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Guide to Field Work for First Registration in Nasr City, Sixth of October, and El Maadi EGYPT FINANCIAL SERVICES PROJECT Technical Report No. 30

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Task: Task 2: Improve Operation of Urban Registration in
the Ministry of Justice

KRA: 2.3.2: Housing typology assessment and overlay for
selected areas in which title registration will be
introduced.

Activity: Identify and describe at least 30,000 properties
(objects) in Nasr City and El Maadi, and Sixth of
October. These identified properties will become the
objects of the first (pilot) title registration activity.

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Candidate Area Information Sheet

The author's views expressed in this publication do not necessarily reflect the views of the United States Agency for International Development or the United States Government

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Objective

The objective of the assignment is to clearly identify and describe at least 30,000 properties (objects) in Nasr City and El Maadi, and Sixth of October. These properties should be found within easily demarcated urban zones and their physical registration should be straightforward. These identified properties will become the objects of the first (pilot) registration titling of the REPD with support from the EFS project.

Criteria for Selection

The current property “universe” or total number of existing residential dwelling units is estimated to be roughly as follows:

Nasr City (Qisms One and Two)	240,000 units ¹
El Maadi (including sheikha El Basatiin el Sharqia)	90,000 units ²
Sixth of October (including Sheikh Zayed)	190,000 units ³

Selection of properties for first registration was based on the following criteria and guidelines:

- Informal areas are excluded from the universe (e.g. Ezbet el Haggana or Ezbet el Arab in Nasr City, and Basatiin which adjoins El Maadi).
- Can be clearly demarcated both on maps and by verbal description
- Residential or primarily residential “formal properties” (excluding commercial and industrial premises)
- As far as possible all properties within one chosen area will have similar housing unit and/or building types (for ease of property object location and description)
- Mix of samples of both project developments and individual buildings so as to have a good sampling of different housing typologies
- Strong bias towards properties which should have the least problems for registration and whose prospective owners are presumed to have a desire to register, some for mortgage purposes. This means there is a definite bias for newer properties, primarily those in active sales mode, including properties under construction.

¹ From Ministry of Housing, Utilities, and Urban Communities, “Mubarak wa el Amran – Urban Achievements to Build the Future”, 2001, projected to 2005.

² From the CAPMAS, 1996 Census of Buildings, projected to 2005.

³ From the CAPMAS, 1996 Census of Buildings, projected to 2005

Study Areas and Relation to RO and EDO offices

For the purposes of this exercise the following definitions of the three study areas are used:

Sixth of October: All lands falling under the Sixth of October City Agency (جهاز مدينة السادس من أكتوبر) and the Sheikh Zayed City Agency (جهاز مدينة الشيخ زايد)

Nasr City: All lands which are part of the police districts of Nasr City One and Nasr City Two (قسم اول و قسم ثانى)

El Maadi: All lands which are part of the police districts of El Maadi and El Basatiin, with emphasis on the eastern, desert sections which are more recently developed.

According to the maps supplied by QSIT, an EDO office is found in old Maadi and an RO is situated close by in Basatiin, and these would serve the selected candidate areas in Maadi. Also according to QSIT maps, there is a combined EDO and RO offices found in the southwest corner of Nasr City and these offices would serve the selected candidate areas of Nasr City. It is understood that in Sixth of October there is an EDO office and that a RO office is soon to be established.

Site Maps

For Nasr City the base map used is a composite of (a) Ikonos satellite imagery July 2000 and (b) vector base maps originally produced by CAPMAS at a scale of 1:5000 based on 1993 aerial photography. Very recent year 2005 Quickbird imagery which was supposed to be acquired by QSIT would have been preferable but this imagery was not available in time for this exercise.

For the Sixth of October / Sheikh Zeid area, no base maps or satellite imagery were found which could be of any use, and it has been necessary to draw a map from scratch on AutoCAD, tracing on-screen Google Earth images of the areas. (The Google Earth images are dated January and April 2005 but some sections seem much older.) The map scale is extrapolated from known distances on the ground.

For El Maadi the base map used is a composite of (a) Ikonos satellite imagery July 2000 and (b) vector base maps originally produced by CAPMAS at a scale of 1:5000 based on 1993 aerial photography. Very recent year 2005 Quickbird imagery which was supposed to be acquired by QSIT would have been preferable but it was not available in time for this exercise.

It is strongly recommended that up-to-date (3rd or 4th quarter of 2005) ortho-rectified 60cm Quickbird imagery be acquired for all three areas, and that that black and white images of each candidate area be printed at a scale of 1:2500 or 1:3500 for ease of field work. Having a "current" representation of buildings and objects will be invaluable for those working in the field.

None of the base maps used/generated in this exercise are "official". It is strongly recommended that these base maps be delivered to ESA and that ESA provide their own map references or transfer the information to their own "official" maps so that the first registration exercise will commence with one single and agreed official mapping base.

Main Types of Areas

For simplicity candidate areas can be classified as follows:

Mature Subdivisions	These are regular land subdivisions where parcels were sold to individuals or small companies and where buildings tend to be of similar mass and layout due to regularity of parcels, setbacks, and building rules. In mature subdivisions finished and occupied buildings form the large majority (>80%)
New Subdivisions	These are newer regular land subdivisions where parcels are sold to individuals or small companies and where buildings tend to be of similar mass and layout due to regularity of parcels, setbacks, and building rules. In these new subdivisions finished and occupied buildings usually have not reached a majority (>50%)
Mature Project Blocks	These are housing projects build by developers which include a number of similar apartment buildings (blocks) located on the same site. The apartment blocks will be identical or nearly identical. In mature project blocks a majority of buildings are finished and occupied.
New Project Blocks	These are newer housing projects build by developers which include a number of similar apartment buildings (blocks) located on the same site. The apartment blocks will be identical or nearly identical. In these newer project blocks a buildings are mostly still under construction and occupation is less than 25% of dwelling units..
Gated Communities	These are stand alone housing developments which are walled and gated and which offer a number of amenities in addition to housing and attached green spaces. Usually the house types are villas (detached houses) but in some semi-detached villas, townhouses, and/or garden apartment blocks are also included. All gated communities are located in Sixth of October and all are relatively recent, with projects typically at between 40 and 80% completion.

Candidate Areas

Tables 1, 2, and 3 list the chosen areas for first registration for El Maadi, Nasr City, and Sixth of October respectively. Included in these tables are the gross surface area, the main type of development, and the estimated number of dwelling units (objects for property registration) found in each candidate area.

For each candidate area a detailed description sheet has been prepared, which gives information on building typologies and individual units, completion rates, notes which will be useful during field work, and an image or graphic view of the area. These are attached to this report.

In addition, the location of each area can be found on the base maps prepared for this report. (One A3 base map for each of the three areas)

Table 1
List of Identified Candidate Areas
El Maadi

Ref. No	Name	Type of Area	Gross Surface Area (hectares)	Est. no. of objects (finished)	Est. no. of objects (at full Development)
MA 01	Taksim al la silki (north portion)	New subdivision	36	1320	8800
MA 02	El Maarag (north portion)	New subdivison	129	2100	26400
MA 03	Road 200, "Amarat el Qada"	Mature subdivision	9.1	1800	1900
MA 04	Sakr el Quraish / Kuwaiti Company	Mature project blocks	20.3	1750	1750
Total			194.4	6970	38850

Table 2
List of Identified Candidate Areas
Nasr City

Ref. No	Name	Type of Area	Gross Surface Area (hectares)	Est. no. of objects (finished)	Est. no. of objects (at full Development)
MN 01	Taksim Hay 9 (eastern portion)	New subdivision	76.2	2100	14220
MN 02	Marwa Two	New project blocks	1.1	209	209
MN 03	Mashrua el Swissri	Mature project blocks	22.4	1820	1820
MN 04	Hay el Safarat	New project blocks	27.1	2700	3182
MN 05	Mashrua El Fath	Mature project blocks	10.3	1980	1980
Total			137.1	8809	21411

Table 3
List of Identified Candidate Areas
Sixth of October (including Sheikh Zayed)

Ref. No	Name	Type of Area	Gross Surface Area (hectares)	Est. no. of objects (finished)	Est. no. of objects (at full Development)
SO-01	Mina Garden City	Gated Community	100	700	745
SO-02	Villa Greens	Gated Community	70.5	0 (all under construction)	760
SO-03	El Rabwa	Gated Community	132	769	901
SO-04	Hay El Ashgar	Gated Community	67.2	3000	3734
SO-05	Dream Land	Gated Community	840	2142	5194
Total			1210	6611	11334

Methodology for Estimates

The detailed information contained in the Candidate Site Sheets were either obtained from promotional literature and architectural drawings of particular projects, or were obtained by analyzing recent satellite imagery. Field checks were also carried out. However, the total number of units planned, under construction, and finished by housing type are therefore rough estimates and should only be used as overall indications of the volume and nature of objects for pilot registration.

Results of Selection

The 14 selected candidate areas give a good representation of the five main formal housing typologies described above in Section 5. They also are mostly developments which are in active sales mode. They also exhibit a range of land and property sales and registration situations and well as a range of housing market levels.

The total number of existing properties (finished/ occupied) found in the 14 areas is 22390 residential units. However, in some of the selected areas, especially those which are new subdivision projects, there are a very large number of units which are either almost finished, under construction, or for which parcels have been designated and sold. Together the number of units in the selected candidate areas is estimated to reach 71595 properties at full development.

Candidate Area Information Sheets for El Maadi

Candidate Area Information Sheet

Reference Number: MA 01 Name of Area: Taksim al la silki (North portion) Located in Maadi Digla	Gross Area: 36 hectares Type of Area: New Subdivision	Estimated No. of Objects (Residential Units) Now: 1320 At full development: 8800		
Boundary description: East boundary: Al Autostrad North boundary: El Nasr Street West: Al Gaza'ir Street South boundary: El Mauna El Amerikiya Street				
Building typologies	No of buildings (at full development)	Average height (floors)	No of units per floor	Total estimated no. of units
Type One: Subdivision parcels roughly 400 m2 which yields building footprints 9mx20m. One apartment per floor	800	8	1	6400
Type Two: Subdivision parcels roughly 600 m2 which yields building footprints of 15mx20m. Two apartments per floor	150	8	2	2400
History and current status of area: This was a project of Shirka el Maadi lil Iskan wa el Tameer (the public sector company which controls most land in Maadi) which started in the mid-1990s. Plots of land were sold to individuals by installment. When asked, one of the building owners claimed that registration of a dwelling unit would be possible "after the final installment payments on the land are made." Approximately 15% of buildings finished and another 35% currently under construction.				
Notes for physical registration: Although this is an individual subdivision, physical registration should be straightforward since there is a uniformity of subdivision and construction rules. "Stacking" approach can be used. Ground floors mostly have residential units which are smaller than norm (due to entrance, service area) Almost all buildings appear to have G+9.				



El Maadi – Taksim el la silki – from year 2000 satellite imagery

Candidate Area Information Sheet

Reference Number: MA 02	Gross Area: 129 hectares	Estimated No. of Objects (Residential Units)		
Name of Area: Taksim El Maarag (North portion)	Type of Area: New Subdivision	Now: 2100		
Located off Ring Road		At full development: 26400		
Boundary description:				
East boundary: Carrefour Access Road North boundary: Ring Road West and South boundary: internal curving street				
Building typologies	No of buildings (at full development)	Average height (floors)	No of units per floor	Total estimated no. of units
Type One: Subdivision parcels roughly 600 m2 which yields building footprints roughly 16mx22m. Two apartments per floor	1000	G + 4	2	10000
Type Two: Subdivision parcels roughly 800 m2 which yields building footprints of 18mx22m. Two apartments per floor	1200	G + 4	2	12000
History and current status of area:				
<p>This was a project of Shirket El Nasr lil Iskan wa el Tameer (a public sector company with offices in Muqattam, Nine Street, near Caltex), which started in the late 1990s. Most plots of land are/were sold to individuals by installment. When the installments are all paid (after 10 to 15 years), it is said the company will provide documentation to allow the building owner to register the land (obtain the “blue” contract).</p> <p>On some plots the Company itself is building and selling individual dwelling units, also with financing facilities (50% down payment and rest five years). When these installments are completed, the owner can “register” the unit at the Company’s own registration office.</p> <p>Approximately 8% of buildings finished and another 16% are currently under construction.</p>				
Notes for physical registration:				
<p>Although this is an individual subdivision, physical registration should be straightforward since there is a uniformity of subdivision and construction rules. “Stacking” approach can be used. Ground floors have residential units which are smaller than norm (due to entrance, service area) Almost all buildings appear to have G+4.</p>				



Al Maarag subdivision, northern portion. Year 2000 satellite imagery

Candidate Area Information Sheet

Reference Number: MA 03	Gross Area: 19.1 hectares	Estimated No. of Objects (Residential Units)		
Name of Area: Rd 200 “amarat el qaada”	Type of Area: Mature Subdivision	Now: 1800 At full development: 1908		
Located in New Maadi				
Boundary description: East boundary: imtidad Al Gaza'ir Street North boundary: Road 200 South boundary: Magra Seil (storm water channel) Street West boundary: end of subdivision buildings				
Building typologies	No of buildings (at full development)	Average height (floors)	No of units per floor	Total estimated no. of units
Type One: Subdivision parcels which yield building footprints roughly 18mx23m. One apartment per floor	54	G + 10	1	594
Type Two: Subdivision parcels which yield building footprints of 20mx23m. Two apartments per floor	52	G + 10	2	1144
History and current status of area: This was a subdivision of the Maadi Company with plots sold to individuals (but with Ministry of Interior interests involved) with buildings built in late 1990s (south portion beginning of 2000). Unclear, but doubtful, if any of the buildings or lands have been registered. Apartments being offered for sale with preliminary contract and saha wa nafaz Approximately 95% of buildings finished and occupied				
Notes for physical registration: Although this is an individual subdivision, physical registration should be straightforward since there is a uniformity of subdivision and construction rules. “Stacking” approach can be used. Ground floors have residential units which are slightly smaller than norm (due to entrance, service area) and some may have varied plans on the roof floor. Almost all buildings appear to have G+10.				



Road 200 subdivision in New Maadi. Year 2000 satellite imagery

Candidate Area Information Sheet

<p>Reference Number: MA04</p> <p>Name of Area: Saqr Quraish and Kuwaiti Company Project Blocks</p> <p>Located in Maadi Digla on edge of El Basatiin</p>	<p>Gross Area: 20.3 hectares</p> <p>Type of Area: Mature Project Blocks</p>	<p>Estimated No. of Objects (Residential Units)</p> <p>Now: 1752</p> <p>At full development: 1752</p>		
<p>Boundary description: East boundary: other project blocks (different style) North boundary: other project blocks (different style) South boundary: other project blocks (different style) West boundary: Basatiin ashwa'iat</p>				
Building typologies	No of buildings (at full development)	Average height (floors)	No of units per floor	Total estimated no. of units
Type One: Building footprints roughly 16mx20m. Two apartments per floor (Sample apartment = 100m ²)	131	G + 4	2	1310
Type Two: Building footprints of 20mx23m. Two apartments per floor (sample apartment = 138m ²)	15	G + 4	2	150
<p>History and current status of area:</p> <p>The west portion of the site was a project of the Shirka el misriya el kuwaitia lil iskan wa el tamer which began in 1980. Apartments are sold by preliminary contract and saha wa nafaz. It is unclear if registration may be possible.</p> <p>The east portion of the site was a project of Saqr El Quraish Housing Cooperative started roughly 1980. It is said that the Cooperative's projects are registered and that a buyer can obtain documents for registration immediately on purchase of a dwelling unit.</p>				
<p>Notes for physical registration:</p> <p>Physical registration should be very straightforward as there are only two or three building types and "stacking" can be used. However, since this is an older project, literature on it may not exist, and care should be taken to make sure assumptions about building heights, units per floor, and unit areas are correct. Also, as an older project, some mutation of standard floor layouts may be expected.</p>				

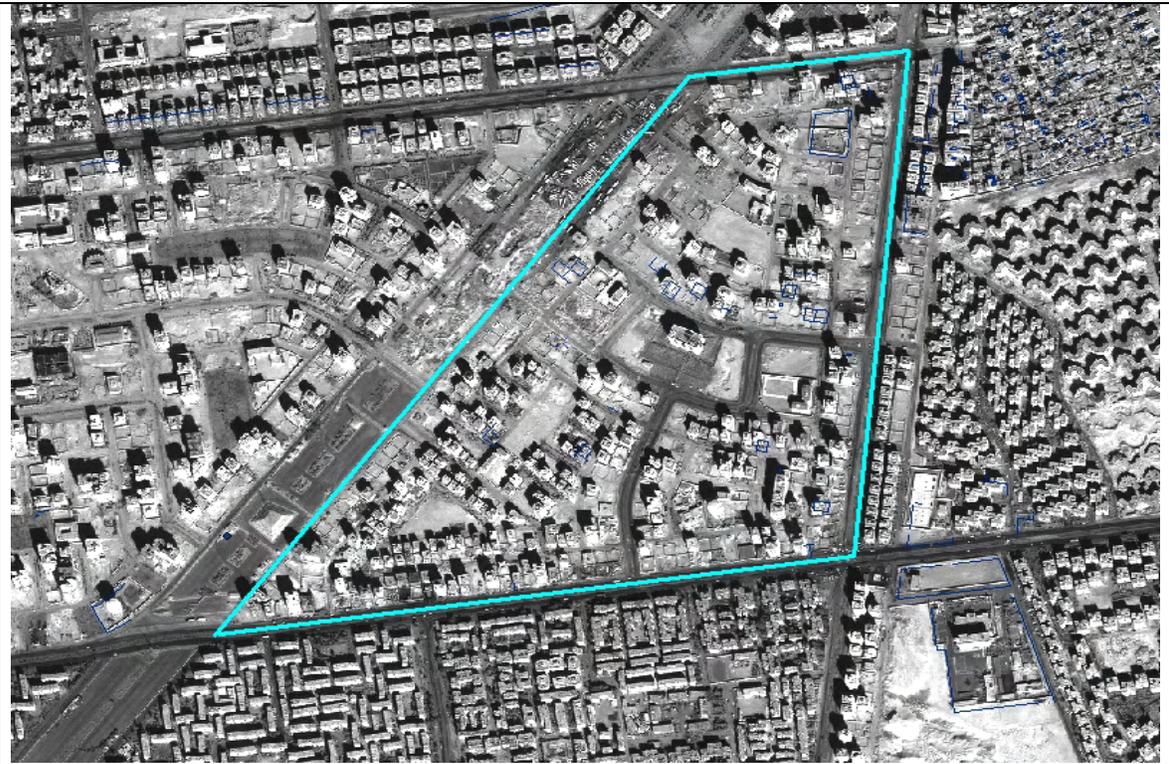


Sakr el Quraish / Kuwaiti Company Year 2000 satellite imagery

Candidate Area Information Sheets for Nasr City

Candidate Area Information Sheet

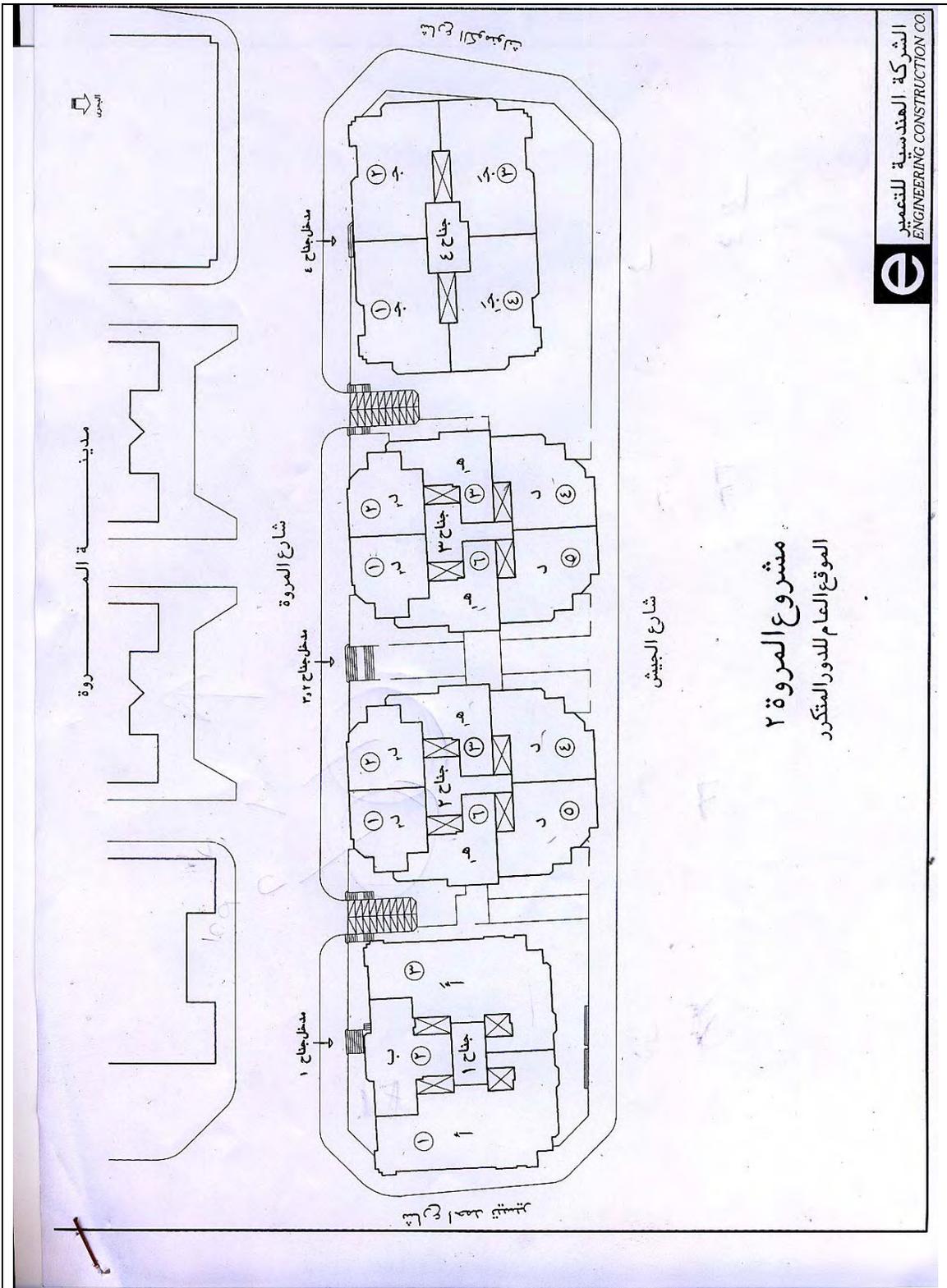
Reference Number: MN 01	Gross Area: 76.2 Hectares	Estimated No. of Objects (Residential Units):		
Name of Area: Taksim Hay 9 (Eastern Portion)	Type of Area: New Subdivision	Now: 2100 Under construction: 2800 At full development: 14220		
Boundary description: North boundary: Africa Street West boundary: El Daght el Ali Street South boundary: Ahmed el Zomor Street. (El Mithaq Street) East boundary: Mohamed Metwali el Sharqawi Street				
Building typologies	No of buildings (at full development)	Average height (floors)	No of units per floor	Total estimated no. of units
All of subdivision parceled into plots which average 22m by 25m (550m ²) and building foot prints are almost all 15m x18m (300m ²) implying 3 m. set-backs Almost all building have two apartments per floor	790	G+10	2	14220 (at full development)
History and current status of area: Subdivision of the Nasr City Housing and Construction Company started early 1990s. Currently estimated to have 15% of buildings finished/occupied, with another 20% under construction, with the pace of development said to be increasing. All plots of land are already sold. It is said that the Company can provide documentation which will allow individual plot owners to register their land, once they have paid off all installment payments (10-15 years). However, this appears to be very rare, up till now.				
Notes for physical registration: Should be straightforward due to similarity of subdivision and construction rules. "Stacking" approach can be used. Ground floors mostly have residential units which are smaller than norm (due to entrance, service area) Almost all buildings appear to have G+9.				



Taksim Hay 9 (eastern portion) Year 2003 satellite image

Candidate Area Information Sheet

Reference Number: MN 02 Name of Area: Marwa Two Located on intersection of El Merghani Street and Khidr el Toni Street	Gross Area: 1.1 hectares Type of Area: New project blocks	Estimated No. of Objects (Residential Units) Now: 209 At full development: 209		
Boundary description: North boundary: Marwa One ("medina el marwa -- old housing blocks) East Boundary: Commonwealth Cemetery West Boundary: Ahmed Tayseer Street South Boundary: Armed forces facilities				
Building typologies (note that all four towers rest on common commercial ground floor plus mezzanine)	No of buildings (at full development)	Average height (floors)	No of units per floor	Total estimated no. of units
Type One: Tower block with 6 apartments per floor (with units from 92m2 to 170m2)	2	11	6	132
Type Two: Tower block with 3 apartments per floor ("alif" apartments 342 m2 and "bey" apartments 282m2)	1	11	3	33
Type Three: Tower block with 4 apartments per floor (with units from 236 to 270 m2)	1	11	4	44
History and current status of area: This is a project of the Engineering Construction Company (shirka el handesiah lil tameer) started late 1990s. All one phase. Active sales, many already bought and occupied. It is said that the Company has not registered the project and thus registration of units is not possible. All sales by preliminary contract and saha wa nafaz.				
Notes for physical registration: Physical registration should be very straightforward as apartments are flats are all stacked. Note roof flats vary slightly.				



plan of Marwa Two Towers From project engineering drawing

Candidate Area Information Sheet

<p>Reference Number: MN 03</p> <p>Name of Area: Mashrua El Swisseri</p> <p>Location: on Mithaq Street (across from Hay 9)</p>	<p>Gross Area: 22.4 hectares</p> <p>Type of Area: Mature Project Blocks</p>	<p>Estimated No. of Objects (Residential Units)</p> <p>Now: 1820</p> <p>Under construction: 0</p> <p>At full development:: 1820</p>		
<p>Boundary description:</p> <p>North boundary: Mithaq Street West boundary: Hassan El Ma'moun Street South boundary: Armed forces facilities East boundary: El Daght el Ali Street</p>				
<p>Building typologies</p>	<p>No of buildings (at full development)</p>	<p>Average height (floors)</p>	<p>No of units per floor</p>	<p>Total estimated no. of units</p>
<p>All of site devoted to apartment blocks. Apartments are all either 105m² (two bedrooms) and 125m² (three bedrooms)</p> <p>Almost all buildings have four apartments per floor;</p>	<p>91</p>	<p>G+4</p>	<p>4</p>	<p>1820 (at full development)</p>
<p>History and current status of area:</p> <p>Built in 1988 by a joint venture (Swiss capital and a public sector housing company) as a tamlik project, with owners paying over 5 years.</p> <p>Original sales through preliminary contracts, and since the joint venture never registered the land (which was an assignment "takhsis" from the Nasr City Housing Company), none of the units are currently registered. Exchange of properties continues through the mechanisms of preliminary contracts and saha wa nafaz.</p>				
<p>Notes for physical registration:</p> <p>Physical registration should be straightforward due to physical similarity of all 91 housing blocks. "Stacking" approach can be used. Care should be taken on ground floors facing main street as conversion of rooms to shops is common. Also, as an older area there may be some internal rearrangements of apartment units.</p>				



Mashrua El Swisseri Year 2000 satellite image

Candidate Area Information Sheet

Reference Number: MN 04 Name of Area: Hay el Safarat Location: south end of Abbas el Akkad St.	Gross Area: 27.1 hectare Type of Area: New Project Blocks	Estimated No. of Objects (Residential Units) Now: 2700 Under construction: 482 At full development: 3182		
Boundary description: North boundary: mixed urban block West boundary: Fath Housing Complex (police) South boundary: Nasr City Free Zone East boundary: Pepsi Factory				
Building typologies	No of buildings (at full development)	Average height (floors)	No of units per floor	Total estimated no. of units
All of site devoted to apartment blocks. Apartments are of three models: 155m ² , 185 m ² , and 240 m ² , in two main building types: “A” buildings, footprint 800m ² “B” buildings footprint 400 m ²	 69 78	 G+8 G+8	 3/4 2	 1932 1248
History and current status of area: Started in 1995 by Nasr City Company for Housing and Construction (shirket Nasr City lil iskan wa el tamer) as high-end residential (“diplomatic cache”). Thus the original land owner also built the project and sold all units (tamlik). Individual owners are reported to be able to register their properties at the Shahr Aqari.				
Notes for physical registration: Physical registration should be straightforward due to physical similarity of all housing blocks. “Stacking” approach can be used. Ground floor should be avoided because mostly commercial. Also, there have been rare cases of internal rearrangements of apartment units (combining two units together).				



Hay el Safarat Year 2000 satellite image

Candidate Area Information Sheet

<p>Reference Number: MN 05</p> <p>Name of Area: Mashrua El Fath</p> <p>Location: south end of Abbas el Akkad St. (next to candidate area MN 04)</p>	<p>Gross Area: 10.3 hectares</p> <p>Type of Area: Mature Project Blocks</p>	<p>Estimated No. of Objects (Residential Units)</p> <p>Now: 1980</p> <p>Under construction: 0</p> <p>At full development: 1980</p>		
<p>Boundary description:</p> <p>North boundary: Hay el Sebaa (Hay 7) West boundary: Fath Project Two (under construction) South boundary: Nasr City Free Zone East boundary: Hay el Safarat</p>				
<p>Building typologies</p>	<p>No of buildings (at full development)</p>	<p>Average height (floors)</p>	<p>No of units per floor</p>	<p>Total estimated no. of units</p>
<p>All of site devoted to one model of apartment block. Apartment units are of two models: 105m2 and 115m2.</p> <p>Note that there are buildings in middle of site which are not part of Fath project and are excluded from calculations (see attached map)</p>	<p>99</p>	<p>G+4</p>	<p>4</p>	<p>1980</p>
<p>History and current status of area:</p> <p>Started in 1987 as a housing project for police officers. Land assigned to Ministry of Interior from Nasr City Company and units distributed to officers. Administration and registration at Idaret el Iskan at the Ministry of Interior.</p> <p>If unit is bought by third party, "tanazil" fee must be paid to Idaret el Iskan and registration of transfer made there. Subsequent transfers between third parties by simple preliminary contract and saha wa nafaz.</p>				
<p>Notes for physical registration:</p> <p>Physical registration should be straightforward due to physical similarity of all housing blocks. "Stacking" approach can be used. Care is need for ground floors facing main streets as frequent conversion to shops. Also, there have been rare cases of internal rearrangements of apartment units.</p>				



Mashrua el Fath Year 2000 satellite image

Candidate Area Information Sheets for Sixth of October

Candidate Area Information Sheet

Reference Number: SO 01	Gross Area: 100 hectares	Estimated No. of Objects (Residential Units)		
Name of Area: Mina Garden City	Type of Area: Gated Community (mostly villas)	Now: 700		
Located in Sixth of October in the Tourist Area behind Sixth of October University		At full development: 745		
Boundary description: (clear boundary wall with three entrances)				
North boundary: Sixth of October University and Dar el Fouad Hospital West boundary: Villat Gharb Sumed East and South boundary: El Hay El Mutamayiz and open space				
Building typologies	No of buildings (at full development)	Average height (floors)	No of units per floor	Total estimated no. of units
Type One: Detached villas, two floors (310m2 to 625m2 in three models)	224	-	-	224
Type Two: Semi-detached villas (323m2 to 390m2 in three models)	122	-	-	122
Type Three: Townhouse (row house) units with separate ground floor entrances (245 to 350 m2 built area) on G+2	399	G + 2		399
History and current status of area:				
This is a project of the Mina for Tourism and Real Estate Investment Company, started late 1990s. Total 4 Phases, now completing fourth phase (of townhouses).				
No registration is possible since, although the all land installment payments have been paid to Sixth of October City Agency, the project is not registered at the Shahr Aqari.				
Notes for physical registration:				
Physical registration should be very straightforward, by model building types. Some care will be required to include land and amenities associated with individual villas and shared rights over common areas.				



plan of Mina Garden City from promotional brochure

Candidate Area Information Sheet

Reference Number: SO-02	Gross Area: 70.5 hectares	Estimated No. of Objects (Residential Units)		
Name of Area: Villat Greens	Type of Area: Gated Community (mostly villas)	Now: 0		
Located in Sheikh Zayed City, behind Sheikh Zayed Hospital		At full development: 760		
Boundary description: All boundaries made up of perimeter wall Main entrance on southern boundary				
Building typologies	No of buildings (at full development)	Average height (floors)	No of units per floor	Total estimated no. of units
Type One: Detached villas, two floors (392m2 total built area)	60	-	-	60
Type Two: Semi-detached villas	524	-	-	524
Type Three: Duplex villas (four units per building(310m2 per unit total built area over two floors)	44	2 (duplex)	2	176
History and current status of area: This is a project of the Dora Group (Shirka El Arabiya lil Tanmia wa El Iskan) which started two years ago. All units are under construction in a single phase. 494 units have already been sold. First delivery of units to buyers in June 2006. Currently no registration of units possible since the installments for land purchase by Dora Group from Sheikh Zayed City are pending (still at least two years remaining)				
Notes for physical registration: Physical registration should be straightforward, by model building types. However there are inconsistencies in project literature about the number of model buildings and number of dwelling units. Will need checking.				



Candidate Area Information Sheet

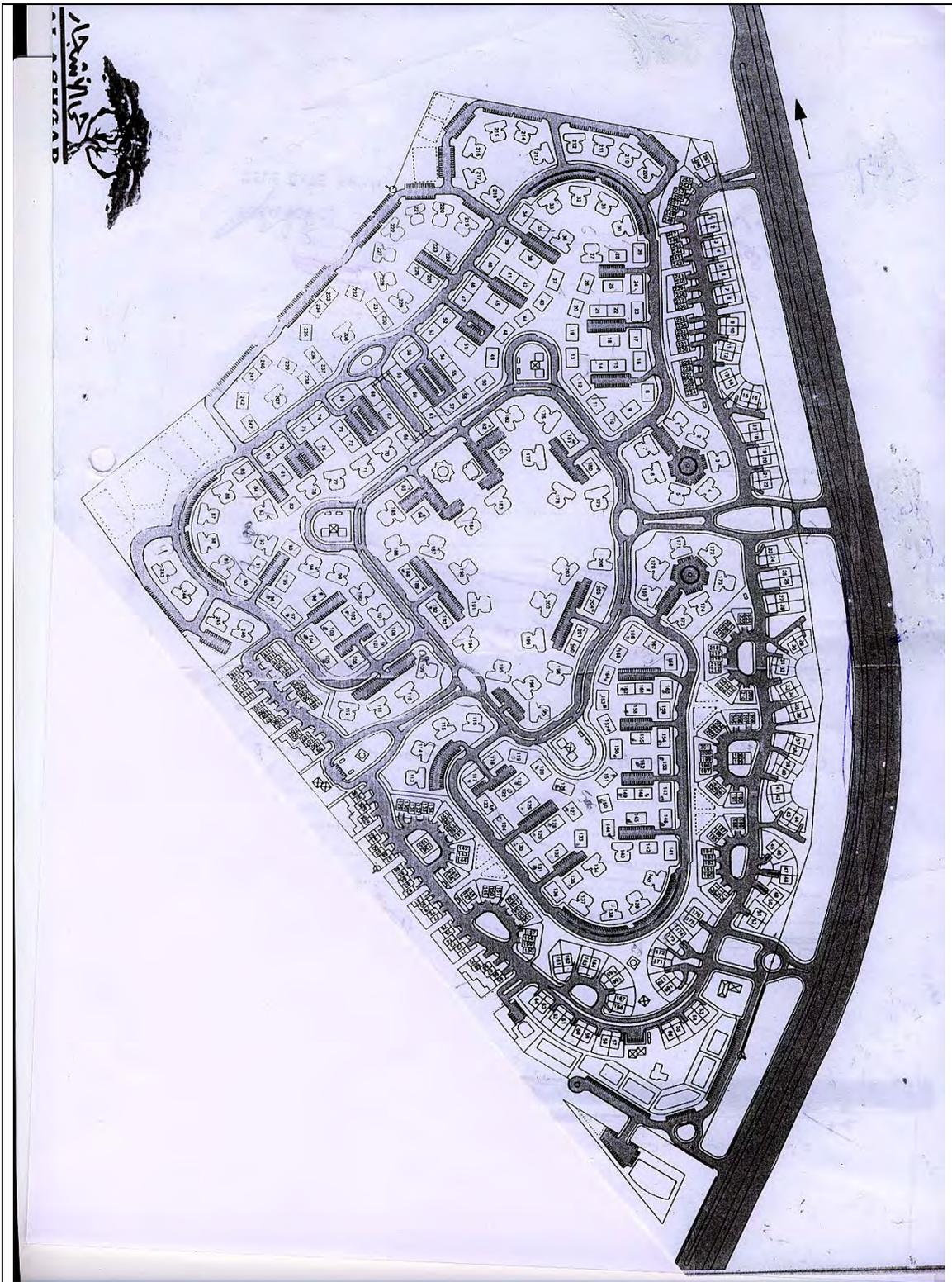
Reference Number: SO-03 Name of Area: Al Rabwa Compound Located in Sheikh Zayed, north end, 1 km from Alex Desert Road	Gross Area: 100 hectares Type of Area: Gated Community (all villas)	Estimated No. of Objects (Residential Units) Now: 769 At full development: 901		
Boundary description: (clear boundary wall with three entrances) East boundary: eastern boundary road for Sheikh Zayed Other boundaries defined by compound perimeter wall				
Building typologies	No of buildings (at full development)	Average height (floors)	No of units per floor	Total estimated no. of units
All detached and semi-detached villas of G + 1, presented in 12 different models with associated land areas of between 385 and 914.5 m ²	901	-	-	901
History and current status of area: This is a project of the Alexandria Company for Property Investment (Talaat Mustafa), started late 1990s. Two main phases, first complete and second under construction (where purchasers buy plots and specify the villa model they want built). It is said that the project is registered at the Shahr el Aqari and thus registration can be carried out immediately once all payments are made.				
Notes for physical registration: Physical registration should be very straightforward, by model villa types. Some care will be required to include land and amenities associated with individual villas and shared rights over common areas.				



plan of Al Rabwa Compound from promotional brochure

Candidate Area Information Sheet

Reference Number: SO-04 Name of Area: Hay el Ashgar Located on beginning of Tariq el Wahat	Gross Area: 67.2 hectares Type of Area: Gated Community (mostly apartment blocks)	Estimated No. of Objects (Residential Units) Now: 3000 At full development: 3734		
Boundary description: North boundary: Tariq el Wahat South and east boundary: perimeter fence West boundary: perimeter fence and Medinet el Firdous				
Building typologies	No of buildings (at full development)	Average height (floors)	No of units per floor	Total estimated no. of units
Type One: Model D1 and D2 Apartment Units from 127 to 212m ² ; Three apartments per floor (Ground floor and roof apartments slightly smaller)	90	G + 5	3	1620
Type Two: Model B Apartment Units from 119 to 141m ² ; Two apartments per floor (Ground floor and roof apartments slightly smaller)	113	G + 4	2	1130
Type Three: Model G (semi-attached) Apartment Units from 119 to 141m ² ; Two apartments per floor (Ground floor and roof apartments slightly smaller)	82	G+4	2	820
Type Four: Model Townhouse Attached town houses, individual entrances (details not available)	164	-	-	164
History and current status of area: This is a project of Shitta Group which started in the late 1990s. Phase One is complete. Phase Two (small area in center of site with 35 buildings) is under construction. Currently no registration of units possible since the installments for land purchase by Shitta Group from Sixth of October City are pending (still three to four years remaining)				
Notes for physical registration: Physical registration should be straightforward, by model building types. However there are inconsistencies in project literature about the number of model buildings and number of dwelling units. Will need checking.				



plan of El Ashgar area from Engineering Department

Candidate Area Information Sheet

Reference Number: SO 05 Name of Area: Dream Land (Bahgat Group) Located on beginning of Tariq el Wahat	Gross Area: 840 hectares (whole site including no-residential uses) Type of Area: Gated Community	Estimated No. of Objects (Residential Units) Now: 2142 At full development: 5194		
Boundary description: North boundary: desert (boundary fence) South boundary: Tariq el Wahat perimeter fence West boundary: desert (boundary fence) East boundary: desert & new ring road extension (boundary fence)				
Building typologies	No of buildings (at full development)	Average height (floors)	No of units per floor	Total estimated no. of units
Type One: Golf Villas Seven models, built area from 345 to 924 m ²	145	G + 1	-	145
Type Two: Small Villas Three models, built area from 205m ² to 345m ²	209	G + 1	-	209
Type Three: Emerald Apartments Twelve models, built area from 148 to 345 m ²	64	From G+4 to G+7 (average G+5.5)	4	1664
Type Four: Golf One Apartments Twelve models, built area from 136 to 530 m ²	71	From G+2 to G+4 (average G+3)	4	1136
Type Five: Golf Three Apartments Five models, built area from 130 to 240 m ²	60	From G+4 to G+7	4	1320
Type Six: Equestrian Apartments Six models, built area from 130 to 240m ²	27	G+4	4	432
Type Seven: Studios Five models, built areas from 67m ² to 125m ²	18	G+4	4	288
History and current status of area: This is a project of Bahgat Group which started in the mid-late 1990s. Phase One is 55% complete. Phase Two is still in planning and layout phase. Active sales program for Phase I. Phase II still not for sale. The last installment payment of Bahgat Group for the land to the Sixth of October City is due mid-2006. After this individual owners can receive sufficient documentation to register their own units at Shahr el Aqari.				
Notes for physical registration: Physical registration should be straightforward, by model building types. However there are inconsistencies in project literature about the number of model buildings and number of dwelling units. Will need checking.				
Plan of Dream Land could not be correctly reproduced.				

General Location Maps: El Maadi, Nasr City and Sixth of October

