ABSTRACT

Cost subject, in housing projects, is considered as one of the most important, wide and diverse issue. The period of nineties of the past century in Iraq has testified, high construction costs verses low income limitation of the majority Iraqi families. this led to the aggravation of the housing problem in the country. Therefore it was necessary to put strategies based on the principles of implementing low cost housing projects, through adopting rational criteria, that comply with the minimum living standards, by reducing site costs and rising the housing Densities within Acceptable social limits.

The research will aim to study design determinants for low cost complexes sites, (within the level horizontal of a neighborhood housing with single family housing units).

To achieve the research aims, we have dealt with by displaying and analyzing of the housing problem aspects and the general form of housing economies, studying the affected site determinants upon the direct costs of the site, benefit from the analysis process results in presenting proposed designing alternatives of low cost neighborhood, and comparing the detailed criteria with the adopted ones in some housing projects at the country to achieve two targets, the first knowing the reality and applied possibility extend, second to practically to materialize of the deviance range or approaching of the applied criteria in these projects from the placed theoretical ones. The test have shown that the proposed model criteria, is decreased of the projects criteria under analysis, this means, that the proposed criteria are real and capable as well as appropriate for low cost housing. The research has gained access that the direct costs of the site changes with the formal characteristics change to the space system and the direct cost rise of the site, is a result of the effects of the site determinants cost together, and these determinants are seriesed in effect upon the direct site costs.
Planning & Design Effects for local low cost housing

sites

Analytical study for the impact of different form characteristics of spatial patterns in reducing site costs, in low cost housing sites

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