

# Tenure Situation in Egypt: Prindex Potentials

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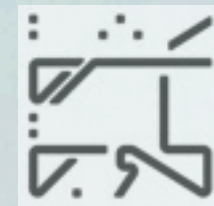


Photo by: Bas Princen





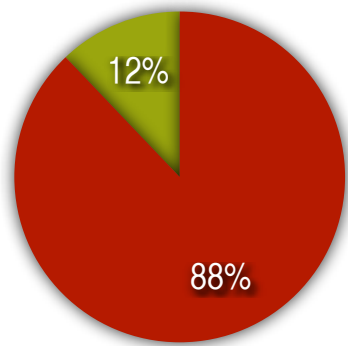
# Content

- Overview on the urbanization conditions in Egypt
- Magnitude and complexities of the case
- Eviction challenges due to tenure insecurity
- Potentials for gathering and digitizing tenure information

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# Where Do Egyptians Live?

● Shaded Area  
● Rest of Egypt



88 M  
( 21 M )  
12 M

100,000,000

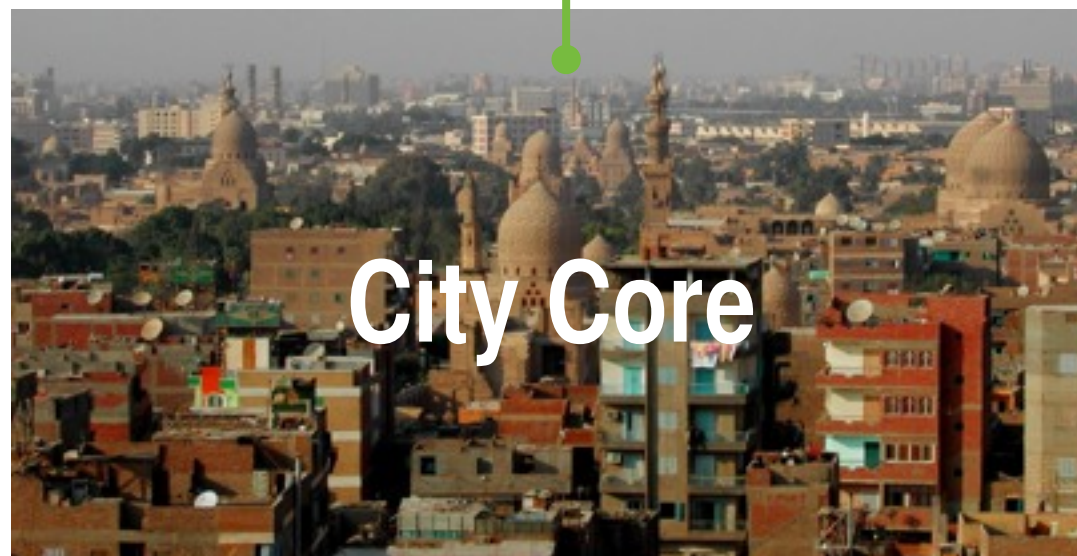
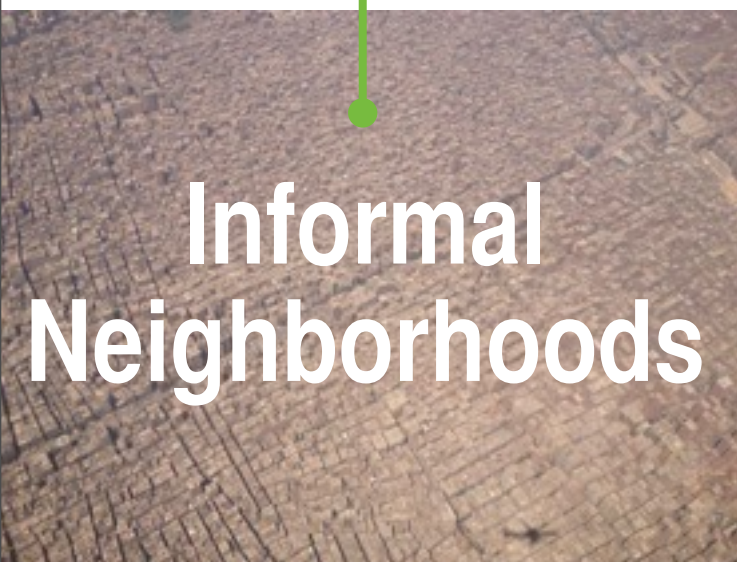
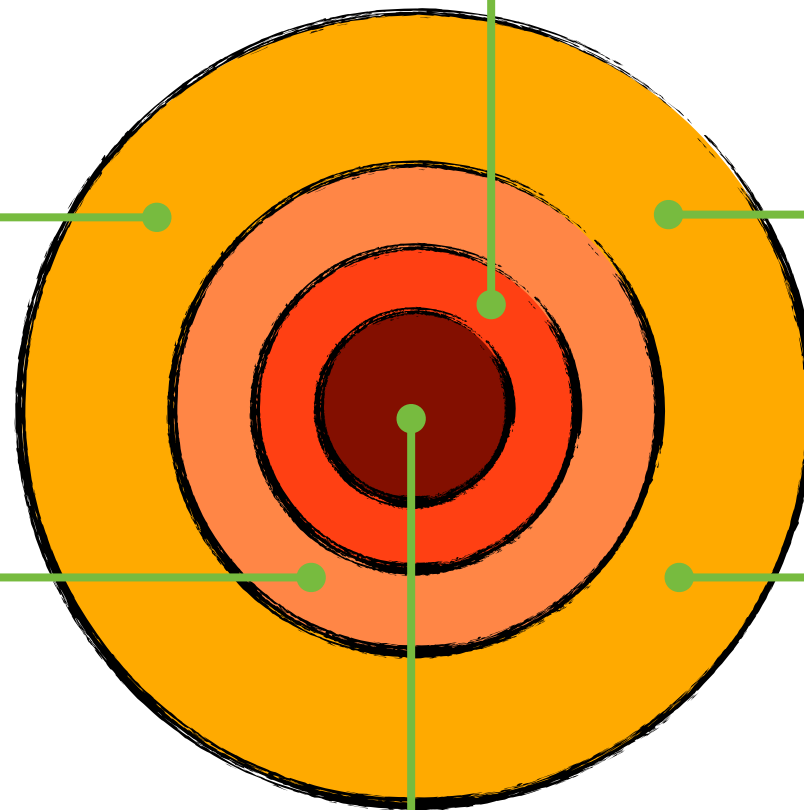
Source:

Data and Census: Central Agency for Public Mobilization and Statistics (CAPMAS)






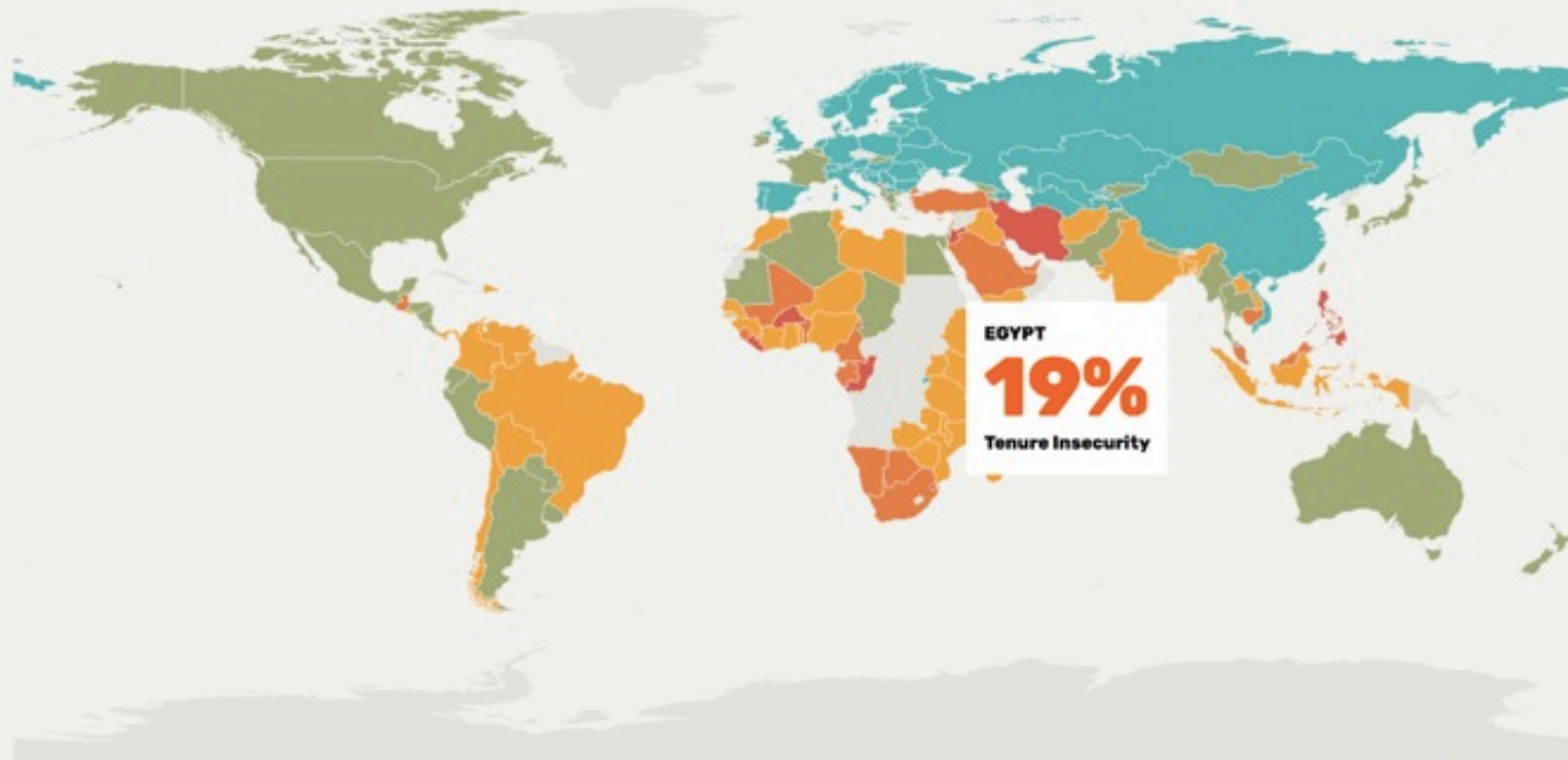
# Built Environment Typologies in the Egyptian Cities





# Data Explorer

Click on a country see how secure people feel their property rights are, or scroll down to compare countries using the interactive chart and graph. You can find out how we collected the data and how we define tenure security in our [methodology section](#).

 **Click on a country to view more information**

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# Tenure Security by City

Legal

Source:

- Maps and Analysis: Yahia Shawkat, 2017. Built Environment Deprivation Index. 10 Tooba

<https://10tooba.org/bedi/en/secure-tenure/>

- Data and Census: Central Agency for Public Mobilization and Statistics (CAPMAS)

## Built Environment Deprivation Index (BEDI)

Low

High



# Major Disparities in Tenure Security

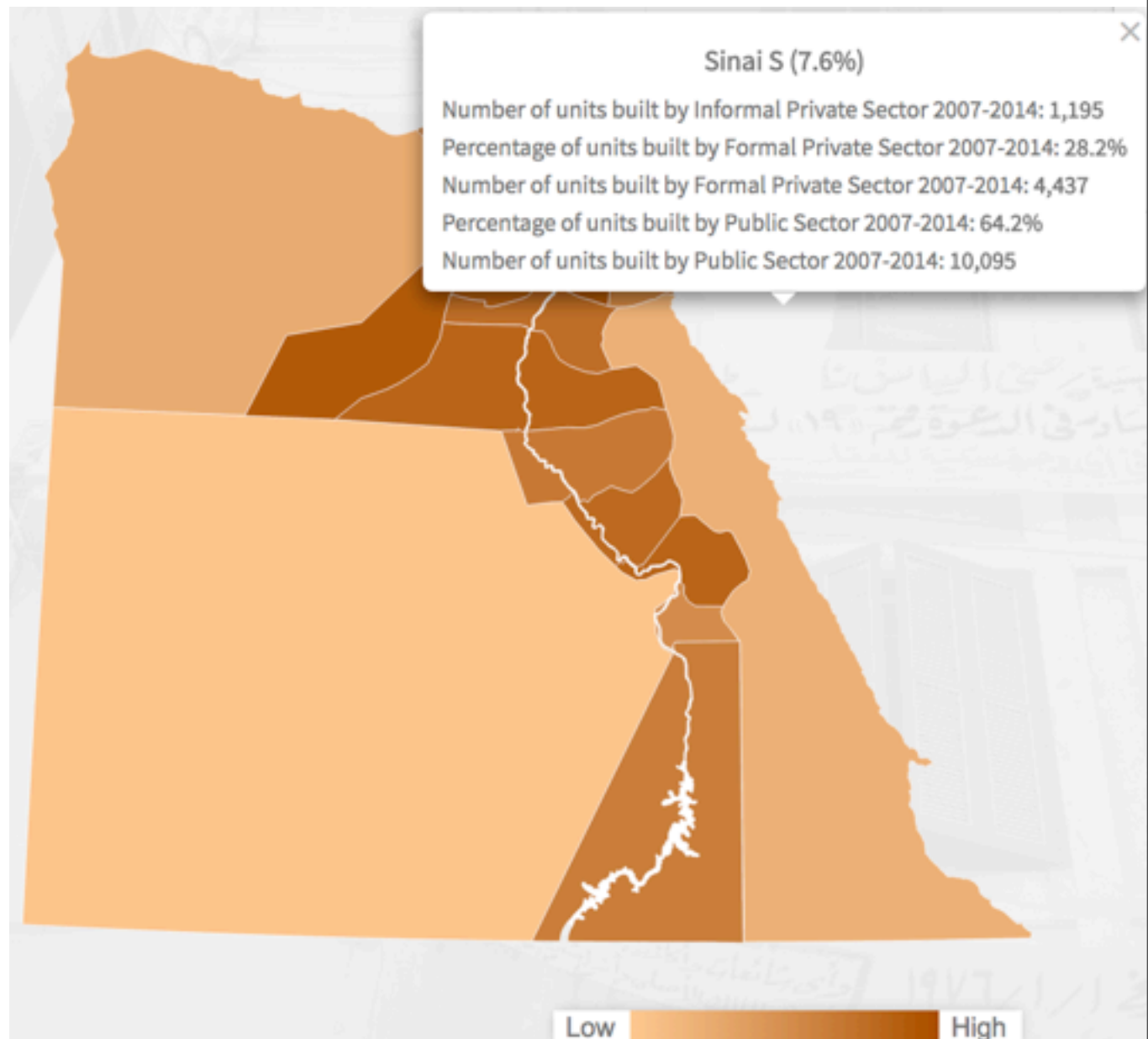
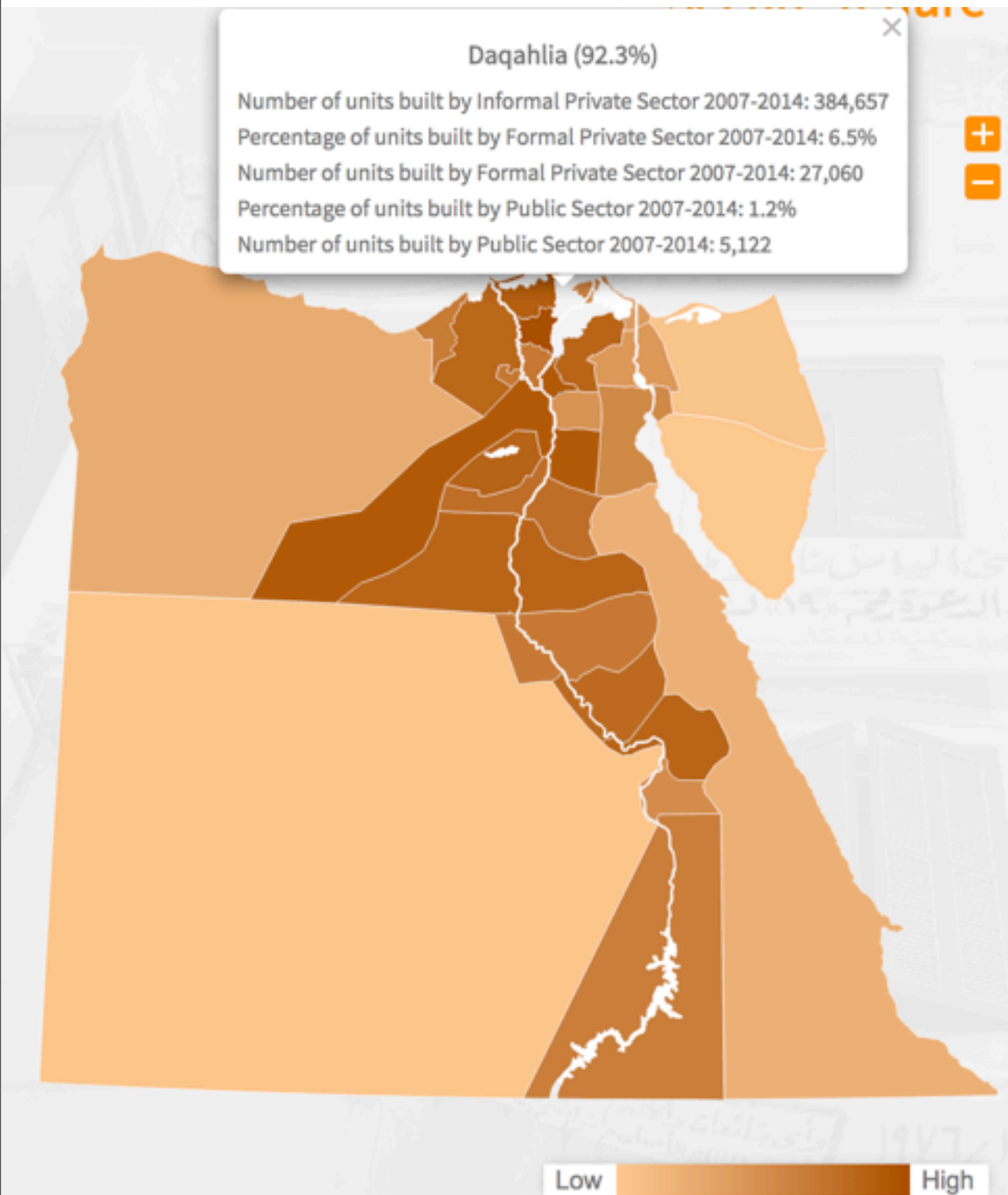
Between Egyptian Cities

Source:

- Maps and Analysis: Yahia Shawkat, 2017. Built Environment Deprivation Index (BEDI), 10 Tooba.

<https://10tooba.org/bedi/en/secure-tenure/>

- Data and Census: Central Agency for Public Mobilization and Statistics (CAPMAS)





# Agriculture Land Decay/ Increase in Housing

## 4550 Villages

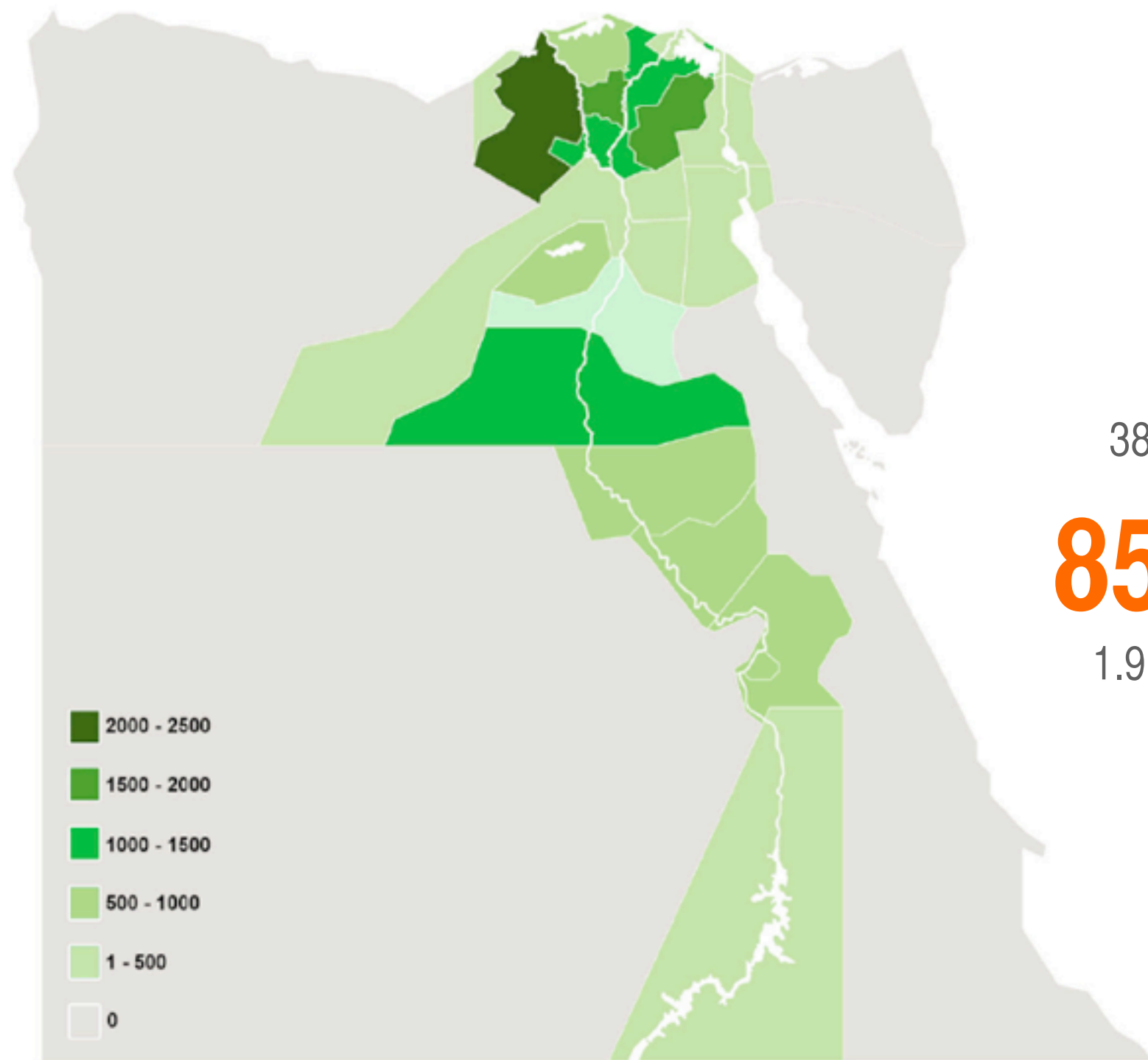
In addition to smaller rural settlements

Complexities in tenure, due to the continuous transformation of land-use and land nature





# Agriculture Land Decay/ Increase in Housing



**14,000 Feddans**  
382,736 Encroachment Cases in 2012

**85,000 Feddans**  
1.9 Million Encroachment Cases in 2018

Map Source: Agriculture Land Loss, in Feddans (Shawkat, 2013. Social Justice and the Built Environment)

Data: Ministry of Agriculture, 2012 – 2018



# Informal Areas in Egypt

65%

Of the built environment

Source: GLZ Egypt, 2009

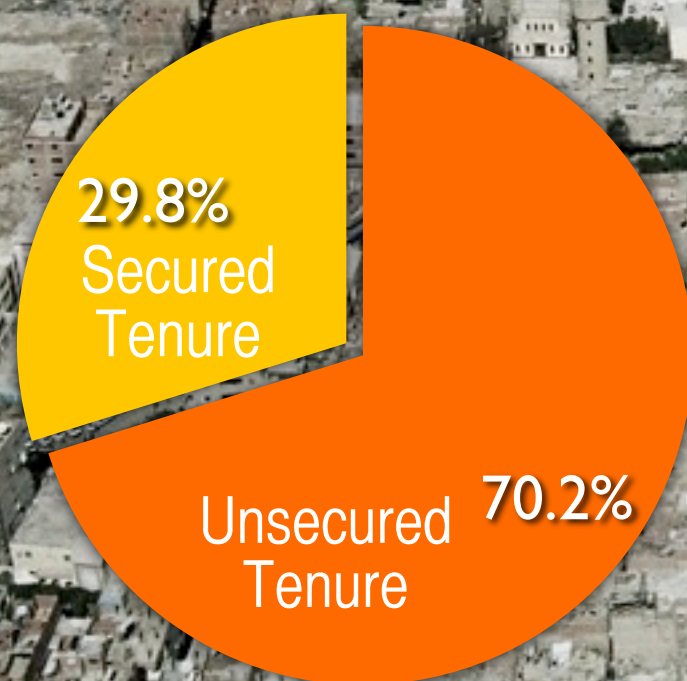


Photo by: Fawzy el Gazaiery





# 1.5 Million Cemeteries Inhabitants In Cairo, only

Source:

Data and Census: Central Agency for Public  
Mobilization and Statistics (CAPMAS), 2012



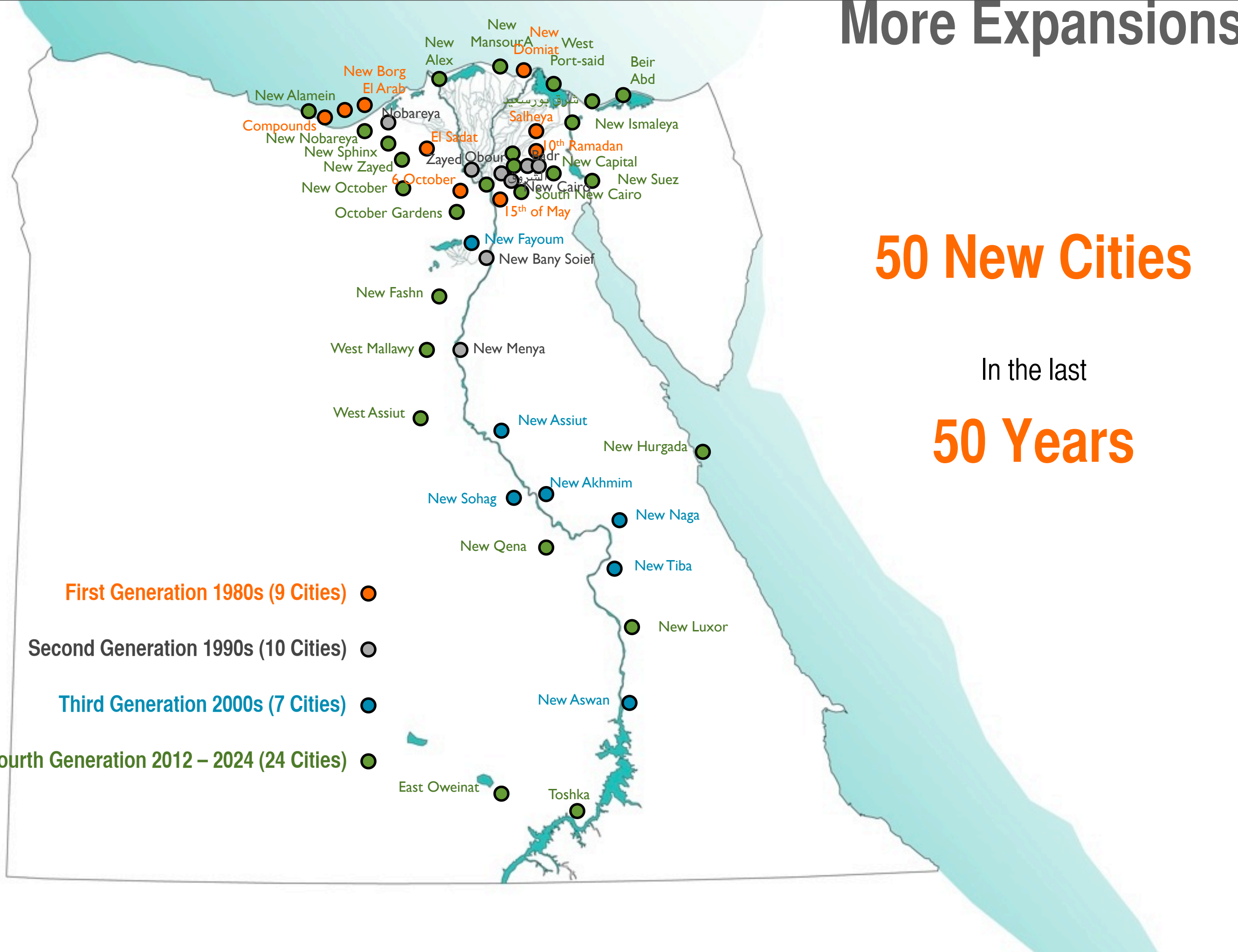
# More Expansions

50 New Cities

In the last

50 Years

- First Generation 1980s (9 Cities) ●
- Second Generation 1990s (10 Cities) ●
- Third Generation 2000s (7 Cities) ●
- Fourth Generation 2012 – 2024 (24 Cities) ●





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# Tenure Insecurity in Egypt

**No substitution in case of evictions or expropriation:**  
Submit to housing alternatives offered by the state, even if they are not adequate.







# Egypt to be declared slum-free country by end of 2019

BY Egypt Today staff

Sun, 02 Dec 2018 - 01:00 GMT



Slums in Cairo- Nowhereman1977 - via Wikimedia Commons

CAIRO – 2 December 2018: After decades of hardships experienced by Egypt's slum-dwellers, Ministry of Housing has succeeded in developing around 80 percent of Egypt's unsafe informal areas, declaring that Egypt will be a slum-free country by the end of 2019.

Khaled Siddiq, executive director of the Development Fund for Slums, said that Egypt will be declared a slum-free country by the end of 2019, referring that around LE 14 billion have been allocated until now for developing 80 percent of the slums.

## 351 Unsafe Areas

listed to be intervened by  
the Government.

## Mostly relocations

Source: Informal Settlements Development Facility



# Maspero Neighborhood Relocations





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# Mapping Tenure

Legal Tenure

+

Perceived Tenure

Huge Gap

Develop New Definition for

**BEDI Recommendations**

Perquisite

Introducing laws to recognize informal tenures, to include different typologies.

Introduce legal reform to streamline tenure related legislation and prevent future cases of informal tenure.

Establish national council for secure tenure, to coordinate informal tenure recognition program





Thank you