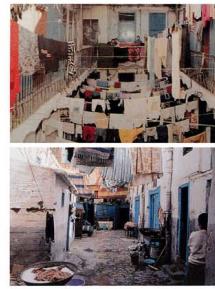


Rehabilitation of the Oukalas

Médina
Tunis, Tunisia

Architects	Association Sauvegarde de la Médina
Clients	Municipality of Tunis
Commission	1990
Design	1990
Construction	1991 - 2000
Occupancy	1992
Site	3 m2
Ground Floor	340'000 m2
Total Floor	314'000 m2
Costs	
- Global	30'589'024 USD
Rate	28'285'000 TND
	USD = 0.92 TND
Currency	Tunisian Dinars
Programme	The name "oukala" (meaning inn) was given to some 600 houses in the old city of Tunis since the 1930s, which were rented out to rural immigrants from the rural areas of the country. The programme includes the restoration and rehabilitation of these structures and re-housing. These households as a part of a larger plan to upgrade the old town and to reduce overpopulation.



Oukala designates an in-town caravanserai, a kind of hotel with rooms rented on a daily or weekly basis. Since the 1930s, the old city of Tunis, the Médina was strongly affected by a population shift of its population: the intense rural migration and the departure of its urban gentry. Many private residences and monuments of the old city were "*oukalaised*", i.e., turned into multi-family dwellings that sometimes sheltered up to twenty households, often the less fortunate ones, in unacceptable sanitary conditions. Building deterioration, exacerbated by defective rental laws, caused the *oukalas* to become precarious homes for low-income families, with all or part of buildings falling apart from time to time.

By early 1970s, some 600 *oukalas* housing 3'000 households were already identified in a thorough survey conducted jointly by the Association Sauvegarde de la Médina (ASMI), and UNESCO, and since then, this process of urban degradation has frequently been addressed. In 1990, political considerations called for an urgent action regarding the shantytowns throughout the country. The Municipality of Tunis, assisted by the ASMI, was ordered to treat the *oukalas*, as part of this national programme. The *oukala* project is a complex intervention effort. Through the establishment of appropriate technical, legal, and financial procedures, it aims to improve the living conditions of 3'000 families and to revive the poetic quality of space in the Médina.

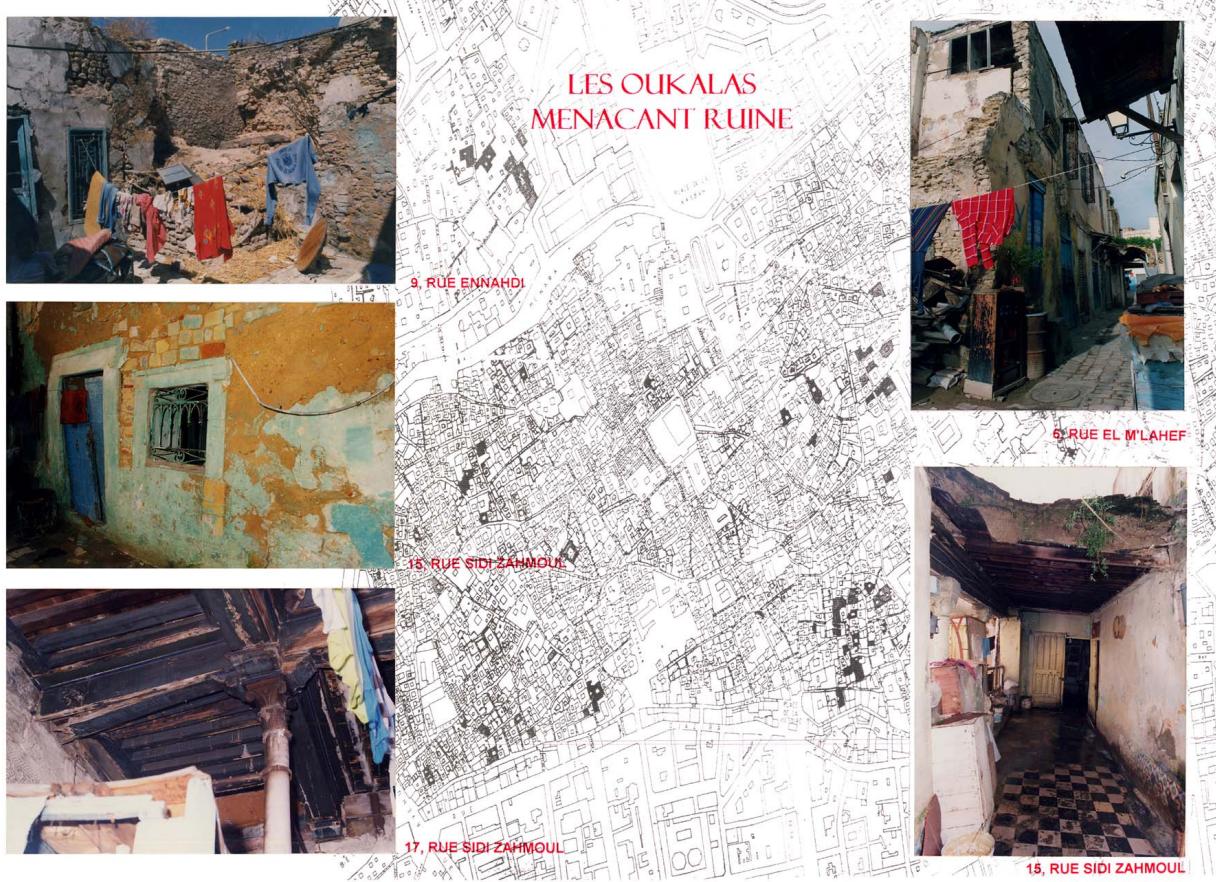
In December 1990, as part of the "National Programme of Reabsorption of Spontaneous Housing", a slum clearance operation, the government mandated that the Municipality of Tunis, assisted by the ASMI, establish an operational programme in the Médina. The *oukala* project is part of this national programme to treat poverty and insalubrity. At the time of the mandate some of the *oukalas* were in a state of advanced deterioration and immediately after the allocation of an initial budget, the project commenced as an emergency. All high-risk buildings were evacuated and their occupants were temporarily re-housed.

The general objective of the programme, which was primarily to find a solution for the precarious living conditions of the *oukala*'s occupants, entails the following aspects: to reduce overpopulation; a re-housing programme; to restrain the deterioration process of the Médina: a rehabilitation programme; to conserve the cultural heritage: a restoration Programme.



Building Type 072
1998 Award Cycle 1903 TUN





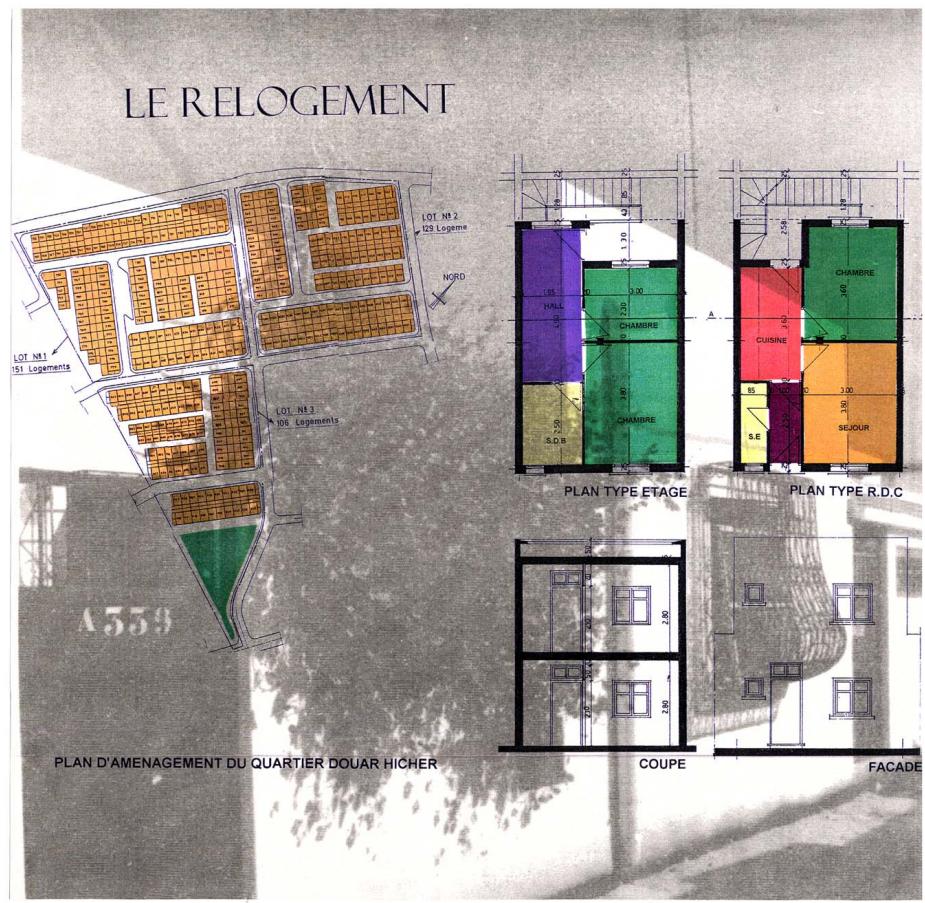
ECOLE PRIMAIRE



MARCHE MUNICIPALE



VUE GENERALE





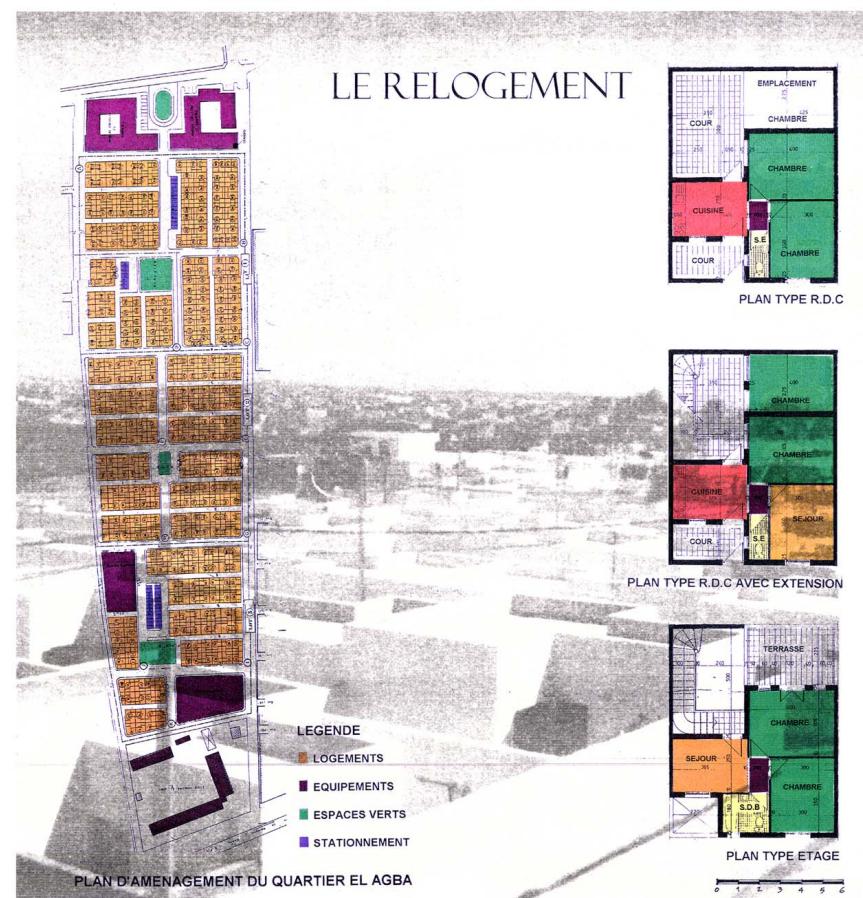
VUE SUR UNE RUE



AMENAGEMENT DE L'ESPACE EXTERIEUR



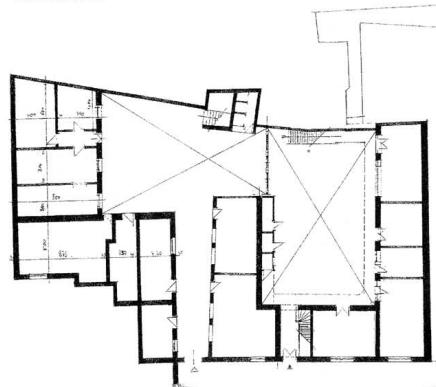
AMENAGEMENT D'UNE COUR INTERIEURE



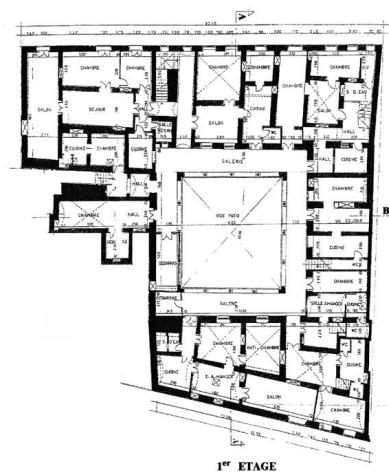
REHABILITATION MUNICIPALE

RELOGEMENT PROVISOIRE

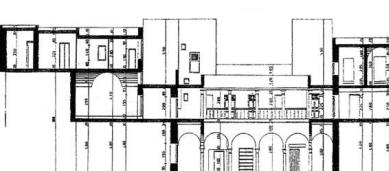
PLAN ETAGE



TRAVAUX DE REMISE EN ETAT D'UN BATIMENT MUNICIPAL

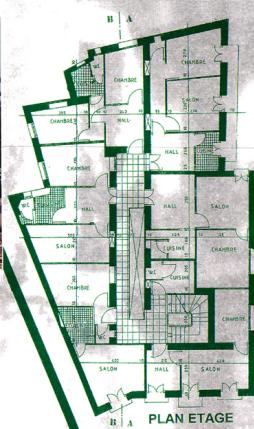


PLAN ETAGE





FACADE AVANT TRAVAUX



B-A

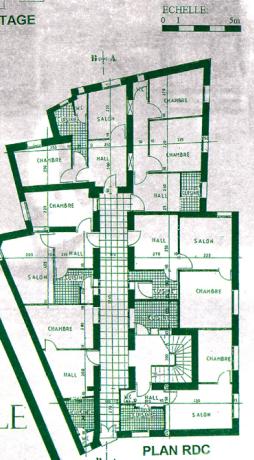
PLAN ETAGE



TERRASSES EN COURS DES TRAVAUX



FACADE APRES TRAVAUX



B-A

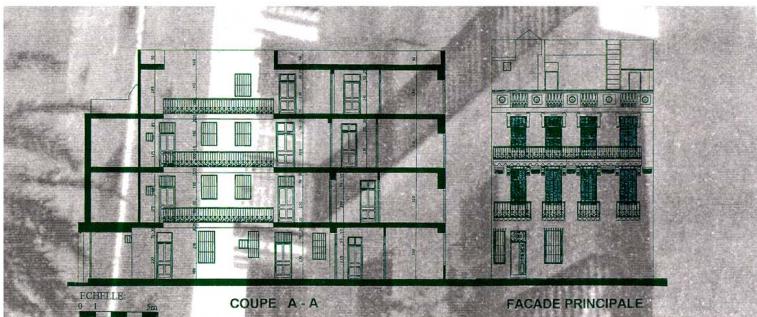
PLAN RDC



Les 22 ménages ont été relogés provisoirement. A la fin des travaux chaque famille a réoccupé son appartement initial.

REHABILITATION MUNICIPALE

37, RUE SIDI EL BAÏANE.

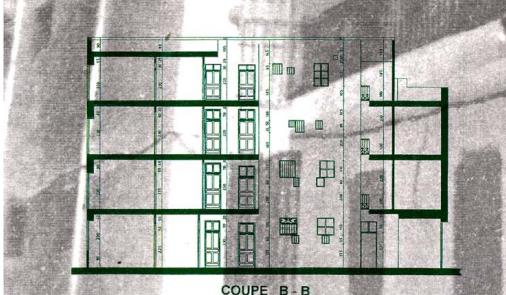


COUPE A-A

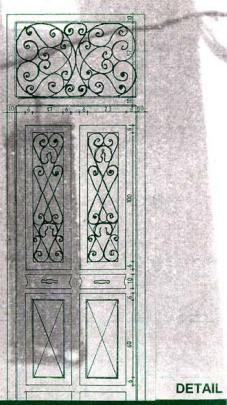
FACADE PRINCIPALE



TERRASSES APRES TRAVAUX



COUPE B-B



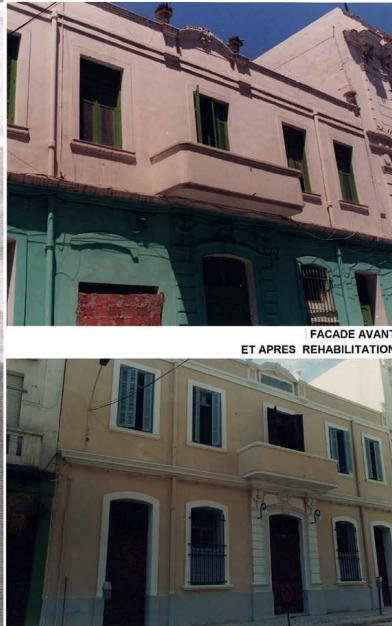
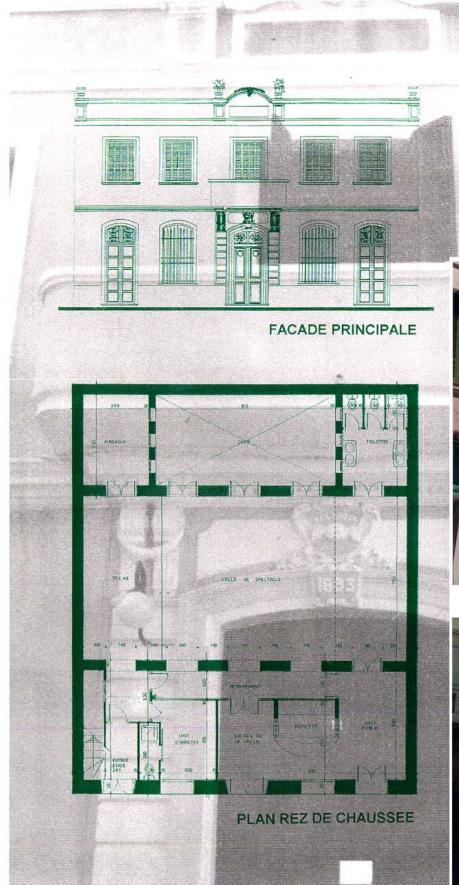
DETAIL



FACADE LATÉRALE APRES TRAVAUX

REHABILITATION MUNICIPALE

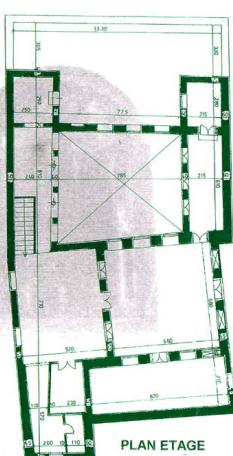
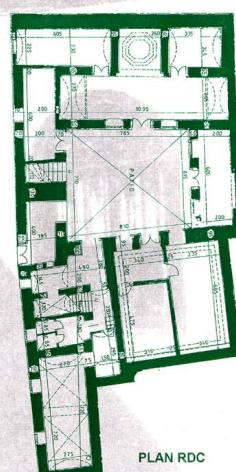
37, RUE SIDI EL BAÏANE.



REHABILITATION MUNICIPALE

TRAVAUX D'OFFICE

7, RUE ANTAR.



ECHELLE: 0 1 2 3 4 5m

LA REHABILITATION PRIVEE

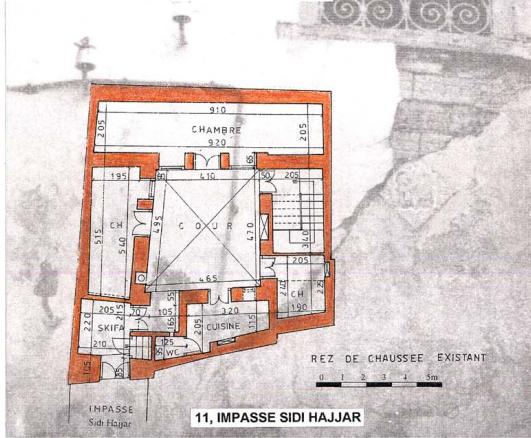
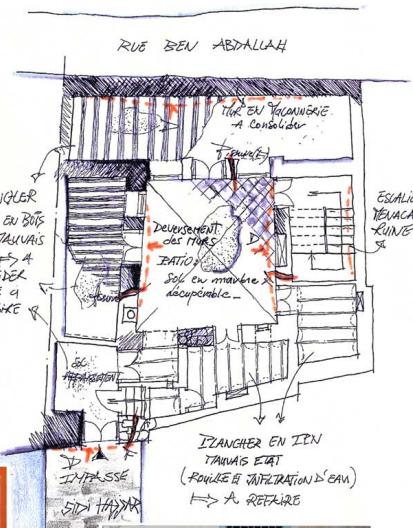
MONTANT DES TRAVAUX: 21.000,000 DT



ETAT DE DEGRADATION DU PLANCHER



DEVERSEMENT DE LA STRUCTURE
PORTEUSE EN MACONNERIE



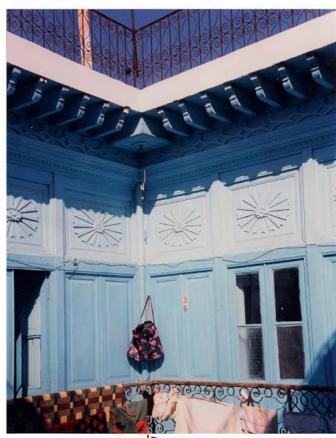
11, IMPASSE SIDI HAJJAR



ESCALIER MENACANT
D'EFFONDREMENT



IMPASSE
SIDI HAJJAR

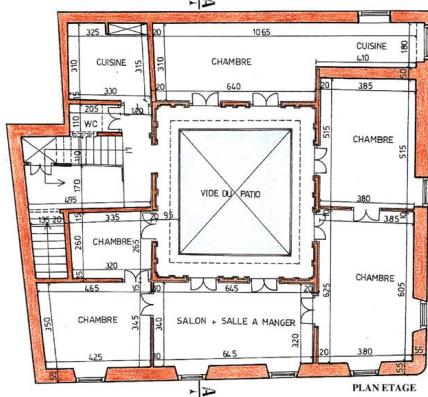


LA REHABILITATION PRIVEE

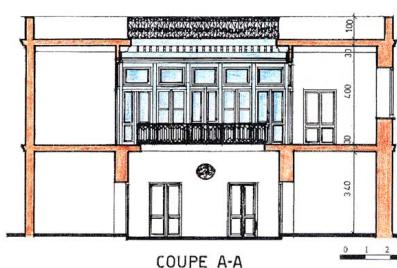
MONTANT DES TRAVAUX: 28.000,000 DT



ETAT DE DEGRADATION DU
FAUX - PLAFOND EN BOIS PEINT



16, RUE BEN MUSTAPHA



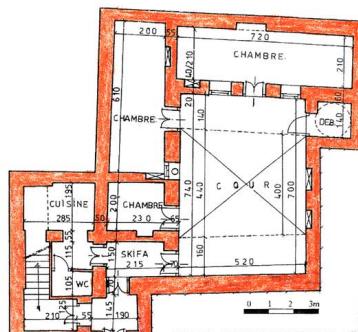
PLANCHER EN BOIS EN
COURS DE RESTAURATION

LA REHABILITATION PRIVEE

MONTANT DES TRAVAUX: 18.000,000 DT



PLANCHER EN BOIS EN COURS DE RESTAURATION



APRES TRAVAUX



VUE INTERIEURE SUR LE PATIO



APRES TRAVAUX



EN COURS DES TRAVAUX

LA REHABILITATION PRIVEE

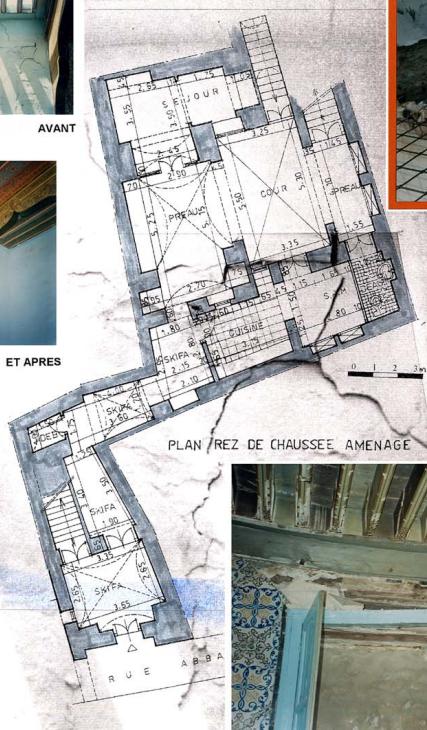
MONTANT DES TRAVAUX: 38.000,000 DT



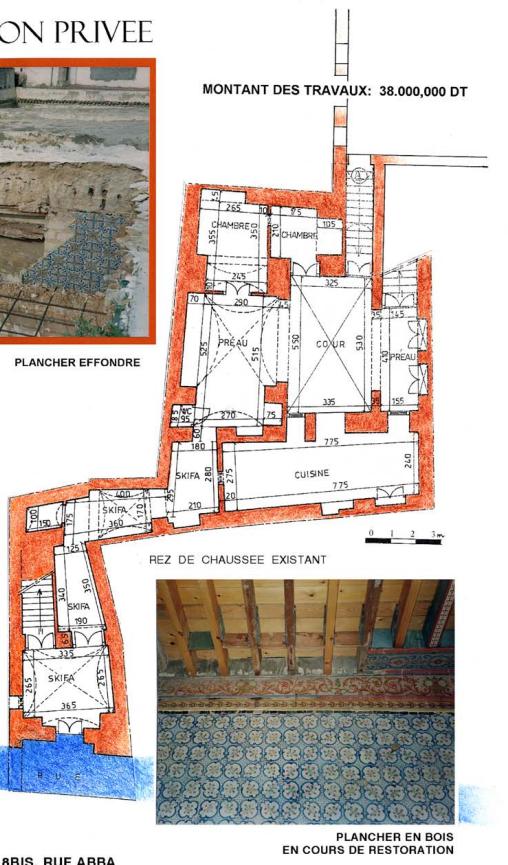
AVANT



ET APRES



PLANCHER EFFONDRE

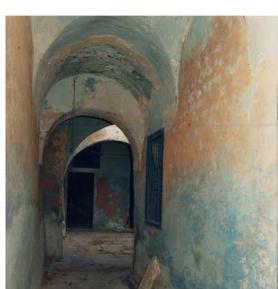
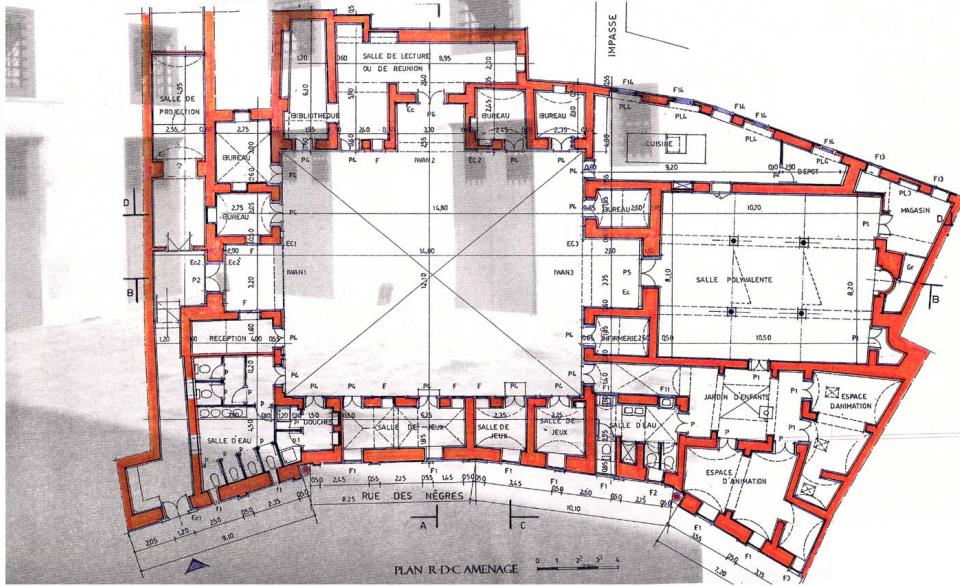


PLANCHER AVANT REHABILITATION



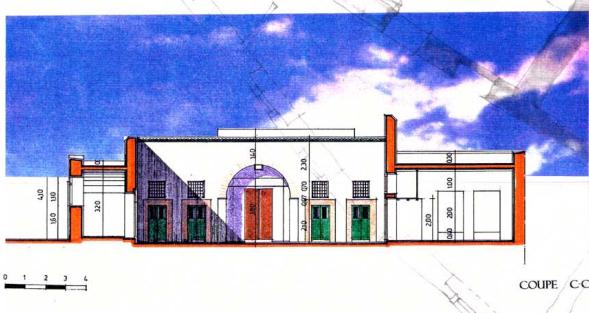
PLANCHER EN BOIS
EN COURS DE RESTAURATION

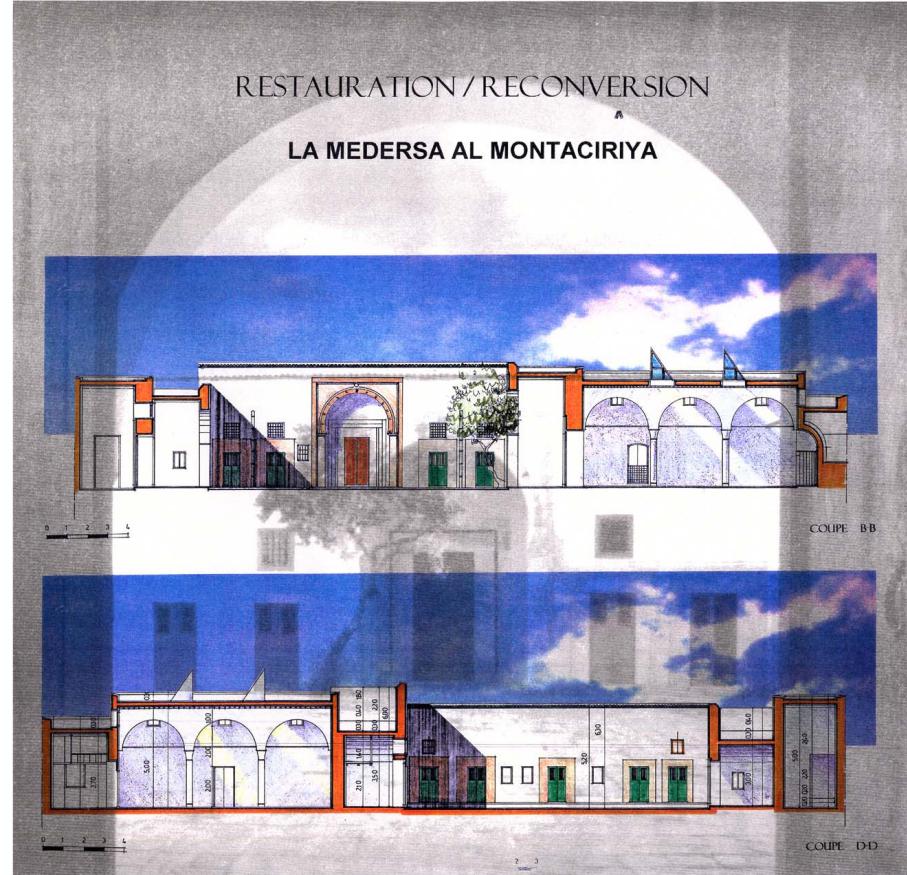




RESTAURATION / RECONVERSION

LA MEDERSA AL MONTACIRIYA





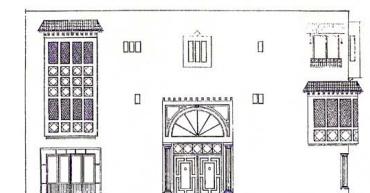
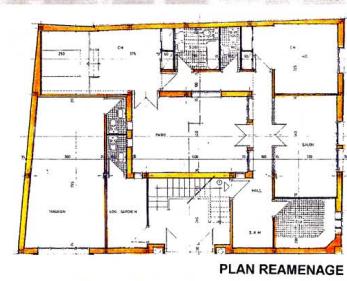
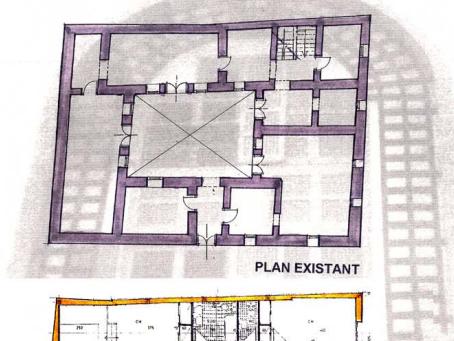
AVANT



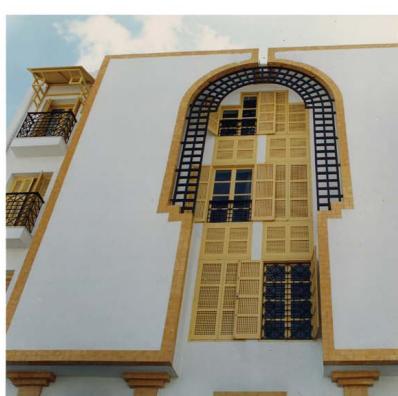
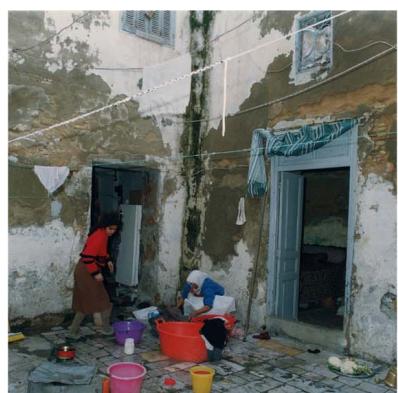
APRES

OUKALA 79, RUE BAB EL KHADRA

LA RECONSTRUCTION



OUKALA 17, RUE DU RICHE



**Oukalas Project:
Municipal Rehabilitation**

Tunis, Tunisia

Architects	Association de Sauvegarde de la Medina Tunis, Tunisia
Sémia Akrout-Yaïche	Tunis, Tunisia
Clients	Tunis Municipality Tunis, Tunisia
Costs - Global	211400876 TND
Currency	Tunisian Dinars
Programme	Part of the project for the upgrading of "oukalas" (houses rented out by room) in the old town. This part of the project aims to renew 164 houses which are not too antiquated and to give them back to their tenants. The costs of renovation works are paid back by augmenting the rent over a period of 15 years. This action concerns 164 households and 22500 sq. m. of construction.

Building Type 072
1998 Award Cycle
1986.TUN

**PROJET "OUKALAS"
REHABILITATION MUNICIPALE**

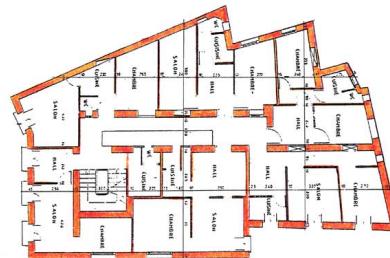
Dans le cadre du projet "oukalas", l'accent a été mis sur la nécessité de déclencher le processus de la réhabilitation comme la composante sociale étant surtout le déplacement massif de la population et permettant surtout de freiner le processus de dégradation à la base.

Ainsi le deuxième volet important de ce projet est la réhabilitation des 404 immeubles identifiés qui sont récupérables, moyennant des interventions de consolidation et de remise en état de leurs structures. Cette opération importante intéressera environ 1600 ménages et permettra aussi de sauvegarder 180.000 m² de planchers d'habitation dont les coûts sont estimés à 15 millions de dinars.

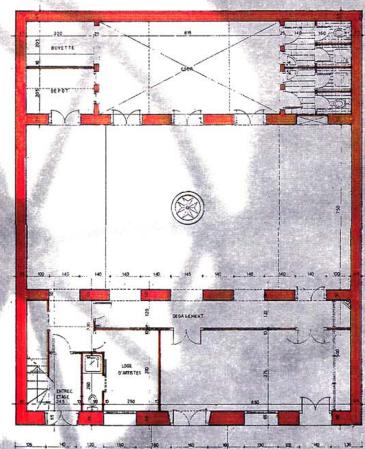
A cet effet, la Municipalité vient de contracter un prêt de 15 millions de dinars du FADES (Fonds Arabe de Développement Economique et Social).

Trente bâtiments appartenant à l'Etat et à la Municipalité de Tunis abritant 164 ménages et couvrant une superficie de 22.500 m² sont à réhabiliter, moyennant des interventions de réfection de planchers, de consolidation des fondations et des murs porteurs et d'installation d'infrastructures répondant aux normes d'hygiène.

Les ménages habitant ces immeubles sont relogés provisoirement dans des logements tirés aménagés à cet effet. A la fin des travaux ils réintègrent leurs logements initiaux moyennant une augmentation dans le loyer correspondant au montant des travaux réalisés et qui sera répartie sur 15 ans avec 5 % de taux d'intérêts.



37, RUE SIDI BAYANE



II, RUE DE GRECE

Oukalas Project:
Private Rehabilitation

Tunis, Tunisia

Architects Association de Sauvegarde de la

Medina

Tunis, Tunisia

Senia Akroot-Yaïche

Tunis, Tunisia

Clients Tunis Municipality

Tunis, Tunisia

Commission 1996

Design 1996

Construction 1996

Programme Part of the project for the upgrading of "oukalas" (houses rented out by rooms) in the old town. Private houses constitute the greater part of the architectural heritage and the restorations are aided by loans at low rates and technical assistance. Renovation works include de-humidification, repair of roofs and floors, underpinning of structural walls, and re-finishing.

Building Type 072
1998 Award Cycle
1987.TUN

PROJET "OUKALAS"
REHABILITATION PRIVEE

Pour le parc immobilier privé qui représente la partie la plus importante du patrimoine, il a été procédé à la mise en place d'un système de crédits par l'intermédiaire d'un compte "spécial réhabilitation" alimenté par la ligne de crédit FADES.

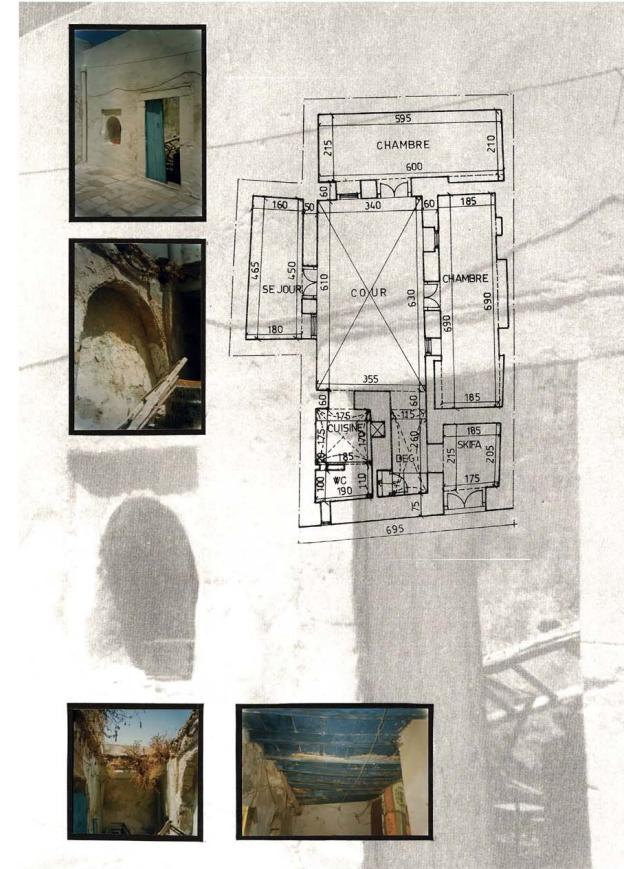
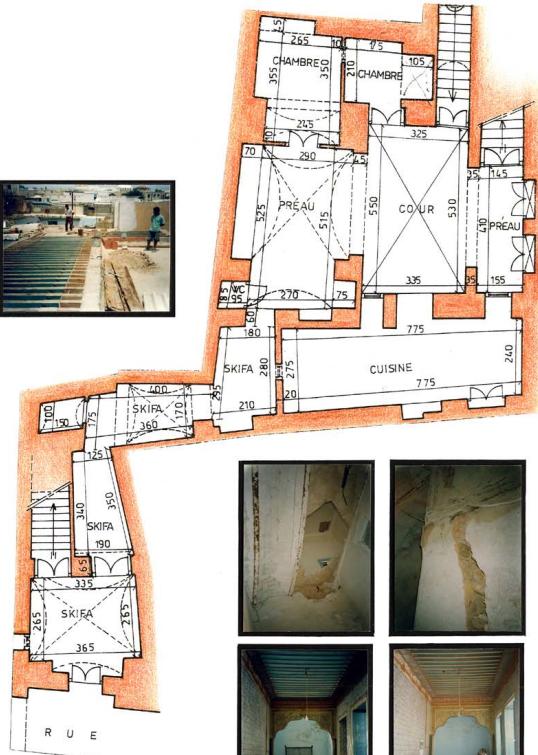
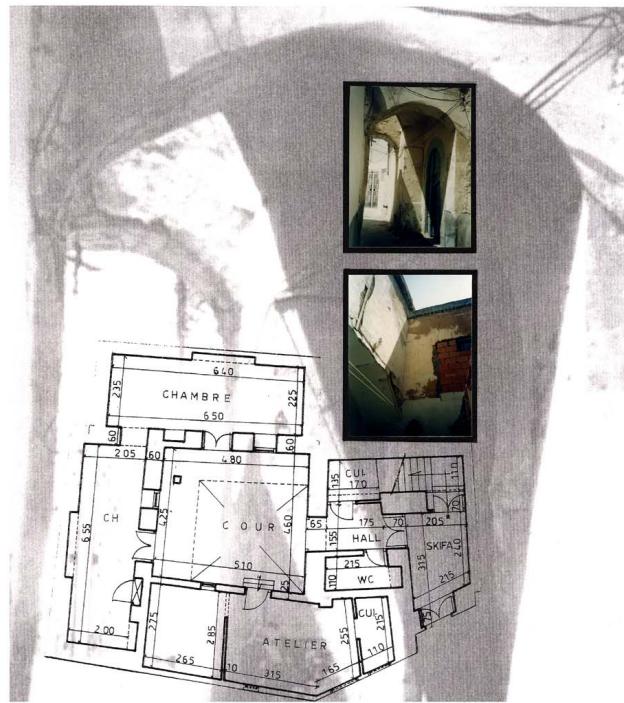
L'objectif principal est d'aider à la remise en état d'un patrimoine immobilier dégradé, souvent en location contribuant ainsi à l'amélioration générale des conditions du logement à Tunis.

Les prêts attribués aux bénéficiaires sont fixés sur la base des sommes correspondantes au coût de la remise en état du bâtiment et sont consentis avec un taux d'intérêt bonifié de 5 % remboursable sur 15 ans.

Ces opérations de réhabilitation sont accompagnées systématiquement d'une assistance technique. L'élaboration des dossiers de crédits ainsi que le suivi des travaux sont assurés gratuitement par l'Association de sauvegarde de la Médina.

Des mesures incitatives ont été mises en œuvre afin d'encourager les propriétaires privés à s'engager davantage dans l'opération de réhabilitation telles que :

- L'exonération fiscale comme cela a été proposé par le code du patrimoine.
- L'application des dernières dispositions de la loi relative aux rapports entre propriétaires et locataires permettant un déblocage des loyers anciens dans la limite des travaux réalisés avec l'arbitrage de l'administration et enfin la nouvelle législation concernant la gestion des immeubles en copropriété et des prérogatives plus importantes pour les syndics leur permettant de prendre en charge les travaux de réhabilitation.



Oukalas Project:
Restoration/Reconversion

Tunis, Tunisia

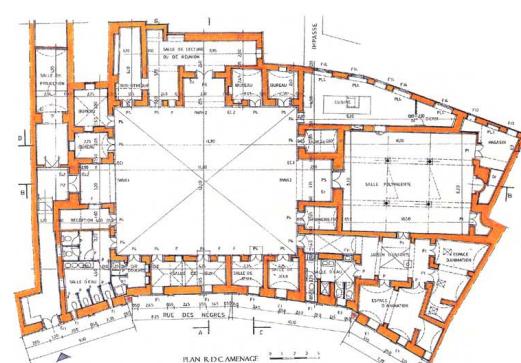
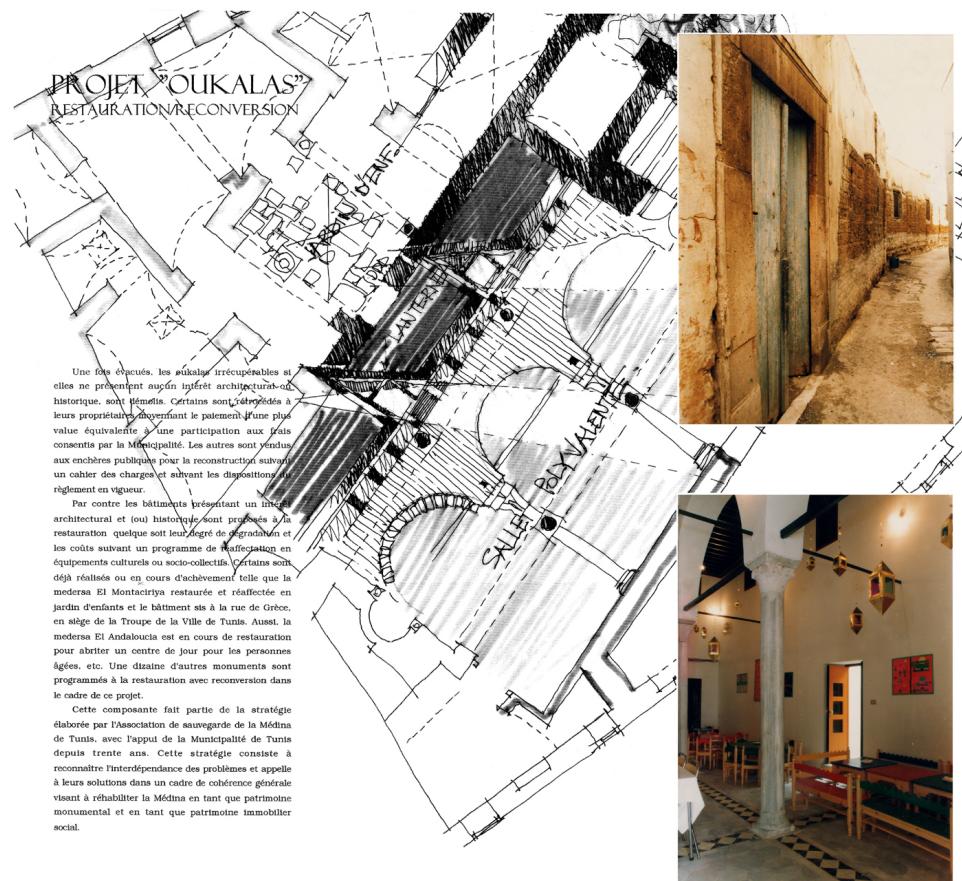
Architects Association de Sauvegarde de la Medina Tunis, Tunisia

Séma Akrout-Yaïche Tunis, Tunisia

Clients Tunis Municipality Tunis, Tunisia

Programme Part of the project for the upgrading of "Oukalas" houses rented by rooms in the old town. The El Montacirya madrasa was renovated for use as a kindergarten.

Building Type 072
1998 Award Cycle 1988.TUN



MEDERSA
EL
MONTACYRIA



