Institute: Urban management techniques

University of Oum El Bouaghi

Module: Initiation to town planning 2

Course N **04**: **Land (Real Estate) policy in Algeria from 1974 to 1990**

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**Land Reserves: an attempt to control urban land.**

* Land Reserves are created for the benefit of municipalities. (The ordinance 74-26 of February 20, 1974, establishing land reserves for the benefit of municipalities.
* Land Reserves consist of lands of all types: owned by the State, local authorities, or individuals that are encompassed within the urbanization perimeter set by the Urban Development Plan (P.U.D.).

**Objectives of Land Reserves**

Their creation should enable:

* Combating speculation on land and the chaos of constructions.
* Democratizing access to housing in connection with financial assistance from the State.
* preserving agricultural lands.
* To rationalize the implementation of collective facilities through the implementation of a subdivision policy (**Lotissements**: individual housing),
* The ordinance concerning land reserves is supplemented by a redefinition of expropriation rules (Ordonnance n° 76-48 of 25 May 1976). This allows municipalities to effectively acquire all available lands within communal land reserves.
* The municipalities can purchase, at the price set by the (**domaine**), the lands located within the boundaries of the Urban Development Plan (P.U.D).
* The Municipal People's Assembly thus has a monopoly on real estate transactions. In principle, these arrangements should eliminate any possibility of land speculation and the development of a real estate market that is difficult to control by public authorities.
* The appropriation of land by municipalities should constitute the key to the progressive and rational implementation of urban policy.
* In the case of acquisition from private individuals, the family needs of those interested are considered, and only lands considered as surplus are allocated to land reserves.

Legally, these texts have the advantage of clearly clarifying the situation:

* In rural areas, since the Agrarian Revolution, any land transaction between private individuals is prohibited (...but it is not prohibited to sell and buy a building or even just its foundations and land). A ministerial decree is required to authorize a public entity to purchase land for non-agricultural use.
* In urban areas, construction is possible on reserves but must follow one of the following three scenarios: isolated individual housing construction, individual construction through real estate cooperatives, construction as part of public programs.

**However, obviously, regulatory texts are one thing, their implementation is another.**

challenges faced in the implementation of land reserves in Algeria during the period from 1974 to 1990.

**Enforcement Issues:** One of the challenges faced in the implementation of land reserves could be the difficulty in enforcing regulations. Even if there are clear rules regarding land reserves, ensuring that individuals and entities comply with these regulations might be a persistent issue.

**Bureaucratic Hurdles**: Complex bureaucratic processes could slow down the implementation of land reserve policies. This might involve obtaining permits, approvals, or navigating through administrative procedures, which can be time-consuming.

**Resistance to Change:** People, particularly those engaged in traditional agricultural practices, may resist changes in land use patterns. Convincing individuals to adhere to new regulations or to part with their land for reserve purposes could be a significant challenge.