

# Decent Shelter for a Decent Life

*Fawzia Ghourabi*

Architect General,  
Ministry of Equipment Habitat and Urban Territory Tunisia



*A diploma holder in Architecture from ITAAUT, Tunisia Fawzia Ghourabi's interest in housing is long founded having done research in spontaneous settlements early in her career. She is also Member of Protection of Ghomrassen Heritage and Member,*

This paper aims to give a historical approach during different periods about spontaneous settlements, reasons for their existence and different political strategies and solutions adopted to resolve this problem. It is also intended to show that Tunisia had succeeded in producing pro-poor policy for families of modest means with easy access to home, and finance. The Government of Tunisia has always facilitated access to decent shelter for everyone irrespective of differences in sex class or creed. Problems of infrastructure provision due to lack of finance has however always plagued housing in Tunisia

## Basic General Data

The Republic of Tunisia republic is located in north central Africa, between Algeria and Libya with an area of 63,200 miles (Covered 162,155 square kilometers) It has lengthy Mediterranean coast and in very open Mediterranean influences Tunisian are maritime people and have always maintained extensive contacts by sea with other Mediterranean countries

From physical and economic point of view, there inconsiderable variety in the country from cork forest in the north to the open desert in the south. The Tunisian coast is 1300 kilometer. The Tunisian area is 63,200 miles (Covered 162,155 square kilometres.) The population was estimated 10,175,014 million in July 2006.

There are 24 Governorates.

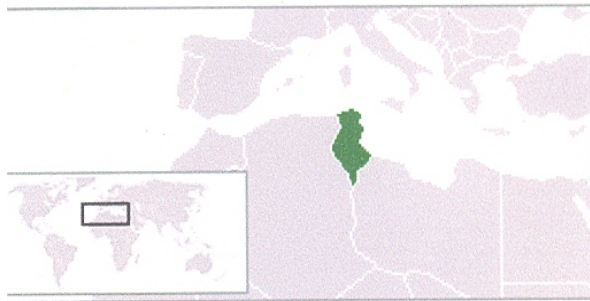


Figure 1: Tunisia

The Legal system based on French civil system and Shari a law; some judicial review of legislative acts in the supreme court in joint session

Tunis	909,6	<b>984,1</b>
Ariana	604,2	<b>436,7</b>
Ben rarous	399,6	<b>521,1</b>
Manouba	----	<b>342,0</b>

Table 1: Tunis distribution of the population by citie

## Local Government

Tunisia has 24 governorates:

We notice in the table that the urban population is concentrated along the coast of Tunisia: especially in the big cities: Tunis, Sousse .Nabeul Monastir Sfax, Gabes Mednine.

Distribution in the coast is between 984, 1 and 437,0

Local government in Tunisia context has seen increased decentralization with local law passed in 1975 there now 259 municipalities in the country and have greater scope responsibilities .thanks also to new urban planning and land 819949 training for local officials on rise ,as have better structures for municipal investment .

## Population 10,175,014 in July 2006

Age structure (2006.)

YEARS	%	Male	Female
0 - 14 year	24,6 %	male 1,293,235	Female 1,212,994
15 - 64years	68,6 %	male 3,504,283	Female 3,478,268
65 years and over	6,7%	male 327,521	Female 358,713

among the population, aged (From 10 to 29 years)

Sex	1966	2004
<b>Together</b>	51,2	6,0
<b>male</b>	33,3	3,6
<b>female</b>	69,3	8,3

Among the population, aged (From 10years and more) %

Sex	1966	2004
<b>Together</b>	67,9	22,9
<b>male</b>	53,9	14,8
<b>female</b>	82,4	31,0

### Median age

Total 27,8 years Male 27,3years Female 28,3years (2006est)

Population growth rate: 0,99 % (2006)

Migration Net migration rate: 0,5 migrant (s) /1,000 population

At birth: 1,07 male(s) female

Under 15 years: 1,07 male(s) female

14 - 64 years male(s) female

65 years and over: 0,941 male(s) female

The Total Fertility rate is 1,75 children born /women, and the Life expectancy: at birth for the total population is 75,12 years

Male: 73,4years and Female 76,96years

Child mortality Total 23,284deaths/1,000 live births

Male: 73,4years

Female: 76,96years (2006 est.)

## Economy

Tunisia has diverse Economy, Agriculture, Mining energy, tourism and Manufacturing Sectors..

Government control of economic affairs while still heavy has gradually lessened over the past decade with increasing.

Progressive social policies also have helped raise living conditions in Tunisia relative to region.

Privatization, simplification of the taxes reduce and a prudent approach to debt. Rea growth slowed to a **15 –year** low of **1.95 in 2002** because of agriculture drought and lackluster tourism.

Better rains in **2003** through **2005**, however, helped push GDP growth to about **55** for these years

### *Tourism*

Tourism also covered .Tunisia is gradually removing barriers to trade with EU Broader privatization of investment code to increase foreign investment, improvements in government efficiency and reduction of trade deficit are among the challenge ahead.

### *Agriculture*

Agriculture makes an important contribution to the country s economy, accounting for about 18% of the GDP and employment 22,4% of labor force.

The main cereal crops are wheat and barley. Olives, dates and citrus fruits are grown for both export and domestic consumption.

The main agricultural export is olives. The country imports large amounts of dairy products cereals meat and sugar.

An economic Structural Adjustment program, started in 1986, has liberalizes trade, price and investments, and privatized public enterprises

### *Poverty*

Specially in the north, followed by the center west they have the highest incidence of poverty.

These region are characterized by hilly site and by their distance from more dynamic economies of eastern costal cities .

In rural and in urban area poor household tend to be above average in size , have high dependency ratio , and tend not to be headed by young breadwinners .

The rural and urban poor try to earn their living as wage earners, followed by self employment in mono agriculture or in building site activities.

Tunisia is a good example of successful adjustment with a favorable impact on the incidence of poverty.

The government pogrammmme, complete with pro poor policies have reduced the poverty.

1967.....	33%.	of the population
1985.....	11%	
1990.....	7%	
2000.....	4,2	
2004 .....	1%	

When we talk about poverty we talk about

### *Social services*

To combat poverty have led to a decrease of in poverty and improvement in the living standard and conditions of the population at large.

Aside from appropriate interventions in all social fields particular those **of education , heath , housing and social protection** a number of special programs have been undertaken to combat poverty and employment .

Some of these programs are specially intended for poor segments of the population and consist of assistance or direct subsidies and action s to create sources of income.

Others are more preventive in nature such as social security programs which make it possible to guarantee a minimum income

Some programs channel private and public funds towards disadvantaged segment s of population.

### Urbanization

- The urban population in 1964 is 53 %
- The urban population in 2004 is 65 %

And tending higher 19% of the population lives in great in Tunis

## Housing

	1990	2000
<b>Total population</b>	8154,4	9563,5
<b>Urban population %</b>	<b>59,6</b>	<b>62,6</b>
<b>Density /square/meter</b>	<b>52,4</b>	<b>61,5</b>
<b>House hood number</b>	1535,7	2001,3

	1990	2000
<b>Total population</b>	8154,4	9563,5
<b>Urban population %</b>	<b>59,6</b>	<b>62,6</b>
<b>Density /square/meter</b>	<b>52,4</b>	<b>61,5</b>

Per Cap GDP	House Price to Income ratio	Floor Area per person	Housing credit portfolio	Informal housing	Mortgage Loans To GDP	UrbanPop (%)	Pop age 20-29
6,769	5,2	6,5	10,44	negligible	5,9	66	12

% of HouseHood who disposed Electric system, at home

	1994	2004
<b>Electricity system (%)</b>	86,8	96,4
<b>Drinking Water (%)</b>	70,1	77,5
<b>Drinking Water (%)</b>	87,4	<b>95,8</b>

% Number of household in occupied house

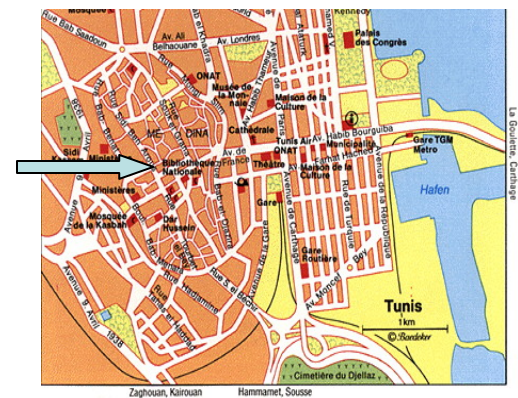
	1975	2000
<b>Number of household in occupied house (average)</b>	1,10	1,03
<b>Number of person in occupied house (average)</b>	6,00	4,68

## Type and House Structure (%)

type	1996	1975	1989	2000
Flat, villa Modern house		14,1	22,7	45,1
Traditional house, ( in rural or urban area)	56,0	62,2	72,4	54,1
house	44,0	23,7	4,9	8
total	100,0	100,0	100,0	100,0

	1966	1984 (April )	1994(April)	2003 (April )
Number of house hold	873,9	1273,0	1704,8	2185,6
Number of person by house hold	5,19	5,47	5,15	4,53
% of household Who have a car		9,5	15,7	<b>21,0</b>
% of household Who have telephone		6,0	15,2	<b>35,6</b>
% of household Who have TV		57,4	79,0	<b>90,2</b>

## Shelter Situation Analysis: before and after the Independence



### Background

#### 1881

*Medina* is <the medieval> Islamic city

**Medina** is between tow lakes; Sejoumi Lake and Tunis Lake

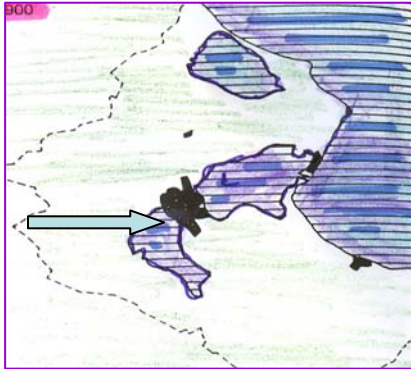
*Medina* was the first city of Tunis

**Population=120.000 inhabitants**

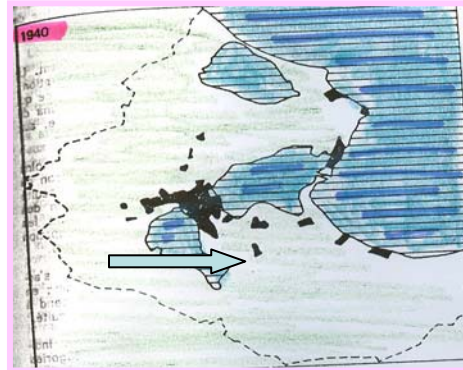
**Area=300 hectare**

Courtyard Houses, narrow alleys or roads and cull de sacs, traditionally characterized old city .

*Tunis European city was developed after the colonization -*



Tunis old city 1900  
Medina and European city



Tunis old city and faubourgs 1940

## Shelter Situation in Tunis before the Independence

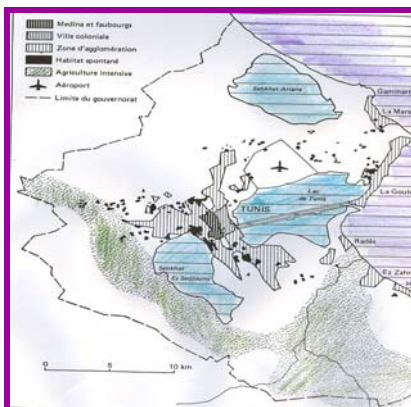
First Shanty town—Gourbivilles—in Tunis

**Rural exodus:** semi nomadic brought by misery into open country they camp around lake, on the hill, near cemetery ,(marabou) ,or factories.

These migrants had lost their livelihoods as they had been uprooted during the process of land confiscation under colonial rule they built their precarious housing and settlement made from mud.

**Solution to Avoid the Migration ;**

Control them and drive them back to their original territory.



(Bidonville) Groups of unplanned shelters constructed from cheap or waste materials (such as cardboard, Wood, and cloth



## Shelter Situation in Tunis after the Independence

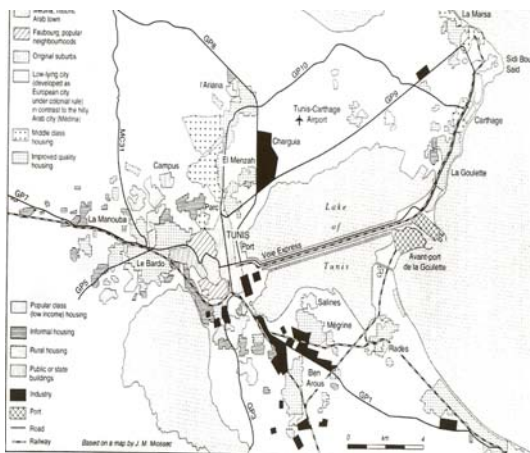
### Second Shanty town in Tunis

In 1956 ¼ of the inhabitants ( from rural exodus) was living in *bidonville* in the Medina, 2/3 of Population was rural Migrant origin.

In the Medina, palaces were left by the owners who lived in suburb and Tunis became a city in the city. The *oukala* phenomena appeared a phenomenon where houses and palace in the Medina were occupied by emigrants who rented a single room for an entire family. The palaces became ruins.

### Solution to avoid Shelter Settlement

**Dégourbification** Demolition of shelter and prediction to built 500.000 but only 102.000 shelter was built in 1960—1970



Shanty town in Tunis

In the 1970:ies new peri -urban residential settlements began to emerge to the west of the City. It was a consequence of unusually high level of over growing in most of the old housing city area

1972--1985 around 50% of land consumption went to spontaneous settlements. Those who live aren't uprooted rural emigrants but low income *households*

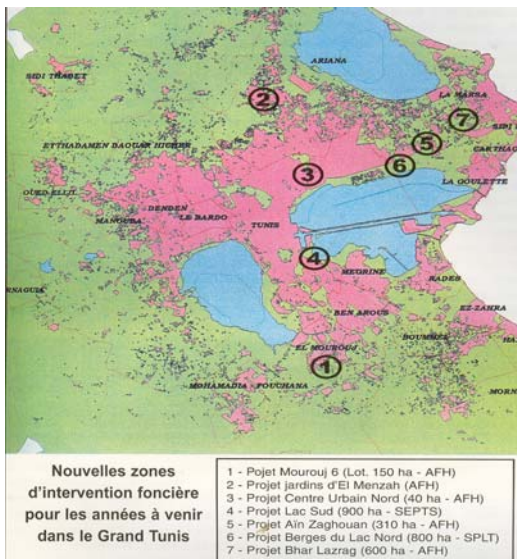
### Solution to avoid Shelter Settlement

**Integrate** informal \settlements into urban area .1972—1984

#### Creation of new operator

- Propertor developer

- Private propertor or non private propertor  
→- Access →- house and flat
- Housing Bank-→ Access to a loan
- Housing business land AgenceAccess→ to land
- District of Tunis →to control habitat
- Urban Rehabilitation and Renovation Agency →urban area and housing



- Urbain code 1979 -1994
- Héritage code
- Fond national d Epargne au logement1973 -1989
- the promotion of Housing fund 1977
- Solidarity fund 1992

Encouraging paternner ship between the urban upgading agency ,municipality and private developer

## Shelter Situation Analysis in 2007

A global score card on slums developped by un habitat 2006/07

« shows that Tunisia have not only managed to reduce slums growth in last 15 years but have made considerable investments to improving slums developped either specific slum upgrading and prevention policies »

According to the latest population census of 2004 → 77,4% of Tunisians own their household, a number which is not only telling of the country's strategy of integral development for all, but which also has allowed Tunisia to become a role model among developing nations in this respect.

Most of houses are connected to potable water networks, electricity, and sanitary drainage have a kitchen, shower or a bathroom, a television some of them have an air conditioner.

Regarding the possession guarantee and the house insurance, the State issued several legislations pertaining to inhabitants and houses to protect the citizens, especially low-wage earners.

The State provides all the social classes with locations where they can build their houses, according to each one's needs.

The plots varies between 100 m<sup>2</sup> and exceeds 500 m<sup>2</sup> where they can

*Build the house.*



- The owners can , through the Housing Bank, the social funds and the commercial banks have easy loans (surplus, maturity date, monthly deduction)
- to encourage self-construction to the persons who desire it and facilitate the possession of ready houses and flats built by public and private bodies.
- To lodge the citizens who live in the buildings menaced of falling or in which the living conditions deteriorated (like “Wakayel” in the medina of Tunis( in the ancient city) in order for them to live in certain quarters built especially for them.

- 'ASM and l'ARRU have had rehabilitate some historic a quarter . Bab souika , hafsia ..

#### Global Urban Sustainable Development

- Tunisia 's policy says the statement, did not simply limit itself at offering to all **Tunisians a decent lodging, but it also relied on the realization of a global urban and sustainable development.**
- Green spaces, « now 5 sq green space for urban dweller» the programs is to attend 10sq in near future.
- Beach cleaning , protect the coast .
- Encourage waste water treatment « to irrigate parks ,road side, planting » and the installation in costal cities.
- Urban renovation, embellishment and harmonious refurbishing of older buildings, sanitation and appropriate services to meet the needs of the population , are also part of that policy.
- Solid waste; glass plastic ,metal are separated and recycled
- Renovation Réhabilitation.

## Identification of Critical Shelter Problem

<i>area</i>	<i>problem</i>	<i>actions</i>	<i>actors</i>	<i>weakness</i>
<p>:</p> <p><i>Housing in old city Building in European city Menaced ruins</i></p>	<p>--conflicts between heirs =  →difficult of conservation  →difficult of maintenance  general by, collectivity</p>	<p>--Resolve heirs s  problem  -Demolish houses in ruins to avoid accident  - Rehabilitate</p>	<p>- owners  - provide text to resolve  -Maintenance of the building by private constructor</p>	<p>-Lake of text  Complex owner status</p>
<p><i>Housing in general ,collectivities</i></p>	<p>Absence of community tradition  Absence of syndic in the majority of building  <u>The majority of inhabitants don't pay their charges</u></p>	<p>Penalise the inhabitants</p>	<p>-Necessity of Inhabitants syndic  - Meeting  - advertisement in T.V</p>	<p>text exit since 1997.1998/  »but collectivity don't respect</p>
<p><i>Housing in old city</i></p>	<p>Difficulty to have loan for buying accommodations in medina</p>	<p>-To provide text  -To make easier the loan for house holds who want to buy house in medina</p>	<p>Habitat ministry</p>	<p>Lake of text</p>
<p><i>New construction</i></p>	<p>No respect of architect plan</p>	<p>- Penalty  - Demolish</p>	<p>Municipality  Inform owner before giving the permit</p>	<p>The text exist</p>

## Analysis of Critical Shelter Problem

### -Problem of Infrastructure

<i>area</i>	<i>problem</i>	<i>actions</i>	<i>actors</i>	<i>weakness</i>
<i>Problems posed by torrential rains= Floods</i>	<i>-During raining days ,uncontrolled water damage urban areas, «houses are damaged and roads are destroyed , stagnant water in urban area</i>	<i>Maintenance of road and street</i>	<i>-Ministry of Equipment Habitat and Territory Management</i>	<i>Lack of finance</i>
	<i>-<u>Trffic and communication</u> policy framework for infrastructures isn't enough -Congestion during the peack hour « waste of time, burn up full ,stress , - environment polluting</i>	<i>-Improve public transport ,walking and bicycle use - creation parking outside the city provide <u>pollution control</u></i>	<i>-Ministry of Equipment Habitat and TerrityAamenagment -Municipality</i>	<i>Lack of finance</i>
<i>Green Area</i>	<i><u>Green space</u> -Some spaces are destroyed by children, - plants and trees aren't watering by municipalities</i>	<i>Meeting with inhabitants Lecture in school T.V advertising -Municipality -Ministry if environment</i>	<i>- Municipality -Ministry if environment</i>	<i>Lack of information Lake of maintenance</i>
<i>Urban area</i>	<i><u>Public lighting</u> -Lake of Public lighting in spontaneous Cities</i>	<i>Maintenance by STG</i>	<i>steg</i>	<i>Lake of finance</i>

## Proposal for Change and Improvement

In the aim to create quality of housing

- Continue and Accelerate social programs specially for rudimentary habitat, rehabilitation and renovation of popular area .
- All construction should follow normal planning practice
- Create bioclimatic space inside the popular City, trees , vegetations, water...
- Built architectural form to create solar access or shading , to protect pedestrian during summer ,

- Architectural plan approved by municipality have to be respected by the owner during building « specially in popular city .



#### Good orientation and good materials

- Design and structure affect the indoor environment booth climate and air quality
- Design is Important to the energy cost of building
- Introduce solar panel in new housing architecture project to economize energy,
- Reduce the solar panel price .
- Construction materials should be adequate



#### In Tunisia\_South orientation has many advantages for the comfort

- heating economy
- lighting economy
- protection from dominate wind

West orientation, Very important over heat in summer ,North orientation to avoid  
Roof Terrace is very good for Mediterranean climate, but should have a good protection.

- Colour exterior wall have white color painted to reflect the ray sun painted
- Volumetric and form should be studied.

## A Strategy for Changes and Recommendations



- To solve flood and traffic problems with adequate infrastructure.
- To planify sufficient road side drains and storm sewers in cities.
- Handle the water flowing in the streets at peak periods.
- To Multiply and reinforce subway lines .
- Built parking outside the City and encourage people to take metro
- To motivate the inhabitants to respects trees and plants.
- To reinforce public lighting, to avoid attack , stress, accident, problem specially in popular city .
- Open space for children in popular city.

### Actions with NGO

- To encourage the inhabitants, during holidays or Sunday to participate in all kinds of cultural activities.
- To identify each kind of construction areas landscapes and discuss about aspect historic and actual situation and give some goals to rehabilitate .
- Promote community based action for the conservation habilitation and regeneration



- Ensure the incorporation of environmental concern in conservation and rehabilitation project.
  - To promote the activity role of older persons as custodians of cultural heritage.
  - Encourage solidarity between each member of the population each member of quarter .
  - Take the appropriate measure to improve the living and working in ,conditions urban center .
  - To improve the living condition of inhabitants..
  - Provide education and training in urban areas to avoid some problem.
  - To assist the constructor and control construction permit.
  - Encourage voluntary action in the quarter .
-

## References

More Urban less Poor

Urban transport Hans Oorn

[www.unhabitat.org/programms/guo/City](http://www.unhabitat.org/programms/guo/City)

<http://www.unhabitat.org/chs17/chsnot.htm>

<http://www.unhabitat.org/media-center/documents>

<http://www.un.org/eas/agenda27/natinfo/country/tunisia/eco.htm>

Guide pratique de conception de logement économiques

Social aspect of sustainable development in Tunisia

United Nations Background 2

<http://www.worldbank.org/>

Revue d'Architecture méditerranéenne, Revue Archibat .....

Belhadi Amor 1992 social espace et développement en Tunisie, Ed, université de Tunis.

[http://www.26\\_26.org/eng/index](http://www.26_26.org/eng/index)

Overcoming human poverty undp poverty report 2000.

Signoles Pierre (1985) L'espace Tunisien capitale état et région)

Tunis City in transition Frej Stambouli.

Seminary 'Journée mondiale de l'habitat 2/10/2006/ organized by the Ministry of  
Equipment, Habitat, Territory Management à Tunis.

'La médina de Tunis 'Jellal Abdelkafi