

EGYPT HOUSING STRATEGY



United Nations Human Settlement Programme
Regional Office of Arab States
Egypt Office

UN HABITAT
FOR A BETTER URBAN FUTURE

EGYPT HOUSING STRATEGY



Copyright

Copyright © United Nations for Human Settlements, UN-Habitat 2020

All copyrights reserved

United Nations Human Settlements Programme, UN-Habitat

PO box 30030 00100 Nairobi, Kenya

Headquarters Phone 254-020-7623120

unhabitat.org

Draft Strategy Authors:

Mr. David Sims

Eng. Hazem Abdel-Fattah

Final Strategy Formulation:

Prof. Dr. Ahmed Mahmoud Yousry

Technical Support: Dr. Marwa Sibaway

Revision and Technical Review:

Eng. Nafisa Mahmoud Hashem:

First Undersecretary, Head of the Housing and Utilities Sector, Ministry of Housing, Utilities and Urban Communities

Dr. Salma Yousry:

Housing and Urban Development Program Officer, Egypt Office, United Nations Human Settlements Programme

Disclaimer

The materials presented in this report do not reflect the opinion of the General Secretariat of the United Nations regarding the legal status of any country, territory, city or area or any of its authorities, or concerning its borders, boundaries, economic system or degree of progress. This document may be republished without prior approval provided that the source is cited. The opinions expressed in this report do not necessarily reflect the views of the United Nations Human Settlements Programme, or the United Nations or Member States.

CONNECT WITH PARTNERS

Ministry of Housing, Utilities and Urban Communities

1 Ismail Abaza Street, Garden City

Cairo, 11516

Arab Republic of Egypt

Tel: + 20 27921540 – Fax: +2027921539

United Nations Human Settlements Programme – Egypt Office

78 St. Tahrir, Dokki, Giza

Housing and Building National Research Center – 9th Floor

Tel. + 20 2 3761 8812

Email: unhabitat-egypt@un.org



Adequate housing, that meets the basic needs and requirements of citizens and promotes their quality of life, represents a global challenge considering increasing urban expansion. It is also considered an important part of the overall economic and social development process, and an essential pillar for the progress and advancement of nations.

Adequate housing has been recognized as a right to an appropriate standard of living in international treaties, including the Universal Declaration of Human Rights, in which Article 25 stipulates that “Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services”. The 2014 Egyptian Constitution affirms this right in Article 78.

The housing problem is considered one of the most urgent problems facing development programs in Egypt. This is due to the high rates of population growth, the rise in domestic migration from rural to urban areas, and the concentration of available public funding in construction of new housing units. Consequently, this caused difficulty in facing the population growth in urban areas and their requirements for services and facilities, leading to the emergence of slums and the influx of informal housing since the mid-seventies.

In 2016, the Egyptian Housing Profile was launched, which included diagnosis of the current situation and conducted a comprehensive analysis of the housing sector. The profile aimed at providing the necessary support to activate a comprehensive discussion based on a real understanding of the sector. The housing profile represents the base for the National Housing Strategy as it enables propositions for a comprehensive change in housing policies.

In completion with this effort, the Ministry was keen to take necessary measures to set a clear housing strategy for Egypt. This strategy represents a unified integrated vision that directs effectively the housing sector over the next twenty years. In addition, it will clarify the responsibilities of the various sectors and policy frameworks in a manner that addresses current problems and fulfills the aspirations of all Egyptians in obtaining adequate housing, while recognizing that the primary role of the government is regulation and empowerment.

The strategy is consistent with global and regional requirements, including the Sustainable Development Goals (SDG 2030), the New Urban Agenda, the Arab Strategy for Housing and Urban Development, the Sustainable Development Strategy (Egypt Vision 2030), and Egypt's National Strategic Plan for Urban Development 2052. The strategy is also characterized by a great degree of implementation flexibility.

Through analyzing and studying the housing system, its challenges and the country's attempts to address it, the strategy sets clear policies to deal with the housing problem through 4 main topics: topic of existing urban development areas, topic of the existing housing stock and vacant units, topic of challenges and problems related to the low-income housing, and topic related to the dimensions of sustainable development.

These policies are supported by a dimension of institutional and administrative sustainability, and the strengthening of the knowledge and information base. The strategy also clarifies the parties concerned with implementing the policies, responsibilities and roles, as well as the required types of interventions (legislative, financial, urban, etc.), and the spatial and sequential framework of each policy in order to achieve maximum return.

Prof. Dr. Assem Abdel-Hamid El-Gazzar
Minister of Housing, Utilities and Urban Communities
Arab Republic of Egypt

FOREWORD

With the global increase in urbanization rates and the consequent increase in demand for housing and basic urban services, and despite the development of urban policies in many countries, the population of informal and poor areas in the world has increased from 725 million in 2000 to an estimated 889 million in 2020. This increase widened the gap between social groups in urban communities and elevated the vulnerability and deprivation of the poor. Hence, the issue of adequate housing topped international development agendas, in particular the New Urban Agenda and the Global Sustainable Development Goals, especially Goal 11: “make cities and human settlements inclusive, safe, resilient and sustainable, and to upgrade slums by 2030”. In 2013, the United Nations Human Settlements Programme issued the Global Housing Strategy to assist member states in supporting the right to adequate housing.



In light of the global strategy, the Council of Arab Ministers of Housing and Reconstruction – held in its thirtieth session in December 2013– decided to prepare the Arab Strategy for Housing and Sustainable Urban Development. The General Secretariat of the Arab League assigned great importance to the development of strategies and programs to achieve sustainable development in Arab countries, with the technical support of the United Nations Human Settlements Programme and endorsed the strategy in 2016.

Egypt was one of the leading countries that adopted the directions of the global and Arab housing strategies by drawing a road map towards achieving the goals of adequate housing for all. In 2014, Egypt started preparing the Egyptian Housing Profile as a first step to monitor and analyze the sector's components and challenges in Egypt. This was conducted with the participation of all governmental agencies, academic entities and representatives of relevant local communities. The profile was issued in 2016 in cooperation with the United Nations Human Settlements Programme.

It is with great pleasure and pride today that Egypt leads the Arab countries and many countries internationally by issuing the National Housing Strategy, based on international human rights agreements and treaties. This strategy came in light of the complex circumstances of the spread of the global COVID-19 pandemic, which once again stressed the importance of empowering the right to adequate housing – healthy and safe for all. Egypt has endeavored to ensure that the national housing vision is integrated with the sectoral national visions, Egypt's 2030 vision and the urban and economic development plans, to enhance the interrelationships between the sector and all relevant development and service sectors, and confirm the effectiveness and efficiency of the strategy. The strategy developed a unified integrated vision that could effectively direct the sector over the next twenty years with clarity and flexibility. The main driver of the strategy relied on supporting four main issues pertaining to residential areas, housing units, housing categories, and the sustainability of residential areas; in addition to a supportive dimension for institutional and administrative sustainability and knowledge enhancement.

We would like to take this opportunity to express sincere gratitude and appreciation to the researchers, team members, government partners, representatives of civil society and academic institutions for their effective participation in shaping the procedures and elements of the strategy. Special thanks to the Egyptian Ministry of Housing, Utilities and Urban Communities, and to the Ministry's Housing Sector headed by Eng. Nafisa Hashem for their pioneering and effective role in producing this strategy and empowering the right to housing. We hope that this constructive cooperation will continue in the future during the implementation of this strategy, and converting its most important outputs to programs and projects on the ground.

Ms. Rania Hedeya
Country Programme Manager, Egypt Office
United Nations Human Settlements Programme

ACKNOWLEDGEMENTS

The United Nations Human Settlements Programme would like to thank all those who helped prepare “Egypt’s Housing Strategy “. In particular, due thanks to his excellency the Minister of Housing, Utilities and Urban Communities (at the time of starting the preparation of the strategy), Dr. Mustafa Madbouly, who made the time to discuss the main elements of the strategy alongside the technical sector supporting the strategy headed by Eng. Nafisa Hashem, First Undersecretary and Head of the Housing and Utilities Sector. Gratitude is also due to Dr. Assem El Gazzar, Chairman of the General Organization of Physical Planning at the time of the preparation of the strategy, and the current Minister of Housing, Utilities and Urban Communities. Also, Eng. Hussein El Gebaly, former-adviser to the Minister, and Eng. Muhammad Anas Mahmoud, expert in the housing sector, who provided useful comments on an earlier draft and comments, which have been included in this final draft.

Also, appreciations to the experts who contributed to the various panel discussions throughout the document preparation period. Sincere gratitude is also due to the authors of the final draft of the report; Mr. David Sims and Eng. Hazem Abdel-Fattah, as well as the organizational efforts of Dr. Ehab Shaalan, program consultant, as well as Prof. Dr. Ahmed Mahmoud Yousry and Dr. Marwa Sibawayh, who prepared the final strategy. Thanks are also due to Mr. Dyfed Aubry, Director of the Regional Bureau for Arab States at the United Nations Human Settlements Programme (UN-Habitat) at the time of the preparation of the draft strategy, and Ms. Rania Hedeya, Director of the United Nations Human Settlements Program in Egypt.

TABLE OF CONTENTS

	#
Foreword	5
Acknowledgement	7
Table of Contents	8
List of Figures	8
List of Tables	8
Introduction	9
References to the Housing Strategy Document	10
The Need for a Housing Sector Strategy	10
Legal and Constitutional Principles	11
1 - The Housing System in Egypt and its Challenges	12
1.1 The Importance and Objectives of the Housing Strategy in Egypt	12
1.2 Quantitative and Qualitative Challenges of the Housing Sector in Egypt	13
1.3 Dimensions and Challenges of the Housing System in Egypt	14
2 - Strategic Issues of the Housing Sector	18
2.1 Reflection of National Visions and Plans on the Housing Sector	18
2.2 Strategic Issues of the Housing Sector	20
3 - Housing Strategy in Egypt	21
3.1 Housing sector vision of the Ministry of Housing, Utilities and Urban Communities	21
3.2 Guiding principles for formulating the housing strategy	21
3.3 Housing policies	22
3.4 Mechanisms, plans and procedures for implementing housing policies	24
4 - General Requirements for Implementing Policies in the Housing Strategy	39
4.1 Defining a ministerial working group to adopt the strategy and its main dimensions under the leadership of the Ministry of Housing, Utilities and Urban Communities	39
4.2 Setting priorities to deal with the strategy dimensions and housing policies	39
4.3 Defining criteria for evaluating the policies implementation as well as review and update mechanisms	40

预览已结束，完整报告链接和二维码如下：

https://www.yunbaogao.cn/report/index/report?reportId=5_17732

