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Activating Sustainability of Housing Through Partnership Between the Public and Private Sectors (Return to Heritage Housing Fabric in Contemporary Housing Through a Partnership Between the Owner and an Investor)

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Abstract—Our historic cities included since ages organic demographic fabric owing to a set of natural needs including (atmospheric topographical and local needs), of physical needs that include (Technological and economic), cultural needs like (norms, values and other doctrines), in addition to others having dispersing effects spatially and temporally.

This harmonious and homogeneous domain remained preserving its performance efficiency until the 20th century, where engineering chess fabric came to part our demographic life until appearing demographic units of high areas, straight streets with its acute intercrosses. This resulted into appearing similarity in the different demographic areas because of its engineering form. Now, in the light of the current age changes and increasing demographic needs as well, of demographic deficit in number of residential units and its areas. Some of these units require transparent role that could be played by the population in preserving their possessions as to diminish cost of projects plans through whetting investments. The concept of partnership has become reiterated in the literature of planning and sustainability since the 7th decade of 20th century, as an important means for economic progress and social justice fulfillment. The necessity of consulting the concerned individuals could be considered as a necessity to secure success of any meaningful process. It has appeared a huge problem in transferring planned demographic units into random and unorganized divisions; besides, appearing demographic deficit that has been incomprehensive for the growth occurring in states, especially in the developing world. This resulted into confusion on level of civilization as routes and on level of services of roads, swages, parks, health and educational services and on level of laws and regulations that have been breached by the owners of these huge houses. The breach lies in divisions, heights, areas, architectural style and material used and consequently contributing into blocking demographic needs as to solve the increasing crises.

Thus, *the current research aims* to shed the light on the phenomena of partnership between the owner and the investor so that the owner enters a shareholder in the project value of the heritage building and the subsequent land or annexes and the other and the investor in turn invests the building from the owner and rehabilitation to take advantage of them in resolving the housing crisis, trying to accommodate the needs that led to the emergence, And put the development of practical mechanisms for investment to reach the results to meet those needs, eliminating all the disadvantages that emerged from the decisions of non-scientific owners because of the lack of clarity of the law of investment heritage housing in our country. The research supposed that it could review the general planning for the demographic areas of huge areas as to meet increasing needs in residence by placing civilized and scientific means that take into consideration the virtual areas of residence. This could be done by the role played by the general board of tourism and architecture by submitting the building as an investment opportunity between the owner and investor and

by having the governmental and non-governmental bodies support this opportunity. The investment could be bolstered through the private sector or through public participation.

Keywords—Heritage, housing, fabric, investment, partnership, private sector, rehabilitation.

1. Introduction

The development of the social economy determines the status and development of cities. Renewal of residential neighborhoods in cities is almost inevitable and should be seen in terms of economic, social and political conditions, which will lead to social stability, define the wheel of the economy and highlight and preserve the city. In order to develop these cities and increase their effectiveness, it is necessary to restore the architectural features of the heritage residential environment to restore the vitality of the city and preserve its identity and fill the local need for housing through investment, which is part of the state economy, which was the cause of the progress of societies, In the country and rehabilitation and investment to benefit the country, and here will address the mechanism of investment in the activation of traditional housing to reach a clear indicator of traditional residential buildings and benefit from them to fill part of the local residential need through the partnership between the Two sectors without reference to the financial budget of the government and bear the burden on the shoulders under the current economic conditions of our country.

1.1 *First Axis the : Housing and Heritage housing fabric.*

The matter of housing has become an important one that includes the society, civilized planning and executive bodies. The goal is not only to provide or establish buildings in cities, but this matter is connected with the social needs through which the different governments could be assessed locally and nationally. Many problems have appeared owing to increasing demand on residence and considered as developed problem having link to social and economic sides .

The Concept of housing, it is not merely walls or designs, but it is one of life requirements, where rest and beauty be available; it is considered as an interfering system that requires application of architecture, sociology, economy, and design. It is the main element in planning the cities that represent over 60% of main contents .It is known that the housing is the study of residential units where human lives and other essential requirements. The housing in the developing countries is dispersing concept, where the planners could not reach to a future view owing to continuous increase in population [5].

Activation the housing sector by partnership between the general and private sector There is factors that affect in the housing sector in the countries which :- in increase the population growth, constructional explosion, rural and urban migration, immigration resulting from the economic and political circumstances, molder the infrastructure and

blight the general services, accelerated the technological development in the urban cities addition to the investment market debility in the housing sector and other projects, all this factories made the world under multiple challenges that created the aggravating housing problem [6].

1.2 *The Methods of Dealing with and Rehabilitating Heritage Residential Areas: [7]*

- Study the historical development of the region and determine its specificity.
- Studies of crisis related to social aspects and heritage activities and craft.
- Identify commercial areas to work to find a balance between the nature of residential areas and the needs of commercial areas.
- The need to preserve buildings with heritage features with unique architectural elements.
- The operation of maintenance and conservation of residential areas and then the introduction of the investment law.

That caused to insult the neighborhood houses privacy, and for that have showed inappropriate applications (which offend to the view of the house and the quarter) as normal reaction from the population to save their privacy. and this houses have turned to prisons because of this wrong treatment, as a result many of them have forbidden from lighting and the ventilation normalization, which arise estrangement and rejection between the neighborhoods which lead to weakness the social ties between them whereas achievement the privacy in this living areas the most important successes elements, as in the (figure 1).

There are efforts to advancement the living area and progress of the urban environment which take into account the environment, economic and social aspects in dividing the lands for the living areas in the cities and villages, refrained to work by the reticular pattern and pause the creeping on futurity which helps to expanding in other patterns until study, review and monitor the effects of current graphic pattern which the studies and the researches provide its negatives [3].

1.3 *The Sustainability Responsible in the Heritage Housing:*

The traditional housing agrees with the environment, with all its positives and negatives, which has achieved according to two strategies (protecting and adjustment), and has achieve the protection by reduction the affective of the hard natural environment circumstances like the hot climate and few relative humidity in some regions and increased in other and the intensity solar radiation. and the adjustment was exploit by the potential for this hard

circumstances and deal with it to achieve the thermal comfort for the residential and exploitation the natural energy source like the sun and the wind [17].

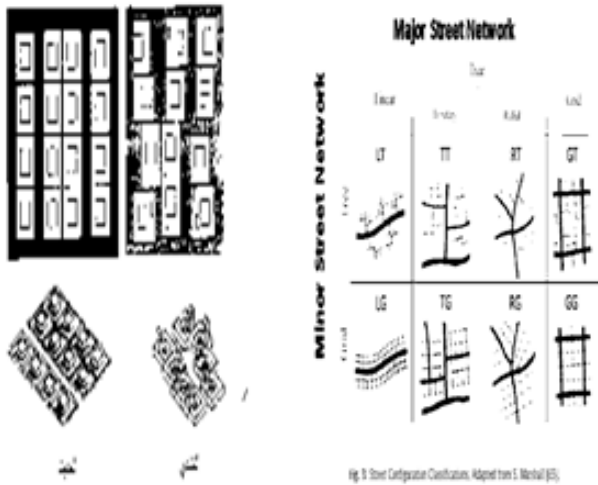


Figure 1: Explains the differences between the traditional organic planning and the regulate planning in the living areas and show the evaluation in planning the living areas and its structure [15]

There are many of basic principles which the traditional housing architecture that containing on the sustainability concept have depended on, which can with some modification, customization and development be function indicators for design the modern sustainability housing [5].

The heritage housing fabric clarify for us that its rich of the heritage valuable , the local identity and the sustainability principles which leads us to back to it , rehabilitation and preservation it , activating the sustainability housing in its parts by using the investments to reduce from the shoulders of the state and what bear the financial because of the current situation of our Arab country to gap the shortage in the housing needs , and that will transfer us to the second axis to show the investment essence and its affected on the housing sector.

2. Second Axis: Investment

There are many definitions for the investment for searching, the investment concept clarifies as:

2.1 Investment

its putting money in different purpose projects to achieve money from output profits to increase the production and the capital, addition to that the united nation have define the investment as it is spending on the new capital goods plus addition, renovations and improvements on the capital goods in the country that need to accounting the fixed capital plus the instruction business value in execution [10], the investment have varieties (general investment, private investment, foreign and local investment, automatic investment and cataleptic investment) and the most important investment methods for searching :

- a. the style partnership between the general and privet sector.
- b. the style of finance and loans.
- c. the style of supporting and aids by the communities and the civil society organizations.
- d. the local governmental role limited in enactment of legislation and laws from (antiques and tourism commission).

2.2 What Is the Partnership Laws Between the Two Sectors:

One of the investment styles , the most important the partnership style, the partnership concept between the general and the private sectors is new origination so it back to repair the economical operations and movement because of the last eighteen century and increase the indebtedness in many countries which lead to shortage the finance materials to qualifying the infrastructure which alleged the countries to searching for new finance materials outside the general budget under the new liberal which grow the private sector by the partnership with the general sector to obtain new revenue production by the partnership, and this political has success in European countries, development countries, Argentina, brazil, and west Asia countries, and for success this partnership many of researcher have put condition to success this partnership [2]:

- a. The partnership done in a comprehensive frame for the investment.
- b. Success political guarantee and governmental supporting.
- c. Achievement the transparency and disclosure in partnership contracts.
- d. Guarantee for good administration to the projects by chosen the ability efficiency to execution, continue and controlling the production.

The purpose of the partnership laws for building infrastructure and public facilities implementation, managing and maintenance for providing the services for beneficiaries or rehabilitation it in shadow of transparency and competing which depends on commercial principals for guarantee the services performance which achieve the general benefit and re activation the neglected projects.

2.3 The Partnership Between the public and private sector in countries policy:

The partnership between the public and private sector works according to the principle of emancipation the economic from the public sector dominance and according to the economic freedom by describe it the basic catalyst

for the economy growth according to ADAM SMITH principle (let him pass let him work) and this principle has stopped work with it by the public sector in many development countries which focus on management the economy by the government because the weakness of the private sector or lack of confidence to achieve the economic development, whereas the economic freedom is not ideology but it is method to achieve the triggers growth [1]. There is many difficulties facing the partnership between the two sectors one of them delay in obtaining administrative approvals and failure in determined the partnership feasibility because lack of clarity the government strategies addition to sudden changes that the government do to the partnership contracts, and if we auditing in Iraqi economy for practical study for searching we find that its in transition period from destination economy in central to open economy according to 25 article of the judge constitution by supporting the private sector and the 26 article by encouraging the investment without the need to presence main milestones in choosing specific economic system, and considering the private sector weakness and because of the Iraq situation that lacks political and security stability which is two important factors in stability the country and population growth, whereas the supply and demand laws have big effect of the partnership on the political countries, and according to the supply and demand laws in the open economic and the reduced public spending leads to shrinkage the inability of the national capital to seal the reducing in the capital for weakness this sector or the government will have to join with the foreign capital to facing the needs in qualifying the infrastructure and the general sector companies which suffer from finance and transfer the technical and works on development the investment climate which encourage the national and foreign capital for the investment and in this field, others and enjoy the benefits and the guarantee which the investment law provided. [10]

2.4 *The Economic and The Partnership:*

The partnership between the general and private sector its contractual cooperation long time based on the employment potential human, finance, administrative, organization, knowledge and the contribute in bearing the responsibility in establish the projects and insurance that public welfare to achieve the social and economic aims to providing better services for large number of the benefiter [4], So the partnership differ from the governmental contracts that only provide the service for a price without entering to the partnership. whereas sources to finance the infrastructure to the projects that depends on the partnership principle without resorting to the public money and country budget and bearing other burden the non-issue that ballast it: [11]

- a. Supporting the private sector partnership to qualifying the building by building up unity for the partnership in ministry of planning and finance.
- b. Establish institutional system to achieve the partnership between the public and private sector.

- c. The partnership between the two sectors in the governmental purchases and rent contracts.
- d. Execution trainer system the abilities in the partnership between the two sectors.
- e. Amended the investment law to facility providing lands for the investment projects.
- f. Facility granting loans for the investors.

I. Rules and Policies of the Iraqi Investment Committee: [8]

- The investor must complete all administrative matters from investment license, customs exemption and guarantees.
- The Iraqi Investment Commission shall develop a general strategy policy and develop plans, regulations and laws.
- Allocation or rental of the property required by the Iraqi Investment Commission to establish projects in agreement between the owner and the investor with the provision of loans and financial facilities to the investor For the return of these projects the economic benefit of the country.
- Adoption of the historical value of fixed assets as a basis in the design.
- Obligation to comply with the timetable stipulated in Article 14 of the Iraqi Investment Law.
- Use an advanced level of technology, taking into account the use of local materials.
- Filling the local need of the project products and the operation of local labor.
- The investor shall rent the land from the private or government sector for the establishment of projects for a period not exceeding 50 years.
- Investor must preserve the environment and commitment to the Iraqi identity and the implementation of global systems adopted in the field of investment.

2.5 *Research Indictors about The Partnership Method to Activate the Housing Sector:*

1. The contribute in contract value in the project and that in case choosing the owner after evaluation the heritage building and in this case the owner have shares in the project equivalent to the estimated price for the building.
2. In case to selling if the owner chooses to don't enter in the project property or the renting whereas made annually rent contract (duration that agreed) between the owner and the investor and the investor have to pay the annually rent from ending the first year to operating the project.
3. Dealing with the building style, operating and restoration, and the investor have to execution the project and operating it for medium-term period of time and the project at the end return to the owner.

4. Finance the project by many views, for monetary contribute to the investor or the investors partnership or loans from the ministry of finance that the support rate have to be by the ministry of finance 50% by considering it commercial project.

The antiques and tourism commission by subtract the building as investment opportunity, the mediator between the owner and the investor, and its holds to persuade the owner to accept the investment idea to solve the problem of disabled benefit of this building, and searching for investor that he accepts to entering like this investment and supporting him technical and morally and supporting him at the governmental and non- governmental agencies through alternatives:

- Qualifying the building by change it's using and rebuilding the infrastructure and activating it and therefore activate the whole sector that converts to heritage hotel or restaurant or housing apartments .
- Employing the rare heritage building economical (housing apartments, restaurant or places of entertainment) to back with economical revenue by activating the investment .
- The investor rent the ownership from the owner and resort and qualifying it.
- activating the building in frame of partnership between the public and private sector whereas the owner joins as contributor in the project of the project value like the public sector and the investor enter with his monetary and management for the building and re activating it like the private sector.

5. the country that representative by the antique and tourism commission or in the ministry of general works and municipality or the housing and construction by rent the building or take the ownership and rent it to investor.

6. Grant the owner license to practice specific activity that achieves investment opportunity fit with neighbor nature circumference.

Here we reach that the heritage building formation of fabric traditional housing it is possible to restore commensurate and fill the shortage in the local need if it is residential, entertainment or economical, whereas restore it in one of the investment style and closest it to our Arab country reality that the partnership between the public and private sector as in this heritage building potential energy and sustainability ingredients which help us to investment it. so our decision rehabilitation and change it to housing use, we provide a little of the housing units to fill some of housing need that resultant from increased population especially in the development countries, in this case we have to restore the infrastructure system completely from water channels, swage ...etc.

In same time we have restore the open and entertainment areas to be park for the resident and addition to the restaurants, cultural clubs, retail stores and develop the human resource for the resident area (we activating labor and we back with economical revenue for this investment housing project and we encouraged investment the current ownerships because we work in our country in the current period) so we have activating the housing by the partnership and fill the local shortage.

The government have to work on commission international investment serious company to study the feasibility of the governmental projects that have the ability to qualifying include (The Housing Sector) because of the growing needs to supply the chosen one to partnership with serious company in frame of quality standards , so the private sector in our country can partnership with the public sector in qualifying the infrastructure and re activating the housing project and what followed of industrial and agriculture production what achieve the economical development and fill the local need so here we achieve our goal by applying hypothesis for reaching to suggestion to solve the housing problem that in our current time.

3. Practical Side

The partner and investment style to reactivating the traditional houses in *ALBATAWIN / Baghdad* as practical application for the research:

The Baghdadi traditional housing fabric rich of special stitching architect to what have events; social and cultural habits that effected on the stitching architect and make it varied through different intervals. But have suffered from neglecting and suffer deterioration because of the country circumstances which caused huge losses for some of this fabric.

So we will focus on the traditional fabric and conducting civil surveys to put policy to how rehabilitation, activating the housing and investment if economical.

The practical method will be by the partnership as investment economic policy for the region to activating the housing sector whereas the establishment will representative the private sector that responsible of the management and financing , the living houses that didn't registrar in the Iraqi governmental registration which the private ownership will be the public sector that will be contribute in the ownership, contracting value or the heritage building , the benefits and advisory agency will be (the resident) to what have experiences in that heritage region. The government role will be in legislation and enactment laws and the administrative transaction that

Representative by the antique and tourism commission and the owners will have the regulatory right. This particle policy will apply on the heritage housing in *ALBATAWIN – Baghdad / ALRUSSAFA* beside the Diglea River from one side and the other side will be on *ALSAADON ST.* As

shown in (figure 2) and the region have suffered from neglecting and severe mold as in (figure 3) [4].



Figure 2: Desolated situation in residential neighborhoods heritage of Albatavin, [7]



Figure 3: Residential ALBATAWIN region in middle Baghdad – the shaded housing quarter that required to studying [4]

By methods (repairing, changing, re-building, restoration and the addition) this what the research have to apply on the housing quarter to reactivating by the maintains style and reactivating it socially and economically by the proposed principle in the research and the partnership between the public and private sector during activating the economical investment in Iraq to fill the shortage in the housing and activating the sustainability heritage areas addition to the restore the region by renewal the infrastructure and the mixed using that we have gained economic and tourism revenue addition to the required social ties for the country finance budget.

- So The Civil Work on The Housing Sector should be several levels:

3.1 The Work Level in Site:

a) The General Planning level, work on increase the commercial activities and devel opment the management side for the owned houses for the country according to the planning controls for the region.

b) The Region Level and The Building, have install special standards to qualifying the heritage building according to the international organizations that responsible for maintain according to the historical and social context and the necessary saving standards for the building. [9]

The Land use level, using the land and restoring it basic to modification the region for increase the efficiency for using the land according to the modern requires that showed the using and activating the sustainability traditional houses for the region. so we can activating the resident of the heritage region and maintain for what have historical and identity addition to the infrastructure and other fields so we activated the resident and return with economical revenue for the country addition to attract the tourists and operating the labours through cultural, entertainment and commercial services in the region about this work and clarify planning , we reactivating the region with all fields, and that what must the country followed to restore and activating the cities with all sectors in general and the residential in special, see figure (4).

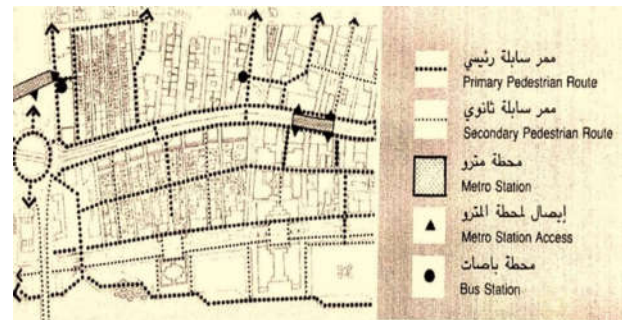


Figure 4: Mixed uses and the proposed transporting system at ALBATAWIN.

3.2 Rehabilitation of heritage buildings:

The heritage fabric is an integrated fabric in all economic, social and environmental aspects. It is an urban style that is closely related to building blocks. It is characterized by flexibility, adaptability and high privacy according to the heritage of the city and its continuous identity with hierarchical hierarchy that serves privacy from public events to private ones. [14]

- Renewal of the residential heritage will certainly lead to an increase in the residential level of housing. The renovation and rehabilitation of the heritage buildings will be carried out through several procedures. [9]
- Formulation of detailed planning of the area.
- Construction and renewal agree with the general outline of the city and its architectural features.

- Appropriate increase in density and number of housing roles.
- Integration of maintenance, protection and restoration of traditional residential buildings and the continuation of all that have a moral value.
- Maintenance of the residential role of good condition.

Provision for the total cost of reconstruction of infrastructure, see figure (5), commercial areas, open areas and road networks .[7]



Figure 5: Heritage housing in ALBateen -by Researcher

There are Arab and international experiences that have undergone the experience of rehabilitating the heritage residential fabric and succeeded in it. The results were positive in terms of economy, housing and society, and preserving the architectural identity of the country. One of the most important experiences in this field is (Beirut Experience). Was a practical practical experience implemented and can be used in the rehabilitation of the Batawi area in Baghdad investment.

4. Conclusions:

- Necessity active the investment policies of traditional housing within the Iraqi investment law .
- Legislation for the restoration and rehabilitation of traditional residential buildings within the laws of preservation of heritage buildings.

- Return to heritage housing within the urban fabric of cities to meet the local need without resorting to the construction of new housing complexes need more financial costs than if we restored our heritage.

- The weak investment that could be possible for preserving the process of re-activation any sector of city sectors. This could be considered most important problem that could affect the architectural side in future.

- The environmental, economic and social values could help preserve such values as to revive the modern era requirements.

- The legislation and management for the local and heritage projects is the responsibility of the state, along with the role played by it in succeeding these projects and its sustainability.

- Methods of investment, including partnership and financing for projects have considered suitable for the reality of our Arabic cities owing to the burden suffered by these governments.

- It is necessary to have the state invest especially in field of heritage for keeping these projects, besides inviting the companies to work in field of investment.

- Activating the role of general board of tourism and heritage in supervision, coordination in domain of partnership between the general and private sectors, enacting laws that preserve the rights of both parties.

- The research recommends to rehabilitate the sustain traditional housing and investing it economically in addition to meeting some needs occurring in the housing sector owing to increasing growth.

- Reduce the phenomenon of random housing and the division of the sand by setting the minimum housing area of housing in accordance with the preservation of the identity of the country through the setting of determinants by the Secretariat of Baghdad.

- Maintaining the infrastructure of the traditional residential areas as it will be the first step towards rehabilitating the historic housing.

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تفعيل استدامة السكن من خلال الشراكة بين القطاعين (العودة الى النسيج السكني التراثي في السكن المعاصر من خلال الشراكة بين المالك والمستثمر)

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الخلاصة – احتوت مدننا التاريخية منذ اقدم العصور على نسيج سكني عضوي متضام جاء نتيجة مجموعة حاجات طبيعية منها (مناخية، طوبوغرافية، مواد محلية وغيرها)، ومادية منها (تكنولوجية، اقتصادية وغيرها)، وثقافية مثل (الاعراف، القيم، المعتقدات وغيرها)، بالإضافة الى اخرى تفاوتت في تأثيرها زمانيا ومكانيا.

بقي هذا النسيج المتضام المتراس محافظا على كفاءته الادائية الى مطلع القرن العشرين، حيث اتى النسيج الشطرنجي الهندسي الشكل، ليجزا أحيانا السكنية مؤديا الى ظهور الوحدات السكنية. كبيرة المساحة، والمتقابلة، والشوارع المستقيمة، بتقاطعاتها الحادة، ومحوريتها المستمرة، التي ادت الى تشابه هيئة المناطق السكنية المختلفة بسبب شكلها الهندسي. اما الان وفي ضوء متغيرات العصر الحالي. وما الت اليه الحاجات السكنية المتزايدة من عجز سكني في عدد الوحدات وفي مساحاتها فهنا يتطلب منا ايضا الدور الذي يمكن ان يلعبه السكان في الحفاظ على ممتلكاتهم لتقليل كلف خطط المشاريع من خلال تحفيز الاستثمارات الخاصة، حيث ان مفهوم المشاركة اصبح يتردد في ادبيات التخطيط والاستدامة منذ العقد السابع من القرن العشرين كوسيلة هامة للتقدم الاقتصادي وتحقيق العدالة الاجتماعية فأن ضرورة استشارة اصحاب العلاقة كضمان لنجاح اي عملية هادفة، ظهرت مشكلة كبيرة في ((تحول الكثير من الاحياء السكنية المخططة تدريجيا الى تقسيمات عشوائية وغير منظمة اضافة الى بروز العجز السكني وعدم استيعابه للنمو الحاصل في الدول وخصوصا العالم الثالث)) مما سبب ارباك على المستوى الحضري كعقد ومسارات وباحات.. الخ، وعلى مستوى الخدمات العامة من طرق ومجاري ومواقف السيارات وخدمات تعليمية وصحية، وعلى مستوى القوانين والضوابط التي تم اختراقها من قبل المالكين لتلك الدور الكبيرة، وهي كيفية التقطيع، الارتفاعات، المساحات، تحديد الطرز المعمارية والمواد المستخدمة وبالتالي عدم سد الحاجة السكنية اللازمة لحل الازمات المتفاقمة.

لذلك يهدف البحث الى تسليط الضوء على الظاهرة الشراكة بين المالك والمستثمر بحيث يدخل المالك مساهما في المشروع بقيمة المبنى التراثي وما يتبعه من اراض او ملاحق وخلافها ويقوم المستثمر بدوره باستثمار المبنى من المالك ويتولى اعادة تهيئته للاستفادة منها في حل الازمة السكنية محاولا استيعاب الحاجات التي ادت الى ظهورها ووضع البات عملية للاستثمار للوصول الى نتائج تلبى تلك الحاجات متلافين بذلك كل السلبيات التي ظهرت من جراء القرارات غير العلمية للمالكين بسبب عدم الوضوح في قانون استثمار السكن التراثي في بلدنا.

يفترض البحث ان بالامكان اعادة النظر في التخطيط العام للاحياء السكنية الشطرنجية ذات المساحات الكبيرة لسد الحاجات المتزايدة في السكن عن طريق وضع اليات علمية حضرية تراعي الحاجات المساحية الفعلية للسكن، من خلال الدور الي تقوم به الهيئة العامة للسياحة والاثار من خلال طرح المبنى كفرصة استثمارية بدور الوسيط بين المالك والمستثمر وتدعمه لدى الجهات الحكومية وغير الحكومية وايضا يمكن الاستثمار من خلال القطاع الخاص او المشاركة الشعبية من خلال الدوائر الحكومية والمنظمات الجماهيرية المهنية، ويعرض البحث محورين الاول النظري ويتضمن السكن والاستثمار والاعادة تفعيل (منطقة البتاويين السكنية) في بغداد كتطبيق عملي للبحث للوصول الى الاستنتاجات والتوصيات النهائية المبتغاة من هدف البحث المنشود.

النسيج، السكني، التقليدي، الاسكان، الاستثمار، الشراكة، القطاع العام، الخاص، المستدام.

الكلمات الرئيسية – النسيج، السكني، التقليدي، الاسكان، الاستثمار، الشراكة، القطاع العام، الخاص، المستدام.