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Violations against building regulations and their effects on the urban environment in Gaza strip

2005/10/14: 2005/4/5:

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Abstract: The phenomena of unplanned building has spread in the last few years in Gaza Strip cities and villages. This proliferation constitutes a serious violation against the regulations and legislations of organization and city building. This practice negatively affects the Palestinian urban environment and leads to squandering citizens' rights to a healthy housing in the neighborhood which meets their basic hygienic, social and environmental requirements.

At the beginning of the research the regulatory legislations have been reviewed in terms of rise and development process in Gaza strip, these legislations being the most important instruments in architecture and control of architectural environment.

The study then handles the random building showing the nature and the forms of various breaches building regulations. Discrimination has been made

between violations happening due to impossibility of gaining a building license, and breaches happening despite obtaining a license.

The study further presents an analysis of causes and factors which motivate such breaches of building regulations: these are economical, social and political factors, not to mention other factors related to legislation and the civil conduct.

Then the study sets out to show the effects of violations against the regulatory framework of building on the architectural environment, focusing on hygienic and environmental impact on adequate housing conditions, privacy, encroachments against streets, and then tackles their social impact and their effect on the constructional and architectural character of the city.

Finally, the study offers recommendations and proposals meant to improve the present situation on the basis of the effective co-operation between the Municipality and population, and by promotion of the supervisory and executive role of the Municipality in its capacity as an artificial character.

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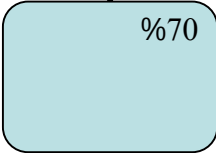
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صورة رقم 7: المبنى متعدي بالطاير على أرض الجار الفضاء



صورة رقم 6: غياب الطابع المعماري

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صورة رقم 8: المباني العالية تفقد المباني المنخفضة خصوصيتها و المباني المنخفضة عشوائية اقيمت على ارض حكومية

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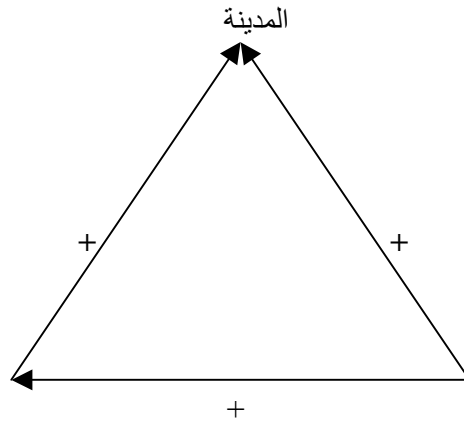
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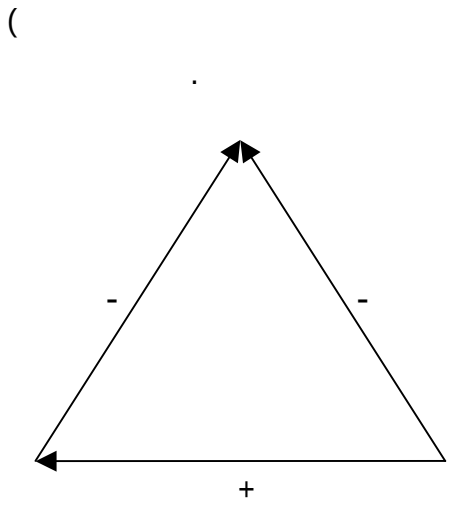
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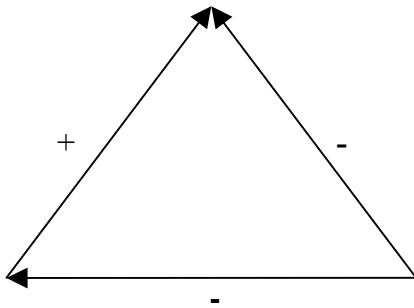
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