

Methods of dealing with the problems of applying policies to preserve valuable heritage buildings

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Abstract

Egypt has many heritage buildings (archaeological or valuable) that represent different eras of civilizations over time. In order to preserve this architectural and urban heritage, preservation operations face many problems as a result of close association with the conditions of society. The National Organ for Urban harmony is one of the most important devices concerned with preserving cultural heritage, represented by valuable heritage buildings, and it is the device responsible for studying and solving these problems and then removing obstacles to preserve valuable heritage buildings in order to achieve their sustainability.

The heritage buildings have been neglected for long periods, which made them vulnerable to cracking and collapse after the maintenance disappeared for long periods, which led to the deterioration of their condition, or the use of modern building materials in their restoration operations which does not correspond to the building and the character of the region. Therefore, the National Organization for Urban harmony was interested in registering valuable heritage buildings in the lists of buildings of distinguished architectural style in accordance with the provisions of Law 144 of 2006 Concerning the regulation of demolishing buildings and facilities that are not at risk of collapsing and preserving the distinguished heritage and its executive regulations for preserving it, by creating a special guide for each region and each stage and setting requirements to ensure .

Keywords

Conservation operations management, heritage buildings maintenance, urban harmony, heritage buildings, heritage preservation policies.

the study Problem

This research may contribute to removing the roots of the problem, which focused on:

The conflict between the Urban Coordination Committees and their desire to implement policies to preserve heritage buildings and the owner's desire to destroy the building, or deliberately dispose of it. This may happen by causing a structural defect in the building resulting from water leakage to the building's foundations, or by igniting fires.

Where the owner creates a defect in the building to remove his building from its registration in the lists of valuable heritage buildings to benefit from the land either by selling it or building towers on it. The building may be under registration for a value to which the owner would like

to dispose of it before the decision is issued to register it in the inventory of valuable heritage buildings to get rid of the preservation controls.

In many cases, if the registration is done, the owner resorts to removing the distinctive architectural and decorative elements on which the building was registered, and then resorting to the judiciary, to form examination committees and prepare reports that violate the foundations of the original registration decision.

Often the owners of heritage buildings are in the form of heirs, as each heir wants to obtain a material value that belongs to him alone. In some cases, heritage buildings may be within the property of the state, and there is a conflict between the application of preserving them and the development projects in the state.

Objectives of the study

The study aims to shed light on the most important problems facing the National Organization for Urban Coordination to implement policies to preserve valuable heritage buildings in Egypt and how to deal with these problems and develop optimal proposals to solve them and then remove obstacles to preserve valuable heritage buildings in order to achieve their sustainability.

the importance of studying

The importance of the study is highlighted by the following points:

- 1- The study contributes to identifying the causes and effects of frequent stops in the maintenance and restoration work of heritage buildings and ways to treat them.
- 2- The study contributes to laying the foundations for the establishment of an integrated administrative system to preserve heritage buildings that helps in facing existing and potential problems in the future facing the National Organization for Urban Coordination.
- 3- This study is a starting point for applying policies to preserve valuable heritage buildings.
- 4- Shed light on the importance of managing maintenance work for heritage buildings through the owners' union and the building's occupants' union, and the danger of neglecting it.
- 5- The study contributes to the protection and preservation of cultural heritage by linking the community with its identity, and then reviving the originality of the city for its historical memory and identity, and reviving and upgrading its civilized economy.
- 6- Shed light on the most important societal issues facing the maintenance and restoration of heritage buildings and the role of state institutions.
- 7- The study contributes to identifying the shortcomings in the legislation related to the preservation of heritage buildings of value and guidance for their development in line with the policies of preserving this type of buildings.

Recommendations for solving problems:

To solve the main problem, which is the most serious, the parties must play the race of the owners of heritage buildings and their desire to register their buildings, and not vice versa by leaving their buildings out of registration if they are registered, to benefit from the land by selling it or building towers on it.

This is done by deliberately destroying or getting rid of them, and this is done by causing a structural defect in the building by leaking water to the foundations of the building, or by igniting fires. The building may be under registration for a value attributed to it, and the owner

wishes to dispose of it before registration in order to avoid the established controls. To reach this goal, the following can be done:

- 1- Appropriate compensation for some heritage buildings in case of expropriation.
- 2- Securing management methods, and how to obtain a financial return for the owner. And that is by preserving the building away from the principle of compensation by introducing investment companies that are good at managing real estate assets to preserve the building and rehabilitate it as a tourist hotel, for example. These companies are aware of how to manage it and extract a good return from it.
- 3- Suggesting legislation to raise the rental value of the exploited heritage buildings and adjust them to match the market price.
- 4- Proposing legislation to raise the rental value of unused heritage buildings and how to return them to the original owner so that he can benefit from them in accordance with the regulations of the National Organization for Urban Coordination.
- 5- Enriching the localities with the Heritage Buildings Care Department, which is concerned with the application and follow-up of the implementation of policies for preserving heritage buildings and organizing seminars to educate the population about the importance of preservation.
- 6- Selecting the workers in the local administrations in the country because they appointed the community to its facilities and educating them about the importance of preserving heritage buildings because their negative role is the basis for the buildings to leave the registration or not to register them from the beginning.

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