



## Economy of Construction, Factors of Influence in Managing a Project




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## Public and Private constructions. Definition of Needs



- ✦ the private constructions respond to personal needs with help to define the project.
- ✦ it refers to Architectural forms and materials.
- ✦ Site constraints such as slopes and rural or urban surrounding.
- ✦ Infrastructure network that is available and accessible.
- ✦ Durability and period of use.

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## Private sector influences and natural environment.



- ✦ The natural environment can impose a way of construction.
- ✦ Isolation Factors(thermal, acoustic, visual,...)
- ✦ The aim of a construction(offices, residences, Factories,..)
- ✦ The real estate valuation in certain areas, even in the same country and the valuation price for sale.
- ✦ Landscape management and extensions of green spaces.
- ✦ Regulations and director plans(urban areas, rural, ...)

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## Areas Definitions in the Arab and Middle-East region.



- ✦ Being in a multi-character zone such as the Arab region, too many styles of construction is obvious.
- ✦ The historic of the Area and the multi-cultural influence.
- ✦ Restoration of old buildings or new construction?
- ✦ Natural composition of the site(rocky, sandy, near the sea,...)
- ✦ Treatment of elevations and integration with surrounding environment.

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## Public Constructions.




- ✦ Social and demographic factors.
- ✦ Activities and use of constructions(military, hospitals, schools, ministries, hotels,...)
- ✦ Infrastructure projects.
- ✦ Communications and privacy.
- ✦ Natural resources for materials of constructions.
- ✦ Regulations and town planning charges.

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## Public Constructions and The main Director plans.



- ✦ The main director plan and influence of the Urban Tram.
- ✦ Distribution of public functions and activities.
- ✦ Importance of visual and green extensions.
- ✦ Environment and pollutions.
- ✦ Industrial zones and constructions.
- ✦ Conserving the main architectural aspects.
- ✦ Demographic movement and balance.

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## Public constructions and the infrastructure network



- ◆ Importance of communication system in valuation of costs.
- ◆ Constructions of public services and estimation of costs.
- ◆ Project management and real estimation studies.
- ◆ Order of development, and integration into the main nation's development plan.
- ◆ Protecting the environment and the pollution factor in what we call the environmental infrastructure design .

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## Conclusion and Role of a Surveyor



- ◆ Importance of ameliorating the cadastral operations.
- ◆ Importance of the co-operation with architects and surveyors.
- ◆ The necessity of developing new regulations for cadastre and surveying.
- ◆ The site analysis is a must.
- ◆ GIS is the way to develop a statistic information before starting a project.
- ◆ Exchanging the international experiences through the FIG and other regional and national organizations.

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**Best wishes of Succes and thank you all for your Attention.**

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