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IMMEDIATE ACTION PROPOSALS FOR HOUSING IN EGYPT

STATISTICAL APPENDIX

THE JOINT HOUSING TEAM

Ministry of Housing and Reconstruction,
Ministry of Planning,
Arab Republic of Egypt

with

Office of Housing,
Agency for International Development

JUNE 1976



IMMEDIATE ACTION PROPOSALS FOR HOUSING IN EGYPT

STATISTICAL APPENDIX

The Joint Housing Team:
Ministry of Housing and Reconstruction
Ministry of Planning
Office of Housing, Agency for International Development

June 1976

PREFACE

The material contained in this Statistical Appendix was collected by Ms. Mona Serageldin and the members of the Egyptian Counterpart team during the field work of the Ministry of Housing and Reconstruction and the Agency for International Development joint team during April and May 1976.

It is included here in full because we believe it to be the most complete set of statistical tables available related to housing in Egypt. It should therefore be useful as a reference source for many Egyptian Government agencies concerned with housing.

THE JOINT HOUSING TEAM

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Photographs courtesy of Mr. Charles Dean

TABLE OF CONTENTS

	<u>PAGE</u>
LIST OF TABLES	1v
 <u>SECTION</u>	
I. NATIONAL ECONOMIC STATISTICS	1
II. POPULATION AND LABOR FORCE.	27
III. HOUSEHOLD INCOME AND EXPENDITURES	43
IV. HOUSING PRODUCTION AND HOUSING USE CONDITIONS	49
V. THE CONSTRUCTION INDUSTRY	59
Building Materials	59
Labor	59
VI. CONSTRUCTION COSTS.	71
Materials	71
Labor	71
Land Costs	72
VII. HOUSING FINANCE AND TAXATION	83
The Publicly Assisted Housing Program	83
The Housing Cooperatives	84
The Credit Foncier	86
Savings.	87
The National Housing Fund	87
VIII. HOUSING AND LAND DEVELOPMENT LEGISLATION	101
Physical Development	101
Building Codes and Standards	102
Rent Control Regulations	104

LIST OF TABLES

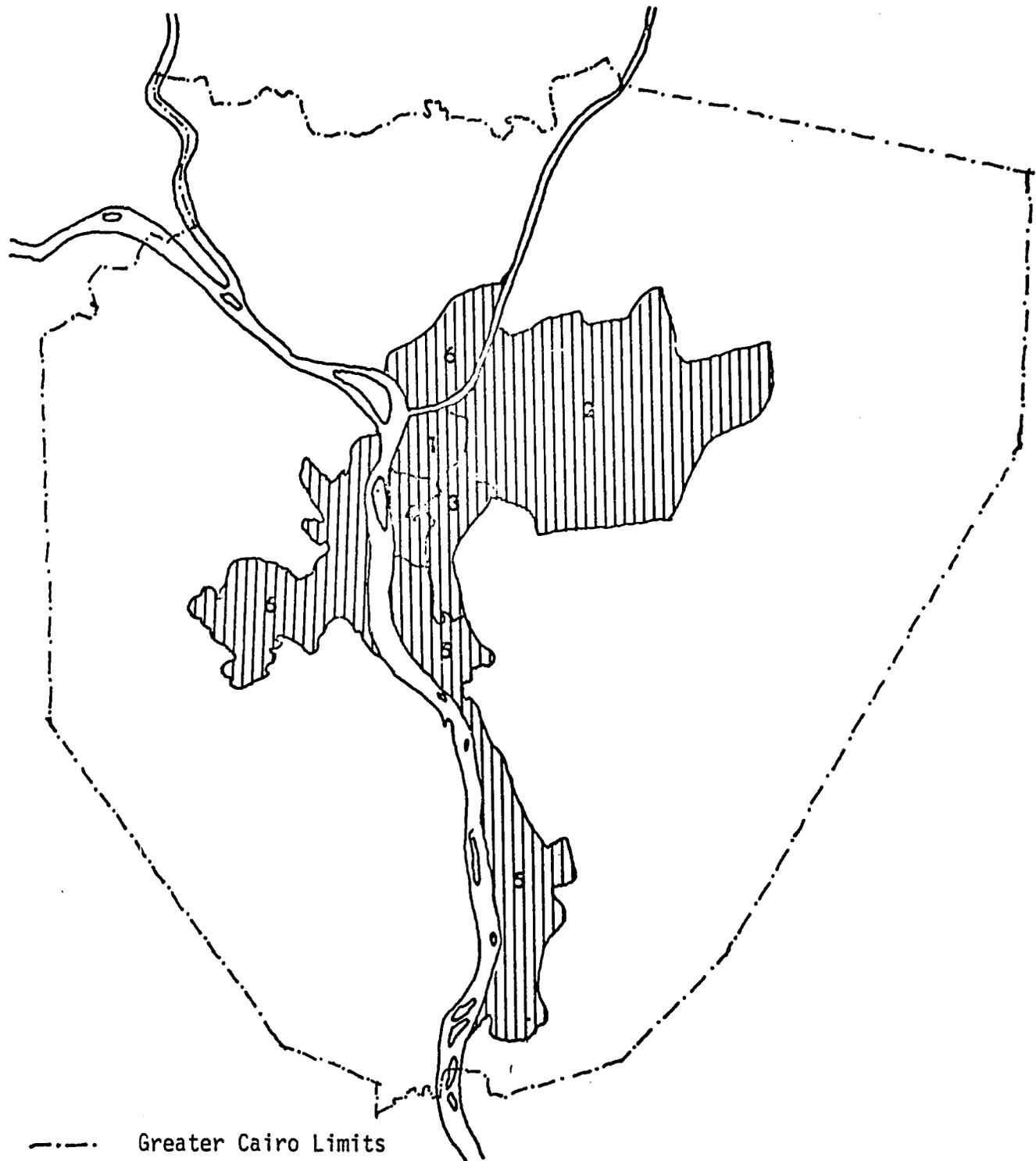
<u>TABLE</u>		<u>PAGE</u>
I-1	Net Domestic Product, 1959-1972	4
I-2	Net Domestic Product, 1969-1975 by major sectors of the economy	5
I-3	Net Domestic Product by major sector of the economy	6
I-4	Production, Gross Output, 1974-1975	7
I-5	Sectoral Distribution of Investments, 1974-1975 .	8
I-6	Major Indices, 1973-1975.	9
I-7	National Balance Statement, 1972-1975	10
I-8	Balance of Payments, 1973-1975	11
I-9	National Budget	12
I-10	1976 Transitional Plan - Major Indices	13
I-11	1976 Transitional Plan, Sectoral Distribution of Investment	14
I-12	1976 Transitional Plan, National Budget	15
I-13	1976-1980 Development Plan	16
I-14	1976-1980 Development Plan Targets	17
I-15	1976-1980 Development Plan	18
I-16	Per Capita Income, 1974-1975.	19
I-17	Employment	20
I-18	Wages & Salaries, 1969-1975	21
I-19	Wholesale Price Index, 1955-1974.	22
I-20	Consumer Price Index, Urban Areas, 1969-1976 . .	23
I-21	Egypt & Cairo - Employment & Work Establishments.	24

<u>TABLE</u>	<u>PAGE</u>
I-22	Cairo - Economic Activity - 1972 25
II-1	Egypt, Population Growth, 1952-1980 28
II-2	Population Projections - Egypt and Cairo, 1970-1985. 29
II-2(a)	Greater Cairo Population, 1947-2000 30
II-3	Population Age-Sex Distribution, 1973. 31
II-4	Egypt - Internal Migration Patterns, 1965-1970 32
II-5	Greater Cairo - Population, 1947, 1960, 1966 & Projections to 1980 33
II-6	Greater Cairo - Components of Population Growth, 1947-1966 34
II-7	Greater Cairo - Population Growth, 1947-1966 35
II-8	Age-Sex Distribution of Migrants to Cairo, 1960-1965. 36
II-9	Cairo - Labor Force - 1972 37
II-10	Cairo - Household Size Distribution - 1960 38
II-11	Greater Cairo - District Population & Density, 1947, 1960, 1965 39
II-12	Cairo - District Density, 1960, 1966, 1973 40
II-13	Cairo - Average Household Size by District, 1960, 1966 41
III-1	Household Distribution by Expenditure Class, 1964-1965 Sample Survey 44
III-2	Household Distribution - Urban and Rural Areas, 1964-1965 Sample Survey 45
III-3	Household Expenditure Patterns, 1964-1965 Sample Survey 46
III-4	Household Income Distribution, 1958-1959 Survey 47
III-5	Cairo and Giza Governorates - Income and Consumption, 1964/65 - 1969/70 48

<u>TABLE</u>	<u>PAGE</u>
IV-1	Housing Production, 1960/61-1975 51
IV-2	Proposed Housing Plan, 1976-1980 52
IV-3	Definition of Housing Types 53
IV-4	Existing Urban Housing Stock and Estimated Shortage, 1975 54
IV-5	Greater Cairo - Housing Condition - 1956 55
IV-6	Cross Commuting in Cairo - 1966 56
IV-7	Egypt, Cairo and Alexandria - Population and Housing, 1966. 57
IV-8	Cairo - Overcrowding, 1960-1965 58
V-1	Local Production of Building Materials, 1952-1973. 61
V-2	Quarrying Activity, 1952-1973. 62
V-3	Cement Production, 1969-1975 63
V-4	Metal Products, 1952-1973. 64
V-5	Building Materials Imports, 1975 & 1976 65
V-6	Expected Cement and Steel Production from Expansion Projects, 1976-1985. 66
V-7	Manpower Training Program for the Construction Trades 67
V-8	Manpower Training Program for the Construction Trades 68
V-9	Labor Productivity in the Construction Industry, Basic Structural Work. 69
VI-1	Annual Increase in Construction Costs, 1961-1974 73
VI-2	Annual Increase in Prices of Building Materials, 1961-1974. 74
VI-3	Daily Wages of Workers in the Construction Industry - Public Sector, 1960-1976 75

<u>TABLE</u>	<u>PAGE</u>	
VI-4	Official and Unofficial Market Prices of Building Materials, 1976	76
VI-5	Proportionate Cost of Materials per 100 L.E. of Residential Construction, March 1974.	77
VI-6	Cost of Average Dwelling Unit, 1976	78
VI-7	Construction Cost of a 10-Unit - 5 Story Walk-Up - Building in Public Housing Program - Public Sector Construction - Cairo, 1962-1975	79
VI-8	Construction Cost of a 10-Unit - 5-Story Walk-Up - Building Low Cost Housing, Private Sector Construction - Cairo, 1976	80
VI-9	Official and Market Construction Costs for Residential Building, 1976	81
VI-10	Cairo - Land Cost, 1975	82
VII-1	Housing Investment, 1952-1975	89
VII-2	Publicly Assisted Housing Program, Urban Housing Loans to Governorates, 1960-1976.	90
VII-3	Selected Governorates - Urban Housing Loans Program, 1960-1975	91
VII-4	"Credit Foncier" of Egypt, Mortgage Loans Granted, 1973, 1974	92
VII-5	Housing Cooperative Lending Schedules	93
VII-6	Savings Accounts in Commercial Banks, 1965-1972	94
VII-7	Postal Savings, 1965-1972	95
VII-8	Social Security Funds, 1965-1972.	96
VII-9	Housing Taxation Schedule	97
VII-10	Housing Tax Burden	98
VII-11	Taxes Charged for Rooms Renting from 1-12 L.E. Per Month	99

<u>TABLE</u>		<u>PAGE</u>
VIII-1	Housing and Land Development Legislation . . .	106
VIII-2	Proposed Housing and Land Development Legislation.	109
VIII-3	Quotations from the Building Code. . . .	110



--- Greater Cairo Limits

- 1 North Cairo
- 2 East Cairo
- 3 Central Cairo
- 4 West Cairo
- 5 South Cairo
- 6 Cairo Suburbs

GREATER CAIRO REGION

SECTION I

NATIONAL ECONOMIC STATISTICS

The Ministry of Planning uses the United Nations system of National Accounts. The available statistics offer a complete picture of the Egyptian economy.

The current situation is dominated by the growing deficit in the National Budget and the balance of payments.* Major problems are identified as:

1. Increasing deficit in balance of payments due to rising cost of imports and stable or declining prices of exports.
2. Slow growth of Gross Domestic Product at a rate of 4%.
3. Large foreign debt and consequent high debt service charges.
4. Heavy burden of the defense budget necessitated by the existing military situation.
5. Skyrocketing cost of living subsidies due to the worldwide increase in food prices.
6. Inflation rate of approximately 29% in 1974-75.
7. Population growth at a rate of 2.5% in 1974.

Major impediments to development are considered to be:

1. Slow rate of growth of local productive capacity.
2. Lack of foreign currency.

*This deficit which fluctuated between 200 and 300 millions L.E. in the late 1960's, rose to 500 and 600 millions L.E. in the early 1970's, then jumped to 1000 and 2000 millions L.E. in the last couple of years.

3. Heavy burden of foreign obligations.

Consequently, the following government policies were formulated:

1. Encouragement of foreign investment.
2. Building up of private sector.
3. Restructuring of public sector to improve its efficiency.
4. Increasing labor productivity.

These basic policies formed the framework within which the 1976-1980 Plan was developed. Its major objectives are:

1. Increase the GNP by 60%, i.e., approximately 10% annually.
2. Increase exports by 90%, relying mainly on:
 - Suez canal revenue;
 - pipeline revenue;
 - tourism.
3. Keeping increases in imports within 25% by promoting local agricultural and industrial production.
4. Decrease foreign debt service by 50% by rescheduling loan payments and by shifting to intermediate and long term loans to avoid such expensive sources of money supply as supplier's credits and banker's facilities.

Implementation of the above objectives will necessitate:

1. Changes in legal impediments to project approval and implementation procedures.
2. Coordination between existing obligations (in terms of projects and contract commitments) and the proposed policies, programs and targets of the plan.

Because of the current reliance on foreign sources of financing and the need to restructure the local economy, the 1976-1980 Plan only sets the basic objectives; detailed plans and budgets are developed on an annual basis based on the performance of the previous year.

The follow-up analysis of 1974 and 1975 points to a GNP growth of 4 to 5% and investments 80% to 90% of planned targets.

Consequently, 1976 and 1977 have been designated as transitional years with severe budgetary constraints and great obstacles to overcome.

The following priority objectives were set for the 1976 Plan:

1. Reconstruction effort (24% of investments).
2. Completion of projects (43% of investments).
3. Investments to improve capacity utilization (18% of investments).
4. Strategic projects necessary to meet needs of above objectives, e.g., fertilizers, cement, textiles (14% of investments).

TABLE I-1
Net Domestic Product, 1959-1972
(in millions L.E. - current prices)

<u>Fiscal Year</u>	<u>Net Domestic Product</u>	<u>Growth Rate %</u>	<u>Household Consumption Expenditures</u>	<u>Government Consumption Expenditures</u>	<u>Total Consumption Expenditures</u>
59-60	1337.7	7.3	971.6	228.1	1199.7
60-61	1435.6	4.2	993.3	255.9	1249.2
61-62	1496.0	9.7	1101.5	247.1	1348.6
62-63	1641.2	9.9	1170.8	218.2	1489.0
63-64	1802.9	11.0	1249.3	401.8	1651.1
64-65	2000.6	7.4	1462.9	437.4	1900.3
65-66	2148.0	3.3	1583.3	481.9	2065.2
66-67	2219.0	1.4	1632.3	488.4	2121.1
67-68	2187.9	6.9	1762.5	562.4	2324.9
68-69	2339.4	9.1	1807.1	644.6	2451.7
69-70	2552.8	5.8	1939.6	717.0	2656.6
70-71	2700.5	6.8	2065.8	794.2	2860.0
71-72	2884.0	6.8	2207.6	883.1	3090.7

Source: Ministry of Planning.

TABLE I-2

Net Domestic Product, 1969-1975
by major sectors of the economy
 (in millions L.E. - current prices)

<u>Sector</u>	<u>69/70</u>	<u>70/71</u>	<u>71/72</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>
Agriculture	771.9	774.1	854.6	932.9	1062.4	1280.0	1406.9
Manufacturing & Metallurgy	542.0	611.2	636.5	640.6	635.0	687.5	798.8
Petroleum						93.0	120.7
Electricity	41.8	40.0	47.8	45.0	44.8	48.0	71.9
Construction	123.7	121.4	117.3	118.0	107.5	134.9	220.0
Transport, Com- munications & Warehousing	130.9	143.6	147.8	151.0	158.6	167.4	221.4
Trade & Finance	229.0	236.5	263.1	279.2	311.4	405.0	478.0
Housing	118.2	120.2	121.1	122.0	124.0	127.1	130.0
Public Utilities	11.7	13.3	13.8	12.2	13.8	16.2	19.0
Services	583.6	637.2	682.0	701.0	759.4	791.9	925.0
Net Domestic Product	2552.8	2700.5	2884.0	3001.9	3216.9	3751.0	4401.7
Indirect Taxes	418.5	445.0	452.7	388.0	444.1	312.0	200.3
Gross Domestic Product	3071.3	3345.5	3336.7	3380.9	3661.0	4063.0	4602.0

Source: Ministry of Planning.

TABLE I-3

Net Domestic Product
by major sector of the economy
(in millions L.E. - constant prices)

Sector	69/70	70/71	71/72	1972	1972	1973	1974	1974	1975
	in 69/70 prices			in 1972 prices			in 1974 prices		
Agriculture	771.9	761.5	791.6	839.3	933.1	955.5	990.2		1301.3
Manufacturing & Metallurgy	542.0	600.2	615.9	615.4	589.3	602.6	660.9	687.5	753.9
Petroleum								93.0	120.7
Electricity	41.8	44.6	49.0	46.1	45.8	49.3	65.8	48.0	54.6
Construction	123.7	115.2	117.3	118.0	121.2	103.4	113.2	134.9	196.0
Transport, Com- munications & Warehousing	130.9	145.0	148.5	151.3	154.5	161.3	168.9	167.4	223.0
Trade & Finance	229.0	237.5	253.1	264.4	280.0	297.2	349.1	405.0	465.0
Housing	118.2	120.1	121.0	121.0	121.6	124.0	126.6	127.1	130.0
Public Utilities	11.7	13.3	13.8	12.2	13.4	14.0	16.7	16.2	18.3
Services	583.6	633.2	672.8	688.6	697.6	753.3	771.1	791.9	897.0
Net Domestic Product	2552.8	2670.6	2783.0	2856.3	2956.5	3060.7	3268.5	3751.0	4159.8

Source: Ministry of Planning.

TABLE I-4
Production
Gross Output
1974-1975
 (in millions L.E.)

<u>Sector</u>	<u>1974</u>	<u>1975</u>	<u>1975</u>	<u>1974-75</u>	
		(1974 Constant Prices)	Current Prices	Planned Target (1974 Constant Prices)	Actually Achieved
Agriculture	1846.6	1902.2	1997.9	3.3	3.0
Manufacturing	2824.9	3057.5	3227.7	13.3	8.2
Petroleum	290.3	355.0	385.8	19.6	22.3
Construction	340.0	542.0	590.0	67.5	59.4
Electricity	60.7	71.4	88.7	22.6	17.6
Transport	284.2	344.3	359.7	8.6	21.1
Trade & Finance	536.0	604.0	636.0	10.9	12.7
Housing	133.7	130.0	137.0	3.7	2.5
Utilities	25.5	29.1	29.9	7.0	14.1
Services	1401.7	1485.0	1530.0	5.7	5.9
TOTAL	7743.6	8527.5	8982.7	12.7	10.1

Source: Ministry of Planning.

TABLE I-5
Sectoral Distribution of Investments
1974-1975
 (millions L.E.)

Sector	1974		1975		1975	
	Public	Private	Public	Private	Local Currency	Foreign Exchange
Agriculture	30.6	2.1	37.4	5.0	37.3	5.1
Irrigation	21.1	0.4	39.9	1.0	35.9	5.0
Manufacturing	186.4	3.5	239.9	25.0	163.9	101.0
Petroleum	44.1	---	117.4	---	32.0	85.4
Contracting	10.3	0.3	22.3	0.5	8.0	14.8
Electricity	30.0	---	49.3	---	38.1	11.2
Transport	183.0	4.0	348.9	24.8	216.1	157.6
Trade & Finance	4.7	0.5	8.2	1.1	7.4	1.9
Housing	35.9	15.7	123.7	45.6	150.6	18.7
Utilities	28.7	---	39.2	---	24.8	14.4
Services	42.4	1.5	70.1	1.7	60.3	11.5
TOTAL	617.2	27.9	1096.3	104.7	774.4	426.6

Source: Ministry of Planning.

NOTE: 1975 investment figures are not yet final. Minor discrepancies still exist between the records of the Finance Ministry and the records of individual executive ministries, mainly attributable to differences in accounting procedures. Investment in the public sector was 1105.7 millions L.E. of which 51.3 were allocated to Housing and 199.0 to Reconstruction.

TABLE I-6

Major Indices
1973-1975
(in millions L.E. - current prices)

<u>Sector</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>
Gross Output	6628	7744	8983
Intermediate Goods	3411	3993	4581
Net Domestic Product	3217	3751	4402
Indirect Taxes	444	312	200
Gross Domestic Product	3661	4063	4602
Cost of Living Subsidies	82	381	640
Gross National Product	3743	4444	5242
Personal Consumption	2344	2724	2959
Government Consumption	1020	1097	1173
Investment	502	730	1341
Exports	581	759	739
Imports	786	1247	1610
Balance of Trade Deficit	205	488	871
Balance of Payments Deficit	---	199.4	633.4

Source: Ministry of Planning.

TABLE I-7
National Balance Statement
1972-1975
(millions of L.E.)

	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>
<u>Domestic Expenditures</u>				
Government Consumption Expenditures	905	1020	1097	1173
Personal Consumption Expenditures	2237	2344	2724	2959
Cost of Living Subsidies	30	82	381	640
Investment & Inventory Build-up	467	502	730	1341
Foreign Debt Service	353	457	726	1190
	<hr/>			
TOTAL	3992	4405	5658	7303
<u>Domestic Revenue</u>				
National Product	3447	3743	4444	5242
<u>Domestic Deficit</u>	545	662	1214	2061
Balance of Trade Deficit*	192	205	488	871
Foreign Obligations	353	457	726	1190

Source: Ministry of Planning.

*This is a maximum figure since the monetary balance statement used excludes various types of transfer payments from the receipts accounts. These transfer payments are, however, included in the balance of payments accounts.

TABLE I-8
Balance of Payments
1973-1975
 (in millions L.E. - current prices)

	1973	1974	1975*
Receipts from Merchandise Exports	396.3	653.9	611.6
Receipts from Indirect Exports	166.4	277.6	373.4
Disbursements for Merchandise Imports	622.3	1252.8	1606.8
Disbursement for Indirect Imports	163.7	211.4	317.2
Current Deficit	223.3	532.7	939.0
Transfer Payments Receipts	253.7	405.2	385.9
Balance of Current Transactions & Transfers	(+30.4)	-127.5	-553.1
Foreign Obligations	457.0	726.0	1190.0
Foreign Loans, Deposits, Investments & Credits	428.9	654.1	1109.7
Balance of Capital Transactions	-28.1	-71.9	-80.3
Balance of Payment	+2.3	-199.4	-633.4

Source: Finance Ministry.
 Central Bank of Egypt.
 Ministry of Planning.

*1975 figures are preliminary.

TABLE I-9

National Budget
(in millions L.E. - current prices)

	<u>1974</u>	<u>1975</u>
<u>Current Expenditures</u>		
Wages & Salaries	548.0	602.9
Expenses & Transfer Payments	2506.3	3400.8
Reserve	210.7	301.2
TOTAL	3265.0	4304.9
<u>Current Revenues</u>		
Central Government		
Real Estate Taxes	15.4	11.4
Business Income Taxes	136.4	184.2
Personal Income Taxes	32.8	30.6
Fees	45.7	55.8
Inheritance Taxes	2.7	2.6
Tariffs & Taxes on Merchandise	302.3	473.5
Price Differentials	117.0	143.8
Miscellaneous	2.3	2.0
Local Government Revenue	18.2	40.0
General Organizations	4.6	3.4
Economic Organizations	4.9	5.5
Financing Funds	1.7	6.0
Subtotal	684.0	957.9
Receipts & Transfers	2014.9	2604.5
TOTAL	2698.9	3562.4
<u>Current Deficit</u>	566.1	742.5
<u>Emergency Fund Deficit</u>	42.9	195.0
<u>Capital Expenditures</u>	1233.3	1494.5
Investment Expenditures	650.3	856.5
Transfer Payments	583.0	648.0
<u>Capital Revenue</u>	1033.0	1212.0
<u>Capital Deficit</u>	200.0	293.0
<u>Total Deficit</u>	598.0	930.0

Source: Ministry of Planning.
Ministry of Finance.

TABLE I-10
1976 Transitional Plan - Major Indices
 (in millions L.E. - current prices)

	Gross Output			Value Added	Total Wages
	Percent Distribution	Public Sector	Private Sector	Percent Distribution	
Agriculture	20.1	80.2	1874.8	28.5	334.3
Manufacturing & Metallurgy	37.0	2242.8	1357.2	18.3	} - 413.3
Petroleum	3.2	228.5	87.5	2.2	
Construction	6.8	512.2	149.8	5.8	125.2
Electricity	1.0	101.0	---	1.6	21.2
Transport, Communications, & Warehousing	5.7	478.0	74.0	8.6	144.5
Trade & Finance	6.9	331.2	344.8	10.1	201.3
Housing	1.5	13.1	130.9	2.8	14.4
Public Utilities	0.3	28.0	---	0.3	13.6
Services	17.5	1370.0	330.0	21.8	898.3
TOTAL	100% 9734.0	5385.0 55.3%	4349.0 44.7%	100% 4778.0	2166.1

Source: Ministry of Planning.

TABLE I-11
1976 Transitional Plan
Sectoral Distribution of Investment
 (in millions L.E. - current prices)

	<u>Amount</u>	<u>Percent Distribution</u>		
Agriculture	73.2	5.5		
Irrigation	56.9	4.2		
Manufacturing, Metallurgy, & Petroleum	371.5	27.6		
Contracting	16.3	1.2		
Electricity	70.6	5.3		
Transport, Communications, & Warehousing	416.2	30.9		
Trade & Finance	19.9	1.5		
Housing	162.4	12.1		
Public Utilities	58.2	4.3		
Services	99.4	7.4		
	<hr/>			
TOTAL	1344.6	100%		
	<hr/>			
	<u>Total</u>	<u>Foreign Exchange</u>	<u>Local Currency</u>	
Public Sector	1224.2	478.1	746.1	
Private Sector	120.4	39.3	81.1	
	<hr/>			
TOTAL	1344.6	517.4	827.2	

Source: Ministry of Planning.

TABLE I-12
1976 Transitional Plan
National Budget
(in millions L.E. - current prices)

Current Expenditures	
Wages & Salaries	780.0
Expenses & Transfer Payments	3970.0
Reserve	<u>338.0</u>
TOTAL	5088.0
Current Revenues	
Government Reserves	1023.0
Receipts & Transfers	3365.0
Current Deficit	700.0

Source: Ministry of Planning.

TABLE I-13
1976-1980 Development Plan
 Sectoral Distribution of Investment(1)

	<u>1965-1975</u>	<u>1976</u>	<u>1976-1980</u>
Agriculture	14.1	9.8	8.4
Manufacturing & Metallurgy)	31.0	28.1	36.3
Petroleum)			
Electricity	8.3	5.2	4.7
Contracting	1.6	1.2	1.6
Transport & Communications	24.0	31.4	29.0
Housing, Utilities & Services	21.0	24.2	20.0 ⁽³⁾
Total	100%	100%	100%
Total in millions L.E.	4743 ⁽²⁾	1325	8000

Source: Ministry of Planning.

NOTES: (1) Excludes Trade & Finance.
 (2) Includes Aswan High Dam.
 (3) This total amount of 1800 million L.E. is divided as follows:

Housing	850 L.E.
Public Utilities	350 L.E.
Services	600 L.E.

Preliminary breakdown of the Housing component is as follows:

Private Sector 450 L.E., of which 50 L.E. are allocated to cooperatives and 30 to other semi-public bodies.

Public Sector 400 L.E., of which 300 L.E. are allocated to MOHR.

TABLE I-14
1976-1980 Development Plan Targets
(in millions L.E. - 1975 constant prices)

	<u>1975</u>	<u>1980*</u>
Gross Output	<u>8983</u>	<u>12441</u>
Gross Domestic Product	4602	6714
Personal Consumption	2959	3589
Government Consumption	1173	1510
Total Consumption	4132	5099
Investment	1341	2050
Exports	739	1961
Imports	1610	2396
Balance of Trade Deficit	871	435
Foreign Debt Service	1190	450

Source: Ministry of Planning.

* 1980 estimates are not final.

TABLE I-15
1976-1980 Development Plan
Major Indices as percent of Gross Domestic Product

	<u>1973</u>	<u>1975</u>	<u>1980</u>
Personal Consumption	50.9	64.3	53.5
Government Consumption	22.2	25.5	22.5
Investment	10.9	29.1	30.5
Exports	12.6	16.1	29.2
Imports	17.1	35.0	35.7
Balance of Trade Deficit	4.5	18.9	6.5
Foreign Debt Service	9.9	25.9	6.7

Source: Ministry of Planning.

TABLE I-16
Per Capita Income
1974-1975
(in millions L.E.)

	<u>1974</u>	<u>1975</u>	<u>Percentage Rate of Growth</u>
Gross Domestic Income (Constant 1974 prices)	3751.0	4159.8	10.9
Gross Domestic Income (Current Prices)	3751.0	4401.7	17.3
Total Population (in millions)	36.5	37.3	2.3
Per Capita Income			
in constant 1974 prices	102.9	112.2	8.6
in current prices	102.9	118.1	15.0

Source: Ministry of Planning.

TABLE I-17

Employment
(in thousands workers)

<u>Sector</u>	<u>69/70</u>	<u>70/71</u>	<u>71/72</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>
Agriculture	4048.3	4056.9	4094.7	4163.8	4212.4	4265.0
Manufacturing & Metallurgy	916.1	1052.8	1094.3	1149.4	1149.5	1181.1
Electricity	22.8	30.4	33.9	38.3	38.3	43.0
Construction	387.9	365.8	359.7	315.2	315.2	379.2
Transport, Communica- tions & Warehousing	347.2	374.5	388.5	401.8	405.0	412.6
Trade & Finance	701.7	815.6	828.9	864.3	883.2	902.6
Housing	136.3	137.0	137.4	138.0	139.1	142.9
Public Utilities	33.7	35.5	37.1	41.5	43.0	43.6
Services	1580.7	1637.5	1697.0	1800.3	1853.1	1910.5
TOTAL	8274.8	8506.0	8671.5	8859.7	9038.8	9280.5

Source: Ministry of Planning.

TABLE I-18
Wages & Salaries
1969-1975
(in millions L.E. - current prices)

<u>Sector</u>	<u>69/70</u>	<u>70/71</u>	<u>71/72</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>
Agriculture	218.4	225.4	236.9	252.1	274.1	307.7
Manufacturing & Metallurgy	175.7	261.3	279.4	319.4	341.4	401.8
Electricity	6.3	8.7	10.2	11.4	13.5	17.8
Construction	71.6	69.7	69.2	67.3	73.5	89.0
Transport, Communica- tions & Warehousing	85.3	97.5	102.8	112.4	118.0	128.9
Trade & Finance	126.7	132.7	150.1	164.3	172.7	183.5
Housing	10.7	10.8	10.9	10.9	11.0	13.7
Public Utilities	8.3	8.7	10.4	10.8	11.2	12.5
Services	476.7	522.8	588.7	643.8	725.1	813.5
TOTAL	1179.7	1337.6	1459.4	1592.4	1764.0	1968.4

Source: Ministry of Planning.

TABLE I-19

Wholesale Price Index
1955-1974

<u>Year</u>	<u>Foodstuff</u>	<u>Fuels</u>	<u>Soap & Detergents</u>	<u>Paper</u>	<u>Building Materials</u>	<u>Fertilizers</u>	<u>Minerals</u>	<u>Textiles</u>	<u>Hides & Dyestuffs</u>	<u>General Index</u>
1955	66.5	89.6	74.6	87.4	79.7	157.6	59.0	77.7	48.1	71.7
1960	77.7	101.9	91.7	96.4	88.0	120.8	71.4	80.7	71.3	85.4
1961	83.3	102.5	93.6	95.9	89.7	120.8	72.8	79.4	71.2	86.8
1962	80.7	106.0	93.4	95.3	90.4	120.8	78.7	83.4	74.8	85.7
1963	80.7	98.9	96.9	101.9	88.1	95.0	78.5	87.3	82.3	86.7
1964	89.2	100.0	98.6	100.2	95.2	96.7	92.1	88.8	87.0	92.6
1965	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1966	113.8	101.1	100.7	100.0	103.0	100.0	102.8	99.8	95.0	107.4
1967	123.9	101.4	103.6	100.2	102.6	100.0	103.3	99.5	88.3	113.0
1968	118.3	101.1	103.6	100.2	108.3	100.0	100.5	106.7	87.4	111.9
1969	112.1	108.8	103.8	105.1	109.0	100.0	100.0	106.2	88.7	111.8
1970	117.3	111.8	104.3	107.7	112.4	100.0	101.9	106.7	89.4	113.4
1971	127.4	122.8	---	---	113.5	---	---	---	---	119.1
1972	129.7	122.2	---	---	115.7	---	---	---	---	119.6
1973 (June)	137.0	127.9	118.0	122.0	127.9	110.6	---	111.1	112.3	124.9
1974 (June)	162.6	136.6	123.6	245.9	147.8	110.6	---	112.6	114.0	146.5

Source: Central Agency for Public Mobilization and Statistics.

NOTE: This series was developed on the basis of two separate series, one covering 1952-1970 with June-August 1939 = 100 and the second fiscal years 1967/68 to 70/71 and calendar years 1972-73 with 1965/66 = 100. In the second series the itemization was incomplete and sometimes did not correspond with that given in the first series.

TABLE I-20
Consumer Price Index
Urban Areas
1969-1976

<u>Calendar Year</u>	<u>Beverages and Food</u>	<u>Housing</u>	<u>Furniture & Durables</u>	<u>Clothing</u>	<u>Transport</u>	<u>Services</u>	<u>Personal Expenses</u>	<u>All Items</u>
Relative Weight*	52.5	15.7	1.3	8.4	4.4	9.9	7.8	100.0
1969	109.9	109.1	96.0	102.5	119.8	108.6	114.3	109.6
1970	115.7	108.5	96.7	101.7	119.8	113.8	114.4	112.8
1971	120.2	108.5	97.0	103.7	119.8	117.0	114.6	115.9
1972	126.0	105.7	97.4	107.7	121.4	119.7	114.8	119.1
1973	139.9	106.2	98.6	118.8	123.1	121.8	116.0	127.7
1974	161.3	106.5	109.0	129.9	123.1	127.3	120.4	141.0
1975	172.4	107.6	122.3	137.0	133.1	137.9	123.9	149.4
1976 (Feb.)	183.5	108.6	131.2	142.9	134.8	141.2	126.2	156.7

Source: Central Agency for Public Mobilization and Statistics.

*Based on the results of the Family Budget Study of 1964-1965 and the 1966 Census of Population.

TABLE I-21
Egypt & Cairo - Employment & Work Establishments
1957-1972
(in thousands)

YEAR	EGYPT			CAIRO			PROPORTIONATE SHARE OF CAIRO		
	Number of Establishments	Number of Workers		Number of Establishments	Number of Workers		Percent of Establishments	Percent of Workers	
		Males	Females		Males	Females		Males	Females
1957	423	1122	50	97	335	20	22.9	29.9	40.0
1960	469	1239	67	107	365	28	22.8	29.5	41.8
1964	494	1495	91	114	455	40	23.1	30.4	43.9
1967	583	1692	133	123	478	50	21.1	28.3	37.6
1972	679	1851	168	145	575	60	21.4	31.1	38.7

Source: Central Agency for Public Mobilization and Statistics.
Census of Establishments.

NOTE: Covers establishments employing ten or more workers.

TABLE I-22
Cairo - Economic Activity - 1972

<u>Economic Activity</u>	<u>Number of Establishments</u>
Agriculture	95
Quarrying	35
Manufacturing	33,126
Construction	1,097
Public Utilities, Electricity & Rubbish Disposal	50
Trade:	
Wholesale	3,128
Retail	59,703
Other	11,659
Transportation, Communications & Warehousing	935
Services	35,627
	<hr/>
TOTAL	145,465

Source: Central Agency for Public Mobilization and Statistics.
Census of Establishments.

-26-

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SECTION II

POPULATION AND LABOR FORCE

The last complete census taken in Egypt was in 1960. The 1966 Census was based on a sample survey.

Since reasonably reliable vital statistics are compiled, population data during the past decade can be estimated with a degree of accuracy depending upon the size of the migration component relative to natural increase.

Post 1966 population estimates have relied on extrapolation of 1960-1966 migration trends. As a result, they cannot be considered accurate at the subarea level.

It is not surprising then that only total population figures have been estimated and projected. The projection series, developed by the Center for Demographic Studies, are based on different rates of fertility and a constant mortality assumption.

Because Cairo is, by far, the major migrant reception area in the nation, the characteristics of its population - demographic as well as socio-economic - can hardly be determined in the absence of censuses and field surveys.

TABLE II-1
Egypt, Population Growth
1952-1980

<u>Year</u>	<u>Rate Per Thousand</u>			<u>Total Population in Millions</u>	<u>Percent Urban</u>
	<u>Birth Rate</u>	<u>Death Rate</u>	<u>Natural Increase</u>		
1952	45.2	17.8	27.4	21.4	34.6
1955	40.3	17.6	22.7	23.0	35.5
1960	43.1	16.9	26.2	25.8	37.2
1965	41.7	14.1	27.6	29.4	40.2
1966	41.2	15.9	25.3	30.1	40.6
1970	35.1	15.1	20.0	33.3	42.3
1975				37.0	44.8

Source: Central Agency for Public Mobilization and Statistics.

TABLE II-2

Population Projections - Egypt and Cairo, 1970-1985

Year	EGYPT		GREATER CAIRO			CAIRO MUNICIPALITY		
	Population (in thousands)	Annual Rate of Growth	Population (in thousands)	Percent of Total Egypt	Annual Rate of Growth	Population (in thousands)	Percent of Greater Cairo	Annual Rate of Growth
1882	6,712		520	7.7		350	66.5	
1897	9,669	2.9	812	8.4	3.7	535	65.8	3.4
1907	11,190	1.6	977	8.7	2.0	683	70.0	2.8
1917	12,718	1.4	1,063	8.4	0.9	748	70.0	1.0
1927	14,178	1.1	1,434	10.1	3.5	1,078	74.2	4.4
1937	15,921	1.3	1,770	11.6	2.4	1,345	76.1	2.5
1947	18,967	1.8	2,603	13.8	4.7	2,075	79.8	5.4
1960	25,984	2.8	4,332	16.7	5.1	3,349	78.2	4.7
1965	29,500	2.8	5,231	17.8	4.2	4,029	77.1	4.2
1970								
SERIES I	31,678	1.5	6,018		3.2	4,603		2.8
SERIES II	33,082	2.3	6,285	19.0	4.0	4,794	76.5	3.8
SERIES III	34,495	3.6	6,554		5.0	5,013		4.8
1975								
SERIES I	33,830	1.4	6,968		3.1	5,295		2.8
SERIES II	36,795	2.2	7,579	20.6	4.0	5,760	76.0	3.8
SERIES III	39,741	3.2	8,186		4.8	6,221		4.7
1980								
SERIES I	36,237	1.4	8,044		3.0	6,073		2.8
SERIES II	40,962	2.2	9,093	22.2	4.0	6,865	75.5	3.8
SERIES III	45,687	3.2	10,142		4.8	7,657		4.6
1985								
SERIES I	38,792	1.4	9,310		3.0	6,982		2.8
SERIES II	45,662	2.2	10,958	24.0	4.0	8,218	75.0	3.8
SERIES III	52,533	3.2	12,607		4.8	9,455		4.8

Source: Greater Cairo Planning Commission, 1965.

NOTE: According to the latest estimates, it seems that the most accurate projections are for Egypt Series II and for Cairo Series III.

TABLE II-2(a)
Greater Cairo Population, 1947-2000

<u>Year</u>	<u>Total</u>	<u>Cairo</u>	<u>Giza</u>	<u>Qaliubiyah</u>
1947	2,963	2,080	0,574	0.309
1960	4,820	3,353	1,002	0.465
1966	6,113	4,220	1,293	0.600
1970	7,260	5,017	1,551	0.692
1975	8,816	6,102	1,907	0.807
1980	9,183	7,051		
1985	11,432	8,383		
1990	13,622	10,024		
1995	16,959	11,986		
2000	21,114	14,334		

Source: Central Agency for Public Mobilization and Statistics.

TABLE II-3
Population Age-Sex Distribution, 1973
 (in thousands)

Age Group	EGYPT			CAIRO		
	Males	Females	Total	Males	Females	Total
0-4	3194.7	2973.9	17.5	501.4	450.8	17.3
5-9	2343.7	2241.3	13.0	356.4	353.1	12.9
10-14	1990.8	1959.3	11.2	316.1	320.8	11.5
15-19	1758.1	1735.3	9.9	280.2	298.9	10.5
20-24	1485.7	1525.9	8.6	245.1	255.1	9.1
25-29	1301.3	1313.7	7.4	210.0	217.1	7.7
30-34	1142.2	1136.0	6.5	201.8	186.7	7.0
35-39	978.8	1012.0	5.7	163.7	155.5	5.8
40-44	854.5	851.3	4.8	144.6	122.0	4.8
45-49	729.7	729.3	4.1	114.4	101.2	3.9
50-54	621.8	589.7	3.4	96.2	78.1	3.2
55-59	497.8	485.8	2.8	73.5	61.0	2.4
60-64	370.9	366.0	2.1	51.7	40.6	1.7
65-69	244.0	239.4	1.4	33.3	27.3	1.1
70 & Over	262.0	287.1	1.6	32.5	27.9	1.1
TOTAL	17776.0	17446.0	100%	2820.9	2696.1	100%
	35222.0			5517.0		

Source: Central Agency for Public Mobilization and Statistics.
 Cairo 1974, December 1974, Document 1269A/74, p. 128.

TABLE II-4

Egypt - Internal Migration Patterns⁽¹⁾
1965-1970

Governorate	Migrants (in 1000's)				Percent Urban Population		
	Males	Females	Total	Annual Rate	1966	1970	1973
Cairo	+222.6	+205.7	+428.3	+ 2.1	100.0	100.0	100.0
Alexandria	+ 24.9	+ 23.1	+ 48.0	+ 0.5	100.0	100.0	100.0
Port Said ⁽²⁾	- 87.7	- 85.0	-172.7	- 12.5	100.0	100.0	100.0
Suez ⁽²⁾	-130.2	-121.9	-252.1	- 19.8	100.0	100.0	100.0
Damietta	+ 13.2	+ 12.9	+ 26.1	+ 1.2	26.5	27.8	28.5
Dakahliyah	+ 33.9	+ 45.3	+ 79.2	+ 0.7	20.6	20.3	20.2
Sharkiyah	+ 54.7	+ 64.3	+119.0	+ 1.1	18.5	20.0	21.2
Qaliubiyah	+ 62.2	+ 59.1	+121.3	+ 2.1	31.4	34.7	37.2
Kafr-El-Sheikh	- 2.8	+ 6.7	+ 3.9	+ 0.1	19.0	20.3	21.4
Gharbiyah	+ 14.3	+ 26.6	+ 40.9	+ 0.4	31.5	31.6	31.7
Menufiyah	- 25.1	- 20.1	- 45.2	- 0.6	16.3	17.0	17.5
Beherah	+ 28.9	+ 46.4	+ 75.3	+ 0.8	17.9	17.4	17.0
Ismailiyah ⁽²⁾	-104.5	-100.6	-205.1	- 12.2	100.0	100.0	100.0
Giza	+ 91.6	+ 78.1	+169.7	+ 2.1	39.2	43.0	45.1
Beni-Sueif	- 31.3	- 24.5	- 55.8	- 1.2	22.0	22.4	22.7
Fayoum	- 7.9	- 1.7	- 9.6	- 0.5	21.6	21.9	22.4
Minyah	- 35.1	- 28.0	- 63.1	- 0.7	19.9	20.4	20.7
Assiout	- 29.6	- 31.0	- 60.6	- 0.9	23.7	24.8	25.6
Suhag	- 42.3	- 52.8	- 95.1	- 1.1	20.2	20.0	20.0
Qena	- 29.2	- 27.4	- 56.6	- 0.8	19.0	19.4	19.8
Aswan	+ 52.3	+ 44.8	+ 97.1	+ 3.9	35.1	39.6	39.8

Source: Central Agency for Public Mobilization and Statistics. Cairo 1974;
December 1974, Document 1269A/ 74, pp. 148 & 130.

NOTES: (1) - = out-migration.
+ = in-migration.

(2) Large out-migration from these governorates is directly attributable to the impact of the 1967 war.

TABLE II-5
Greater Cairo - Population 1947, 1960, 1966 & Projections to 1980
 (in thousands)

Zone	1947			1960			1966			1973*	1980*
	Males	Females	Total	Males	Females	Total	Males	Females	Total		
Cairo Municipality	1089	1049	2138	1714	1635	3349	2158	2062	4220	5611	7391
Suburban Areas	134	130	264	318	305	623	472	449	921	1454	2407
Outlying Areas	310	310	620	419	409	828	490	471	961	1158	1395
Greater Cairo	1533	1489	3022	2451	2349	4800	3120	2982	6102	8223	11193

Source: Center for Demographic Studies, July 1972.

*Projected in accordance with 1960-1966 trends.

TABLE II-6
Greater Cairo - Components of Population Growth
1947-1966
 (in thousands)

Zone	1947 - 1960			1960 - 1966			Net Migration	
	Births	Deaths	Natural Increase	Births	Deaths	Natural Increase	1947-1960	1960-1966
Cairo Municipality	1684	709	975	877	321	556	236	315
Suburban Areas	266	111	155	197	73	124	204	174
Outlying Areas	451	214	237	229	106	123	- 29	10
Greater Cairo	2401	1034	1367	1303	500	803	411	499

Source: Center for Demographic Studies, July 1972.

TABLE II-7
Greater Cairo - Population Growth
1947-1966

Zone	Population Growth				Proportion Due to Net Migration			
	1947 - 1960		1960 - 1966		1947 - 1960		1960 - 1966	
	Percent Increase	Annual Rate	Percent Increase	Annual Rate	Percent of Total Increase	Annual Rate	Percent of Total Increase	Annual Rate
Cairo Municipality	56.9	3.4	26.0	4.1	14.7	0.5	31.7	1.3
Suburban Areas	136.0	6.5	47.8	7.1	36.9	2.4	46.5	3.3
Outlying Areas	33.6	2.1	16.1	2.7	-14.3	-0.3	11.1	0.3
Greater Cairo	58.8	3.5	27.1	4.3	17.1	0.6	32.6	1.4

Source: Center for Demographic Studies, July 1972.

TABLE II-8
Age-Sex Distribution of Migrants to Cairo
1960-1965
 (Net migration in thousands)

<u>Age Group</u>	<u>Males</u>	<u>Females</u>	<u>Total</u>	<u>Annual Rate</u>
9 or less	36.1	36.1	72.2	
10-19	27.2	37.2	64.4	
20-29	35.5	41.3	76.8	
30-39	26.7	14.4	41.1	
40-49	9.6	2.0	11.6	
50-59	1.0	- 0.3	0.7	
60-69	1.4	0.2	1.6	
70 & Over	2.5	2.6	4.1	
	<hr/>			
TOTAL	140.0	133.5	273.5	

<u>Time Period</u>				
1960-1965	140	134	274	1.6
1965-1970	223	206	329	2.1
1960-1970	363	340	703	1.9

Source: Central Agency for Public Mobilization and Statistics.
Cairo 1974, December 1974, Document 1269 A/74, pp. 150 & 149.

TABLE II-9

Cairo - Labor Force - 1972
(in thousands)

	Male	Female	Total	Percent of Egypt Labor Force
A. <u>Educational Level</u>				
Illiterate	389.7	39.9	429.6	8.0
Able to Read and Write	468.6	20.9	489.5	21.7
Elementary Education	58.7	7.3	66.0	---
Middle Level Education	125.3	45.2	170.5	---
High School Education	11.8	12.2	24.0	---
University Education	111.7	30.7	142.4	48.7
Graduate Education	7.0	1.2	8.2	40.7
Unspecified	4.8	1.9	6.7	---
B. <u>Occupational Group</u>				
Professional & Technicians Managers, Administrators & Executives	112.1	47.6	159.7	33.1
Clerical Workers	46.5	4.5	51.0	37.6
Sales Workers	136.8	35.3	172.1	38.3
Service Workers	138.5	6.9	145.4	23.8
Operatives & Laborers	173.4	27.7	201.1	27.8
Agricultural Workers	482.0	13.8	495.8	30.6
Unspecified	18.4	0.9	19.3	0.4
	69.9	22.6	92.5	---
C. <u>Employment Status</u>				
Salaried Employees	862.9	134.8	997.7	25.2
Self-Employed	201.5	7.8	209.3	4.2
Employers	45.7	0.5	46.2	11.1
Unpaid Family Workers	32.1	6.8	38.9	2.3
Unpaid Workers	5.0	0.9	5.9	33.1
Unemployed	30.4	8.5	38.9	28.9
D. <u>Industry Group</u>				
Agriculture	22.2	2.1	24.3	5.2
Mining & Quarrying	5.6	0.1	5.7	2.9
Manufacturing	343.7	21.8	365.5	32.8
Electricity & Gas	12.9	2.4	15.3	39.0
Construction	80.0	2.1	82.1	39.7
Trade	215.4	10.7	226.1	26.6
Transportation & Communications	101.5	4.4	105.9	31.1
Finance & Insurance	26.5	6.7	33.2	41.6
Services	331.1	90.3	321.4	31.7
Unspecified	38.7	18.7	57.4	---
TOTAL				
	1177.6	159.3	1336.9	15.2
Percent of Egypt Labor Force	14.3	26.2	15.2	

Source: Central Agency for Public Mobilization and Statistics.
Cairo 1974, December 1974, Document 1269A/74, pp. 13-19.

NOTE: The Labor Force is defined as including the economically active population 12 to 64 years of age. The category classified as unemployed is defined as those actively seeking employment for which they are qualified.

TABLE II-10

Cairo - Household Size Distribution - 1960

<u>Household Size</u>	<u>Number of Households</u>	<u>Percent Distribution</u>
1	59.8	8.7
2	86.9	12.6
3	93.2	23.6
4	98.4	14.3
5	96.3	14.3
6	85.3	12.4
7	65.9	9.6
8	45.4	6.6
9	27.0	3.9
10 & Over	29.6	4.3
	<hr/>	<hr/>
	TOTAL	
	687.8	100.0

Source: Central Agency for Public Mobilization and Statistics.
1960 Census.

TABLE II-11
Greater Cairo - District Population & Density
1947, 1960, 1965

District	1947		1960		1965		District Area in Acres
	Population in 1000's	Density p.p.a.	Population in 1000's	Density p.p.a.	Population in 1000's	Density p.p.a.	
<u>North Cairo</u>							
El Sahel	97.7	67	303.6	207	356.5	227	1,468
Rod-el-Farag	165.9	260	265.1	415	306.7	480	639
Shoubra	157.1	91	296.0	171	347.3	200	1,728
<u>East Cairo</u>							
El Mataria	48.4	3	160.8	10	188.1	12	16,072
El Zeitoun	45.9	49	100.4	101	118.7	120	994
Heliopolis	81.5	11	124.8	16	143.4	19	7,645
El Waily	146.5	38	307.2	78	471.3	121	3,906
<u>Central Cairo</u>							
El Zaher	60.8	135	99.6	222	116.4	260	448
Bab-el-Shaaria	132.8	510	153.1	588	164.4	630	260
El Mouski	36.0	252	38.5	271	45.1	317	142
El Gamalia	107.7	95	141.7	125	172.5	153	1,136
El Darb-el-Ahmar	122.1	184	148.6	265	174.6	263	663
El Khalifa	114.7	56	162.0	79	194.0	98	2,036
<u>West Cairo</u>							
Boulaq	193.5	302	202.0	315	237.4	370	639
El Azbakia	62.4	155	64.0	159	75.2	187	402
Qasr-el-Nil	31.3	22	43.1	30	51.2	36	1,420
Abdine	100.7	250	95.0	234	110.6	275	402
El Sayeda Zeinab	187.9	227	253.6	307	298.6	360	828
<u>South Cairo</u>							
Masr-el-Qadima	100.9	42	212.2	88	249.2	104	2,414
El Maadi	42.9	8	83.0	14	96.9	16	5,941
Helwan	24.0	16	94.4	63	110.4	73	1,515
Giza I			145.3	118	176.0	128	1,231
Giza II	99.3	32	105.2	56	127.0	67	1,892
Giza County	174.4	4	167.2	4	201.0	5	40,168
Embaba			136.4		165.0		
Embaba County	264.1	3	316.6	4.6	379.0	6	98,562
El Ahram			11.7	2	14.0	2	6,391
Shoubra-el-Kheima	41.4	6	100.6	13	115.0	15	7,007

Source: Greater Cairo Planning Commission, 1966.

TABLE II-12

Cairo - District Density
1960, 1966, 1973
 (persons per square kilometer)

	<u>1960</u>	<u>1966</u>	<u>1973</u>
<u>North Cairo</u>			
El Sahel	48,968	60,754	72,292
Rod El Farag	98,199	104,623	117,630
Shoubra	40,549	55,997	77,458
<u>East Cairo</u>			
El Mataria	2,368	4,606	8,189
El Zeitoun	23,899	30,987	39,500
Heliopolis	3,863	5,196	11,833
El Waily	18,616	21,774	25,933
<u>Central Cairo</u>			
El Zaher	52,430	54,580	62,550
Bab El Shaaria	139,210	135,901	142,909
El Mouski	64,115	60,460	61,833
El Gamalia	29,526	30,419	35,229
El Darb El Ahmar	53,074	53,989	60,500
El Khalifa	18,832	27,403	37,593
<u>West Cairo</u>			
Boulaq	74,823	74,716	79,667
El Azbakia	37,666	37,455	39,882
Qasr El Nil	7,182	6,764	7,017
Abdine	55,864	57,853	69,500
El Sayeda Zeinab	72,471	78,417	90,029
<u>South Cairo</u>			
Masr El Qadima	20,807	24,864	30,683
El Maadi	2,307	5,589	8,749
Helwan	14,748	31,434	59,156
<hr/>			
TOTAL CAIRO	15,633	19,593	25,756

Source: Central Agency for Public Mobilization and Statistics.
Cairo 1974, December 1974, Document 1269A/74, p. 137.

TABLE II-13

Cairo - Average Household Size by District
1960, 1966

	<u>1960</u>	<u>1966</u>
<u>North Cairo</u>		
El Sahel	4.9	5.1
Rod El Farag	5.0	5.2
Shoubra	4.7	5.0
<u>East Cairo</u>		
El Mataria	4.9	5.0
El Zeitoun	4.8	4.9
Heliopolis	4.7	4.5
El Waily	4.8	5.0
<u>Central Cairo</u>		
El Zaher	5.1	5.3
Bab El Shaaria	4.9	5.3
El Mouski	4.8	5.3
El Gamalia	4.8	5.0
El Darb El Ahmar	5.1	5.3
El Khalifa	4.8	4.9
<u>West Cairo</u>		
Boulaq	4.5	4.9
El Azbakia	4.3	4.6
Qasr El Nil	3.7	4.0
Abdine	4.6	4.6
El Sayeda Zeinab	5.0	5.2
<u>South Cairo</u>		
Masr El Qadima	4.9	5.0
El Maadi	4.7	4.8
Helwan	4.9	4.8
TOTAL CAIRO	4.8	4.9

Source: Central Agency for Public Mobilization and Statistics.
Cairo 1974, December 1974, Document 1269A/74, p. 137.

-42-

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SECTION III

HOUSEHOLD INCOME AND EXPENDITURES

Figures on household income and expenditures are essentially derived from studies on the family budget carried out by the Central Agency for Public Mobilization and Statistics.

The two most recent surveys were carried out in 1958-1959 and in 1964-1965 and published respectively in 1961 and 1972.

Since savings are in general small, a household's income and its expenditures are in most cases quite close or equivalent.

The 1964-1965 survey published as Document 02-221, January 1972, gives a detailed breakdown by expenditure class and category. It is apparent that the sample is biased towards higher income groups and larger households. Consequently, the results have to be adjusted to correct this bias and updated to reflect price inflation and wage and salary increases since 1965, particularly the sharp increases that occurred since 1973.

TABLE III-1
Household Distribution by Expenditure Class
1964-1965 Sample Survey
 Annual Expenditure in L.E.

<u>Family Size</u>	<u>25 or Less</u>	<u>25- 50</u>	<u>50- 75</u>	<u>75- 100</u>	<u>100- 150</u>	<u>150- 200</u>	<u>200- 250</u>	<u>250- 300</u>	<u>300- 400</u>	<u>400- 600</u>	<u>600- 800</u>	<u>800 1000</u>	<u>1000 or More</u>	<u>Total Number of Families</u>
1	3	14	17	17	26	11	7	3	6	4	2	-	-	110
2-3	-	8	26	41	119	96	62	46	59	41	20	6	6	530
4-6	-	1	10	18	119	152	145	121	151	137	54	30	38	976
7 or More	-	-	-	2	20	61	82	102	143	154	67	32	50	713
TOTAL	3	23	53	78	284	320	296	272	359	336	143	68	94	2,329
Percent Distribution	0.2	1.1	2.3	3.3	12.2	13.7	12.7	11.7	15.4	14.4	6.1	2.9	4.0	
Cumulative Percentage	0.2	1.3	3.6	6.9	19.1	32.8	45.5	57.2	72.6	87.0	93.1	96.0	100.0	

Source: Central Agency for Public Mobilization and Statistics.

TABLE III-2
Household Distribution - Urban and Rural Areas
1964-1965 Sample Survey

<u>Household Size</u>	URBAN					RURAL				
	<u>400 or Less</u>	<u>400- 800</u>	<u>800- 1400</u>	<u>1400 or More</u>	<u>Total</u>	<u>400 or Less</u>	<u>400- 800</u>	<u>800- 1400</u>	<u>1400 or More</u>	<u>Total</u>
1	413	39	13	1	5%	212	1	-	-	5%
2-3	1635	260	127	9	22%	870	22	1	1	20%
4-6	2586	754	459	73	41%	1837	116	22	3	44%
7 or More	1421	928	519	97	32%	940	340	104	11	31%
	65%	21%	12%	2%	100%	86%	10%	3%	1%	100%

Source: Central Agency for Public Mobilization and Statistics.

TABLE III-3

Household Expenditure Patterns
1964-1965 Sample Survey
Annual Expenditure in L.E.

Expenditure Categories	25 or Less	25-50	50-75	75-100	100-150	150-200	200-250	250-300	300-400	400-600	600-800	800-1000	1000 or More	Total
Food & Drink	63.5	74.5	72.4	70.4	66.0	63.1	61.6	57.6	54.3	51.3	45.9	42.4	36.5	51.2
Alcohol & Tobacco, etc.	-	1.2	1.7	3.2	5.4	7.2	6.4	7.0	6.2	5.5	4.3	4.9	4.5	5.5
Clothing	6.3	0.2	3.9	4.0	4.7	5.8	7.0	7.8	8.9	10.3	10.3	9.9	12.6	9.3
Rent	22.2	16.5	12.8	11.1	11.4	10.4	10.6	10.8	10.9	10.2	9.8	10.4	8.3	10.2
Durable Goods	-	0.4	0.5	0.3	0.4	0.6	0.5	0.9	1.0	1.3	2.2	1.6	3.0	1.5
Fuels	3.2	3.9	4.8	4.1	3.5	3.5	3.6	3.5	3.7	3.6	3.7	3.8	3.4	3.6
Personal Care Items	-	0.2	0.4	0.7	0.9	1.1	1.2	1.1	1.3	1.4	1.8	1.5	1.6	1.4
House Cleaners & Detergents	3.2	2.0	1.7	1.7	1.5	1.5	1.5	1.4	1.4	1.2	1.1	1.0	0.8	1.2
Health	-	0.1	0.1	1.1	1.2	1.2	1.3	2.1	2.2	3.0	4.3	3.6	4.6	2.9
Education	-	-	-	0.3	0.4	0.5	0.7	0.9	1.4	1.6	2.2	2.3	2.6	1.6
Transport	-	0.2	0.3	0.7	1.4	2.0	2.2	2.5	2.8	3.3	4.5	6.0	7.2	3.8
Services	1.6	0.5	1.3	1.5	1.9	2.0	2.1	2.0	2.5	2.6	3.7	5.3	6.0	3.3
Miscellaneous	-	-	0.1	0.5	0.5	0.7	0.9	1.7	2.0	2.8	4.0	5.8	5.9	3.0
Transfer Payments	-	-	-	0.3	0.5	0.5	0.4	0.6	1.5	1.8	2.2	1.5	2.8	1.5
Total Expenditure	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Total Families	3	23	53	78	284	320	296	272	359	336	143	68	94	2,329
Average Expenditure Per Family	21.0	38.9	62.3	87.2	128.3	175.0	225.7	274.2	346.9	488.6	682.0	893.6	1408.8	353.9
Average Number of Persons Per Family	1	1.5	2.4	2.8	3.6	4.6	5.2	5.7	5.9	6.3	6.5	6.9	7.2	5.3

Source: Central Agency for Public Mobilization and Statistics.

TABLE III-4
Household Income Distribution
1958-1959 Survey
Income in L.E. Per Year

<u>Household Size</u>	<u>300 or Less</u>	<u>300- 800</u>	<u>800 or More</u>	<u>Total</u>
3 or Less	28.3	9.6	8.6	716
4-6	47.9	34.8	35.6	1,378
7 or More	23.8	55.6	55.8	1,042
Percent	71%	26%	3%	100%
Number	2,226	815	104	3,145

Source: Central Agency for Public Mobilization and Statistics.

TABLE III-5

Cairo and Giza Governorates - Income and Consumption
1964/65 - 1969/70

	<u>64/65</u>	<u>69/70</u>
<u>Cairo Governorate</u>		
Personal Income in Millions L.E.	373.6	550.9
Wages and Salaries in Millions L.E.	260.8	343.5
Population in Millions	3.99	4.87
Average Annual Personal Income in L.E.	93.8	113.2
Average Annual Disposable Income in L.E.	82.9	98.8
Average Annual Wages and Salaries in L.E.	65.4	70.6
Total Personal Consumption in Millions L.E.	309.6	441.5
Average Annual Personal Consumption in L.E.	77.7	90.7
Total Savings in Millions L.E.	20.7	39.3
Average Annual Savings in L.E.	5.2	8.1
<u>Giza Governorate</u>		
Personal Income in Millions L.E.	80.6	115.7
Wages and Salaries in Millions L.E.	43.5	58.2
Population in Millions	1.56	1.9
Average Annual Personal Income in L.E.	51.6	61.0
Average Annual Disposable Income in L.E.	47.9	55.8
Average Annual Wages and Salaries in L.E.	27.8	30.7
Total Personal Consumption in Millions L.E.	71.2	99.4
Average Annual Personal Consumption in L.E.	45.5	52.4
Total Savings in Millions L.E.	3.7	6.5
Average Annual Savings in L.E.	2.4	3.4

Source: Ministry of Planning.

SECTION IV

HOUSING PRODUCTION AND HOUSING USE CONDITIONS

Housing production is compiled by the Ministry of Housing and Reconstruction.

- Private sector statistics are derived from building permits issued.
- Public sector statistics normally refer to housing completions, although it is not altogether clear that housing starts are never counted. Therefore, some double counting may exist.

Nevertheless, the statistics can be considered fairly accurate for the public sector. This is, however, not the case for the private sector. Two major sources of error tend to contribute to a substantial underestimation of this sector.

1. A large segment of land subdivision and building activity is carried out illegally. This proportion is estimated by the Ministry to be on the order of 40 - 50% and in excess of 60% in the case of Cairo.
2. Construction costs are estimated on the basis of the officially set prices for each housing type - low cost, middle income, upper income and luxury.

As is documented in Section VI, these official figures have not been updated and are far below current construction costs, notwithstanding the lack of follow-up which allows builders to disregard the stipulations of the building permit issued.

The 1976-1980 housing plan submitted by the Ministry is very ambitious and relies on:

1. active promotion of the private sector.
2. widespread use of prefabrication. Twelve contracts have already been signed with foreign firms and Egyptian counterparts to produce an average of 2000 units each for the next five years.

The most recent housing surveys were carried out in conjunction with the 1960 and 1966 Censuses. Although the information is obviously dated, it is presented here since it provides the best data currently available. It documents quantified indicators of housing conditions, which, at least in the case of Cairo, have deteriorated since 1960, a situation readily attested to by both public officials and popular opinion.

TABLE IV-1
Housing Production
1960/61-1975

Year	PUBLIC SECTOR PRODUCTION				PRIVATE SECTOR		TOTAL PRODUCTION	
	GOVERNORATE PROGRAMS		TOTAL		Number of Units	Cost in 1000's L.E.	Number of Units	Cost in 1000's L.E.
	Number of Units	Cost in 1000's L.E.	Number of Units	Cost in 1000's L.E.				
1960/61	1634	1593	2296	2556	11564	10684	13860	13240
1961/62	14679	9561	16768	12807	25675	14000	42443	26807
1962/63	19628	7512	21288	11498	22590	14770	43878	26268
1963/64	9263	7392	11880	13916	10864	9014	22744	22930
1964/65	7890	6302	9020	10848	8893	8492	17913	19340
1965/66	19267	13888	20509	18380	13000	17400	33509	35780
1966/67	8493	2070	9844	11828	15738	19939	25582	31767
1967/68	9832	2376	10967	5149	29505	40003	40472	45152
1968/69	2878	6174	5299	11077	22710	28570	28009	39647
1969/70	8222	5888	9491	10291	28717	23520	38208	33811
1970/71	4038	2868	5250	5484	22520	19050	27770	24534
1971/72 ⁽¹⁾	4903	6165	5789	7489	21540	31300	27329	38789
1973	7586	10473	9691	12809	15032	20700	24723	33509
1974 ⁽²⁾	8088	9196	9624	10265	8646	15081	18270	25346
1974 ⁽³⁾	8088	9196	6400	35900	8646	15700	23134 ⁽⁴⁾	51600 ⁽⁵⁾
1975 ⁽²⁾	11800	14952	17700	22400	24000	45600	53500	37397
1975 ⁽³⁾	11800	14952	37700	123700	24000	45600	61700 ⁽⁴⁾	169,300 ⁽⁵⁾

Source: Ministry of Housing and Reconstruction.

- NOTES: (1) 18 months year.
(2) Exclusive of Reconstruction Budget allocation.
(3) Including Reconstruction Budget allocated to housing.
(4) Figures given for actual number of dwelling units built in 1975 are preliminary pending completion of follow-up report.
(5) Total cost per dwelling unit varies in accordance with planned mix of dwelling unit types in any year, in terms of both quality level and size. In general construction costs in reconstruction areas in the Canal Zone were substantially higher than elsewhere in the nation.

TABLE IV-2

Proposed Housing Plan
1976-1980
(Housing in thousands of units)
(Cost in millions L.E. - 1976 constant prices)

	1976		1977		1978		1979		1980		Total	
	Units	Cost										
<u>Housing Budget</u>												
<u>Public Sector</u>												
Low Cost Housing	20	30	27	40	35	50	60	85	93	140	235	345
Middle Income Housing	4	10	6	15	8	20	16	40	24	60	58	145
Upper Income Housing	--	--	--	--	--	--	--	--	2	10	2	10
Subtotal	24	40	33	55	43	70	76	125	119	210	295	500
<u>Private Sector</u>												
Low Cost Housing	40	60	48	72	60	90	80	120	100	150	328	492
Middle Income Housing	12	30	14	36	18	45	24	60	30	75	98	246
Upper Income Housing	2.5	10	3	12	3.5	15	5	20	6	25	20	82
Subtotal	54.5	100	65	120	81.5	150	109	200	136	250	446	820
TOTAL	78.5	140	98	175	124.5	220	185	325	255	460	741	1320
<u>Reconstruction Budget (1)</u>												
Canal Zone	7.0	31.0	21.7	98.5	22.5	102.5	23.5	107.5	24.3	86.8	99.0	457.0
Greater Cairo	5.0	23.3	12.7	60.0	12.7	60.0	11.7	55.0	12.7	60.0	54.8	258.3
TOTAL	12.0	54.3	34.4	158.5	35.2	162.5	35.2	162.5	37.0	146.8	143.8	715.3
GRAND TOTAL (2)	90.5	194.3	132.4	333.5	159.7	382.5	220.2	487.5	292.0	606.8	884.8	2035.3

Source: Ministry of Housing and Reconstruction.

- NOTES: (1) This represents that portion of the reconstruction budget that is allocated to housing. Some minor projects that are outside the Canal Zone and Greater Cairo are not included.
- (2) Other public bodies that have a housing component in their plan in combination have submitted requests for an additional 122.5 millions L.E. for housing in their 1976-1980 plans.

TABLE IV-3

Definition of Housing Types

Year	Housing Budget Allocation (percent)	Construction Cost L.E./m ²	Size of Unit in m ²	Monthly Income of Beneficiary ⁽¹⁾		Monthly Rent ⁽²⁾ L.E.
				Upper Limit	Lower Limit	
<u>1960-65 Plan</u>						
Low Cost Housing	60	6-8	30-70	25	8	1.2-5
Middle Income Housing	30	8-10	60-120	50	25	5-10
Upper Income Housing	10	10-12	70-180	100	50	---
<u>1965-70 Plan</u>						
Low Cost Housing	71	8-10	40-75	25	8	6-10 ⁽³⁾
Middle Income Housing	26	10-12	80-120	65	25	12-16
Upper Income Housing	3	12-16	100-200	---	65	---
<u>1970-76 Plan</u>						
Low Cost Housing	70	8-12	40-60	35	--	6-9.5
Middle Income Housing	25	12-16	62-90	100	35	11-16
Upper Income Housing	4	16-20	120-150	150	100	26-32
Luxury Housing	1	over 20	over 150	---	over 150	---

Source: Ministry of Housing and Reconstruction.

NOTES: (1) Since 1973, priority ranking aimed at particular target groups has superceded the income limits.

(2) In accordance with rent regulation laws.

(3) Not representative of special rents in public housing programs implemented under the Nasser Emergency Housing Project and the units affected by the 1968 rental law for public housing.

TABLE IV-4
Existing Urban Housing Stock and Estimated Shortage
1975

1960 (Census of Housing)	1,675,000
Demolitions 1960-1975	225,000
New Construction 1960-1975	471,000
Total Number of Units	1,921,000
Substandard Units	300,000
Total Urban Population 1975	16,211,000
Total Number of Urban Families 1975	3,329,000
Estimated Absolute Shortage	1,408,000
Estimated Shortage Including Replacement Housing	1,708,000
Estimated Shortage Excluding All 1- and 25% of 2-person Families	
- with Replacement Housing	1,392,000
- without Replacement Housing	1,092,000
Annual Rate of Household Formation	90,000
Annual Rate of Demolition	10,000
Total Shortage	1,442,000

Source: Ministry of Housing and Reconstruction and Housing
team member calculations.

TABLE IV-5

Greater Cairo - Housing Condition - 1966

District	Persons Per Dwelling	Persons Per Room	Percent Dwelling Units Supplied With Utilities		
			Water	Sewer	Electricity
<u>North Cairo</u>					
El Sahel	6.0	2.2	86.9	88.3	65.4
Rod El Farag	5.9	2.1	85.1	87.6	74.4
Shoubra	4.1	1.6	70.4	76.0	47.5
<u>East Cairo</u>					
El Mataria	5.4	2.2	55.6	63.3	34.5
El Zeitoun	5.7	1.9			
Heliopolis	4.0	1.2	87.7	87.7	86.1
El Wayly	5.8	2.1	73.1	74.6	58.2
<u>Central Cairo</u>					
El Zaher	5.8	1.8	90.1	89.8	89.8
Bab El Shaaria	6.4	2.5	79.0	79.3	68.8
El Mouski	5.6	2.2	83.6	81.4	81.6
El Gammalia	6.3	2.7	34.4	37.6	25.8
El Darb El Ahmar	6.5	2.5	63.3	66.9	48.6
El Khalifa	5.8	2.4	27.7	27.9	19.5
<u>West Cairo</u>					
Boulaq	6.2	2.6	71.0	71.6	57.5
El Azbakia	5.0	1.7	88.9	89.3	83.4
Qasr El Nil	3.8	1.0	74.1	73.1	73.7
Abdine	4.8	1.7	84.8	86.0	79.4
El Sayeda Zeinab	5.8	2.1	78.9	78.8	73.8
<u>South Cairo</u>					
Masr El Qadima	5.5	2.0	65.7	46.9	49.8
El Maadi	4.9	1.8	42.6	60.8	36.7
Helwan	4.6	1.9	59.3	66.7	38.8
<u>Cairo Suburbs</u>					
Giza	5.0	1.8	68.2	74.2	59.4
Dokki	4.4	1.4	72.1	74.3	63.6
Al Ahram	5.4	1.9	65.4	75.9	56.3
Imbaba	5.5	2.2	61.4	69.9	53.1
Shoubra El Kheima	5.8	2.4	37.3	69.1	40.6
<hr/>					
TOTAL URBANIZED AREA	5.5	2.0	61.8	67.2	59.2
TOTAL GREATER CAIRO REGION			58.0	50.0	51.0

Source: Greater Cairo Planning Commission, 1969, based on the results of the 1966 Census.

TABLE IV-6

Cross Commuting in Cairo - 1966

<u>Residence Location by District</u>	<u>Within the District</u>	<u>Outside the District</u>	<u>Outside Cairo</u>	<u>Non- Specified</u>
<u>North Cairo</u>				
El Sahel	36.3	40.8	2.9	20.0
Rod El Farag	45.1	44.3	2.6	8.0
Shoubra	49.6	35.7	2.0	12.7
<u>East Cairo</u>				
El Mataria	40.8	35.8	3.1	20.3
El Zeitoun	40.6	37.5	2.6	19.3
Heliopolis	51.1	25.3	3.4	20.2
El Wayly	50.7	26.5	2.4	20.4
<u>Central Cairo</u>				
El Zaher	29.5	49.7	3.0	17.8
Bab El Shaaria	52.9	38.2	1.7	7.2
El Mouski	63.1	27.0	1.1	8.8
El Gamalia	59.8	27.9	0.8	11.5
El Darb El Ahmar	52.9	36.0	1.4	9.7
El Khalifa	48.1	40.3	1.5	10.1
<u>West Cairo</u>				
Boulaq	63.0	24.3	1.8	10.9
El Azbakia	54.3	36.5	2.3	6.9
Qasr El Nil	45.1	15.2	1.8	37.9
Abdine	49.6	33.7	2.3	14.4
El Sayeda Zeinab	48.1	37.8	3.1	11.0
<u>South Cairo</u>				
Masr El Qadima	47.9	39.7	3.5	8.9
El Maadi	56.9	30.2	2.4	10.5
Helwan	81.0	5.0	1.7	12.3
<u>Cairo Suburbs</u>				
Giza	38.0	30.9	8.1	23.0
Shoubra El Kheima	80.3	11.2	1.1	7.4
<hr/>				
TOTAL	48.5	33.4	3.0	15.1

Source: Central Agency for Public Mobilization and Statistics.
Cairo 1974, December 1974, Document 1269A/74, p. 42.

TABLE IV-7
Egypt, Cairo and Alexandria - Population and Housing
1966

	<u>Cairo</u>	<u>Alexandria</u>	<u>Egypt</u>
Number of Structures	236,326	99,694	4,573,308
Number of Dwelling Units	779,789	321,642	5,822,427
Number of Families	843,483	345,746	5,705,671
Number of Group Quarters	313	173	3,207
Population in Group Quarters	29,639	14,550	113,996
TOTAL POPULATION	4,219,853	1,801,056	30,075,858

Source: Central Agency for Public Mobilization and Statistics.
Statistical Yearbook, 1974.
Based on the results of the 1966 Census.

TABLE IV-8

Cairo - Overcrowding
1960-1965

<u>District</u>	<u>Persons Per Room</u>		<u>Number of Rooms 1960</u>	<u>Number of Families 1960</u>
	<u>1960 Census</u>	<u>District Surveys 1965</u>		
<u>North Cairo</u>				
El Sahel	2.3		132,356	62,415
Rod El Farag	2.3		112,793	53,413
Shoubra	2.6		114,723	63,199
<u>East Cairo</u>				
El Mataria	2.4		65,571	32,663
El Zeitoun	2.2		45,130	20,796
Heliopolis	1.3		95,688	26,385
El Wayly	2.4		125,470	62,117
<u>Central Cairo</u>				
El Zaher	1.8		50,977	18,551
Bab El Shaaria	2.7	3.7	56,592	30,993
El Mouski	2.2	3.0	16,816	7,788
El Gammalia	2.8	3.0	49,830	29,168
El Darb El Ahmar	2.7	3.4	54,275	28,795
El Khalifa	2.6		59,905	33,146
<u>West Cairo</u>				
Boulaq	3.1	3.9	64,401	44,302
El Azbakia	1.8		33,066	14,082
Qasr El Nil	1.0		40,731	11,209
Abdine	1.9		48,436	20,335
El Sayeda Zeinab	2.3		111,323	50,468
<u>South Cairo</u>				
Masr El Qadima	2.4		87,834	42,894
El Maadi	2.2		34,601	16,080
Helwan	2.4		38,640	19,059
<hr/>				
TOTAL CAIRO GOVERNORATE	2.3	---	1,439,158	687,858

Source: Greater Cairo Planning Commission, 1966.
Based on the 1960 Census and District Surveys.

SECTION V

THE CONSTRUCTION INDUSTRY

1. Building Materials

With the notable exception of lumber for which natural resources are lacking in Egypt, all building materials are produced locally.

However, local production is often not sufficient to meet demand, and the lack of foreign currency curtails large-scale imports.

The large-scale reconstruction effort has placed demands on the construction industry far in excess of its productive capacity. For the first time in recent decades, cement was imported.

Expansion projects are in the implementation stage to increase the supply of basic materials and to find substitutes for the baked clay brick.

2. Labor

The construction industry has traditionally used predominantly manual methods and thus provided employment for rural migrants.

In the past few years, neighboring countries embarking on large-scale development plans and suffering from severe manpower shortages have tapped the Egyptian labor pool in the construction industry, creating local shortages in skilled and lately in semi-skilled workers.

Recognizing that the Egyptian labor pool has now become a regional pool and that this is a desirable form of indirect exports, the Ministry of Housing and Reconstruction has started an accelerated training program aimed at increasing the supply of both skilled and semi-skilled workers. By 1980 the existing shortage should be overcome.

In 1975 the existing four training centers together with the trade schools of the Ministry of Education had implemented the accelerated training program for the following trades:

- Mason
- Plasterer
- Reinforced Steel Worker
- Concrete Worker
- Plumber
- Carpenter
- Flooring Worker
- Electrician
- Painter
- Metal Worker

The duration of the program is three months and requirements for admission are a minimum age of 15 years and ability to read and write. Inducements for recruitment include stipends and the awarding of certificates.

The program is too recent to yield useful follow-up analysis.

Data on labor productivity in the construction industry is scanty. The data available were developed almost a decade ago and refer only to manual construction methods. Studies in the fields of partial mechanization, standardization and prefabricated components are lacking.

In general, labor productivity is considered very low and the quality of craftsmen deplorable. The Ministry hopes that major improvements will be achieved within the next couple of years.

TABLE V-1
Local Production of Building Materials
1952-1973

Material	Unit	1952	1968	1969	1970	1971	1972	1973
Glass Panes	1000 ton	4	14	13	15	21	21	24
Safety Glass	ton	-	402	717	892	738	682	879
Tiles	ton	-	2096	2821	2654	3976	2770	2612
Plumbing Fixtures	ton	-	8280	8470	7314	8539	9975	10320
Fire Bricks	1000 ton	8	53	55	-	-	-	-
Clay Pipes	1000 ton	4	17	22	13	19	27	27
Concrete Pipes	1000 ton	18	142	77	38	22	50	43
Asbestos Products	1000 ton	7	24	47	62	64	68	57
Red Bricks	million	520	603	762	770	762	773	743
Sand bricks	million	22	15	20	17	20	42	58
Cement Tiles	million m ²	1	1	2	2	2	3	4
Gypsum Plaster	1000 ton	117	297	219	346	412	238	369
Portland Cement	1000 ton	951	2309	2455	2193	3921	3822	3617
White Cement	1000 ton	-	46	44	42			
Ferro-Cement	1000 ton	-	792	1115	1024			

Source: Central Agency for Public Mobilization and Statistics.

TABLE V-2
Quarrying Activity
1952-1973

Material	Unit	1952	1968	1969	1970	1971	1972	1973
Granite	1000 m ³	6	27	(1)	(1)	(1)	(1)	(1)
Basalt	1000 m ³	200	417	385	367	332	401	329
Marble	1000 m ³	6	10	5	4	6	7	7
Limestone	million m ³	2	4	4	6	5	5	5
Sand	million m ³	1	3	3	3	3	3	3
Gravel	million m ³	1	1	2	2	2	1	2
Sand (white)	1000 m ³	(1)	83	64	67	138	113	120
Shale Clay (2)	1000 m ³	227	700	975	975	923	896	900
Gypsum (2)	1000 m ³	180	570	205	259	212	239	219
Pumice	1000 m ³	1	8	-	-	-	-	-
Sandstone	1000 m ³	-	67	78	81	86	93	102
Dolomite	ton	-	-	-	71576	72810	80351	42057

Source: Central Agency for Public Mobilization and Statistics.

NOTES: (1) Less than 500 m³.

(2) Output of 1952 and 1968 in 1000 cubic meters.
 Output of 1969-1973 in 1000 tons.

TABLE V-3
Cement Production
1969-1975
(quantity in 1000 tons)

<u>Year</u>	<u>Total Local Production</u>	<u>Total Local Consumption</u>	<u>Imports</u>	<u>Exports</u>
1969	3481	2573		886
1970	3536	2909		629
1971	3850	2918		901
1972	3930	2995		971
1973	3547	3030		523
1974	3262	3072		184
1975	3865	3665	770	200

Source: Office for the Sale of Egyptian Cement - Planning Follow-up and
Statistics Administration.

TABLE V-4
Metal Products
1952-1973

<u>Material</u>	<u>Unit</u>	<u>1952</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
Wrought Iron	1000 ton	-	37	11	22	26	13	9
Steel Beams	1000 ton	-	118	137	114	105	92	88
Metal Sheets	1000 ton	-	42	45	41	40	43	43
Cast Iron	1000 ton	17	50	-	-	-	-	50
Steel Rods	1000 ton	50	203	213	135	210	9	234
Nails	1000 ton	2	7	6	7	9	-	-
Wires	1000 ton	-	10	11	114	20	14	15
Autos	unit	-	1890	2325	3590	5750	5380	5981
Trucks	unit	-	875	1017	1164	1484	1709	1518
Buses	unit	-	357	323	369	349	362	314
Tractors	unit	-	598	509	1192	937	1237	1143

Source: Central Agency for Public Mobilization and Statistics.

TABLE V-5
Building Materials Imports
1975 & 1976

	<u>Local Production</u>	<u>Imports*</u>	<u>Total</u>
<u>Steel Rods (1000 tons)</u>			
1975	220	420	640
1976	220	117	337
<u>Cement (1000 tons)</u>			
1975	385	770	1155
1976	385	200	585
<u>Glass (1000 tons)</u>			
1975	1644	3400	5044
1976	1644	--	1644
<u>Lumber (cubic meter)</u>			
1975			
Plywood (hollow core)	--	42,000	
Northern Hardwood (Birch, Ash, etc.)	--	564,000	
Softwood	--	212,000	
Scaffolding & Formwork lumber	--	145,000	
Plywood (solid core)	--	15,600	
Parquet Oak & Beech	--	8,000	
Pitch Pine	--	476,000	
Beech	--	100,000	
Pin Oak	--	3,250	
Red Oak	--	2,000	
White Oak	--	3,000	
Teak	--	500	
Hornbeam	--	2,000	

Source: Ministry of Housing and Reconstruction.

*1976 imports are for the first quarter only.

TABLE V-6
Expected Cement and Steel Production from Expansion Projects
1976-1985
(quantity in 1000 tons)

<u>Year</u>	<u>Cement</u>	<u>Steel</u>
1976	--	95
1977	180	170
1978	1650	170
1979	2750	370
1980	3515	490
1981	3950	570
1982	5300	570
1983	5750	570
1984	5950	570
1985	6150	570

Source: Ministry of Housing and Reconstruction.

TABLE V-7
Manpower Training Program for the Construction Trades

<u>Year</u>	<u>Existing Training Centers (1)</u>	<u>New Centers</u>	<u>Total Craftsmen(2)</u>	<u>Total Instructors</u>
1976	17,870	--	17,870	--
1977	17,870	17,100	34,970	600
1978	17,870	30,600	48,470	600
1979	17,870	43,200	61,070	600
1980	17,870	55,800	73,670	600
TOTAL	89,350	146,700	236,050	2,400

Source: Ministry of Housing and Reconstruction, Training Agency, Project IV, December 1975, p. 16.

- NOTES: (1) Includes the Ministry of Education Industrial Secondary School and the Ministry of Housing and Reconstruction existing vocational training centers. The projected output is based upon the accelerated training programs - 3 months program - which started May 1975.
- (2) The projected 1980 shortage of 63,950 skilled workers and craftsmen should thus be covered.

TABLE V-8

Manpower Training Program for the Construction Trades

Location	Number of Training Centers					Total
	1976	1977	1978	1979	1980	
Cairo*	2	1	1	1	-	5
Giza	1	1	1	1	-	4
Alexandria*	2	1	1	-	-	4
Damietta	1	-	-	1	-	2
Dakahlieh	2	1	1	1	-	5
Gharbiyah	1	1	1	1	-	4
Behera	1	1	1	2	-	5
Menoufiah	1	1	1	1	-	4
Kafr El Sheikh	1	1	1	-	-	3
Sharkiyah	2	1	1	1	-	5
Qalioubiyah	1	1	1	-	-	3
Beni Sueif	1	1	-	1	-	3
Fayoum	1	1	1	-	-	3
Miniyah	1	1	1	1	-	4
Assiout*	2	1	1	1	-	5
Suhag	1	1	-	1	-	3
Qena	1	-	1	-	-	2
Aswan	-	-	-	1	-	1
TOTAL	22	15	14	14	-	65

Source: Ministry of Housing and Reconstruction Training Agency, Project IV, December 1975, pp. 11-13.

*Each governorate also has an instructors training center in 1976 to train 200 instructors per year, starting in 1977.

TABLE V-9

Labor Productivity in the Construction Industry
Basic Structural Work

<u>Type of Work</u>	<u>Number of Workers</u>	<u>Time</u>	<u>Output</u>
<u>Earthwork</u>			
Excavation Workers			
Ordinary Soil	1	1 day	2.5 m ³
Heavy Soil	1	1 day	2.0 m ³
Loose Sand	1	1 day	1.5 m ³
Rock	1	1 day	0.7 m ³
Filling and Damping Workers (including sprinkling)	1	1 day	4.0 m ³
<u>Reinforced Concrete</u>			
<u>Steel Reinforcement Work</u>			
Trade Foreman	1	1 day)	one ton
Shapers	2	1 day)	
Installers	2	1 day)	
Assistants	2	1 day)	
Apprentices	2	1 day)	
<u>Concrete Pouring (manual)</u>			
Trade Boss	1	1 day)	30 cubic meters
Mixer	1	1 day)	
Layout Workmen	3	1 day)	
Emptier	2	1 day)	
Assistant Laborers	6	1 day)	
Carriers	8	1 day)	
Water Sprinkler	1	1 day)	
Vibrator Worker	1	1 day)	
<u>Formwork Assembly or Dismantling</u>			
<u>Walls</u>			
Carpenter	1	3 hours)	10 m ²
Rough Carpentry Worker	1	2 1/2 hours)	
<u>Slabs</u>			
Carpenter	1	3 1/2 hours)	10 m ²
Rough Carpentry Worker	1	3 1/2 hours)	
<u>Beams and Girders</u>			
Carpenter	1	8 hours)	10 m ²
Rough Carpentry Worker	1	8 hours)	
<u>Columns and Bases</u>			
Carpenter	1	4 hours)	10 m ²
Rough Carpentry Worker	1	5 hours)	
<u>Masonry Work</u>			
Mason	2	1 day)	7 m ³ of walls 1 brick or more thick or 40-45 m ² of walls 1/2 brick thick
Brick Carrier	2	1 day)	
Mortar Carrier	1	1/2 day)	
Mortar Mixer	1	1 day)	
Rough Carpenter (for scaffolding)	1	1/4 day)	
Apprentice Mason	1	1 day)	

Source: Ministry of Housing and Reconstruction.

-70-

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SECTION VI

CONSTRUCTION COSTS

Construction cost curves took a sharp upward swing since 1973 as a result of:

1. the general inflationary trend affecting both prices of materials and equipment and wages of labor.
2. the magnitude of the reconstruction which created all sorts of bottlenecks and shortages.

1. Materials

Government regulates the supply of four basic materials: lumber, cement, steel and glass. These materials are supplied in accordance with the designs and specifications stated in the building permit issued and the monitoring of construction progress.

Excess demand, aggravated by illegal building activities, have resulted in a thriving black market for building materials with prices of individual items fluctuating in accordance with the severity of the shortage.

2. Labor

Shortages of skilled and semi-skilled workmen have resulted in wage increases which were particularly substantial in the past two years. The reconstruction effort also contributed to the increase by offering a 75% premium to workers in the Canal Zone.

Construction costs in the public sector are extremely well documented. An effort was made by the housing team members to supplement this information

by obtaining comparable costs in the private sector. Despite the fact that private builders often buy materials in the black market, hence at higher prices than the public sector, they were able to offer lower costs and still make a profit. This is achieved through:

- a. higher labor productivity.
- b. lower wages through the evasion of social security taxes.
- c. lower waste factor in the consumption of building materials.

3. Land Costs

Despite the fact that scarcity and cost of urban land are always identified as the single most important problem faced by real estate developers and builders, there is practically no documentation on land either in terms of availability - vacant parcels - or of price. The data given in this section should only be considered as indicative of the exorbitant prices that land has reached in the capital city.

TABLE VI-1
Annual Increase in Construction Costs
1961-1974

<u>Year</u>	<u>Material Cost Index</u>	<u>Labor Cost Index</u>
1961	100	100
1962	103.4	130
1963	111.3	160
1964	121.5	186
1965	125	197
1966	137.3	209
1967	151	217
1968	154	221
1969	157	226
1970	162.7	240
1971	167.7	259
1972	178	280
1973 October	186.4	350
1973 December	273	420
1974	277.8	437

Source: Ministry of Housing and Reconstruction.

TABLE VI-2
Annual Increase in Prices of Building Materials
1961-1974

Item	1961	1962	1963	1966	1969	1972	October/December/March		
							1973	1973	1974
Reinforcing Bars	100	100	105	110	125	130	130	180	180
Lumber	100	100	130	140	140	140	140	160	160
Brass	100	110	130	140	150	150	160	180	205
Lead	100	110	135	145	155	155	170	185	200
Damp Proofing	100	105	115	115	120	130	130	145	145
Cement	100	100	100	115	130	145	145	145	185
Gravel	100	110	130	140	150	160	175	185	190
Sand	100	110	130	140	150	160	175	185	190
Plumbing Fixtures	100	116	141	156	161	171	186	211	211
Electrical Equipment	100	110	130	145	150	160	180	200	210

Source: Ministry of Housing and Reconstruction.

TABLE VI-3

Daily Wages of Workers in the Construction Industry - Public Sector
1960-1976
 (in L.E., including Social Security)

<u>Index</u>	<u>1960</u>	<u>1962</u>	<u>1965</u>	<u>1970</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1976</u>
Earthwork Laborer	.200	0.200	0.250	0.300	0.600	0.700	1.000	1.250
Concrete Pourer	.300	.300	.350	.500	.700	.750	1.000	1.750
Reinforcement Shaper	.700	.700	.800	1.250	1.750	2.000	2.500	3.250
Reinforcement Installer	.700	.700	.800	1.250	1.500	2.000	2.500	3.250
Concrete Carrier	.400	.400	.500	.700	1.000	1.100	1.250	1.750
Material Carrier	.400	.400	.500	.700	1.000	1.100	1.250	1.750
Water Sprinkler	.300	.300	.400	.600	0.750	.800	.900	1.200
Concrete Mixer	.600	.600	.700	.850	1.000	1.100	1.250	1.750
Concrete Emptier	.600	.600	.700	.850	1.000	1.100	1.250	1.750
Mason	.800	.800	.900	1.250	1.750	2.000	3.500	4.500
Stone Worker	.800	.800	.900	1.250	1.750	2.000	3.500	4.500
Manual Vibration Worker	.400	.400	.450	.700	1.000	1.250	2.000	2.500
Formwork Carpenter	1.000	1.000	1.100	1.500	2.250	2.500	3.250	4.250
Carpenter	.800	.800	.900	1.000	1.500	2.000	3.000	4.000
Rough Carpentry Worker	.600	.600	.700	.900	1.250	1.750	2.500	3.250
Concrete Facing Worker	.700	.700	.800	1.000	1.500	1.500	3.000	4.000
Stone Facing Worker	.600	.600	.700	.900	1.250	1.250	2.500	3.250
Plasterer	.800	.800	.900	1.250	1.750	2.250	3.250	4.250
Mortar Mixer	.300	.300	.400	.500	0.650	0.750	1.250	1.750
Stair Builder	.600	.400	.450	.600	0.750	1.250	1.250	1.750
Flooring Builder	.800	.800	.900	1.250	1.500	2.000	3.000	4.000
Plumber	1.000	1.000	1.250	1.750	2.000	2.500	3.500	4.500
Electrician	.400	.400	.500	1.000	1.500	2.000	3.000	4.000
Mechanic	.400	.400	.500	1.000	1.500	2.000	2.500	3.250
Watchman	.500	.500	.600	.800	0.900	.900	1.000	1.250
Foreman	.600	.600	.650	1.000	1.500	1.500	2.000	2.500

Source: Ministry of Housing and Reconstruction.

TABLE VI-4

Official and Unofficial Market Prices of Building Materials
1976

<u>Material</u>	<u>Unit</u>	<u>Official Price</u>	<u>Unofficial Market Price</u>	
			<u>Current Price</u>	<u>Highest Price Reached in Past Three Years</u>
Sand	m ³	--	2.0	--
Gravel	m ³	--	4.0	--
Cement	ton	15.0	30.0	40.0
Steel	ton	150.0	180.0	220.0
Lumber	m ³	120.0	180.0	204.0
Glass (3mm)	m ²	.85	2.0	3.0
Red Brick	1000	--	17.0	--
Sand Brick	1000	22.0	--	--

Source: Interviews with private contractors, April 1976.

TABLE VI-5

Proportionate Cost of Materials per 100 L.E. of Residential Construction
March 1974

Item	Unit	Rural Housing		Low Cost Housing		Middle Income Housing		Upper Income Housing	
		Quantity	L.E.	Quantity	L.E.	Quantity	L.E.	Quantity	L.E.
Gravel	m ³	1.80	3.24	1.60	2.88	1.40	2.52	1.25	2.20
Sand	m ³	2.20	1.76	2.00	1.60	1.80	1.44	1.50	1.20
Cement	ton	1.00	12.00	0.85	10.20	.70	8.40	.55	6.60
Steel	ton	.10	15.00	.11	16.50	.10	15.00	.090	13.50
Brick	1000	.70	7.00	.5	5.00	.35	3.50	.25	2.50
Lumber Doors & Windows	m ³	.095	6.8	.06	9.00	.06	9.00	.05	7.50
Flooring Pine	m ²	--	--	--	--	--	--	.025	3.75
Flooring Oak	m ²	--	--	--	--	--	--	--	--
Metal Hardware	--	--	1.3	--	1.4	--	1.70	--	1.90
Doors & Windows	--	--	--	--	.18	--	.90	--	1.70
Plumbing Fixtures	--	--	4.6	--	5.0	--	7.0	--	7.60
Tiles	m ²	--	--	.07	.14	.25	0.5	.5	1.30
Marble	--	--	--	--	.10	--	1.3	--	2.40
Floor Tiles	m ²	5	3.0	4.5	3.15	4.0	3.6	3.0	3.00
Paint	--	--	1.4	--	1.50	--	1.8	--	2.00
Miscellaneous	--	--	5.0	--	5.50	--	6.0	--	6.00
Percent of Total Cost									
- Materials		--	64.6	--	65.3	--	65.56	--	65.85
- Labor		--	35.4	--	34.7	--	34.44	--	34.15

Source: Ministry of Housing and Reconstruction.

TABLE VI-6
Cost of Average Dwelling Unit
1976
(cost in L.E.)

	<u>Per- Cent</u>	<u>Area m²</u>	<u>Cost</u>	<u>Land Cost</u>	<u>On-Site Utili- ties</u>	<u>Total Unit Cost</u>	<u>Off-Site Utili- ties</u>	<u>Community Facilities</u>
<u>Low Cost Housing</u>								
2 room	30	40	1600	160	240	2000	400	600
3 room	30	55	2200	220	330	2750	400	600
4 room	15	70	2800	280	420	3500	400	600

Source: Ministry of Housing and Reconstruction.

TABLE VI-7

Construction Cost of a 10-Unit - 5 Story Walk-Up - Building
in Public Housing Program - Public Sector Construction - Cairo*
1962-1975
(in L.E.)

Item	1962	1965	1970	1973(oct)	1973(dec)	1974	1975
Excavations	42.0	60.0	72.0	88.8	96.0	132.0	144.0
Grading	21.6	31.2	33.6	38.4	60.0	72.0	76.8
Concrete	221.9	282.6	336.6	370.8	562.5	585.0	1266.8
Reinforced Concrete	2352.4	2648.5	3498.5	3742.0	5996.8	16434.8	6896.3
Masonry	382.8	520.0	644.8	724.0	1140.0	1265.3	1425.0
Damproofing	56.8	71.4	118.3	112.3	159.0	134.7	156.2
Stairs	129.6	151.2	183.6	205.2	243.0	280.8	367.2
Flooring	322.1	378.6	486.5	1310.5	815.3	967.5	1036.5
Plastering & Painting	799.5	940.8	1163.7	1275.5	1911.4	1891.1	2687.2
Metal Work	5.6	7.0	10.5	12.3	15.8	15.8	19.3
Carpentry	767.0	983.0	1115.9	1350.0	2230.0	2323.0	2654.0
Plumbing	615.7	748.8	926.6	1015.2	1102.5	1693.2	1750.6
Electrical	135.0	161.5	273.0	281.5	385.5	407.0	417.0
TOTAL	5875.7	7977.6	8853.0	9684.1	14697.8	16186.3	18300.4
Overhead (Percent)	15.00	15.50	17.25	18.00	20.75	19.70	21.80
GRAND TOTAL	6757.1	8059.1	10380.1	11427.3	17747.6	19375.0	22289.9
Cost per Square Meter (L.E.)	10.0	12.0	15.4	17.0	26.3	28.7	33.0

Source: Ministry of Housing and Reconstruction.

*In the first quarter of 1976 the cost per square meter reached 40 L.E. Detailed breakdown of costs not yet available at this time.

TABLE VI-8

Construction Cost of a 10-Unit - 5-Story Walk-Up - Building
Low Cost Housing, Private Sector Construction - Cairo, 1976
(in L.E.)

	<u>1976</u>
Excavations	201.6
Grading	100.8
Concrete	742.7
Reinforced Concrete	5988.5
Masonry	1275.4
Damproofing	354.6
Stairs	340.2
Flooring	1586.6
Plastering & Painting	3146.8
Metal Work	10.3
Carpentry	3504.9
Plumbing	1452.4
Electrical	507.5
	<hr/>
TOTAL	19,212.3
Overhead & Profit	20%
Grand Total	23,054.7
Cost per Square Meter	34.1

Source: Interviews with private contractors, April 1976.

TABLE VI-9
Official and Market Construction Costs for Residential Buildings
1976
(in L.E. per square meter)

	<u>Housing⁽¹⁾</u> <u>Budget</u> <u>Allocation</u> <u>Percent</u>	<u>Official⁽¹⁾</u> <u>Control</u> <u>Cost</u> <u>L.E.</u>	<u>Public⁽¹⁾</u> <u>Sector</u> <u>Cost</u> <u>L.E.</u>	<u>Private⁽²⁾</u> <u>Sector</u> <u>Cost</u> <u>L.E.</u>
Low Cost Housing	70	8-12	35-40	25-30
Middle Income Housing	25	12-16	40-45	30-35
Upper Income Housing	4	16-20	---	35-45
Luxury Housing	1	---	---	50 & Over

Source: (1) Ministry of Housing and Reconstruction.
(2) Interviews with private contractors.

TABLE VI-10
Cairo - Land Cost
1975

<u>Location</u>	<u>Cost in L.E.</u> <u>Square Meter</u>
Central Business District	750 - 1000
Northern Industrial Areas	300 - 400
Residential Areas Nile Frontage	700 - 1000
Other Choice Locations	
Western Bank	50 - 200
Eastern Bank	200 - 300
Zamalek	150 - 500
Heliopolis	100 - 150
Nasr City	30 - 60
Peripheral Zones	30 - 40
Outlying or Peripheral Zones - Without Utilities	10 - 20

Source: Interviews with public and private real estate developers.

SECTION VII

HOUSING FINANCE AND TAXATION

1. The Publicly Assisted Housing Program

The major source of housing finance is the Ministry of Housing and Reconstruction, publicly assisted housing program executed through the local governments. Loans are granted to Governorates in accordance with the following terms:

Interest Rate:	1960/61 - 1962/63	-	2%
	1963/64 - 1973	-	4.5%
	1974 - 1976	-	5%

Term: 24 years, first payment due 3 years after project completion. Payments are made from the receipts of sales and rentals with the Ministry making up the difference from its housing budget.

In 1968 rents in public housing were set at 1 L.E. per room for low income housing with an additional charge of 1 L.E. for the dependencies and at 2 L.E. per room for middle income housing with an additional charge of 2 L.E. for the dependencies. This has resulted in creating a terrible burden for the Ministry since collections do not cover maintenance costs. Furthermore, efforts to promote ownership rather than rental tenure in the publicly assisted housing program led to setting the following terms: a 10% down-payment and a 20-year mortgage at 3%, provided that payments do not exceed 25% of a family's income.

Since 1973 the following changes have been introduced, setting priorities for the allocation of units superceding the income limitations previously set:

<u>Priority Ranking</u>	<u>Percent Allocation</u>
1. Cases of administration eviction	20%
2. Cases of new young families	20%
3. Cases of employees assigned to new locations	20%
4. Cases of families returning from abroad	20%
5. Cases of members of the armed forces	20%

2. The Housing Cooperatives

Although included in the private sector budget allocation, cooperative housing activities supervised by the General Organization of Housing Cooperatives are heavily subsidized ventures.

Law 53 of 1954 granted an annual budget of 2.5 mLE at 3% for cooperative housing loans. These cooperatives were first under the Ministry of Social Affairs and, in 1961, they were transferred to the Ministry of Municipal and Rural Affairs, which became the Ministry of Housing and Reconstruction.

In 1971, the general organization for housing cooperatives was created to supervise the activities of the various housing cooperatives and to serve as the link between them and the Ministry.

Financing sources are:

- a. balance of earlier allocations.
- b. new budget allocations.
- c. savings of cooperatives and their members and other individuals wishing to buy land and build housing.

Documents required:

- a. Registration of land ownership.
- b. Survey map with site plan.
- c. Complete architectural drawings of buildings.
- d. Building permit.
- e. Legal documentation relating to membership in cooperative, registration of cooperative, mortgage contract, and agreement prohibiting participants from disposing of property without referring back to the general organization.

Terms of the loans:

Up to 1970, the organization granted cooperatives 15-year term housing loans at 5% for groups and 6% for individuals. In addition, it granted home improvement loans at only 3%.

In 1970 the terms of the housing loans were changed to 20 years at 3%. In 1975 these terms were again changed to be 30 years at 3%.

Simultaneously, there was a redirection of cooperative activities towards lower middle income groups and away from upper income single-family developments (or small apartment buildings), and in 1976 new rules governing loans were issued.

The organization issues to the applying cooperatives permissions to build in accordance with government building allocations, and obtains for them building materials and supervises construction.

Since 1967 cooperative loans of 19.5 mLE have been granted to help finance 26,000 units at a cost of 41.5 mLE. In 1976 the budget of cooperatives was 10 mLE, which could help finance about 5,000 units.

New Directions for 1976-1980 include:

- cooperative apartment buildings;
- reduction in size of unit;
- building complete cooperative developments, including infrastructure and community facilities;
- finding new methods to channel savings toward investments in housing.

3. The Credit Foncier

It is the main institution financing the private real estate market.

A. Required Application Documents

1. Ownership contract.
2. Building permit.
3. Complete set of drawings for the building approved by the municipality.
4. Survey map showing site of property.
5. Survey from the general organization of cooperatives or other public organizations showing the amounts drawn from these bodies if the loans carry interest rates below that charged by the bank.

B. Conditions of Loans

- amount of loan as percent of mortgaged property value (land plus building):
 - new construction or additions - 60%
 - other alterations or improvements - 50%

- interest rate - 6.5%
- term: 5 to 15 years.

C. Required Documents for Mortgage Contract

1. Tax documents from the real estate taxation office.
2. Property delineation by the cadastre authorities.
3. Title search going back 15 years.
4. Tax documents from taxation department relating to commercial profit taxes, if any.

4. Savings

There are three formal savings institutions:

1. Savings Accounts in commercial banks.
2. Postal Savings Fund.
3. Social Security, pensions and insurance funds.

The small magnitude of the savings accumulated in the formal institutions attest to the general poverty of the population. However, there is a certain amount of hoarding which could be usefully channelled in the investment market.

5. The National Housing Fund

A draft law has been submitted to establish a housing fund for building low income housing projects.

The fund's sources of revenues would be derived from:

1. 25% of receipts from sales and rent earnings and benefit charges of government-owned real estate in both urban and rural areas that is subject to Presidential Decree No. 101/1958.

2. Revenues of housing bonds to be floated by the fund.
3. Receipts of benefit charges levied when exemptions from height regulations are granted in accordance with the laws directing and organizing building operations.
4. Credits allocated to the fund in the State's budget.
5. Amounts earmarked for the purposes of low income housing in international agreements that the State may conclude.
6. Loans.
7. Grants, donations, gifts and endowments.
8. Earnings from investing the fund's money.

TABLE VII-1

Housing Investment
1952-1975

<u>Year</u>	<u>Housing Investment as Percent of National Investment</u>	<u>Assisted Housing as Percent of Housing Investment</u>	<u>Housing Production Rate per thousand Urban Population</u>
1952-1960	28.2	7.0	7.0
1960-1972	8.5	23.5	2.5
1973	11.0	30.0	2.5
1974	8.0	36.3(1)	0.8(1)
1975	13.8	40.0(1)	2.5(1)

Source: Ministry of Housing and Reconstruction.

NOTE: (1) Exclusive of reconstruction investment.

TABLE VII-2

Publicly Assisted Housing Program
Urban Housing Loans to Governorates
1960-1976
(in millions L.E.)

<u>Year</u>	<u>Budget Allocation</u>	<u>Actual Expenditure</u>
1960/61	2.500	1.989
1961/62	6.700	4.698
1962/63	9.130	7.766
1963/64	8.382	7.203
1964/65	7.535	5.717
1965/66	10.600	10.266
1966/67	7.650	7.565
1967/68	5.648	5.191
1968/69	8.200	7.707
1969/70	5.600	4.694
1970/71	2.700	2.259
1971/72	3.961	3.446
1972 (June - December)	7.119	6.890
1973	12.300	12.113
1974	9.200	9.196
1975	15.000	14.952
1976	9.500	

Source: Ministry of Housing and Reconstruction.

TABLE VII-3
Selected Governorates - Urban Housing Loans Program
1960-1975
 (in thousands L.E.)

Year	CAIRO		GIZA		QALIUBIYAH		ALEXANDRIA	
	Low Income Housing	Middle Income Housing	Low Income Housing	Middle Income Housing	Low Income Housing	Middle Income Housing	Low Income Housing	Middle Income Housing
60/61	---	---	---	42	338	95	---	---
61/62	793	---	227	7	241	70	140	---
62/63	129	1259	261	---	4	539	---	346
63/64	405	439	210	143	100	62	700	32
64/65	515	339	270	56	109	53	438	73
65/66	2349	870	470	513	533	217	598	68
66/67	1191	749	880	261	626	94	273	30
67/68	1358	935	844	529	438	---	63	21
68/69	2398	334	778	180	212	22	680	250
69/70	319	66	459	160	100	30	277	50
70/71	220	137	122	44	23	63	434	64
71/72	720	47	171	54	77	---	599	4
1972 (June-Dec.)	2551	---	537	---	326	---	818	---
1973	3494	---	829	---	525	---	1104	---
1974	4669	---	600	---	156	---	557	---
1975	4722	---	860	---	703	---	1254	---

Source: Ministry of Housing and Reconstruction.

TABLE VII-4
"Credit Foncier" of Egypt
Mortgage Loans Granted
1973, 1974

Category	1973				1974			
	Loan Authorizations		Actual Expenditures		Loan Authorizations		Actual Expenditures	
	Number	Amount in 1000's L.E.						
Buildings Under Construction	851	7592	448	2555	944	9824	665	6501
Buildings Completed	234	1046	220	917	286	1548	195	1030
Group Organization	---	---	---	---	---	100	5	238
Other	48	126	30	310	33	38	42	104
TOTAL	1133	8764	698	3782	1263	11510	907	7873

Source: Credit Foncier of Egypt, 1975.

TABLE VII-5
Housing Cooperative Lending Schedules

Type of Development	Unit Cost Including Land & Utilities (L.E.)	Maximum Rate (Percent)	Ceiling		Foundation		
			Per Unit (L.E.)	Total	Rate	Per Unit	Total
A. Cooperative Apartment Building - one apartment per member	each unit up to 2200	90	---	---	---	---	---
	4000	85	---	---	---	---	---
	more than 4000	80	5000	---	---	---	---
B. Cooperative Land Subdivisions	Low income - per owner						
	first unit	90	1500	---	90	100	---
	subsequent units	50	800	5600	90	100	800
	Middle Income - per owner						
first unit	80	3000	---	80	200	---	
subsequent units	50	1500	7500	80	200	1200	
C. Non-Cooperative Members Individual Loans							
	Low income	50	800	5600	---	---	---
	Middle Income	50	1500	7500	---	---	---

Source: The General Organization of Housing Cooperatives.

NOTE: For Type A. The loan is calculated on actual construction cost of unit since the organization pays the building contractor directly. For Types B and C, the loan is calculated on official cost as approved and stated in building permits issued by the municipality.

TABLE VII-6
Savings Accounts in Commercial Banks
1965-1972

<u>Year</u>		<u>Net Annual Deposits in 1000's L.E.</u>	<u>Balance at End of Year in 1000's L.E.</u>	<u>New Accounts Opened During Year in 1000's</u>	<u>Total Number of Accounts in 1000's</u>
1965/66	Cairo	14	59	25	118
	Egypt	23	96	54	211
1966/67	Cairo	4	63	45	154
	Egypt	7	103	121	311
1967/68	Cairo	12	76	33	159
	Egypt	15	118	81	333
1968/69	Cairo	10	101	28	173
	Egypt	17	152	60	357
1969/70	Cairo	18	113	52	218
	Egypt	27	176	120	536
1970/71	Cairo	21	128	49	257
	Egypt	30	200	132	619
1971/72	Cairo	26	154	72	298
	Egypt	43	243	408	952

Source: Central Agency for Public Mobilization and Statistics.
Cairo 1974, December 1974, Document 1269A/74, p. 52.

TABLE VII-7
Postal Savings
1965-1972

Year		Net Annual Deposits in 1000's L.E.	Balance at End of Year in 1000's L.E.	New Accounts Opened During Year in 1000's	Total Number of Accounts in 1000's
1965/66	Cairo	1	37	70	494
	Egypt	4	77	196	1295
1966/67	Cairo	- 2	36	104	583
	Egypt	- 5	74	320	1573
1967/68	Cairo	- 3	34	77	644
	Egypt	- 6	69	200	1741
1968/69	Cairo	0.1	34	63	623
	Egypt	1	72	181	1750
1969/70	Cairo	1	36	57	659
	Egypt	3	76	167	1846
1970/71	Cairo	1	38	65	708
	Egypt	3	80	174	1958
1971/72	Cairo	2	41	71	757
	Egypt	4	86	174	2043

Source: Central Agency for Public Mobilization and Statistics.
Cairo 1974, December 1974, Document 1269A/74, p. 53.

TABLE VII-8
Social Security Funds
1965-1972

<u>Year</u>		<u>Net Annual Deposits in 1000's L.E.</u>	<u>New Accounts Opened During Year in 1000's</u>	<u>Total Number of Accounts in 1000's</u>
1965/66	Cairo	29	15	399
	Egypt	54	110	1260
1966/67	Cairo	19	44	444
	Egypt	54	187	1447
1967/68	Cairo	23	16	460
	Egypt	61	93	1537
1968/69	Cairo	31	46	506
	Egypt	68	62	1599
1969/70	Cairo	26	1	507
	Egypt	65	10	1609
1970/71	Cairo	35	10	517
	Egypt	77	19	1561
1971/72	Cairo	39	2	520
	Egypt	86	- 9	1553

Source: Central Agency for Public Mobilization and Statistics.
Cairo 1974, December 1974, Document 1269A/74, p. 54.

TABLE VII-9
Housing Taxation Schedule

Type of Tax	Monthly Rent Per Room				
	Less Than 3 L.E.	3-5 L.E.	5-8 L.E.	8-10 L.E.	Over 10 L.E.
Basic Real Estate Tax(1)	10%(2)	15%(2)	20%	30%	40%
National Defense Tax(1)	2.5%	5%	5%	5%	5%
National Security Tax(1)	2%	4%	4%	4%	4%
Guards Fee(1)	2%(2)	3%	4%	6%	8%
Occupancy Fee	2%(2)	2%	2%	2%	2%
Municipal Fees(1)	2.67%(2)	2.67%	2.67%	2.67%	2.67%
Cleaning Tax	2%	2%	2%	2%	2%

Source: Ministry of Housing and Reconstruction.

NOTES: (1) Tax is computed on Net Rent that is equivalent to the rent charged less 20% allowance for maintenance costs.

(2) These taxes have been abated.

TABLE VII-10
Housing Tax Burden

Type of Tax	Annual Amount of Tax in L.E.				
	Monthly Rent Per Room				
	Less Than 3 L.E.	3-5 L.E.	5-8 L.E.	8-10 L.E.	Over 10 L.E.
Basic Real Estate Tax	8.00 ⁽¹⁾	12.00 ⁽¹⁾	16.00	24.00	32.00
National Defense Tax	2.00	4.00	4.00	4.00	4.00
National Security Tax	1.60	3.20	3.20	3.20	3.20
Guards Fee	1.60 ⁽¹⁾	2.40	3.20	4.80	6.40
Occupancy Fee	2.00 ⁽¹⁾	2.00	2.00	2.00	2.00
Municipal Fees	2.13 ⁽¹⁾	2.13	2.13	2.13	2.13
Cleaning Tax	2.00	2.00	2.00	2.00	2.00
TOTAL TAX BURDEN	5.60⁽²⁾	15.73	32.53	42.13	51.73

Source: Ministry of Housing and Reconstruction.

NOTES: (1) These taxes have been abated.

(2) This tax is paid by the landlord.

TABLE VII-11
Taxes Charged for Rooms Renting
From 1-12 L.E. Per Month

<u>Monthly Rent Per Room in L.E.</u>	<u>Monthly Total Tax Burden in L.E.</u>
1.000	0.056
2.000	0.112
3.000	0.168
4.000	0.629
5.000	0.786
6.000	1.951
7.000	2.277
8.000	2.603
9.000	3.792
10.000	4.212
11.000	5.691
12.000	6.208

Source: Ministry of Housing and Reconstruction.

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SECTION VIII

HOUSING AND LAND DEVELOPMENT LEGISLATION

1. Physical Development

The first attempt to control physical development dates back to 1889. The regulations issued then stipulated the rules governing building lines and public thoroughfares.

No other control measures were issued until Law 52/1940 set down rudimentary regulations applicable to the subdivision of land for residential purposes. However, there was no control over non-residential land development and, as a result, industrial growth occurred in a haphazard fashion, leading to the growth of peripheral industrial zones where factories were intermixed with substandard settlements. In time, additional shortcomings in the subdivision regulations were revealed including loopholes which allowed developers to avoid providing public utilities.

Most important, there was practically no control over urban sprawl encroaching on valuable agricultural land, particularly in the Greater Cairo Region.

Urban and regional planning activities are not mandatory obligations of local governments. Furthermore, in the absence of official master plans and zoning regulations, physical planning lacks implementation tools. Building permit systems and building inspection procedures applied only within municipal boundaries. Local authorities, particularly in the larger urban centers, were overwhelmed by mounting densities and uncontrolled sprawl.

Building inspection and code enforcement ranked from sporadic to notoriously defective, such that the Ministry estimated in 1974 that 50% of subdivisions and over 60% of building activity was in violation of existing regulations.

Consequently, the Ministry had submitted a draft law regulating physical planning and land development activities including the following stipulations:

- a. The mandatory preparation of urban and rural master plans to guide all future development.
- b. Detailed subdivision regulations correcting the deficiencies in the existing legislation and including special regulations for industrial zones.
- c. Strict enforcement rules are spelled out and heavy penalties imposed for violations. Special attention is given to the illegal sale of parcels and lots prior to official approval of the subdivision and the provision of public utilities.
- d. Local public authorities are empowered to regulate affairs of local interest as well as to promptly halt non-conforming subdivisions and buildings; to prescribe corrective action including alteration and demolition; and to levy daily fines for non-compliance.

2. Building Codes and Standards

Law 45/1962 embodied only major guidelines and some technical - legal and engineering - details concerning the issuance of building permits, the supervision of construction, rules and standards governing the construction

of buildings and housing code specifications. Selected quotations from the law are appended since they are still in effect. However, the revisions embodied in the draft law submitted by the Ministry will provide for setting up new standards based on land coverage and floor area ratios.

Simultaneously, the draft law also aims at ensuring the quality of building design and construction by stipulating that documents submitted as part of the building permit applications be endorsed by a registered professional engineer with the appropriate qualifications to assume design and supervision responsibilities for the job.

In addition to strict code enforcement rules, the draft law also stipulates new regulations for the control of illegal building activities including:

- a. prompt procedures for demolition of part or the whole of the structure, when the structure is considered unsafe.
- b. prompt procedure for the eviction of occupants to safeguard their safety.
- c. new procedures for halting building activities violating the codes including temporary confiscation of construction materials and equipment used for the job.
- d. Stricter requirements for granting exemptions from the provisions of the law.

Law 55/1964 aimed at ensuring that building activities were carried out in accordance with the national housing plan. In particular, supervision of the use of building materials whether locally produced or imported was deemed to be of utmost importance. However, building activities - new

construction alterations or repairs - that involved outlays of less than 1000 L.E. were exempted from the provisions of the law.

The sharp rise in construction costs during the past few years warrants the review of the stipulations of these laws to allow for upward adjustments and extend the exemption to building activities involving outlays of less than 2500 L.E.

The Draft Law submitted combines the needed revisions into one new set of regulations superceding the two laws mentioned above. It consists of four parts:

- a. The regulation of building activities.
- b. Building code specification.
- c. Penalties for violations.
- d. General rules and transitional procedures and regulations.

3. Rent Control Regulations

Rent control regulations issued in succession between 1952 and 1969, particularly Law 52/1969, have introduced serious distortions in the private rental housing market, mandating a thorough review of its stipulations.

The Draft Law provides for:

- a. the treatment of dilapidated buildings through demolition, repair or maintenance. Existing cumbersome procedures are streamlined to permit speedy action for the enforcement of maintenance and upkeep statutes.
- b. the protection of structures legally built by persons on leased vacant land by specifying the respective rights of lessor and lessee upon termination of the lease.

- c. permitting landlords of non-residential property to evict tenants under certain conditions such as rebuilding at a larger scale or increasing the number of units subject to fair compensation to the tenants. However, the right to evict is still conditional upon the unanimous agreement of all tenants and only in certain cases can it be enforced by judicial order.
- d. mandating landlords to install a system of water storage tanks, pumps and pipes to ensure the adequate supply of water to all floors of a tall building. The cost of the system is to be charged to tenants benefiting from it.
- e. shifting water consumption charges from landlords to tenants.
- f. exempting buildings constructed by central and local authorities, local councils, public organizations and public sector firms or companies that work with these agencies from the provisions of rent control regulations and the rules governing the automatic extension of tenant leases to encourage the development of summer homes and tourist facilities.

TABLE VIII-1

HOUSING AND LAND DEVELOPMENT LEGISLATION

A. Physical Planning and Building

1. Law 52/1940 concerning the subdivision of land for residential development.
2. Law 28/1949 permitting the designation of industrial zone in cities and surrounding areas.
3. Law 28/1956 enabling the taking of land by eminent domain procedures for urban renewal projects.
4. Law 178/1961 regulating demolition of non-delapidated structures.
5. Law 45/1962 establishing codes and standards for building activities and regulating the issuance of building permits.
6. Law 55/1964 stipulating additional controls on building activities to supervise the use of building materials.
7. Law 29/1966 concerning subdivisions and buildings undertaken and completed in violation of existing regulations.

B. Housing

1. Housing Construction:

- a. Law 206/1951 establishing the public housing program.
- b. Law 80/1957 regulating the supervision and management of public housing projects.
- c. Law 230/1959 permitting subsidized loans to housing cooperatives.
- d. Law 1/1966, concerning the maintenance, repairs and alterations of existing structures including building of additional stories.
- e. Decree 62/1968 reducing the monthly rents of public housing units to 1 L.E. per room for low cost units and 2 L.E. per room for middle income units with additional charges for dependencies varying between 0.5 and 1 L.E. and 1 and 2 L.E., respectively.

(Table VIII-1 - cont'd)

2. Rent Control Regulations

- a. Law 199/1952 stipulating a 15% rent reduction for dwelling units constructed between 1/1/1944 and 18/5/1952.
- b. Law 55/1958 stipulating a 20% rent reduction for dwelling units constructed between 18/5/1952 and 12/6/1958.
- c. Law 168/1961 stipulating a 20% rent reduction for dwelling units constructed between 12/6/1958 and 5/11/1961.
- d. Law 7/1965 stipulating further rent reductions of 20% for dwelling units constructed between 1/1/1944 and 5/11/1961 and imposing rent reductions of 35% on dwelling units constructed after 5/11/1961.
- e. Law 52/1969 regulating the contract rents of dwelling units and the relationship between landlord and tenant. The computation of contract rents is based on the following formula: 8% of construction cost¹ and 5% of land cost per dwelling unit.

C. Public Thoroughfares

1. Law 66/1956 regulating billboards.
2. Law 140/1956 concerning the temporary private use of public thoroughfares.
3. Law 84/1968 concerning public roads.

D. Land Taking and Betterment Charges

1. Law 577/1954 regulating land takeover by eminent domain for public purposes.
2. Law 222/1955 enabling the levying of betterment charges on properties benefiting from public improvements.

¹At the officially set prices for each housing type.

(Table VIII-1 - cont'd)

E. Public Utilities

1. Law 93/1962 regulating the disposal of waste water.

F. Public Health and Environmental Control

1. Law 177/1960 concerning ponds and stagnant water areas.
2. Law 33/1957 regulating peddling activities.
3. Law 50/1966 regulating the purchase and use of cemetery land.
4. Law 38/1967 concerning municipal cleaning activities.

G. Commercial and Industrial Establishments

1. Law 453/1954 regulating the location and occupancy of establishments involving noxious, hazardous or nuisance uses.
2. Law 371/1956 stipulating codes and standards for public establishments.
3. Law 372/1956 stipulating codes and standards for public entertainment establishments.
4. Presidential Decree 991/1967 stipulating additional regulations for commercial and industrial establishments.

TABLE VIII-2

PROPOSED HOUSING AND LAND DEVELOPMENT LEGISLATION

1. Draft Law for the institution of a National Fund for the financing of low cost housing.
2. Draft Law for physical planning activities including five sections.
 - a. Urban and Rural Planning.
 - b. Land Subdivision Regulations.
 - c. Industrial Zone Regulations.
 - d. General Rules.
 - e. Penalties for Violations.
3. Draft Law for the regulation of building activities proposing changes in the outdated codes and standards.
4. Draft Law amending the Laws governing contract rents and the relationship between landlord and tenant. It amends some stipulations, updates the formula for contract rent computation and introduces additional rules aimed at promoting upkeep and maintenance of existing structures.

TABLE VIII-3

QUOTATIONS FROM THE BUILDING CODE

Title IV. It is prohibited to establish any building or structure which does not have a direct access to a public or a private road or street.

Title V. The height of any structure that opens on a public or a private street shall not exceed one and a half times the width of that street in the cases where such structure is directly established on the building line of the lot. No structure can exceed 35 meters in height without special permission.

In cases where the width of the street leads to a building height less than 10 meters it is permitted to increase the height of the building to 10 meters after applying the conditions of Title VII.

The height of any structure can be further increased beyond the above mentioned limits but only within an imaginary line recessing at an angle of 60° . Such increase shall not exceed 7 meters and it can be followed by an additional increase within an imaginary line recessing at an angle of 30° .

Title VI. In the cases where a structure is located at the corner of two streets of different widths it is possible that the height of that part of the structure opening on the narrower street be increased to the maximum permitted on the wider street.

Title VII. No structure can be built on a public or a private street which is less than 6 meters in width. In such cases the building shall recess for a distance equivalent to half the difference between the width of the existing street and the six meters and the height of the building will be determined based on the six meters width of the street.

Title VIII. The City Council can change the above mentioned regulations pertaining to height and divide the city into zones.

1. Areas where the height of any building cannot exceed one and a half times the width of the street.
2. Areas where the height of any building cannot exceed one and a quarter times the width of the street.
3. Areas where the height of any building cannot exceed the width of the street.

(Table VIII-3 - cont'd)

Title IX. The City Council can issue exemptions from the height regulations mentioned in Title V on condition that the total floor area does not exceed the following for the three different zones mentioned in Title VIII.

1. Twenty-one times the area of the lot.
2. Fourteen times the area of the lot.
3. Seven times the area of the lot.

Title XVI. Any cantilever that extends from the building cannot exceed 5% of the width of the street in case it is a closed space and 10% for open balconies. No such extensions can exceed 1.25 meters.