

## **An Ex-Post Evaluation of Land Readjustment vs Eminent Domain: A case study of Sidon, Lebanon**

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### **Abstract**

Cities in developing countries are always seeking equitable and sustainable solutions of lingering urban challenges where deteriorating quality of life and impeded economic growth has been persisting from one generation to another.

The biblical city of Sidon in Lebanon is no different. Thirty years ago, this city implemented two major urban management strategies; the first strategy made use of the eminent domain regulations and processes to expropriate land for roads and public services which was applied in the southern region of the city; while the second strategy employed the land readjustment process and was applied in the northern region. Today after three decades, the city is faced once again with the question on which strategy to adopt for the urban management of the undeveloped eastern region. To answer this question, this paper presents an ex-post evaluation of the two strategies.

The ex-post evaluation is done using two different models. The first is designed to evaluate the two strategies with respect to the city leaders' vision and objectives as well as the stakeholders' preferences. It employs multi criteria decision analysis (MCDA). In specific, it uses the analytical hierarchical process (AHP) pairwise comparison for eliciting criteria (or performance indicators) and their respective weights whereas scaling is done through linear utility functions using the tangible results of these performance indicators collected after twenty five of implementation.

The second model evaluates the two strategies with respect to a selected international recognized standard.

The second evaluation model is based on a well-recognized rating system: Leadership in Energy and Environmental Design for neighborhood development (LEED-ND). Local experts' focus groups were formed and their judgment assisted in reviewing different LEED-ND criteria and assigning attained credit scores. The significance of the research presented in this paper is two-folded: first it presents a new perspective on assessing public projects in developing countries. The second is the importance of demonstrating how locally-elicited urban performance indicators can be used in assessing innovative land management tools and techniques for more equitable and sustainable solutions.

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