



THE ROLE OF REAL ESTATE PROMOTION IN THE PRODUCTION OF PROMOTIONAL DWELLINGS -MODELS IN THE URBAN ASSEMBLY OF CONSTANTINE-

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Abstract:

Real estate promotion is one of the mechanisms adopted by the public authorities to eliminate the housing crisis. The urban assembly of Constantine has known several public and private actors who have contributed significantly to the production of Promotional dwellings in different periods.

The process of implementing housing in the urban assembly of Constantine was characterized by the involvement of many public actors (Office of Promotion and Real Estate Management OPGI), Fund National Savings and Reserve CNEP, National Real Estate Promotion Corporation ENPI.....), and private actors representing various contractors and construction institutions.

Through some models, we have studied and analyzed the various dwellings projects in the urban community of Constantine, in which the public and private sectors contributed, as the state relied on dividing dwellings projects into the two sectors, which led to the creation of a competitive field between them, which reflects positively on the residential area. It gives diversity to the urban fabric and even the quality of structures.

Keywords: real estate promotion, promotional dwellings, public sector, private sector, rate of progress of works

1. Introduction:

The housing sector is one of the sectors to which Algeria attaches considerable importance within the framework of its social and economic policy, and the results of this interest are reflected in the policy aimed at developing housing following the social and economic development taking place in all the stages that our country has gone through.

After the independence of the Algerian state in its early years, it tried to solve the problem of housing and its availability to citizens, which was one of the social priorities of the state, which was not achieved.

Attempts to get out of the housing crisis in Algeria gave birth to various bodies, including real estate promotion institutions, which played an important role in their system.

Real estate promotion is the legal mechanism adopted by the state in meeting the housing needs of citizens as it opens real estate activity to all public and private stakeholders to complete and finance

housing by creating a competitive environment that leads to improving the level of housing in terms of quantity and quality of construction.

In 2015, more than 31289 housing units were added in the process of completion in various housing formats.

Where the Constantine urban assembly knew a difference in the actors in the production of housing with the emergence of public and private broths, and from here we can ask some questions:

- Can these institutions give us high-end dwellings at the level of the aspirations of citizens?
- Can these institutions respect the deadlines set for the delivery of dwellings?
- To what extent do public and private actors intervene in the production of Promotional dwellings and create a competitive space between them?

To answer this problem, we followed the descriptive analytical approach according to a bilateral plan in two sections, so we devoted the first section to the presentation of housing in the urban assembly of Constantine through the embodiment of the quantitative and qualitative description of the housing Promotional of the public and private promotion through the presentation of housing projects according to the various municipalities that make up the urban assembly of Constantine and the pace of achievement of the public and private sectors and show the competitive field between the two sectors, which raises the pace of completion of Promotional dwelling according to approved standards while we allocated the section The second is to present some models of Promotional housing in the urban assembly of Constantine by analyzing the housing programs and the pace of completion of Promotional housing and presenting the reasons for the delay in completion.

2. The emergence of real estate promotion:

Real estate promotion in Algeria emerged under Law 07-86 of 1986, which defined the general framework for real estate promotion and set the rules for some of its operations, and Legislative Decree N° 03-93 of 01/03/1993, which regulated real estate activity. Real estate promotion aimed to develop national real estate properties so that they can adapt to social needs. In the field of housing, it was the construction of buildings or groups used mainly for housing and comprising secondarily shops of a professional or commercial nature to be built on private or prepared lands or located within the urban tissues existing within the framework of restructuring and renovation.

A. Real Estate Promoter:

It is every natural or legal person who exercises a set of operations aimed at completing or renewing real estate properties destined for sale or rent, as he undertakes the initiative to conceive and collect technical and human financial means and carry out all procedures to obtain the land, license and all legal credits.

B. Promotional dwelling:

It is a good quality of housing characterized by quality. It is directed to ownership, and it may be collective or individual, and it is directed to social classes with significant income, and it is carried out by a natural or legal person and aims to develop the national real estate park.

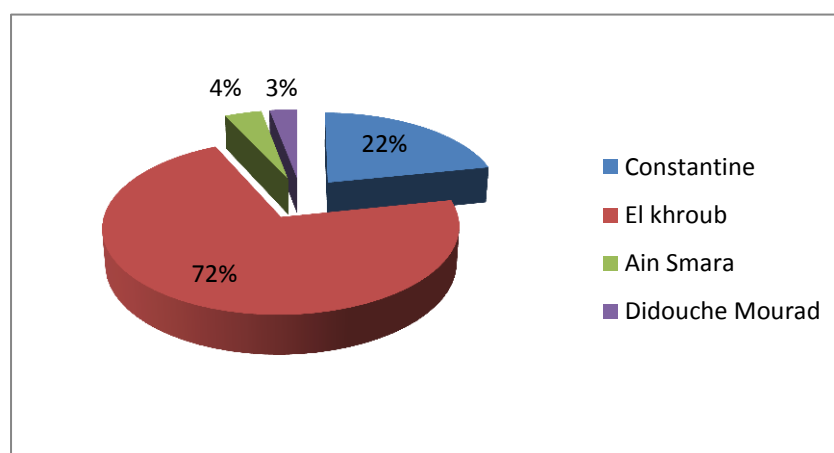
3. Definition of Constantine Urban Assembly:

The Great Urban Assembly of Constantine consists administratively of the state located in Constantine and of three departments formed for the state: Constantine, El khroub, and Hama Bouziane. It also consists of five municipalities out of a total of twelve municipalities, namely Constantine, which is located in the center of the assembly. El khroub – Hama Bouziane – Ain Smara and Didouche Mourad. Its main communities are between 10 and 15 km away from the city of Constantine. The assembly also occupies an important area, estimated at: 731.32 km² 32.31% of the total area of the state, estimated at 2263.19 km². With a total population of 1043073 people, 85.72% of the total number of the state estimated at 1216869 people, according to the Directorate of Planning and Budget of the state of Constantine for the year 2020

4. Promotional dwelling programs in the urban assembly of Constantine:

The Constantine Urban Assembly has witnessed important programs in the form of Promotional housing, as it reached 14672 Promotional dwellings between the completed and in the process of completion until 2022, divided between public and private upgrades distributed according to the municipalities of the urban assembly differently. The municipality of El khroub has a significant number of 10595 dwellings, representing 72% of the number of dwellings because the municipality of El khroub includes both the two new cities on Ali Mengeli and Massinissa and thus provides real estate for real estate promotion projects. That's why we find this significant number of residences. Then followed by the municipality of Constantine with 3124 dwellings, representing 21% Most of them are concentrated in Zouaghi Slimane and Ain Smara with 553 dwellings, representing 4%, Didouche Mourad with 400 dwellings, representing 3%, and the municipality of Hama Bouziane did not record any promotional housing.

Figure 1: Distribution of Promotional dwelling by municipalities of the Constantine Urban Assembly



Source: Directorate of the dwelling of Constantine, 2022

5. Real estate promoters in the urban assembly of Constantine:

Those involved in the completion of real estate promotion operations are constantly increasing with the issuance of Law 07-86 of March 4, 1986, on real estate promotion. Legislative Decree N°03-93 of 01/03/1993 on real estate activity.

The urban community of Constantine has known the intervention of many real estate promoters in the completion process and can be divided into two basic types that contributed significantly to the process of completing the housing programs.

5.1. Promoters or public actors in the Constantine Urban Community:

The number of Promotional housing belonging to the public real estate promoter reached 3465 dwellings, representing 24% of the total Promotional housing programmed in the Constantine Urban Gathering until 2022, which is distributed among the municipalities of the Constantine Urban Community variously. The municipality of El khroub has 2124 dwellings (61%), followed by the city of Constantine with 725 dwellings (21%), Didouche Mourad with 400 dwellings (12%), and Ain Smara with 216 dwellings (6%). % and Hama Bouziane did not have any housing program registered in the Promotional.

The public real estate promotion projects in the urban assembly of Constantine were also characterized by the participation of 06 public interveners, namely:

- National Savings and Reserve Fund (CNEP)
- Office of Promotion and Real Estate Management (OPGI)
- National Real Estate Promotion Company (ENPI)
- National Agency for Land Management of the State (AFW)
- Center for Studies and Investigation of Urbanism in Constantine (URBACO)
- National Agency for Housing Development and Improvement (AADL)

Table 1: Distribution of public sector dwelling projects until 2022 in the Constantine Urban Assembly

Percentage of completed dwelling %	Total	Finished dwelling	A dwelling in progress	Municipalities
89.24	725	647	78	Constantine
88.27	2124	1875	249	El Khroub
100	216	216	0	Ain Smara
100	400	400	0	Didouche mourad
90.56	3465	3138	327	Total

Source: Directorate of the dwelling of Constantine, 2022

Table 2: Distribution of public sector dwelling programs in urban assembly by intervening institutions

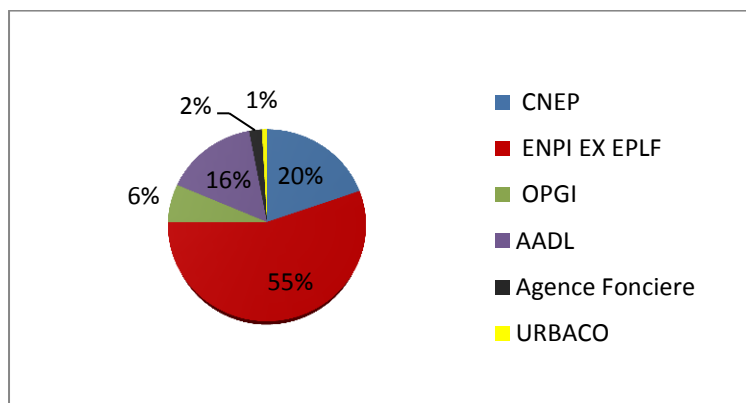
Percentage of completed dwelling %	Total	Finished dwelling	A dwelling in progress	public promoter
100	682	682	0	CNEP
88.20	1915	1689	226	ENPI EX EPLF
94.64	224	212	12	OPGI
83.52	540	451	89	AADL

100	74	74	0	AFW
100	30	30	0	URBACO
-	3465	3138	327	Total

Source: Directorate of the dwelling of Constantine, 2022

The National Company for Real Estate Promotion ENPI has important programs in the form of dwellings and estimated the dwelling it owns at 1915 houses, representing 55% of the total dwelling programmed in the assembly and advanced in the pace of completion with 1689 finished dwellings, i.e. more than 88% It is an institution specialized in the completion of Promotional dwelling and has great experience in this dwelling formula as it has half of the programmed projects. Followed by the National Foundation of the National Savings Fund CNEP with 682 dwellings, representing 20% with 682 finished dwellings, as it has a number of medium dwellings and all its projects are financed by its bank, where it knew the completion of all housing programs within the legal deadlines and the National Agency for Housing Improvement and Development AADL With 540 programmed dwellings, representing 16 %, and with 451 finished dwellings, with a good pace of completion compared to the programmed dwellings for each of the OPGI with 224 programmed dwellings, representing 6 %, AFW with 74 programmed dwellings, representing 2%, and URBACO with 30 programmed dwellings, representing 1 % and the completion process has been completed

Figure 2: Distribution of promotional dwelling programs according to public real estate promotion institutions until 2022



Source: Directorate of the dwelling of Constantine, 2022

5.2. Promoters or private actors in the urban assembly of Constantine:

The private sector was characterized by the participation of more than 62 private institutions, which in turn took a large share of the Promotional housing programs with 11,207 housing, equivalent to 76% of the total housing programmed in the urban assembly. We mention the most important private institutions involved in the production of Promotional housing (EURL EL FADJR-PROTHAZIR-BLIKZ-BOUROUAG).

The housing programs for the private sector were distributed unevenly to the municipalities of the urban grouping; the municipality of El khroub has 7211 housing, or about 64.34%, most of which are located in the new city of Ali Mengeli, followed by Constantine with 3256 housing by 29.05% and Ain Smara 740 housing by 6.60%. We note that both the municipalities of Didouche

Mourad and Hamat Bouziane lack real estate promotion projects for the private sector, the most important of which are specific to the real estate market.

Table 3: Distribution of private sector dwelling programs by municipalities of the Constantine Urban Assembly until 2022

Percentage %	Number	Municipalities
29.05	3256	Constantine
64.34	7211	El khroub
6.60	740	Ain Smara
76	11207	Total

Source: Directorate of the dwelling of Constantine, 2022

6. The pace of completion of dwelling programs in the urban assembly of Constantine:

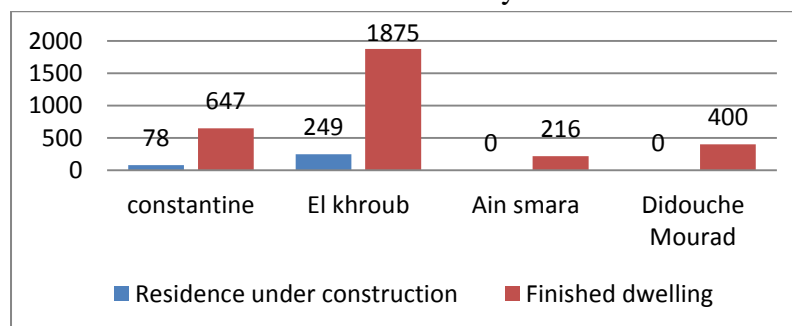
Promotional housing programs have witnessed a disparity in the pace of achievement between public and private institutions

6.1. Public Real Estate Promotion:

The percentage of completed housing for public institutions was estimated at 90.56%, equivalent to 3138 finished dwellings compared to 327 dwellings in the process of completion, and it can be considered a high percentage and varies according to each municipality. In the municipality of Constantine, 89.24% of the housing projects have been completed and are witnessing great progress, while in the municipality of El khroub, the rate of progress of housing completions reached % 88.27 This is a significant percentage, especially since the municipality of El khroub includes two new cities, Ali Mengeli, and Massinissa, with the availability of vacant floors that facilitate the completion process. The municipality of Ain Smara and the municipality of Didouche Mourad have completed all housing programs and handed over to their owners, and the progress of completing housing programs for the public sector is due to several reasons, the most important of which are:

- Availability of financial envelope to finance the implementation of registered programs according to the intervening public institutions
- The small number of housing units programmed, which facilitates the control of their completion
- Completion of housing units by private contractors through tenders with the division of one project into several contracts, which accelerates the pace of completion.

Figure 3: Pace of implementation of public sector dwelling by municipalities of the Constantine Urban Assembly



Source: Directorate of the dwelling of Constantine, 2022

6.2. Special Real Estate Promotion:

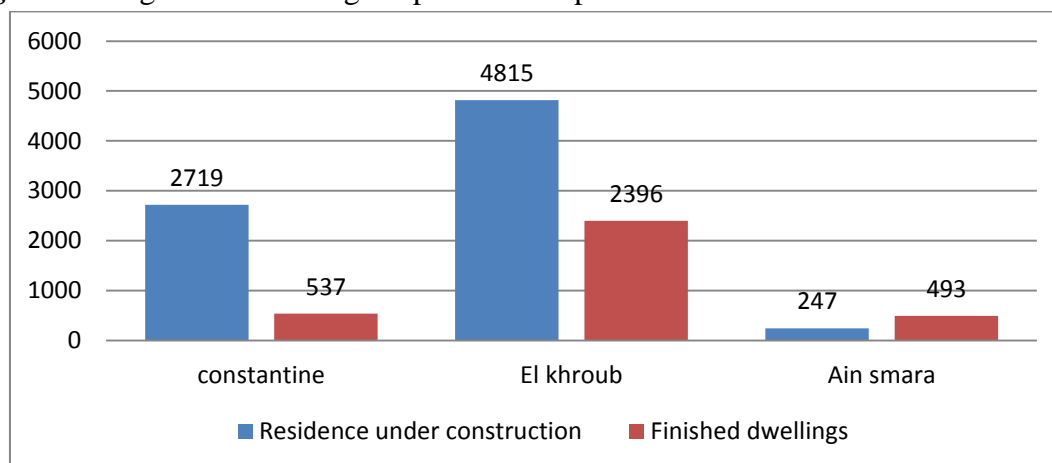
For the private sector, the percentage of completed housing amounted to 30.57%, which is a weak percentage compared to the number of registered projects, which amounted to 11207 promotional housing, this is due to several reasons, the most important of which is the difference in material capabilities and experience for each private real estate promoter, most of the projects for promotional housing are still in the process of completion, the municipality of El khroub reached the percentage of housing ended by 33% with 2396 housing finished compared to 4815 A dwelling in progress, Ain Smara 66.62% with 493 completed dwellings and Constantine with 16.49% with 537 finished dwellings compared to 2719 dwellings in progress.

Table 4: Distribution of private sector dwelling programs by municipalities of the Constantine Urban Assembly until 2022

Percentage of dwelling Terminated	Total	Finished dwelling	A dwelling in progress	Municipalities
16.49%	3256	537	2719	Constantine
33.22%	7211	2396	4815	El khroub
66.62%	740	493	247	Ain Smara
30.57%	11207	3426	7781	Total

Source: Directorate of the dwelling of Constantine, 2022

Figure 4: Progress of dwelling for private enterprises in the Constantine Urban Assembly



Source: Directorate of the dwelling of Constantine, 2022

7. Promotional dwellings in the urban assembly of Constantine:

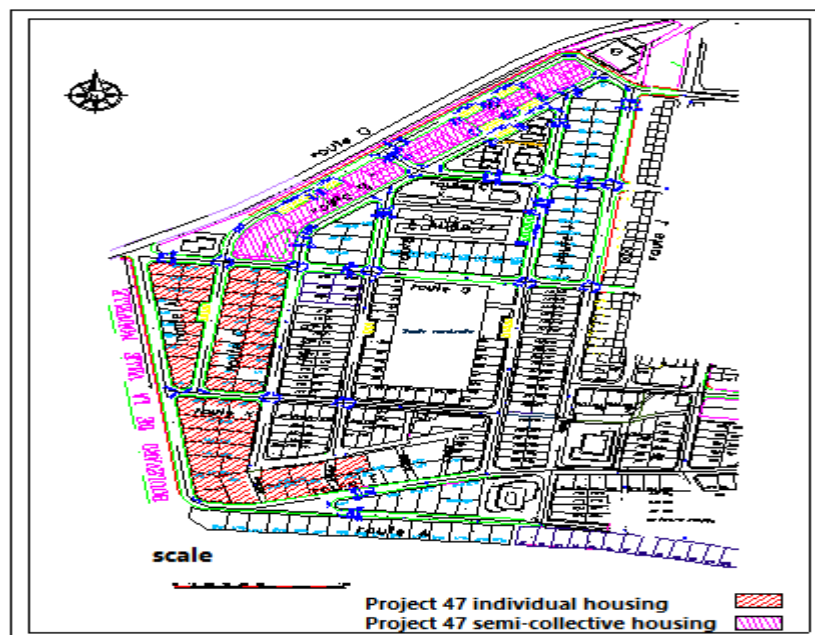
After the quantitative presentation of the Promotional housing projects, we try to give some models in the urban assembly of Constantine through the study and analysis of Promotional housing projects for the public and private sectors.

7.1. Project of 47 individual Promotional dwellings and 62 semi-collective dwellings at junction No. 04 in Ain El Bey of the National Agency for dwelling Development and Improvement (AADL):

A. Project Location:

This project is located in the northwest of the Qadiri Ibrahim neighborhood at the fourth crossroads of Ain El Bey, bordered to the north by the main road leading to the new city on Ali Mengeli and to the south by an elementary school

Scheme 1: Block plan for the project of 47 individual Promotional dwellings and 62 semi-collective dwellings



Source: National Agency for dwelling Development and Improvement of the State of Constantine AADL in 2022

B. Project Implementation Framework:

This project consists of two parts, 47 individual Promotional dwellings, and 62 semi-collective Promotional dwellings.

7.1.1. Project of 47 individual dwellings:

It is externally prepared housing (Enclosed and covered) and left internally to the beneficiary to be permanently prepared. It consists of 5 rooms and its accessories consist of a ground floor plus a first floor. This project was divided into 06 institutions for completion. Each institution was assigned 5 to 6 individual housing units between 2005 and 2006, and the completion period varied from one institution to another.

Photo 1: The completed building of 47 individual Promotional dwellings:



Source: Captured by the researcher in 2022

7.1.2. Project of 62 semi-collective dwellings:

It is a building consisting of a ground floor plus two floors, shops on the ground floor, other buildings consisting of three floors, shops on the ground floor, and apartments that make up the building vary in terms of type, namely:

- Three-room apartment and its accessories.
- Four-room apartment and its accessories.
- Five-room apartment and its accessories.

This project was divided into 06 promotional institutions. Between 2005 and 2006, 4 to 10 semi-collective houses were distributed to each institution, and the completion period varied from one institution to another.

Photo 2: A building with a ground floor plus three floors and shops from the project of 62 semi-collectives Promotional dwellings:



Source: Captured by the researcher in 2022

Table 6: Completion stages of the two completed projects 47 individual dwellings and 62 semi-collective houses at junction No. 04 Ain El Bey:

Project	Number of construction establishments	works start Date	The legal period of the end of works	The actual duration of the end of works	Year of delivery
47 individual Promotional	06	2005	16 months	39 months	2009

dwelling					
62 semi-collective Promotional dwellings	06	2005	12 months	46 months	2010

Source: National Agency for dwelling Development and Improvement of Constantine AADL in 2022

A. The Pace of completion of the project of 47 individual dwellings and the project of 62 semi-collective houses:

Both the project of 47 individual Promotional housing and the project of 62 semi-collective houses exceeded the specified period for completion, which was determined between 12 and 16 months, despite the division of the two projects into several institutions for completion and attributed the reasons for the delay of these two projects according to the National Corporation for Housing Development and Improvement AADL to:

- Bad weather conditions caused the suspension of work for more than 04 months
- The problem of financing, which depends mainly on the advances of the beneficiaries, if the lists are not approved within the specified deadlines.

7.2. The Project of 385 individual houses in the neighborhood of Zouaghi Slimane, south of the city of Constantine:

This project is located in the neighborhood of Zouaghi Slimane, specifically on the southeastern side of the city of Constantine, and on the northern side of the land occupation plan No. 23, bordered to the northeast by agricultural land, to the south by the highway, and the northwest by the allocation of Bab al-Jadid and the allocation of reform

A. Project Programming

To carry out this project in good condition, the former Family Housing Promotion Foundation (EPLF) was established. It is currently at the National Corporation for Real Estate Promotion (ENPI) with the establishment of an office in Constantine in 2004 and has started to study and complete the project of 385 individual houses in an area of 6.61 hectares.

These individual dwellings are prepared externally (**Enclosed and covered**) and left internally to the beneficiary for final configuration. They differ in terms of variety, namely:

- 20 residences of 7 rooms and their accessories
- 70 residences of 6 rooms and their accessories
- 115 5-bedroom residences and their accessories
- 180 residences of 4 rooms and their accessories

Photo 3: Completed individual dwelling from the project of 385 individual dwellings:



Source: Captured by the researcher in 2022

The actual start of the completion process was in 2012 and the project was divided into parts, starting with the completion of 76 individual houses and assigned to 05 completion institutions. The second phase was the start of the completion of 111 individual houses of the same project, which was divided into five completion institutions

As for 198 individual houses of the same project, the completion process has not yet begun.

Table 7: Stages of completion of 76 individual dwellings and 111 individual dwellings out of the 385 individual dwellings project:

Project	Number of Completion Institutions	works start Date	Number of completed dwelling units	Number of residences in progress	Percentage of the progress of works
76 individual Promotional dwellings	05	2012	23	53	30.26%
111 individual Promotional dwellings	05	2015	83	28	74.77%

Source: National Foundation for Real Estate Promotion of Constantine ENPI in 2022

B. The Pace of completion of the project of 385 individual Promotional houses:

The project of 385 individual Promotional houses was divided into parts to control the complete process and beginning with the launch of 76 individual Promotional houses in 2012, and my father knew a delay in completion and the rate of progress of the works was estimated at 30.26%, i.e. 23 completed houses out of 76 programmed housing. The reason for this delay in the completion process is due to one construction institution, which has 53 houses that have not yet been completed, and the reason, according to the National Corporation for Real Estate Promotion, is the financing and the institution's failure to obtain its financial dues, which led to The project began with the change in the company and its transformation from the former Family Housing Promotion Corporation (EPLF) to the National Real Estate Promotion Corporation (ENPI). The resulting measures of this change led to the cessation of funding.

The second phase was the launch of 111 individual Promotional dwellings in 2015, and my father knew a progress rate of 74.77% in the completion process.

That is, with 83 houses completed, compared to 28 houses in the process of completion.

Also, 24 houses were not assigned the completion process to any institution in 2015 due to the uselessness of the tender until the preparation of another tender in 2018, and the completion process is continuing until 2022.

As for 10 houses of the same project, it was known that the completion process was interrupted due to the presence of field obstacles and the presence of a large waterway that hinders the completion process according to the National Corporation for Real Estate Promotion, the ground must be changed to complete these housing.

The completion of 198 individual Promotional houses from the same project has not started until 2022.

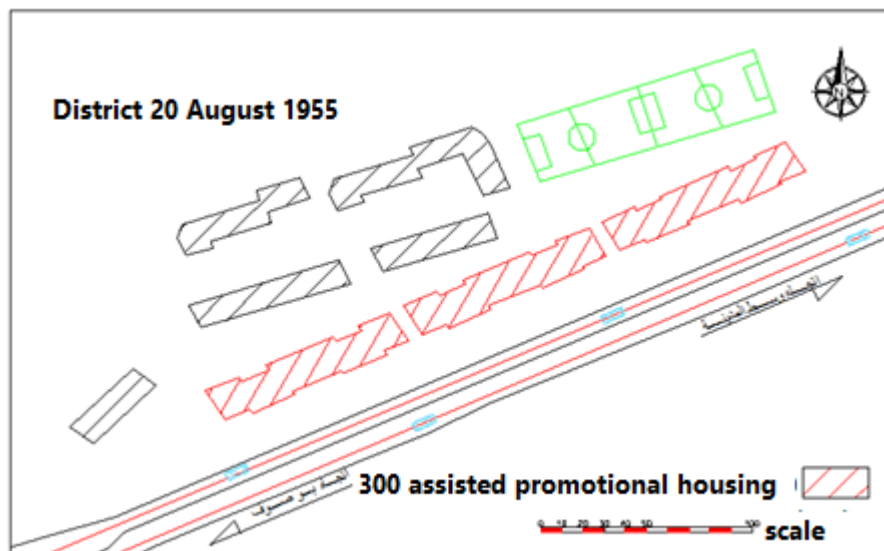
7.3. The Project of 300 collective Promotional houses and 66 shops in the Mimosa neighborhood of the Promoter of Lakes:

A. Location:

This project is located along the national road No. 05 bordered by:

- From the north, Mimosza district, the first part
- From the south the national road number 05
- From the west, National Road No. 05
- From the east buildings from the neighborhood of Mimosza

Plan 2: Block plan for the project of 300 collective dwellings and 66 shops in the Mimosa neighborhood



Source: Real Estate Promoter Blakes in 2022

B. Programming:

This project is the completion of 300 collective housing, shops, and parking spaces consisting of 03 buildings with a ground floor plus 13 upper floors and represents apartments of 03 rooms that vary in size. The project was launched in 2010 and was entrusted to a foreign construction contractor, a

Chinese company, which was entrusted with the completion of the basic structure and external preparation.

Table 8: Technical specifications for the project of 300 semi-collective dwellings:

Style	Apartment Type	Number	Area m ²
01	Three-Bedroom Apartment and its Accessories	144	87.95
02	Three-Bedroom Apartment and its Accessories	144	181.25
03	Three-Bedroom Apartment and its Accessories	12	93.60
04	Store	66	-

Source: Real Estate Promoter Blakes in 2022

C. The pace of project completion:

The official launch of the project was in 2010 and the duration of completion was set at 04 years, but the total completion of the completion process was in late 2018, meaning that the completion period reached 8 years, and the reasons for the delay in completing the project, according to the real estate promoter, are due to:

The problem of financing is due to the time it took to sell on the plan and collect funds for the sale of apartments and shops, which led to a combination of financing to cover the cost of the project, which affected the pace of completion.

8. Conclusion:

The production of promotional dwellings in Constantine urban assembly was characterized by the involvement of several public and private actors.

The percentage of completion varied from one promotion to another, whether in the public or private sector, as most of the housing projects were for the private sector 76% compared to 24% for the public sector.

By comparing the Promotional dwellings programs between the public and private sectors, we find that most of the projects have delays in the completion process with similarities in the reasons for the delay.

However, the public sector is linked to fixed-term contracts with the completed institutions, despite the division of one program among several institutions to accelerate the pace of achievement. As public institutions progress in the completion process and provide the financial envelope for you.

As for private institutions, they are the ones who carry out the completion process, which creates some complacency in addition to the problem of financing, it is often from the resources of the promoter himself without resorting to banks with different possibilities between one promoter and another, some promoters have great material potential, and others have very weak potential, which affects the pace of achievement, there are projects launched since a large period and have not yet

been completed, and there are projects for promoters that have ended and proceeded at a very acceptable pace.

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