

Methods of Action Plans for Upgrading Deteriorated Residential Areas
Evaluation of Action Plans Using Computer Simulation Models
as a Case Study
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Introduction :

The phenomenon of deterioration of the urban residential environment is one of the existing features of the housing problem in the most developing countries such as Egypt, despite the divergence and diversity of images and models of these residential areas of degraded, they all share a largely similar in their problems, their features and causes of degradation, so the strategies and policies to deal with these areas exceed this differences and often apply the same goals, and the purpose is the improvement and upgrading of physical aspects (building / housing and immediate surroundings) and non-physical aspects (social and cultural rights - economic and financial - administrative and organizational). This research deals with how to determine the degraded areas in the city, and the criteria used to determine the extent of deterioration in this region, whether degraded or not?, And then determine the optimal method of intervention to deal with these areas .

The application of this methodology is the work of a specialized program using the computer to solve this problem, which facilitates the computer the data entry area of degraded and classification, and dealing with it, and determine the extent of the deterioration of the residential area on the deterioration of standards previously stored in the database for the program, and then apply the methodology Action for access to the most important problems of urban and non-urban area, and by reference to the database previously stored in the program is determining the best way to deal with this area of development and degraded to prevent its degradation .

Research problem :

Lack of industry standards for judging the deterioration of residential areas, and the consequent difficulty of making the right decision in dealing with the degraded areas, in particular, but there is a non-integrated standards of weights do not reflect the true value of each criterion, leading to incorrect results and unrealistic of the extent of the deterioration of the study area. And confirmed by the Urban Planning of the Ministry of Housing in Egypt at the signs of urban planning of cities on the need to determine the extent of the deterioration of the urban area first, the basis for determining the priorities of dealing with these areas and determine the best method of intervention with each region to solve their problems and development .

The importance of research :

From the above, the importance of this approach that tries to access to a comprehensive framework for developing residential areas, deteriorating building on the integration of aspects of urban and non-urban, and then use the program applied for computer to facilitate dealing with the input of these residential areas degraded.