imbalances and differences of vested interests within the community.

Communities consist of individuals, groups and sub-groups with different status, affiliations, assets and interests. Participation is usually a facilitated process, whereby communities might require some incentives or face with certain disincentives to take part in the process. Short-term results with quick win projects; individual or collective benefits; in-community contracts; enhance feeling of community and empowerment; traditions of collective help might all be strong incentives for participation. On the other hand, the immediate costs of taking part in; inequitable distribution of benefits; loyalty to the existing situation; irresponsible external facilitators might work as disincentives ahead of participation (See, White House 2011).

3.1.1 Neighborhood communities' interaction mechanisms

A key precondition for success is genuine identification with the participatory approach of the methodology by all stakeholders and their joint commitment to full partnership in the planning, implementation, monitoring and revision of the Neighborhoods in Berlin.

Working Groups in each quarter, Represent all related a significant and lasting impact can only be ensured if all key stakeholders commit to regular and intensive cooperation. It will be the central platform for discussion and decision-making in a collaborative effort on behalf of all quarter institutions. Mostly became each member of the group an invitation with printed programme. The institutionalization of such cooperation should be the result of consultations and mutual agreement. First kick-off meeting should be organized with the key stakeholders including women, youth and senior camp members. The initial meeting may take the form of a large-scale community event or a smaller meeting of key activists. Organizational arrangements should be made accordingly. The precise arrangements will depend on the availability of space and number of expected participants, yet it is crucial to choose a meeting place comfortable and a meeting time suitable for both genders. In general, smaller meetings with individuals and community groups may be a better way to proceed than large community gathering (See, Senate Department 2013).

The first general meeting is very important to explain overall aims, objectives and methodology of quarter upgrading the resulted information should be making available to be shown to other stockholders. The meeting is likely to set the tone of the cooperation and raises expectations. The neighborhood communities, residents are the main actors in determining what are the problems and the priorities and how they should be solved.

3.1.2 Capacity building of the Working Groups

Capacity Building is a continuous phenomenon and various training will be provided to Working Group and selected community members during the different stages of preparation, monitoring and implementation of quarter Improvement Plan and projects implementation. In general the followings proposed training themes may be essential:

To provide the general Working Group participants with suitable skills that will help them in group work, breaking down problems, planning, managing, monitoring, evaluating, leadership, team building, and group work skills, Proposal writing , Gender sensitive development planning, and being sustainable. Collect qualitative data, required building from focus groups members which select to include a broad spectrum of socio-economic and cultural backgrounds. Focus Group sessions are successful if the majority of the members feel free to contribute to the discussions, in a constructive atmosphere. Sessions should therefore take place in a suitable and friendly environment that instills trust and in which invited participants feel comfortable to discuss more sensitive issue and speak out on any subject they wish. Budgets should allow for some refreshments, pens and paper, and possibly sketchpads or paint sets. It is important to include a wide range of backgrounds, ideally a mix of university students, locally employed, as well as the unemployed. Reporting should be conducted by the facilitating team and, in the interest of achieving comparability between the results from the different sessions, including debates between participants, and the most important issues raised. It should include of the most important priorities lists, Individual Needs Lists, long needs List (aims to provide an accessible format as a basis for the strategic planning process.) Much of the scope of the Neighborhood communities Management programme should consist of measures to strengthen neighborhoods institutions and to improve their capacities to serve more effectively the interests of the entire neighborhood community (see, Delgosea2012).

3.2 How does the quarter Management planning works?

As it was mentioned before the discussions will take place in the Working Group but will include the participation of all stakeholder representatives as well as additional experts and community representatives whenever needed. At the end of the planning process stands the quarter Improvement Plan – an integrated strategic development concept including an Urban Improvement Programme and a Community Development Programme (See, Neighborhood Effects 2010).

The key objective of such planning is to define an overall vision, which sets the goals and targets for the improvement of all major aspects of the quarters. Comprehensive strategy workshops should be held to discuss many related subjects such as:

- Neighborhoods Priority List
- Community development
- Housing and home improvement
- Access and circulation
- Public space planning
- protecting environment and natural resources
- improving urban services and technical infrastructure
- developing efficient local centre and sub centers
- strengthening urban neighborhoods
- and others related issues

, Which addresses strategic objectives that will strengthen and empower the local quarter community to build sustainable livelihoods and act as key agents within the improvement process? For each of the above mentioned objectives the quarter Management Working Group discusses and prepares the followings:

- Set the goals and targets for improvement within a timeframe of five years.

-Summarize the existing problems and constraints that require improvement according to the priority list.

-Provide for proposals for possible short, medium and long-term solutions and methodologies on how these targets could be reached.

-Highlight how exist assets and potentials can be mobilized and used to implement these solutions.

3.3Community development

It demands a combination of strategic and practical interventions undertaken by the state governorate in Germany and by the UNRWA in Palestine in partnership with the host authorities, the refugee community and other stakeholders, which can be sustained socially, economically and environmentally over time. For the Palestine definition the Community development shrouding affect the refugees' status and rights under relevant United Nations resolutions (see, Misselwitz2010). This addresses strategic objectives that will strengthen and empower the local camp community to act as agents of change. The following general objectives could be defined:

-strengthening civil society institutions

-expanding the local business sector and improving employment opportunities and income generation

-building an effective quarter management capacity as a key agent for sustainable neighborhoods improvement

-improving educational facilities and access to higher education

-improving gender balance through women participation, and other issues.

4.0 Performance neighborhood Management, What Is Performance Management and Why Is It Important? Performance neighborhood management is the process by which local program assemble and review a series of selected indicators on performance on a recurring and frequent basis (e.g., monthly, quarterly, yearly) and use these measures to adjust resource flows and make mid-course corrections in program activities. Also referred to as performance measurement, performance management uses indicators to measure progress. Put simply, performance

management helps local neighborhood inhabitants better understand and improve their programs. It provides a systematic way to monitor results that goes well beyond anecdotes and hearsay. Depending on what organizations want to monitor, performance measures can be gathered at the household, program, neighborhood, city, state, or national level to assess progress and measure change. In an effort such as Choice Neighborhoods, which seeks to transform a community, measures can be collected for participants, activities or programs, organizations, neighborhoods, and cities (See, White House 2011).

4. 1 Key performance neighborhood measurement terms

Performance measurement discussing, is important to define some key terms.

Goals—Goals describe what the program ultimately seeks to achieve. For example, a goal could be helping assisted housing residents access jobs and move toward self sufficiency. Following these four goals, the outcomes for Choice Neighborhoods could look like this:

- High quality, affordable, energy efficient assisted housing units in mixed-income neighborhoods;
- Safe, healthy, mixed-income neighborhoods with high-performing schools, educational services and opportunities, and social services;
- Self-sufficient, healthy residents who have access to such opportunities as employment and education, including original residents;
- Engaged residents of all ages, and responsible, properly implemented relocation; and
- Long-term financial and social sustainability for the revitalized community.

Program Activities—Activities are what the program does to accomplish its goals. For example, providing job-training and placement services to assisted housing residents is a program activity.

Outputs—sometimes referred to as interim or process outcomes, outputs are the direct product of the program activities and describe the volume of work provided. For example, the number of participants enrolled in a job-training program is an

output. Tracking outputs help document what types of activities the program or initiative delivers.

Outcomes—Outcomes are the results the program seeks to achieve, such as changes among program participants or changes in physical properties and neighborhoods. In this example, an outcome could be that 50 percent of residents are working full-time for more than a year.

Indicators—an indicator is a specific metric that helps measure outcomes numerically, such as the number and percentage of residents working full-time or the number and percentage of residents receiving. Changes in indicators help observers see progress toward outcomes (See, Global 2013).

4.5 Initial Approach for the future planning in Gaza, lessons learnt from the Urban Neighborhood Management experience in Germany- Berlin.

The failure of planning in the past does negate its importance today. Planning is essential to:

- Ensure the efficient use of scarce resources.

- Give direction to public spending and decision making.

- Mobilize unutilized or under-utilized resources.

- Co-ordinate and integrate the public and private investments to maximize their impact.

- Protect nature and prevent ecological breakdowns.

- Protect the reasonable right of individuals.

- Establish appropriate mechanisms to promote positive development.

4.5.1 Setting of Framework

In most developing countries spontaneous camps or slums are a substitute for missing social housing programmes. As in many developing countries informal and spontaneous housing has existed for decade, considerable experience has been accumulated which enables millions of people to settle and to build without architects and urban planner's .Of course, informal housing should also be important field

cooperation. Like social housing, it's to a large extent absent in the curricula of architectural schools, in spite of the enormous scale of this problem.

However, north-south cooperation in this field is somewhat limited because the German (or European) partners usually do not possess practical experience in informal building and setting. In the most of developing countries an urban strategy is needed which has to give an answer to the following questions:

-How can the uncontrolled invasion of agricultural land at the urban periphery be prevented?

-How can natural environment, the coastline and the sea be protected against pollution?

-What urban concepts should be applied in order to secure sustainable urban development in Palestine (Gaza) in practice. In the next capital the refugee subject will be deeply analyzed in order to get recommendation for camp improvement strategies'?

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