

Rental Housing Valuation for AADL Agency after Exploitation in Algeria

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Abstract

The Algerian State has adopted several programmes to solve the housing problem. However, most of these housing programmes have experienced significant disruptions, including social group housing, which has seen the deterioration of various aspects of its architecture (change in facades and change of interior designs) and urban housing (absence of green spaces, widespread garbage, deterioration of outdoor spaces).

The aim of the research is to find out how much changes have affected AADL modified dwellings because they are geared to a category with limited incomes, to try to familiarize themselves with these changes that occur from time to time and to see the most important reasons behind these actions by users of this pattern towards their residential environment. Based on the pattern of 400 dwellings in Ras al-Wadi city (Bordj Bou Arreridj State) A model for this study, based on the post-exploitation evaluation approach, and applying the SPSS analysis programme, a number of findings have been reached by showing that the neglect of social studies and the absence of technical standards in the design and completion of rental sale residences lead to internal and external changes at the architectural and urban levels of these residences. The study also found several factors associated with several variables behind changes in the level of rent-selling residences, which the designer and decision maker must focus on during the design and delivery of future housing programs.

Key words: Housing, rent-selling residences, post-exploitation valuation approach, Ras al-Wadi city, 400 neighbourhood houses in a fair form.

INTRODUCTION

Algeria's cities were rapidly dynamic as a result of the dramatic increase in population and intensive rural migration, especially in the 1990s population " , which added negative dimensions to the housing problem of scarce incomes and increased demand for housing, Given the economic and social conditions, Algeria was forced to adopt the form of collective housing as a means of solving part of Algeria's urban and architectural problems, This is manifested through various programs of collective housing so that we find (Social, promotion, sale of rent...) which is governed by a number of laws regulating and governing it.

Because the housing environment and its urban composition play an important and effective role in urban development, refining one's personality and strengthening social relations between the population and their sense of security, this is confirmed by Kevin Lynch, who states that "the image of the favourite environment gives a sense of reassurance, psychological comfort and self-fulfilment". (The image of the City)

Adequate housing is a necessary priority for human life, as is food. It has become beyond its simple concept, which usually consists of walls and ceilings, "to become the space embodied in the assistance services and facilities provided by society to the individual as an object seeking greater well-being in all spheres of life". (j.e.havel.habitat et) logement1986. p10).

The city of Ras al-Wadi, which belongs to the state of Bordj Bou Arreridj. The latter is located on the eastern side of Algeria. The city of Ras al-Wadi has experienced rapid urban growth, which has resulted in many changes, such as the social aspect (family to nuclear family), the urban and architectural aspect (housing pattern, housing space, housing design...) and the political aspect (aggravated housing crisis), which has led the Algerian State to focus on the quantitative aspect without taking into account the qualitative aspect of housing delivery.

In order to manage and control these projects, Algerian legislators have enacted a series of laws aimed at improving this type of housing, especially rent-selling housing. in addition to this, the inhabitant has contributed materially to the

acquisition of this type of housing. But most of them suffer from defects in the urban facade and lack of preparation in the spaces attached, This is the product of various practices created by the user after his exploitation of the house law “, which is incompatible with its social composition on the one hand, and the absence of censorship and the non-application of deterrent laws on the other.

To limit and control the persistent changes in housing after exploitation, some developed countries (such as the United States of America and the United Kingdom) developed mechanisms in the early 1990s, such as the post-exploitation evaluation mechanism Post occupancy évaluation, to assess project performance after exploitation, and to identify various deficiencies in order to avoid them in future projects.

From this point of view, the topic of our study, “Evaluation of rent-selling residences for AADL agency (National Housing Improvement and Development Agency) in Ras al-Wadi city after exploitation”, has benefited from numerous programmes in this form,

However, the study of this subject varies according to the point of view of each researcher and each competence. The city’s progress focuses on the urban and architectural aspects (Technical) Sociology researcher examines individuals’ behaviors and reactions. The current study has come to investigate the attempt to link technical and social aspects to reveal the most important reasons that have contributed to occasional changes in rental residences, in order to come up with a set of control criteria. In addition to highlighting this type of housing by assessing its performance based on the “Post-exploitation Assessment (Works) Post Occupancy Evaluation” model, trying to find out the causes of existing problems and proposing viable solutions to them. Finally, we can establish an information base that can be used to plan, organize and manage such residences in the future.

RESEARCH OBJECTIVE

This study seeks to highlight this form of housing (rent-for-sale housing) and research into the real factors and causes that led to the deterioration of this type of housing, on the one hand. On the other hand, access to the establishment of an information base to facilitate and strengthen the planning and design decision-making stages, and access to planning and design of housing projects that take into account the technical design and social dimension of their users.

RESEARCH METHODOLOGY AND TOOLS

The theoretical aspect of the collective rental housing was highlighted, and this type of housing was assessed and realized through the collection of relevant documents and books. The application also relied on the analytical descriptive curriculum and the use of the field note and the form for a sample of group housing users (sale by rent), and then analysed the form and used the social statistical package system spss 2022

CONCEPTUALIZATION

There is no doubt that the study of terminology and concepts is of great importance in the theoretical formulation of any research or study, since concepts play a significant role in determining the theoretical framework that guides the study and defines its principles. It also has a role to play in clarifying the perception of the dimensions of reality associated with the general circumstances in which the phenomenon is present, and without the precise concepts and definitions of it, we cannot provide procedural definitions of the concepts we use, especially since those concepts still require further clarity as well as a conceptual framework. (Fadia Omar al-Golan, 1993)

Concept of Housing

Housing or so-called “housing” means the total quantity of work and the use by individuals, families and groups of their housing space. and also refers to the ecological framework of a species’ life, and the dwelling refers to an indoor enclosed and covered place where they live permanently in addition to expressing a number of different forms of construction And it expresses a social and family space and we find many synonyms for what a dwelling may mean with some differences in meanings. (Serfaty_ Garzon2003.P61)

Housing from the headquarters where a person resorts to spend a significant part of his or her day, and tranquility and stability are a necessary condition for a human being to regenerate his or her activity and thus give him or her the ability to cope with life’s burdens. Since housing is an imperative, man knew it in the form of a cave and evolved to take a particular form. (J.E.Havel habitat et logement 1968.P12)

The simple concept of housing, which usually consists of walls and the ceiling, remains far from the real and comprehensive concept of housing, where the researchers' view of the definition of housing varies according to its competence. It is known as Havel in the field embodied in the assistance services and facilities provided by society to the individual as an object that seeks to achieve greater well-being in all spheres of life. (J.E.Havel habitat et logement 1968.P12)

Thus, housing is one of the basic requirements that will give the concept of an appropriate home. This has made housing multiple meanings and varies depending on the role it plays or the importance it attains. (Hatshin Ebsam, 2012, p. 3)

Housing can be called a place where people shelter and provide them with a set of requirements that make them comfortable, reassuring, calm and stable for their revitalization.

Historical Profile of Rent Sale Residences

The idea of collective housing arose as a result of the havoc in the housing sector in order to overcome the housing and housing crisis that European countries generally knew after the First World War. After the Second World War, these countries increased their production of this type of housing, facilitating the concentration of large numbers of the population around major industrial and commercial areas. This urban pattern is also due to the changes that affected the physical structure as a result of technological development, in addition to the economic aspect that had a significant impact on the prevalence of this pattern, due to the dominance of physical thought at the time. This pattern of housing in Algeria emerged during the French colonial era in the 1950s.

After independence, Algeria adopted a policy of collective housing in order to reduce the expansion of slums and eliminate the growing demand for housing. and, in the absence of Algerian tyres specializing in the construction of Omar, Most housing projects were entrusted to foreign companies where the owners focused on technical and economic studies only social and cultural aspects of Algerian society “, with a view to providing as many housing as possible, neglecting the social and cultural aspects of Algerian society and relied on projects raised in a foreign environment other than the local one, which was sometimes rejected by the population for not being able to adapt to this type of housing. (Abdelhamid Dilmi, 2007, p. 178).

Rental housing is one of the housing models adopted by the Algerian State as a solution to the housing and housing crisis for a middle-income group of between 24,000 Algerian dinars and 06 times the guaranteed national minimum wage (SNMG) of 10,800 Algerian dinars.

This formula came into force in 2001 with the First Program (AADL1), which included 55,000 dwellings.



Image 1. Showing Algeria's first AADL-formulated residences. Source: <https://www.bing.com/searchq=AADL1>

Rental Housing in Algerian Law

The intended statement of rent-for-sale housing is contained in Executive Decree No. 01-105 of April 2001 establishing the terms and conditions of purchase in the context of the sale of residences made out of public funds by leasing them. (Official Gazette, IDB.01/P.105)

The rental sale process is a way of obtaining housing with a prior choice of ownership upon expiration of the lease period specified in a contract. This formula targets Algerian citizens who do not have access to social housing as it is reserved for the most destitute and not for its higher price.

EVALUATION

The evaluation process is a management activity that accurately measures the achievement of the required goals and targets and is centred on follow-up and monitoring of the implementation process. and to report thereon, and this process requires careful examination of the mechanism and its steps to ensure performance measurement that provides an opportunity for a real comparison between pre-planned performance and actual performance and the identification of deviations, In short, evaluation is a structured process to measure current performance's ability to properly complete the required tasks and to detect weaknesses in the various work steps. Evaluation is a tool for determining a project's success or policy.

Evaluation Concept

Project evaluation is the final stage in the selection, preparation and implementation of development projects. Evaluation is the final line for development project management to study and determine whether the project is appropriate or not? Should this project continue, should it be amended or terminated? (Al-Uteibi et al., 2007).

Importance of Evaluation

The evaluation process is necessary to determine the extent of the achievement achieved and to judge the success or failure of the investment project. This process is constantly occurring in working life. A staff member is evaluated and a performance report is prepared.

Evaluation is increasingly important in developing States because plans drawn in developing States often lack objectivity and lack of accurate and integrated data, and therefore project and programme forecasts are not integrated, leading to first-performance appraisal and detection of deviations before they occur, which costs them a great deal. (Al-Uteibi et al., 2007).

Valuation Objectives

Among the objectives of the evaluation are:

- Work to minimize losses as far as possible. The evaluation stops certain projects that make sure they are not competent and are not economically viable and productive. The evaluation also detects waste and waste of resources.
- Supporting and rationalizing planning efforts through the ability to detect deviations, deficiencies and errors in substantive plans in advance and make necessary adjustments.
- Proper and objective evaluation leads to correction of planning policies in various attempts.
- A comprehensive evaluation of development projects will ensure that resources are allocated to all economic, industrial and service sectors. A good evaluation will detect imbalances.
- The evaluation results in balancing and coordinating the various projects of the same sector in order to rationalize spending and eliminate duplication and conflicts.
- Evaluation of similar projects leverages successful projects.
- The evaluation process, especially in similar projects, helps to judge whether or not the project is successful. (Al-Uteibi et al., 2007)

Types of evaluation

There is more than one type of evaluation, depending on the need for the evaluation process, as well as the time available to the holder. Perhaps the most important of these types are:

Preliminary evaluation and final evaluation: The preliminary evaluation means the use of preliminary indicators to judge a particular aspect of the project to be evaluated. The final evaluation is the one that we arrive at after completing all the necessary steps for evaluation and reaching final, logical and objective results on the aspect to be evaluated.

Partial evaluation and comprehensive evaluation: partial evaluation is the one that has a particular aspect of the evaluation, such as focusing on financial or technical evaluation in the project, without addressing other aspects. Sometimes we have to evaluate one aspect of the project during the life of the project, to ensure the project's integrity.



Photo 1. Representing an aerial image of the city of Ras al-Wadi. Source: Google earth, 2022

Presentation of the Field of Study

The field of study is one of the new urban residential areas of the city of Ras al-Wadi, where it was completed and delivered under the supervision of the AADL Agency in 2015 as a response to the city’s population development. It took six years to complete and is still under the operation of AADL agency.

Neighbourhood Site

The neighbourhood is located in the southwest of the city of Ras al-Wadi, with an area of 4.36 hectares.

The project’s floor is surrounded by several neighbourhoods:

- Vacant Area North
- Neighbourhood 400 dwellings east.
- Neighborhood 01 November west.
- Bornan Ali District (RHB) south.

Residences

400 dwellings have been accommodated through 18 buildings, with an area of 11,577 m² divided into three patterns. There are buildings containing F3 dwellings and others with F4 dwellings. There are also blocks containing both F3 and F4 which are divided according to the table below:

Table 1. Residential Areas by Housing Type

Appointment	Area m ²	
	F3	F4
reception hall	20.50	21.00
Room 1	12.60	13.00
Room 2	12.00	13.00
Room 3	---	12.60
the kitchen	9.50	9.50
bathroom	2.95	2.95
toilet	1.20	1.20
hall	7.30	7.30
residential space	66.05	80.55
the dryer	4.60	4.60
balcony	2.70	2.70
total	73.35	87.85

Source: State AADL Agency of Bordj Bou-Arreidj, 2022

Through Table (01) we note that the housing area is insufficient for the high number of family members (the occupancy rate of TOL housing at the city level is greater than 6 persons per dwelling), especially those of the type of F3, which prompts the population to make changes at the housing level with a view to expanding the area to become more appropriate to the number of family members.



Photo 2, 3, 4. Emergency changes within the dwelling

Valuation of rent-selling residences for a post-exploitation and statistical processing AADL agency using the SPSS programme

Table 2. Approved Statistical Processes

Descriptive Statistics			
	Mean	Std. Deviation	Analysis N
interrogator	1.6200	.49031	100
salary	2.1000	.70711	100
Style _ Housing	1.0100	.46291	100
Ownership _ Home	1.7600	2.95932	100
Previous accommodation	1.3600	.52528	100
Is the housing design comfortable	1.6600	.47852	100
The walls of the house are heat-insulating and noisy	1.0200	.14142	100
Do you have a water tank?	1.2000	.40406	100
The water system has frequent problems	1.0200	.14142	100
Sewage Network Has Problems	1.8200	.38809	100
The power grid has problems such as outages such as power outages.	1.7200	.45356	100
Have you made a change to your home?	1.2600	.44309	100
Why You Didn't Change Your Home	1.3600	.66271	100
Reason _ Change _ In _ Home	1.2200	1.16567	100
Type _ Change _ In _ Home	1.8800	1.28793	100
Satisfied with the neighbourhood	1.9400	.23990	100
Discomfort _ Inside _ Home	1.7000	.46291	100
Sources _ Discomfort	1.4200	.70247	100
There's a sense of security in your home.	1.6200	.49031	100
Items _ Mutilated _ Neighborhood	2.8600	4.24750	100
Think _ About _ Leave _ Neighborhood	1.8400	.37033	100
Photo _ Bad _ Neighborhood	1.2000	.64015	100
Bad neighbors	1.3000	.67763	100
Absence _ Security	3.2100	.38809	100

Absence _ Spaces _ Entertainment	1.1000	.38809	100
Spaces _ Residential _ Inadequate _ Size _ Family	1.1000	.50669	100
Organization _ Non _ Appropriate _ Domain _ Internal	1.1400	.55549	100
Essential facilities away from housing	1.2000	.45175	100
Additional _ Costs	1.2000	.45175	100
I _ Changed _ Outside _ Home	1.8600	.35051	100
Type _ Change _ Overseas	1.1800	.48192	100
Status _ Spaces _ Shared	1.8400	.37033	100

Source: SPSS, 2022

Table (02) shows the statistical processes approved in the current study: arithmetic average, standard deviation in a sample of 100 cases, this is for the 32-item form items, where we note that the largest arithmetic average of the item (absence of security 3.21) and the smallest average is for the item (housing pattern 1.01)

Table 3. Showing Variation

variable	Initial Eigenvalues	Extraction Sums of Squared Loadings	Rotation Sums of Squared Loadings					
Total	(%) Variation	Rising variation (%)	Total	Variation (%)	Rising variation (%)	Total	Variation (%)	
14.298	44.680	44.680	14.298	44.680	44.680	10.330	32.281	32.281
4.624	14.451	59.131	4.624	14.451	59.131	6.009	18.779	51.061
2.765	8.640	67.771	2.765	8.640	67.771	3.287	10.273	61.334
2.272	7.100	74.871	2.272	7.100	74.871	2.876	8.989	70.323
1.907	5.959	80.830	1.907	5.959	80.830	2.236	6.989	77.312
1.413	4.416	85.246	1.413	4.416	85.246	2.039	6.372	83.684
1.063	3.323	88.569	1.063	3.323	88.569	1.563	4.885	88.569
.830	2.595	91.164						
.619	1.933	93.097						
.421	1.317	94.414						
.370	1.156	95.570						
.338	1.055	96.625						
.261	.816	97.441						
.161	.504	97.945						
.138	.430	98.375						
.125	.389	98.764						
.100	.311	99.075						
.079	.247	99.322						
.067	.209	99.531						
.046	.145	99.676						
.039	.122	99.798						
.026	.082	99.880						
.018	.057	99.937						

.010	.032	99.968						
.007	.023	99.992						
.002	.008	99.999						
.002	.008	100.000						
.002	.008	100.000						
.002	.008	100.000						
.002	.008	100.000						
.002	.007	100.000						
.002	.007	100.000						

By reading Table 03, we note the extraction of seven factors with values (latent root) greater than the correct one. These factors reveal 88.569% of the variance obtained by the data, which is a good percentage.

Table 4. Showing the matrix of ingredients after rotation

Component		1	2	3	4	5	6	7
25_	Absence _ Spaces _ Entertainment	.925						
24_	Absence _ Security	.925						
10_	Sewage Network Has Problems	-.908						
29_	Additional _ Costs	.907						
28_	Services are very far away	.907						
21_	Think _ About _ Leave _ Neighborhood	-.907			-.303			
11_	The power grid has problems such as outages such as power outages.	-.901						
22_	Bad _ Neighborhoo	.899						
23_	Bad neighbor	.880						
12_	Have you changed your home?	.870		-.347				
26_	Spaces _ Residential _ Inadequate _ Size _ Family	.854	.367	.311				
27_	Organization _ Non _ Appropriate _ Domain _ Internal	.853	.344					
01_	interrogator	-.794			.394			
06_	Is the housing design comfortable	-.779	.353					
13_	Why didn't you change your home?	.753		-.389				
15_	Type _ Alter _ In _ Home	-.749		.510				
19_	There's a sense of security in your home.	-.729	.420					
02_	monthly salary	-.577			-.528			.366
14_	Reason _ Change _ In _ Home	-.562		.354		-.391		
32_	Status _ Spaces _ Shared	-.550			.321		-.336	.368
30_	I _ Changed _ Outside _ Home		-.740		.442			
31_	Type _ Change _ Overseas		.705		-.424		-.305	
03_	Style _ Housing	-.376	.697				.342	
17_	Discomfort _ Inside _ Home	.458	-.651	.435				
16_	Satisfied with the neighbourhood		-.642		.535			
08_	Do you have a water tank?	-.347	.578	-.328			-.321	
18_	Sources _ Discomfort	-.422	.522	-.576	.384			
07_	Are the walls of the house heat and noise insulating		.463	.451	-.486		.374	
09_	The water system has frequent problems			.429		.825		
20_	Items _ Mutilated _ neighborhood			.424		.819		
05_	Place of Residence prev		-.340	.425			-.561	
04_	home ownership			-.375			.307	-.671

Source: SPSS, 2022, Researchers' Treatment

Any factor with relationships greater than 0.30 with three or more variables can be considered a good ingredient (in which case it is taken). In the case of two variables in more than one factor, we take the greatest value. The reference (-) does not indicate that the value is negative but that there is a reverse relationship.

Through Table (04) we note that:

- The first factor has relationships with a variable 20 out of a variable 32
- Second factor has relationships with 06 variables out of 32 variables
- Factor III has relationships with a variable 10 out of a variable 32
- Factor 4 has relationships with a variable 01 out of a variable 32
- Factor V has relationships with 02 variables out of 32 variables
- Factor VI has relationships with variable 01 out of variable 32
- Factor VII has relationships with 01 variable out of 32 variable

As a result: through the application of the process of practical analysis, seven factors have led to these changes at the population level, including a range of variables associated with them. In addition, the ratio of variability contributing to the interpretation of the phenomenon changes from factor to factor and the summary in the following table:

Table 5. Summary of factors and associated variables

factors	the name of the factors	variables	Interpreted variation ratio (%)
first	security	25_24_10_29_28_21_11_22_23_12_26_27_01_06_13_15_19_02_15_32_30_31_03_17_17_08.	40.25
second	Design (for housing	30_31_03_17_16_08	27.33
third	Adequacy of residential space	18	20.12
fourth	discomfort	07	19.06
fifth	Sanitation problems	20_09.	18.26
sixth	Previous accommodation	05	11.89
seventh	security	04	9.44

Source: Based on SPSS, 2022, Researchers' TreatmentBy reading

Table 05 we note the extraction of 07 factors: security, design (dwelling), adequacy of residential space, discomfort, network problems, former residence, and housing ownership, in varying proportions.

RESULTS OF THE STUDY

To achieve the objectives of the study and to build on the post-work assessment approach applied on the ground by the scientific research tools of field observation and sample-oriented identification of 100 interrogators from the total population of 400 dwellings. The following results were reached:

The result of 70% of the residences has been changed by users at both interior design and interface levels.

- There are many factors (reasons) that have led to changes in the level of the dwellings so that they relate to a variety of variables, whether in expulsion or reverse relationships.
- There are a number of variables that must be taken into account during the design process.
- Housing is an imported housing programme, which does not take into account the characteristics of society, such as customs, traditions and social conditions.
- Relying on a single design model, resulting in an imbalance between the size of households and residential spaces.
- Lack of public spaces.
- The lack of flexibility in housing commensurate with the population's needs is evidence of the poor planning process.

CONCLUSION

The housing problem is one of the most important issues facing decision makers in all countries of the world, and is further exacerbated by the reliance on imported and duplicate models that are incompatible with the needs of their users. Rental housing is one such model adopted by the Algerian State.

Through our study, we tried to take note of the elements related to Adel's rent-selling residences, highlighting their inability to provide adequate housing capable of performing its main function, which is to provide comfort and a decent life, as this form of housing is directed at a specific group with a specific income, which prompted its users to make changes in the housing level and thus distort the overall picture of these residences.

When applying the post-work assessment approach, through the sample analytical study (400 houses of justice in Ras al-Wadi). A number of results have been reached that serve as a rule Data we use to determine the factors (s) behind the decline in rent-selling residences as decision makers and designers need a database on social studies because the design process is done according to administrative decisions that do not take into account the requirements of their users. They attach great importance to the provision of quantity at the expense of quality.

Through its findings, some recommendations can be made and presented to those who formulate and translate housing policy on the ground. which can be restricted to:

- The post-work assessment methodology must be adopted in accordance with periodic periods of impartial use of its outputs in future housing projects.
- The need to establish post-exploitation assessment bodies to implement and develop this tool.
- Work to bridge the gap between end-user needs and design ideas by monitoring the changes made by the users of these residences from the outputs of the post-exploitation evaluation approach.
- Review the terms book and give it a cultural character that takes into account each community's specificity.
- Taking into account the culture and behaviors of users of rent-selling residences and engaging them during the design process.
- Taking into account the category of persons with special needs during the design process and in particular the design of public spaces.
- Ensure noise mitigation by separating residential buildings and roads by a green barrier.
- Green spaces and playgrounds must be tailored to the needs of different age groups.
- Work more on the security factor and the internal system of architecture and neighborhood through the continuous monitoring of service offices and the activation of their role.
- Strengthening and ensuring that the legal aspect is applied to the perpetrators and users of rent-selling residences.

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