

## إستهلال

وَقُلْ اَعْمَلُوا فَسَيَرَى اللَّهُ عَمَلَكُمْ وَرَسُولُهُ وَالْمُؤْمِنُونَ وَسَتُرَدُّونَ إِلَىٰ عَالِمِ الْغَيْبِ  
وَالشَّهَادَةِ فَيُنَبِّئُكُمْ بِمَا كُنْتُمْ تَعْمَلُونَ (105) سورة التوبة.

صدق الله العظيم،،،

## Initiation

(9:105) And say, “do [as you will], for Allah will see your deeds, and [so, will] His Messenger and the believers. and you will be returned to the knower of the unseen and the witnessed, and He will inform you of what you used to do.”

Great truth of Allah,,,

## **Dedication**

To my dear mother with a request for satisfaction

To the spirit of my father, may Allah rest in His Mercy?

To my brothers and sisters

To my wife and sons

To the students of science

All of them have given this effort

## **Acknowledgements**

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## **Abstract**

This study aims at identifying the social and economic impacts of the Housing and Construction Fund (HCF) towards the Sudan Inhabitants in public housing in Karary locality of Khartoum State. In this study, the researcher used a mixed methods approach consisting of two components: quantitative and qualitative methods. Using the field study procedures and identifying their components from the public housing areas, represented in the local population of Karary locality of Khartoum state, the sample was randomly selected, interviews, face to face communications, the study of official documents, records and other reports added to the observations, which was reinforced by the principles of social theories. The results showed that some socio-economic pattern effects were introduced to the population of the public housing, and the Housing and Construction Fund was created a social interaction through the population of mosques and social associations. The inhabitants of public or economic housing showed a good degree of commitment to monthly payments for their installments. Services provided by the Housing and Construction Fund in electricity and water were assessed as excellent, and other services were assessed as weak or poor services. Public housing has contributed to the stability of the population by providing permanent housing, economically, and saving the cost of renting a house. The most important objective of this study is to share the academic and knowledge of the social and economic impacts of the Housing and Construction Fund as a tool for social and economic impact, and investigate the study of whether public housing for low income people is the appropriate solution for the integration of society into one social unit in Khartoum state.

Based on the results of this study, the recommendations were made as following: The Housing and Construction Fund in the state of Khartoum shall establish shopping centers in each residential neighborhood or block in the public housing to contribute to the creation of employment opportunities and to save transportation costs for the public housing population. The Housing and Construction Fund in the state of Khartoum as a tool to unify Sudanese society with the help of low, middle and moderate-income people in their communities in a suitable residential environment for all parties and services in accordance with a plan to be carried out by the HCF in Khartoum State and the HCF is committed to building such places.

## مستخلص الدراسة

تهدف هذه الدراسة إلى معرفة الآثار الاجتماعية والاقتصادية لصندوق الإسكان والتعمير على سكان السودان في الإسكان الشعبي في محلية كرري بولاية الخرطوم. استخدم الباحث في هذا البحث المنهج الكمي والمنهج النوعي. باستخدام إجراءات الدراسة الميدانية وتحديد مكوناتها من مناطق الإسكان الشعبي، ممثلة في سكان محلية كرري بولاية الخرطوم، تم اختيار العينة عشوائياً، والمقابلات الشخصية، والتواصل وجهاً لوجه، ودراسة الوثائق والسجلات الرسمية الإدارية والتقارير الأخرى المضافة إلى الملاحظات، والتي عززتها مبادئ النظريات الاجتماعية. وأظهرت النتائج أن بعض الآثار في النمط الاجتماعي والاقتصادي قد أدخلت على سكان السكن الشعبي، وخلق صندوق الإسكان والتعمير تفاعلاً اجتماعياً من خلال السكان بالمساجد والجمعيات الاجتماعية. وأظهر السكان درجة جيدة من الالتزام بالسداد الشهري للإسكان الاقتصادي أو أفساط الإسكان الشعبي. كما تم تقييم الخدمات المقدمة من صندوق الإسكان والتعمير في الكهرباء والمياه كخدمة ممتازة، وتم تقييم الخدمات الأخرى كخدمات ضعيفة أو فقيرة. ساهم الإسكان الشعبي في استقرار السكان من خلال توفير السكن الدائم، من الناحية الاقتصادية، وتوفير تكاليف إستئجار المنازل. ومن أهم أهداف هذه الدراسة هو المشاركة الأكاديمية والمعرفية حول الآثار الاجتماعية والاقتصادية لصندوق الإسكان والتعمير كأداة للتأثير الاجتماعي والاقتصادي، والتحقيق من دراسة اقتراح ما إذا كان السكن الشعبي لذوي الدخل المحدود هو الحل المناسب لإنصهار المجتمع في وحدة اجتماعية واحدة بولاية الخرطوم.

واستناداً إلى نتائج هذه الدراسة، تم تقديم التوصيات على النحو التالي: أن يقوم صندوق الإسكان والتعمير في ولاية الخرطوم بإنشاء مراكز تسوق في كل حارة سكنية أو حي سكني بالسكن الشعبي، للمساهمة في خلق فرص العمل وتوفير تكاليف النقل لسكان السكن الشعبي، وأن يكون صندوق الإسكان والتعمير في ولاية الخرطوم أداة لتوحيد المجتمع السوداني بمساعدة ذوي الدخل المنخفض والمتوسط والمعتدل في مجتمعاتهم المحلية في بيئة سكنية مناسبة لجميع الأطراف والخدمات وفق خطة توضع من قبل صندوق الإسكان والتعمير. وأن يلتزم الصندوق ببناء مثل هذه الأماكن.

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## **List of Abbreviations**

HCF	Housing and Construction Fund
FHLBB	Federal Home Loan Bank Board
NARPM	National Association of Residential Property
NSW	New South Wales
HUD	Housing Urban Development
SAHT	South Australia Housing Trust
CSHA	Commonwealth-State Housing Agreement
CHA	Chicago Housing Authority
HRC	Horner Residents Committee
TASC	Treatment Alternatives for Safe Communities
HVP	Home Visitors Program
LDCs	Lease Development Countries
UNCHR	United Nation High Commissioner for Refugees
NGO	Non-Governmental Organization

## **List of Appendices**

Appendix A Questionnaires

Appendix B Interview questions

Appendix C Supervisor Appointment Form

Appendix D Questionnaires Arbitrators