

Ministry of Higher Education and Scientific Research

Muhammad Seddik Benyahia University

Faculty of Law and Political Science

Law Department



Search Unit PRFU:

"The Role of Constitutional Justice in Establishing the Rule of Law and Enhancing the Exercise of Rights and Freedoms."

Organizes the National Forum:

### Chaotic Construction and the Role of Local Groups Between Limitation and Settlement



February 11, 2025

At University pole - Tassoust

### Preamble:

Urbanization has garnered the state's attention, prompting efforts to establish standards and mechanisms for its proper protection. Since gaining independence, the state has prioritized the regulation of real estate ownership, addressing shortcomings within the Algerian urban landscape. Despite these endeavors, the most significant impediment threatening progress is the rampant issue of chaotic construction, consuming a considerable portion of the real estate earmarked for development projects. This phenomenon, exhibiting various facets and occurring over time, has resulted in the distortion and degradation of the urban fabric through the violation of planning and reconstruction provisions and rules.

Several reasons and factors justify the phenomenon of chaotic construction, particularly following the state's retreat from its real estate promotion monopoly in the late eighties. The opening of competition between public and private traders, initiated under Law No. 86-07 (repealed) and subsequently Legislative Decree No. 93-03 of 01-03-1993 relating to real estate activity (repealed), as well as Legislative Decree 93-12 of 10-05-1993 concerning the development and promotion of amended and complementary investment, resulted in the privatization of real estate promotion activity and the advent of individual construction techniques.

Efforts to combat this phenomenon have been evident in various legislative actions, starting with legislation issued in 1985, such as Law No. 85-01 and its executive decrees, notably Decree No. 85-211 and 85-212. The state further outlined a new strategy in the 1990s through laws like No. 90-25, focusing on real estate guidance, and No. 90-29, related to development and reconstruction. Numerous legislative texts, including Law No. 08-15 and related regulations, have been introduced to mitigate the impact of chaotic construction.

Recognizing the negative repercussions of this construction on citizens' living conditions, the state has implemented various mechanisms and monitoring means to confront the phenomenon, including launching re-housing projects to demolish chaotic buildings. The President of the Republic's program aiming for a white Algeria by 2019 has also been part of these efforts. Within the framework of decentralization, local groups have been assigned the task of acting as the closest watchdogs to citizens, capable of identifying violations and deterring violators.

Despite these efforts to organize the construction process and mitigate chaotic construction, practical application remains limited. The number of buildings in violation of the law continues to increase daily without a definitive solution.



### Forum Problem:

The key issue highlighted by this phenomenon is the efficacy of the solutions put forth by the Algerian legislature. Is the flaw rooted in the legislative framework, the lack of effectiveness within local administrations in implementation, or their failure to fulfill their designated responsibilities as defined by law?

### Forum Objectives:

The forum aims to achieve the following objectives:

- Identifying the root causes behind the proliferation of chaotic construction.
- Assessing the extent to which the Algerian legislator governs the development and reconstruction processes.
- Evaluating the role played by specialized departments in urbanization and their effectiveness in implementing regulatory measures.
- Proposing solutions to eradicate this phenomenon, drawing insights from the experiences of other countries in this domain, and emphasizing the activation of local bodies to execute the five-year plan and realize the vision of White Algeria.

### Forum Topics

#### - The first axis: Conceptual Framework of Chaotic Construction Phenomenon

- Defining the concept of chaotic construction phenomenon.
- Identifying reasons for the proliferation of chaotic construction.
- The effects of chaotic construction.

#### -The second axis: Mechanisms to Mitigate Chaotic Construction

- Mechanisms for local groups to counter chaotic construction.
- Devices involved in combating chaotic construction.

#### - The third axis: Evaluating the Effectiveness of Mechanisms to Mitigate Chaotic Construction

- The effectiveness of mechanisms aimed at reducing chaotic construction.
- Challenges faced by mechanisms to reduce chaotic construction.
- Proposing solutions to eliminate the chaotic construction phenomenon.

#### -The fourth axis: Effectiveness of the Experience in Rectifying Chaotic Structures

- Addressing the resolution of messy builds.
- Comparing structured and chaotic constructions.
- Determining responsibility for chaotic construction.



### Forum Supervising Body:

- Honorary Chairman: **Dr. Ben Ali cherif Noureddine**  
Director of Mohammed Seddik Benyahia University - Jijel
- General Supervisor: **Dr. Bouibia Nabil**  
Dean of the College of Law and Political Science
- Forum Chairman: **Dr. Boularaoui Saddek**  
Head of the research project
- Scientific Committee Chairman: **Dr. Fathi Ourdia**
- Organizing Committee Chairman: **A. Khen Lamine**

### Members of the scientific committee of the forum:

- Dr. Samer Nasreddine.....University of Jijel
- Dr. Grimes Abdelhak..... University of Jijel
- Dr. Boularaoui Saddek.....University of Jijel
- Dr. Azouzi Abdelmalek.....University of Jijel
- Dr. Benbakhma Djamel.....University of Jijel
- Dr. Hachemi Hssane.....University of Jijel
- Dr. Reouahna Nadia.....University of Jijel
- Dr. Amaïour Ferhat.....University of Jijel
- Dr. Bechata Zahia..... University of Jijel
- Dr. Karmi Rima.....University of Jijel
- Dr. Abdallah Lynda.....University of Jijel
- Dr. Bouchlif Noureddine.....University of Jijel
- Dr. Zarour Abdessalem.....University of Jijel
- Dr. Hessaïam Samira.....University of Jijel
- Dr. Boukketa Fatima zahra.....University of Jijel
- Dr. Siab Hakim.....University of Jijel
- Dr. Fathi Ourdia.....University of Tiziouzou
- Dr. Chaouch Hamid..... University of Guelma
- Dr. Khechaimia Lazhar..... University of Guelma
- Dr. Mihoub Yazid..... University of Bourg Bouarreridj
- Dr. Guasmia Asmaa..... University of Souk Ahras
- Dr. Bensetira Yamine..... University of Setif2
- Dr. Berarma Sabrina..... University of Setif2
- Dr. Lafkir Boulanouar.....University of Bourg Bouarreridj
- Dr. Ayache Hamza.....University of Bourg Bouarreridj

### Members of the conference organizing committee:

- Dr. Beldjoudi Ahlem      Dr. Chouieb Amina      Dr. Yahya Abdel Hay
- Dr. Guendouz Fatiha      Dr. Amaïour Khadija      A. Nasri Nabil
- A. Boulkour Abdelghani      A. Mecemma Mounia

### Participation Conditions:

- The research must align with one of the forum's themes.
- Adherence to the rules of scientific research in terms of editing and documentation is required.
- The research must be original and not have been previously published or shared.
- Interventions should be in Arabic, English, and French.
- The intervention is to be written in Arabic script Sakkal Majalla 14 and, in foreign languages, in Times New Roman 12, with a 2 cm margin on all four sides of the page.
- Interventions in Arabic must be accompanied by a summary in English, while interventions in foreign languages should be accompanied by a summary in Arabic.
- Margin inserts at the end of the search should be in font size 12.
- The number of research pages should range from 10 to 20 pages in the A4 format.
- Complete submissions must be sent within the specified deadlines.
- All entries are subject to scientific arbitration by the Scientific Committee of the Forum, and acceptance or rejection will be notified to the authors via email.
- Joint contributions are not accepted, except for the doctoral student and their supervisor.
- Only one intervention may be submitted to the forum.
- Participation can be done remotely up to 20% with justification.
- The organiser does not bear the costs of accommodation and transport..
- Interventions will be published in the forum's workbook.

### Important dates:

- Full intervention submission deadline: **January 02, 2025.**
- Response to accepted entries: **January 10, 2025.**
- Submission via email: **colloquesfdspj18@gmail.com**

### Participation form:

Name and Surname: .....

Academic rank: .....

Institution: .....

Specialization:.....

The Phone: .....E-mail: .....

The Topic: .....

Intervention Title: .....

Abstract: .....