

A socio-anthropological approach to housing policy in Algeria Between reality and wishes field study in Oran



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Abstract:

The process of housing production is mainly related to the state's ideology and political approach. This process has undergone continuous change, due to the changes and developments that the world is witnessing, whether political or economic, as the state is no longer the only interference in the productive process of housing. Despite these efforts, the Algerian city suffers from a housing problem, which, according to sociological studies, has become an acute crisis that impedes the development process.

We are trying, through this scientific paper, to address the issue of housing policy in Algeria through a field study in the city of Oran, according to the socio-anthropological perception.

key words: Socio-anthropological approach; housing policy; housing reality; Oran.

ملخص:

ترتبط عملية الإسكان بشكل أساسي بالأيديولوجية والنهج السياسي للدولة، وقد مرت هذه العملية بتغيرات مستمرة، بسبب المتغيرات والتطورات التي يشهدها العالم، سواء كانت سياسية أو اقتصادية، حيث لم تعد الدولة هي المتدخل الوحيد في عملية الإسكان، وعلى الرغم من هذه الجهود، تعاني المدينة الجزائرية من مشكلة سكنية تحولت بحسب الدراسات الاجتماعية إلى أزمة حادة تؤدي إلى إبطاء عملية التنمية.

نحاول من خلال هذا المقال العلمي معالجة موضوع سياسة الإسكان في الجزائر من خلال دراسة ميدانية في مدينة وهران من خلال المنهج الاجتماعي والأنثروبولوجي.

الكلمات المفتاحية: المنهج الاجتماعي والأنثروبولوجي؛ سياسة الإسكان؛ واقع الإسكان في وهران.

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Introduction:

Urban development requires the concerted efforts of each of the state institutions represented in the public sector, individuals and groups, as well as private institutions. This is to achieve development in many economic, social, and urban areas ... etc.

The process of housing production is mainly related to the state's ideology and political approach. This process has undergone continuous change, due to the changes and developments that the world is witnessing, whether political or economic, as the state is no longer the only interfering in the productive process of housing. Despite these efforts, the Algerian city suffers from a housing problem, which, according to sociological studies, has become an acute crisis that impedes the development process.

In addition to this, housing is considered one of the basic needs of the human being, and an important element that determines the type of life. Housing has great importance that is reflected through its broad concept, and through its great role, whether on the economic, social or even political levels.

The simple concept of dwelling, which usually consists of walls and ceiling, remains far from the true and comprehensive concept of it. The concept of housing that a person aspires to in order to live in it comfortably and stability is that spatial space that is embodied through the auxiliary services and The facilities provided by society to the individual, as an individual who seeks to achieve greater well-being in all areas of life.(HAVEL . J.E., habitat ET logement, 1968 P 10).

1- Problematic of the study:

We are reviewing the national development strategy after reviewing the outcome of the seventies, realizing the deficiencies and inspecting its program. This is in the early eighties, the state drew up an actual policy in the field of urban development by establishing some ministerial decrees and instructions and adopting housing programs (large residential communities, real estate cooperatives and allocating 200 plots of land for construction. In each municipality ...) and this is under the slogan "For a better life". (A.Messahel, 2010.)

However, over the past decade, the housing sector has known major problems that have further complicated the crisis and made the Algerian citizen get stuck in it. Despite the state's efforts, especially after it carried out reforms in its various sectors since the nineties, especially the housing sector, which has witnessed other trends that differed from their predecessors in the stage of development plans. This is due to the emergence of new urban housing patterns,

opening the way for real estate promotion, relying on various mechanisms to finance these projects, as well as supporting citizens with financial subsidies to obtain ownership of housing and other things.

However, the situation that Algerian society is still suffering from through the high degree of crowding in homes is spreading The phenomenon of squalid and squalid houses ... All this indicates the inability of the authorities to define a housing policy that achieves success that we do not say absolute, but rather limits the housing crisis from one year to the next and satisfies the demands of individuals and this requires us to stand before the reasons.

The real thing that exacerbated the housing crisis and made the efforts of the local authorities not reach the expected goals? What is the strategy followed by the state to resolve the crisis, and what is the extent of its success in light of the growth of social and economic transformations as well? .

2- Assumptions:

To answer these questions, we tried to include some hypotheses:

1- The housing crisis in Oran lies in the failure of housing plans to respond to the socio-cultural characteristics of the population.

2 - The rise in demographic growth, as well as the internal migration towards the city of Oran, and the high and widespread population growth within the tin neighborhoods, prevent the comprehensive implementation of the housing policy.

3 - The length of time between the implementation of housing projects and the housing process amplifies the housing crisis, which is what makes the protest waves increase, and affects the social peace.

Systematic foundation:

We can base our justification of our methodological approach on the objectives of the study: On the one hand, We want to try to identify the housing crisis and the housing problem through the reality of the city of Oran, and this is based on some available statistics, as well as identifying the most important social and economic factors that contribute to the emergence and growth of new cities and work to adapt the population to their new surroundings, in addition to diagnosing the actual reality of neighborhoods. Backwardness and the reasons that created it, given that the inhabitants of these neighborhoods suffer from de facto marginalization, in terms of their housing process. Without ignoring the effects this type of crisis produces on the health, environmental, social, psychological and educational aspects.

The first topic :

General concepts about housing and its fields

1- Definition of housing:

Housing, or what is known as "residential", means groups of modalities of works and the use of individuals, families and groups for their residential space, and also refers to the ecological framework for the life of a species. Dwelling also refers to an interior, closed and covered place, where they live in a permanent way, in addition to it expressing a number of The different constructive shapes, and it expresses a social and family space. We also find many synonyms for what dwelling may mean, with some difference in meanings. (Garzon, 2003 P61) ()

2: The importance of housing:

Housing has great importance in an individual's life as it is a necessary and indispensable need. However, we can limit this importance to several basic or main aspects, the most important of which are the following: the biological and biological aspect, and finally the social aspect.

In this regard, the thinker "Nafit Adam N. Adam" believes through his book "The Economic Problem of Housing" that housing is a right and one of the elements of the standard of living, just like food and all the requirements of life. (Nafit, 1975, P 189.)

It should be noted, that housing has a dual characteristic, as it represents an expensive investment and at the same time a permanent consumer good.

A- The vital and biological importance of the dwelling:

Housing is one of the basic human needs, (سوالمية.ن، 2003، ص 55) besides being a space in which a person can take shelter from natural factors, it in fact provides its residents with psychological and physical comfort, through which the individual feels his humanity and dignity.

It can also be said that "the residential space does not only express a biological function, ie protection, but rather is a social expression." (Hadjidj.El. ، juin 2001P403)

B - The social, educational and security importance of housing:

Considering that housing is that shelter that protects individuals and families from the harshness of natural factors, and Ibn Khaldoun notes, "Know that cities are a decision that nations make at the desired end ... and are directed towards making homes for the decision, and since that is for the decision and

shelter, it is necessary To take into account the protection of the detriment from the Tuaregs. (خلدون، عبدالرحمن، 1986، ص 636)

The residence is also considered the place in which the person practices his private activities and feels comfortable, safe and secure within him. (Bachelard.G ،1981,P27)

believes that the home is one of the most important factors that integrate thoughts, memories and daydreams. The past, present and future give different dynamics. The house is a body and a soul and it is the first human world.

The stronger the physical constraints, the more technology and control over the means become limited. It also protects it from human dangers and attacks, such as robbery, theft and other practices that come from deviant groups and extremist groups. It also guarantees personal privacy for them, so it thus protects against another danger belonging to the same human race, because protection from the other is part of what the housing may provide, whether from Physical dangers posed by humans. As A. Rapoport adds that "we build houses to keep the weather steady inside and also for thieves to stay out".Rapoport,. (Rapoport ،،1981,P81.)

Housing has a social impact on the individual as it allows a person to practice his social and cultural activities in the environment in which he resides, as it is a social animal by nature and it is not possible to live alone.

Moreover, in addition to the material danger that he faces, he faces a threat of another kind represented in breaching the intimate space, and therefore protection must be achieved for him and kept away from dangers, as man tries to make his home a closed space (Massabuau ،1983,P49)

So housing is a link between the individual and society and one of the mechanisms of social integration, as long as the independence of housing is linked, to a large extent, to the institution of marriage, which means belonging, control and commitment.

The home is almost devoid of any significance and function outside the family meeting. Likewise, housing has its role and educational effect, so that the family practices in raising its children according to its own way that it deems useful as the future of its children, to facilitate the process of their adaptation with their society and protect them from the deviation factors that they may be exposed to. In addition to being considered one of the most important and essential necessities for an individual's life, depriving him of it leads to

psychological and social frustration and makes him behave in an abnormal behavior that may not satisfy him, neither virtue nor human values

3- Areas of housing:

A - the economic field:

It should be noted that the economic importance of housing cannot be limited to providing jobs and absorbing the workforce and thus eliminating unemployment. Rather, we seek this importance in other aspects, for example: the development and promotion of rural housing would be used as an important tool for the service of comprehensive development, specifically To serve agriculture and industry and at the same time to achieve the regional balance sought by any comprehensive economic development, providing rural housing would put an end to rural migration towards cities and link farmers with agricultural areas to exploit them, thus contributing to achieving regional balance and limiting the displacement process Rural towards cities where the standard of living is higher and job opportunities are available.

The housing problem is one of the most important problems faced by societies, especially urban societies - on the economic level, housing represents an average of between 60 to 70% of the total urban industrial activity, and this national level employs an average of 150,000 to 170,000 workers (That is, it ranges between 7 to 9% of the active category), and the annual investment in housing construction represents a rate ranging between 6 to 8% of the gross national product and between 25 to 33% of the total investments for a certain period of time (مرتا, سبتمبر 1984 ، ص 18)

B - The political sphere of housing:

The emergence of signs of democracy in the political life of the country are many, and it is represented in the political parties that have strongly adopted the housing problem in their development programs, and if this has become one of the basic elements of any national development. In return, it comes within the framework of winning the votes of the voters for any political grouping to gain power, as this concern for housing conditions by political bodies is one of the manifestations of residential democracy.

And among the things that have become of interest and the prevailing belief among members of society that the problem of housing at the present time. It has become among the global problems that are difficult to solve, so that many of the officials who succeeded in power have realized one truth, which is, “When the construction and housing sector is fine, then all other sectors are so (بلطاس عبد لقادر, ماي 2001، ص 19)

Socio-anthropology approaches the city

1- Oran is a site for urbanization:

The city of Oran is located northwest of Algeria, and it currently covers an area of 211,400 hectares, as well as a reconstruction area estimated at 17,000 hectares, and extends on the Mediterranean coast that borders it to the north, and is surrounded by each of the following states: (Mostaganem - Sidi Bel Abbas - Mascara - Ain Temouchent)).

It is the second largest urban complex par excellence, and is considered a European multicultural heritage, established since the eleventh century. Oran has known over time several radical transformations that affected its morphology as well as its geographical borders. The Oran complex consists of three centers (Oran, ES ENIA, Bir al-Jir), with an area The total is estimated at 25,047 hectares, and the construction area is 8,800 hectares. In addition to this, the state consists of 26 municipalities, headed by 09 departments. This is according to the last administrative division of 1987 •.

Table No. 1: Shows the evolution of the regional division of the state of Oran (O, N.S. national census office).

The structure of the state of Oran is limited by an urban network from the west that extends to the rest of the other municipalities, except for Arzew, Battioua and Ain El-Labbia, which are subject to another logic of this urban network. The development stages of the state of Oran are based on an urban foundation that moves towards the center. By it, three poles fused to this center (the city of Oran) are known, and these poles are as follows:

The first pole includes the municipalities through the current division: Bir al-Jir, As-Sania, and Sidi al-Shahmi.

- The second pole is made up of the municipalities that occupy the second place in terms of importance, namely: Mesergine, gdial, Ain al-Turk, and Hassi Bonif.

The third pole: It includes the rest of the municipalities.

2- Evolution of the demographics of Oran:

In the year 1851, it counted 7,730 Algerians and 22,558 Europeans, which made it the second most populous city, and then the population doubled between 1881 and 1901 to 12,000 Algerians out of 60,000 Europeans, to reach 15,000 Algerians out of 93,000.

3_ Oran, "the real estate issue"

Real estate constitutes a receptacle for urbanization, meaning that the regulation of real estate and how to exploit it is linked to the legislation

of preparation and reconstruction, for example, the Construction Law No. 29/90 , which came in conjunction with the Law of Orientation with the Real Estate Orientation Law 25/90 . And the National Property Law No. 30/90 , meaning that the real estate is subject to construction laws.

Otherwise, it cannot be used in housing. Establishing a project, to be a construction pole on agricultural real estate, requires the intervention of the interests of construction, housing and the technical interests of the municipality. With regard to the development of reconstruction plans and the follow-up of urbanization, in terms of granting various licenses (building permit, demolition, retail ...) and the property sometimes affects negatively and positively where the situation is. If it is unorganized, real estate disputes abound, and it contributes to the spread of chaotic construction, especially in light of the delayed completion of the land surveying process.

The issue of real estate has been raised in Oran for 90 years in the same manner as it is in other Algerian cities, where the depletion of plots of land and the waste of agricultural property is the dominant characteristic of this issue. The origin of this waste lies in three main reasons:

- a. The absence of urbanization mechanisms between 1987 and 1994
- b. Weak housing supply (classroom and social)
- c. Liberalizing the real estate market.

Also, in 1995, the " P.D.A.U master plan for preparation" was completed by the URSA Studies Office, which came to demarcate the expansion towards the east, where there are real estate reserves consisting of urban sectors, and future construction sectors.

The various projects of P.D.A.U announced by the wilaya of Oran have reached the complexity of the issue of real estate in this city.

The entire state of Oran has 3,087.53 hectares of urban area available from 16,839.34 hectares urbanized in 2015 for possible expansion. The initial area planned for this expansion (the area intended for urbanization and for future urbanization), estimated at 3,323.94 hectares, was reduced to 3,087.57 hectares, after using 747.87 hectares.

However, the situation of the Oran cluster is more complex, as 9.4% (985.90 hectares / 10.488.00 hectares) of the urbanized surface remain available for maturity in 2015. The available space was completely consumed by the end of 2000 and even the sectors to be urbanized and for future expansion have been affected by urban expansion.

The consumed areas in the last two sectors are, respectively, 612.10 hectares and 30.00 hectares out of 1.618 AH planned in the P.D.A.U project for future expansions.

Under the pressure of the high demand of citizens for housing, the only answer for the local authorities was to promote self-construction through real estate cooperatives or real estate social fragmentation. A sufficiently conducive legal tool for materializing their goals.

For the period 1990-1996, 330.95 hectares were consumed, of which 163.81 are for real estate cooperatives (social or developmental) provided by local agencies for urban real estate management and settlement.

The retail policies as well as real estate cooperatives touched the socially disadvantaged group, the latter directed towards the abolition of practices and patterns of obtaining a plot of land, in contrast to the popular pressure that the country experienced prior to the events of October 1988 (Messahel A). The state, as well as the local authorities, decided to adopt a policy of intensive reconstruction, and this is on an area of land with low real estate value, which is rejected by citizens.

As the popular protests in that period shed light on the disadvantaged and vulnerable groups, and witnessed intensive refuge for low-income residents as well as from the rural community towards the popular neighborhoods of Oran. This is what caused the imbalance of integration within the city, which became difficult to control day after day, Where the period between (1987-1997) witnessed the distribution of more than 5,700 plots of land for individual housing construction.

I knew 4000 residents in 1987, to more than 50,000 in 2007. This result is the product of the official real estate act that worked on the production of the merger process, only to find itself facing a process of marginalization.

The idea of reconstructing this place appeared at the beginning of the 1980's in order to eliminate some small tin neighborhoods located in the southeast of the city of Oran (Flusen district), and this is in order to paint an aesthetic picture of the city. The local authorities worked in that period to embody the policy of self-construction, and about 225 families were transferred to remote suburbs. At that time, the residents of the shantytowns were re-housing in the city's social housing programs. However, despite the valuable and important assistance to the state represented in distributing lands to complete the buildings, most families sold their homes and returned to their neighborhoods.

Almost all of the real estate operations executed are mainly directed to individual housing, under the form of self-construction, within the framework of

the so-called Auto_Construction program, and not in the context of distributing plots of land for re-housing.

In fact, these two models of processes similar to the real estate process have a social content, as the needy groups are the ones concerned with this process.

The production of the Lotissement model was in the form of a resettlement model for 80% of all operations.

This model was formulated on a progressive basis, often without the Cahiers des charges, where the front of these pieces was very small, at a rate of 120 m². What can be monitored about this formula is not to re-house the city's poor, but to address the urban landscape.

In parallel with the official discourse of this program represented in helping social groups, it has witnessed this market remain up to the time in its permissible illegal framework, as it is represented in a document registered with the public clerk, where the waiver decision or a promise to sell is required. In most cases, a sale contract is in the presence of two witnesses, and this document is recognized by the local authorities. When the real estate settlement is done by the municipality.

The municipality carried out an extensive program of settlement operations, and this was at the beginning of the 2000s, as a measure to integrate these lands that were distributed in the resettlement process.

The development of the real estate market, rental, and informal transactions generally take place within the same social group. As the population is from the popular neighborhoods, as well as the rural community, the destitute and without rehabilitation.

The geographical origin of the expatriates is either rural or remote from the Oran settlements. On the other hand, more than 60% are from geographical areas (Mascara, Relizane, Tiaret), and if we add the heads of the family born in Oran, we find that they come from the three aforementioned regions, a share of 80%. This aspect is different to other urban expansions.

This affiliation of these spaces is supplying candidates who have reached the height of the displacement, and this is between 1993 and 1995. The security conditions in the aforementioned areas have contributed to feeding the arrivals towards the Oran settlements.

What is noticed is that coming to the city, either through the " Qasdary" neighborhood or the fragile popular neighborhoods.

Tin neighborhoods play a very important receptacle for new immigrants. Family solidarity in particular, and the rent system (symbolic or informal) helped to concentrate the new arrivals.

What can be recorded at the state level of Oran is to equip it with two projects, P.D.A.U and P.O.S., where the objectives prepared by announcing these studies are as follows:

- a. Intervention in the various municipalities of the state of Oran while taking the priorities of the Oran cluster, which suffered from the greatest pressure, or in other words, a large consumption of the drug
- b. Intervention in various sectors through the target municipalities, renewing the old fabric, and preparing new areas.
- c. To expand, restructure and improve the fragile building.

In 1998, 23 operations were completed under the registered PDAU framework, and the drug was allocated for distribution through sectors across the state. These divisions are as follows:

Built-up area: 421 hectares

- Construction sector: 974.20 hectares
- Future construction train: 1.601.78 hectares

In this context, researcher DJ. Hadjidj (Hadjidj, OpCit,P195.)records that the houses built at the city center level (such as Al-Othmaniyah neighborhood and Al-Siddiqia neighborhood) were built in an expedited manner that does not have any facilities, and that the second quarter plan

And that the second four-year plan (that is, after 1998) did not pay any attention to the construction of the necessary facilities, as all the housing achievements that were built were devoid of these facilities. The dwellings were worse, and they were only (dormitory cities), regardless of the delay in the registration deadlines.

The researcher also mentions that the goal of achieving these housing is to create a kind of social integration through group housing, which was entrusted to technical teams that never paid any attention to the social aspect.

It ended with the production of inferior forms devoid of all facilities, and that these housing groups were not integrated with the urban fabric of the city as it is considered a natural extension of it.

It did not give us the impression that the construction process was finalized, and the matter is due to the insufficient financial shares allocated, or the lack of study or disputes at the judicial level between the parties directly or indirectly involved in the construction process.

This resulted in the inability of the inhabitant to integrate socially. Not taking into account the technical side, but even the economic side., but rather to meet the urgent economic need represented in building in abundance and in a short period of time. Low price in response to acute housing demand.

This reflects the great similarity in all housing programs, in their various formats, and this is what shows us the reality of the housing stock, which clearly indicates that the ownership of these spaces was accompanied by a wide movement in changing the architecture of buildings from the inside, and on the facades of buildings, such as balconies, and building additional housing.

He pushed the population to cause the collapse of this housing barn and its progress, and despite the existence of previous laws on Decree No. 83-666, such as the architecture system and Decree No. 76-147 of October 23, 1976, but these laws and what came after them were falling into the gap created by the marching devices due to their preoccupation without what they were. Occupied by the static on the level of reality.

Conclusion :

The housing crisis is a result of the housing and urban policies adopted by Algeria during its enactment of constitutions and charters from the post-independence period to the present day. Algeria has known two stages of planning, the first stage depends on the method of centralization in planning and implementation under the socialist system (1962-1989).

The post-1990 period is witnessing major transformations and adopting the liberal orientation in all its economic and social dimensions. This decisive stage in Algeria's history is a product of the social and economic crisis that the country has known. Whereas, with the beginning of the year 1986, the state's resources had significantly weakened, as a result of lower oil prices, and this was due to the global crisis.

Then followed the events of October 1988, which is considered the new and decisive turning point in the great transformation that Algeria has known, and this was accompanied by significant changes in Algerian legislation in general, and urban and housing policy in particular.

In addition, the security crisis led to the emergence of a new situation (accelerated urbanization), which created for the citizen a culture of living between the city and the countryside, where he practiced agricultural activity and investments in the countryside, and resided in the city, despite the policy of rural housing and agricultural support, stability remains in The countryside is the last thing he thinks about, and it may be the shape that is being dragged from it (scattered housing).

The real estate policy adopted before the year 1990 enabled the state to acquire a large real estate reserve, which allowed it to establish and implement the necessary projects in the city, despite the depletion of the real estate in many cases. However, this situation has now produced negative consequences on the state budget. During compensation of landowners at market rates. And this is after the issuance of the Real Estate Directive Act, and this contradicts the principle of the state's respect for its laws and policies.

Which was represented in the abolition of the real estate reserves law and the emergence of the real estate directive law, which explicitly provides for the creation of a free and orderly real estate market?

What can be monitored about the city of Oran is that despite its adoption of the decentralized management method, which mainly depends on the better participation of the citizen in the conduct of its local affairs, as well as its containment of various large housing projects and plans that it has affected, all this impeded its development and attendance. Its aesthetic context, to become the city of Oran, like the major Algerian cities; It suffers from the spread of chaotic neighborhoods in its vicinity as a result of several reasons, including population growth, and this growth has known two forms: natural increase and internal migration. As this concentration formed a pressure on the urban sphere; In terms of demand for housing, which led to pressure on local interests, and in the next stage, the random growth and expansion of the city.

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