



**Decent Housing**  
**(A Peek At The Right To Housing In Egypt)**  
**March 2021**  
**Prepared by/ Abo Taleb Fatouh**

**Studies and Research Unit at the Forum for Development and  
Human Rights Dialogue**



## **Introduction**

**First: The state's policy to confront the problem of slums.**

- **Slums (establishment and concept).**
- **The right to housing in international conventions and the Egyptian constitution.**
- **State policy to confront and develop slums.**
- **Challenges, obstacles and problems for the development of slums.**
- **Strategies and policies of the Slum Development Fund.**

**Second: slum development projects.**

- **Development projects in unsafe areas.**
- **Unplanned area projects.**
- **Market development projects and random parking lots.**

**Conclusion .**

**Findings and recommendations.**

**List of references .**



## **Introduction**

The phenomenon of slums is one of the most serious issues due to its serious social, economic and political repercussions and its development has become a necessary requirement, indicating the importance of the human resource as a basis for the development process. On about 36% of the population of slums, the state seeks to eliminate slums and settle their residents in alternative, high-end and human housing. The Ministry of Housing estimated the slum development plan at 396.2 billion pounds,

Including unsafe and unplanned areas and random markets, 298 unsafe areas have been developed so far, comprising 165.9 thousand housing units and 59 areas comprising 48.39 thousand housing units are being developed.

Recently, the state has been working to develop slums and improve the social level of the citizen. Since 2014, the state has emphasized the need to develop slums through the slum development scheme. The president gave the signal to start on May 14, 2016 for a number of projects to remove slums and settle their residents in new housing worthy of them. As Egyptian citizens, the development of slums has begun in various governorates, and there are 351 unsafe slum areas that need more than 17 billion pounds to develop.

The government was able during the last period, following the president's directives, to deal with a number of thorny files related to this phenomenon, which would achieve social justice for the Egyptian citizen.

## **Slums (evolution and Concept)**

The problem of slums appeared in the world with the emergence of the industrial revolution in Europe, and the rapid urban growth witnessed by most developing countries, especially the Arab countries, during the second half of the twentieth century led to economic, social, demographic, security and other problems, and



one of the consequences of this rapid urban growth is the emergence of slums around the outskirts of cities .

Slums in Egypt are a national security issue and confronting them is a national responsibility for the organized and integrated collective effort between ministries, governmental and non-governmental institutions, the private sector and citizens in general. The phenomenon of illegal housing began as a response to multiple factors, including economic, political, demographic and natural conditions, which prompted many residents rural areas and others, to migrate towards cities and capitals to reside on their outskirts, without being bound by land ownership laws, and without being bound by urban planning regulations and rules. The slums are usually built of tin, zinc, wood or cardboard in the form of separate huts, with narrow alleys that make it difficult for vehicles to move inside. Often, informal housing areas lack the necessary services such as health, sanitation, environmental sanitation, security services and other basic services.

Studies have proven that more than (1221) slum areas in (24) governorates on Egyptian soil are inhabited by a people. Estimates indicate that their population may reach (155) million people, i.e. close to (20%) of the total population of Egypt, deprived of basic basics. Life is at its minimum requirements, and it is a clear manifestation of the randomness of the individual, society, and authority. They all combined to transform entire regions into mere margins on the edges, but they are also permanent hotbeds of tension and time bombs that are about to explode. They were expelled from the big cities after their ways were narrowed and the doors to a decent life were blocked in their faces, so they spread in the suburbs, building randomly and in which they lived and coexisted. Construction of residential facilities such as water, sewage and electricity.

The phenomenon of random growth of residential communities is a global phenomenon that characterizes the majority of developing countries, and it is an urban problem, but it cannot be separated from the social and economic conditions of a society. The rapid population increase, with the knowledge of affordable housing for low-income people, has led to severe overcrowding in popular



neighborhoods and vacant areas within cities as well as extreme areas outside them.

Random gatherings abound in Egypt in and around major cities, and they are often held outside the city's cordon on unapproved and unplanned land divisions, as they are completely outside the authority of the state and official statistics, as they are often held without building permits and their homes do not meet health requirements and do not conform to the laws Buildings, and what increases the problems of these areas is that construction is taking place on sites that are not included in the plans of the state, as they lack basic facilities and services for the population.

The slums surround Greater Cairo, especially on the surrounding agricultural lands in the north, west and south and also on desert lands in the east, as in the "Mansha'at Nasser Case Study" area. They are also concentrated in the far south around industrial areas, also found in empty lands within the city's residential block.

### **Definition of slums**

The official definition: It means the definition on which state agencies are based in formulating policies to deal with the phenomenon of slums and planning urban development programs.

The Senate defines it (as: gatherings that arose in the absence of general planning and in violation of the law and encroachment on state property and consequently areas deprived of all kinds of basic facilities and services such as: water, electricity, police points, health units, schools and transportation. As a result of depriving the population of the minimum necessary for living endemic diseases spread among them, ignorance spreads, illiteracy prevails, all types of crime spread and outlawed groups are endemic in them, thus becoming a source of violence and terrorism.

In mid-2006, the Ministry of Local Development took an important initiative in cooperation with the General Authority for Urban Planning and the United Nations



Development Program, where it held a workshop in which a unified, agreed definition was reached:

Slums are all that have been built by self-effort, whether buildings of one or more floors or nests in the absence of the law and have not been urbanely planned. They are areas established on lands not designated for construction as mentioned in the general plans of cities.

Buildings may be in good condition, but they can be environmentally or socially unsafe and lack basic services and facilities.

From a legal point of view, the slums include all the houses that were built in violation of the applicable laws of organization and this includes the urban, health, technical and public safety laws.

Law 3 of 1982 emphasized its unplanned and unregulated character,

This definition refers to several basic forms of informal settlements: all buildings or housing establishments that are made without a permit, housing that is built on usurped land or not owned by its holder and buildings located outside the city cordon.

As for the urban definition, it links the concept of urban deterioration and deteriorating and squatter residential areas directly. Examples of this type of definitions are: random housing originates in the beginning illegally and does not originally fall within the framework of central urban planning and this type of housing arises by self-efforts For a certain period, it lacks urban facilities and services.

The economic definition goes that slums are a hidden informal sector whose investments are not included in the national wealth, and the income generated from it is not included in the gross domestic product, and the employment employed in it is not included in the size of the state's workforce, and it does not generate revenues for the state budget in the form of taxes Direct and the degree of its contribution to the national economy is not commensurate with its size.



So, it can be said that the slum areas are areas outside the planned population space by the responsible authorities, and over the course of days they may enter within the population space, as a result of the expansion of the city's borders, to become part of the city itself and that these residential areas are not subject to control in the way or form of construction. There is no way to implement it, in addition to that, there are areas where construction is not permitted and the different forms of construction and building materials used vary. It is also a land located outside the residential block and housing is built on it without planning, and thus these housing do not meet the conditions, especially health and do not conform to building codes and the provision of utilities.

**A number of factors helped the growth and spread of informal housing, which can be mentioned as follows:**

The problem of the emergence of informal housing dates back to the beginning of the twentieth century, as it coincided with the phenomenon of rapid urbanization of cities and reconstruction after the Second World War. With the concentration of government services and interests in the main cities and the emergence of many modern industries, this led to the beginning of a quiet progression of the phenomenon of internal migration through migration from rural to urban areas in search of job opportunities. Consequently, the expatriates from the countryside sought to obtain housing commensurate with their meager resources. They resorted to the outskirts and downtowns of cities to establish random housing blocks, and consequently, these areas lacked basic services and facilities.

Therefore, there are factors specific to the state's own policies towards the issue of housing in general, and towards housing for low-income people and slum dwellers in particular and other factors that are the product of wrong initiatives and solutions on the part of individuals, to confront the problem of lack of housing and shelter for them and thus the reasons for the emergence and exacerbation of slums can be summarized In Egypt in general and Cairo in particular through:



- Unorganized and unplanned migration from rural to urban areas, especially after the 1925 revolution, in search of job opportunities.
- The massive population increase, as a study conducted by the Ministry of Planning indicated the need to build nearly 3 million units by 2017, in line with the expected population increase.
- Urban sprawl on agricultural land.
- Problems related to the ineffectiveness of the applied laws, including the lack of legislation and laws regulating the division of land, and the lack of a mechanism to monitor the implementation of laws.
- Concentration of government services and interests in the main cities and the emergence of many modern industries.
- The cities are not ready to receive all these numbers coming from the countryside.
- Rising prices of land and apartments.
- Weak government and private sector investments in low-cost housing.

## **The right to housing in international conventions and the Egyptian constitution**

International human rights law recognizes the right of everyone to an adequate standard of living, including adequate housing. Despite the central place of this right in the global legal system, more than one billion people do not enjoy adequate housing.

Millions around the world live in conditions that threaten their lives or health, in slums, overcrowded informal settlements, or in other conditions that do not respect their human rights and dignity.

The right to adequate housing was recognized as a component of the right to an adequate standard of living in the 1948 Universal Declaration of Human Rights and the 1966 International Covenant on Economic, Social and Cultural Rights.





Since then, other international human rights treaties have recognized or referred to the right to adequate housing or some of its elements, such as the protection of one's home and privacy.

The United Nations Committee on Economic, Social and Cultural Rights has emphasized that the right to adequate housing should not be interpreted narrowly, but rather should be viewed as the right to live somewhere in safety, peace and dignity.

Since then, other international human rights treaties have recognized or referred to the right to adequate housing or some of its elements, such as the protection of one's home and privacy.

The United Nations Committee on Economic, Social and Cultural Rights has emphasized that the right to adequate housing should not be interpreted narrowly, but rather should be viewed as the right to live somewhere in safety, peace and dignity.

**For housing to be adequate, it must, at a minimum, meet the following criteria:**

Security of tenure: housing is not adequate if its occupants do not enjoy a degree of security of tenure that guarantees them legal protection from forced evictions, harassment and other threats

Availability of services, equipment, utilities and infrastructure: Housing is not adequate if its residents lack safe drinking water, adequate sanitation, energy for cooking, heating, lighting, food storage, or waste disposal.

Affordability: Housing is not adequate if its costs threaten or affect the enjoyment of other human rights by its residents.

The Egyptian constitution includes providing a safe life as a right for every human being, the right to adequate housing, security and health, setting a comprehensive national plan to confront the problem of slums and improving the quality of life and public health.



Egyptian governments and regimes have been interested in subsidized housing projects for those they call “low-income” since the fifties of the last century until the government of President Abdel Fattah El-Sisi, the names changed, between popular housing, economic housing, youth housing and the future, and finally, social housing, as one of them bore the name of the deposed president Hosni Mubarak.

The government has spent billions of investments and support on these projects, despite the fact that most of them were built before the Egyptian constitution explicitly stipulated the right to housing for citizens, as the first constitution to carry such a text was the 2012 constitution and then the current constitution, the 2014 constitution.

According to Article 78 of the 2014 Constitution: The state guarantees citizens the right to adequate, safe and healthy housing, in a manner that preserves human dignity and achieves social justice. With basic utilities within the framework of a comprehensive urban planning for cities and villages and a strategy for population distribution, in order to achieve the public interest, improve the quality of life for citizens and preserve the rights of future generations. It also ensures that the necessary resources are provided for implementation within a specified period of time.

### **State policy to address and develop slums**

The phenomenon of slums is one of the most serious issues due to its social, economic and security repercussions that threaten the security and stability of society. Addressing it has become an urgent requirement that requires concerted efforts to reduce it. Although this issue has remained, during the last two decades, an essential component of the state's development plans and the policies and programs of successive governments, it has aggravated until it reached its current state with all the risks it poses to the stability of society. The importance of the problem lies in the fact that slums are inhabited by about a quarter of Egypt's



population. This is a large percentage whose neglect represents a real danger that must be confronted.

Official authorities vary in their approval of the number of slums in the Arab Republic of Egypt. This is mainly due to the absence of a unified, comprehensive definition of the area called squatter, as the number of slums in Egypt has reached 1034, according to the Information and Decision Support Center of the Council of Ministers, while the Central Agency for Public Mobilization and Statistics monitored the presence of 909 areas, estimated by the Institute of National planning in Cairo with 09 11 districts.

Slums have reshaped the shape and character of Egyptian cities over the past few decades, and will continue to do so for years to come. The government has so far adopted a set of policies and laws aimed at slowing or stopping the growth of slums, but its success in developing or removing slums has been limited. It only affects certain communities and it hasn't been able to slow their growth rate.

Article 78 of the Egyptian constitution acknowledges the existence of slums and calls on the Egyptian government to take measures to improve conditions there.

*“The state is also committed to developing a comprehensive national plan to confront the problem of slums, including re-planning, providing infrastructure and facilities, improving the quality of life and public health, and ensuring the provision of the necessary resources for implementation within a certain period of time.”*

In June 2014, President Abdel Fattah El-Sisi established the Ministry of State for Urban Development and Slums, which will implement the aforementioned article of the Egyptian Constitution, in accordance with Presidential Resolution No. 1252 of 2014.

In this context, it should be noted that the government announced the social housing project within the completion of the state's plans to achieve comprehensive development with the aim of upgrading low-income people and establishing new urban communities that provide appropriate healthy housing and a decent environment that suits the economic and social conditions for all segments of society. It is implemented over a period of five years in all sectors.



Throughout the country, whether within the governorates or within the cities of the new urban communities and according to the data of the Ministry of Housing, it is expected that Egypt will be free of slums in 2026.

The state is also working on the development program to change the behavior of citizens and rehabilitate them, especially children and women, by providing opportunities for craft training and developing their skills while providing them with suitable job opportunities.

During the last six years, the state's policy to confront the problem of slums differed, during which it took great and bold steps to confront the crisis of slums in order to eliminate it. There is a political will to deal with slums, which has been absent for many years and Egypt has succeeded in monitoring a realistic and ambitious strategy that works to develop and develop slums .

### **Challenges, obstacles and problems facing the development of slums**

The situation of slums is deteriorating to a large extent, according to a report issued by the Slum Development Fund in 2012, where the report emphasized the fund's need for 130 billion to deliver drinking water and sanitation and to establish schools for various stages but the financial crisis the country is going through prevented that.

Dr. Azza Karim, Professor of Sociology at the National Center for Social and Criminal Research, describes slums as a “ticking bomb” that includes all negative and inferior patterns in society, both morally and socially. They are models deprived of care and their rights to food, drink, housing, education, and health.

It is estimated that more than 15 million Egyptian citizens live in slums, representing 25% of the total population of the Republic in 2007. The number of slums is about 1171 scattered in the governorates of Egypt. Cairo governorate is one of the most governorates in which slums are spread and inhabited by about 6.1 million people, representing 41% of the total population of slums in Egypt.



There are a number of challenges, obstacles, administrative and financial problems facing the state for the development of slums, including but not limited to: -

One of the challenges that the fund faces is its placement within the government's administrative hierarchy, as is the case with the Social Fund for Development, the informal areas development fund is under the direct management of the prime minister, which makes it lack the weight that would give it to have a minister at its head.

In order to implement his projects, he had to struggle to obtain the necessary financial resources, and his work was subjected to interference from the government and now the fund is under the supervision of the Ministry of State for Urban Development and Slums, something that may give it a strength that it lacked in the past.

The biggest challenges facing the development of slums in the future are funding. To achieve the project's objectives, the Fund needs an amount ranging between 14 to 17 billion pounds over two years, while what was allocated for it this year is 1.5 billion from the Ministry of Finance.

The Fund also faces the problem of land scarcity within some cities. The policy followed by the Fund in re-housing the people of slums is to re-house in the same location or in the nearest place to it.

We cannot move residents 30 or 40 kilometers away from their old place of residence. This policy proved to be a failure when the residents of Al-Duwaiqa were transferred to the sixth of October, so they sold apartments and returned to housing under the rocks. Therefore, we face the problem of land scarcity in some governorates.

Preventing random construction and preserving what has been accomplished of new cities is one of the challenges facing the government. To solve it, the parliament is preparing the new building law and the reconciliation law for building violations, while the construction police are responsible for preserving the new cities and urban communities.



## **Strategies and policies of the Slum Development Fund**

The Slum Development Fund was established by Presidential Decree No. 305 of 2008 and is affiliated with the Presidency of the Council of Ministers.

The role of the Fund is to identify and develop slum areas, develop an urban plan and provide them with the basic facilities necessary for its planning, water, sanitation and electricity.

The fund also conducts an annual survey of all slum areas in the country and identifies areas that meet certain conditions in terms of lack of safety or planning. Any informal area determined by the Fund to be unsafe or planned becomes the subject of interventions on its part. All other slums are left to the governorates.

Those unsafe and unplanned areas are given a score from 1 to 4, with 1 being the most dangerous to residents' health and safety, and 4 being the least dangerous.

This hierarchical arrangement allows setting priorities for intervention by the Fund in informal areas.

The fund also implements economic and social programs focusing on women's health, employment opportunities for youth, adult literacy and drug addiction reduction, as well as savings and loan programs and school building.

But the government does not readily make information available to the public about the particular interventions or programs it is undertaking. It is not easy for one to understand the differences, complementarities, or overlaps between these and other government programs, or those conducted under international auspices. For example, some of the slum development fund programs overlap with those provided by the Social Fund for Development, the latter being a government agency (financed by the World Bank) headed by the prime minister and seeking to reduce unemployment and poverty. The Social Fund for Development focuses mainly on small and medium enterprises but the scope of its work is broad, as it undertakes projects related to health, education, training, community development, infrastructure, environmental services and others.



Perhaps the most prominent strategies and policies of the Slum Development Fund are to classify slums to set the necessary measures towards them:

Unsafe areas "population density is about 200 people / acre.

The height of the buildings is 1-2 floors.

Does not provide safe housing.

It requires immediate decisive action."

37% of the urban mass is in cities.

The estimated cost of development is 31 billion pounds.

Unplanned areas "population density about 500 people / acre".

The height of the buildings is 2-14 floors.

Availability of minimum security housing.

Medium and long-term development requires a total area of 152 thousand acres at the level of the cities of the Republic.

37% of the urban mass in cities.

The estimated cost of development is 318 billion pounds.

Slums' markets "The random markets have been identified and classified at the level of the cities of the republic and the size of the phenomenon has been determined spatially. The number of markets is 1105 markets with a total estimated number of 306313 units."

The estimated cost of the development is 44 billion pounds.

Classification of unsafe areas:

First degree: areas that are prepared for life:

Areas prone to sliding stone blocks from mountains,



flood prone areas,

Areas prone to railway accidents.

Second degree: unsuitable housing areas

Buildings constructed using building resource irregularities.

Dilapidated or cracked buildings.

Third degree: health-threatening areas

Lack of clean water or improved sanitation.

It is under the influence of heavy industrial pollution.

It arose under overhead power lines.

Fourth degree: areas that lack stable tenure.

Areas on state lands, central authorities, endowments.

## **Slum development projects**

The types of slums in Egypt vary between unsafe housing, random housing, and unplanned housing and the state sets different plans for the development of each area separately. Manshiyat Nasser area in Cairo is one of the most famous slums, which includes all types of slums.

Slum development projects are not limited to building or developing in the same area, as there are some areas unfit for habitation and they are classified as unsafe areas. According to a statistic issued by the Central Agency for Mobilization and Statistics in 2016, the number of unsafe slums was estimated at 351 areas, perhaps The Al-Duwaiqa area is the most famous in the media, following the famous Al-Duwayqa rock accident in 2008.





## **Development projects in unsafe areas**

The first phase of slum development began by dealing with 351 unsafe areas at the level of the Republic, which are areas that were classified as life-threatening and dangerous, such as the presence of housing in a torrent exit or under rocks, near high-pressure towers or on railways.

Unsafe areas are divided into four grades; The first is the areas that threaten human life, and are prone to mountain slides, torrential rains, or railway accidents.

The second is the unsuitable housing areas, which are the houses that were built using construction waste or were built on landfills of garbage or areas with dilapidated or cracked facilities.

The third is the areas that threaten public health as a result of the area's lack of clean water and improved sanitation, or areas that are under the influence of industrial pollution, or areas that have arisen under aerial electricity lines. And the lands of the central authorities, and the lands of endowments.

The Ministry of Housing and the Slum Development Fund, which aims to speed up dealing with dangerous areas and threaten the lives of the residents, have adopted the successive governments to allocate financial resources to build alternative housing, and 200 million pounds have been allocated from the "Long Live Egypt" fund to support the Slum Development Fund for a project to build and develop 20,000 units. housing in the poorest slums,

The project started with the first and second phases in January 2015 and they were completed in record time. The first and second phases of the "Al-Asmarat District" project were opened in the "Tahya Misr" city in Mokattam, which includes nearly 11,000 housing units at a total cost of one and a half billion pounds, to unload The slums of "Manshiet Nasser" and "Al-Duwaiqa", to protect the residents of those dangerous areas and exhume about 8 million citizens who live inhuman lives and in uninhabitable places because they are located in areas under mountains, on a plateau or near railways.



## **Rawdet Al-Sayeda project**

The project started in 2017, and it is considered one of the most dangerous slums threatening life in Egypt, as the area was a nest built on top of a dirt hill, threatening the lives of its residents. The development process included the removal of old slums and the establishment of human housing areas. The project included the construction of 816 units New housing and 198 commercial units in 16 buildings consisting of ground and 5 floors, at a cost of 330 million pounds.

On 7 acres, they were planned to have a tourist walkway, parking spaces, and the lowest street width of 12 meters.

The project included the construction of 816 new housing units and 198 commercial units, united by 16 buildings consisting of ground and 5 floors, at a cost of 330 million pounds, on 7 acres.

The Rawdat Al Sayeda project, in the former “Tal Al-Aqrab” area in the Sayeda Zeinab neighborhood, in Cairo, was established on an area of 7 and a half acres, to save the residents of the nests that were built on this place, after removing the hill, as part of the slum development plan.

The area of Tal al-Aqrab in the Sayeda Zeinab neighborhood is considered one of the unsafe slums with a second-degree danger, with a population of approximately 3,500 people. Over the past years, it has remained outside the accounts of officials. The majority were content to point out that it is a slum area under development, until President Abdel Fattah decided Al-Sisi issued clear and strict directives to the relevant authorities and ministries to take the necessary measures and find real solutions to them, which were quickly translated on the ground.

The state provided several alternatives and options before evacuating the residents after persuading the residents to leave the area to develop it and offered them several alternatives until the completion of development and the state succeeded in completing the development process for the area and handing over the units in mid-2017.



## **Ahalina project**

The Egyptian government continues to work on implementing the slum development plan, which constitutes one of the major challenges in the field of housing and real estate. In addition to establishing new urban communities, social housing, or new cities, the Egyptian government is working to develop the already existing housing in areas some of which are classified as Highly dangerous areas uninhabitable and the government hopes to be able to eliminate slums by 2030.

The “Ahalina” project, which is located in the Salam neighborhood, is being completed as one of the projects to develop slums, provide a decent life for its residents and raise the standard of living for them.

It is one of the new projects established by Cairo Governorate to develop informal areas in cooperation with businessmen and the Central Military District on an area of 11 acres comprising 25 residential buildings consisting of 12 floors, in addition to a commercial mall and green spaces.

At the same time, and in light of the interest in eliminating dangerous areas, we find that there are 62,000 housing units that have been implemented in Cairo.

## **Ezbet El Assal area**

The Ezbet El-Assal development program is a model for this, as Ezbet El-Assal is one of the oldest slum areas in Cairo and extends over an area of 40 acres and is about 300 meters from the railway square. Cairo Governorate’s efforts to develop it in 2013 were represented by the Sodic Real Estate Development Company, by order of Cairo Governorate, developing Ezbet El-Assal in Shubra neighborhood two years ago.

The development work was completed at a cost of about 3 million pounds, which included the renovation of 15 properties in Abdel Dayem, some of which were demolished and rebuilt again. More than 78 families benefited from the first phase, with the renovation of more than 60 toilets for the people of the area that were not available before.



## **Ain al-Sira and the wall of Magra al-Ayun**

Cairo Governorate is implementing a plan to develop the Ain El-Sira area, as part of the plan to develop the Fustat area to return it again as a tourist attraction and restore the cultural facade of the area, where it is planned to establish restaurants and cafeterias overlooking Lake Ain El-Sira, which is being paved and cleared of waste and a tourist walkway along the lake will be established. And an open theater overlooking it and a hotel near it and in the vicinity of the Museum of Civilizations, in addition to the construction of 6 bridges and a number of roads to serve the area and link it to the main roads.

The Engineering Authority, in coordination with the Ministry of Irrigation, took over Lake Ain Al-Sira, and a tourist walkway will be built in the entire perimeter of the lake, and it will also be purified, in addition to the establishment of a number of restaurants and cafeterias, where “a marina for boats in the lake, an open theater, a fountain and parking spaces, and a hotel was proposed to be built in the area.” It covers an area of 265,000 square meters (63 acres).

The project to develop the area of Lake Ain Al-Sira and the Magra El-Ayoun wall is part of a huge plan to develop the Fustat area in Old Cairo, to return it again as a tourist attraction and restore the cultural facade of the area.

## **Transferring the residents of Ezbet Al-Safiyeh to Al-Mahrousa**

For many years, the residents of "Izbat al-Safeh", located in the north of Cairo in the "Rawd al-Faraj" neighborhood, lived amid neglect and indifference on the part of officials. This area is one of the oldest and most dangerous slums in the capital, as it contains a large number of high-risk houses.

Cairo Governorate has drawn up its plan to transfer the residents of “Izbat Al-Safeh” to the city of “Al-Mahrousa”, the first part of which was opened by President Sisi at the end of last year with an architectural and engineering design comparable to the best residential cities to be a safe city that elevates the people of slums.



## **Establ Antar area**

The new hope for a better life began to creep back into the hearts of the people of “Establ Antar” on Haggana Street in the Old Cairo district, after the announcement of the demolition of dangerous areas in Establ Antar and the re-housing of its residents in the Asmarat residences in Mokattam.

This is within the framework of the neighborhood’s plan to evacuate the imminent and unsafe areas of danger from the residents, in order to preserve their lives.

## **Qal’at al-Kabsh**

After the suffering witnessed by the people of Qal’at al-Kabsh from the narrow roads to the corroded and collapsed buildings, the state ensured a decent life for the people of that area, as it worked to remove all the random places in the area and transform it into a new city in the Islamic style, to serve the area because of its ancient heritage that must be preserved. In addition to transferring its residents to the Asmarat region.

Over the course of six full years, the Egyptian state provided a comprehensive development of slums based on the awareness of the political leadership, and an unprecedented urban and civilizational achievement for a century.

## **Unplanned area projects**

During the current year 2020, the Egyptian government, represented by the Slum Development Fund, began working to develop and raise the efficiency of facilities in unplanned slums, which constitute about 40% of the urban area in Egypt.

.Depending on studying it completely after making models of how to develop before starting the actual implementation, as 57 areas were developed as a model for developing unplanned areas in each of the governorates of Cairo, Giza, Minya and the Red Sea.

The first slums that were developed were the Nahdet El-Mahrousa project, the Asmarat neighborhood, the development of Maspero, Bashayer Al-Khair and Alexandria. The Bashayer Al-Khair 1 project was opened in Alexandria in December



2016, which was built on an area of 12 and a half acres to serve ten thousand citizens. For 17 apartment buildings.

## **Al Asmarat District**

The Asmarat project is an integrated residential project that provides 19,000 units and includes many services and a bakery is currently being established. There is also another project in the Salam neighborhood, which is an integrated residential urban complex that includes about 15,000 units, a commercial area, a simple craft area, and a large garden that extends over 50 acres.

In 2016, President El-Sisi inaugurated the first and second phases of the Al-Asmarat housing project in the Mokattam neighborhood. In the past few years, Cairo governorate witnessed a huge leap in the file of developing slums, which the state generally adopts in all governorates, and the city of Asmarat appeared in its three phases, the first, the most important, and the largest. Projects to develop slums, which have accommodated more than 15 thousand families so far.

Three phases were built in the city of Asmarat on an area of approximately 185 acres, which were completely completed and the first and second phases were settled, and housing is underway in the third phase, which has also been completed, with a total of 18,420 housing units for the entire project.

It should be noted that the construction project in the Asmarat area in Mokattam consists of three phases. The first phase was established on an area of 65 acres, including 6,258 housing units at a cost of 850 million pounds, and the second phase includes 4,722 housing units. The project includes schools for basic education, treatment units, sports fields, a police station and an ambulance station, a post office, as well as urban markets to fully meet the needs of citizens. The new residential area was linked to the Mokattam district with a number of main axes through a network of roads for easy transportation to and from it.

As for the third phase, the general plan of the site has been approved, as it will be built on an area of 62 acres, with a total number of 7440 units (ground + 9 recurring floors) at an expected cost of 950 million pounds, which can be increased, in



addition to a secondary school for industrial education, a number of open playgrounds, and gardens. A commercial market, and parking spaces.

### **Maspero triangle**

The greatest challenge is no longer the budget but the people. Over the course of 40 years, attempts to develop the Maspero Triangle area in Cairo failed because of the population but we were recently able to find a solution to this problem, by negotiating with the people and implementing their wishes, so that the state paid compensation to the owners equivalent to the market price, Indeed, the area was evacuated and the random buildings were demolished, in preparation for the implementation of the development project.

### **El Mahrousa Project**

It is located in Al-Nahda neighborhood in Al-Salam city on an area of 60 acres. The first phase has opened 3229 units, in addition to 84 shops and outlets, 39 administrative units, a mosque and a nursery.

### **Bashayer Al-Khair**

In December 2018, President Sisi inaugurated the Bashayer Al-Khair 2 project in Alexandria, in the "Gheit El Enab" area, west of Alexandria, to receive hundreds of families from slum areas in 1,869 new housing units, at a cost of approximately 625 million pounds, and 1632 housing units were delivered during the first phase, which included The second phase is the construction of 18 individual blocks and buildings, with a total of 37 buildings, including 1869 housing units, with an area of 100 square meters for each apartment.

### **Market development projects and random parking lots**

Random markets are unorganized sales areas, such as the "Al-Tunisi" market, indicating that the alternative is to create another organized market, as happened in al-tunisi market, which cost about 298 million pounds.

The government drew a national map at the level of the whole country, with international standards appropriate to the appropriate conditions, to determine





what is the random market and the unsafe areas and everything is listed by committees on the ground.

The fund has recently been creating regular markets instead of random ones and transferring the sellers that are counted to it, indicating the readiness of new markets with all means of protection such as the availability of fire alarms and monitoring by cameras.

The vision of the Ministry of Local Development in developing and regulating informal markets includes 4 rights, the seller's right, the buyer's right, the right of the state and the right of the resident in the area where the market is located, where the state provides the appropriate place to establish a commercial market in line with the existing development and renewal cases for the development of rural and slums with Continuity of control over the quality and price of products and goods sold.

That the state has already begun to move some random markets from their places to another wide alternative, somewhat far from residential places to solve the problem of traffic congestion known in the places of random markets, noting that the transfer of industrial and handicraft workshops to industrial places far from residential gatherings is important to solve the problem of congestion And also from a health point of view.

It is clear that the existing development plan, including constructing roads and bridges, developing villages and raising the efficiency of old roads, will facilitate the process of moving to markets after developing them and moving them to places designated to purchase my needs away from crowding, while ensuring the quality of purchases.

It is known that the new regular markets facilitate the purchase process for consumers, and prevent the trade of animals inside them, in order to preserve the health of citizens and prevent the spread of diseases transmitted from animals to humans.

The Fund also monitored unsafe and unplanned units and random markets, by forming a topographical information map for the governorates of the Republic, the





task of which was assumed by field committees and identified the random areas and units.

Cairo Governorate is working on its plan to develop random markets, especially in the vicinity of parking lots, to end traffic jams.

In this context, the preservation of the Aboud market, which joins the national project of the capital to establish civilized markets and eliminate the phenomenon of street vendors, is being developed, as the Aboud market is being developed through the European Union grant entrusted to the French Agency. Of paving, lighting and afforestation.

It is worth mentioning that the Cairo Governorate, in coordination with the Slum Development Fund, opened Al-Tunisi market, which it started building two years ago, to accommodate 5 random markets at the bottom of Al-Tunisi Bridge,

It consisted of nests, reeds, and wooden poles, which are being removed, and included various activities such as furniture, sanitary ware, hardware, office tools, etc., where the market contained “from needle to missile” even animal trade.

5 buildings were built as a first stage, while the second stage is being built on the entire area of the handling station adjacent to the new market and includes a scrap market and car parks.

The new market will be provided with all services, including toilets and cafeterias that serve vendors and visitors, and a police point will be established to serve the market and the surrounding area, a fire station, a management of operation and maintenance, and the deployment of surveillance cameras.

The new market receives cars transporting the goods of sellers who have been delivered to the shops in turn, and a team of field follow-up is waiting for them in the neighborhoods of Al-Khalifa, Mokattam, Old Cairo and Al-Basateen.

As for the new Al-Zawiya Al-Hamra market, it consists of two floors and includes 209 weeping, which includes on the ground floor 99 weepers, the activity will be



vegetables, fruits, fish and birds, and the first floor after the ground includes 110 weavers working in dry groceries and forage.

The ministry's vision is to prepare a detailed plan for those markets that includes an appropriate (landscape), taking into account the requirements of civil protection, with the aim of reducing the phenomenon of random markets, especially those that impede traffic and movement of citizens, and suggest places to establish alternative markets close to them and plan them appropriately and to ensure the provision of outlets for goods It is available to all citizens with the proposal to implement and manage it with the knowledge of the private sector, pointing to the provision of appropriate security services in the markets and the updating of intervention plans with civil protection units in the event of fires.

The organization and development of markets helps to bring the state's right by paying rent fees, electricity fees, water fees and paying taxes or local fees, explaining that all of this works to maximize the state and governorate resources, especially maximizing the locality's resources, stressing that commercial markets maximize the governorates' income even though they are They are not considered state resources, and they are external resources for the governorate's share of the state budget.

On the other hand, the Minister of Local Development stressed the state's interest in developing and modernizing the system of parking and parking spaces in the governorates, to raise the level of service provided to the citizen, achieve traffic liquidity and reduce the phenomenon of overcrowding, in addition to achieving integration between the system and other means of passenger transportation.

The governorates have been assigned a number of assignments regarding parking, including addressing the phenomenon of random parking, developing and integrating some random parking spots and transforming them into official ones, and organizing some random parking spots that do not affect traffic, until action is taken and fees are collected from them and the removal of random stops that impede traffic and are not suitable for establishing parking spots on them.



The next stage aims to create new parking spaces if an appropriate space is available for them and do not obstruct traffic, and to take legal measures regarding random parking spaces with intensifying traffic campaigns to control violators, pointing out that the governorates have also been assigned to provide plots of land to establish parking spaces on them outside the residential block, to reduce the phenomenon of overcrowding. Inside the parking lots, and coordinating between the General Traffic Department and the parking department in the governorate, to direct vehicles to avoid traffic congestion and crowding of citizens.

It is worth noting that some governorates witnessed the operation of parking lots equipped with surveillance cameras, entry and exit gates, the use of magnetic cards and car databases for each parking spot.

The Ministry is coordinating with the governorates regarding random parking lots and squares, as the following have been developed and organized:

195 official parking lots and yards, including 153 parking lots and 42 yards, 74 official yards and parking lots have been replaced and renewed, including 70 random yards and parking lots, and 24 random yards and parking lots have been replaced, including 17 random parking lots and 7 random yards, and 397 random parking lots and spaces have been legalized, 55 of which are random. And 342 random yards, and 37 random yards and parking lots were removed, including 10 random parking lots and 28 random yards.

55 new parking lots and yards were created instead of random ones, including 28 parking spots and 27 yards, and parking complexes were established in several governorates to replace random parking lots and reduce the number of microbus cars entering the city (Cairo Governorate, Giza, Minya, Port Said), and lines were also established. In addition, some suitable plots of land were managed in some governorates to create collective parking spaces outside the cities, and cameras were installed and connected to the main squares of some governorates to follow up traffic congestion and take the necessary measures.

Coordination was also made with the Cairo Governorate and the Egyptian Endowments Authority and a preliminary plan was prepared for the development



of three random markets in the East Cairo area in Nasr City, which are markets (Al-Manhal - Al-Taba - Hekaya). The model for these markets includes multi-storey markets that include a basement for cars.

## **Conclusion**

The number of slum areas in Cairo Governorate reached 62 until 2008 and the types of these areas ranged between 9 highly dangerous areas that must be removed, and 53 areas suitable for development. Until 2008, basic utilities and services were introduced in (Arab, Ezbet El Walda, Al-Masara, Manshiet Nasser in particular (Al-Duwaiqa) and then the delivery of utilities to informal areas stopped after a decision was issued by the government of Hisham Qandil not to deliver utilities to them, as was the case in the past by a decision From the government of Ahmed Nazif.

Egypt has suffered for decades from slums, and this file poses a great danger to society, as a result of non-compliance with the conditions of the urban space. The result is the lack of human urban communities in which citizens live. The current government decided a few years ago to open this file and work to develop it.

For many years, ugliness prevailed in most areas of the capital, as a result of the alarming spread of unplanned slum areas, which prompted the state to adopt a bold development project to change the face of these areas and turn them into humane residential areas by 2030, which changed the view from neglect to attention and direction towards development, and the establishment of Social housing projects, and the development of unsafe areas.

The problem of slums in Egypt is considered one of the most pressing issues due to its social and security dimensions that threaten the security and stability of society, and addressing it has become a demand that requires concerted efforts to reduce it.

**Infringement on slums:** These are residential communities that have arisen in the absence of general planning and in violation of the law. State property is deprived of all kinds of basic facilities and services.



### **Slum development strategy The state has developed three plans to develop slums as follows:**

First: A short-term plan from 2016 to 2018 to deal with 351 unsafe areas to be developed and upgraded and to improve the lives of their 850,000 residents.

Second: A medium-term plan 2016 to 2021 for the development of the planned spare areas, which includes the development of facilities and the development of informal markets.

Third: A long-term plan from 2016 to 2026 aimed at reducing the emergence of slums and ensuring continuous development in the developed areas.

### **Results**

- Political will is the main driver of the Slum Development Fund at the present time.
- The development currently does not depend only on the establishment of alternative housing for citizens, but has become an integrated housing project.
- The Maspero Triangle area will be completed in 2021, but all citizens and residents have been transferred until the completion of the development and their return.
- Elimination of slums and unsafe and unplanned areas.
- Projects to develop unsafe areas cost the state more than 60 billion pounds, and the state is currently moving towards projects and unplanned areas, which have an area of about 40% of the urban area in Egypt.

### **Recommendations**

- Inventory of slums throughout the Arab Republic of Egypt.
- Classification of slums through technical committees.
- Laying down general policies for developing and developing unsafe areas.
- Supervising the development of urban plans for unsafe areas.
- Develop a plan for the development of slums according to the urban plans with the removal of unsafe areas.



- And two areas, Manshiet Nasser and part of Ezbet Khairallah, have already been removed within the framework of the Slum Development Fund.
- The necessity of having a comprehensive time plan for the development of all slums linked to the economic and urban development scheme, as the social justice axis of the sustainable development strategy for Egypt 2030 is limited to solving the problem of unsafe areas and did not develop a clear plan for the development of all slums, as it is important that there be a future vision It is clear to face the continuous random expansion and to fully address the problem.
- Work to form a popular committee for each slum area, whose members are chosen by election. These committees are responsible for discussing the area's problems, urging citizens to participate in self-efforts to solve them, and cooperating with community development associations in developing the humane behavior of residents in these areas.



## References

1. سهير حواس ، احتياجات السكان ومدى تأثيرها على المشروعات السكنية القائمة ، رسالة ماجستير جامعة القاهرة 1984.
2. زينب راضي عباس البلداوي " المناطق العشوائية بين الواقع و الطموح – نحو بيئة حضرية مستدامة -حالة دراسية أم الورد " مجلة المخطط والتنمية – العدد 18 – 2008. ص24
3. ماهر أبو المعاطى على، الإتجاهات الحديثة في التنمية الشاملة- معالجة محلية ودولية وعالمية لقضايا التنمية، القاهرة: المكتب الجامعى الحديث، 2012، ص 227 .
4. عثمان غنيم، التنمية المستدامة: فلسفتها واساليب تخطيطها وأدوات قياسها، القاهرة:مكتب الثقافة والعلوم، 2009، ص12.
5. مصطفى كامل السيد، الإصلاح المؤسسى والتنمية في مصر، القاهرة:مركز شركاء التنمية للبحوث والاستشارات والتدريب، 2007، ص 27 .
6. تقرير مؤتمر الأمم المتحدة المعني بالبيئة والتنمية، ريو دي جانيرو، 3 - 14 حزيران/يونيه 1992، المجلد الأول (A/CONF.151/26/Rev.1 (vol.I))، المرفق الثاني، جدول أعمال القرن 21، الفصل 7-9(ب).
7. محمد ماهر الصواف، سياسات التنمية ، القاهرة: أكاديمية السادات للعلوم الإدارية ، 2014 ، ص 6 .
8. عبد الخبير محمود عطا محروس ، تجربة الإدارة والتنمية المحلية في محافظة قنا عملية الإصلاح المجتمعى المنهجي: الضرورات والمتطلبات الأدوار والمحددات : الرؤية والرسالة، في الإدارة المحلية في مصر وآفاق المستقبل، القاهرة: شركاء التنمية للبحوث والاستشارات والتدريب، ط1 ، 2011 ص 130 .
9. وراجع ايضا: مى محمد، اثر التوجه نحو التخطيط بالمشاركة على استدامة التنمية المتكاملة في مصر، رسالة ماجستير غير منشورة، أكاديمية السادات للعلوم الإدارية، 2011، ص 51 .
10. خالد مصطفى قاسم، إدارة البيئة والتنمية المستدامة في ظل العولمة المعاصرة، القاهرة: الدار الجامعية، 2010، ص ص 29،30 .
11. ايمان مرعى، تطور ظاهرة العشوائيات في مصر، جريدة الأهرام الرقى، أحوال مصرية 1 يوليو 2011 .
12. Farid, Doaa. 2014. "Armed Forces to Implement an Egp 350m Project for Developing 30 Slum Areas." Daily News Egypt, 5 January 2014. Accessed 6 June 2014.
13. عزة السيد أحمد، تقرير عن روضة السيدة زينب 2017



وزارة الإسكان والمرافق 2016. دراسة تطوير وتنمية المناطق العشوائية في مصر ، الجهاز المركزي للتعبئة والإحصاء ، مايو  
وهيئة المجتمعات العمرانية ، يوليو

14. وزارة الإسكان 2016. دراسة تطوير وتنمية المناطق العشوائية في مصر ، الجهاز المركزي للتعبئة والإحصاء ، مايو  
والمرافق وهيئة المجتمعات العمرانية ، يوليو 2017
15. منظمة الامم المتحدة ، الحق في السكن اللائق ، مكتب المفوض السامي الوقائع صحيفة الوقائع 21 يونيو 2010
16. يعرف المسكن الملائم بموجب مادة (11) من العهد الدولي للحقوق الاقتصادية والاجتماعية والثقافية والتعليق اللاحق عليها  
4/1991
17. تونس. 22-23 / 12 / 2020 مروة أحمد عبد الرحمن تطوير المناطق العشوائية في مصر مؤتمر السكان العربي السادس
18. El-Shahat, Manal M. F. , and Samah M. El Khateeb. 2013. "Empowering People in  
Egyptian Informal Areas by Planning: Towards an Intelligent Model of Participatory  
Planning." Paper presented at: Cities to be Tamed? Standards and Alternatives in the  
Transformation of the Urban South, Milan, Italy. Planum: The Journal of Urbanism 1:  
26.
19. يحي شوكت سياسة الإسكان في مصر بني استمرار سياست المايض ووضع سياست عادلة للمستقبل صادر عن  
وحدة العدالة الاقتصادية والاجتماعية الطبعة الأولى/ديسمبر 2014
20. نعمات محمد نظمي ، الإرتقاء العمراني بالمناطق العشوائية . تقييم لتجربة زبالين منشأة ناصر بالقاهرة , كلية  
الهندسة جامعة عين شمس ، مصر , 1993.
21. Cities (Journal), Vol. 18, No2, April, 2021, Elsevier Science Ltd, 2001, Great Britain.
22. محمد الخولي، تطوير وتنمية المناطق العشوائية بجنوب القاهرة، وزارة الإسكان والمرافق والمجتمعات العمرانية،  
القاهرة، 1994.
23. هويدا أبو الغيط ، سياسات الدولة لتحقيق التنمية المستدامة بالمناطق العشوائية بمحافظة القاهرة ، كلية الاقتصاد  
والعلوم السياسية ، القاهرة 2018
24. صندوق تطوير المناطق العشوائية "تطوير المناطق العشوائية" 2013
25. عبد الرحيم قاسم عبد الساتر قناوي، تحليل ظاهرة الإسكان العشوائي (مفاهيم – سلبيات – إيجابيات) ، مدرس  
بقسم التخطيط العمراني – كلية الهندسة – جامعة الازهر ، 2007.



