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Egyptian Village reconstruction project
by Col. Hussein Ahmed Mustafa - March 1953.

Chapter I

1. General glimpse.

There is no doubt that the improvement of the village, the promotion of its public utilities in the fields of engineering and sanitation and its survey in accordance with modern methods and prevailing social evolution, is one of the most important projects government should care for. The case is so because of the far reaching effects it has on the social and financial development of the country and the benefits to be gained by an increased national income, as well as the raise of the living standard of the large majority of the people which is the class of farmers who, in Egypt, number 12 millions approximately.

2. The actual village and the factors which affected it

The history of the egyptian village dates back to thousands years. Since the pharaonic period the village evolved under changing circumstances and various political, social and financial systems. The inhabitants who in the majority are farmers and agriculturists came under various kinds of rule. There were golden periods of abundance, stability and security as well as epochs of despotism during which the people suffered persecution and anxiety. In the course and under these various periods the egyptian village evolved to its actual state which reflects a true image of all the events it went through. During all these years reform was never extended to the village and what we actually see is undoubtedly the result of poverty, ignorance and fear which accompanied the village since its establishment and the bad habits which prevailed in the last stage of its modern history during which no one tried to

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stop them. The village became the scene of the ensuing results of these various factors. As now most of these factors have either disappeared or lost their acuteness, we must therefore draw up the necessary reform plan.

The most important factors which contributed to the actual state of the village are:

A. Ignorance and bad habits.

The spread of ignorance and bad habits which were inherited from one generation to the other had an unquestionable effect on the backwardness of the Egyptian village. For a very long period the fellah was in complete ignorance unaware of his rights and duties as well as of the various sanitary, social and economical methods of life. Being a victim to bad habits he neglected the cleanliness of his clothing and habitation. Thus it was difficult for the reformers to carry on their mission and naturally it hindered the desired village imporvement.

B. Lack of public security

The fear of the fellah about his life and belongings and his constant need of self protection led to the contiguous building of houses without sufficient openings for ventilation and lighting. The great precautions he took for his livestock could not make him rest assured to leave it distant from him and had to keep it close to his sleeping rooms. Security conditions are now good and there are no more grounds for such a fear. It is quite possible to have a fold annexed to the house, although I do not yet suggest a general fold in which all the inhabitants will place their livestocks. For this purpose it will be necessary that when designing new buildings provision

should be made for a courtyard behind the sleeping quarters for folds, hen-houses, grains stores etc., so that they will be under supervision. Immediate transition from the actual prevailing conditions to general folds and stables is not possible because it requires means which can not yet be adopted. Moreover there is still the difficulty of convincing the fellah to take his livestock to a general fold distant from his direct supervision. However it is easy to convince him to have a private fold at his home.

C. Poverty

It is the most serious obstacle to general progress and it is the principal feature of the actual village. The fellah does not even possess his daily food. Without assistance he is unable to build even four walls of the cheapest materials within his reach. His house consisted of four walls made of sundried bricks or bricks made of muds and reeds, and roofed with plastered reeds. So this factor is one of the hardest to tackle and is linked with the general economy of the state and the increase of national wealth and income.

D. Complete neglect of organization and supervision

The actual egyptian village developed at random without planning or supervision. Every one was left free to build according to his own wishes and wherever he wished. The village became compact without survey or aesthetics. There are no good roads but rather narrow bent lanes. The result is that the village is not sanitary, without adequate streets and deprived from air and light. It is difficult to enter or leave the village. This led to many disasters when fires broke out, because the villagers were unable to escape in

time and run to the fields.

3. General improvement of the situation and necessity to start reform.

From what has been said above, it appears that in its evolution the egyptian village had been subjected to various economical and social factors, which have lately improved thanks to the continuous efforts of the state which covered all fields for a general reform.

It has become necessary that the housing problem of the village should go alongside with other reforms.

4. Research and reform

There is no doubt that before starting any reform project we should undertake researches and studies required so before proceeding with the reform project for the new village we should begin by the collection of all relevant statistics and have a thorough study of the actual state of the village as regards its area, number of houses, number of families, inhabitants, streets, social standard and economical situation.

The Fellah department of the Ministry of Social Affairs has already prepared such statistics on some villages in various districts. Hereunder as some of these statistics.

A.	Average census of the village:	2800 inhabitants
B.	Average number of houses:	560 houses
C.	Average of owned lands:	1400 feddans
D.	Average of the village area:	15 to 20 feddans
E.	Average area of the streets:	1 feddan 16 kirats.
F.	Average density of population:	529 persons per built feddan
G.	Average number of inhabitants in every house:	5.08 persons
H.	Average number of inhabitants in every room at the village houses:	2.02 persons

I. Average area of streets and squares

in comparison to the village area: 14.91 of the village area

Research on living conditions as regards the number of persons living in one room.revealed.

Number of persons in one room	Percentage of inhabitants
One person	17.4%
Two persons	32.6%
Three persons	33.-%
Four persons	12.7%
Five persons	6.8%
Six and over persons	7.4%

From these statistics it will be observed that the proportion of rooms inhabited by one to three persons (3 is the maximum sanitary limit) attain 73%. Those inhabited by more than 3 persons form 27%.

5. Living conditions

Hereunder are statistics on living conditions:

A. Area of the house:

76.2% with an area of 50 meters

17.6% with an area of 50 to 100 meters

3.3% with an area of 100 to 150 meters.

2.9% with an area of over 150 meters.

B. Number of stories:

59.5% of 1 story

40 % of 2 stories

.4% of 3 stories

.1% of more than 3 stories

C. Number of rooms in houses and their percentage

One room	29.6%
two rooms	23.6%
three rooms	18.6%
four rooms	7.3%
five rooms	3.8%
six rooms	3.3%
more than 6 rooms	3.8%

From the above we will observe than 29.6% of houses consist of one room.

6. Building materials

A. Walls

75.7% of unbaked bricks

28.-% of red bricks

5.6% of reeds and plaster

-.7% of other materials

B. Roofs

17.9% of wooden beams and plaster

54.4% of palm stems and plaster

2.5% of wooden beams and planks.

27.4% without any roof.

7. Domestic utilities.

A.

Kind	Percentage

A.

Kind	Percentage
Ovens	92.5%
latrines	37.5%
pumps	15.4%
kitchens	4.4%
bathrooms	3.4%
without any	6.5%

B. Houses having utilities

Houses having latrines, folds and ovens	7.14%
Houses having latrines, folds, ovens and pumps	5.8%
Houses having latrines, folds, ovens pumps, bathrooms and kitchens	2.49%

8. Cost of building.

Cost by L.E.	Percentage
Less than L.E.50	79.6%
L.E.50 to L.E.100	8.95%
L.E.100 to L.E.150	3.57%
L.E.150 to L.E.200	2.58%
L.E.200 to L.E.300	3.02%
L.E.300 to L.E.400	-.75%
L.E.400 to L.E.500	-.54%
Over L.E.500	-.97%

Conclusion:

Unquestionably the actual village should be replaced by a new one which should be built on a sufficient adjacent area, in order to transfer the houses and erect them in accordance with the conditions and regulations which will be mentioned in the following chapter.

CHAPTER II.

Site and parceling of the Village.

The aim of the Agrarian Reform Law which was enacted in September 1952, was to abolish the difference between the classes of the nation and the elimination of social anxiety and political disturbance among Egyptians. This law limited ownership of agricultural lands to 200 feddans. The excess over the 200 feddans is to be expropriated by the State and the owners compensated with Government bonds at 3% dividends and redeemable in 30 years (article 1 (6)). The expropriated lands should be distributed to small farmers so that they will have not more than 5 feddans. It is conditional that distribution should be made to Egyptian farmers who possess less than 5 feddans and who have not been convicted by a court. Priority in distribution is given to the persons who cultivate the land either as tenants or farmers, then to those who support a large family in the village, followed by those in charge of a smaller family and finally to those who are not from the village itself (article 9). Accordingly the distribution of agricultural lands is limited to farmers only.

As the spirit and objects of the law are the raise of the economical, social, sanitary and moral standards of this class, then the government should endeavor to attain these objectives. The best means to reach this goal consists in securing stability to each family and providing it with sanitary habitation.

In their actual state the Egyptian villages (with the exception of very few ones) do not stand any reform. Therefore necessity calls for their replacement by new ones which will be built in the immediate

vicinity of the actual villages so that when in the course of years the old houses will be removed the new ones will gradually expand to the original site.

For this purpose I suggest the adoption of the following procedures:

1. Designation of a plot of land near to the village in which this project is to be applied. The area of this land should be $\frac{1}{4}$ of the area of the village, i.e. in accordance with the statistics given in section 3 (d) of Chapter I it should be of about 5 feddans. The Government will expropriate this land and will compensate the owners by granting them instead lands which were expropriated under the agrarian reform law. If, however, this procedure is not possible because the Government has not yet requisitioned the lands in some localities, then compensation will be by the cash payment of the lands value. This payment will be effected through the committee supervising the execution.

2. The promulgation of a law prohibiting the erection in the village area of any house or building unless in conformity with the adopted new planning.

3. Preparation of a complete survey covering the two parts of the village i.e. the old and new ones, so that it comprises:

A. Delimitation of sites required for the establishment of public utilities.

B. Designation of the zones intended for the commercial centers, workshops etc. and living quarters for the agricultural labourers.

C. The remaining area will be for residence.

4. Expropriation of houses situated in the zones which under the new planning are reserved for public utilities. The owners of these houses will be compensated by:

A. Suitable plots of land corresponding to their needs and financial situation, and

B. Cash compensation to enable them building at the new plots. The cost of the allocated new land and the cash payment should be equal to the compensation assessed by the executive committee. The various administrations should share in the payment of these compensations, as soon as execution starts.

5. To start with the building of dwelling houses for the fellaheen who will beneficiate from the distribution of lands. This should be done in accordance with their requirements and be proportional to the number of their family members. Their desires should be realized as much as possible. The area for every house will be assessed at 1 1/3 of the area required for building, in order to make a provision for the area required for the streets.

6. Collection of annual installments from the beneficiaries or from those small owners who wish to benefit from the project and from agricultural workers for whom the government will build houses. The duration of payment will be discussed in Chapter IV which deals with the financing of the project.

7. The various Ministries will carry the execution of their village projects in accordance with their respective budgets and within the limits of their possibilities. However, it is much desirable that due care be given to the village and to the early execution

of the vital projects. It is very essential that there should be collaboration between the various departments and committees entrusted with the execution so as to facilitate the exchange of information, statements and statistics as well as the agreement on sites for public utilities, demarcation of areas, coordination of execution etc. Such a cooperation will immensely help in economizing expenditure.

8. As Government is much concerned about undue delay in the cultivation and productiveness of the expropriated lands, it is therefore, necessary to make arrangements for the continuation of the cultivation of every expropriated portion intended for the project as long as it is not built on. For this purpose it is possible to start the building operation at the nearest side to the old village, so that expansion will simultaneously develop in both directions, thus leaving the areas bordering the farms for cultivation.

Execution will be through the supervising committees which will arrange for the rent of cultivation areas. The period of rent should not handicap the building operations. Accruing income will be added to the funds of the scheme.

CHAPTER III.

Sanitary engineering for the new Village.

No village can be considered as adequate for the living of human beings unless it has sanitary habitations and clean environments. These require:

1. Installation of pure water supply to the village.
2. Generalization of W.C.'s at the houses of the new village.
3. Cleansing of the village and the use of refuse as ferti-

lizers. Increase of trees plantation.

4. Fight against flies and insects which carry the diseases to the village. Insecticide should be within the reach of everybody.

5. Improvement of ventilation and lighting at the houses.

6. Encirclement of the village by safe agricultural roads which can be used all the year round, specially during the winter season and on rainy days.

7. Care for general nutrition at the village and supervision of the cleanliness of the shops specially those dealing with foodstuffs. Supply of the villages with beneficial nutritive food at reasonable prices they can afford paying. These supplies should be coordinated.

8. The filling up of swamps and marshes around the village and the destruction of mosquitoes larvae.

9. Disinfection of canals and drains from carriers of bilharziasis and the control of waters to prevent their contamination through urinating or evacuation of bowls in them.

10. Organization of the rural society by the constitution of a permanent council responsible for the sanitary and social development of the village and the spread of the fundamental and health education.

1. Water Supply.

A. It is necessary to install, in all the villages situated from the south of the latitude passing through Tanta to the southern boundaries of the country, covered pumping plants, either hand or mechanically driven. They will draw water with 2½" pipes and from a depth of over 35 meters. There will be a high water reservoir of

a $9m^3$ capacity. It will supply water to 6 or 8 taps, a wash house and bathrooms. There will be a device to drain the overflow of water. Every 1200 persons will be served by a unit. Units should be at various parts of the village so that access will be easy. This type prevents surface contamination and draws underground water, thus it is the nearest to natural purity. Each unit will cost about LE150 to LE300.

To secure the good running of this system, a special file should be kept for each unit. Specimens of the water will be taken every month for testing it and making sure that it will be constantly free from contamination. The drainage of overflow is necessary to prevent stagnation.

B. The villages at the north of the Delta and the Fayoum Province should be connected to the large water projects like those of the Bassat Karim el Din, FOAH, Fayoum etc. In order to secure several sources of supply in each village, so that it will not be deprived of water under any circumstances, we should have some simple pumps which do not depend on the large projects. These simple pumps will supply several taps which will be installed at various parts of the village. Stagnant water should be drained to prevent swamps and their numerous harms.

2. <u>Generalization of latrines:</u>

After convincing the villager of the advantages to be gained by the society from the use of latrines, he should be accustomed to their regular use. Although there are some difficulties in the selection of the most adequate type of latrine, yet there should be one at every home. It should be in a spacious and well aerated place. It is

preferable to have it at the corner of the court yard or fold and not in the rooms.

As regards the type it is possible to use the deep pit, because it is the cheapest and serves the purpose best. It requires digging up to 18 feet with a 1o" diameter. A slab made of cement will be placed over the hole. Each latrine will cost 80 piastres approximately. This amount includes the cost of labour and installation. There is a small probability of contamination of waters by this type of latrines, because experience demonstrated that in order to prevent contamination the distance between the bottom of the pit and the level of water should be vertical and not horizontal. Pumps reach the depth of 30 meters whereas latrines do not exceed 6 meters. This makes contamination almost impossible. Supposing it should ever happen, the constant wate control tests guarantee its detection in time and before the harmful effects spread.

3. Cleanliness of the village.

Streets of the village should be profusely planted with eucalyptus trees, mulberry trees, palm trees, etc... Every villager should care to have at his home a vineyard and some flower plants. This will give him the good taste and will promote his standard of appreciation of beauty. As regards fertilizers, the villager should remove them immediately from the stables and inhume them until required for use.

4. Fight of flies and insects.

All insects and flies can be brought under control when the villager learns about their harm and when he is taught the methods of society improvement.

One: Cleanliness of the village. There should be no accumulation or heaps of manure and sweepings.

Two: Generalization of latrines.

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Three: Spraying of various kinds of insecticide like D.D.T., Gamexan and Chlorodine at every home, at least once every three months. This should be done specially at breeding places like stables, barnyards and latrines. Insecticide against parasites like lice, fleas, bugs, etc... should be used at home, on clothing and on human beings.

5. Ventilation and light inside and outside the houses.

People should learn that air is very useful and that the obstruction of openings and windows decreases the light and the air of the living quarters which will become foul. Fresh air is very useful for the occupants of the house and it prevents epidemics.

6. Improvement of agricultural roads.

The roads leading to the new egyptian village should be repaired and well preserved. This will help the introduction of new means for the transportation of crops and will facilitate various agricultural, social and health services, with the result that the standard of progress will be raised to the benefit of the inhabitants.

7. Nutrition.

There should be control over the cleanliness of the places selling foodstuffs. The availability of the required supplies in sufficient quantities at the village will certainly lead to the reduction of prices. This will induce the villagers to live in their village and enjoy it. This will also prevent diseases of undernourishment and avitaminosis among the villagers.

8. Filling of marshes and swamps.

Swamps and marshes in and around the village should be filled. The village buildings should be fenced with high eucalyptus trees which prevent

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the spread of mosquitoes, exterminate their breeding and eliminate malaria. It is necessary to put net wire on windows so that mosquitoes do not penetrate inside the houses.

9. Disinfection of canals and water ducts.

The canals and water ducts are sources of bilharziosis infections. The inhabitants must be taught the methods for keeping them clean and prevent their contamination by urine and excrements. It is also necessary to use the copper sulphate and the Sodium pentachlorophenol 0.5-20 per millions, to exterminate the germs carriers of the bilharziosis. This percentage does not kill the fish and has no harmful effects on plants or animals.

10. Organization of the rural sanitary control.

This will be done by the formation of a committee responsible for the improvement of health conditions in the village. It will endeavour to secure that the villagers understand their responsibilities fully and that each one of them has a good knowledge of the fundamental health principles as a person who has rights and duties, so that he renders service to himself and to others.

We consider that this committee should consist of:

A. A doctor.

B. A social expert graduated from a high social services institute. It is preferable that this expert be a lady because most of the work will be with the family.

C. A health visitor and a midwife for general health services, home visits and care for infants and mothers.

D. A graduate sanitary assistant to supervise sanitary work,

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waters, latrines, general cleanliness, homes, fight of insects and food control. He will also be entrusted with the registration of births and deaths. This should be done under the supervision of the doctor.

The committee will be under supervision of the village council, exactly as all other committees formed for the improvement of the social, economical and other village conditions.

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CHAPTER IV

Social Supervision at the new village

It is evident that the village is the nucleus of the state. The villagers form the great majority of the nation. They number 75% of the total of the population. So any genuine reform affecting the existence of the population should, in the first instance, be concentrated on the village. By what had been said in the past about the low living standard of the egyptian people, it was meant the living standard of the inhabitants of the provinces.

When as a result of the blessed army movement the state promulgated law No.178 of 1952 on the Agrarian Reform it was because it felt the weak point in our financial structure. It laid the important foundations for the raise of the living standard of the majority of egyptians.

The egyptian province has its own characteristics which were acquired through various historical, economical, social, and geographical factors. Therefore a genuine reform should emanate from the spirit of the egyptian society or at least it should not overlook the Egyptian characteristics.

European civilization preceded us in the administrative, social and economical fields, at the time we were over shadowed by sluggishness. We should take advantage of the European theories, which should however, be acclimatized to the egyptiansociety whose characteristic should be taken into consideration when drafting and applying a new legislation.

There is a difference between the mentality of a townfolk and that of a village. Any reform attempt undertaken by a townfolk will be septically looked upon by the village who will consider it as meddling

in matters out of his concern. I believe that after convincing the villagers that the reform is for their own good and interest they will themselves undertake its execution with the assistance of experts and technicians. Then rural reform will be genuine.

I do not see a real existence for the village unless it benefits of this existence. This can be achieved by teaching it how to organize itself and improve its conditions. It will then use, develop and try to follow the town. It is not logic to ask the city to bear burden of the village reform when the village itself is indolant and ignores the good intended for it. This is a waste of money and creative efforts.

We are all aware of the existence of the OMDAh who is entrusted with the maintenance of public security and its improvement. We also know the existence of the technical officers representing the various central authorities. We know too that the majority of the villagers have no right to give their opinion on the projects intended for their own village. Should the authority come from the village itself, the inhabitants will care more for it and together with the financial aid of the state and the assistance of technicians the villagers will be proud of this authority and will realize its good effects on the development and reform of their village. This spirit will stimulate the activity of the entire nation and will create the national impulse by which all difficulties will be overcome.

I need not prove that the administration of the village should be entrusted to a committee constituted of persons fully aware of the requirements of the village and feeling the needs and wishes of the inhabitants. The officers detailed by the central government do not possess

these qualifications, because there is no close connection between them and the welfare of the village and its inhabitants.

Should it be possible each village will have its own council formed from among the villagers themselves. This council will be a sort of a village parliament. Members should be elected by the villagers.

Formation of the Village Council and suggestions on candidates and electors

This council will be formed byelected members, each representing 1000 inhabitants. It is conditional that the candidate be from the village and permanently residing in it. He must possess not less than 10 feddans and must know writing and reading. The candidate will be exempted from ownership if be holds a university degree or an equivalence to it. The number of counsellors will be proportional to the number of the inhabitants, but it should not however be less than five. Membership is for the period of five years and election should be by the inhabitants. The electors should satisfy the conditions required by law for general elections.

The counsellor who will obtain the majority of votes will be appointed chairman, and in view of the confidence the inhabitants placed in him, I suggest his nomination as Omdah too. All precautions will be taken to guarantee that the elections will be carried out in a manner inspiring full confidence to eveybody. This will be done through official committees appointed for the purpose.

If, for any reason, the council is dissolved the duties of the chairman will be assumed by the member who secured the second largest

number of votes. The same procedure will be adopted in the case of the chairman's death, and in such a case the council will stay in function until the completion of the remaining period of the five years.

Duties of the Council

The council will be in charge of vital public services connected with health, engineering, sanitation, agriculture, education and social matters. This will be accomplished with the assistance of technicians and experts of the central government.

No final decision will be taken before consulting the experts and obtaining their technical advice and guidance. This system is beneficial because it joins central authority with independent local authority.

Due consideration should be given to the finances of the councils so that it will be possible to employ the required officials, secretaries, technicians like a doctor, social expert, engineer etc. In the case of villages with a small number of inhabitants, this personnel may be attached to the service of several village councils. Their emoluments will be shared by all the councils they serve, so that they will not be a burden on their budgets and will usefully serve the purpose.

As regards the financial income sources of these councils, they will be in accordance with the decisions to be taken by the government when it will consider the general system of the rural councils.

To secure the coordination of complete and fruitful services between the various villages, I suggest the constitution of a joint

council which will include a certain number of villages. The members of such a council will consist of delegates from each represented village council. The joint council will supervise the projects beneficial to the represented villages.

It is possible that an objector will say that the adoption of such a system of local government and the concentration of competence at the village will oppose the special importance of the social centers. My opinion is that there will be no opposition at all, but on the contrary there will be cooperation between their services. The social center will serve the inhabitants and develop their national consciousness. I should not omit to mention the role of the agriculture-social expert. In his capacity as adviser to the council he takes part in the discussion and consideration of all projects, and he seeks the opinion of government experts, who, when necessary join in the consideration of all what falls within their technical competence. It is on the basis of his annual report, that the government allocates the financial aid to the village.

It is therefore necessary to generalize the social centers at the provinces in order to consolidate the social activities which are recent introductions in our reform history, and which are most required by the egyptian village.

The village council must devote most of its activity on social work which is the basis of every reform. Accordingly the existence of social centers, social experts and technical officers is a necessity to the village.

The institution of the social centers should not be on uniform basis and serve the same purposes, but should be appropriate to the

respective requirements of the village, its inhabitants, its area, degree of development and its financial, social and cultural standards.

The establishment of the social centers should be in accordance with the needs of the inhabitants for them and not on their readiness and financial abilities to establish them.

In order to reinforce the social centers so that they will carry their mission in a perfect manner, I consider that the following conditions should be satisfied:

1. No efforts should be spared in the training of agriculture-social experts, so that they will be capable of meeting the villagers, gaining their confidence and training them in leadership, discussions, consultations, mutual exchange of knowledge and experience and solution of rural financial problems. These experts should be of distinguished personalities with vast knowledge and good charactors. Their most important duties will be the study of the village finances, the improvement of agriculture and the study of the nature of the soil to find the most suitable crops for it. They should seize the opportunity of leisure time to teach the principles of cooperation with its various objectives, the care and improvement of livestocks, the increase of milk and dairy products, the promotion of suitable handicrafts, poultry raise etc. etc. They will only then be fulfilling their mission in the desirable way exactly as it is being done abroad.

2. In any class social progress depends entirely on the care given to the woman because she is considered to be the mother of the new society. A good woman is the mother of a good citizen. It is therefore necessary to appoint a lady social expert graduate in social

services. She will be entrusted with the organization of society, general cleanliness, home management, food problems and improvement of nutrition.

3. Careful selection of trained officers who will guide the inhabitants in the improvement of their standard. Consideration should be given to the age of these guides. It should agree with the nature of their duties which consists of training the elderly experienced inhabitants who enjoy the respect of the villagers and who will be entrusted with their future guidance. This will be in observance with the still existing rural customs the most important of which is the respect of age. Experienced and capable inhabitants will be associated in to the reform programs of the various committees and will be trained in self dependence and national consciousness.

4. The social center should not be considered as separate from other institutions existing at the village like the cooperative society or rural school, or competitor to them, but on the contrary they should cooperate together because the social center is the start point of the social services mission.

I think we shouldcall on the students to assist, at the various stages, by acting as guides and leaders at their respective villages, specially during the summer vacations.

I am convinced that in order to secure the effective execution of the social centers mission we should have a higher council to be called "The Higher Council for Social Reform in the provinces" and at which the ministries of social Affairs, Health, Education, Rural and Municipal Affairs will be represented. This council will have the

jurisdiction necessaryfor the execution of its mission in accordance with a well defined policy and without hindrance of the hateful governmental routine.

By overstepping the borders of the village to a center formed by several villages situated within the same area and which will be the liaison between the village and the MOUDIRIYA (District) in which the local government should be concentrated, we shall avoid overloading the capital with the burden of the entire country and we will divert a part of the load to the capitals of the districts. Thus the various services will be equitably distributed to the different parts of the country.

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CHAPTER V

Conditions and specifications of the houses suitable to the various classes

A. Houses for the rich proprietors and the medium ones.

B. Houses for the beneficiaries of the Agrarian reform law and the small landlords who possess form 5 to 10 fedans

C. Houses for the agricultural laborers

As regards housing it is possible to subdivide the village in three main categories.

A. A class of the inhabitants is able to construct its houses without receiving any financial assistance. This class is formed by the rich and middle class proprietors whose financial position and annual income enable them to construct their houses without financial assistance. The houses of this class can be of the required standard by the simple application of a special law on buildings. This law will be similar to the one adopted in towns, naturally after the deletion of all what is not compatible to the village and the taking into consideration of its social and economical conditions. In other words the wealthy inhabitants are not in need of any financial assistance. They are the best class to serve the application of the village reconstruction project. It is possible to give, in a general way, the conditions and specifications which should be observed in their houses.

I. As regards materials, spaciousness, number of rooms etc. they are free to build the way they like, but should not contravene the provisions of the law on the "Organization of Village Buildings". This law may, in certain regions, prohibit the building with unbaked bricks

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or require that the foundations should be of rubble stones and red bricks, and must be 50 cms above the level of the ground, etc. as all other provisions which must be complied with in all circumstances,

2. The new village planning will delimit sufficient areas for building. These areas will be purchased at reasonable prices i.e. the real value of the land. When making the new planning it must be taken into account that these areas may be subject to increase or decrease. By this I mean that it will be possible for the purchaser from this class to buy the adequate plot of land without contravening with the general planning of the region.

3. In order to obtain a building permit the proprietor should submit a plan of his house to the technical committee entrusted with the execution of the village planning. Most probably there will be someone who will help him drawing the plan either free of charge or at cost expenses. The technical committee supervising the project may prepare various designs suitable to the different classes of the inhabitants. These specimens will be supplied to those who require them for choosing what suits them best. They will later buy the additional detailed designs for which they will pay the cost price only. Naturally these designs should be in conformity with the general village buildings planning law. The proprietors are entitled to submit the plans they wish, however, these plans should be done by architects and must be submitted to the competent authorites in order to grant the building permit.

4. The committee supervising the execution of the buildings law may start building operations in accordance with the plan submitted

by the proprietor. The delegated engineer has the right to inspect the work, and in addition to supervision it is his duty to extend all technical help and guidance the proprietor may be in need of.

5. The area of the house should not be less than 150 meters. The number of the rooms should be adequately proportional to the number of the members of the family which will live in the house. There should be special rooms for male children and others for female children. The minimum average should be one room for every 2 members i.e. an average of 12 m^3 for every member.

6. An open yard of at least 5 meters width should be left at the front part of the house to serve as a front garden. There will be another one behind the house. The second one should be of 25 m^2 at least or 15% of the land area. It will be used for the house utilities life fold, hen-house, store, etc.

7. If a fold is annexed to the house it should be at least 5 meters distant from the sleeping rooms. There should be a special door for the entrance and exit of the livestock.

All what has been given above is besides the other obligatory specifications for the rural houses; a mention of which will be made later.

As a complement to the village reconstruction project a special law on the village buildings should be promulgated, because it is well known that up till now the building operations at the actual villages are not governed by any law. This law will regulate the building operations in the actual and future villages, on the same lines followed in towns. This law will take into consideration the

the economical and social conditions of the village.

We consider that this law and the formation of the committee to be entrusted with its application should be the first step in the projects on the village reform, and is a practical part of the reform which does not conflect with the reconstruction projects. There will be a legislation on the building of the new village. It will fix the specifications of the houses to be erected, the building materials to be used, open yards, elevation of rooms, admission of doors and windows, sanitary conditions etc. When preparing this law we should take into consideration the economical and social conditions of the villagers.

B. The house for the beneficiaries from the Agratian reform law and small landlords, as well as that for the agricultural labourers who are completely unable to construct their houses, should be in accordance with the minimum specifications for a sanitary habitation and must be adequately proportional to the family which will occupy it. This class of inhabitants is in need of assistance, and can be subdivided as follows:

1. The family which has properties guaranteeing the loan granted or in other words it has not the cash money but possesses agricultural lands which enable it to repay the loan by annual installments.

2. The family which has possessions just sufficient to settle a part of the cost of the house suitable for it.

In both cases the house should be in accordance with the specifications. By this subdivision I intend to show the amounts required for class 2. This will be explained in Chapter IX. The suitable house for this class has been assessed to cost about L.E.200. From this

amount will be deducted the cost of serviceable materials recovered from the old house and the cost of labour the owner contributed with. The specifications of the house for this class will be on the following basis:

The area of the house, the number of the rooms and utilities should be adequately proportional to the number of the members of the family, so that the room will not be for more than two members. The house should include an oven, a bath room, a W.C. and a fold. The supervising committee should prepare several designs for houses of 2, 3, 4 and 5 rooms, which should comply with sanitary conditions. These designs should be within every one's reach, to be guided by it and enabled to make his choice.

C. Houses for the agricultural laborers. This class is formed of daily paid people who naturally are completely enable to meet the expenses of construction. The project cared for the building of their house at a cost of L.E.100 (as given in Chapter VII). As regards specifications the number of the family members is the basis.

A thorough study on this class is necessary. We should prepare complete correct statistics on it. Priority will be given to large families. Houses may be either in joint buildings with separated backyards or block buildings for the families who have no livestocks. It is observed that in spite of the poverty of the egyptian fellah, yet his requirements are numerous. For instance most of them require large spaces for storing wood and dungs used for cooking and heating purposes. This is a werious obstacle for the construction of a cheap dwelling to the fellah, because of the large room required for storing

the wood and droppings he actually keeps on the roof of his house. Needless to say that it is a very dangerous method exposing his house to fire. A backyard may be specially used for the purpose.

We give hereunder the specifications necessary for a suitable dwelling. They are the minimum required in all circumstances:

1. The area of an independent house should not be less than 100 m^2.

2. An area in front of the house should be kept vacant to serve as a garden. It must be 3 meters wide, or larger for rich people.

3. There should be a backyard of not less than 25 m^2, to be used for folds, hen-houses etc.

4. The height of the rooms ceilings, from inside, should not be less than 3 meters.

5. Each room should have windows of a dimension not less than 1/10 of the area of the room.

6. The floors of all the rooms should be clean and made of hard substances like concrete, various kinds of slabs or wooden floors.

7. Every house should have a bath room, a sanitary W.C. and a kitchen.

8. Every house should have a sitting room other than the bedrooms.

9. Should there be a fold at the house, it should be at least 5 meters distant from the sleeping rooms and must have a special door other than the main house door.

10. Inside and outside overlaying of walls, and its continuous clean maintenance as for instance by yearly white washing.

11. Wood and droppings should in no circumstance be stored on the roof, but in a special place at the backyard or better in places distant

from the living areas.

12. The number of rooms should be adequately proportional to the number of the members of the family. These should be separate rooms for males and females.

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CHAPTER VI

Materials that means for the construction of rural houses:

Unbacked bricks - Red bricks - Rubbles stones - Concrete blocks and other materials.

It is known that in general rain is scarce in Egypt, except in the northern parts on the Mediterranean cost and at the north of the Delta. Rains are abundant up to the latitude passing through Tanta. Therefore the materials to be used for building north of this latitude should be resistant to the rains during the winter season. As stones are not found in these regions, red bricks will be the best materials to be used. These bricks are made of a mixture of Nile alluvium and rice straw. These materials are available at the region. This is for walls, but as regards ceilings, doors and windows the materials used will be explained later on. It is also known that there were several experiments made on new building materials, like for instance the mixture of alluvium with bitumen to increase its resistance to rain and humidity. It is better to test all these new materials to make sure of their suitability. Therefore every new mixtures or materials should be tested by using them in building houses at different regions of the country to be sure of their success.

Then comes the region with a lesser rainfall. It extends from Tanta to Cairo. Buildings in this region can be with red bricks which should be used for a height of at least 50 centimeters above the level of the ground and then continued with unbaked bricks to which bitumen would have been added. These areas are near to the quarries from which

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stones could be obtained, so rubbles may be used instead of red bricks. This means that either red bricks or stones may be used for the foundations and for 50 cms. over the ground for walls which will be continued with unbaked bricks up to the ceilings. To prevent waters reaching the walls frames should be made around the ceilings and over the windows.

The third region is the one extending from the south of Cairo to Upper Egypt and in which rainfall is almost inexistent. Therefore, building can be with unbaked bricks only, however, bitumen should invariably be added. Although additional expenses will not exceed 2 to 3, yet resistance will be tripled. It is also possible to add cement to the alluvium, at the proportion of 50 - 100 kgs. per cubic meter of alluvium. This will greatly add to its resistance proportionally to the quantity of cement used. The cost of building will not increase much. This system may be used in the middle region of the valley or in the last region which has abundant rainfalls. Mixing machines should be used in all cases. The quantity of water used for the mixture should be correctly calculated because it has an important effect on the solidity of the bricks. I consider that simple mixing machines should be used for the making of unbaked bricks. The inhabitants will be trained in the use of this machine, which after all is a quite easy matter. There is no objection on the use of moulding machines which can be advantageous in the manufacture of unbaked bricks mixed bitumen or cement. Therefore the technical committee supervising the project should carry experimental tests at the various regions of the country in order to obtain the best results adequate to each respective region. The required quantity of bitumen and cement depends to a large extent on the quality of the alluvium used in the mixture.

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Concrete blocks.

Concrete blocks are made of cement, sand and fine pebbles. They are either vacuum or massive moulds of various dimensions. In some regions, for instance at the north of the Delta, these blocks may be cheaper than red bricks which have an exorbitant price. These moulds can be made in various types and of different dimensions. The mixture ingredients may be used in different dimensions. The mixture ingredients may be used in different proportions, and it is easy to select the cheapest adequate one. It must be remembered that the mixing and moulding machines are essential. There is a large variety of these machines. In order to decrease the expenditure the most suitable one should be selected. If large quantities of bricks are required we then should have recourse to mass production which reduces very much the expenditure involved.

Other industrial materials.

The building industry and building materials have lately greatly improved and developed. The market is full of various kinds of building materials for the different requirements of building, like for instance heat and humidity insulators, etc... Unfortunately, Egypt is far backward in this important industrial field which I believe opens large industrial horizons for the country and helps to a great extent in solving Egypt's building problems. To meet its various requirements Egypt should have an industry of building materials. I still do not believe that the burned bricks are the best building materials to be used for the reconstruction of the village. We should look for another material to replace them. This material should have the solidity of red bricks and should not be more

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expensive than unbaked bricks. It should be:

1. Manufactured from local cheap substances, like rice straw, cotton wool, alluvium, etc...
2. Of light weight and little thickness in order to diminish the foundations and reduce the area required for building, becausewalls built with unbaked bricks require 20% of the area and 10% when built were red bricks. This is a large proportion which can be much curtailed by the use of thin materials insulator of heat and humidity. With such a material the walls will be of a thickness of 5 centimeters instead of the 40-50 centimeters necessary to make the unbaked bricks serving insulation purposes. No efforts should be spared to secure getting this material.
3. Heat and humidity insulators.
4. Fire proof.

This matter is of great importance. It solves the housing problems in Egypt and creates new perspectives for a very large number of workers who will be employed in a new industry which will in turn contribute to the general industrialization of the country. The unbaked bricks, red bricks and stones we actually use are not the materials suitable for cheap housing projects and do not help in reducing the building areas nor allow the construction of buildings of more than one story. These factors will leave larger areas for cultivation. There is no doubt that in its actual state the egyptian village is considered to be most densely populated. It has a density of 529 persons per feddan, whereas it should not be over 150 persons per feddan. So if we want to secure a normal density, the actual area of the village should be much extended, especially

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if we take into consideration the ever increasing number of the population. However, this extension will be at the expense of the agricultural lands which already are insufficient to meet with the requirements of the population. So it is an extreme necessity to find the areas required for building. The only means will be the construction of elevated buildings specially the cheap popular ones intended for the agricultural workers. These houses should be of more than one story. For this purpose light materials should be used. The availability of such materials does not constitute an intricate problem, because we can make them from the surplus (residue) of agricultural products together with gypsum and cement. There should be continuous research and experiments in this field. Modern machines should be used for mixing, moulding and other various operations. We should secure the assistance of experts who succeeded in other countries having conditions and circumstances similar to ours. This will lead us to the objective namely to have cheap light building materials which will help us solving the egyptian village housing problems.

Building procedure at the new village.

The method to be adopted for the reconstruction of the new village depends on several considerations the most important of which are:

1. The inhabitants should undertake the building of their houses in accordance with their possibilities and living conditions. This should be done under the supervision of the responsible technical authorities.
2. The maximum should be done to employ local technicians like masons, carpenters, painters, etc...
3. Work to be entrusted to general contractors in accordance with the conditions of the responsible technical authorities and their

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supervision.

4. The owner will construct his house the way he likes. He may either buy the materials and employ local workers or assign the whole operation to a contractor.

All these operations go alongside in the reconstruction of the new egyptian village. The first method consists in that the owners collaborate together in the building of their houses. This method has many advantages. The procedure to be adopted is as follows:

1. The desirous inhabitants will form groups each of 10 to 15 families.
2. The objective will be to construct 10 houses for the 10 families. the members of the 10 families will jointly contribute in building operations as digging of foundations, transportation of bricks, cement and all other required materials. They will do all the operations which do not require special technical knowledge.
3. Technical work like masonry, carpentry, etc... will be done by professionals who will be paid by every owner for the work done at his respective house.
4. The committee supervising the village reconstruction will supply the inhabitants with all the required materials and it will provide technical supervision.
5. Naturally this system is applied to the poorer class of fellaheen formed by the agricultural labourers who otherwise are unable to construct their houses. They will use their leisure time and help in the building operations of their houses.
6. The technical committee may contribute with financial credibness

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within its means.

7. Obviously this program will reduce the building expenditure to the minimum. It is being adopted in many countries.

Assignment to general contractors.

This method will be for the construction of public buildings like schools, social centers, etc... These buildings require special technique and it is preferable to assign them to contractors. The same should be done for the houses of those who are unable to follow the method given at 1 above. The contractor will build for the supervising committee's account which will pay him from the funds the state will allocate to the village reconstruction program (as it will be mentioned in Chapter VII). The committee will then collect the cost from the inhabitants. Collections will be on installments basis. The contractors will also construct the groups of large buildings for the agricultural laborers. Whenever possible local workers should be employed.

Rich owners and proprietors of over 10 feddans will be asked to construct their houses the way they prefer. They will not benefit from the building program intended for the beneficiaries of the agrarian reform law.

The owner of the land will, after preparing the plan of his house and obtaining the building permit, select the methods which will suit him best i.e. either by the purchase of materials and hire of workers or by assignment of work to a contractor who will execute it according to the approved plans which should be in conformity with the law on the organizations of village buildings.

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EGYPTIAN VILLAGE RECONSTRUCTION PROJECT

By Staff Colonel (Kaimakam) Hussein Ahmed Mustafa

FINANCING & TIMING OF PROJECT

A. Financing of Project in its First Stage

First stage of project will begin by providing beneficiaries of law on Limitation of Property and Agricultural Reform and other small holders with rural houses the construction of each of which, including price of land and public utilities, is estimated at L.E.200. This sum will be granted by the State as a loan repayable in annual installments over a period of 20 years, i.e. at the rate of L.E.10 per year, or L.E.2 per feddan (acre) in the case of beneficiaries of 5 acres.

Beneficiaries of less than 5 acres will be given houses of a type that will only cost L.E.100 forming part of a continued row of buildings. Price will be refunded in annual installments at the rate of L.E.2 per feddan.

As it is not possible to fix from now the number of feddans which will be distributed to the fellaheen annually in view of the fact that big landowners have been permitted by the law to dispose (within certain limitations) of their property in excess of 200 feddans; and as it is also not possible to fix the number of small holders (non-beneficiaries) who wish to profit by the project, it is suggested to fix a unit as a basis for the work. If the number of feddans received by the government for distribution in the first year exceeds the basic unit, the project will be started by that unit and the remainder carried forward to the next year. Small holders, i.e. owners of 5-10 feddans wishing to profit by the project, shall be given the same treatment as long as they accept the same conditions as beneficiaries of the law. If the number of feddans earmarked for distribution by the government in any of the five coming years is less than the basic unit despite inclusion of small holders, the number of houses to be built shall be reduced correspondingly, the basic rule being the same in every case.

If the land assigned for distribution is estimated at about three quarter million feddans, and the distribution will be completed in five years, the number of feddans apportioned to every year will be 150,000 feddans. Now let us take this figure as a basis for our calculation, remembering that it is capable of modification as remarked above.

The system of building will be based upon the collection of the first installment in each of the five distribution years. The first installments in question will be utilized for preparation of the land for building and the utilities necessary for the land only such as roads and streets. Schools, mosques, police stations, Omda's office, post office, telephone room, social center and water systems - these will be undertaken by the various minist-

ries from their ordinary budgets. It is advisable that such places should proceed side by side with the operation of houses, and it will therefore be necessary to set up a committee to be called "Coordination Committee" for directing the various appropriations allotted for these purposes in the budgets of the different ministries to places where they are mostly needed and to sites selected by them within the lands chosen for the new villages. It is also advisable that the building operations should be confined to one hand in every region for purposes of economy and standardisation. This does not mean that all the building operations should be given to contractors who will monopolise the whole of them, but the idea is that the controlling and executive body should be one.

The building process will start as from the second year of the five distributions, and will end in the fifth year thereof.

As the unit is estimated at 150,000 feddans requiring 30,000 houses, the rate of building process will be 7,500 houses in respect of each of the second, third, fourth and fifth years of each distribution.. The following table shows the details of the project in its first stage. I wish to repeat here that the unit taken as a basis and consequently the following table are not sacred and cannot be modified, but are merely a guide showing us the maximum financial obligations likely to be borne by the government, and where will the story end. The probability, however, is inclined towards decrease rather than increase.

Bistribution year	Calendar year	Work	Collected from Beneficiaries	Paid from Treasury	Balance borne by the State as loan to beneficiaries.
First year of first distribution beneficiaries.	1953	Preparation of land.	300,000	300,000	-
First year of Second distribution beneficiaries	1954	Preparation of land	300,000	300,000	-
Second year of first distribution beneficiaries.		Building 7,500 houses	300,000	1500,000	1200,000
First of third d.bs.		p. of 1	300,000	300,000	-
Second of Second d.bs.	1955	7500 h.	300,000	1500,000	1200,000
Third of First d.bs.		"	300,000	1500,000	1200,000
					2400,000

First of 4th d.bs.		p. of l.	300,000	300,000	-
2nd of 3rd. d.bs.	1956	7500 h.	300,000	1500,000	1200,000
3rd. of 2nd d.bs.		7500 h.	300,000	1500,000	1200,000
4th. of 1st d.bs.		7500 h.	300,000	1500,000	1200,000
					3600,000
1st of 5th d.bs.		p. of l.	300,000	300,000	-
2nd of 4th d.bs.	1957	7500 h.	300,000	1500,000	1200,000
3rd of 3rd d.bs.		7500 h.	300,000	1500,000	1200,000
4th of 2nd d.bs.		7500 h.	300,000	1500,000	1200,000
5th of 1st d.bs.		7500 h.	300,000	1500,000	1200,000
					4800,000
2nd of 5th d.bs.		7500 h.	300,000	1500,000	1200,000
3rd of 4th d.bs.	1958	7500 h.	300,000	1500,000	1200,000
4th of 3rd d.bs.		7500 h.	300,000	1500,000	1200,000
5th of 2nd d.bs.		7500 h.	300,000	1500,000	1200,000
					4800,000
Installment paid by first distribution beneficiaries.....					300,000
					4500,000
3rd of 5th d.bs.		7500 h.	300,000	1500,000	1200,000
4th of 4th d.bs.	1959	7500 h.	300,000	1500,000	1200,000
5th of 3rd d.bs.		7500 h.	300,000	1500,000	1200,000
					3600,000
Installments paid by 1st and 2nd distribution beneficiaries...					600,000
					3000,000
4th of 5th d.bs.		7500 h.	300,000	1500,000	1200,000
5th of 4th d.bs.	1960	7500 h.	300,000	1500,000	1200,000
					2400,000
Installments paid by 1st, 2nd & 3rd. d.bs.			900,000		900,000
					1500,000
5th of 5th d.bs.	1961	7500 h.	300,000	1500,000	1200,000
Installments paid by 1st, 2nd, 3rd and 4th d.bs.			1200,000		1200,000

Thus will the number of houses built in the first stage of the project amount to at least 150,000.

B. Financing of Project in its Second Stage.

This stage begins in the year in which the receipts of the government from installments become equal to what it pays as balance due in respect of building operations for beneficiaries of the five distributions and other small holders (owners of 5-10 acres). This year, according to the preceding

table, will be 1962 and it may be earlier according to circumstances. At any rate, the year of equilibrium between payments and receipts - whatever year it may be - will be the year of preparation for the second stage when the plan of reconstruction will be reconsidered in the light of the then prevailing circumstances.

If we follow the same unit proposed for the first stage, the Government will have to continue collecting the remaining installments according to the following scale:-

Year	Revenue	No. of years	Total
Between 1962-1972	1,500,000	11	16,500,000
1973	1,200,000	1	1,200,000
1974	900,000	1	900,000
1975	600,000	1	600,000
1976	300,000	1	300,000

If we turn these figures into rural houses to be built for the peasants in the form of continued rows and within the limit of L.E.100 per house, we will be able to build the following houses:-

Year	No. of years	No. of houses p.a.	Total houses
1962-1972	11	15,000	165,000
1973	1	12,000	12,000
1974	1	9,000	9,000
1975	1	6,000	6,000
1976	1	3,000	3,000
		Total	195,000

If the number of peasants is estimated to be many more than the number of houses which could be built for them, namely 195,000 according to the above table, it will be necessary to define the type of peasants eligible for benefiting from the project and lay down priority conditions.

The definitions of a peasant or an agricultural worker is known, but it should be laid down that beneficiaries in every village are those who reside in it. Preference or priority should be given to those of them who have rendered some service to the State such as military service with satisfactory record, age above 25 and less than 50, of good physique and exempt from inherited ills, and having families.

The houses will be distributed to agricultural workers selected according to conditions laid down for the purpose, and the price collected from them over 30 years without interest, i.e. at the rate of PT.336 per annum or 280 m/ms per month, whichever is better - an insignificant sum no doubt and much less than the rent he paid before benefiting from the project.

Postponement and Exemptions.

National conscience is undoubtedly measured by the degree of individuals coming forward to do their duty for the nation. As military service is the noblest of all services that an individual renders to his nation, the Government should in its turn encourage this spirit in its nationals, and therefore I suggest:

a. That the government should postpone installments due from a beneficiary who is called for military service, himself or one of his sons living with him under the same shelter and cooperating with him in earning the family's livelihood, as long as he is on service.

b. Those of category (a) who suffer injury during or on account of military service should be exempted from half the debt remaining to the government if their injury is partial, and from all the debt if their injury is of the first grade or if they die in the service or on account of it.

Government takes old houses belonging to beneficiaries.

The Government takes the houses that may be owned by beneficiaries of the project in the village, at a price to be estimated on the basis of the value of the land. The price is to be deducted from the amount due from beneficiaries and should be considered as installments paid to the government from the original price.

C. Financing of Project in its Third Stage.

The third stage begins as from the year in which the government starts to collect the sum of 280 m/ms per month from beneficiaries of rural houses of the second grade. I suggest that Village Councils should receive these sums and spend them on their rural schemes, and continue to help peasants build their own houses by giving them loans in cash or material to be recollected from them in such times as they consider suitable. Installments due to the Government from beneficiaries of houses built in the second stage will thus begin to be collected as from 1962.

This stage, in fact is of a continued nature and may be called the beginning of the moving power. The Government, during this stage, will continue to collect the remaining installments from beneficiaries of the first stage which will last untill 1977, using these installments for building houses for agricultural workers. In the year 1962, it will begin to collect installments due from beneficiaries of the second stage. At the same time, the Village Councils will channel these installments into village schemes and help building operations. This stage will begin weak on account of the comparatively little receipts at the outset, but it will grow stronger as the receipts from installments grow larger.

Thus will the Egyptian Village Reconstruction Project cost the Egyptian Government L.E.29,000,000 to be paid as a loan to the Fellaheen, using the installments due from them for continuing the operation.

But it is worth noting that, supposing that the project will follow the proposed table given as a guide, the maximum payment by the Government in any one year will not exceed L.E.4,800,000 and that is in 1957, and goes gradually and noticeably less in the preceding and following years.

D. Middle Class Owners and credit Bank.

Mention was made in the first stage of small holders owning 5-10 feddans. These will have the right to benefit from the project by securing houses of the L.E.200 type payable in installments over 20 years without interest as the other beneficiaries of the law on the limitation of property and agricultural reform.

I mention under this heading the middle-class owners - those who own over 10 feddans and less than 50. Those of this category who wish to build houses according to specifications laid down by the village Council should be given loans from the Credit Bank or the Cooperative Societies at an interest approved by the bank. This operation may begin at the same time as the first stage of the project and continue as long as the finances of the bank permit.

Big landowners, namely those owning over 50 feddans, may also build houses according to approved conditions and specifications, without any help from any quarter.

E. Approximate Estimate.

If this project is destined to see light, it is estimated that about 150,000 houses will be built in the first ten years.

In the second ten years, about 165,000 houses.

Supposing the middle-class and big landowners will be able by their own means to build about 35,000 houses during that period, this means that the Egyptian villages, numbering about 4,200 will be injected by about 350,000healthy dwellings, representing about 15% of the total number of the rural houses in Egypt on the supposition that the average number of houses per village is 600.

This average has been reached as follows:

Number of fellaheen living in the villages.....12,000,000

Average family size 5 persons; No. of family houses..... 2,400,000

Dividing this number on the number of villages in the country (4,200 villages), the average number of houses per village will be $\frac{2,400,000}{2,400}$ =..... 571

Nearest round figure..... 600

A percentage of 15% is a reasonable one, and it will certainly increase rapidly after the first 20 years on account of the continuance of the building operation until 1976. Furthermore, the standard of living in the village after the first twenty years will be considerably high thanks to the efforts that are being made by the Ministry of Social Affairs and the Ministry of Municipal and Village Affairs, and the bridging of the gap between the different classes on account of the law on the limitation of property and agricultural reform.

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Chapter VIII.

Execution Suggestions

Doubtless the factors which would, in any country, affect the execution of such a project are limited to: financial possibilities of the state, availability of technical labor and its supervision.

When drawing up this project care was taken that its execution will not be hindered by any of these factors.

Finance.

Chapter VII dealt with the financing of the project. The suggested system may be summarized in that the Government will grant loans to the villagers who are in need of them. The Government will start paying as from the beginning of the 2nd. year of the project. The amount is assessed at L.E. 1,200,000 only. It will gradually increase until it will reach the maximum of L.E. 4,800,000 at the 5th year, then it will reverse by decreasing gradually until the 9th year, when the installments collected from the beneficiaries will be equal to the amount paid by the government for the completion of the constructions in accordance with the estimates made for the 1st stage.

In account of the great benefits of this important project, any figures included in it are justified. The government will continue collecting the installments by which it will refinance the 2nd stage, and when the 2nd collection will be completed it will do the same for the third stage. Then the financing program will be a sort of a gradual loan reaching a total of L.E. 21 million. The consecutive second and third loans are intended to carry out the scheme until the rural consciousness becomes firm in order to secure continuation without assistance.

Trained Workers.

The project was based on a maximum annual construction of 30,000

houses during the 1st stage. Trained technical workers require gradual technical supervision. Accordingly the 1st year of the project will be for the preparation of the land and the training of technical workers. It is incumbent that during this preparatory period, the technical workers should be concentrated to the localities in which the project is to be executed. The findings reached will demonstrate how to face the problems. It is known that the estimated construction for the 2nd year will be 7,000 houses only, all over the country. Obviously this number is small, nevertheless it is necessary for gradual development and to meet the financial commitments. Should there be a shortage in trained technical workers during the first year (although this matter seems improbable) a professional training center will be instituted in every region suffering from such a shortage. In the third year the number of constructions will reach 15,000; which still is not a high number. The maximum will be in the 5th year with 30,000. I am convinced that if a shortage in required trained technical workers is expected, four years make a sufficient period for their training. After the 5th year the number will start decreasing gradually. This does not mean that we shall then face an unemployment problem because surely the number of workers in excess of the requirements of the project will find work with the rich and middle class proprietors who will construct their new houses at their own expenses and in accordance with sanitary conditions and correct specifications. The expansion in the construction of public health, educational, social and administrative buildings will reach its maximum at this stage.

In conclusion the gradual development of building operations will secure: trained workers, their correct distribution and their employment in due course. The continuation of building operations will prevent unemployment problems among the fellaheen who chose the various professions

of construction.

Technical Supervision.

In fact technical supervision is the most intricate factor which affects reaching the goal which is the reconstruction of the egyptian village on the sound basis of the future policy of the State. I do not mean that this problem cannot be solved but my intention is that technical supervision is the most difficult factor. However the simple methods of the project and its feasibility to exigencies guarantee the overcoming of this difficulty.

Higher Committee for Supervision.

A. The project should be under the supervision of a higher committee which will have its seat in Giro. Its members will be selected from among the qualified officers of the various ministries. This committee may start restricted and it will increase alongside the increase of its responsibilities.

The chairman of this committee will be the high supervisor of the project.

It should comprise the following administrations:

1. General administration entrusted with inspections and personnel affairs.
2. Finance administration dealing with all financial matters connected with the central and regional banks and accounts.
3. Engineering administration for all engineering works, technical supervision and research.
4. Legal Administration.

This committee should have branches in all the regions in which the project is to be executed.

B. Local Supervising Board.

It should be presided by a chairman, and must include the

following sections.

1. Administrative Section for matters of personnel.
2. Engineering section for technical supervision and planning. - It will include the professional training center.
3. Finance section - for the accounts, contracts, purchases and all what is connected with the local bank.

The implementation of this important and vital project will require a large number of engineers, assistant engineers, technical and administrative officers, accountants and other qualified personnel. As it is intended that the construction of the fellah house should not entail additional expenditure, no new posts should be created so that the budgets of the State and of the individuals will not be overloaded. The required officers may be selected from among the civil servants. Assistance may be asked from the personnel and the services of the rural and village councils. The number of officers required for the administrations of the High Committee and local board can not be assessed now. But as however it is necessary to establish the required organization, action should be taken at least 3 months, before execution starts. These three months will be counted from the preparatory year.

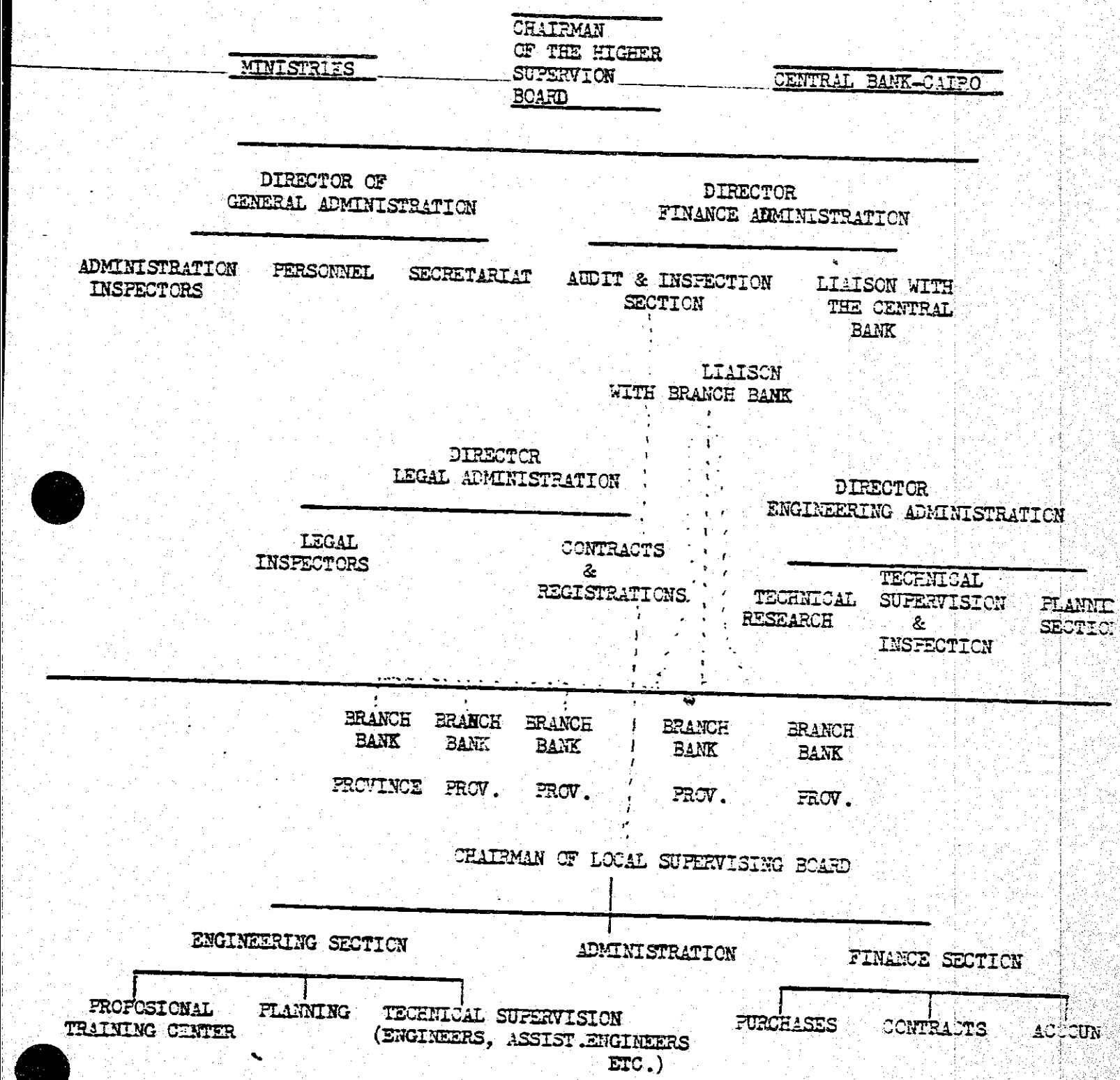
Competence of the High Committee.

It is very essential that the government grants full authority to the high committee which will be supervising the execution of the project, in order to guarantee a rapid execution without hindrance by the usual routine.

The funds allocated by the state for this purpose may be deposited at a bank and at the disposal of the committee, so that it can cope and meet its responsibilities within the limits of the high policy fixed by the state.

The state may elaborate a system safeguarding its funds without handicapping the board with its complicated governmental routine.

SUGGESTED ORGANIZATION FOR THE SUPERVISING BOARD



Chapter IX

Laws Projects: A Law Project organizing Village Constructions

Hereafter is a project of a law organizing village construction and various articles setting the building specifications and conditions required from every one desiring to construct buildings in the Egyptian Village.

ARTICLE 1. Every one who wants to construct a house or building of any sort or desires to modify or add new parts to an actual building whether it is a dwelling house, or store, or public place or any other building, must first obtain from the responsible authorities a permit authorizing the building or addition or modification desired.

ARTICLE 2. To obtain this permit applicant should submit a written demand to the responsible authorities. Application must be supported with at least 2 copies of the plan of the work to be executed.

ARTICLE 3. In all circumstances the constructions should be in conformity with the provisions of this law and the plans prepared by the village organizing committee. These designs are deposited at the rural council and may be perused or purchased.

ARTICLE 4. In the application satisfies all the required conditions the village organizing committee must grant the permit within 15 days from the date of the submission of the written demand, otherwise the committee should inform the applicant of any observations it may have. If no reply is received by the applicant within the fixed period, this will be considered as an approval and he may start the building operations he applied for.

ARTICLE 5. The village organizing committee may visit the site on

which the construction is to be erected or the building to be repaired or modified. Applicant should give all facilities to the technician delegated by the council for inspecting the place and obtaining the necessary information.

ARTICLE 6. Any one who contravenes this law by starting building operations or modifications or additions before obtaining the required permit, will be served with a contravention and stoppage of work may be ordered. Moreover the authorities have the right to order the removal of the constructions being the subject of the contravention and also the imposition of a fine of L.E.5 on the offender.

ARTICLE 7. A survey plan for every village will be prepared by the Higher Committee. Every one concerned should comply with this planning. The organizing committee will also comply with it when granting the permits.

ARTICLE 8. No new buildings, or modifications or additions can be made outside the village planning. If the committee's budget permits it may expropriate parts outside the approved planning and compensate their owners. The committee may also expropriate areas additional to those provided for streets at 10 meters on both sides, and dispose with the way it finds best.

ARTICLE 9. The approved village plan takes into consideration expected future expansion of the village and provides for public utilities, parks, streets and squares. It fixes the places for commercial centers and markets. This planning is prepared by the village technical committee and approved by the Higher Committee to be appointed for the purpose.

ARTICLE 10. It is not allowed to build shops, stores, workshops or other similar constructions except at the areas designated for them in the approved plan.

Project for a law decree on Health Protection and prevention of waters contamination

ARTICLE 1. Will be punishable with imprisonment for a period not exceeding one week or with a fine of not more than L.E.1-.

1. Any one who deposits on the roofs of the houses: wood, or inflammable materials or any other materials harmful to health.

2. Any one who deposits organic manure in passages or streets of places reserved for public use.

Confiscation of the materials which caused the contravention may be ordered.

ARTICLE 2. Will be punishable with imprisonment for a period not exceeding one week or with a fine of not more than L.E.1.- any one who urinates, or washes himself or throws any sort of refuse in the water canalization, or in streets or public places.

ARTICLE 3. Will be punishable with imprisonment for a period not exceeding one week or with a fine of not more than L.E.1.- anyone who keeps livestock or animals at his home in a place intended for his own use and has not provided a special annexed independent place as a fold.

On the court to compel him to separate the places within the period of one month from the date of serving him with the order, otherwise the executive committee will enforce it within the three following months.

Introduction by the Fellah Department:

The History of Egypt deserves full pride and every one of us should repeat the saying of Mustafa Kamel, the 1st. national leader who said: "Had I not been an Egyptian I would have wished to be one". Had it not been on account of the occupation and the calamities it drew on the country we would have been going alongside the western nations in civilization and progress, and we would have even preceded them. No better proof can be given on our civilization and superiority in all fields especially in architecture and building than the pyramids and great temples which perplex the contemporary scientists and which in spite of the lapse of centuries are still a schooling source to architects. Our history being such, the least we can do, will be to maintain this civilization and progress.

Among the consequences of the occupation which afflicted our country during many consecutive centuries, was the neglect of all progress trends of the population. This led to the building of the village in a way which made it rather similar to stables or cemeteries. In this actual state the village is a stigma to our rich history and is the cause of every foreigner's criticism. Its inhabitants deserve the sympathy of every patriot who is sincere to his country and proud of its history. At the evolution of national consciousness reformers took interest in the raise of the Egyptian population standard. Unfortunately towns and cities were luckier than the villages because they received all the attention and reform was restricted to them whilst the villages were completely overlooked. The result was that there was an increased backwardness of the village and an accumulation of its problems. Lately reformer started drawing the attention to the necessity that more care should be paid to the provinces, their reform and the raise of the standard of their inhabitants

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which form the 3/4 of the population and on whom the wealth of the country depends. However, the appeals of the reformers always met with ~~financial and other obstacles. This caused the despair of the reformers~~ and the impossibility of the reform itself. The Fellah Department has since its institution in 1939 undertaken all what contributes to the raise of the villagers standard and the improvement of the environments in which they live so that they enjoy a settled and secure life and be thus able to work and increase production for their own advantage, the happiness of their families, the good of the fatherland and the welfare of fellow countrymen.

The department started action by introducing to the provinces services of the various ministries: To serve the inhabitants it instituted the social centers and the rural reform societies. It collected statistics on the income of the fellaheen, their wages and costs of living. It made enquiries on their living and social conditions, their livestocks and in general on all what is concerned with their village, health and living conditions. On the basis of the results obtained it suggested several legislations aiming at the raise of the village standard and the improvement of living conditions. When it submitted these proposals, the department took into consideration their easy execution and the preparedness of the government and parliament to accept them.

The department thought of a project for the renovation of the egyptian village and its reconstruction on sanitary basis with planned roads and public utilities. However on account of anticipated failure of the project, it hesitated and refrained from submitting it.

Now that the people woke up and the army carried the banner of reform

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of Egypt and the rise of its inhabitants so that they occupy the position worthy of their glorious past, the Fellah Department finds that it is high time to move forward with this project and is fully confident that the time has arrived for the improvement of the egyptian province so that it will compete with other nations and will hold the place it deserves.

In submitting this project for the reconstruction of the egyptian village, the department took into consideration the findings of its elaborate researches on the modus vivendi of the fellah, his needs, habits, as well as all what is expected from the improvement of his social and economical standard through the supply of potable water, provision of sanitary latrines, removal of stables and hen-houses from sleeping quarters etc... It considered all what is incumbent on the fellah for a proper upkeep of his home and how to furnish it in accordance with his income. This should be done under a continuous social supervision and the inspection of his home from time to time. Consideration was also given to the low cost of building and the use of local materials. The cost of building should be settled by long term installments proportional to the fellahs financial situation.

We should not omit to state that there are some objectors who advocate either the difficulty of execution or the need of funds. Our answer to them is : At present we have no right to hesitate in the performance of any reform, whether it is easy or difficult because there is no meaning for a life with despair. We should not keep finding difficulties but should join all forces and efforts to overcome them. When we shall act accordingly reform will be general and complete. Whenever a nation wants to live with dignity the Almighty always helps it to do so. May He realize our hopes and

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lead us to success for the good of the country and fellowcountrymen.

Pellel. Department.

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