

The Social Effects of Housing and Construction Fund towards Inhabitants of Public Housing in Karary Locality

Mohamed Ali Adam Ishaiger¹ Ibteesam Mohamed Ahmed¹ Zeinab Elzubier Eltayib²

1- Sudan University for Science & Technology

2- University of Khartoum

Abstract :- This work aims to study the social effects of Housing and Construction Fund (HCF) towards the Sudan inhabitants in public housing in Karary Locality of Khartoum State. The methodology of this work used mixed methods approach which consists of two components: quantitative and qualitative methods. This study used both quantitative and qualitative methods as mixed methods approach. The conclusion showed the relations of social, cultural and environmentally of inhabitants were affected, besides provided stability, choosing suitable location for public housing and rendered essential services such as water and electricity. Based on the conclusion of this work, Housing and Construction Fund in Khartoum State is recommended to construct places for entertainment, recreation and for more social interaction of the population and others. Beside other major missing services centers such as health centers.

Keywords :- Residents in Public Housing in Karary Locality, The Social Impact of HCF on Sudan Citizens, Single-Family Public Housing.

I. INTRODUCTION

Since Allah (God) created the human being on earth, he started searching for convenient logging to himself against the natural challenges and various risks which are around him every way. In same time he was continued the search for other human basic needs, he had developed high living standards terms, through old times up to current dates in the contains which are included in the house (Ismail, 1988). Housing has been classified as a universally second most important human need after food. In a literal sense, a house is a place where provides a person with warmness, shelter, security, and its physical nature as the place where the institution of family is patronage, also it reflects a person's identity, living condition, human values, aspirations, future expectations and one's social, economic and cultural identity (Thushara, 2013). The public housing was established to provide decent and safe housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high-rise

apartments for elderly families (JA Stoloff, 2004). Public housing is limited to low-income families and individuals. The establishment of the Housing and Construction Fund in December 2001, but the idea of housing through ready-made housing was in the late fifties, then experiment aimed at providing an appropriate and legitimate for low-income housing has been developed to include all sectors of the society. The ownership of such housing ranging from 3-12 years depending on the income levels of citizens, and within HCF literature, a board range of disciplines and types of housing categories such as public housing package, investment housing package and economic housing package, were made to manage the entitlements for housing and policies (Report of HCF, Khartoum State, 2017). The HCF constructed schools, health centers, police stations, but its responsibility after construction devolves to the relevant Ministries. The number of public & economic houses constructed by (HCF) in Khartoum State is equal to (80) thousands public & economic housing units, and in Karary Locality there is (45) thousands public & economic housing units which are distributed in seventeen blocks (71, 72, 73, 75, North 75, 76, North of 76, 77, North west of 80), 95, 96, 97, 100, 101, 102, 103 & Elfatih City) (www.karary.gov.sd/page.php?id=3).

This study derived its importance from knowledge of the extent of the social and economic impacts of Housing and Construction Fund in Khartoum state which will be touched the Sudan inhabitants' social needs and expectation, especially for the inhabitants who were being moved to a different environment which affect a large category of inhabitants and it will move the inhabitants from various environmental fields, cultural, social, economic, educational etc., besides gaining special importance for addressing human vital topic anywhere, especially in developing world which is public housing concern, and the topic of the study constitutes a subject and thematic area or field deserves attention that is through researcher's knowledge of the society and the area of the study, in addition to that, it is researcher subject of interest as new and contemporary theme can be followed for its importance.

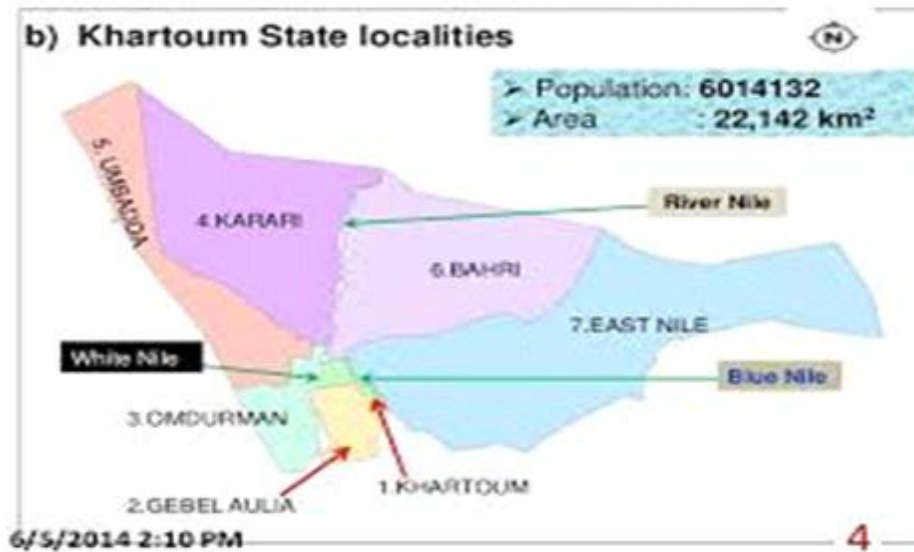


Fig 1

Source: <https://www.google.com>

The Sudan Inhabitants who were being moved to public housing, they were come originally from various states and areas of Sudan, they have settled in Khartoum state, they have various living standards, different environments, climates, education levels, etc..... all these varieties need to be adapted by new housing environment in Khartoum state. So that will affect the social and economic status of the inhabitants either positive or negative impacts, and how they will adapt their new housing environment.

The study aims will look at the social and economic impacts of HCF towards the Sudan inhabitants, in terms of social and cultural relations, with other various communities, and environments and availability of public services, also aimed to know the impact of HCF on creating common culture among the inhabitants in public housing as dominant culture.

Impacts of HCF towards the Sudan Inhabitants in the social, cultural relations, some environmental variances and availability of public services. There is a common culture in public housing due to interaction between the inhabitants each other's.

II. MATERIALS AND METHODS

The sample size is (1,367) of the population of the study in Karary Locality which is (45) thousands public & economic housing units which are distributed in seventeen blocks (71, 72, 73, 75, (North 75), 76, (North of 76), 77, (North west of 80), 95, 96, 97, 100, 101, 102, 103 & (Elfatih City). The study uses stratified random sample during the period from 2001 to 2018.

The exploration of the objectives requires an approach that is not only describes relationships between variables, but also the experiences of the inhabitants in the public housing. Therefore, the study aims suite a mixed methods approach. The study consists of two components: quantitative and qualitative methods. The study used methods of case study and the descriptive analysis of collected data, using procedures for field study and defining their components from the areas of public housing represented by Khartoum State inhabitants of Karary locality, and sample is selected randomly. So, some in-depth interviews with about 200 participants of both genders provided the data for the qualitative part of the study.

➤ *Result as per questionnaires*

Number of years stayed	Qty	%
(1-10)	1070	94.4
(11-18)	64	5.6
Total	1134	100.0

Table 1:- How Long have you Been Living in Public Housing?

Source: Analyzed data from field study

Options	Qty	%
Yes	839	75.8
No	154	13.9
To some extend	86	7.8
Other	28	2.5
Total	1107	100.0

Table 2:- Are there any Changes on Your Life Regarding Your Socio-Economic Pattern in Public Housing?

Source: Analyzed data from field study

Services rendered	Previous Residence	%	Public Housing	%	Total
Electricity	239	22.5	823	77.5	1062
Water	230	21.7	832	78.3	1062
Public transport	787	74.1	275	25.9	1062
Public Health Centers	902	84.9	160	15.1	1062
No of School versus students	863	81.3	199	18.7	1062
Security & Police	903	85.1	158	14.9	1061

Table 3:- Which is Better in Public Services Comparing to the Previous Residence with Public Housing?

Source: Analyzed data from field study

Quality of services rendered	Excellent		Good		Acceptable		Weak		Total
	Qty	%	Qty	%	Qty	%	Qty	%	
Electricity and water in terms of connectivity and supply	587	52.1	356	31.6	46	4.1	137	12.2	1126
Cleaner environment, banks rainwater and its way of treatment	92	8.2	89	7.9	171	15.2	767	68.1	1119
Services rendered by sewage system.	75	6.7	132	11.7	185	16.4	729	64.7	1121
Services rendered in mosques and other places of worship	220	19.5	381	33.8	381	33.8	122	10.8	1104
Services rendered in green areas and Parks	80	7.1	75	6.7	115	10.2	855	75.9	1125

Table 4:- If you are the Owner of a Public or an Economic House, What Do you think about the Services Rendered by the Housing and Construction Fund in Khartoum State

Source: Analyzed data from field study

Location	Qty	%
in Rural Omdurman	167	15.0
in Omdurman City	308	27.6
in Khartoum City	151	13.5
in Khartoum North City	104	9.3
in Rural Khartoum North	45	4.0
in State other than Khartoum	340	30.5
Total	1115	100.0

Table 5:- Where is Your Previous Residence before Coming to Public Housing, is it Located?

Source: Analyzed data from field study

➤ *Result as per Hypotheses*

Hypothesis	Strongly Agree	Agree	Strongly Disagree	Disagree	Abstain	Total
(A)- The relations of the social population, especially the extended families after settling in the public housing in the remote areas, were affected in terms of continuous communication in the neighborhoods from which they departed due to the distance and difficulty of the transportation	214	528	223	149	21	1135
%	18.9	46.5	19.6	13.1	1.9	100.0
(B)- The relations of the cultural population, especially the family, which came from the old residential neighborhoods and settled in remote areas where cultural clubs and forums were not available which will be cultural interaction, that reduced the social and cultural interaction.	188	509	286	119	33	1135
%	16.6	44.8	25.2	10.5	2.9	100.0
(C) They were influenced by the environmental aspect as they came from environmental conditions different from the region of Karary, where the valleys and streams fall in the autumn, causing some environmental diseases.	258	389	239	177	72	1135
%	22.7	34.3	21.1	15.6	6.3	100.0
(D) It is a mountainous region, with mountains of hot summer weather causing some environmental diseases.	299	330	198	202	106	1135
%	26.3	29.1	17.4	17.8	9.3	100.0
(E) Choosing the location of the housing nearby the markets: such as the Sabreen market, led to the interaction of residents of public housing to benefit from the aspects of marketing services.	430	534	52	36	83	1135
%	37.9	47.0	4.6	3.2	7.3	100.0
(F) Public housing provided stability and essential services such as water and electricity.	572	395	42	82	44	1135
%	50.4	34.8	3.7	7.2	3.9	100.0

Table 6:- (1) Impacts of HCF towards the Sudan Inhabitants in the Social, Cultural Relations, Some Environmental Variances and Availability of Public Services.

Source: Analyzed data from field study

Hypothesis	Strongly Agree	Agree	Strongly Disagree	Disagree	Abstain	Total
(A) Through the performance of prayers unite the opinions of citizens.	483	524	102	16	10	1135
%	42.6	46.2	9.0	1.4	0.9	100.0
(B) By marriage, society merges and becomes a single social unit.	304	709	18	48	56	1135
%	26.8	62.5	1.6	4.2	4.9	100.0
(C) By sports interaction of youth are organized into sports links.	192	332	44	220	347	1135
%	16.9	29.3	3.9	19.4	30.6	100.0
(D) By Charitable and Public societies which will assist in increasing the cultural knowledge of the citizens.	309	311	62	246	207	1135
%	27.2	27.4	5.5	21.7	18.2	100.0

Table 7;- (2) The Inhabitants in Public Housing's Local Communities are Merged in One Social Unit

Source: Analyzed data from field study

III. DISCUSSION

➤ *Discussing of the questionnaires*

In table:1, during a recent decade (latest 10 years) showed 94.4% of respondents are settled in public housing, which indicate high demand of public housing, and before a recent decade showed 5.6% of them are settled in public housing, which mean the demand of public housing was slow. Also, it reflects the awareness of inhabitants towards the importance of settlement in public housing during the latest ten years.

In socio-economic pattern changes the respondents showed 75.8% of them admitted that the changes were made to them, and 13.9% of them didn't admit it, which indicate the awareness of respondents with changes made to them as was shown in table:2.

In comparing the public service between the respondents' previous residence with the public housing, was shown 77.5% of respondents agreed that the electricity service in public housing is better than their previous residence and 22.5% of them agreed that the electricity service in their previous residence is better than public housing, also for water service 78.3% of them agreed that the water service in public housing is better than in their previous residence and 21.7% of them agreed that the water service in their previous residence is better than public housing, it indicates that these services were directly rendered by HCF Housing and Construction Fund of Khartoum State as a package deal. For public transport in public housing 74.1% of them preferred the transport service in their previous residence than public housing, while 25.9% of them preferred public housing transport, continues the same comparison of rendered service ,84.9% of the respondents preferred rendered services of health centers in their previous residences than public

housing and 15.1% of them preferred rendered services of health centers in public housing, 81.3% of them agreed that the number of schools versus students are acceptable in their previous residences than in public housing, 18.7% of them agreed that the number of schools versus students are acceptable in public housing than in their previous residences , also 85.1% of them preferred rendered services of security & police services in their previous residences than in public housing and 14.9% of them preferred rendered services of security & police services in public housing than in their previous residences . The services other than Electricity & water were shared responsibility between the HCF and the locality of Karray, see table:3.

In evaluation of rendered services by HCF of Khartoum State, in electricity and water in terms of connectivity and supply, as in table:4 was shown 52.1% of respondents evaluated it as excellent service, and 12.2% of them evaluated it as week service, and for cleaner environment, banks rainwater and its way of treatment, 68.1 % of them evaluated it as week service and 8.2% of them evaluated it as excellent service, 64.7.2% of the respondents evaluated service rendered by sewage system as week service, 6.7% of them evaluated it as excellent service, for the services rendered in mosques and other worship places 33.8% of them evaluated it equally as good & acceptable and 10.8% of them evaluated it as week. 75.9% of them evaluated the services rendered in green areas and parks as week services, and 7.1% of them evaluated it as excellent services. This is indicating in total that the services rendered by HCF in electricity and water are evaluated as excellent service other services are evaluated as week services. The previous residence of respondents before coming to public housing was shown in table:5. 27.6% of respondents are from Omdurman City, 30.5% of them are from other of Sudan States and 4% of them from rural Khartoum North, that

means the inhabitants are mixture of diverse environments of Sudan.

➤ *Discussing of the Hypotheses*

In table: 6, the hypotheses (1) dealt with the effects of social relations after moving to public housing at Karray Locality, and the social & cultural interactions, the influence of Karary locality environment towards the inhabitants in public housing, the inhabitants beneficiary from the local market, and public housing provided stability and essential services such as water and electricity. By using the Chi-square test has shown statistical significance and the hypotheses were realized for hypothesis(A) is 46.5% of the respondents their answers were agreed and 19.6% of them their answers were strongly disagreed, for hypothesis(B) is 44.8% of the respondents their answers were agreed and 25.2% of them their answers were strongly disagreed, for hypothesis(C) is 34.3% of the respondents their answers were agreed and 21.1 % of them their answers were strongly disagreed, for hypothesis(D) is 29.1% of the respondents their answers were agreed and 17.4% of them their answers were strongly disagreed for, hypothesis (E) is 47.0% of the respondents their answers were agreed and 4.6 % of them their answers were strongly disagreed, for hypothesis(F) is 50.4% of the respondents their answers were strongly agreed and 7.2 % of them their answers were disagreed. This is indicating that the Housing and construction Fund of Khartoum state has affected on the inhabitants' social and cultural relations, has environmental influence towards them in public housing and in public services as well. According to the above result, it has been achieved.

In table: 7, in Hypothesis (2), the inhabitants in public housing's local communities are merged in one social unit, by using the Chi-square test has shown statistical significance and the hypotheses were realized, for hypothesis (A) is 46.2% of the respondents their answers were agreed and 1.4% of them their answers were disagreed, for hypothesis (B) is 62.5% of the respondents their answers were agreed and 4.2% of them their answers were disagreed, for hypothesis (C) is 30.6% of the respondents their answers were abstained and 29.3% of them their answers were agreed, for hypothesis (D) is 27.2% of the respondents their answers were strongly agreed and 5.5% of them their answers were disagreed. Within the social interaction of local communities in public housing, started a shape of united local community which is a result of the respondents' answers, according to the above result, it has been achieved. This is what Ibn Khaldun mentioned in his book, "Ibn Khaldun Introduction", and he said: the Experts say, "Man is a civilian, by his nature.", he must have a meeting that is "the city" in their terminology. And his statement: that Allah (God) Almighty created man, formed him, on an image that does not correct his life and survival only by food and guided him to petition his instinct, and the formation in which the ability to collect. However, the ability

of one person is limited to the need for that food, insufficient for him from its life material and need support from others (Abdul Rahman bin Khaldun, 2010, p.65).

IV. CONCLUSION

This work showed that the relations of social, cultural and environmentally of inhabitants were affected, besides provided stability, choosing suitable location for public housing and rendered essential services such as water and electricity, and reflected the awareness of inhabitants towards the importance of settlement in public housing during the latest ten years, and the local communities consist of a number of groups and individuals from various sectors and localities, regions, cities and states of the Sudan. The various social and charitable societies contributed to the social mobility, cohesion and acquaintance among members of the local communities, through the one reference health center, in public housing in Karary locality in block no. (71), and it is constructed and operated by Karary Locality staff which is covering 17 blocks, the social cohesion like any Sudanese neighborhoods, communicate through the mosque orally which is the main media platform. There are sports teams but they don't have basic infrastructure like; playgrounds and technical management of football and other sports activities facilities. A work study of the literature has shown that public housing for low-income people is an important topic all over the world. However, what really interested the researcher was evaluating whether HCF would be a tool that unified the local communities in the public housing projects' inhabitants. This work has provided several significant contributions to the theory, study and practice in the fields of the social effects of Housing and Construction Fund on the population of public housing in Karary Locality of Khartoum State. This work began by discussing the social effects of Housing & Construction Fund on population in public housing. Access to safe and secure housing is a human right, yet worldwide millions of people live without habitable housing. This work observed the gap of the public services rendered for low-income people's housing in Karary Locality of Khartoum State, compared to the previous residences for them and within international literature reviewed. The Sudan inhabitants of public housing were being affected in the social status in their new housing environment. Finally, the ultimate goal of this work is to share academic and practical knowledge about the social impacts of Housing & Construction Fund as a tool of social change and its investigation of the work proposition of whether public housing to low-income people is an appropriate solution for the fusion of society into a social unit in Khartoum State, and can be sample for the rest of the Sudan, and the subject is relatively new in Sudan, as discussed, the lack of literature was the main constraint to this work. However, this study will contribute to the field, filling some of the gaps availability of literature in Sudan.

RECOMMENDATIONS

- The Housing and Construction Fund in Khartoum State is expected to be a tool for uniting the Sudanese society with the help of the low, middle and moderate-income people in their societies in a suitable housing environment for all parties and services according to the plan drawn up by the HCF for itself.
- Housing has become more like camps where there are no places for entertainment, recreation and for more social interaction of the population and others, so it is recommended that the HCF commits to building such places.
- Based on work result, HCF is recommended to construct health centers.

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