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Economy of Construction in Lebanon and the Informal Development



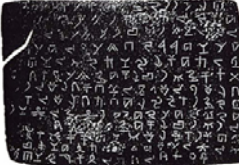
 

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Archeology and Patrimonial character and life style


1- Lebanon had witnessed any civilizations and cultures through history
2- the life style differs from a region to another and that makes a difference in Needs also
3- also religions made a separation between architectural characters and urban planning
Of each area.

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Definition and The Post war Period


- 1- the informal development in my opinion is a chaotic mean to respond to basic and instant needs out o the national development plan and without a sustainable perspective.
- Many areas was been displaced and regrouped and concentrated in some specific geographic limits
- During the war there was no rules well respected and no Amelioration of the existing rules accordingly to the increased Demographic balance.
- no valuable infrastructure network was previewed with that scale
- Later the economy was dedicated to reconstruct the down town of Beirut
- And here we will divide the informal development in 2 cases
- Rural case and Urban case




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The Urban case



- The Big Cities witnessed a huge demographic saturation and a chaotic way of construction out of the Urban Tram.
- Because of the economic
- Centers and facilities they (the big cities) were the center of attraction for the rural population

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The Urban case

- But only the center was reconstructed accordingly to high norms and standards and the rest was left o personal initiatives.
- Then the puzzled infrastructure was not the needed solution and the construction became a commercial sector just for high profit and not for social development.
- We will be back to what this has created as benefits and losses .but at a certain moment the informal development was the only way out.








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Rural Case


- the architectural character or the Lebanese Patrimonial.
- The demographic and social evolution.
- A huge contradiction is noticed here but that helped to create
- New economic repartition.

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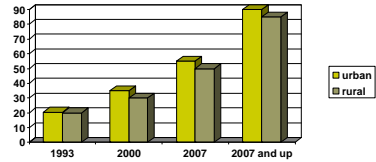


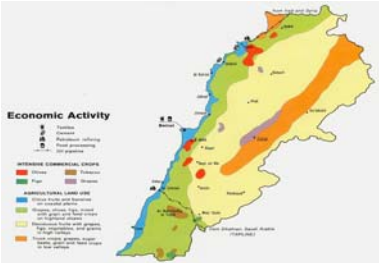
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Rural Case


- the real estate Value and scale between rural and urban areas.
- The construction norms are the same but the land value differs
- Weather and local infrastructure are the main factors of the demographic repartition
- Agriculture is highly located in the Bekaa region and some specific villages.








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Benefits and losses

- Beside the commercial level and ambitions we have a strategy of needs .
- This non-planned director plan helped the Lebanese society to over pass the economic crises that hit the world and by personal initiative we could survive.
- Helped or pushed some people to remain in their villages.
- Losses are many but to name some,...
- 1- no plan is ready for the future development strategy
- 2- a huge demographic saturation in the big cities
- 3- the whole construction sector went towards commercial issues without thinking of the local needs.
- 4- all the infrastructure budgets went to big cities and main politicians areas.
- This can not last forever because the next generation will not find any other way to survive.

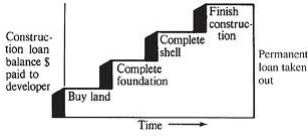
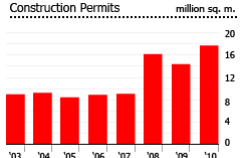




FIG. 41. CONSTRUCTION LOAN



Source: Order of Engineers, Banque du Liban, Bank Audi

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Conclusion: it s all about choice.

The informal development is momentarily solution and should not be considered as strategy


Sometimes it responds to the needs but not necessarily to the needs of the coming generations

There should be a balanced development between rural and urban areas especially on the social infrastructure network

Also to create productive sectors in all rural areas to stop the demographic "Bleeding"

Ameliorate the rues and legislations to control this sector and orientate It.

life is all about Choice



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