

Reviving Stalled Housing Projects in Southern Libya through Public - Private Partnerships (PPP): A Framework for Sustainable Urban Development

Dr. Basheer M K Alnnaas^{1*}, Dr. Mohamed Saad Abujnah²

^{1,2}Department of Civil Engineering, Faculty of Engineering, Azzaytuna University, Tarhunah, Libya

إحياء مشاريع الإسكان المتعثرة في جنوب ليبيا من خلال الشراكات بين القطاعين العام والخاص (PPP): إطار عمل للتنمية الحضرية المستدامة

د. بشير مصباح خليفة النعاس^{1*}، د. محمد سعد أبوجناح²
^{2,1} قسم الهندسة المدنية، كلية الهندسة، جامعة الزيتونة، تروهونة، ليبيا

*Corresponding author: b.alnnaas@azu.edu.ly

Received: February 28, 2026

Accepted: April 21, 2026

Published: April 29, 2026



Copyright: © 2026 by the authors. This article is an open-access article distributed under the terms and conditions of the Creative Commons Attribution (CC BY) license (<https://creativecommons.org/licenses/by/4.0/>).

Abstract:

This paper investigates the potential of utilizing Public-Private Partnerships (PPP) as a strategic mechanism for reviving stalled public housing projects in Southern Libya, where more than 105 projects, comprising approximately 27,283 residential units and 3,263 housing plots, remain incomplete due to financial constraints, institutional weaknesses, and political instability.

A mixed-method approach is adopted, combining descriptive analysis, field-based investigations through site visits to stalled projects, comparative international case studies, and a techno-economic assessment. The study proposes a context-sensitive, land-based PPP model tailored to the socio-economic and geographic conditions of Southern Libya.

The findings indicate that PPP approach can significantly enhance project delivery efficiency reduce public financial burdens, and mobilize private sector investment. However, successful implementation depends on the establishment of a clear legal framework, effective risk-sharing mechanisms, and strengthened institutional capacity at the municipal level.

The paper concludes by presenting a practical implementation framework and policy recommendations aimed at promoting sustainable urban development and improving housing accessibility in underserved regions. This highlights the need for alternative implementation mechanisms such as public-private partnerships.

Keywords: Public-Private Partnerships (PPP), Stalled Housing Projects, Southern Libya, Affordable Housing, Techno-Economic Analysis, Infrastructure Financing, Sustainable Urban Development.

المخلص

تعد مشاريع الإسكان العام المتوقفة في ليبيا أحد التحديات الكبرى التي تواجه عملية إعادة الإعمار والتنمية حيث تعتبر الشراكة بين القطاعين العام والخاص (PPP) آلية متزايدة الأهمية لتنفيذ مشاريع البنية التحتية والتنمية الحضرية بما في ذلك مشاريع الإسكان في ليبيا. حيث يواجه قطاع الإسكان تحديات كبيرة بما في ذلك نقص الوحدات السكنية وتدهور البنية التحتية والحاجة إلى تمويل إضافي لتلبية الطلب المتزايد على السكن. يمكن أن تقدم PPP حلاً فعالاً لمعالجة هذه التحديات من خلال الجمع بين الخبرة والموارد المالية للقطاعين العام والخاص. تهدف هذه الورقة البحثية إلى استكشاف دور PPP في استكمال مشاريع الإسكان في ليبيا مع التركيز على دراسة حالة مشاريع الإسكان العامة. تم في هذه الورقة تحليل الجوانب المختلفة

لنظام الشراكة بين القطاعين العام والخاص (PPP) بما في ذلك نماذج التمويل وتقسيم المخاطر والمسؤوليات التعاقدية وتقييم الأداء من خلال دراسة هذه الجوانب. تهدف هذه الورقة العلمية إلى تسليط الضوء على مفهوم الشراكة بين القطاعين العام والخاص تقديم رؤى قيمة حول إمكانات الشراكة بين القطاعين العام والخاص (PPP) في تحسين قطاع الإسكان بوصفها أداة استراتيجية فاعلة وابتكارية ولا غنى عنها في إدارة الأزمة التنموية إضافة إلى الإشارة إلى الأسباب الموجبة لاستخدامها والإيجابيات المتأتية منها في توفير سكن ميسور التكلفة ومستدام للمواطنين.

الكلمات المفتاحية: الشراكات بين القطاعين العام والخاص، مشاريع الإسكان المتعثرة، جنوب ليبيا، الإسكان الميسور، التحليل التقني والاقتصادي، تمويل البنية التحتية، التنمية الحضرية المستدامة.

Introduction

Libya is facing a worsening housing crisis, particularly in its southern regions, where more than 105 government housing projects have stalled at various stages of development, including design, foundation, structural works, and finishing. These projects exhibit varying levels of completion and have remained inactive for extended periods.

The causes of this stagnation are multifaceted, including security challenges, financial constraints, logistical difficulties, and weak institutional and project management capacities. As a result, many partially completed structures have deteriorated over time, while others have been subject to informal or illegal use.

This crisis is further exacerbated by several structural and economic factors, which can be summarized as follows:

1. A large proportion of government housing projects remain stalled at various stages of implementation.
2. Traditional financing mechanisms are inefficient and insufficient to support project completion.
3. Construction and raw material costs have significantly increased in recent years.

Consequently, conventional approaches have proven insufficient to meet the growing housing demand in these underserved regions.

In this context, Public–Private Partnerships (PPP) emerge as a promising and innovative approach to address these challenges. PPP models have demonstrated success in several Arab and African countries. Facing similar conditions, offering opportunities to mobilize private sector investment, enhance implementation efficiency, and bridge critical funding gaps in large-scale housing projects.

Despite the growing body of literature on Public–Private Partnerships (PPP) as an effective mechanism for infrastructure and housing development, their application in Libya, particularly in the southern regions, remains limited and underdeveloped. Existing studies on PPP in developing countries tend to focus on relatively stable institutional environments, while insufficient attention has been given to fragile, post-conflict, and geographically marginalized regions such as Southern Libya.

Furthermore, there is a lack of context-specific frameworks that integrate land-based PPP models with the unique socio-economic and institutional conditions of the Libyan housing sector. This gap highlights the need for a tailored PPP implementation framework capable of addressing both financial and institutional constraints in order to effectively revive stalled housing projects.

2. Problem Statement

The main problem lies in the inability of traditional financing and implementation models [3] [7] for government housing projects to keep pace with the increasing demand for housing in Libya, particularly in the southern regions. This has resulted in the stagnation of more than 105 government housing projects at various stages of completion, leading to significant economic, social, environmental, and security consequences.

These consequences can be summarized as follows:

- Economic consequences: Waste of public investments estimated at approximately 2.5 billion Libyan dinars.
- Social consequences: Deprivation of thousands of families from access to adequate housing.
- Environmental consequences: Deterioration of partially completed infrastructure over time.

- Security consequences: Spread of informal settlements and unplanned urban growth. Random and unauthorized construction

This situation reflects a broader structural crisis in the housing sector in Libya, particularly in the southern regions, where numerous government housing projects remain stalled at different stages of development, including design, foundation, structural, and finishing works. These projects remain incomplete due to a combination of financial constraints, institutional inefficiencies, security instability, and weak project management systems.

The continued reliance on traditional financing and implementation models has proven insufficient to address these challenges [7], especially in contexts characterized by economic volatility and limited institutional capacity. As a result, a large stock of partially completed housing units remains idle, contributing to urban decay, inefficient use of public resources, and increasing pressure on housing supply.

These challenges highlight the urgent need to explore innovative financing and implementation alternatives capable of improving project completion rates and ensuring efficient resource utilization. Furthermore, there exists a clear gap between the pressing need to revive stalled housing projects in Libya and the absence of a comprehensive, context-specific implementation model tailored to the socio-economic and geographical conditions of Southern Libya.

Accordingly, the central research question of this study is: How can the Public–Private Partnership (PPP) model be effectively and sustainably applied [3] to revive stalled public housing projects in Southern Libya?

3. The Importance and Objectives of This Paper

3.1- Importance of the Study

The importance of this research paper lies in the following aspects :

- Providing a practical solution to a real problem affecting thousands of families.
- Contributing to the development of scientific literature on the application of PPP in desert regions.
- Providing a framework that can be utilized in similar areas.
- Contributing to achieving balanced development between northern and southern Libya.

3.2- Study Objectives.

The objectives of this study are as follows:

- Diagnosing the current state of stalled housing projects in southern Libya and analyzing the reasons for their suspension.
 - Analyzing the feasibility of applying the PPP model in southern Libya specifically and Libya in general, and evaluating the suitability of PPP models for the public housing sector.
 - Identifying the challenges and obstacles facing the application of this model.
 - Proposing a comprehensive implementation framework adapted to the conditions of southern Libya.
 - Providing practical recommendations for decision-makers and investors, along with a proposed practical and applicable model.
-

4. Literature Review

The (PPP) partnership between the public and private sectors has been widely adopted globally to improve infrastructure delivery (Morocco, Egypt, Nigeria, South Africa, and China). Studies highlight its ability to enhance efficiency, share risks, and attract private investment. However, success depends on governments and their laws, as well as the legal and investment frameworks related to the sector. [11]

Previous studies have indicated the successful application of PPP models in housing projects in several Arab and African countries. Morocco, for example, successfully developed more than 500,000 housing units using this model between 2010 and 2020 (Moroccan Ministry of Housing, 2021). Egypt also achieved significant success in its New Administrative Capital project using PPP (Egyptian Ministry of Housing Report, 2022). [5]

This scientific issue highlights the growing need for multifaceted participation and particular appeal. However, success depends on the laws governing the field.

5. Methodology and Study Field work.

5.1- Methodology.

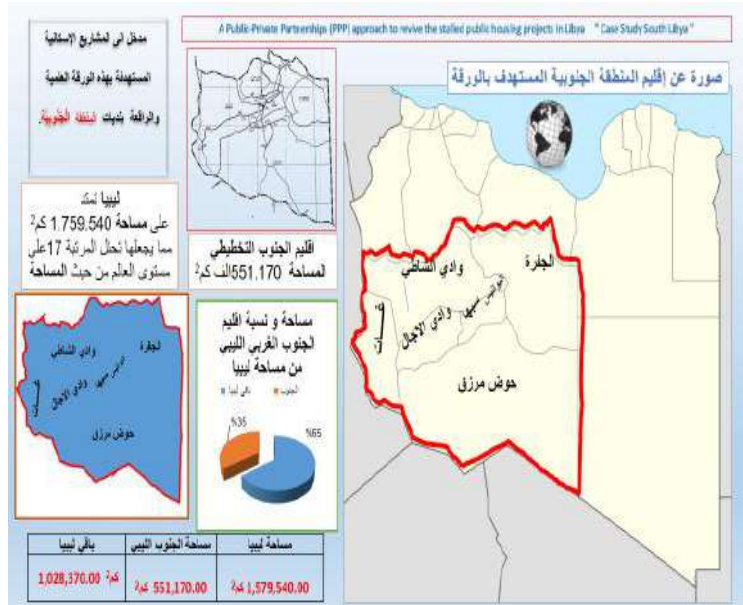


Figure 1: Stalled Housing Project in Southern Libya (Location and Distributions)
 (Source: Field Survey, 2024)

• **Reviving Stalled Housing Projects in Southern Libya through Public –Private Partnerships (PPP): A Framework for Sustainable Urban Development**

The total number of projects visited in the field is (102) projects, with a total of 27,283 housing units and 3,263 residential plots, divided as follows:

مشروعات الشركة الليبية للتجهيز والتطوير العمراني	مشروعات مصرف الاقمار والاستثمار العقاري	مشروعات تنمية وتطوير المراكز الإدارية	جهاز تنفيذ مشروعات الإسكان والمرافق الإسكان	الإجمالي	اسم الجهة المالك للمشروع	عدد الوحدات	عدد المشاريع السكنية المنفذ من المواطنين	عدد المشاريع المستغلة	عدد المشاريع السكنية المنفذ من المواطنين
3263	1714	12721	12848	3263	28 مشروع	68	9270	3578	12848 وحدة سكنية
0	1084	8358	9270	0	4 مشاريع	21	8358	4363	12721 وحدة سكنية
0	630	4363	3578	0	4 مشاريع	5	1084	630	1714 وحدة سكنية
					عدد 1 موقع	8	368	3263	368 قطعة سكنية

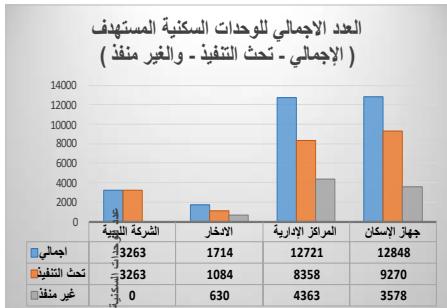


Table 1: Stalled Housing Project in Southern Libya (Location and Distributions)

(Source: Field Survey, 2024)

Solving the problem of stalled public housing projects in Libya by establishing a partnership system between the public and private sectors (PPP Public-Private Partnerships) Case study Southern Libya.

المجموع	المرحلة الأولى		المرحلة الثانية	المرحلة الثالثة	المرحلة الرابعة		مقترح المراحل التنفيذية
	80.1% - 99.99%	80 % - % 6.1	40.01% - 60 %	20 % - 40%	من %1 الى %19.9	لم يبدأ بعد	
مشروع 61	مشروع 1	مشروع 14	9 مشاريع	مشروع 15	مشروع 16	6 مشاريع	مشروعات جهاز تنفيذ مشروعات الإسكان والمرافق
مشروع 19	0	0	مشروع 1	4	مشروع 14	0	مشروعات جهاز تنمية وتطوير المراكز الإدارية
مشروع 6	0	مشروع 1	3 مشاريع	0	مشروع 1	مشروع 1	مشروعات مصرف الادخار والاستثمار العقاري
مشروع 86	مشروع 1	مشروع 15	مشروع 13	مشروع 19	مشروع 31	7 مشاريع	الإجمالي عدد المشاريع

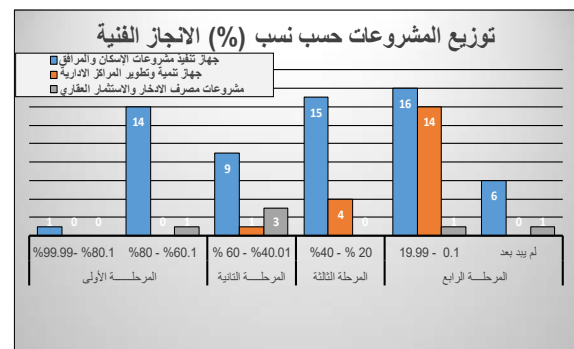
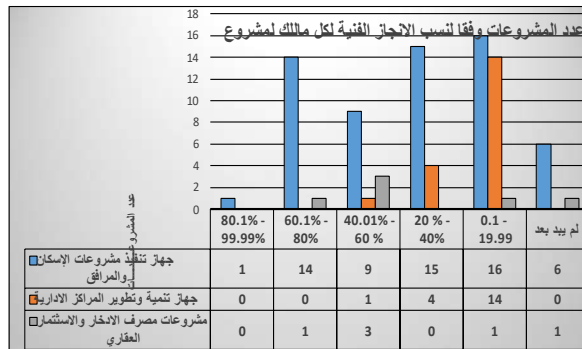


Table 2: Stalled Housing Project in Southern Libya (Location and Distributions)

(Source: Field Survey, 2024)

6. Theoretical Framework.

6.1- The Concept of Public-Private Partnerships (PPP).

A public-private partnership (PPP) is defined as a long-term contractual arrangement between a government entity and the private sector [2] [7] to provide a public asset or service, where the private sector assumes a significant portion of the risks and manages the project. PPP models have evolved into an important tool for financing and implementing housing and infrastructure projects in many developing countries.

6.2- PPP Models in the Housing Sector.

Contractual PPP models in the housing sector vary and include [6] :

1. Design-Build-Finance-Operate for Stalled Projects (DBFO).
2. Build-Own-Operate (BOO).
3. Build-Lease-Transfer (BLT).
4. Local Community Partnership Model (LCPM).

7. Case Study.

There are many reasons that led to the suspension of these projects throughout Libya in general [9] and in southern Libya in particular, the most important of which are financial reasons including:

1. Stalled section government funding for these projects.
2. A 300-400% increase in construction costs.
3. Accumulation of debts owed by contractors.

7.1 The reality of stalled housing projects in southern Libya.

7.1.1- Quantitative data.

A Public-Private Partnerships (PPP) approach to revive the stalled public housing projects in Libya" Case Study South Libya

غيات

جهاز تنفيذ مشروعات الإسكان والمرافق مواقع بلديات غيات

ت	اسم المشروع والشركة المنقذة	رقم العقد	الموقع	عدد الوحدات السكنية			مساحة الموقع بالهكتار	نسبة الإنجاز الفعلي
				المستهدف	تم بنائها	لم يتدرج في تنفيذها		
8	تصميم وتنفيذ 101 وحدة سكنية تنفيذ للقرات	3/74	نهالا	101	50	51	38%	
9	تصميم وتنفيذ 80 وحدة سكنية تنفيذ للقرات العامة	4/74	نهالا	80	80	/	34%	
10	استكمال 42 وحدة سكنية تنفيذ شركة للقرات	269/2008	اسين	42	42	/	75%	
11	استكمال 7 وس شركة للقرات العامة	73/77	غات	7	7	/	30%	
12	استكمال 40 وحدة سكنية تنفيذ للقرات العامة	267/2008	العوينات	40	38	2	73%	
13	استكمال 40 وحدة سكنية تنفيذ للقرات العامة	263/2008	فيلان العوينات	40	28	12	70%	
14	استكمال 149 وحدة سكنية تنفيذ شركة للقرات	2/74	نهالا	149	144	5	75%	

غيات

A Public-Private Partnerships (PPP) approach to revive the stalled public housing projects in Libya" Case Study South Libya

جهاز تنفيذ مشروعات الإسكان والمرافق مواقع بلديات غيات

رقم العقد	تم بنائها	شرع في تنفيذها	المستهدف	عدد الوحدات السكنية	
				تم بنائها	لم يتدرج في تنفيذها
2007-5	423	102	525	102	423
2007-5	25	700	725	700	25
2007-5	370	700	1070	700	370
2007-5	0	0	242	0	242
2007-5	88	50	138	50	88
2007-5	50	250	300	250	50
1/2010-2	0	0	20	0	20
74/..	51	50	101	50	51
74/..	0	80	80	80	0
2008/....	0	42	42	42	0
77/..	0	7	7	7	0
2006-2	2	38	40	38	2
2008-2	12	28	40	28	12
74/..	5	144	149	144	5
	1026	2191	3479		



مواقع بلديات الجفرة

جهاز تنفيذ مشروعات الإسكان والمرافق مواقع بلديات الجفرة (الجزء - زلة)

بلديات الخفيسرة

رقم العقد	رقم المخطط	تاريخ العقد	تاريخ البناء	رقم المخطط	رقم المخطط	رقم المخطط	رقم المخطط	رقم المخطط	رقم المخطط	رقم المخطط	رقم المخطط
2004/..	1200/2014	12/05/2014	سمر	سمر	سمر	سمر	سمر	سمر	سمر	سمر	75%
2004/..	1200/2014	12/05/2014	سمر	سمر	سمر	سمر	سمر	سمر	سمر	سمر	7%
2004/..	1405/2014	14/05/2014	سمر	سمر	سمر	سمر	سمر	سمر	سمر	سمر	7%



A Public-Private Partnerships (PPP) approach to revive the stalled public housing projects in Libya" Case Study South Libya

حوض مرزق

ت	اسم المشروع والشركة المنقذة	رقم العقد	الموقع	عدد الوحدات السكنية			مساحة الموقع بالهكتار	نسبة الإنجاز الفعلي
				المستهدف	تم بنائها	لم يتدرج في تنفيذها		
1	تنفيذ 70 وحدة سكنية تنفيذ شركة للقرات العامة	231/2018	حزقي	70	70	0	0%	
2	تنفيذ 70 وحدة سكنية تنفيذ شركة للقرات العامة	316/2018	حزقي	70	70	0	0%	
3	تنفيذ 60 وحدة سكنية تنفيذ شركة للقرات العامة	14/2009	الحمير	60	60	0	0%	
4	تنفيذ 2000 وحدة سكنية تنفيذ شركة لجمعية	192/2007	بو الربيع	2000	2000	0	0%	
5	تنفيذ 2000 وحدة سكنية تنفيذ شركة للمدينة المنورة	200/2017	اراهين	2000	2000	0	0%	
6	تنفيذ 145 وحدة سكنية تنفيذ شركة للقرات العامة	48/2008	كسبة	145	145	0	0%	
7	تنفيذ 75 وحدة سكنية تنفيذ شركة للتعليم العالي	316/2008	زينة	75	75	0	0%	
8	تنفيذ 89 وحدة سكنية تنفيذ شركة للقرات العامة	264/2018	زينة	89	89	0	0%	
9	تنفيذ 180 وحدة سكنية تنفيذ شركة للقرات العامة	300/2016	مردان	180	180	0	0%	
10	تنفيذ 99 وحدة سكنية تنفيذ شركة للتعليم العالي	02/2006	مسرفين	99	99	0	0%	
11	تنفيذ 80 وحدة سكنية تنفيذ شركة للقرات العامة	242/2018	الزينة	80	80	0	0%	
12	تنفيذ 80 وحدة سكنية تنفيذ شركة للقرات العامة	240/2018	الزينة	80	80	0	0%	
13	تنفيذ 70 وحدة سكنية تنفيذ شركة للقرات العامة	371/2016	الزينة	70	70	0	0%	
14	تنفيذ 70 وحدة سكنية تنفيذ شركة للقرات العامة	228/2018	الزينة	70	70	0	0%	
15	تنفيذ 85 وحدة سكنية تنفيذ شركة لجمعية	85	مردان	85	85	0	0%	
16	تنفيذ 666 وحدة سكنية تنفيذ شركة لجمعية	666	سرجيا	666	666	0	0%	
17	تنفيذ 116 وحدة سكنية تنفيذ شركة لجمعية	116	السيدي	116	116	0	0%	
18	تنفيذ 216 وحدة سكنية تنفيذ شركة لجمعية	216	القرين	216	216	0	0%	
19	تنفيذ 96 وحدة سكنية تنفيذ شركة للقرات العامة	241/2018	البرقي	96	96	0	0%	
20	تنفيذ 75 وحدة سكنية تنفيذ شركة للقرات العامة	14/2009	مردان	75	75	0	0%	
21	تنفيذ 200 وحدة سكنية تنفيذ شركة للتعليم العالي	119/2018	مرزق	200	70	130	18.3%	

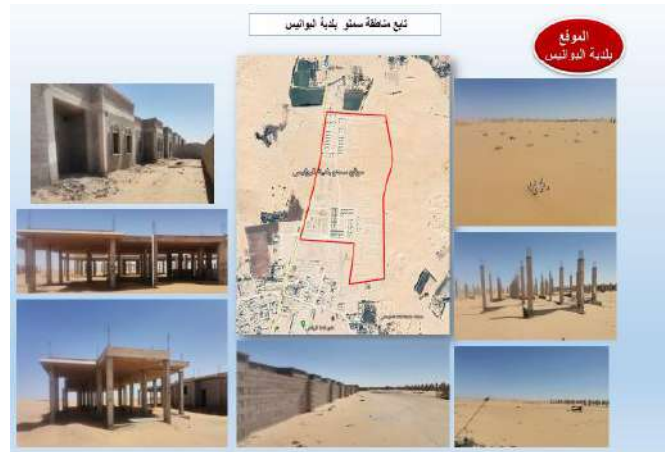
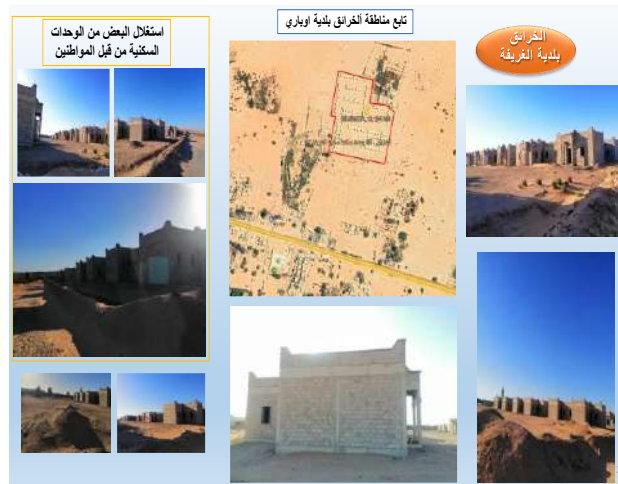




Figure (2) shows the distribution of stalled projects in the southern regions of Libya:
Figure 2: Early- Stage Housing Project – [ALBAWANIS] – [البوانيس]
 (Samples from the field studies of this scientific paper)
 (Source: Field Survey, 2024)



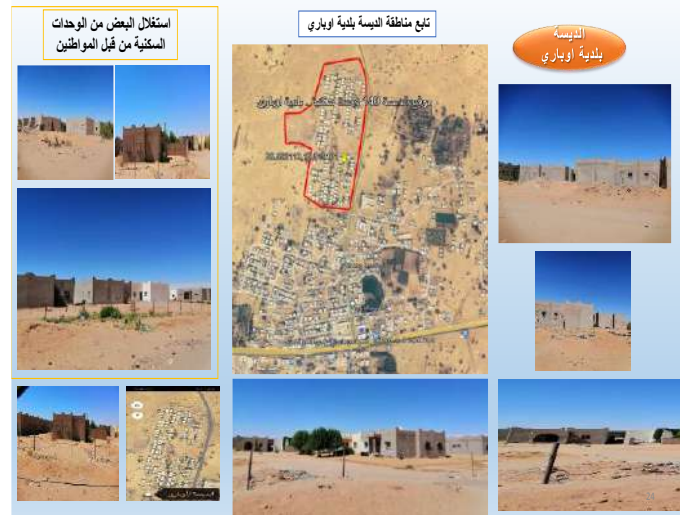


Figure 3: Completed but Unused Housing Project (Samples from the field studies of this scientific paper)
(Source: Field Survey, 2024)

8. Techno–Economic Analysis and Available Opportunities

8.1- Technical: Projects are partially completed and structurally viable.

8.2- Economic: PPP reduces public cost burden and accelerates completion.

8.3- Available Opportunities:

1. Urgent Need: Growing demand for housing
2. Community Support: Local communities' desire to find solutions
3. International Support: International organizations' interest in achieving stability

9. Proposed PPP Framework and Investment Model for Reviving Stalled Housing Projects in Southern Libya.

This study proposes a context-sensitive Public–Private Partnership (PPP) framework designed to revive stalled housing projects in Southern Libya. The proposed model is based on a clear distribution of roles, whereby the public sector provides land and regulatory support, while the private sector contributes financing and construction capacity, with risks shared between both parties. [10], [4]

The framework is developed as an actionable investment model that integrates financial restructuring, institutional coordination, and market-based delivery mechanisms. It aims to address the structural challenges identified in the Libyan housing sector while providing a practical pathway for completing partially implemented projects in a financially sustainable and socially equitable manner. [4]

9.1 Contextual Challenges and Opportunities

The implementation of PPP models in Southern Libya is influenced by a set of institutional, financial, and contextual factors, which can be summarized as follows:

9.1.1 Institutional Challenges

- Lack of a clear legal and regulatory framework governing PPP implementation in Libya.
- Ambiguity in the definition and institutional structure of PPP arrangements.
- Weak coordination and limited institutional capacity at both national and local levels.

9.1.2 Financial and Economic Challenges

- Limited availability of local funding sources.
- High cost and risk associated with attracting foreign investment.
- Large and geographically dispersed land areas in remote regions, increasing infrastructure costs.

9.1.3 Risks and Threats

- Political instability and security risks.
- Weak infrastructure in southern regions.
- Limited local expertise in PPP structuring and implementation.

9.1.4 Strengths and Opportunities.

Strengths:

- Availability of land for development.
- Strong community demand for housing.
- Urgent need for project completion, creating policy momentum.
-

Opportunities:

- Potential for international technical and financial support.
- Adoption of modern construction technologies.
- Opportunities for partnerships with local communities and municipalities.

9.2 Key Components of the Proposed PPP Model.

Based on the above analysis, the proposed PPP investment model consists of the following core components:

1. Financial Settlement and Debt Restructuring

- Assess previously paid advances and financial obligations related to stalled projects.
- Reclassify these payments as structured debts to executing companies.
- Repay these obligations through scheduled installments aligned with project cash flows.

2. PPP Contractual Framework

- Establish formal PPP agreements between public entities and private developers.
- Allow the involvement of financial intermediaries (e.g., banks or real estate developers).
- Grant private partners the right to complete construction and sell housing units under regulated conditions.

3. Costing and Pricing Mechanism

- Determine total project completion costs, including construction and financing.
- Set housing unit prices based on average local market values.
- Ensure a balance between affordability and financial viability.

4. Institutional and Allocation Mechanism.

- Develop transparent allocation procedures in coordination with municipalities and local councils.
- Approve beneficiary lists and ensure equitable distribution.
- Establish clear administrative and legal documentation processes.

9.3 Implementation Mechanism

The implementation of the proposed PPP framework follows a structured sequence:

1. Identification and technical assessment of stalled projects.
2. Financial evaluation and restructuring of existing obligations.
3. Selection of private partners and formalization of PPP agreements.
4. Mobilization of financing and resumption of construction activities.
5. Completion of housing units and execution of sales mechanisms.
6. Allocation of units to beneficiaries under local authority supervision.

9.4 Conceptual PPP Framework (Diagram Description)

The proposed model can be conceptually illustrated as an integrated system involving multiple stakeholders:

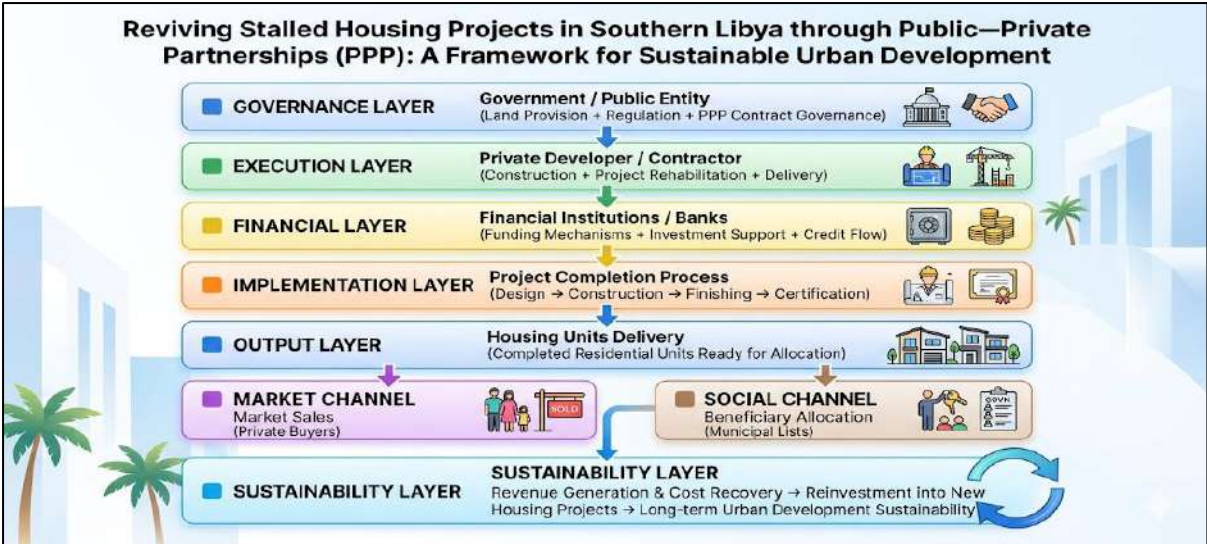


Figure 4. Integrated Public-Private Partnership (PPP) Framework for Reviving Stalled Housing Projects in Southern Libya

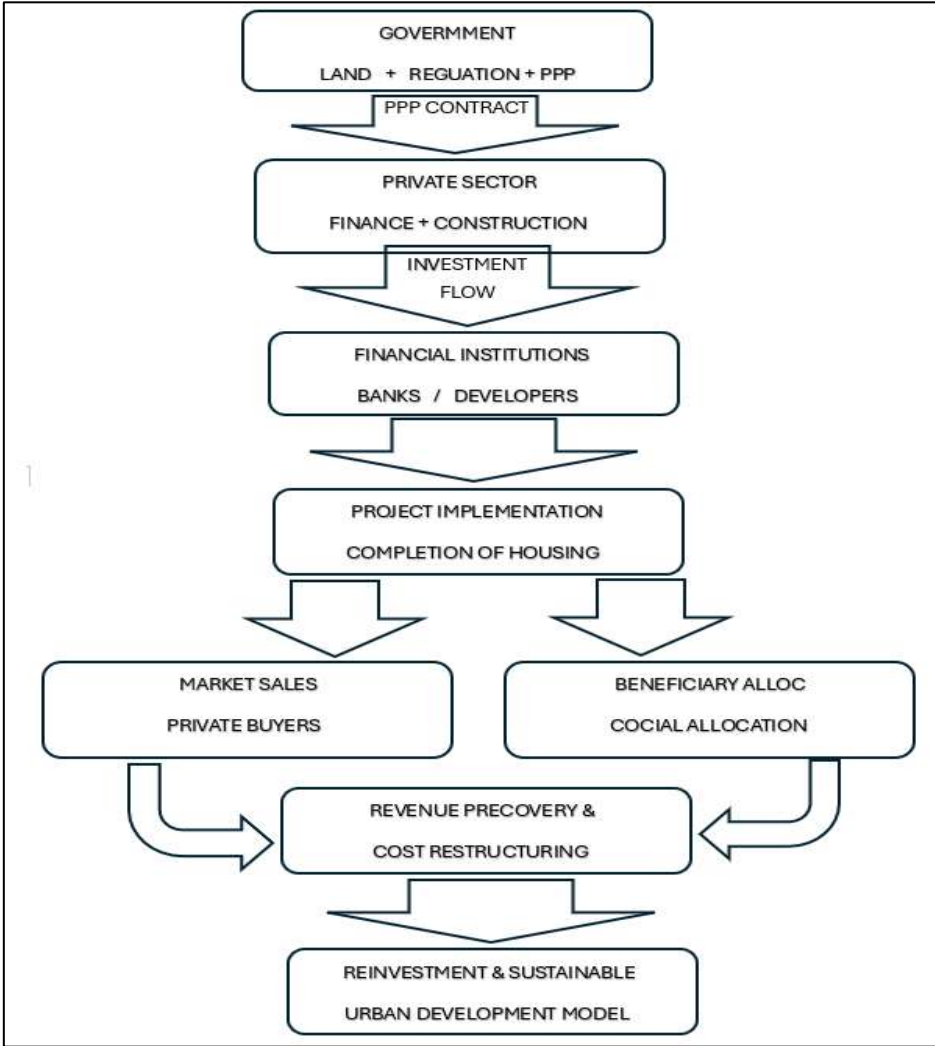


Figure 5. Integrated Public-Private Partnership (PPP) Framework for Reviving Stalled Housing Projects in Southern Libya

The proposed framework illustrates a structured Public–Private Partnership (PPP) model for reviving stalled housing projects. The government provides land and regulatory support, while the private sector is responsible for financing and construction activities. Financial institutions support the process through funding mechanisms.

The model follows a sequential implementation pathway from project execution to housing delivery, followed by dual distribution mechanisms through market sales and beneficiary allocation. Revenues generated from sales contribute to cost recovery and enable reinvestment, ensuring long-term project sustainability.

10. Conclusion and Recommendations.

10.1- Conclusion

A public-private partnerships (PPP) are a practical and indispensable solution in the current phase for reviving stalled projects in Libya. This model also represents an effective strategic option for revitalizing stalled housing projects and achieving sustainable urban development throughout Libya. This scientific paper presents one of the first public-private partnership framework can be appealed to be implemented for the housing Projects rehabilitation in Libya. [8]

The findings indicate that public-private partnerships PPP implementation can reduce completion costs by an estimated a very large and very high percentage % compared to traditional public implementation and delivery methods.

The absence of a legal and institutional framework to support this system in Libya, which can be overcome through genuine political will and effective partnership with local communities represented by municipalities and the Local Government Law No. (59/2022r - Local Administration and Local Governance), represents success in this file not only as a solution to the housing problem but also as a contribution to achieving stability and balanced urban development in all sectors, and it enhances social cohesion and reduces internal migration from rural areas to cities and from the south to the north.

10.2 - Proposed PPP Framework and Investment Model (Actionable Model) for Reviving Stalled Housing Projects

An investment method that have been created in this paper, was formulated to think about it and benefit from it to complete ongoing housing projects, in the form of a PPP investment contract that includes the following points: -

- 1- Survey the value of advance payments and previously paid settlements for national companies and calculate them based on debts to the executing companies, which are paid through scheduled installments .
- 2- Conduct an investment contract between the project-owning entity and the executing company in the form of a PPP investment contract or through a developer (real estate intermediary or bank financing contract), whereby the executing company or real estate developer has the right to sell the residential units after completing the execution .
- 3- Determine the price and cost of the executed residential units and set their selling price to the beneficiary according to the average prices in the Libyan local market .
- 4- Approve the mechanism and the documents of the allocation entity and approve the lists of beneficiaries. (Local council - Municipality)

10.3- Recommendations:

1. Institutional Component
 - Establishing the "Higher Authority for Southern Housing Development, followed by the Youth Housing Project.
 - Establishing a "PPP Unit" in each municipality.
 - Involving local councils in decision-making.
 2. Legal Component
 - Enacting a law specific to public-private partnerships (PPPs)
 - Developing an investment incentive system
 - Law 59 Resolution 2025 Local Administration and Local Governance
-

International References

- [1] Adebayo, A. A., Lulofs, K., & Heldeweg, M. A. (2023). Indicators, strategies, and rule settings for sustainable public-private infrastructure partnerships: From literature review towards institutional designs. *Sustainability*, 15(12), 9422. <https://doi.org/10.3390/su15129422>
- [2] Grimsey, D., & Lewis, M. K. (2004). *Public private partnerships: The worldwide revolution in infrastructure provision*. Edward Elgar Publishing.
- [3] International Monetary Fund. (2019). *Public-private partnerships in infrastructure*. IMF.
- [4] World Bank. (2020). *Public-private partnerships reference guide (Version 3.0)*. World Bank Group.
- [5] United Nations Human Settlements Programme (UN-Habitat). (2021). *Housing and sustainable urban development*. UN-Habitat.
- [6] UNECE. (2008). *Guidebook on promoting good governance in public-private partnerships*. United Nations Economic Commission for Europe.
- [7] Yescombe, E. R. (2017). *Public-private partnerships: Principles of policy and finance*. Elsevier.
- [8] Elgadi, Ahmed A., Izudinshah Abd Wahab, Lokman Hakim Ismail, Fatma Abbas, and Emedya Murniway Samsudin. "URBAN PLANNING OF SUSTAINABLE DEVELOPMENT MODEL FOR LIBYAN CITIES." *Journal of Islamic Architecture* 6, no. 4 (2021).
- [9] Miskeen, Manssour Bin, Otman MM Elbasir, Basheer Alnnaas, and Mohamed Wali Sharief. "Planning ahead: Advanced prediction of car user's intention to use the future railway system in Libya." *Journal of Pure & Applied Sciences* 20, no. 4 (2021): 76-82.

Arabic References

- [10] إبراهيم (2024) م. آليات التمويل الإسلامي وصيغ الشراكة بين القطاعين العام والخاص في تمويل مشاريع البنية التحتية في ليبيا. *مجلة دالات للعلوم الإنسانية والتربوية، جامعة بنغازي* <https://doi.org/10.64516/q3nby049>.
- [11] الأمين س. م. & رشيد ف. (2024). واقع الشراكة بين القطاعين العام والخاص في الدول العربية: دراسة تحليلية للتجربة المصرية.

Disclaimer/Publisher's Note: The statements, opinions, and data contained in all publications are solely those of the individual author(s) and contributor(s) and not of JIBAS and/or the editor(s). JIBAS and/or the editor(s) disclaim responsibility for any injury to people or property resulting from any ideas, methods, instructions, or products referred to in the content.