

EGYPT

HOUSING PROFILE



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Egypt Housing Profile

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FORWARD



Being a central driver for social, environmental and economic development; the housing sector in many countries play an important role in sustainable urbanization. Not only does housing affect national budgets and expenditure, but more importantly, well planned and implemented national housing policies enable the enhanced equitable rights to various social groups, and support sustainable socio-economic balanced communities.

In Egypt, the public sector under various programs and agencies as monitored by MHUUC, implemented a number of projects aiming at providing youth and low-income groups housing. Examples of these programs are the Free Housing Project, Family Housing Project, Youth Housing Project (1997) and Future Housing Project (1998). During the period from 2005 till 2012, the MHUUC had implemented and supervised the National Project for Housing in all governorates and new cities and established 500,000 housing units. Following the model of the National Project for Housing, the Egyptian government

is currently adopting and implementing the Social Housing Program aimed at establishing one million housing units within 5 years, in addition to another part for the families of medium income “Dar Masr”. Also there is a promotion of sites and services schemes for moderate income families “Ibni Beita” experiment in 2006- 2011. In 1966, Egypt had signed the United International Covenant on Economic, Social and Cultural Rights, which recognized “the right of everyone to an adequate standard of living for himself and his family, including adequate food, clothing and housing, and to the continuous improvement of living conditions” (Article 11). Additionally, in 2014, the Egyptian Amended Constitution refers to the right to adequate housing in Article 78. Accordingly, the MHUUC is currently aiming at adopting its National Housing Strategy to respond to the constitutional target of enhancing equitable access to adequate housing. In this sense, and to enable the definition of effective housing strategy, an updated housing profile needed to be drafted to serve as a basis that enables discussion and pave the road for the drafting of a comprehensive Egypt Housing Sector Strategy. This strategy will incorporate opinions of all relevant stakeholders and define a clear roadmap towards improved access to affordable and adequate housing for all.

This profile builds on the long efforts exerted by the Ministry of Housing, and specifically the drafted Egypt housing policies and strategies document in 2012 and 2013, which represented a very important effort that formulated basis for discussions with key stakeholders.

MHUUC is hoping that this housing profile will indeed support inclusive discussion based on real understanding of the sector, to support effective directing towards a new housing strategy that enables a change for the inclusive Egyptian population with special focus on youth and vulnerable groups.

Dr. Mostafa Madbouli
Ministry of Housing, Utilities and Urban Communities
Minister, Egypt



Providing adequate housing to millions of low-income households, particularly in urban centres, is one of the greatest challenges facing present-day society worldwide. For Egypt, to meet this challenge means building nearly 1,500 new dwellings every day until 2030. UN-Habitat welcomes the initiative of the Government of Egypt to undertake a national housing profile, one of the most effective tools for housing policy making, used in more than fifteen countries in Africa, Asia and Latin America since 2010.

A housing profile is the first step within the overall framework of the UN-Habitat Global Housing Strategy which aims to position “Housing at the Centre” of national and urban development, as an imperative for economic, environmental, cultural and socially inclusive cities. It is instrumental in assisting countries to formulate national housing policies, by improving the understanding of the challenges in the housing sector, allowing governments to seize opportunities and to respond.

The housing profile of Egypt uses a comprehensive approach to the factors influencing housing in the country - from housing finance, land and construction to institutional, regulatory and cultural settings. It provides decision-makers with the right information for effective policy development. The profile also makes clear recommendations in all core areas: new housing stock production should be accompanied by the upgrading of existing informal settlements; mechanisms to improve access to serviced land need to be implemented in order to provide housing solutions for 8.2 million households by 2030. Concurrently, measures need to be taken to improve the affordability of housing, namely through a stronger institutional framework.

Housing sector stakeholders now have a fundamental tool in their hands to continue working towards the realization of the right to adequate housing for all Egyptians. I am confident that the Egypt housing profile will be a fundamental tool to design sustainable and inclusive urban and housing development strategies, and contribute to poverty reduction efforts in Egypt.

I wish to express my appreciation and gratitude to all those who have contributed to this report, and my recognition for the commitment of the Government of Egypt. In turn, we commit to supporting Egypt in the implementation of its housing strategy which is in line with the recently launched New Urban Agenda, the outcome of the third United Nations Conference on Housing and Sustainable Urban Development, Habitat III.

The steps taken by Egypt to improve access to adequate housing will contribute to the efforts of UN-Habitat and partners at the global level to reposition housing at the centre of the New Urban Agenda for the 21st century.

Dr. Joan Clos
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