

Interference Between Economic Activities and Housing, and the Appearance of Conflicts of Use « case of New Urban Housing Area of Daksi, Constantine, Algeria »

FILALI Mohamed¹, DIB Belkacem²

^{1,2}*Department of Architecture, Laboratory (LEVE), Batna1 University, Algeria.*

Abstract

The development of shops and services in the new urban housing area of Daksi was not the only work of the State authorities; the deficits recorded were filled by private initiatives, notably through the change of use of public housing. Despite the advantages of utility, attractiveness, animation, and location that can induce the coexistence of diverse functions in a habitat environment, the expansion of the economic apparatus at the expense of a vital residential setting has not been without negative consequences for the quality of life of the residents.

Indeed, the diversion of use has led to tensions and even conflicts between those involved in economic activities that encroach on the domestic space (the authors of the changes and their clients) and certain local inhabitants, especially in common areas and areas adjacent to residential buildings. The state of affairs is aggravated by an architectural and urban image that has largely deteriorated.

Against the abnormal disorders (of use and neighborhood) generated, the protests of the inhabitants were manifested by different forms, namely: a withdrawal from the private space of the housing, reduced sociability on a neighbourhood scale, or a position that can sometimes take on a more expressive or even violent dimension.

Key words: interference, change of use, economic apparatus, public housing, conflict of use.

INTRODUCTION

Changes in use suppose that places previously assigned to specific functions are exploited for other purposes. These actions are not limited to illicit or subdivision-type neighborhoods, but also concern collective housing. Traders and professionals installed their activities at the expense of public housing; which is to diversify urban functions in monofunctional neighbourhoods.

In parallel with the urban evolution of these habitat areas, which tends towards multifunctional configurations, tensions sometimes emerge between residents on one side and those involved in commercial and professional activities or their customers on the other. The new status enjoyed by collective public housing does not necessarily lead to a harmonious cohabitation between various uses, it rather constitutes a potential source of conflicts of use.

Problématique

Despite the positive contributions that can induce the coexistence of various activities in a habitat environment (utility, animation, attractiveness, etc.), changes in use at the scale of residential buildings, can lead to disturbances of use, or even the tension between inhabitants and authors of the changes, in places and installations which are under collective ownership. Moreover, alteration practices (Saighi O. & Bellal T., 2009) are likely to accompany these changes in use.

To divert the use of housing and get around the norms reveals a paradox, putting in opposition the citizen who models the place to the public authorities who control it. Despite the Laws governing the housing stock in Algeria, the illegal actions by citizens persist, reflecting the inefficiency of the existing legal and regulatory arsenal, the inability of local authorities to put an end to these acts and the audacity of the authors of actions (Mebirouk H. & al, 2005).

OBJECTIVE

This work is part of a Research project, the Sociological field survey of which began in 2017. The objective is to analyse the impact of the encroachment of businesses and services on housing, neighbourhood relations, and the setting of

residential life, a priori the emergence of use disorders and the emerging conflict relations between the inhabitants of the place and the authors of use diversion.

CASE STUDY

East of downtown Constantine, Daksi is one of the nuclei of the great Sidi Mabrouk. It is bounded in the North by the city of the Abbés Brothers, in the Northwest, and in the West by the national road n°03, which separates it from Sidi Mabrouk. To the east, Oued El Kelab (river of dogs) separates the neighborhood from the city El Ryiad. In the South, the railway separates it from the 4th km city. This residential district which covers an area of 70 hectares, has 25 districts of 3920 housings of various typologies, including the majority of public collective housings of the 70s and 80s. The scope of this study is limited to 10 districts, which represent the projects of 352, 198, 252, and 448 housing units.

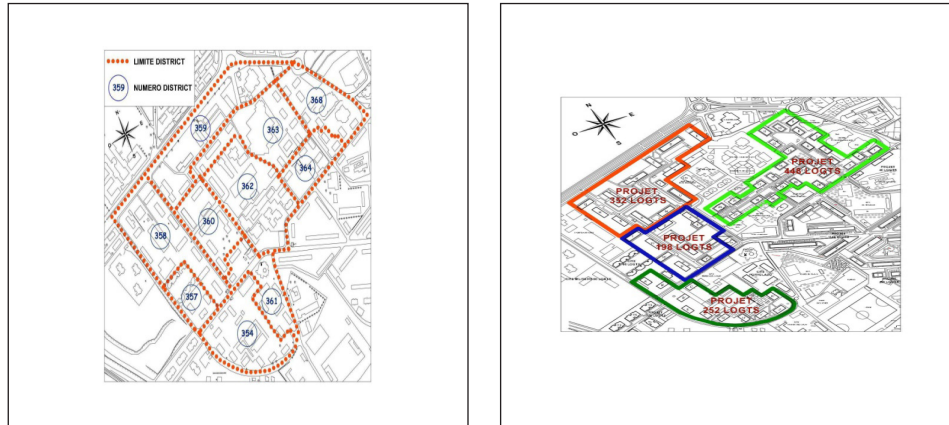


Figure 1. Division of the study area by districts and by projects. Intervention by the author on the P.O.S of (2011) Residential diversions affected all four (04) housing projects, but with different intensities and modes.

Table 1. Extent of changes in use in the study area. Author’s Exploration.

| Selected projects | 352 | 198 | 252 | 488 | Total |
|-----------------------|--------------|--------------|--------------|--------------|--------------|
| Number of buildings | 15 | 11 | 10 | 28 | 64 |
| Transformed buildings | 14 | 08 | 08 | 25 | 55 |
| Rate % | 93,33 | 72,73 | 80,00 | 89,29 | 85,94 |
| Number of blocks | 35 | 20 | 10 | 28 | 93 |
| Transformed blocks | 25 | 12 | 08 | 25 | 70 |
| Rate % | 71,43 | 60,00 | 80,00 | 89,29 | 75,71 |
| Number of flats | 352 | 198 | 232 | 540 | 1322 |
| Transformed flats | 46 | 21 | 15 | 58 | 140 |
| Rate % | 13,07 | 10,61 | 06,47 | 10,47 | 10,59 |

Most blocks and apartment buildings have undergone at least one action. Giving an overview of the extent of damage or possible amenagist disorders that may occur. The heavy interventions nullify any isolated act and suggest that they are not anarchic tinkering, but collective actions, even social actions (Navez-Bouchanine F, 1997).

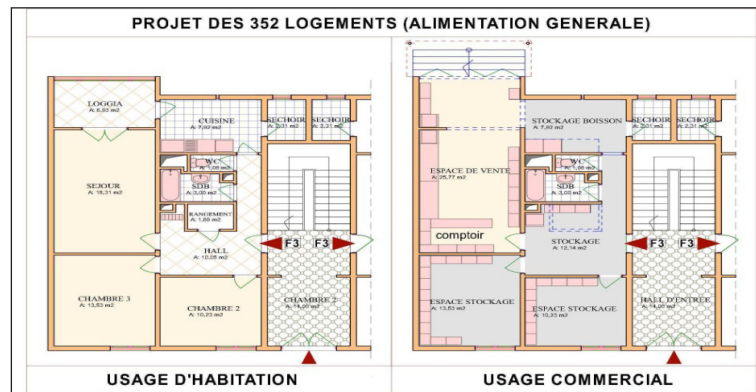


252 housing project



198 housing project

Figure 2. Changes of use in housing projects. Author’s photos.



Plan 1. Transformations accompanying a change of use. Author's report.

METHOD

Referring to a subset, 10.15% of the field of study (1182 for residential use and 140 for professional use), the selected size is 120 housing and 15 premises. In order to Guarantee a reasonable representativeness and generalizing the results, led to proceed by the non-probability sampling: quota method (Hap M., 1990). This method consists of selecting the respondents based on statistical data (general population and housing census, 2008), which we have tried to respect the proportions.

It was necessary to build a tool capable of collecting data: a questionnaire. A statistical and descriptive analysis (flat sorting) relates to the quantitative and qualitative information collected from the responses of the heads of household and the authors of the changes in use. the distribution of numbers and percentages is calculated for each response modality (multiple-answer semi-open-ended questions). As well as a Likert scale on five (05) points (1: Strongly disagree; 2; 3; 4; 5: strongly agree).

DEFINITIONS AND LEGAL FRAMEWORK

The change in usage, which is the subject of this article, concerns private initiatives to diversify Daksi City. It expresses the act of transforming the residential use of a housing to the profile of another purpose (TILLIER I., 2011). From Latin (*cambiare*), the term change, means "to exchange, to substitute one thing for another. By abstraction and generalization, change also means the transition from *one state to another* « (NAVEZ-BOUCHANINE F., 1997). While usage expresses «*a set of spatialized and temporalized practices, on the resources led by an actor or a group of identified actors*» (RHEAUME J., 2002).

Joining various activities is sometimes a source of tension that can develop into conflicts between users who share space; observation established by KIRAT T., TORRE A. & AL. (2008) in their work on territories of conflict, and by TORRE A. & AL., (2006) in their analysis of conflicts of use. A variety of terminology is adopted to describe the links of emerging conflicts between inhabitants and economic actors operating nearby: conflicts of location, location, or use. The latter "results from the dissatisfaction of a part of the population with actions taken or planned by their neighbours, by private institutions or by public authorities. They are an indicator of the innovations taking place in the territories and the resistance they generate". (TORRE A & AL., 2010, p 3).

As for the word conflict, is used to describe situations in which a protest or opposition demonstration is constituted. The latter "may take the form of a media strategy, of public denunciation, of acts of civil disobedience, of disturbances of public order and/or of legal recourse, as *many means of publicization, constitution or modification of a balance of power*" (MELÉ P. In MELÉ, Patrice (eds.) & AL., 2004, p16).

Torre A. and Caron A. (2005) identified three modes of interference. By superposition, the constraints result from the incompatibility between uses; the proximity by adjacency attaches to the disagreements on the boundaries of the property and the easements of passage. By neighborhood is related to abnormal disorders (sound, olfactory, etc.), that generates the proximity of trade or the housing service.

From the investigation of Algerian regulations, these practices constitute:

A violation of the law on urbanism

Referring to article 10 of the law n°90-29 of 01/12/1990 relating to development and urbanism, modified and supplemented by decree n°94-07 of 18/05/1994 relating to the conditions of architectural production and the practice of the profession of architect and law n°. 2004-05 of 14/08/2004: “no land use or construction shall be in conflict with the planning by-laws or the penalties provided for in this Act” in this case sections 76 and 77.

It is imperative to refer to urban planning tools, especially the land use plan, which sets out in detail the rights of use of land and constructions. Even if it is a question of privatizing part of the public place; in article 60 of the law n°90-30 of 01/12/1990 on public land: “no person may, without an authorization issued by the competent authority and in the forms prescribed by the regulations, occupy a portion of the public domain or use it beyond the limits exceeding the right of use which belongs to all”.

A violation of the rental lease

This contract insists on the residential use of the property, the closures of which must be respected by the lessor and the tenant. In article 106 of Ordinance N°.75-58 of 26/09/1975 on the Civil Code amended and supplemented by Law 83.01 of 29/01/1983: “the contract is the law between the parties. It may be revoked or amended only by their mutual consent or for cases provided for by law”. By signing it, the tenant accepts that the violation of one of the obligations included in the clauses, without the lessor’s agreement, induces the termination of the lease.

A violation of the co-ownership rules

Under Article 748 of the same ordinance, a co-ownership regulation would fix the destination of the private and common parts, the conditions of their enjoyment and the rules of administration. While having the right to freely enjoy the private parts, each co-owner must not infringe the rights of the other co-owners or the destination of the building, not start work that could compromise the stability of the building. Furthermore, according to article 691, “The owner shall not abuse his or her right to the detriment of the neighbour’s property”.

RESULTS AND DISCUSSION

Sources of Conflict and Triggers

Divergent aspirations in the appropriation of space

The expansion of the economic apparatus in Daksi took place to the detriment of the existing park. Faced with the linking of uses: who benefits from the encroachment of economic activities on housing? From the responses, traders and professionals stand out as the first beneficiaries at (87.50%).

Table 2. Reasons for choosing to practice in public housing. Author’s Exploration.

| | | Answers | | % of observations |
|---------------------|---------------------------------|------------|--------------|-------------------|
| | | N | % | |
| Cohabitation | Being the owner of the property | 6 | 26,1 | 40,0 |
| | Building Secure | 9 | 39,1 | 60,0 |
| | Low rent for housing | 5 | 21,7 | 33,3 |
| | Affordable purchase price | 1 | 4,3 | 6,7 |
| | housing availability | 2 | 8,7 | 13,3 |
| | Total | 311 | 100,0 | 259,2 |

About the choice to practice in an apartment within a collective housing: the security aspect that this location provides is appreciated by 60.00% of the authors of the changes of use. Financial incentives related to the acquisition of a property as property at 40.00% and low rental charges in the public park at 33.33%.

From an insignificant singular event to a disturbing repetition

The tension links are not only attractive to the nature of the disorders generated, but to their repetitive nature, which transforms them into a disruptive event. Repetition that often exceeds the threshold tolerated by households, adds the feeling of being wronged by State services not to be consulted in the upstream regarding the proximity of such use. As

a result, even after the activity is transferred, residents become more sensitive and anticipate any attempt to divert the use of the housing.

Triggers for Conflicts of Use

Oppositional links refer to objects, to technical acts being in progress or projected on the future, and are translated into real actions (TORRE A. & AL., 2016). These relations that develop in conflict illustrate the interest in identifying the triggering factor, although often difficult due to the bundle of the range of involved elements. Triggering a conflict can fall under organizational, technological or social factors. If the conflict is linked to an identified trigger, the inhabitants usually oppose in an organized way. If it is not identified; a gradual rise in tension, singular complaints will be issued at the beginning, then progressive tendency to organize to contest.

Stakeholder engagement and evolution of conflict tensions

The proximity between activities with divergent concerns can lead to tensions that are not always stationary. According to a doctor specialized in pneumo-phthiology at the 352 housing units, « *the downstairs neighbor filed a complaint against me to the courts; he accused me of being at the origin of water infiltrations, from which I am the only one to suffer* ». Others have reacted collectively before an action takes place; these contestations are preventative in nature and some have succeeded in relocating the contested activity. (Tarek), living in the same project: « *One day, the neighbors mobilized to prevent the opening of a medical practice across our block. A petition was signed and forwarded to the competent services, who reacted in favour of our claim* ».

Embodiment of Various Activities and Emergence of Use Disorders

Once the change is made, the new status of the building does not necessarily lead to the harmonious interweaving of functions. Letting pretend the random and uncontrolled aspect of actions; the encroachment of some needs at the expense of others. The spatial proximity of places reserved for households with shops and services, which have the effect of multiplying the sources of conflicts, is less appreciable in continuity with housing.

Disorders related to the nature of the uses

Faced with initiatives to practice in housing; 95.80% of households think that these actions cause disorders of various nature. Most respondents complain about noise disturbances caused by intensive investment in common areas. The law is clear, when it comes to regulating noise emissions to ensure a healthy and conducive life, the law is clear. In article 4 of Executive Decree n°. 93-184 of 27/07/1993, the purpose of which is to regulate noise emissions, according to article 121 of law no. 83-03 of 05/02/1983, “*Any noise emissions above the limit values indicated in articles 2 and 3 are considered to be a nuisance to the neighborhood, an excessive annoyance, a nuisance to health and a threat to the peace of the population*”. As for noise emission periods: every day of the week except the weekend at 80.00% and especially every morning at 44.17%.

Table 3. Nuisances generated by changes in use. Author’s Exploration.

| | | Answers | | % of observations |
|-------------------|-------------------------|------------|--------------|-------------------|
| | | N | % | |
| Type of disorders | Noise nuisances | 112 | 37,8 | 93,3 |
| | Odour nuisances | 34 | 11,5 | 28,3 |
| | Visual nuisances | 47 | 15,9 | 39,2 |
| | Social nuisances | 56 | 18,9 | 46,7 |
| | Psychological Nuisances | 41 | 13,9 | 34,2 |
| | No nuisance | 6 | 2,0 | 5,0 |
| | Total | 296 | 100,0 | 246,7 |

From the survey, the over-exploitation of commercial and professional housing is the main source of noise pollution in the apartment building. It is about:

- *The congestion of common places:* in the absence of suitable reception facilities, frequenting the places before the opening of the premises is experienced as an offense to household privacy. Who feel overwhelmed by the noises,

prying eyes or the indecent language of some customers. According to (Zino), who shares the ground floor with a gynecologist at 352 homes, « patients come knocking on our door from time to time, they ask for a chair to sit on, or allow them to use the bathroom ».

- *Reception of clients:* The housing with professional use presents indices above of occupation above the average. The impact on the cramped housing which undergoes remodelling to increase its surface: integrate the loggia, eliminate the closet, lean against a place adjoining the building, etc. Access to the bathrooms is often prohibited for customers. According to (Yazid), « because of the dentist who forbids his patients to use the bathroom, it happens very rarely, that I catch people urinating in the entrance hall of the block ».



252 housing project 448 housing project 198 housing project

Figure 3. Congestion of entrance halls and surrounding areas. Author's photos

Installing a restaurant or bakery at the expense of housing, does not imply the same technical arrangement (mode and volume of evacuation). It is necessary to place appropriate devices to avoid the discharge of polluting effluents beyond the regulatory thresholds, as recommended in Article 8 of Law 90-29 of 1/12/1999 relating to the land Management and urbanism. The managers of this type of activity often opt for do-it-yourself actions: the barbecue area is placed outside the premises, the extraction lines cross the walls of the facade, etc. These inappropriate devices constitute a source of olfactory nuisances, for the occupants of the upper floors.

Disorders related to the use of operating infrastructure and equipment

- *Parking use:* the low capacity of the parking has given rise to tensions around this vital component. Engered by the daily difficulties in parking, some residents have privatized parking spaces. Another practice, car parks and lanes at the foot of the transformed buildings, are operated by young people who have established themselves over time as having full authority over these places. They impose to the customers, under the pretext of watching their cars, to pay a sum of money.



352 housing project 198 housing project

Figure 4. Over- occupancy and privatization of public roads. Author's photos

- *Delivery of goods:* setting up a business at the expense of housing can lead to disturbances with delivery arrangements. Being carried out at inappropriate times of the day, they can hinder traffic, especially since the managers of the businesses that over grab the sidewalk in front of the premises with solid objects.



448 housing project 352 housing project
Figure 5. Supply and delivery conditions. Author’s photos

- *Use of equipment:* superimposing various statuses can generate technical problems leading to tensions. For the convenience of use, air conditioners, water tanks and awnings are placed on the facade, hence the unpleasant appearance. Thus, according to article 2 of executive decree n°. 93-184 of 27/07/1993: “any physical or legal person exploiting activities requiring the use of engines, tools, machines, equipment or devices generating noises of levels above the limit values as defined by the present Decree is held to set up devices of sound-proofing or appropriate arrangements that will avoid inconvenience to the population or harm to his health”.

Table 4. Technical problems induced by the changes. Author’s Exploration.

| | | Answers | | % of observations |
|-----------------|----------------------------|-----------|--------------|-------------------|
| | | N | % | |
| Problems | No problem | 1 | 4,2 | 6,7 |
| | Water infiltration problem | 6 | 25,0 | 40,0 |
| | Sanitation problem | 6 | 25,0 | 40,0 |
| | Electricity problem | 3 | 12,5 | 20,0 |
| | Leakage problem | 2 | 8,3 | 13,3 |
| | Moisture problem | 2 | 8,3 | 13,3 |
| | Sound insulation problem | 4 | 16,7 | 26,7 |
| | Total | 24 | 100,0 | 160,0 |

Problems Related to the Use of Property Rights

DESSOUROUX Ch. (2003) defined the public place as “being practicable and freely accessible to everyone and therefore not being able to be appropriated in an exclusive, lasting or excessively personal way by a particular individual or group”. To solve the problem of cramped housing, business managers have been deployed beyond private limits, in spite of article 60 of the law n°90-30 on public land of 01/12/1990, which specifies that: “no one can, without authorization issued by the competent authority and in the forms prescribed by the regulations, occupy a portion of the public domain or use it beyond the limits exceeding the right of use which belongs to all”.

Attitudes Towards Use Change Disorders

54.17% of respondents chose to take a stand against troublemakers. Resisting attempts to inflict change (Bareil C., 2004) seems to be in retaliation for high rates of frequentation of the premises, proximity to activities perceived as threatening to the sustainability of the household, and their claims taken lightly. 40.83% showed their indifference; a form of reduced sociability expressed by a refusal become more involved in extended ties. 05.00% chose to withdraw into themselves and not share common places. These behaviours, “symptoms of social abstraction and distancing” (GUY T., 2014, p 61), emanate from new residents; those who consider housing a place of passage or who perceive disputes as a waste of time.

Table 5. Household attitudes towards use disorders. Author’s Exploration

| | | Answers | | % cumulative |
|----------|------------------------|------------|--------------|--------------|
| | | N | % | |
| Attitude | Withdrawal | 6 | 5,0 | 5,0 |
| | Ignorance (letting go) | 49 | 40,83 | 45,83 |
| | Reaction and position | 65 | 54,17 | 100,0 |
| | Total | 120 | 100,0 | |

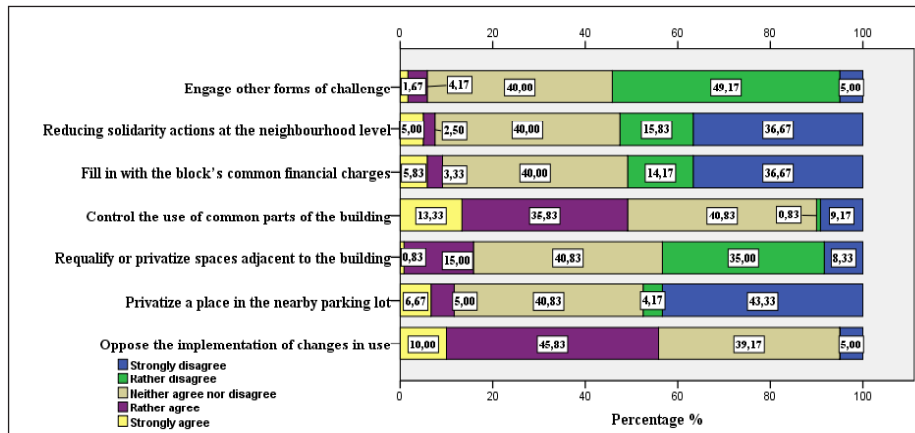


Figure 6. Forms of reaction to changes in use. Author’s Exploration.

The tension links are actualized around the use of parking, places adjoining buildings, and common crossing points. These conflict areas are occupied by furniture and fittings that privatize the use (delimit the place adjoining the house, marking a parking space, etc).

Opposition or Not to the Implementation of the Detour of Use

Reacting as soon as we learn that an action will take place, reveals the willingness of the inhabitants to doom to failure and prematurely, any attempt to substitute the residential use of housing.

Table 6. Reasons for opposition or non opposition by residents. Author’s Exploration.

| | | Answers | | % of observations |
|----------------|----------------------------------------|--------------|--------------|-------------------|
| | | N | % | |
| opposition | Anticipating use conflicts | 7 | 5,6 | 5,8 |
| | Protecting the residential environment | 15 | 11,9 | 12,5 |
| | Bad experience in the past | 1 | 0,8 | 0,8 |
| | No reason | 103 | 81,7 | 85,8 |
| | Total | 126 | 100,0 | 105,0 |
| non opposition | Freedom of choice of workplace | 68 | 33,0 | 56,7 |
| | No need to object | 28 | 13,6 | 23,3 |
| | Role of public authorities | 41 | 19,9 | 34,2 |
| | Non-unified neighbors | 18 | 8,7 | 15,0 |
| | Return home at night | 19 | 9,2 | 15,8 |
| | In the process of moving | 17 | 8,3 | 14,2 |
| | No reason | 15 | 7,3 | 12,5 |
| Total | 206 | 100,0 | 171,7 | |

The households refusing such proximity, had taken part in the fight against the installation of the activities, by the interest to protect the habitat frame as the main reason. Not to oppose was argued by the freedom to any citizen to

choose his place of work at 56.67%; it is up to the State to regulate these acts at 34.17%; then the inefficiency of the steps to be taken at 23.33%.

Controlling the use of common areas of the building

The frequent encroachment of non-residents on common areas is likely to exacerbate feelings of fear in some households, who believe that mixing uses can lead to security breaches. Thus encouraging the deployment of mechanisms that regulate traffic in this area.

Table 7. Control the use of the common areas of the building. Author’s Exploration.

| | | Answers | | % of observations |
|-----------------|------------------------------------|------------|--------------|-------------------|
| | | N | % | |
| Contrôle | Securing the block’s entrance door | 30 | 21,0 | 25,00 |
| | Attesting to the activity managers | 16 | 11,2 | 13,33 |
| | Complain to customers | 12 | 8,4 | 10,00 |
| | No control | 85 | 59,4 | 70,83 |
| | Total | 143 | 100,0 | 119,2 |

- *Secure building entrance and stairwell* ; Through multiple measures, the inhabitants aspire to reduce the encroachment on the common spaces, the potential of the emergence of conflicts of use. Securing the entrance door (durable or ephemeral elements); limiting access to the floor (door on the landing); recovering the threshold control (SAS).



Figure 7. Actions to recover stairwell control. Author’s photos.

- *Claiming from customers* ; the desire to respect the place of residence and the privacy of households has been manifested by informing users, a priori clients, of the integrated activities, good conduct and putting an end to acts deemed incompatible with residential use and leading to the degradation of common places. According to DARLY S., (2008), the actions are visible traces of confrontations between different actors.

Table 8. Nature of complaints from certain residents. Author’s Exploration.

| | | Answers | | % of observations |
|------------------|----------------------------------------------------|-----------|--------------|-------------------|
| | | N | % | |
| Complaint | No complaints | 6 | 37,5 | 40,0 |
| | Noise pollution | 4 | 25,0 | 26,7 |
| | Waiting for customers in the lobby of the building | 3 | 18,8 | 20,0 |
| | Throw trash down the stairs | 1 | 6,3 | 6,7 |
| | Technical problems | 2 | 12,5 | 13,3 |
| | Total | 16 | 100,0 | 106,7 |

Among the modes of conflict regulation that residents have deployed; are the writings that bloom on the walls of halls and stairwells.



448 housing project 198 housing project 352 housing project
Figure 8. Notes addressed to clients of the liberal professions. Author’s photos

As shown in Figure 08, we note the expressions: « *Please. It is forbidden to bring women and children. Youyous are prohibited and rifle shootings are prohibited* »; « *All users of the building lobby, whether resident or non-resident, are asked to dispose of the trash in the baskets for the convenience of all. Thank you for your understanding* ». Others expressed in a strong vocabulary, they described the authors of the acts of incivility by animals; a language mobilized to restore a moral code in the use of places. We note the expression: « *Hey, donkey son of a donkey, please don’t pee here* ».

- *Attest to service and professional managers; 13.33% of respondents feel that it is up to managers of integrated activities to make their clients aware of the need to maintain the integrity of the premises. Professionals have reacted in favor of reducing disorders and regulating the conflict; by limiting the number of customers received per day and communicating the rules of use through posted notes. We quote, « Please do not harm the inhabitants of the building. Please do not eat or smoke. Please do not throw trash inside the building. Please register the name and wait outside the building entrance. Thank you.» Thus, “the doctor asks the patient’s companions not to sit at the entrance of the building* ».



448 housing project 352 housing project
Figure 9. Rules of use from liberal professionals. Author’s photos.

Requalify or Privatize Premises Adjacent to the Building

The first denotes a positive involvement in community life and a sense of civility in the management of the premises. Through targeted aestheticisation, they aspire to give a more valued image to the property and to transmit signs that the places concerned are subject to the control of the inhabitants. The second act, often comes from an individual action that proceeds by marking the limits, in order to keep the troublemakers away and push them to feel less comfortable near the housing.

Engage in other forms of contetation

Mobilizing the display seems indicative of the willingness of households to announce the forms of use to which the non-resident must submit. This does not prevent the contations growing, by bringing the grievances to the penal service or by a petition signed by the collective of residents. Initiating legal proceedings was advocated by those who consider verbal negotiation with troublemakers unnecessary.

Table 9. Means of claim by the residents involved. Author’s Exploration.

| | | Answers | | % of observations |
|--------------|-------------------------------------|------------|--------------|-------------------|
| | | N | % | |
| Moyen | Sign a petition by neighbors | 5 | 4,17 | 4,17 |
| | Mobilize the neighborhood committee | 0 | 0,00 | 0,00 |
| | Engaging legal proceedings | 2 | 1,67 | 1,67 |
| | Mediating the conflict | 0 | 0,00 | 0,00 |
| | No claim | 113 | 94,16 | 94,16 |
| | Total | 120 | 100,0 | 100,0 |

Privatize a parking space

The marking is often made by solid objects preventing other citizens from benefiting from it, or delimiting the space adjacent to the building by physical barriers to prevent customers from parking in reserved spaces. Notes can be used: « *No access allowed. Reserved for the inhabitants of the building* ». Although the law is clear about the privatization of a place, in article 62 of Law N°. 90-30 of 12/01/1990 on State Property Law: “*private use of the public domain by users is subject to prior administrative authorization*”.



352 housing project



198 housing project

Figure 10. Privatization of parking spaces. Author’s photos.

CONCLUSION

Although the co-location of various activities at the level of the collective housing brings potential in usefulness, animation, conviviality, security and identification, it sometimes leads to nuisances that multiply the potential sources of tensions or conflicts of use. These abnormal disorders, arising from the incompatible proximity between various uses, result from a frequent or excessive investment of common areas and space infrastructures surroundings of buildings.

To reduce the inconvenience of this form of proximity, households have acted in favour of residential use and its protection from possible damage. By opposing the action; by privatizing a parking space; by requalifying places attached to the housing or by controlling the use of the stairwell. Others move on to a more expressive stage of contestation (initiating legal proceedings). Beyond passive reactions, violent acts and physical markings of the places have described the links as conflicts. It is also about using writings and slogans to limit the inconvenience generated, to oppose acts deemed inappropriate and incompatible with the framework of residential life.

In this context, it is essential to ensure that site assignments are respected and that the architectural aspect of the building complies with urbanism rules. Without consistency in applying sanctions, the State’s efforts to establish a regulatory framework will have no effect. More worse, the anarchy in the execution of the modifications, can affect the structure of the bulding or even put the safety of the occupants in jeopardy.

REFERENCE

1. BAREIL C., (Août 2004). *La résistance au changement : synthèse et critique des écrits*, éd CÉTO (Centre d’étude en transformation des organisations), HEC Montréal, Cahier n° 04 -10.
2. DARLY S. (2008). *La spatialité des conflits d’usage au sein des zones périurbaines en Île-de-France: analyse empirique d’une modalité peu connue de la gouvernance des territoires*. *Norois*. N° 209. Éditeur: Presses universitaires de Rennes. 4. pp 127-146.

3. DESSOUROUX Ch., (2003). *La diversité des processus de privatisation de l'espace public dans les villes européennes*. Belgeo, Éditeur Société Royale Belge de Géographie, 1, pp 21-46.
4. GUY T. (2014). *Sociologie de l'habitat contemporain, Vivre l'architecture*. Collection Eupalinos. Architecture et urbanisme. Éditions parenthèses. Marseille. 237 p.
5. HAP M., (1990). *L'enquête par questionnaire, une méthode de collecte de données*, collection APES. 15 p.
6. KIRAT Thierry & TORRE André & Al. (2008). *Territoires de conflits ; Analyses des mutations de l'occupation de l'espace*. L'Harmattan. 322 p.
7. MEBIROUK H., ZEGHICHE A. & BOUKHEMIS K., (2005). *Appropriations de l'espace public dans les ensembles de logements collectifs, forme d'adaptabilité ou contournement de normes?* Éditeur: Presses universitaires de Rennes. Norois. 195. pp 59-77.
8. MELÉ, P. (dir.) ; LARRUE, C. (dir.) ; et ROSEMBERG, M. (dir.) (2004). *Conflits et territoires*. Nouvelle édition. Tours : Presses universitaires François-Rabelais. 224 p.
9. NAVEZ-BOUCHANINE F., (1997). *Habiter la ville marocaine*. Paris: l'Harmattan. 315p
10. RHÉAUME J. 2002. In Vocabulaire de psychosociologie, références et positions. p 65. Paris. Érès. pp 65-72.
11. SAIGHI O. & BELLAL T., (Juin 2009). *Pratiques d'altération dans le logement collectif dans une ville nouvelle*. Sciences & Technologie. D – N°29. pp 67-78.
12. TILLIER I. (2011). Concepts et outils pour l'analyse spatiale des conflits d'usages, Applications en zone côtière (baie de Bourgneuf, pays de Loire, France). p 09. (217 p).
13. TORRE A. & CARON A. (2005). *Réflexions sur les dimensions négatives de la proximité: le cas des conflits d'usage et de voisinage*. Économie et Institutions. Nos 6 & 7. pp 183-220.
14. TORRE A. & al. (août 2006). *Conflits et tensions autour des usages de l'espace dans les territoires ruraux et périurbains. Le cas de six zones géographiques françaises*. Revue d'Économie Régionale & Urbaine. pp 415-453.
15. TORRE A. & Al. (2010). *Comment évaluer et mesurer la conflictualité liée aux usages de l'espace ? Éléments de méthode et de repérage*. Vertigo 1. pp1-26.
16. TORRE A., KIRAT Th., MELOT R. & VU PHAMET H. (2016). *Les conflits d'usage et de voisinage de l'espace. Bilan d'un programme de recherche pluridisciplinaire*. L'Information géographique, 4 (n°. 80). pp 8-29.

Citation: FILALI Mohamed, DIB Belkacem. *Interference Between Economic Activities and Housing, and the Appearance of Conflicts of Use « case of New Urban Housing Area of Daksi, Constantine, Algeria »*. *Int J Innov Stud Sociol Humanities*. 2022;7(5):54-65. DOI: <https://doi.org/10.20431/2456-4931.0705006>.

Copyright: © 2022 The Author(s). This open access article is distributed under a Creative Commons Attribution (CC-BY) 4.0 license.