

## OPEN SEMINAR

# PATTERNS OF RESPONSIBILITY

## PROPERTY RIGHTS AND QUALITY OF THE BUILT ENVIRONMENT

### GUEST SPEAKER



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### DISCUSSANTS

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### ORGANIZED BY

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Sala Riunioni, Building Carta, Piazza Leonardo  
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### ABSTRACT

We will analyse the effect of the responsibility enjoyed by individuals over the built environment. To understand these effects the presentation will concentrate on the physical state of properties, objects and spaces. To do so, the argument will be that three claims will affect the physical state: the claim of ownership, the claim of control and the claim of use. These three claims can be enjoyed by one or more individuals at the same time over the same property or space. A model is developed to explore the relationships between the three claims and the parties involved in sharing them, and it is then used to explain the physical states of properties and spaces. For example, given the same circumstances, we may expect a property that is owned, controlled and used by one person to be in a different state than if it is owned by one person, controlled by a second and used by a third. In the first case, responsibility is unified in one person, while in the second, it is dispersed among the three persons. In addition to these two, the developed model recognizes three more patterns of responsibility into which a property or space may be submitted. These five states of submission of the property are called the “Forms of Submissions.”

Because the relationship between individuals sharing responsibility for a property will affect the state of the property, then if the relationships changes, the state of the property will change. The relationship between responsible individuals in the traditional built environment in the Middle East differs from that of contemporary environments which have changed the physical state of properties. The presentation will highlight the quality of various elements as examples from both traditional and contemporary environments within the different forms of submission. We will explore the coexistence of the various properties that are in different forms of submission. From such explorations, conclusions will be made that responsibility in traditional environments has shifted to outsiders in contemporary environments. In traditional environments, users enjoyed more responsibility; in contemporary environments, outsiders share responsibility with inhabitants through interventions in all claims. The speaker will demonstrate that the structure of the built environment has much changed because of the change in the pattern of responsibility. Examples of such changes are: the potential of the physical environment became lower, conventions of form making became weaker, the social relationships between individuals became tense, and the territorial structure became shallower and most of all, the spread of poverty.

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