

The Economic Components Affecting the Distribution of Construction Industries in the Province of Najaf: An Extracted Research from a Master's Thesis

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Abstract

The natural and human components cannot be sufficient for the development of industrial activity unless accompanied by the availability of capabilities or economic components, which in turn prepare the industry for raw materials, capital, market, transportation, energy and fuel sources. The human being is in the establishment of the industrial activity, but this requires him to prepare other economic components, whether they are needed by this industrial activity directly or are used in the service needs accompanying the industrial activity indirectly. One can discuss the economic components in the Najaf governorate in some detail and explain their impact and role in the establishment and development of the industry . These components were embodied in the raw material, market, transportation methods, capital, energy sources, fuel, land and government policy.

The study reached a number of conclusions ,most notably:

1. The study area possesses the components of the construction industry , in terms of raw materials that are abundantly available and which are considered the basis for the establishment of this industry, such as gravel, sand and gypsum stones.
2. The possibility of benefiting from loans and grants granted by the Industrial Bank and the rest of the other banks in developing and expanding existing industries or establishing new facilities in the future.
3. The study area enjoys a large market, whether internal) local (or external, which is represented in the governorate of Qadisiyah in the first place, then the governorates of Babylon and Karbala, and these markets are able to absorb construction products.

4. The governorate market suffers from a large number of imported construction goods, especially bricks, cement, alabaster and ceramics, most of which are imported from Iran in the first place and Turkey secondly.
5. The governorate enjoys a good network of transportation routes, whether main or secondary, and this helped to transfer raw materials to industries or transport products, and this provides good flexibility in creating new markets for the disposal of products for these industries.

Introduction:

Industrial activity is considered the main element in increasing the national income and raising the standard of living of the population and its scientific and political progress because of its multiple connections with other activities in any region or region. For this reason, economic, engineering, geographical studies and other disciplines of all kinds have been interested in studying this vital activity.

Geography has been concerned with the study of industrial activity from several aspects, most notably the study, analysis and interpretation of the spatial distribution of the industry and its reality and factors affecting its distribution, and among those factors or ingredients that are interested in studying the economic components that affect the distribution of industrial activity in general and construction industries in particular, and based on that the researcher By studying these (economic) components that affect the distribution of construction industries in Najaf Governorate, my agencies are:

1. Raw materials

The raw material means that it is those materials that enter the production process (industrial) from which goods and services are obtained, and the raw material (raw) may be mineral materials, it may be animal materials such as leather and wool, or vegetable materials such as sugar cane, rubber, plant fibers or semi-manufactured materials, and it has The significant impact on choosing the location or location of the industry, and this depends on the extent to which the raw material bears the transport, the percentage of wastage of it, its value, its proximity or distance from the market and many other considerations' ([1]) and there are certain industries oriented towards raw materials, although the progress has reduced technological greatly from the impact of this factor and began to drop his position to influence the endemicity industry near the raw material or raw material.

The availability of raw materials in an organized and permanent manner has a clear impact on the settlement of industries, and the cost of these materials and methods of extraction depend on the percentage of industry needs of them' ([2]) Also, raw materials are not homogeneous in their distribution and their costs vary from one country to another and from one region to another, due to the different costs or methods of production and exploitation. industrial' ([3])

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The land includes many elements that are of special importance, in the aspect of building and construction, such as gravel, sand, marble, clay, marble, gypsum, granite, and limestone, which are of great economic importance , ([4]) are the raw materials of the basics of the industry, especially construction industries in the province of Najaf, where the province has great potential at the level of availability of raw material, and in the case of an appropriate investment for these possibilities can help to build a basic foundation for the industry advanced added to this contribution To accelerate the development process, whether at the governorate level or at the level of Iraq .

Mineral raw materials are the most important raw materials that enter into the construction industry in the study area , as the governorate includes limited amounts of diversity of mineral wealth, but abundant reserves, which were limited to non-metallic minerals. Investigation and exploration operations in the study area revealed abundant reserves of (sand gravel, limestone and gypsum).

Below we review the most important minerals that are available in Najaf Governorate and their potential in establishing the industry

- A- Limestone** : This stone is found in Iraq in large quantities, and it is a sedimentary rock, which marine conditions contributed to its formation. The presence of this stone in the study area was concentrated in the areas of Mazloun Castle, Al-Khurraybah and Al-Rahba. The reserves that have been discovered so far in Najaf Governorate are more than (355), million tons, and this stone is of great importance as a raw material in the existing construction industries or that will be established in the future. ([5])
- B- Deposits of gravel and sand** :estimated to maintain reserves of these deposits about 900 million m³ ,³ and the spread of these minerals in the area Aldbdbh have used large quantities in various industries , ([6]) as these minerals, if properly invested, contribute to the development of construction industries of all kinds in Najaf Governorate, such as the manufacture of cashmere, block, alabaster, mosaic and concrete pipes
- C- -Gypsum crust** : This raw material is used in the manufacture of plaster and cement, and this crust covers the formations of Al-Dibbeh and is present in abundant quantities in the Al-Najaf Governorate and contributes effectively to supporting the construction industries in the governorate, such as the manufacture of marble and ceramics ([7])
- D- Cement clays**: The study area contains limited quantities of clays, which are found in depressions and valleys in the plateau area within limited areas. These clays are also found within a few areas of the sedimentary plain within the boundaries of the study area, where the cement industry needs large quantities of it and it has been The Kufa Cement Factory was supplied with this material in the previous period from the Al-Haffar area, which is located on the (Manathira - Al - Qadisiyah (road ,but this led to the distortion of this area and its transformation into depressions filled with groundwater, and due to the lack of soil availability in the study area, this material is obtained from the quarries of the

city Al-Kifl, which is supplied to the Kufa Cement Plant and Najaf Cement Plant with this necessary material for the production of cement in the two plants. ([8])

E- Dolomite : This ore is found in the study area, which is used in the manufacture of (fire bricks, glass and thermal insulators, and this material can contribute to the establishment and development of construction industries in the study area, as shown in Table.(1

It is clear from the foregoing that the study area enjoys a huge mineral wealth that can be invested in various branches of construction industries (cement, bricks, kashi, block and concrete products .(Thus, Najaf Governorate has the ability to develop this industry and establish new construction industries .However, some of these minerals have not been fully exploited, as we note that the study area depends on the governorate of Karbala to meet its needs of the material Al-Nura, which enters as a raw material in the manufacture of thermistor and lime bricks , as well as the study area depends on the governorates of Qadisiyah and Babylon to obtain the soil material (cement bricks).

Table: (1) Mineral raw materials in the province of Najaf reserve, geographical location and industries benefiting from them

Beneficiary industries	Site	Reserve(thousand tons)	industrial materials	
Cement ,lime, chemical industries	Mazloun Castle , Al Rahba, Al Rahiba	355200	limestone	
Concrete asphalt , prefab buildings, Kashi, lime bricks	Al-Dibbah area formations	902000	Gravel and sand (million m3)	
Bricks ,cement, fire bricks	Al-Haffar Road)Al - Manthira- Qadisiyah(-	cement bricks	
plaster ,cement	Al -Dibbeh area , Al -Khorang	210	gypsum crust	
Fire Bricks , Glass, Thermal Insulators		-	dolomite	

Source :Khaloud Al-Bassam , Mineral Ores and Rocks in Iraq, General Company for Geological Survey and Mining, no edition, Ministry of Industry and Minerals Press, 2005, pp. 15-17.

2. The Capital

Capital is defined as all material resources as well as cash that are used in production processes, and capital is the most important factor for industrial settlement and cannot be dispensed with in the establishment of any industrial project, and is the basis for the completion of industrial operations , ([9]) requiring industry funds for the purchase of machinery, equipment and land which pays tribute to the industrial plants as well as for the purchase of raw materials, fuel and payment of wages of labor and transport also includes insurance and taxes, and the capital is different in its role in the endemicity industry for raw materials, fuel and energy, is like Employment in the capacity of movement and movement from one region to another within the same country or between one country and another. ([10])

The capital is divided into two parts:

A- Cash capital : This means all financial amounts) money (that are used in production processes and used in order to secure the industry's requirements of raw materials, or to purchase machinery , machinery and equipment, as well as to pay the wages of employees and workers. ([11])

B- Fixed capital: It means the project's physical components) fixed components of the project), which include equipment, machines , machines , buildings, workshops, and rehabilitation and development centers, which depend in their availability on cash capital, and the most important obstacles and problems facing fixed capital is the difficulty of moving from one place to another. another place ([12])

The capital required by the various industrial activities does not constitute a problem or an obstacle in the industrially developed countries , but this constitutes a heavy burden in the developing countries (third world countries) ,because they suffer from a great shortage in financing industrial projects and activities, because the economies of these countries are still in a stage growth, so these countries resort to saving or borrowing to provide the necessary capital to finance industrial projects. ([13])

The establishment of industrial projects requires the provision of capital for the construction of buildings and the purchase of machines and machinery or the purchase of raw materials that enter the production process or in order to pay the wages of workers and employees ,and based on this basis, capital is one of the basic ingredients that are necessary for the establishment of modern or advanced industry. Also, the local capital that invests in the industrial sector depends on a number of factors, including the amount of individual income and national product, in addition to the nature of the economic laws and regulations in force in that country or region. ([14])

In Iraq, the largest share of investments is acquired by the public sector, where funds are allocated by the central government to invest in the governorates in various economic sectors, including the industrial sector, according to the goals and programs set by the state for

economic, social and political considerations, as for the private sector, whether it is foreign or local investors There are many obstacles that limit investment in various industrial activities, including not giving insurances to investors to invest their money, and the routine procedures followed in various state departments, as well as the unstable economic and political conditions in Iraq. ([15])

The construction industries in Iraq are characterized by a high total production compared to total expenditures when compared to other manufacturing industries, as it is characterized by the abundance of industrial production for these facilities, where the year (2013 AD) and current prices amounted to more than (2020,1574.9) million dinars. In (2015 AD), the total output of these facilities decreased The facilities because it was affected by the guerrilla war (ISIS) and the global economic crisis, so the production amounted to (12514765.3) million dinars. Then the output took a gradual recovery to reach in (2017 AD) about (13408942.4) million dinars, and then decreased again in (2020 AD) due to being affected by the global economic crisis and a pandemic Corona and a drop in oil prices to reach (10731311.9) million dinars .These funds sufficient to develop and expand Tllk facilities if it possessed the desire to keep pace with the global technological revolution ([16])

As for the Industrial Bank of Iraq, as well as the Rafidain and Al-Rasheed banks, they have a major role in supporting the industrial sector and providing loans and facilities to citizens wishing to invest and build industrial facilities or maintain and develop existing ones, especially since these banks are supported by the state and enjoy great financial capabilities estimated at about) 758,950 (And the)41,283,544 (And the) 19,225,542 (million dinars for each of the Industrial Bank, Al-Rafidain and Al-Rasheed, respectively, for the year (2018 .(see table(2)

As for the construction industries in the study area, they can be classified into two categories in terms of the capital invested in them, the first of which is the large construction industries that are financed and spent on by the public sector, such as the Kufa and Najaf cement factories, and the second is the medium and small-sized construction industries that are owned by the private sector and depend on the capital Local funds such as brick, cashew, plaster and block factories. ([17])

Table(2) . Paid-up capital and total assets of the Industrial Bank, Rafidain and Al-Rasheed for the years (2016, 2017, 2018 AD) (million dinars)

Total Assets (million dinars)			Paid-up capital (million dinars)			Bank name
2018	2017	2016	2018	2017	2016	
758,950	454,382	412,029	175,000	175,000	175,000	Industrial Bank

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41,283,544	37,572,287	62,201,935	126,000	126,000	126,000	Rafidain Bank	
19,225,542	17,900,521	16,638,810	50,000	50,000	50,000	Rasheed Bank	

Source :Ministry of Planning, Central Statistical Organization, Financial Statistics, unpublished data 2021

In the study area, it is possible to benefit from those funds in the industrial investment aspect, and thus the public sector will have opportunities to invest and develop industries in the governorate, including construction industries, according to economic, social and environmental considerations decided by the central authorities , as well as encouraging capital owners (the private sector) to invest their money in Construction industries, and this is represented by the large construction industrial facilities that have been completed in the province, such as the Industrial City for Concrete Industries and Prefabricated Building, the Najaf Investment Cement Factory (KAR) and the large industrial city project that is under construction by the Fourth Dimension Company. ([18])

3. The Market

Industry requires markets for the purpose of discharging its products, whether this disposal is local or external by exporting those products, and the internal market varies from one region to another as a result of the variation in the population and the extent of industry development and progress, and the extent to which that industry depends on side industries on the other hand. the market is sometimes more impact of the raw material and fuel in the selection of industrial site . ([19])

The local market is determined by the stage of economic growth and the amount of national income that the country is going through. As for the external market, it is determined by the ability and possibility of local (national) goods to compete, and their specifications and relatively cheap prices, in addition to commercial agreements. Its products are easily accessible or close to it , ([20]) and the size of the markets is related to the size of the population and the relationship is direct between them, but not strictly, as the population alone does not benefit anything unless it takes into account their standard of living. The volume of consumption and spending to purchase industrial goods may increase in an area characterized by a small population size, but it is characterized The high standard of living of its residents, and the volume of consumption may decrease in an area characterized by a large population size, but the standard of living of its residents is low. ([21])

In Najaf Governorate , the market is considered an essential pillar of the production process, and it indicates the level of demand . The population of the governorate in the year (2020 AD) reached about (1549788) people . ([22]) Therefore, we conclude that the market in the province helps to establish and succeed existing industries or industries that will be

completed in the future to provide labor and increase the demand for those products and improve the economic level of the population and thus the expansion of construction and construction operations . The average per capita income in Najaf Governorate reached (6.3 (6.4) ,(6.5) ,(million dinars for the years (20162018 ,2017 , AD), respectively .While the average per capita income in the governorate witnessed a noticeable decline for the years 2020 ,2019) AD), reaching (5.7) and (4.8) million dinars, respectively .See table.(3)

But the most important problem experienced by the industry, especially the construction industries in the governorate, is the industrial goods and commodities imported from abroad, such as bricks, kashi, alabaster and cement , most of which are imported from Turkey and Iran, which greatly affected the industry in the study area and the national industry in general .This requires setting laws and regulations to protect the national industry and limit the import of goods that have no counterpart in the local market.

Table:(3) Average per capita income in Najaf Governorate (million dinars)

5	4	3	2	1	T
2020	2019	2018	2017	2016	the years
4.8	5.7	6.4	6.5	6.3	average per capita income

Source :From the researcher’s work depending on the Ministry of Planning, Central Statistical Organization, Directorate of National Accounts, unpublished data, 2021

4. Modes of transportation and communication(Transportation methods)

Transport is defined as the means, methods, and economic and organizational measures that aim to transport a person and its goods and merchandise from one place to another, which thus represents an independent aspect of the material economic sectors ([23]) It has a prominent role in the establishment and settlement of the industry, especially after the development witnessed by the means of transportation in recent years ,where this progress in the means and methods of transportation provided the industry with an opportunity to establish near the dense and cheap transportation routes in order to achieve the highest possible profits

([24] As transportation is an inevitable matter for the transportation and disposal of industrial products on one side, but on the other hand, the nature of the industrial activity and the sources of its raw materials determine the type of transportation required, and means of transportation by cars, railways and water transportation of all kinds are among the most important means of transportation for most industrial activities, and as a result It is considered necessary for the industrial site to have at least one mode of transportation ([25]) The most important types of transportation methods in Najaf Governorate are:

A - land roads

There is a reciprocal relationship between industry and land transportation methods and their extent, each complementing the other ,as no industrial activity can develop or grow unless it is accompanied by a good network of road roads and modern means of transportation, especially cars and trains ,and the establishment of a network of advanced land roads helps to establish and expand many of industrial enterprises in the regions or areas Mahtlvh. ([26])

Land transportation methods are considered one of the most important means of transportation in the governorate for all industrial activities and are divided into the following:

- Car transport

Car transport represents the main and most important artery on which all economic activities in the province depend, including industrial activity, including construction industries . The number of roads inNajaf Governorate reached (287) roads for the year 2019, with a total length of 27,755 km, including paved and unpaved roads. With (99) paved roads with a total length of (13484) km, while the unpaved roads amounted to (188) roads with a total length of (14271) km, as in Table.(4)

Table(4): Number and length of car roads in Najaf Governorate for the year 2021 AD

Total Lengths/Km	Number of Ways	Roads	T
13484	99	paved	1
14271	188	unpaved	2
27,755	287	Total	-

Source :Ministry of Construction and Housing, Directorate of Roads and Bridges in Najaf Governorate, unpublished data, 2021

The paved car roads in the governorate are also classified into main roads, numbering (3) roads, with a total length of (140) km ,and secondary roads , numbering (16) roads, and their total lengths are (886) km. They are roads feeding the main roads and their percentage is (6.1%) of the total lengths. Paved secondary roads in Iraq As for paved rural roads in Najaf Governorate, their number reached (82) roads, and their total lengths amounted to (434) km, and they are feeding roads to secondary roads in the governorate as shown in Table.(5)

Table(5) : Preparation of paved roads and their types in Najaf Governorate for the year 2021 AD

Total lengths/km	number of ways	class roads	T
140	3	main roads	1
866	16	secondary roads	2
434	87	rural roads	3
1440	106	Total	-

Source :Ministry of Construction and Housing, Directorate of Roads and Bridges in Najaf Governorate, unpublished data, 2021

As for the main car roads in the province, there are (3) roads, which are the Najaf-Karbala road , Kufa - Kifl-Babil, Najaf - Manathera - Diwaniyah, as shown in Table. (6)

Table (6) : The main car roads in Najaf Governorate for the year 2021 AD.

Corridor Width / M	Length / Km	Length / Km	Road Name	T
8	60	30X 2 Lanes	Najaf - Karbala	1
8	36	2×18Lane	Kufa - Kifl - Babylon	2
7.5	44	2×22Lane	Najaf - Munathira - Diwaniyah	3
-	140	2×70Lane	Total	-

Source :Ministry of Construction and Housing, Directorate of Roads and Bridges in Najaf Governorate, unpublished data, 2021

Transportation roads in the study area suffer from the problem of traffic congestion due to the large increase in the number of cars, offset by the lack of expansion in the construction of new roads and the weak development of existing ones, as the number of cars in Najaf Governorate for 2019 amounted to about (225422) cars for the private sector and about (3500) cars for the two sectors general and mixed. ([27])

- Rail Transport

There are no railways in Najaf province at the present time, but it is hoped to establish the so-called arc railway (Musayyib - Karbala - Kufa - Najaf - Samawah (with a length of (270) km, and this line is of great importance in the future in order to meet the requirements of the industry

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from raw materials or finished products and to facilitate the rapid transfer process between between the ports of the Arabian Gulf and the Syrian ports overlooking the Mediterranean Sea. ([28])

- Pipeline Transportation

This type of transportation is represented by the strategic line that works to transport crude oil and natural gas that passes through the study area , and this line has been exploited through the establishment of the Najaf refinery ,relying on this line to supply it with crude oil and equip the province with various oil derivatives and meet the needs of economic activities in it, including the activity industrial.

B- Water Transport

Water transportation methods are characterized by their ease and cheapness, but they are weak in Najaf Governorate ,and they do not compete with other means of transportation. Its establishment on those rivers and the large number of sediments and zigzags was a reason not to encourage their investment, and this limited the use of those rivers for transportation.

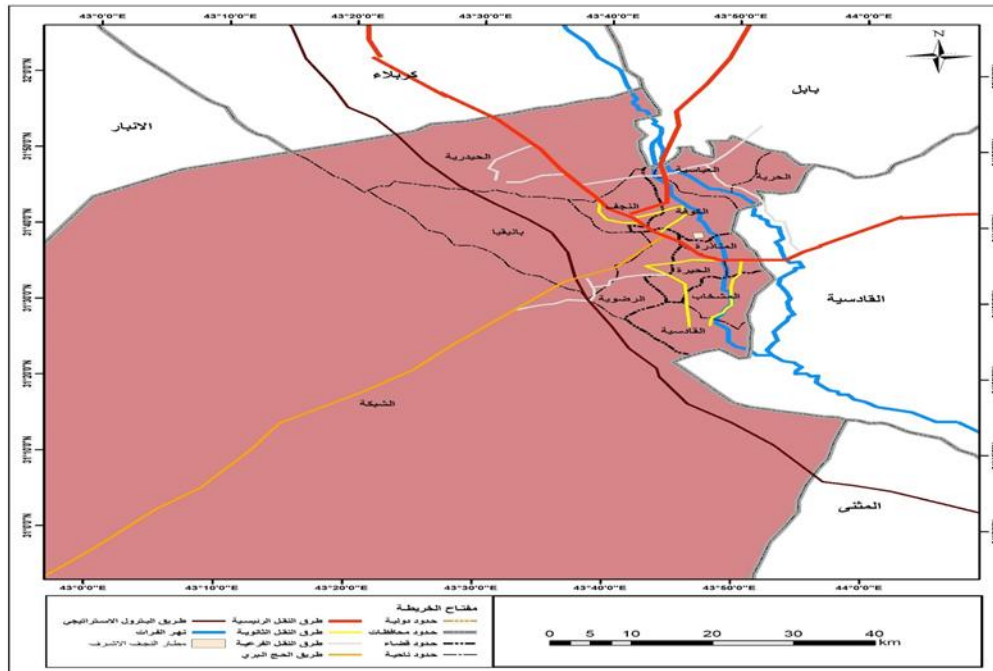
C- Air Transport

Najaf Al-Ashraf International Airport is the first airline in the study area, which was established by the Ministry of Housing and Construction. The airport has a capacity of about (3) million passengers annually, and this airport is of great importance in providing services for industrial activity in the province, especially with regard to the transfer of technical expertise and activating the movement of products and transportation Owners of capital, companies, traders, and the continuity of communication between the various sectors, including the economic, with the outside world ([29])

It is clear from the foregoing that the study area is almost completely dependent on road transportation) cars) to transport people as well as goods, raw materials and various products, including those related to the industrial construction aspect, as all large construction industries were established near the main transportation routes in the province (Najaf - Qadisiyah road , Najaf - Karbala) with the exception of the Najaf investment cement factory, which was established in the Al -Rahimiah area in the Shabakah district . As for the medium and small establishments, they are distributed on the main and secondary roads in the study area . Therefore, these industries have reduced, in this location, a lot of transportation costs for raw materials, as well as transportation costs for products to the market .As for the other transportation methods) water ,air, railways), their role is non-existent in the study area with regard to the constructional industrial aspect .For more information, see map.(1)

Map(7)

Transportation routes in Najaf Governorate for the year 2021 AD



Source: From the researcher’s work based on the Planning Directorate in Najaf Governorate, unpublished data 2021 AD.

5- Energy and fuel sources) Energy and fuel sources(

Energy is defined as the ability of a substance to do work, and this energy cannot be seen, but its effects appear in one form or another. Energy has multiple sources, and the most prominent of those sources that man has used since ancient historical times, the most important of which are his muscles ,animal muscles , wood, wind, water, and he still uses these sources to generate heat or operate some machines, but that use varies from place to place ([30]) And the motive energy has developed in terms of its sources and the multiplicity of its types, and some energy sources have replaced others over time. ([31])

The motive force was one of the most prominent factors that control the determination of the position on which the industrial facilities are built , and then man was able to convert the moving force of water into electrical energy and by means of that energy he was able to operate machinery and industrial equipment([32]) Energy is an essential and important pillar in the manufacturing industries, including the construction industries. The driving force is required to move machines and machines and to cover their needs and requirements of lighting and other secondary needs.

In the Najaf governorate, the industrial sector consumes about 160 thousand kilowatts /(*) hour in (2020) of electrical energy, and this consumption constitutes (15%) of the

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total energy consumed in the province, and the industrial facilities in the study area feed on Electricity stations located in the governorate and the most prominent of these stations: '[33]'

A - The old Najaf gas station

This station is located south of the city of Najaf . It consists of (3) generating units for electric power, and its actual production is (140) megawatts , separated from the presence of two power generating units that operate throughout the day.

B- Najaf hydroelectric station

This station is located north of the province of Najaf at the helm of Kufa and an output power at the design (7) megawatts , but the actual output is less than 2 megawatts because of the scarcity needed for the process of generating water and many of the technical obstacles and technical. '[34]'

C- The new Najaf gas station

This station began production in 2009 and consists of two units for the production of electric power , and the actual production of this station is about (167) megawatts.

D- Al -Haidariah Gas Station

It is located in the Al -Haidariya district, north of the study area, near the Najaf refinery, and it consists of (5) units, and its production capacity at design is (662) MW, while the actual production at the present time is about (515) MW. '[35] The governorate's share of electric energy in the year (2020) amounted to about (169724060) kilowatt-hours, while the quantity sold was (99301912) kilowatt-hour for the same year , and the share of the deficit in electrical energy was about (60%) and this affected in a way This was reflected in the productivity of the productive factories in the study area. '[36] The programmed cut-off of the electric current in the study area led to fluctuation and irregularity of production, and this led to resorting to the use of electric generators to secure the factories' energy needs, and this factor added other production costs to the value of those factories' goods. As for the fuel used in the study area (gasoline, white oil, gas oil), where the governorate was suffering from a significant shortage in the supply of these derivatives, as the governorate obtained its needs of oil derivatives from the Dora refinery and this was done through tanker cars that were not sufficient to meet the needs of the governorate as well as high transportation cost of these derivatives so the official authorities in the province to exploit the strategic line and the establishment of Najaf refinery, which reaches a production capacity of white oil around (860 995) m³ ,³ and about (4,190,565) m³ of black oil, and about (152 090) m³ of gas oil. '[37]'

Other positive aspects of a conservative astronomer and its impact of this site in the province receiving large amounts of solar radiation and these rays provide renewable

electrical energy is estimated at about (6 - 6,5) kW / m² day , ([38]) and the possibility of converting solar energy into electrical energy gives great flexibility in choosing the location of industrial facilities, considering that electrical energy is one of the necessities of determining appropriate sites for the establishment of industrial projects in the study area , as well as being a source of clean energy, which leads to a decrease in the pollution rate. Which is offered by electric power plants that depend for their operation on oil derivatives.

6- Government policy) Governmental policies

The government policy pursued by the state has a significant impact on the distribution of industry in the country in general or its concentration in one of the regions alone for economic, social, political or environmental reasons . Where government policy plays an important role in the establishment of industrial activity as well as the marketing of products, and this policy varies from one country to another according to the prevailing system of government. In socialist countries (central planning) it differs from the pattern that prevails in countries with capitalist planning (decentralized planning). Government policies for the distribution of industries differ in developing countries from those in advanced capitalist or socialist countries. ([39])

The state's intervention in the selection of industrial sites comes for various reasons , including the state's attempt to reduce or eliminate unemployment rates , or an attempt to develop a number of industrial areas, or the state intervenes with military strategic motives such as keeping industrial areas or sites away from the borders to avoid exposure of these industries to damage during wars, or the state intervenes in order to limit the expansion of some industrial areas over other uses , ([40]) and there are several criteria that must be mentioned related to government policies, the most prominent of which are: ([41])

A -Commercial profitability criteria : This criterion means that the decision maker resorts to this criterion in order to sign a specific industry through a light look aimed at achieving financial benefit only.

B- The profitability criterion for the national economy :It is one of the procedures or means adopted by the state. This criterion requires an attempt to eliminate or reduce unemployment, provide job opportunities and raise the standard of living for the population, whether at the level of the country, the region, or in the less developed areas, regardless of the profit that is achieved.

T standard profitability Social :and chooses the decision maker or planned sites or views undeveloped and favored over others in order to achieve the goal of one is the social profitability ([42])

As it is necessary to use the policy of settlement that leads to the achievement of economic, environmental, social and national goals through the equitable distribution of industries among regions or governorates without focusing them in certain areas , ([43]). and these standards have a significant impact and role in the settlement of construction industries in Najaf Governorate,

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where the Kufa Cement Factory , Najaf Cement Factory and Thermiston Company for Lime Bricks were established, which follow the public sector according to the national profitability standard.

As for the rest of the construction industries, they are industries affiliated with the private sector. Despite that, the state played a major role in settling them in their current locations due to the distribution of land to the owners of those sites according to several considerations, including social, environmental and national ones, as well as the industrial bank distributing financial loans for the establishment of these facilities Industrial cities such as the Industrial City for Concrete Industries ,Cement Car Factory in Najaf City, and Najaf Brick Factory in Al-Haidariya Sub -district. The purpose of this was to develop the mentioned areas and provide job opportunities for citizens. ([44])

7-Earth and Using

The land factor is considered one of the necessary factors for the establishment of the industrial facility in its various types, whether small, medium or large. The influence of the land factor appears clearly in choosing the location of the industrial project within the structural plan of the cities as a result of the difference and variation in land prices from one place to another, and this effect is clearly visible It is influential in industries that require large areas of land to set up factories and their affiliated facilities, such as buildings, warehouses, administration and warehouses , ([45]) and also, the industry needs large areas of land for the purposes of loading and unloading, or the future expansion of the industry, or the industry's need for spaces to dispose of waste and unwanted materials and to dispose of the water used in the industry. required for industrial activity ([46]) .

As for the study area, it is noted that land prices are characterized by their rise in the centers of the districts and sub-districts, and the prices decrease as we move from the center of the cities towards the suburbs or the outskirts of the cities. Then these prices drop to reach about (400,000) thousand per square meter in the industrial district of Aden, and in the industrial district it reaches (300,000) thousand, and about (500,000) per square meter in the industrial area opposite Al-Kafeel University. Exchange property) from (400,000-125,000) thousand per square meter .As for the rest of the districts and sub-districts in Najaf governorate, prices range from (150000-100000) per square meter . As for agricultural land prices, prices range from (25-5) million per acre in the entire Najaf governorate ([47])

As a result of the high prices of lands within the cities and the inability of these factories to bear the cost of the land inside the city centers and the cost of transportation for the raw material or the cost of transporting the final products , the construction industries are distributed in different places in the governorate, where it is noted that the large construction industries are concentrated in the outskirts of cities, especially the city of Najaf And Kufa because of its need

for large areas of land for the purpose of unloading, loading and carrying out various industrial and productive operations .

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