



UNESCO WORLD HERITAGE CENTRE
URBAN REGENERATION OF HISTORIC CAIRO PROJECT

STUDY ON 'FROZEN ASSETS' HISTORIC CAIRO



FINAL REPORT (June-October, 2012)

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Frozen Assets Study

Final Report. Cairo, October 2012

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This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre

This study is focusing on housing rehabilitation issues in Historic Cairo, highlighting the need for maximizing value of frozen and underused assets. To this effect, the study focuses on dilapidated areas in Historic Cairo by conducting a plot-by-plot survey to obtain more in-depth information and explore possibilities of maximizing the use and value of frozen and underused assets. To this effect, two areas were deeply studied: Arab Al Yassar and Boulaq Abul-Ela.

تركز هذه الدراسة على قضايا إعادة تأهيل الإسكان في القاهرة التاريخية، مسلطة الضوء على الحاجة إلى تعظيم قيمة الأصول المجمدة وغير المستخدمة. ولهذا الغرض، تركز الدراسة على المناطق المتدهورة في القاهرة التاريخية من خلال إجراء مسح ميداني على المباني للحصول على مزيد من المعلومات واكتشاف إمكانات تعظيم قيمة الأصول المجمدة وتحقيق الاستفادة القصوى منها. ولهذا أجريت الدراسة على منطقتين هما: عرب اليسار وبولاق أبو العلا.



Cairo has been a dominant political, cultural, commercial and religious capital throughout history playing a prominent role during Fatimids, reaching its golden age during Mamluks, and sustaining its cosmopolitan significance during Ottoman times. Due to its unique peculiar skyline, it has been known to scholars and historians as “City of the thousand minarets”.

Historic Cairo was inscribed on the World Heritage List in 1979 recognizing its “absolutely unquestionable historical, archaeological and urbanistic importance.” Upon ICOMOS recommendation, the inscription was based on the following criteria:

1. Several of the great monuments of Cairo are incontestable masterpieces;
2. The historic centre of Cairo groups numerous streets and old dwellings and thus maintains, in the heart of the traditional urban fabric, forms of human settlement, which go back to the middle Ages;
3. The historic centre of Cairo constitutes an impressive material witness to the international importance on the political, strategic, intellectual and commercial level of the City during the medieval period.

URHC Goals and Objectives In July 2010, UNESCO-WHC launched the Urban Regeneration Project for Historic Cairo (URHC) in the framework of a larger program of technical assistance to the Egyptian Government concerning the management of the World Heritage Site, focusing on the following objectives:

1. The preparation of a Conservation Plan for Historic Cairo’s “Core and Buffer Zones”, which would include the Management Plan required by the WH Operational Guidelines;
2. The establishment of an institutional framework to undertake and develop a sustainable urban conservation policy, promoting coordination and collaboration amongst different institutions, administrations and agencies concerned with the management of the World Heritage Site;
3. The creation of an appropriate and shared information platform for urban conservation.

To achieve these goals, an interdisciplinary team of local and international consultants are collaborating with the concerned bodies to develop a set of protection measures in order to uphold the site’s Outstanding Universal Value, to prevent further decay of the historic urban fabric and to enhance the socio-economic conditions of Historic Cairo.

TABLE OF CONTENTS

1. INTRODUCTION	1
2. SCOPE OF THE STUDY.....	1
3. IDENTIFICATION OF STUDY AREAS AND SELECTION CRITERIA	1
4. TARGET STUDY AREAS	3
4.1. ARAB AL YASSAR.....	3
4.2. BOULAQ ABUL-ELA	5
5. SUMMARY OF THE PHYSICAL SURVEY RESULTS	7
5.1. URBAN FABRIC.....	7
5.2. BUILDING HEIGHTS.....	8
5.3. OCCUPANCY	8
5.4. LAND USE	11
5.5. TYPE OF CONSTRUCTION.....	13
5.6. OVERALL BUILDING CONDITIONS	13
5.7. STATE OF INTEGRITY	14
5.8. ARCHITECTURAL SIGNIFICANCE.....	15
5.9. PROPERTY OWNERSHIP AND TENURE.....	15
5.10. ACCESS TO UTILITIES.....	15
6. SUMMARY OF THE SOCIAL SURVEY RESULTS	17
6.1. OCCUPANCY STATUS	17
6.2. DURATION OF STAY AND NATURE OF OCCUPANCY	20
6.3. AREA RELATED ASPECTS	22
6.4. WILLINGNESS TO STAY	25
6.5. REHABILITATION AND MAINTENANCE	25
6.6. DESIRED IMPROVEMENT / REHABILITATION WORKS.....	28
6.7. REAL ESTATE ASPECTS (VALUE OF BUILDING AND RENTABLE VALUE).....	29
6.8. HERITAGE ASPECTS	32

6.9. FUTURE PLANS	33
7. SUMMARY OF THE COMMERCIAL SURVEY RESULTS (BULAQ ABUL-ELA)	35
7.1. OCCUPANCY STATUS	35
7.2. DURATION OF STAY AND NATURE OF OCCUPANCY	36
7.3. AREA RELATED ASPECTS	36
7.4. WILLINGNESS TO STAY	37
7.5. DESIRED IMPROVEMENT / REHABILITATION WORKS.....	38
7.6. REAL ESTATE ASPECTS (VALUE OF BUSINESS UNIT AND RENTABLE VALUE)	39
7.7. HERITAGE ASPECTS	39
7.8. FUTURE PLANS.....	40
8. INSTITUTIONAL ASPECTS	41
8.1. ARAB AL YASSAR.....	41
8.2. BOULAQ ABUL-ELA	41
9. SUMMARY OF FINDINGS AND PROPOSED DEVELOPMENT SCENARIOS	42
9.1. PHYSICAL PROFILE.....	42
9.2. SOCIAL PROFILE.....	43
9.3. COMMERCIAL ACTIVITIES PROFILE.....	44
9.4. CONCLUSION AND THE WAY FORWARD	45
9.4.1. Arab Al-Yassar	46
9.4.2. Boulaq Abul-Ela	46
APPENDICES	47
APPENDIX I: DATA SHEETS FOR THE IDENTIFIED AREAS	
APPENDIX II: SELECTION CRITERIA FOR THE TARGET STUDY AREAS	
APPENDIX III: PHYSICAL SURVEY MAPS	
APPENDIX IV: LOCATIONS OF SOCIAL AND COMMERCIAL SURVEY RESPONDENTS	
APPENDIX V: PHYSICAL SURVEY FORM	
APPENDIX VI: SOCIAL SURVEY FORM	
APPENDIX VII: QUESTIONNAIRE FOR GOVERNMENTAL OFFICIALS	

1. INTRODUCTION



Arab Al Yassar: a clear example of underdeveloped areas in Historic Cairo

The 'Frozen Assets' Study is a follow up on a previous study focusing on housing rehabilitation issues in Historic Cairo carried out by the Consultant between October and December 2011. One of the major findings of the housing rehabilitation study was highlighting the need for maximizing value of frozen and underused assets in Historic Cairo. Contrary to prevailing impressions about Historic Cairo, significant portions of the area suffer from low density of population.

This mainly stems from the fact that a considerable number of existing properties is either empty plots of land full of garbage and debris; partially ruined structures, or empty buildings. This misuse of existing resources hinders urban revitalization of different neighborhoods since most of these properties are either owned by multiple owners or governmental agencies that are not interested in the effective use of these assets.

Such a problem needs to be addressed on the planning level to identify concentrations of these properties and develop localized revitalization plans for each area including financial mechanisms and sovereign measures required to expropriate these properties if applicable. This process should take place while allowing the owners of these properties to become shareholders in such development schemes. Some of these properties can be also used to provide required neighborhood services in different areas of Historic Cairo.

To this effect, the 'Frozen Assets' Study focuses on dilapidated areas in Historic Cairo by conducting a plot-by-plot survey to obtain more in-depth information and explore possibilities of maximizing the use and value of "frozen" and underused assets (vacant plots, ruins, empty and partially empty buildings). The study also investigates levels of existing occupancy and reasons for this dilapidation whether social, economic, physical or legal/institutional. To this effect, the Consultant has identified on a preliminary basis five intervention areas of which two areas were deeply studied: Arab Al Yassar (Al-Khalifa) and Boulak Abul-Ela.

The purpose of this Final Report is to give an overview of the major findings of this study, the proposed development strategy and the way forward for both study areas.

2. SCOPE OF THE STUDY

During the course of this study, the Consultant carried out the following scope of activities:

1. Define the selection criteria and select two targeted areas in close consultation with the URHC project team on the base of the findings of the URHC project;
2. Define building and social surveys forms as well as other survey/investigation tools required for the study;
3. Develop with assistance from the URHC project team base maps for the intended surveys;
4. Conduct plot-by-plot survey focusing on the following aspects:
 - a. Physical aspects: issues of accessibility from other parts of the city, land use, infrastructure and services, building types, physical conditions, assessment of different transformations within the built environment, environmental issues, street morphology and open spaces, etc.;
 - b. Social aspects: ownership and tenure, occupancy levels; types of occupancy (nuclear families, extended families, etc.), types of use and impact on levels of occupancy, length of residence, residents' origins, etc.;
 - c. Financial and economic aspects: focus on real estate market and demand-supply models, real estate value and transactions, etc.;
 - d. Legal and Institutional Aspects: focus on issues of tenure and obstacles facing rehabilitation of existing housing stock or development of new housing stock from the point of view of local inhabitants and governmental officials;
5. Investigate social, economic, physical or legal/institutional reasons of dilapidation;
6. Produce thematic maps reflecting the above findings;
7. Outline possible redevelopment and regeneration models within these areas including physical, social, economic and institutional aspects;

3. IDENTIFICATION OF STUDY AREAS AND SELECTION CRITERIA

During the study the Consultant identified 5 different areas in Historic Cairo that fulfill the basic criteria of the study in terms of underdevelopment, underuse, low population density or widespread of vacant plots and empty buildings. The identified areas are:

- Al-Azbakiyya
- Boulaq Abul-Ela
- Al-Gamaleyya
- Arab Al Yassar (Al-Khalifa)
- Darb Al-Hosr (Al-Khalifa)

The Consultant carried out a preliminary assessment and developed data sheets illustrating the main characteristics of each of the identified areas¹. Based on the preliminary assessment, the Consultant developed selection criteria to identify two 'Target Study Areas' where an in-depth study took place². The selection criteria included the following main elements:

- General observations
- Management and technical feasibility of the intervention

¹ For more information on the identified areas, please see 'APPENDIX I: DATA SHEETS FOR THE IDENTIFIED AREAS'

² For more information on the selection criteria and identification methodology, please see 'APPENDIX II: SELECTION CRITERIA FOR THE TARGET STUDY AREAS'

- Financial and economic viability of the intervention
- Institutional aspects
- Physical aspects
- Impact on improving living conditions
- Impact on improving environmental conditions
- Social and legal aspects

As a result of the selection criteria, two Target Study Areas were identified: Arab Al Yassar (Al-Khalifa), and Boulaq Abul-Ela. The selection of these two areas was a good opportunity to demonstrate different sets of problems resulting into such status of underdevelopment.



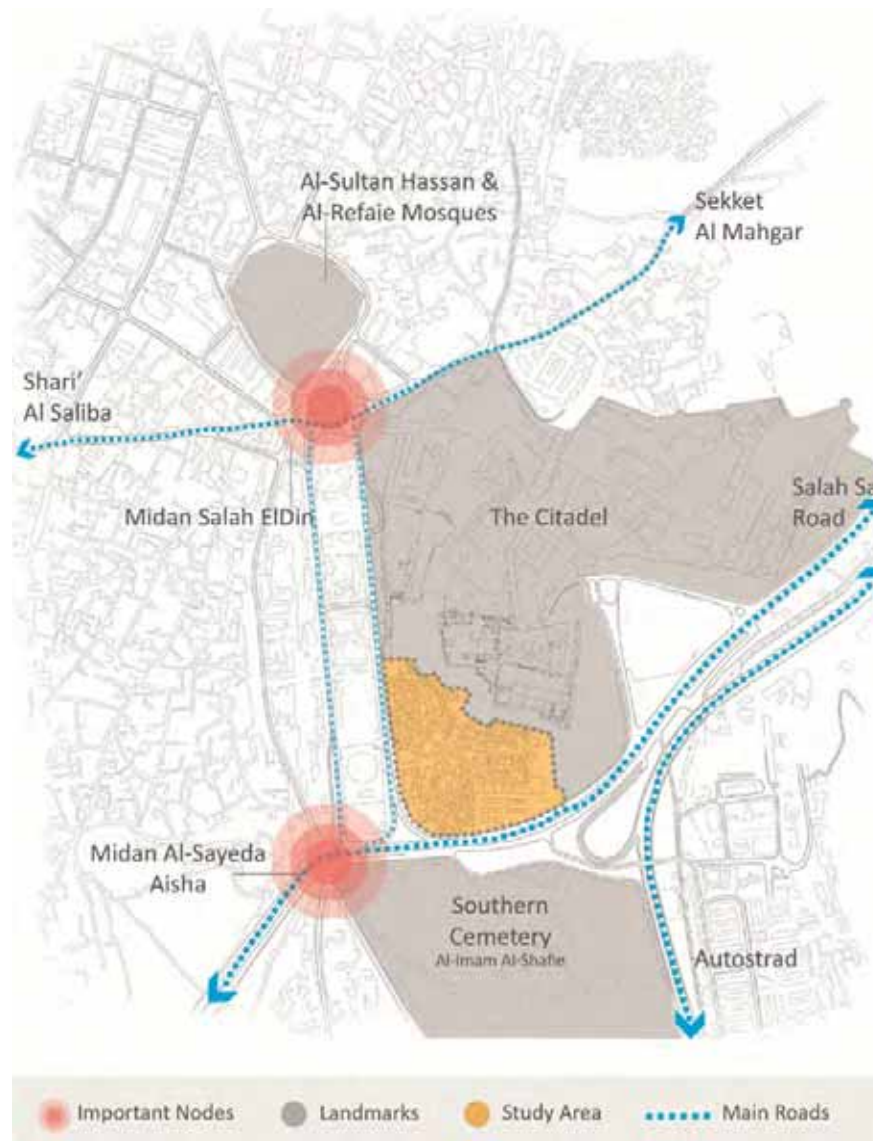
Locations of Identified Study Areas

4. TARGET STUDY AREAS

4.1. ARAB AL YASSAR

Arab Al Yassar (AAY) is an urban agglomeration located at the feet of the Citadel. The area has been developed at least since the Mamluk times and has been inhabited by an Arab tribe called Arab Al Yassar. The area has very clear boundaries and is surrounded from the north and north east by the walls of the Citadel located on top of steep cliffs overlooking the area, from the south by Cairo's historic Souther Cemetery, and from the west by a strip of public buildings that formerly used to be a prison.

During the second half of the 20th century, the area became more important with the development of Salah Salem Road to the south leading to the nearby Al-Sayed Aisha Square. AAY has been for long subject to building moratorium since it is located within the buffer zone of the Citadel. As a result, the area started to suffer from severe deterioration and underdevelopment leading to the departure of many of its inhabitants to other areas of Cairo. Recently, there have been some news about intended redevelopment plans for the area for tourism related purposes but none of these plans has materialized. However, to date, no building activities or urban development is allowed by the authorities in AAY.





1. Main urban features



2. Roads network



3. Main activities

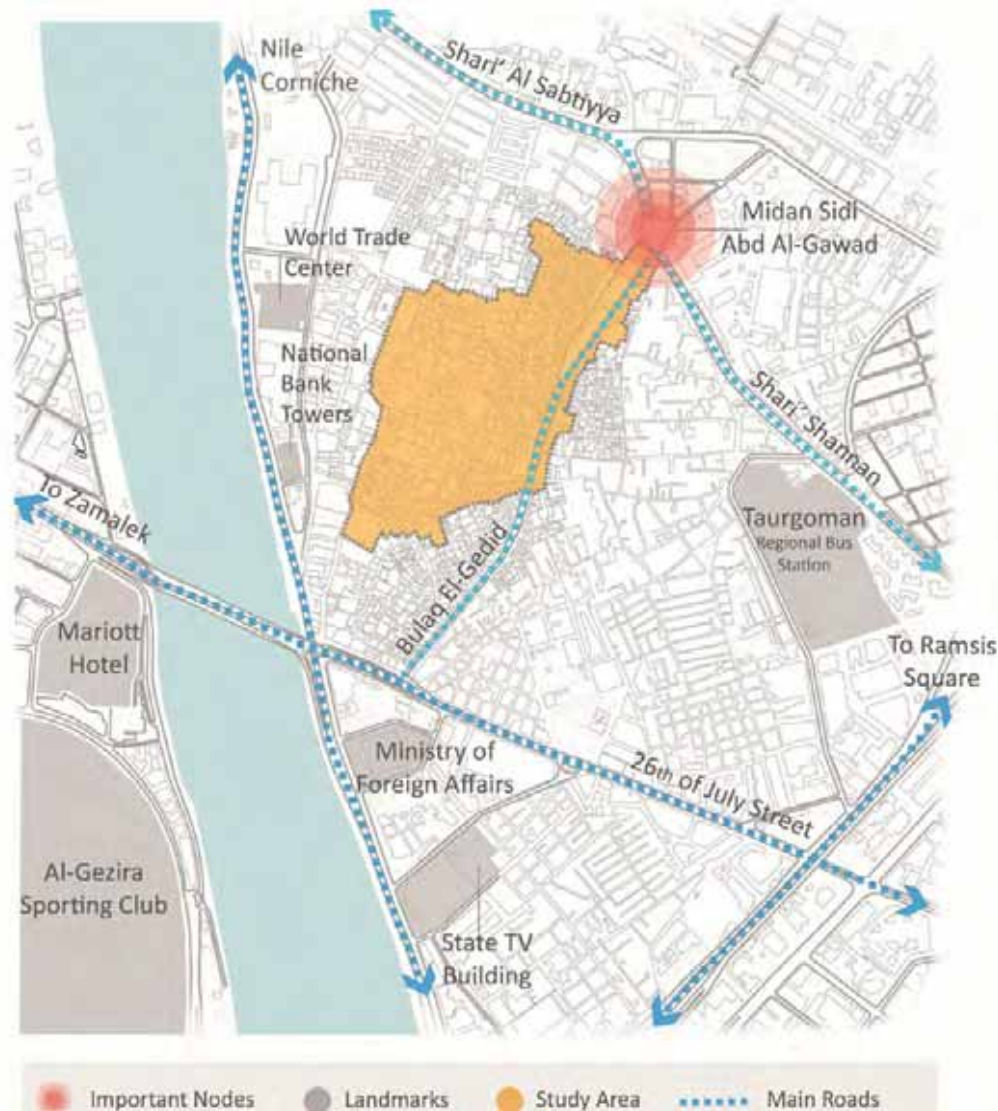


4. Urban fabric

4.2. BOULAQ ABUL-ELA

Boulaq Abul-Ela (BAE) is a strategically located quarter along the Nile to the north west of Downtown Cairo. The area started to gain its importance in the 15th century when it became the main commercial port of Cairo in the Mamluk times. During the Ottoman era, Ottoman rulers of Egypt became interested in the area and built a considerable number of Mosques and commercial Wakalas. The area gained more importance during Muhammad Ali times in the first half of the 19th century when he extended a road from the heart of the city to BAE. Furthermore, he developed the area into a major industrial zone.

The area is surrounded by Al-Sabtiyya (a major commercial and industrial zone) from the north and north east, 26th of July Road from the south, Downtown Cairo from the east and south east, and the River Nile from the west. Currently, the area is a major commercial hub for second-hand clothing, scrap metal trade and recycling, automotive spare parts, and motorcycles. For decades, the area has been suffering from a continuous commercialization process leading into the migration of many of its inhabitants to other areas of Cairo. Since the development of the strip of buildings along the Nile in the 1990s into high-end office towers, shopping malls and hotels, the entire area of Boulaq has been subject to some government plans such as Cairo 2050 (currently on hold), especially in Maspero area located to the south of the study area. Such plans are adding more urban pressures on the study area.

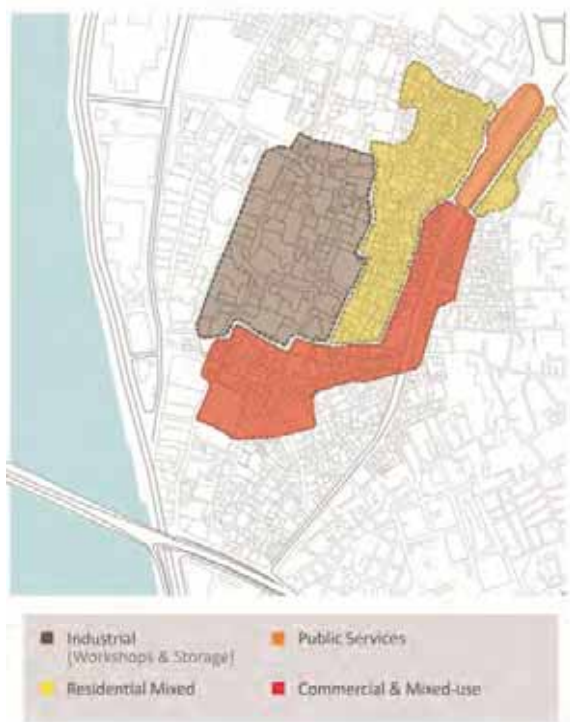




1. Main urban features



2. Roads network



3. Main activities



4. Urban fabric

5. SUMMARY OF THE PHYSICAL SURVEY RESULTS

The Consultant carried out a plot-by-plot physical survey for both AAY and BAE to understand the physical characteristics of both study areas. The survey covered 433 structures in AAY representing the entire area of AAY; and 690 structures in BAE giving a representative sample of the urban fabric of BAE since this area is much larger than AAY. The results of this survey were represented quantitatively in this section using a comparative method to understand similarities and differences between AAY and BAE. In addition, all survey results were represented in GIS maps to give a spatial dimension to the findings of this section of the report.³

5.1. URBAN FABRIC

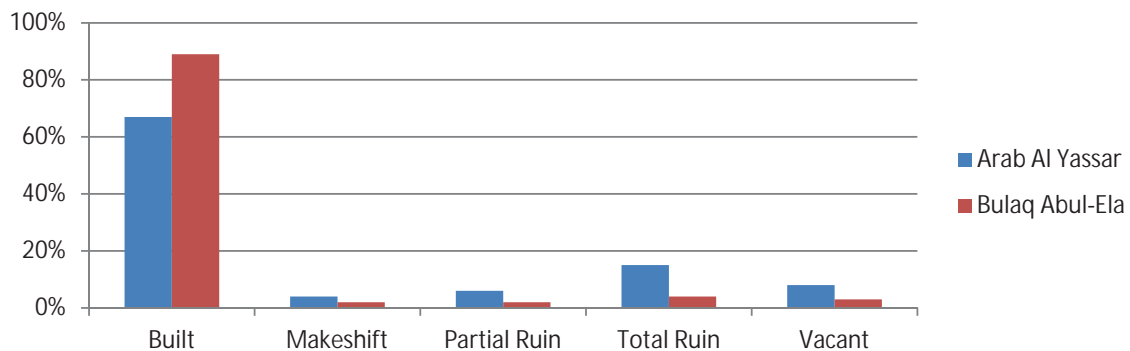
In terms of built-up plots, only 72% of AAY plots are built either with permanent or makeshift structures, and 29% of the plots include either partial ruins, total ruins or are entirely vacant. In terms of spatial arrangement, AAY gives a false impression that it is well developed from the outer boundaries of the area along the main roads. The fact is that many building blocks in AAY are almost empty shells and most of the cores of these building blocks are decayed already especially in the area along to the Citadel cliffs.

The situation is different in BAE where plot coverage with built up structures reaches up to 91%. Very few plots (9%) are not built. This might be attributed to the commercial nature of the area and the demand for vacant plots for commercial purposes. The distribution of the un-built plots does not follow a specific spatial pattern and such plots are scattered all over the survey area.

In terms of Floor Area Ratio (F.A.R.), the existing building regulations in Historic Cairo allow for an average building height of 3-4 floors and almost 100% plot coverage depending on the location of the building. These regulations result into an average allowable F.A.R. of 3.5 all over Historic Cairo. When looking at AAY we find an existing F.A.R. value of 1.77 (51% of the allowable ratio), while this value increases up to 2.05 in BAE (59% of the allowable ratio). This clearly indicates how underdeveloped both areas are, especially AAY, also their potential for further redevelopment and upgrading.

Urban Fabric		Built	Makeshift	Partial Ruin	Total Ruin	Vacant
Arab Al Yassar	Number	291	20	24	63	35
	Percentage	67%	5%	6%	15%	8%
Bulaq Abul-Ela	Number	612	15	17	27	19
	Percentage	89%	2%	2%	4%	3%

Urban Fabric



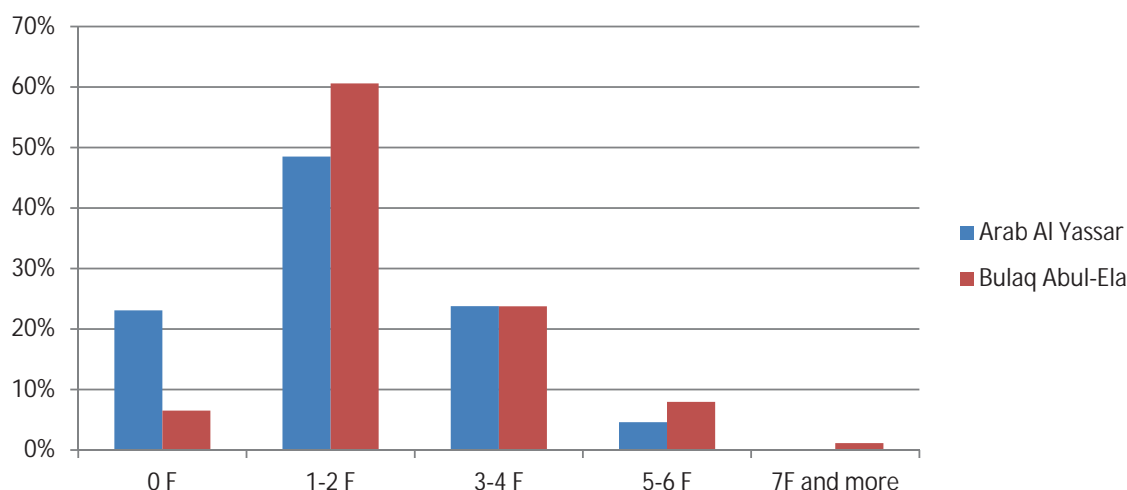
³ For more information on the base maps of both study areas and findings of the physical survey results, please see 'APPENDIX III: PHYSICAL SURVEY MAPS'

5.2. BUILDING HEIGHTS

In line with the Urban Fabric survey results, 72% of the plots in AAY have buildings with 2 floors or less, and 68% of the plots in BAE have buildings with 2 floors or less. In AAY most of the buildings higher than 2 floors are concentrated in the south eastern side of the site including a block of 5 government housing buildings. In BAE the situation is a bit different where the majority of buildings higher than 2 floors are concentrated along the main commercial spine on the eastern edge of the survey area: Shari' Bulaq al-Gadid. It is also worthy of note that the BAE area is also surrounded from the west by huge modern developments along the Nile, which physically create a wall or a visual barrier between the survey area and the Nile. So, in other words, the survey area in BAE is almost like a valley surrounded by high rise developments on both sides, especially along the Nile.

Building Heights		0 F	1-2 F	3-4 F	5-6 F	7F & more
Arab Al Yassar	Number	102	209	102	20	0
	Percentage	24%	48%	24%	5%	0%
Bulaq Abul-Ela	Number	45	418	164	55	8
	Percentage	7%	61%	24%	8%	1%

Building Heights



5.3. OCCUPANCY

General Residential Occupancy

The residential occupancy in both areas is very low. In AAY only 59% of the structures are residentially occupied (25 empty residential structures and 256 residentially occupied structures out of total 433 structures including vacant plots). The majority of non-residentially occupied structures are either empty, ruins or vacant plots.

In BAE the situation is even worse where only 42% of the structures are residentially occupied (25 empty residential structures and 295 residentially occupied structures out of total 690 structures including vacant plots). The percentage is lower in BAE given the commercial nature of the area and the fact that a considerable amount of existing structures are already commercial or industrial facilities, or have been recently turned into these uses.

Residential Units Occupancy

Looking into occupancy of existing residential units in both areas gives a different perspective. In AAY 86% of the existing housing units are occupied with households (849 occupied units out of 992). In BAE the situation is almost the same with 85% of the existing housing units occupied with households (1,117 occupied units out of 1,310). This is considered as a relatively high level of occupancy and gives an indicator that there is a demand on housing in both areas. And more importantly, similar to the main argument of this report, residential densities are not evenly distributed even within the small boundaries of both study areas.

Finally, when comparing the total number of residential units to the total number of the residentially occupied buildings we are able to identify the average size of residential buildings. We find that a residential building in AAY contains an average of 3.5 residential units per building, while in BAE the figure goes up to 4.1 residential units per building

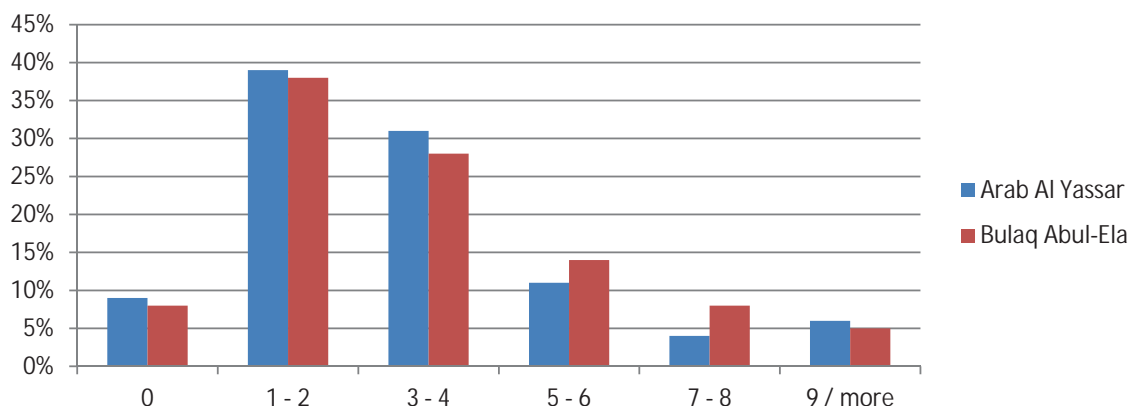
Residential Units Occupancy		Occupied Units	Empty Units
Arab Al Yassar	Number	849	143
	Percentage	86%	14%
Bulaq Abul-Ela	Number	1,117	193
	Percentage	85%	15%

Number of Households per Building

The following figures support the above argument. The size of residential buildings in both AAY and BAE is relatively small. In AAY 79% of the residential buildings include 4 households or less, while in BAE 74% of the residential buildings include 4 households or less.

No. of HH per Building		0	1 - 2	3 - 4	5 - 6	7 - 8	9 / more
Arab Al Yassar	Number	26	108	87	30	11	17
	Percentage	9%	39%	31%	11%	4%	6%
Bulaq Abul-Ela	Number	25	121	88	45	24	17
	Percentage	8%	38%	28%	14%	8%	5%

No. of Households per Building



Types of Families

In AAY there is a total number of 868 households subdivided as follows: 630 nuclear families and 87 extended families (consist of 238 individual households) occupying 849 residential units. The average number of households per occupied residential unit is 1.02 household.

In BAE there is a total number of 1,130 households subdivided as follows: 932 nuclear families and 43 extended families (consist of 198 household) occupying 1,117 residential units. The average number of households per occupied residential unit is 1.01 household.

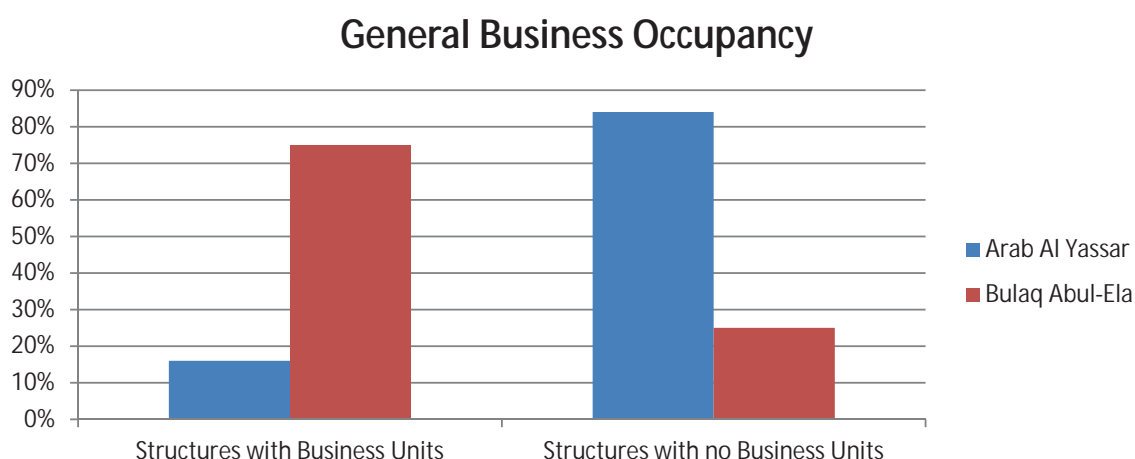
According to these figures, the levels of crowding within the residential units is not high, however this should be seen in the light of the size of the residential units themselves which might not be sufficient for the households' needs. On the other hand, when we come to the family structure, we find a larger number of extended families living together in AAY (which is typical to many areas of Historic Cairo) compared to BAE. This is a sign of social cohesiveness in AAY.

Types of Families		Nuclear Families	Nuclear Families part of Extended Families
Arab Al Yassar	Number	630	238
	Percentage	73%	27%
Bulaq Abul-Ela	Number	932	198
	Percentage	82%	18%

General Business Occupancy

Business occupancy in both areas varies dramatically either in terms of size or status of activity. In AAY only 16% of the structures include business units (71 structures with business units out of 433 structures including vacant plots).

In BAE is situation is much different where 75% of the structures include business units (519 structures with business units out of 690 structures including vacant plots). This significantly shows the difference of nature between the two areas in terms of economic activity and the wide spread of different commercial and industrial facilities in BAE.



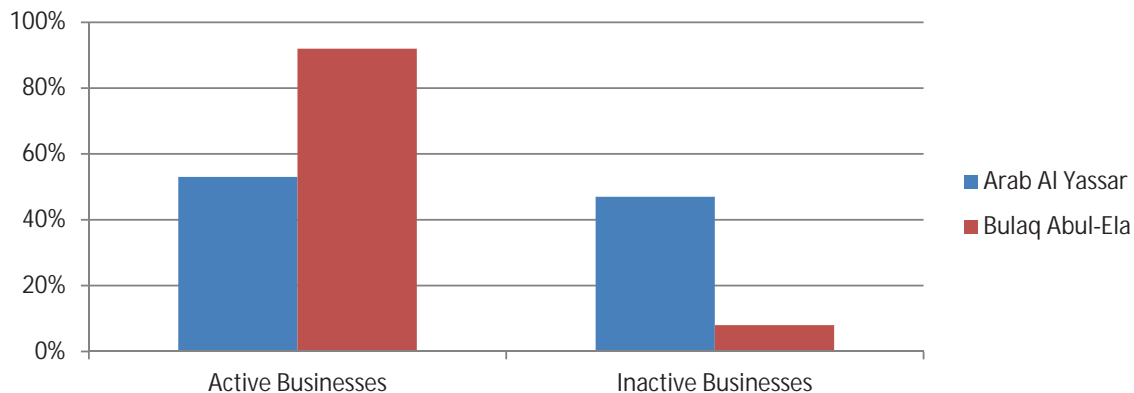
Business Units Occupancy

Looking into occupancy of existing business units in both areas supports the above findings. In AAY only 53% of the business units are occupied and active. While in BAE the situation is much different with 92%

of the existing business units are occupied and active. This high level of business occupancy in BAE indicates how fast the demographics of the area change with the high demand on commercial space and the fast spread of commercial businesses in the area. This commercialization process is taking place at earnest in BAE, contrary to AAY where businesses there suffer from stagnation.

Active and Inactive Businesses		Active Businesses	Inactive Businesses
Arab Al Yassar	Number	86	75
	Percentage	53%	47%
Bulaq Abul-Ela	Number	1,606	135
	Percentage	92%	8%

Active and Inactive Businesses



Number of Businesses per Building

The findings in this section show a more traditional pattern of spread of business in both areas. In AAY 92% of the buildings including business facilities are occupied by 4 business units or less. In BAE 85% of the buildings including business facilities are occupied by 4 business units or less. This means that BAE is not yet affected by modern types of business arrangements such as commercial complexes or retail malls and it still maintains its traditional character in terms of business activities.

No. of Businesses per Bldg.		1 - 4	5 - 8	9 - 12	13 - 16	17 & more
Arab Al Yassar	Number	65	5	1	0	0
	Percentage	92%	7%	1%	0%	0%
Bulaq Abul-Ela	Number	442	48	13	6	10
	Percentage	85%	9%	3%	1%	2%

5.4. LAND USE

Ground Floor Use

There are 3 major characteristics concerning Ground Floor Use in both study areas. First, the relationship between residential and commercial uses: it is evident that AAY is a predominantly residential area with 55% of the structures with residential or residential/mixed uses. Alternatively, BAE is a predominantly

commercial/industrial area with 70% of the structures with business related uses, and only 21% of the structures with residential uses.

Second, level of use: AAY shows a high level of unused structures that amounts up to 36% of the structures and plots in the area. Meanwhile, only 13% of structures and plots in BAE are unused. These two points are mainly attributed to the dominating active commercial nature of BAE.

Third, spatial distribution and diversity of uses: AAY shows a distribution of uses that is very well defined and typical to traditional quarters of Historic Cairo where businesses only exist along outer boundaries and main streets/public spaces, while alleyways and dead-end streets are strictly residential. On the other hand, BAE shows a different pattern where uses are more diverse and mixed all over the area without clear spatial distinction or well-defined zones, except for the eastern and southern edges of the area that are entirely commercial. The BAE distribution of uses cannot be attributed only to the ongoing commercialization process. There is evidence based on the 1930s cadastral maps that contrary to AAY, BAE was an active hub for businesses and other educational and administrative uses that still exist until today.

Ground Floor Use		Residential only	Res. - Commercial	Commercial	Storage	Workshop	Commercial - Mixed	Religious Mixed	Administrative	Agriculture - Cattle	Religious	Educational	Health	Recreational	Unused
Arab Al Yassar	(#)	216	23	14	4	12	1	1	0	0	4	0	0	0	158
	(%)	50%	5%	3%	1%	3%	0%	0%	0%	0%	1%	0%	0%	0%	36%
Bulaq Abul-Ela	(#)	84	59	207	142	63	10	4	4	2	19	5	0	2	89
	(%)	12%	9%	30%	21%	9%	1%	1%	1%	0%	3%	1%	0%	0%	13%

Upper Floors Use

The most dominant use for upper floors in both areas is residential (44% in AAY and 38% in BAE). A striking percentage of structures and plots in both areas (45% in AAY and 43% in BAE) has no upper floors in the first place. This is due to the fact that they are vacant lots, ruins, partial ruins or single storey buildings. It is worthy of note that 10% of the structures in AAY and 7% in BAE have upper floors without any use. These figures reflect the extent of low density and underuse prevailing in both areas.

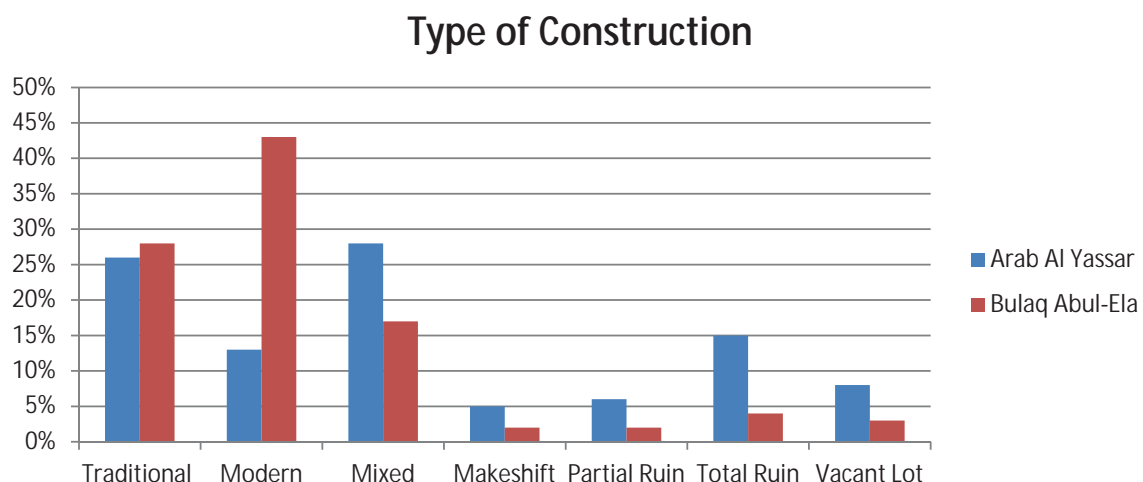
Upper Floor Use		Residential only	Res. - Commercial	Commercial	Storage	Workshop	Administrative	Agriculture/cattle	Religious	Educational	Health	Recreational	Unused	No Upper Floors
Arab Al Yassar	(#)	192	1	0	0	1	0	0	2	0	1	0	42	194
	(%)	44%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	45%
Bulaq Abul-Ela	(#)	264	6	24	26	8	9	0	3	4	0	2	50	294
	(%)	38%	1%	3%	4%	1%	1%	0%	0%	1%	0%	0%	7%	43%

5.5. TYPE OF CONSTRUCTION

Both areas share almost similar percentage of traditional structures (26% in AAY and 28% in BAE). The main difference between the two areas is the much lower percentage of modern structures in AAY compared to BAE (13% in AAY and 43% in BAE). This is attributed to the fact that new developments and construction activities in AAY are not permitted due to the current Ministry of Antiquities (MoA) buffer zone. This also explains the high percentage of mixed structures (traditional and modern) in AAY(28%) compared to BAE (18%) since inhabitants of AAE overcome the existing building moratorium by repairing and adding new elements to their existing traditional structures.

However, both areas share a comparatively similar pattern of distribution of modern structures where they mainly exist on the outer boundaries of both areas. Such modern buildings interface with the main roads surrounding both areas (south and west edges of AAY, and south and east edges of BAE). The majority of traditional structures is concentrated in the cores of both areas.

Type of Construction		Traditional	Modern	Mixed	Makeshift	Partial Ruin	Total Ruin	Vacant Lot
Arab Al Yassar	Number	113	57	121	20	24	63	35
	Percentage	26%	13%	28%	5%	6%	15%	8%
Bulaq Abul-Ela	Number	193	299	120	15	17	27	19
	Percentage	28%	43%	17%	2%	2%	4%	3%



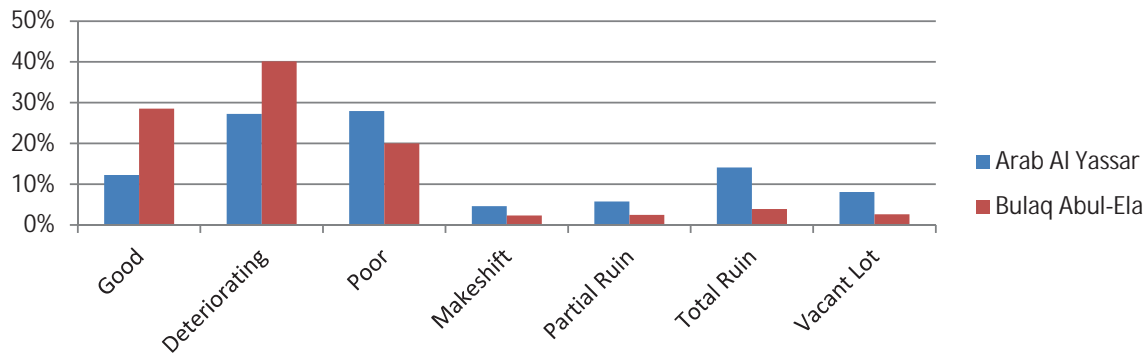
5.6. OVERALL BUILDING CONDITIONS

Building conditions in both areas correspond to the type of construction prevailing in each area. As a result, the percentage of buildings in overall good building condition in AAY is much lower than the case of BAE (12% in AAY and 29% in BAE). Also the percentage of buildings in deteriorating condition in AAY is lower than BAE. The building moratorium in AAY has left its impact on the overall building conditions in the area where 61% of the structures there are either in poor condition, makeshift, ruined or vacant lot.

Inhabitants of AAY struggle to maintain and restore their buildings, which is not permitted due to the building moratorium to the extent that during the field work of this study one of the buildings in AAY has collapsed resulting into the death of one of the inhabitants. On the other hand, traditional buildings in BAE are rapidly deteriorating due to change of use into more commercial and industrial activities, as well as reluctance of business owners to invest into repair of their buildings.

Overall Building Conditions		Good	Deteriorating	Poor	Makeshift	Partial Ruin	Total Ruin	Vacant Lot
Arab Al Yassar	Number	53	117	121	20	24	63	35
	Percentage	12%	27%	28%	5%	6%	15%	8%
Bulaq Abul-Ela	Number	197	277	138	15	17	27	19
	Percentage	29%	40%	20%	2%	2%	4%	3%

Overall Building Conditions



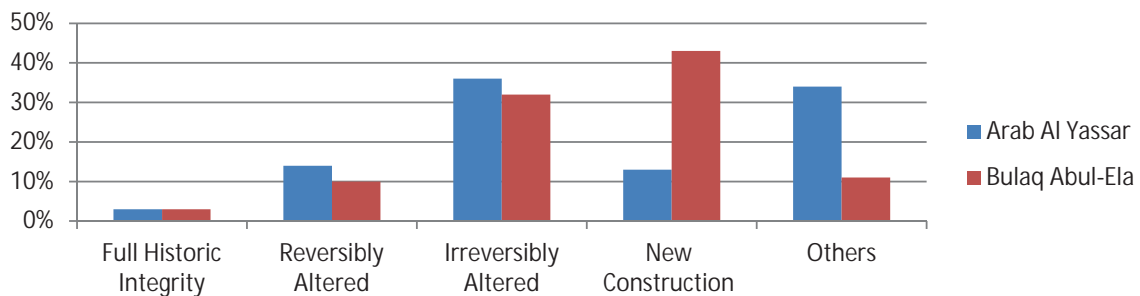
5.7. STATE OF INTEGRITY

Buildings in both areas have been subject to many interventions over decades that affected their historic integrity and traditional character to the extent that only 17% of the buildings in AAY and 13% in BAE still maintain most of their traditional character. The number of irreversibly altered traditional buildings in both areas amounts up to one third of the entire building stock.

On the other hand, and as indicated earlier, AAY has a much lower percentage of newly constructed buildings when compared to BAE. However, a lot of partially and totally ruined buildings in AAY still maintain many traditional architectural features on the ground floor facades which can be maintained through sensitive interventions.

State of Integrity		Full Historic Integrity	Reversibly Altered	Irreversibly Altered	New Construction	Make-shift	Partial Ruin	Total Ruin	Vacant Lot
Arab Al Yassar	Number	15	61	158	57	20	24	63	35
	%	3%	14%	36%	13%	5%	6%	15%	8%
Bulaq Abul-Ela	Number	24	71	218	299	15	17	27	19
	%	3%	10%	32%	43%	2%	2%	4%	3%

State of Integrity



5.8. ARCHITECTURAL SIGNIFICANCE

Both areas have a small percentage of architecturally significant buildings that merit protection. In addition, many buildings in both areas, especially in AAY, contain architecturally significant elements that also need to be protected. However, many of these elements exist in partially or totally ruined buildings as in the case of AAY.

Architectural Significance		Significant Building	Significant Element(s)	None
Arab Al Yassar	Number	19	138	276
	Percentage	4%	32%	64%
Bulaq Abul-Ela	Number	45	131	514
	Percentage	7%	19%	74%

5.9. PROPERTY OWNERSHIP AND TENURE

The majority of properties in both areas are privately owned (98% in AAY and 85% in BAE). However, a considerable percentage of properties in BAE (14%) are owned by Awqaf. These Awqaf properties are subject to major violations by some land speculators in BAE who take over such properties through 'illegal transactions' according to many of the survey respondents. This aspect needs to be further investigated but it is worthy of note that during the study an inhabitant of BAE demolished a registered monument overnight and claimed the property of its land (Maddash Mirza built in 1611 - registered monument no. 603). The MoA local officials immediately reacted to this incident but this gives an example of the extent of such violations.

Ownership		Private	Awqaf	Government
Arab Al Yassar	Number	424	9	0
	Percentage	98%	2%	0%
Bulaq Abul-Ela	Number	584	95	11
	Percentage	85%	14%	2%

Both areas share a considerable number of owner occupied and owner occupied buildings with tenants (42% in AAY and 48% in BAE). These figures are similar to the results of other surveys conducted in other areas of Historic Cairo. This aspect is generally positive since it suggests high level of cooperation and willingness to invest from the buildings' occupants through future upgrading plans.

Tenure		Owner Occupied	Owner occupied with tenants	Tenants Only	Informal Occupation	Empty
Arab Al Yassar	Number	132	53	100	5	143
	Percentage	30%	12%	23%	1%	33%
Bulaq Abul-Ela	Number	213	115	291	2	69
	Percentage	31%	17%	42%	0%	10%

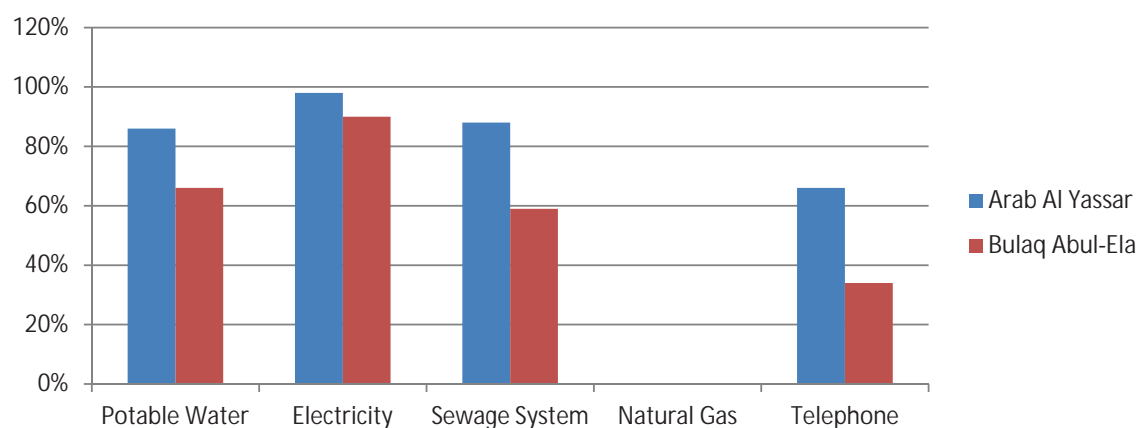
5.10. ACCESS TO UTILITIES

The vast majority of inhabited residential and business units are connected to electricity (98% in AAY and 90% in BAE). In terms of access to sewage and potable water, a considerable percentage in AAY is connected to these services. Some residential units in AAY have shared bathrooms and water taps. In BAE the situation is different where access to sewage and potable water is much lower compared to connection to electricity, or connection to all services in AAY. This is mainly due to the large number of

business units in BAE. Most of such business units are only connected to electricity and are not connected to sewage or potable water networks.

Access to Utilities in Inhabited Units		Potable Water	Electricity	Sewage System	Natural Gas	Telephone
Arab Al Yassar	Number	242	275	248	0	185
	Percentage	86%	98%	88%	0%	66%
Bulaq Abul-Ela	Number	399	548	359	0	204
	Percentage	66%	90%	59%	0%	34%

Access to Utilities in Inhabited Units



6. SUMMARY OF THE SOCIAL SURVEY RESULTS

The social survey covered a representative sample of almost 10% of all households in both areas: 89 households out of 868 in AAY; and 100 households out of 1,130 in BAE. The survey respondents were geographically distributed over both areas in order to ensure better representation of the sample.⁴ The findings of this survey were compared with the results of the 'Housing Rehabilitation Study in Historic Cairo' carried out by the Consultant in December 2011 (HC Study 2011). The current social survey follows the same methodology employed in HC Study 2011 for comparative purposes.

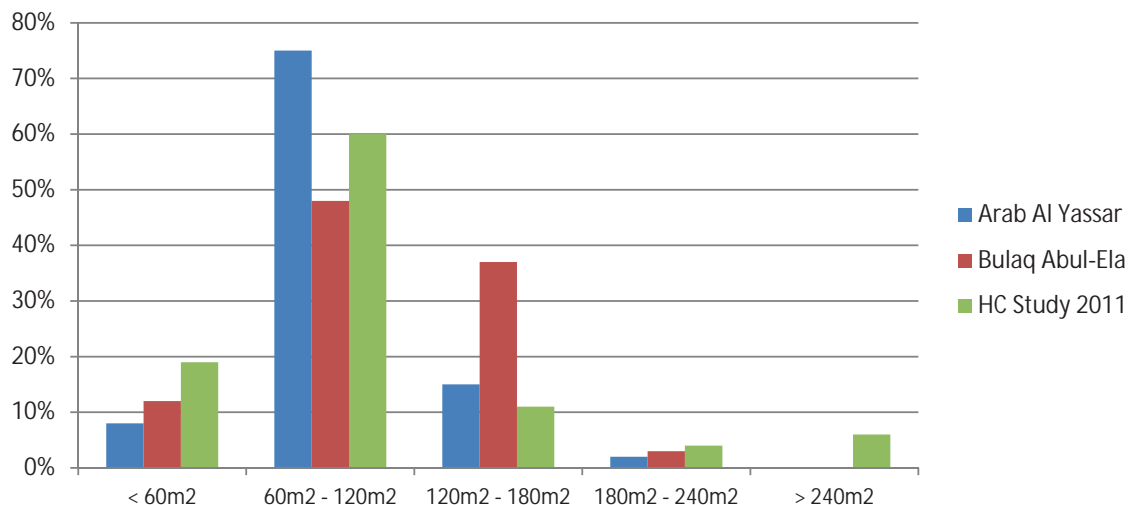
6.1. OCCUPANCY STATUS

Dwelling unit size

The majority of interview respondents in AAY were living in apartments with floor area of 60-120m² which is consistent with HC 2011 findings. BAE shows more diversity in terms of dwelling unit sizes where the percentage of units of 120-180m² is much higher than AAY and HC 2001. This might be attributed to the higher economic level BAE used to have in the past compared to AAY.

Dwelling Unit Size		< 60m ²	60m ² - 120m ²	120m ² - 180m ²	180m ² - 240m ²	> 240m ²
Arab Al Yassar	Number	7	67	13	2	0
	Percentage	8%	75%	15%	2%	0%
Bulaq Abul-Ela	Number	12	48	37	3	0
	Percentage	12%	48%	37%	3%	0%
HC Study 2011	Number	18	56	10	4	6
	Percentage	19%	60%	11%	4%	6%

Dwelling Unit Size



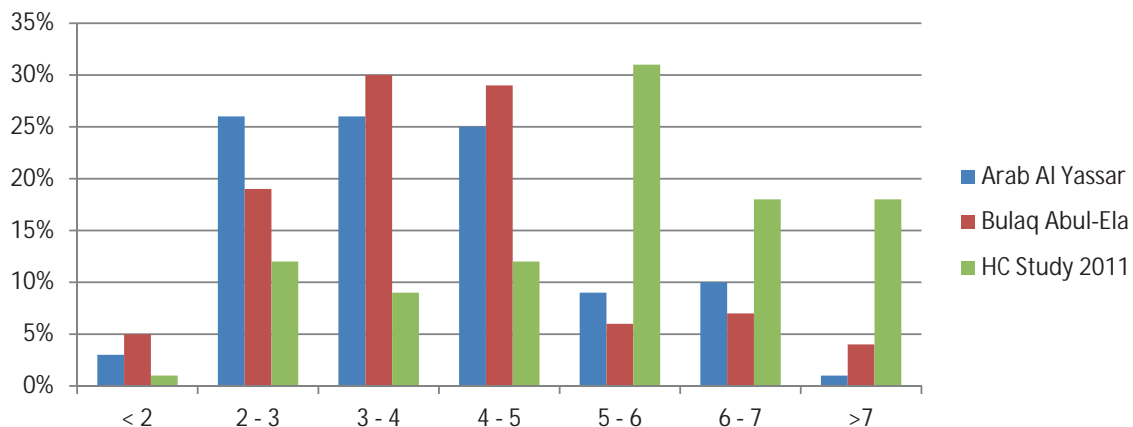
⁴ For locations of the social and commercial survey respondents in both areas, please see 'APPENDIX IV: LOCATIONS OF SOCIAL AND COMMERCIAL SURVEY RESPONDENTS'

Household size

Household sizes of the interview respondents in AAY are the smallest with almost 52% of the households consisting of 2-4 family members compared to 49% in BAE and 21% in HC 2011. In general, household sizes in both study areas are smaller than the general case all over Historic Cairo found in 2011. This fact adds to the previous findings in terms to low density of residential uses.

Household Size		< 2	2 - 3	3 - 4	4 - 5	5 - 6	6 - 7	> 7
Arab Al Yassar	Number	3	23	23	22	8	9	1
	Percentage	3%	26%	26%	25%	9%	10%	1%
Bulaq Abul-Ela	Number	5	19	30	29	6	7	4
	Percentage	5%	19%	30%	29%	6%	7%	4%
HC Study 2011	Number	1	11	8	11	29	17	17
	Percentage	1%	12%	9%	12%	31%	18%	18%

Household Size

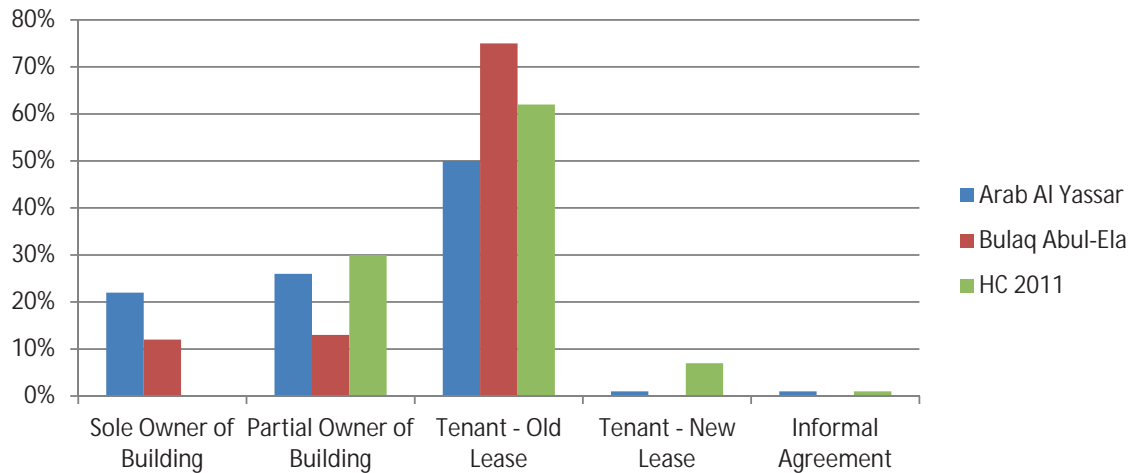


Occupation status

In order to be fairly accurate, it is better to understand the tenure and occupation status from the 'Property Ownership and Tenure' section in the Physical Survey Findings since it covers all structures in both survey areas. However, the findings here confirm the findings of HC 2011 with old lease as the most prominent and preferred tenure relationship in both survey areas. New lease agreement almost does not exist in both survey areas, at least among the interview respondents.

Occupation Status		Sole Owner of Building	Partial Owner of Building	Tenant - Old Lease	Tenant - New Lease	Informal Agreement
Arab Al Yassar	Number	20	23	44	1	1
	Percentage	22%	26%	50%	1%	1%
Bulaq Abul-Ela	Number	12	13	75	0	0
	Percentage	12%	13%	75%	0%	0%
HC Study 2011	Number	0	28	58	7	1
	Percentage	0%	30%	62%	7%	1%

Occupation Status



Electricity meter registration

The majority of electricity meters in both areas are registered in the name of the occupying family. This reflects a high level of stability of tenure. This is also consistent with the findings of HC 2011.

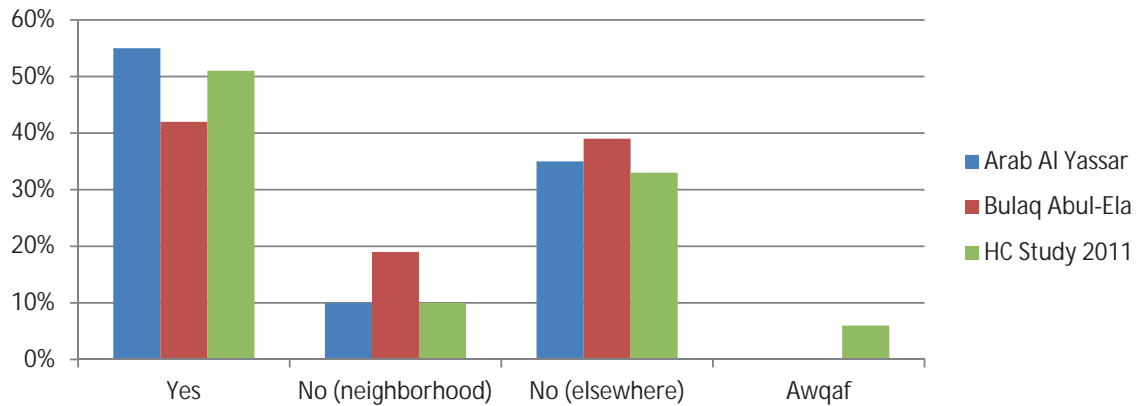
Electricity Meter Registration		Occupying Family Member	Original Owner	Other	No Electricity Meter
Arab Al Yassar	Number	46	33	8	2
	Percentage	52%	37%	9%	2%
Bulaq Abul-Ela	Number	67	22	9	2
	Percentage	67%	22%	9%	2%
HC Study 2011	Number	61	32	1	0
	Percentage	65%	34%	1%	0%

Owners living in the building

Again, these figures need to be read along with the tenure and occupation status from the 'Property Ownership and Tenure' section in the Physical Survey Findings. This very high level of owners living in their buildings, or in the same neighborhood is almost consistent across Historic Cairo (60-65% of owners living in the same building or neighborhood). This aspect improves future potentials for proposed housing rehabilitation schemes.

Owners Living in the Building		Yes	No (neighborhood)	No (elsewhere)	Awqaf
Arab Al Yassar	Number	49	9	31	0
	Percentage	55%	10%	35%	0%
Bulaq Abul-Ela	Number	42	19	39	0
	Percentage	42%	19%	39%	0%
HC Study 2011	Number	48	9	31	6
	Percentage	51%	10%	33%	6%

Owners Living in the Building



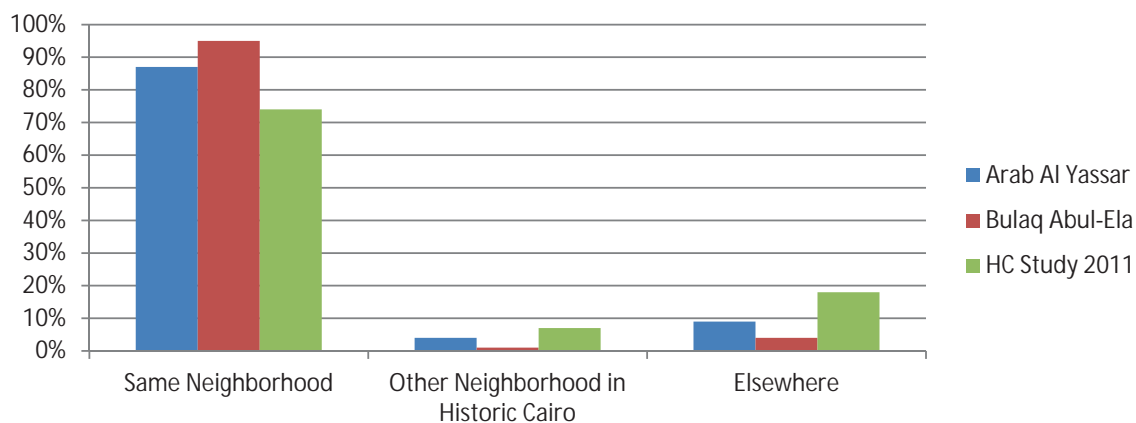
6.2. DURATION OF STAY AND NATURE OF OCCUPANCY

Respondents' origins according to birthplace

Respondents reported a significantly high percentage (91% in AAY and 96% in BAE) of origins from Historic Cairo according to their birthplace in both areas. This confirms the findings of HC 2011 that amounted up to 81%. This percentage, in addition to different findings in this section, reflects a very stable population in both study areas.

Origin According to Birthplace		Same neighborhood	Other Neighborhood in Historic Cairo	Elsewhere
Arab Al Yassar	Number	77	4	8
	Percentage	87%	4%	9%
Bulaq Abul-Ela	Number	95	1	4
	Percentage	95%	1%	4%
HC Study 2011	Number	70	7	17
	Percentage	74%	7%	18%

Origin According to Birthplace

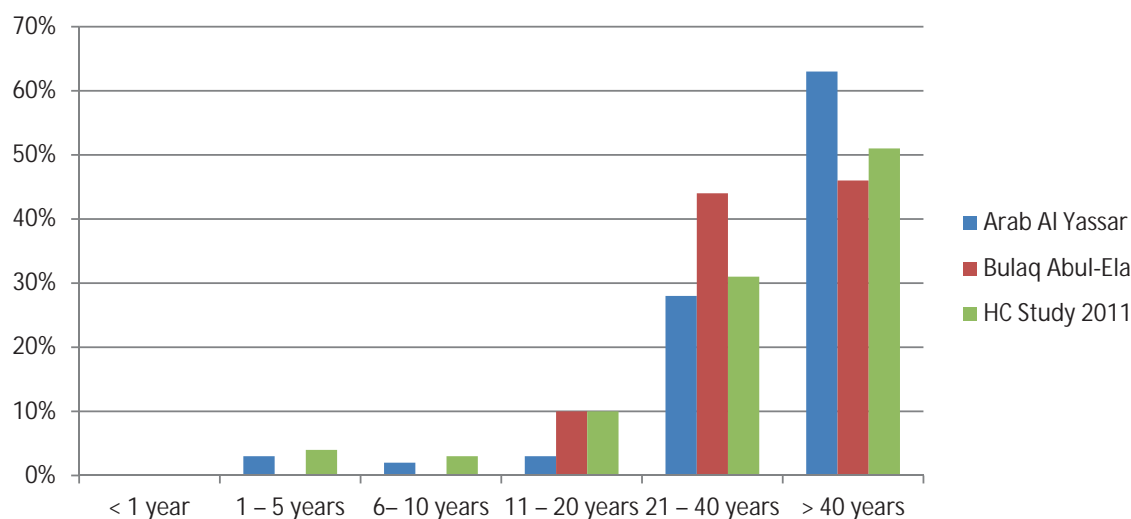


Length of residence in the same house

Confirming the previous result, 91% of the respondents in AAY and 90% in BAE have been living in the same house for more than 20 years. This also confirms the HC Study 2011 findings where 82% of the respondents reported more than 20 years length of residence in the same house.

Length of Residence		< 1 year	1 – 5 years	6– 10 years	11 – 20 years	21 – 40 years	> 40 years
Arab Al Yassar	Number	0	3	2	3	25	56
	Percentage	0%	3%	2%	3%	28%	63%
Bulaq Abul-Ela	Number	0	0	0	10	44	46
	Percentage	0%	0%	0%	10%	44%	46%
HC Study 2011	Number	0	4	3	10	29	48
	Percentage	0%	4%	3%	11%	31%	51%

Length of Residence



Living outside of the neighborhood during the duration of stay

When asked if they lived outside of the neighborhood during their duration of stay, the majority of respondents (96% in both AAY and BAE) responded with (No). This is even higher than the HC Study 2011 results and again confirms the stability of population in both areas.

Living outside of the Neighborhood		No	Yes
Arab Al Yassar	Number	85	4
	Percentage	96%	4%
Bulaq Abul-Ela	Number	96	4
	Percentage	96%	4%
HC Study 2011	Number	79	15
	Percentage	84%	16%

6.3. AREA RELATED ASPECTS

Access to utilities

The vast majority of interview respondents housing units in both areas are connected to electricity, potable water and sewage. However, this result does not indicate the 'quality' of the utility or service itself which is reported to be a problem in many previous surveys.

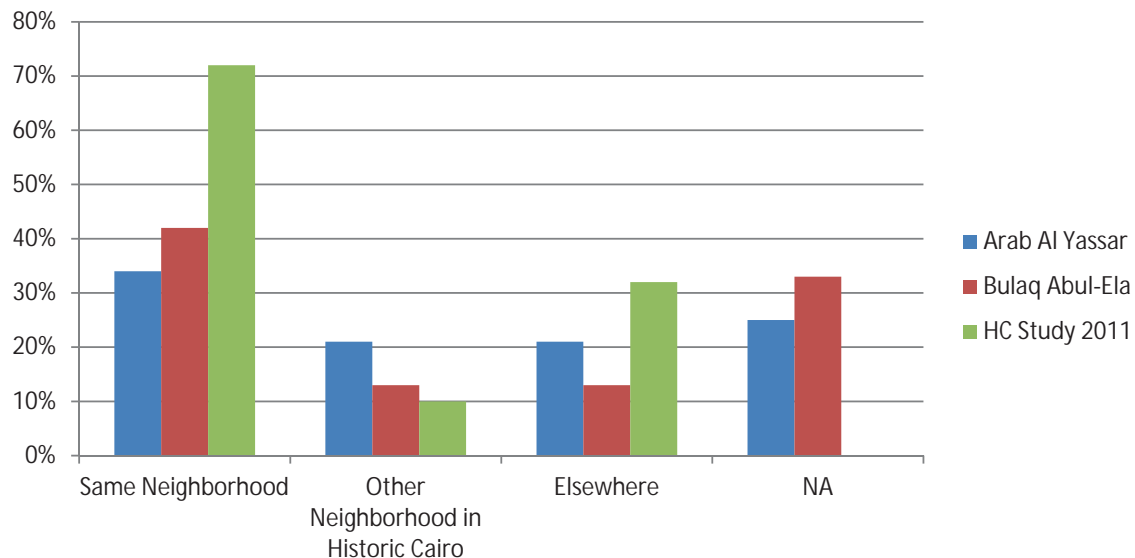
Access to Utilities		Electricity	Potable Water	Sewage System	Natural Gas
Arab Al Yassar	Number	88	83	87	0
	Percentage	99%	93%	98%	0%
BulaqAbul-Ela	Number	92	99	96	0
	Percentage	92%	99%	96%	0%
HC Study 2011	Number	94	94	94	2
	Percentage	100%	100%	100%	2%

Work and study location

The majority of the respondents' family members (55% in both AAY and BAE) work and/or study in Historic Cairo. This confirms previous findings of the HC Study 2011.

Work and Study Location		Same Neighborhood	Other Neighborhood in Historic Cairo	Elsewhere	NA
Arab Al Yassar	Number	60	38	36	44
	Percentage	34%	21%	20%	25%
Bulaq Abul-Ela	Number	84	26	25	65
	Percentage	42%	13%	13%	33%
HC Study 2011	Number	68	9	30	0
	Percentage	72%	10%	32%	0%

Work and Study Location

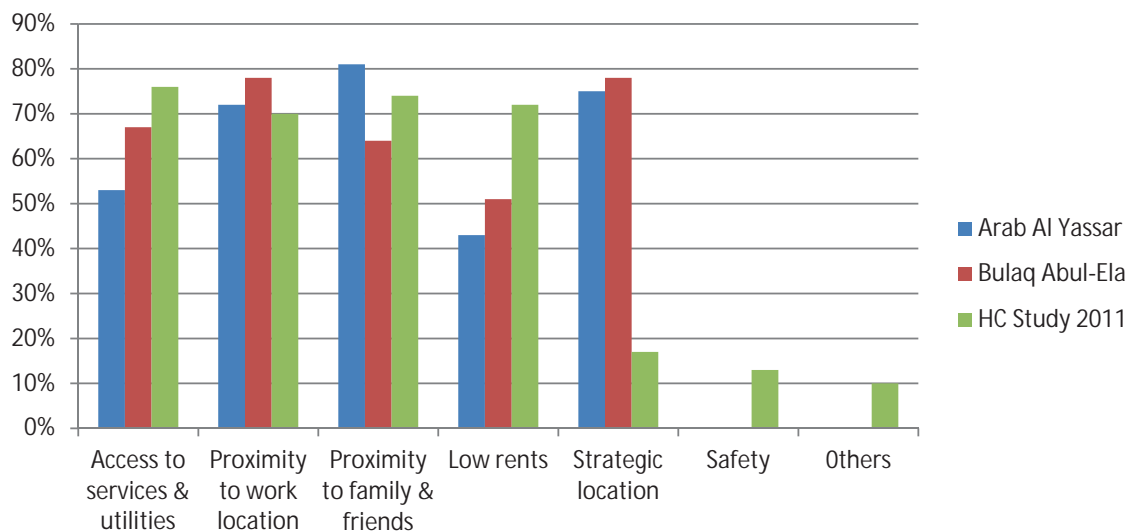


Advantages of living in the neighborhood

Proximity to family and friends ranked first in AAY with 81%, while both proximity to work location and strategic location ranked first in BAE. There is a general appreciation in both areas for 'location' related aspects compared to HC Study 2011, while we see less appreciation for low rents and access to services and utilities in both areas. What is also worthy of note that there is no appreciation at all to safety in both areas. Safety does not seem to represent a problem for respondents in both areas.

Advantages of Living in the Neighborhood		Access to services & utilities	Proximity to work location	Proximity to family & friends	Low rents	Strategic location	Safety	Others
Arab Al Yassar	Number	47	64	72	38	67	0	0
	Percentage	53%	72%	81%	43%	75%	0%	0%
Bulaq Abul-Ela	Number	67	78	64	51	78	0	0
	Percentage	67%	78%	64%	51%	78%	0%	0%
HC Study 2011	Number	71	66	70	68	16	12	9
	Percentage	76%	70%	74%	72%	17%	13%	10%

Advantages of Living in the Neighborhood

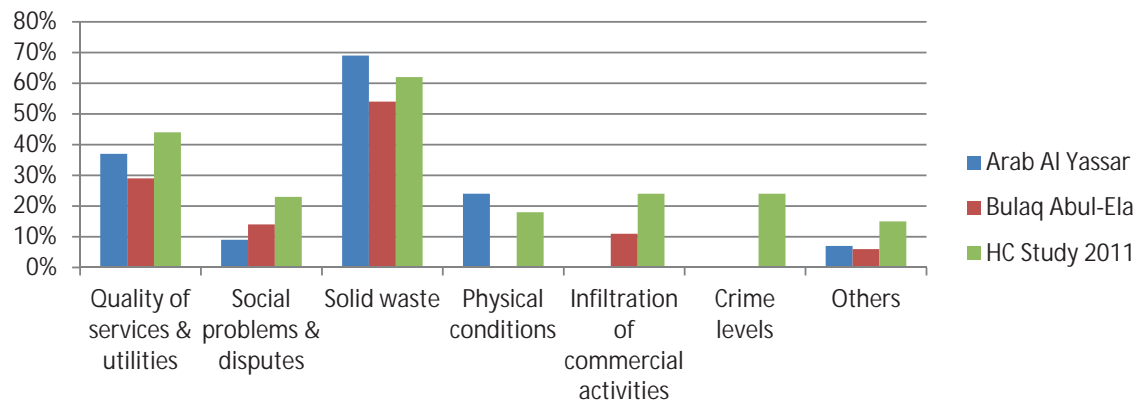


Main problems of the neighborhood

As usual, solid waste was the most critical problem for the majority of the respondents in both areas especially in AAY where debris of demolished buildings represents a real problem. Second ranking problem was quality and adequacy of existing services and utilities. The third ranking problem in AAY was the deteriorated physical conditions in the area which is understood, while it was social problems and disputes that ranked third in BAE. Finally it is worthy of note that the existing building moratorium in AAY also represented a problem for the respondents, while infiltration of commercial activities was also a concern in BAE (which was not highlighted at all in AAY).

Main Problems of the Neighborhood		Quality of services & utilities	Social problems & disputes	Solid waste	Physical conditions	Infiltration of commercial activities	Crime levels	Others
Arab Al Yassar	Number	33	8	61	21	0	0	6
	Percentage	37%	9%	69%	24%	0%	0%	7%
Bulaq Abul-Ela	Number	29	14	54	0	11	0	6
	Percentage	29%	14%	54%	0%	11%	0%	6%
HC Study 2011	Number	41	22	58	17	23	23	14
	Percentage	44%	23%	62%	18%	24%	24%	15%

Main Problems of the Neighborhood



Area deterioration reasons

The respondents were asked what the reasons behind the deterioration of their areas are in their opinion. The vast majority of respondents in AAY (94%) attributed that to administrative and legal reasons because of the building moratorium. In BAE this percentage goes down to 68% and it is related to widespread building violations and spread of street vendors in the absence of government authorities. On the other hand, 29% of the respondents in BAE attributed deterioration of their area to lack of investment by owners and residents.

Area Deterioration Reasons		Lack of Investments (Owners/Residents)	Administrative and Legal Reasons	No Reason
Arab Al Yassar	Number	7	84	0
	Percentage	8%	94%	0%
Bulaq Abul-Ela	Number	29	68	4
	Percentage	29%	68%	4%

6.4. WILLINGNESS TO STAY

Willingness to continue living in the same neighborhood in the future

At the area level, a high percentage of the respondents (87% in AAY and 92% in BAE) wish to continue living in the same neighborhood. This high willingness to stay was mainly attributed to the advantages of the neighborhoods identified by the respondents. This confirms the HC Study 2011 findings.

Willingness to Stay (Neighborhood)		Yes	No
Arab Al Yassar	Number	77	12
	Percentage	87%	13%
Bulaq Abul-Ela	Number	92	8
	Percentage	92%	8%
HC Study 2011	Number	70	24
	Percentage	74%	26%

Willingness to continue living in the same house in the future

At the building level, respondents reported identical results in both areas. This also confirms the HC Study 2011 findings.

Willingness to Stay (House)		Yes	No
Arab Al Yassar	Number	77	12
	Percentage	87%	13%
Bulaq Abul-Ela	Number	92	8
	Percentage	92%	8%
HC Study 2011	Number	68	26
	Percentage	72%	28%

6.5. REHABILITATION AND MAINTENANCE

Applying for restoration permit

When asked if they have previously applied for restoration permit for their building, the majority of respondents (98% in AAY and 95% in BAE) replied with (No). This is mainly due to the building moratorium in AAY and complicated legal procedures in BAE according to the respondents.

Applying for Restoration Permit		Yes	No
Arab Al Yassar	Number	2	87
	Percentage	2%	98%
Bulaq Abul-Ela	Number	5	95
	Percentage	5%	95%

Improvements (Unit-Building) during the last 24 months

Respondents in AAY and BAE (35% in both areas) reported that they have carried out repairs in their dwelling unit or building during the last 24 months. This took place in AAY in violation of the building moratorium for necessary repairs. They also indicated that they carried out these repairs whenever they had money to do them.

Improvements during the Last 24 Months		Yes	No
Arab Al Yassar	Number	31	58
	Percentage	35%	65%
Bulaq Abul-Ela	Number	35	65
	Percentage	35%	65%

Repairs or improvements made by the inhabitants to (Unit) during the last 24 months

Respondents were asked about the repairs or improvements they made to their dwellings units during the last 24 months. Compared to HC Study 2011, respondents in AAY and BAE carried out very little repairs in their dwelling units. The first ranking type of repair in both areas was 'internal finishes'. Structural repairs ranked second in AAY while both plumbing and external finishes ranked second in BAE.

Improvements to the Unit		Structural elements	Plumbing	Electricity	External finishes	Internal finishes	No improvements
Arab Al Yassar	Number	10	6	2	2	21	64
	Percentage	11%	7%	2%	2%	24%	72%
Bulaq Abul-Ela	Number	0	6	3	6	16	76
	Percentage	0%	6%	3%	6%	16%	76%
HC Study 2011	Number	46	51	13	18	33	17
	Percentage	49%	54%	14%	19%	35%	18%

Repairs or improvements made by the inhabitants to (Building) during the last 24 months

Again, respondents in both areas carried out fewer repairs in their buildings during the last 24 months compared to the findings of HC Study 2011. Structural repairs ranked first in both areas, while external and internal finishes ranked equally important with structural repairs in BAE.

Improvements to the Building		Structural elements	Plumbing	Electricity	External finishes	Internal finishes	No improvements
Arab Al Yassar	Number	5	3	1	0	5	78
	Percentage	6%	3%	1%	0%	6%	88%
Bulaq Abul-Ela	Number	8	2	1	8	8	80
	Percentage	8%	2%	1%	8%	8%	80%
HC Study 2011	Number	46	51	13	18	33	17
	Percentage	49%	54%	14%	19%	35%	18%

Implementation of repair or improvement works (Unit)

The vast majority of the respondents used a paid worker to implement the repairs made to their unit.

Implementation of works (Unit)		Household member	Paid worker(s)	Contractor
Arab Al Yassar	Number	1	24	0
	Percentage	4%	96%	0%
Bulaq Abul-Ela	Number	0	24	0
	Percentage	0%	100%	0%

HC Study 2011	Number	3	59	15
	Percentage	4%	77%	19%

Implementation of repair or improvement works (Building)

Results on the building level came almost similar to the unit level where most of the respondents relied on paid workers to carry out improvements.

Implementation of works (Building)		Household member	Paid worker(s)	Contractor
Arab Al Yassar	Number	1	10	0
	Percentage	9%	91%	0%
Bulaq Abul-Ela	Number	0	18	2
	Percentage	0%	90%	10%
HC Study 2011	Number	3	59	15
	Percentage	4%	77%	19%

Cost of repair or improvement works (Building & Unit)

Similar to the findings of HC Study 2011, the majority of respondents who carried out repair or improvement work in their unit or building spent EGP 2,000 or less.

Cost of improvement works		EGP 2,000 & less	EGP 2,001 - 6,000	EGP 6,001 - 10,000	EGP 10,001 - 40,000	Don't Know	No improvements
Arab Al Yassar	Number	15	9	1	3	8	142
	Percentage	8%	5%	1%	2%	4%	80%
Bulaq Abul-Ela	Number	23	10	1	3	7	156
	Percentage	12%	5%	1%	2%	4%	78%
HC Study 2011	Number	31	20	7	4	15	17
	Percentage	33%	21%	7%	4%	16%	18%

Source of finance for repair or improvement works

Respondents reported that savings and *gam'iyyas* (saving clubs) were the most frequent source of money spent on repair or improvement works with a percentage of 71% in AAY and 92% in BAE, compared to 76% in HC Study 2011. This shows high potential for self-financing and building upon existing social capital and networks through the *gam'iyya* system. On the other hand, this result also exposes the lack of formal financing mechanisms for rehabilitation.

Source of finance		Landlord	Savings	Bank loan	Personal borrowing	Gam'iyya (saving club)	Other
Arab Al Yassar	Number	2	12	0	5	10	2
	Percentage	6%	39%	0%	16%	32%	6%
Bulaq Abul-Ela	Number	0	15	0	3	17	0
	Percentage	0%	43%	0%	9%	49%	0%
HC Study 2011	Number	10	41	2	7	20	0
	Percentage	13%	51%	3%	9%	25%	0%

Problems met during repair or improvement works (Building & Unit)

As expected, the majority of problems met in AAY during repair and improvement works were legal and administrative due to the building moratorium. There were much fewer problems in BAE even when compared to the HC Study 2011 findings.

Problems met during works		Legal/administrative	Financial	Technical	No problems
Arab Al Yassar	Number	24	3	3	7
	Percentage	65%	8%	8%	19%
Bulaq Abul-Ela	Number	1	2	3	38
	Percentage	2%	5%	7%	86%
HC Study 2011	Number	11	26	11	36
	Percentage	13%	31%	13%	43%

6.6. DESIRED IMPROVEMENT / REHABILITATION WORKS

Desired improvements or rehabilitation works in the building

The respondents were asked to select improvements they would like to see done in their dwelling units or in the buildings they live in from a list of possibilities. The majority of the respondents in AAY selected structural related repairs as first priority including walls, roofs and staircases. In BAE the situation was a bit similar with one exception where external painting ranked higher than the case of AAY. Similar to the HC Study 2011 findings, results indicate greater need for repair in common areas of the building where inhabitants scarcely invest since they are more interested in repairs within their dwelling units.

Desired improvements in the building		Walls	Roof	Staircase	Kitchen	Toilet	Windows	Internal painting	External painting	No need
Arab Al Yassar	Number	63	57	54	30	46	23	42	48	8
	Percentage	71%	64%	61%	34%	52%	26%	47%	54%	9%
Bulaq Abul-Ela	Number	63	54	72	27	49	21	50	58	6
	Percentage	63%	54%	72%	27%	49%	21%	50%	58%	6%
HC Study 2011	Number	49	43	61	40	56	40	39	49	13
	Percentage	52%	46%	65%	43%	60%	43%	41%	52%	14%

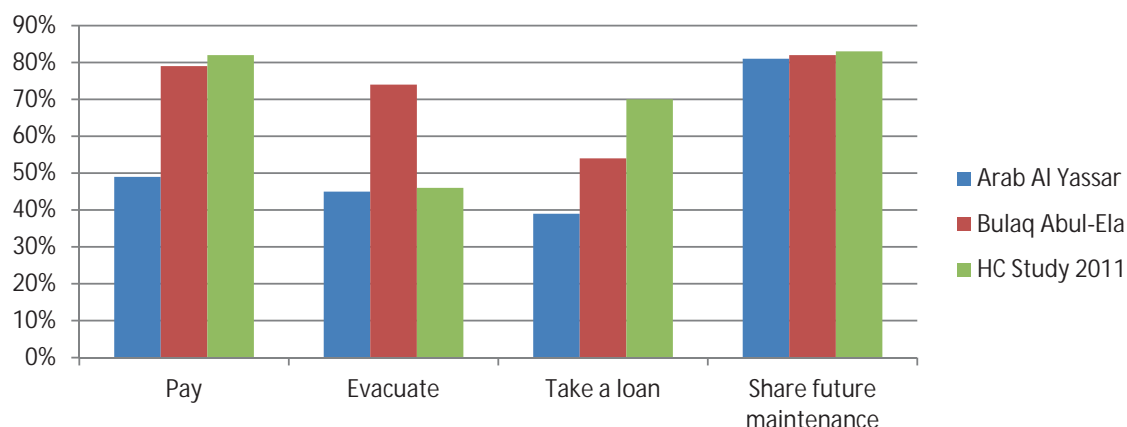
Proposed schemes for housing rehabilitation

The respondents were asked in case there is a housing rehabilitation scheme whether they are willing to contribute to any building repair costs, whether they are ready to evacuate the building during this repair period which may range from 8 - 12 months, whether they agree to finance the repairs through a loan, and whether they agree to share future maintenance costs.

The respondents have shown a moderate level of willingness to join housing rehabilitation schemes in AAY and a higher level in BAE. This lower level in AAY is attributed to lack of financial means, despair in the area because of the building moratorium, and that many respondents do not think their buildings can be repaired. The lowest percentage of consent was related to taking a loan to finance the process.

Proposed rehabilitation scheme		Pay	Evacuate	Take a loan	Share future maintenance
Arab Al Yassar	Number	44	40	35	72
	Percentage	49%	45%	39%	81%
Bulaq Abul-Ela	Number	79	74	54	82
	Percentage	79%	74%	54%	82%
HC Study 2011	Number	77	43	66	78
	Percentage	82%	46%	70%	83%

Proposed Rehabilitation Scheme



Awareness of existing housing programs or organizations and approach for assistance

Respondents in both areas showed very little knowledge of existing housing programs. Almost none of them approached any organizations asking for assistance.

Awareness of existing programs		Aware of existing housing rehabilitation schemes	Approached for assistance
Arab Al Yassar	Number	7	0
	Percentage	8%	0%
Bulaq Abul-Ela	Number	3	2
	Percentage	3%	2%
HC Study 2011	Number	47	6
	Percentage	50%	6%

6.7. REAL ESTATE ASPECTS (VALUE OF BUILDING AND RENTABLE VALUE)

Price of buying a similar housing unit (EGP per square meter)

The respondents were asked about what they thought would be the current price per square meter in EGP to purchase a housing unit such as the one they lived in. The majority of the respondents (97% in AAY and 86% BAE) could not give an answer. A much less percentage of the respondents (3% in AAY and 12% in BAE) thought that it would fall between EGP 1,000 and EGP 3,000.

Price of buying a similar housing unit		1,000 - 3,000	3,001 - 6,000	6,001 - 9,000	9,001 and more	Don't Know
Arab Al Yassar	Number	3	0	0	0	86
	Percentage	3%	0%	0%	0%	97%
Bulaq Abul-Ela	Number	12	2	0	0	86
	Percentage	12%	2%	0%	0%	86%
HC Study 2011	Number	44	11	3	2	34
	Percentage	47%	12%	3%	2%	36%

Monthly rent value of a similar housing unit

The respondents were also asked about what they thought would be the current monthly rent value of a similar housing unit. The majority of respondents in AAY did not have an answer, while a small percentage (7%) said it would fall between EGP 101 and EGP 400, and another percentage (6%) said it would fall between EGP 401 and EGP 1,000. In BAE the situation was different where 44% of the inhabitants said it would fall between EGP 401 and EGP 1,000 which confirms the findings of HC Study 2011.

Monthly rent value of a similar housing unit		1 - 100	101 - 400	401 – 1,000	1001 – 1,500	1,500 & more	Don't Know
Arab Al Yassar	Number	0	6	5	0	3	75
	Percentage	0%	7%	6%	0%	3%	84%
Bulaq Abul-Ela	Number	0	10	44	0	5	41
	Percentage	0%	10%	44%	0%	5%	41%
HC Study 2011	Number	10	15	41	3	3	22
	Percentage	11%	16%	44%	3%	3%	23%

Monthly rent value of one room dwelling unit

The respondents were asked about what they thought would be the current monthly rent value of one room dwelling unit in their neighborhood. The majority of the respondents who could give an answer (26% in AAY and 23% in BAE) said the value would fall between EGP 201 and EGP 300 in line with HC Study 2011.

Monthly rent value of one room dwelling unit		1 - 50	51 - 100	201 – 300	301 – 400	401 & more	Don't Know	Not Available
Arab Al Yassar	Number	0	3	23	8	2	0	53
	Percentage	0%	3%	26%	9%	2%	0%	60%
Bulaq Abul-Ela	Number	0	2	23	5	1	2	67
	Percentage	0%	2%	23%	5%	1%	2%	67%
HC Study 2011	Number	3	5	11	4	2	2	58
	Percentage	3%	5%	12%	4%	2%	2%	62%

Ownership of other properties

When asked if their families own properties other than the dwelling unit they currently occupy – either inside or outside their neighborhoods – the majority of the respondents (89% in AAY and 94% in BAE) responded with (No). In AAY, 8% reported that they own another building and 3% own another housing unit. In BAE 4% reported they own another housing unit. This shows that the majority of the inhabitants do not have other housing opportunities or second homes where they can be relocated.

Ownership of other properties		Housing unit	Building	Land	No
Arab Al Yassar	Number	3	7	0	79
	Percentage	3%	8%	0%	89%
Bulaq Abul-Ela	Number	4	1	1	94
	Percentage	4%	1%	1%	94%
HC Study 2011	Number	12	10	2	70
	Percentage	13%	11%	2%	74%

Types of housing solutions available in the neighborhood

The respondents were asked about the available housing solutions in their neighborhoods. All respondents recognized the existence of 'old rent', 'new rent' and 'buying (tamleek)' housing solutions in their neighborhoods with higher recognition of 'old rent' as a prevailing solution in AAY and 'new rent' in BAE. The second ranking solution in both areas was 'buying (tamleek)'.

Types of available housing solutions		Old rent	New rent	Buying (Tamleek)	Public housing	Not Available
Arab Al Yassar	Number	51	14	49	0	6
	Percentage	57%	16%	55%	0%	7%
Bulaq Abul-Ela	Number	56	89	76	2	0
	Percentage	56%	89%	76%	2%	0%
HC Study 2011	Number	91	79	78	17	0
	Percentage	97%	84%	83%	18%	0%

Alternative housing opportunities in case of relocation

The respondents were asked to identify alternative housing opportunities for local residents if a house in the neighborhood was demolished or has fallen down. The majority of the respondents (90% in AAY and 85% in BAE) identified governmental housing in new urban communities, often offered by the government in these cases, as the most common option. The second ranking option in BAE (12%) was to find other housing opportunities in the same neighborhood. A minor percentage of the respondents selected housing opportunities in other neighborhoods outside Historic Cairo as an option.

Alternative housing opportunities		Government housing in new urban communities	Same neighborhood	Other neighborhoods outside Historic Cairo	Don't Know
Arab Al Yassar	Number	80	0	3	6
	Percentage	90%	0%	3%	7%
Bulaq Abul-Ela	Number	85	12	3	0

	Percentage	85%	12%	3%	0%
HC Study 2011	Number	60	18	3	13
	Percentage	64%	19%	3%	14%

Awareness of entities buying properties in the area

The respondents were asked if they are aware of persons or entities buying properties in their areas. In AAY only 11% were able to answer with (Yes) but most of their answers were either inaccurate or depending on some rumors spreading in the area. The situation was different in BAE where 38% of the respondents answered with (Yes) and pointed out that local merchants and business owners are the ones buying properties in the area to expand their businesses, which goes in line with the ongoing commercialization process.

Awareness of entities buying properties		YES	NO
Arab Al Yassar	Number	10	79
	Percentage	11%	89%
Bulaq Abul-Ela	Number	38	62
	Percentage	38%	62%

6.8. HERITAGE ASPECTS

Advantages of living in traditional houses in the neighborhood

In order to investigate residents' perception of heritage aspects and appreciation of characteristics of traditional buildings, the respondents were asked about the advantages of living in traditional houses in their neighborhoods according to their views. Similar to the case of HC Study 2011, the respondents in both areas appreciated two characteristics: i) design of the dwelling unit in terms of space organization and flexibility to accommodate the changing family use of space; and ii) floor area of the dwelling unit in terms of appropriateness to family needs and activities.

Advantages of living in traditional houses		Design	Floor areas	Conditions	Other	No advantages
Arab Al Yassar	Number	56	49	5	10	6
	Percentage	63%	55%	6%	11%	7%
Bulaq Abul-Ela	Number	69	77	9	7	3
	Percentage	69%	77%	9%	7%	3%
HC Study 2011	Number	63	64	14	21	13
	Percentage	67%	68%	15%	22%	14%

Disadvantages of living in traditional houses in the neighborhood

Similar to the previous point, the respondents were asked about the disadvantages of living in traditional houses in their neighborhoods according to their views. The majority of the respondents (51% in AAY and 84% in BAE) did not highlight any disadvantages. However, 36% in AAY identified deteriorated physical conditions as a major disadvantage, which was not the case in BAE.

Disadvantages of living in traditional houses		Design	Floor areas	Conditions	Other	No disadvantages
Arab Al Yassar	Number	6	7	32	2	45
	Percentage	7%	8%	36%	2%	51%
Bulaq Abul-Ela	Number	2	9	6	1	84
	Percentage	2%	9%	6%	1%	84%
HC Study 2011	Number	11	5	72	0	18
	Percentage	12%	5%	77%	0%	19%

Importance of restoring historically significant structures in the neighborhood

The respondents were asked whether it is important in their view to restore historically significant structure in their neighborhoods. The majority of the respondents (81% in AAY and 92% in BAE) agreed that it is important to restore such structures for several reasons. Some of the respondents identified heritage aspects and emotional attachment to this part of the city as the main reason for this opinion. However, most of the respondents identified other qualities and characteristics stemming from the socioeconomic and physical environment of their neighborhood such as low rents, strong social networks, quality of low-rise urban environment, street networks, and proximity to services. These are all qualities related to the traditional built environment of Historic Cairo and need to be further investigated and emphasized.

On the other hand, respondent who reported (not important) as an answer were mostly driven by the impression that traditional structures can not be restored, and that investment in such buildings is futile since they are going to rapidly deteriorate. This shows the importance of implementing good quality pilot rehabilitation projects in such neighborhoods to reverse this prevailing notion.

Importance of restoring historically significant structures		Important	Not Important
Arab Al Yassar	Number	72	17
	Percentage	81%	19%
Bulaq Abul-Ela	Number	92	8
	Percentage	92%	8%
HC Study 2011	Number	80	14
	Percentage	85%	15%

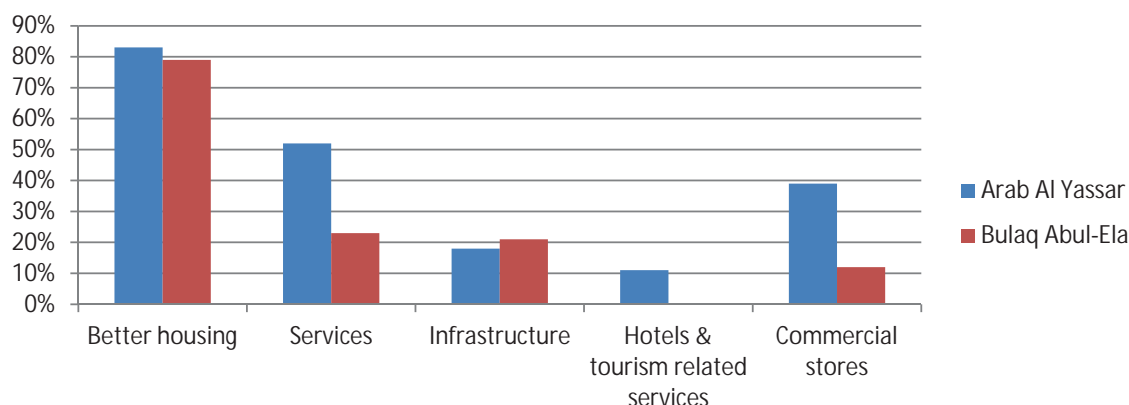
6.9. FUTURE PLANS

Required development (Future Plans) for the area

The respondents were asked about what type of improvement they would like to see happening in their areas through any proposed future development plans. Better housing came as a first priority in both areas (83% in AAY and 79% in BAE). Services and improvement of their numbers and quality ranked second in both areas. In AAY commercial facilities ranked third since the area is completely deprived from such services, in contradiction with BAE. In BAE, better infrastructure ranked third. It is worthy of note that hotels and tourism related services was the least preferred type of improvements with 11% in AAY and 0% in BAE.

Required development (Future Plans) for the area		Better housing	Services	Infrastructure	Hotels & tourism related services	Commercial stores
Arab Al Yassar	Number	74	46	16	10	35
	Percentage	83%	52%	18%	11%	39%
Bulaq Abul-Ela	Number	79	23	21	0	12
	Percentage	79%	23%	21%	0%	12%

Required Development (Future Plans)



Future plans after development

The respondents were asked what they would like to do in the future if the area is developed. The majority of the respondents (73% in BAE and 94% in AAY) said they wish to continue living in their areas even if this requires cost contributions from their side. In AAY, 18% of the respondents answered that they would move out to Governmental Housing offered by the State as compensation for their homes.

Future plans after development		Continue living in the area even if required to contribute in the costs	Selling the unit for convenient price and move out	Live in Governmental Housing
Arab Al Yassar	Number	65	8	16
	Percentage	73%	9%	18%
Bulaq Abul-Ela	Number	94	4	2
	Percentage	94%	4%	2%

7. SUMMARY OF THE COMMERCIAL SURVEY RESULTS (BULAQ ABUL-ELA)

Given the special commercial nature of BAE, a special survey was carried out with 56 respondents out of 519 structures that include business units in BAE survey area. The purpose of this special survey is to develop a profile for commercial activities in the area, their nature, and relevance to the existing urban setting and built environment in BAE. Out of the 56 respondents, 44 (79%) were business owners, and 12 (21%) were hired workers. The survey respondents were active in the following businesses:

Types of Business		Clothing	Metal works	Grocery shops	Motorcycles	Storage & others
Bulaq Abul-Ela	Number	18	19	8	4	7
	Percentage	32%	34%	14%	7%	13%

7.1. OCCUPANCY STATUS

Business unit size

The majority (80%) of business units occupied by the respondents had floor areas less than 120m².

Business unit size		< 60m ²	60m ² - 120m ²	120m ² - 180m ²	180m ² - 240m ²	> 240m ²
Bulaq Abul-Ela	Number	23	22	5	5	1
	Percentage	41%	39%	9%	9%	2%

Business size

The majority of business units (68%) of the respondents have 3 workers or less.

Business size		< 2	2 - 3	3 - 4	4 - 5	5 - 6	6 - 7	> 7
Bulaq Abul-Ela	Number	7	31	12	6	0	0	0
	Percentage	13%	55%	21%	11%	0%	0%	0%

Inherited businesses

The respondents were asked if their businesses were inherited from older generation, or they have started these businesses themselves. The majority (84%) of these businesses were inherited from older generations.

Inherited business		Yes	No
Bulaq Abul-Ela	Number	47	9
	Percentage	84%	16%

Occupation status

Occupation status shows a stable level of tenure with 61% of the respondents either as sole or partial owners of their entire buildings. In addition, 38% of the respondents have old lease agreements.

Occupancy status		Sole owner of building	Partial owner of building	Tenant - new lease	Tenant - old lease	Informal agreement
Bulaq Abul-Ela	Number	28	6	1	21	0
	Percentage	50%	11%	2%	38%	0%

Residence location of business owners and workers

When asked about their residence location, 41% of the respondents said they live in the same building and 52% live in the same neighborhood. These figures confirm the other findings related to the strong work-home relationship predominant in the study areas.

Residence location		In the same building	In the neighborhood	Elsewhere
Bulaq Abul-Ela	Number	23	29	4
	Percentage	41%	52%	7%

7.2. DURATION OF STAY AND NATURE OF OCCUPANCY

Respondents' origins according to birthplace

When asked about their origins according to birthplace, the majority of respondents (96%) reported that they were either born in the area or other neighborhoods in Historic Cairo.

Respondents' origins according to birthplace		Same neighborhood	Other neighborhood in Historic Cairo	Elsewhere
Bulaq Abul-Ela	Number	9	45	2
	Percentage	16%	80%	4%

Length of business activity in the same unit

Similar to the findings of the residential survey findings, 86% of the respondents indicated that they have been practicing their business in the same unit for more than 20 years.

Length of business activity		< 1 year	1 – 5 years	6– 10 years	11 – 20 years	21 – 40 years	> 40 years
Bulaq Abul-Ela	Number	0	3	1	4	16	32
	Percentage	0%	5%	2%	7%	29%	57%

Working outside of the neighborhood during the duration of business activity

In line with all previous results, none of the respondents has worked outside the area during their business activity.

Working outside of the neighborhood		No	Yes
Bulaq Abul-Ela	Number	56	0
	Percentage	100%	0%

7.3. AREA RELATED ASPECTS

Access to utilities

All respondents reported that their businesses are connected to electricity. A lower percentage reported connections to potable water and sewage since some of the businesses do not requires such utilities.

Access to utilities		Electricity	Piped water	Mains sewage disposal	Natural Gas
Bulaq Abul-Ela	Number	56	44	10	0
	Percentage	100%	79%	18%	0%

Advantages of working in the neighborhood

When asked about advantages of working in the area, the majority of respondents referred to low rents and proximity to materials and markets as the most preferred advantages.

Advantages of working in the neighborhood		Access to services & utilities	Proximity to Living location	Proximity to markets and raw materials	Low rents	Strategic location
Bulaq Abul-Ela	Number	5	2	16	28	7
	Percentage	9%	4%	29%	50%	13%

Main problems of the neighborhood

The majority of the respondents identified social problems and disputes, and solid waste as the main problems prevailing in the area from their point of view.

Main problems of the neighborhood		Quality of services & utilities	Social problems & disputes	Solid waste
Bulaq Abul-Ela	Number	1	29	26
	Percentage	2%	52%	46%

Area deterioration reasons

When asked about the reasons of deterioration in the area, the respondents were split between lack of investments by residents and owners on the one hand, and administrative and legal reasons related to permits on the other.

Area deterioration reasons		Lack of Investments (Owners/Residents)	Administrative and Legal Reasons	No Reason
Bulaq Abul-Ela	Number	28	28	0
	Percentage	50%	50%	0%

7.4. WILLINGNESS TO STAY

Willingness to continue working in the same neighborhood in the future

All respondents expressed their willingness to continue working in the area.

Willingness to continue working in the same area		Yes	No
Bulaq Abul-Ela	Number	56	0
	Percentage	100%	0%

Willingness to continue working in the same building/business unit in the future

Again, all respondents expressed their willingness to continue working in the same building/business unit in the future.

Willingness to continue working in the same building/business unit		Yes	No
Bulaq Abul-Ela	Number	56	0
	Percentage	100%	0%

7.5. DESIRED IMPROVEMENT / REHABILITATION WORKS

Improvements in the business unit during the last 24 months

None of the respondents carried out improvements to their business units during the last 24 months. Some of them carried out some repairs during the last 4-8 years. This reluctance to carry out any improvements in their units is attributed to many reasons: lack of willingness to invest, rehabilitation work would interrupt their business, lack of financial means, and lack of willingness to approach the authorities asking for permits.

Improvements in the business unit		Yes	No
Bulaq Abul-Ela	Number	0	56
	Percentage	0%	100%

Desired improvements or rehabilitation works in the building

When asked about their desired improvements in their business units, respondents highlighted wall repairs, external and internal finishes and roof repairs as the highest ranking areas of improvement.

Desired improvements		Walls	Roof	Staircase	Kitchen	Toilet	Windows	Internal painting	External painting	No need
Bulaq Abul-Ela	Number	20	18	11	8	8	11	19	19	0
	Percentage	36%	32%	20%	14%	14%	20%	34%	34%	0%

Proposed rehabilitation schemes

When asked about preferred rehabilitation schemes for their business units, 64% of the respondents agreed either to directly pay rehabilitation cost or take a loan to finance the process given that it is with low interest rate. The vast majority opposed the idea of evacuating their units during rehabilitation since they have no other option and that would highly affect their income.

Proposed rehabilitation schemes		Pay	Evacuate	Take a loan	Share future maintenance
Bulaq Abul-Ela	Number	36	1	36	34
	Percentage	64%	2%	64%	61%

Awareness of existing restoration/rehabilitation programs or organizations and approach for assistance

None of the respondents was aware of such rehabilitation program or has approached anyone for help.

Awareness of existing programs		Aware of existing housing rehabilitation schemes	Approached for assistance
Bulaq Abul-Ela	Number	0	0
	Percentage	0%	0%

7.6. REAL ESTATE ASPECTS (VALUE OF BUSINESS UNIT AND RENTABLE VALUE)

Price of a similar unit (EGP per square meter)

The respondents were asked about what they thought would be the current price per square meter in EGP to purchase a business unit such as the one they work in. The majority (52%) said the value would fall between EGP 1,000 and EGP 3,000 per square meter which is relatively cheap compared to other areas in Cairo.

Price of a similar unit		1,000 - 3,000	3,001 - 6,000	6,001 - 9,000	9,001 and more	Don't Know
Bulaq Abul-Ela	Number	29	2	0	3	22
	Percentage	52%	4%	0%	5%	39%

Monthly rent value of a similar unit

The respondents were also asked about what they thought would be the current monthly rent value of a similar business unit. The majority of respondents (61%) said the value would fall between EGP 401 and EGP 1,000 per month.

Monthly rent value of a similar unit		1 - 100	101 - 400	401 – 1,000	1001 – 1,500	1,500 & more	Don't Know
Bulaq Abul-Ela	Number	0	9	34	3	3	7
	Percentage	0%	16%	61%	5%	5%	13%

Alternative opportunities in case of relocation

The respondents were asked to identify alternative business opportunities for local business owners if a building in the neighborhood was demolished or has fallen down. The majority of the respondents (50%) wished to find another business location within the same area, while 38% said they would go for an opportunity outside of Historic Cairo.

Alternative opportunities in case of relocation		Government unit in new urban communities	Same neighborhood	Other neighborhoods outside Historic Cairo	Don't Know
Bulaq Abul-Ela	Number	6	28	21	1
	Percentage	11%	50%	38%	2%

Awareness of entities buying properties in the area

Only one respondent was aware of people buying properties in the neighborhood which were other businessmen trying to take over more properties to expand their businesses in the area.

Awareness of entities buying properties in the area		YES	NO
Bulaq Abul-Ela	Number	1	55
	Percentage	2%	98%

7.7. HERITAGE ASPECTS

Advantages of working in traditional buildings in the neighborhood

Similar to residential units inhabitants, the respondents mainly appreciated two characteristics: ii) floor area of the dwelling unit in terms of appropriateness to business needs and activities; and i) design of the business unit in terms of space organization and flexibility to accommodate the changing business use of space.

Advantages of working in traditional buildings		Design	Floor areas	Conditions	Other	No advantages
Bulaq Abul-Ela	Number	20	44	16	1	0
	Percentage	36%	79%	29%	2%	0%

Disadvantages of working in traditional buildings in the neighborhood

Deteriorated physical conditions of the business units were identified by the respondents as the main disadvantage of working in a traditional building.

Disadvantages of working in traditional buildings		Design	Floor areas	Conditions	Other	No disadvantages
Bulaq Abul-Ela	Number	14	12	18	17	0
	Percentage	25%	21%	32%	30%	0%

Importance of restoring historically significant structures in the neighborhood

Despite the fact that none of the respondents exerted any efforts over the past 24 months to rehabilitate their business units, all respondents said it is important to restore historically significant structures in the area.

Importance of restoring historically significant structures		Important	Not Important
Bulaq Abul-Ela	Number	56	0
	Percentage	100%	0%

7.8. FUTURE PLANS

Required development (Future Plans) for the area

The respondents were asked about what type of improvement they would like to see happening in their areas through any proposed future development plans. Better housing came as a first priority with 80%. Services and improvement of their numbers and quality ranked second including demand for hospital, bread bakery, public toilets and a wholesale market place to regulate street vendors.

Required development (Future Plans) for the area		Better Housing	Services	Infrastructure	Hotels & tourism related services	Commercial stores
Bulaq Abul-Ela	Number	45	22	17	0	0
	Percentage	80%	39%	30%	0%	0%

Future plans after development

The respondents were asked what they would like to do in the future if the area is developed. All respondents said they wish to continue working in their area even if this requires cost contributions from their side.

Future plans after development		Continue working in the area even if required to contribute in the costs	Selling the Unit for convenient price and move out	Work in new industrial cities
Bulaq Abul-Ela	Number	56	0	0
	Percentage	100%	0%	0%

8. INSTITUTIONAL ASPECTS

During the mission, the study team interviewed officials from the MoA to investigate current instructional aspects and legal issues pertaining both survey areas, and from their point of view, what would be the future of these areas. The following is a summary of their views:

8.1. ARAB AL YASSAR

AAY is subject to a building moratorium since it is located within the Citadel buffer zone. The officials did not provide the team with the decrees or documentation supporting this moratorium to date; however, such documents still need to be obtained. As a result, no building or restoration permits are issued to any of the buildings in the area. Over many years, this moratorium has resulted into a rapid deterioration of the areas housing stock, but on the other hand, it protected its traditional character from rampant building violations we currently see in Cairo. This in itself presents a good rehabilitation opportunity for the entire area if careful intervention plans are devised and implemented.

It is worthy of note that in 2010 there have been some news that some private investors wanted to acquire properties in the area and turn them into tourism oriented facility. This plan stirred some concerns among the citizens; however, no acquisition or expropriation plans took place to date.

Many of the inhabitants in AAY expressed their frustration that other areas in Historic Cairo such as al-Darb al-Ahmar and al-Mu'izz Street have been developed while their strategically located area is still neglected. In line with these demands, MoA officials see that this area needs to be developed given its strategic location and proximity to the Citadel. They wish to remove what they see as 'ugly' government housing blocks and replace them with touristic facilities, while maintaining the existing housing stock.

8.2. BOULAQ ABUL-ELA

The main problem facing MoA officials in BAE, is the fact that the area is not part or within the boundary of the Historic Cairo site. As a result, the area is dealt with as an ordinary quarter of the city and its urban setting is not protected or regulated as a historic zone. Consequently, there is always a problem about the permitted uses and building heights when it comes to new developments.

The area is full of traditional buildings that are privately owned and cannot be protected since the registration process, especially for elements or parts of buildings, is very complicated. The existing monuments are protected through buffer zones related to each individual monument. Except for the strip along the Nile and Maspero area to the south, there are no current development plans for the area.

Regarding the future of the area, the MoA officials see that existing metal trade and industry should be relocated to one of the new cities where integrated facilities should be developed to accommodate such industries and their workers. In the meantime, the MoA propose to develop some parts of the area into high rise developments, and with their income, money can be spent to rehabilitate the existing housing stock and public open spaces.

9. SUMMARY OF FINDINGS AND PROPOSED DEVELOPMENT SCENARIOS

If the findings of this study prove one thing, they prove that prevailing impressions of high densities in Historic Cairo are not true. To the contrary, significant portions of Historic Cairo suffer from underdevelopment and low density of population. The findings of this study also highlight the need for maximizing value of frozen and underused assets in Historic Cairo. And finally, the findings proves that each of these underdeveloped areas have their own reasons that differ from an area to another and that such reasons need to be carefully studied and addressed with appropriate development strategies.

9.1. PHYSICAL PROFILE

- Both areas are underdeveloped from a physical point of view. While the allowable F.A.R. in Historic Cairo is 3.5, existing F.A.R. in AAY is 1.77 (51% of the allowable ratio) and 2.05 in BAE (59% of the allowable ratio). In addition, 72% of the plots in AAY have buildings with 2 floors or less, and 68% of the plots in BAE have buildings with 2 floors or less.
- The residential occupancy in both areas is very low. In AAY only 59% of the structures are residentially occupied and in BAE only 42% of the structures are residentially occupied. However, the remaining housing stock is efficiently used. In AAY 86% of the existing housing units are occupied with households and in BAE 85% of the existing housing units are occupied.
- Total number of households in AAY is 868 of which 283 are part of 87 extended families, and in BAE there is 1,130 household of which 198 are part of 43 extended families. Levels of occupancy are 1.02 household per unit in AAY and 1.01 household per unit in BAE. The higher percentage of extended families in AAY suggests more social cohesiveness over BAE.
- Business occupancy in both areas varies dramatically either in terms of size or status of activity. In AAY only 16% of the structures include business units while in BAE the situation is much different where 75% of the structures include business units. In terms of activeness, in AAY only 53% of the business units are occupied and active; while in BAE 92% of the existing business units are occupied and active. This high level of business occupancy in BAE indicates how fast the demographics of the area change with the high demand on commercial space and the fast spread of commercial businesses in the area.
- There are 3 major characteristics concerning Ground Floor Use in both areas. First, the relationship between residential and commercial uses: it is evident that AAY is a predominantly residential area while BAE is a predominantly commercial/industrial area. Second, level of use: AAY shows a high level of unused structures that amounts up to 36% of the structures and plots in the area. Meanwhile, only 13% of structures and plots in BAE are unused. Third, spatial distribution and diversity of uses: AAY shows a distribution of uses that is very well defined and typical to traditional quarters of Historic Cairo where businesses only exist along outer boundaries and main streets/public spaces, while alleyways and dead-end streets are strictly residential. On the other hand, BAE shows a different pattern where uses are more diverse and mixed all over the area without clear spatial distinction or well-defined zones, except for the eastern and southern edges of the area that are entirely commercial. The BAE distribution of uses cannot be attributed only to the ongoing commercialization process. There is evidence based on the 1930s cadastral maps that contrary to AAY, BAE was an active hub for businesses and other educational and administrative uses that still exist until today.
- The most dominant use for upper floors in both areas is residential (44% in AAY and 38% in BAE). A striking percentage of structures and plots in both areas (45% in AAY and 43% in BAE) has no upper floors in the first place.
- Both areas share almost similar percentage of traditional structures (26% in AAY and 28% in BAE). The main difference between the two areas is the much lower percentage of modern

structures in AAY compared to BAE (13% in AAY and 43% in BAE). Both areas share a comparatively similar pattern of distribution of modern structures where they mainly exist on the outer boundaries of both areas.

- The percentage of buildings in overall good building condition in AAY is much lower than BAE (12% in AAY and 29% in BAE). Also the percentage of buildings in deteriorating condition in AAY is lower than BAE. The building moratorium in AAY has left its impact on the overall building conditions in the area where 61% of the structures there are either in poor condition, makeshift, ruined or vacant lot.
- Buildings in both areas have been subject to many interventions over decades that affected their historic integrity and traditional character to the extent that only 17% of the buildings in AAY and 13% in BAE still maintain most of their traditional character. The number of irreversibly altered traditional buildings in both areas amounts up to one third of the entire building stock.
- The majority of properties in both areas are privately owned (98% in AAY and 85% in BAE). However, a considerable percentage of properties in BAE (14%) are owned by Awqaf. Both areas share a considerable number of owner occupied and owner occupied buildings with tenants (42% in AAY and 48% in BAE).

9.2. SOCIAL PROFILE

- The main finding here is that the targeted local communities are stunningly stable and are deeply rooted within their areas, even more than other parts of Historic Cairo. Respondents reported a significantly high percentage (87% in AAY and 95% in BAE) of origins from the same neighborhood according to their birthplace in both areas. Confirming the previous result, 91% of the respondents in AAY and 90% in BAE have been living in the same house for more than 20 years. Moreover, 96% of the respondents have never lived outside of their areas.
- The size of households in both areas is relatively small when compared to other areas of Historic Cairo which even exacerbates the issue of residential densities. The majority of the respondents' family members (55% in both AAY and BAE) work and/or study in Historic Cairo.
- There is a general appreciation among the respondents of the 'strategic location' of their areas in terms of proximity to services and work location. Proximity to family and friends is also a highly esteemed value where it ranked first in AAY with 81%.
- As usual, solid waste is the most critical problem for the majority of the respondents in both areas especially in AAY where debris of demolished buildings represents a real problem. Second ranking problem was quality and adequacy of existing services and utilities. The third ranking problem in AAY was the deteriorated physical conditions in the area which is understood, while it was social problems and disputes that ranked third in BAE. Finally it is worthy of note that the existing building moratorium in AAY also represented a problem for the respondents, while infiltration of commercial activities was also a concern in BAE.
- The vast majority of respondents in AAY (94%) attributed deterioration of their areas to administrative and legal reasons because of the building moratorium. In BAE this percentage goes down to 68% and it is related to widespread building violations and spread of street vendors in the absence of government authorities.
- At the area level, a high percentage of the respondents (87% in AAY and 92% in BAE) wish to continue living in the same neighborhood. Respondents in AAY and BAE (35% in both areas) reported that they have carried out repairs in their dwelling unit or building during the last 24 months. The respondents have shown a moderate level of willingness to join housing rehabilitation schemes in AAY and a higher level in BAE. This lower level in AAY is attributed to lack of financial means, despair in the area because of the building moratorium, and that many

respondents do not think their buildings can be repaired. The lowest percentage of consent was related to taking a loan to finance the process.

- All respondents recognized the existence of 'old rent', 'new rent' and 'buying (tamleek)' housing solutions in their neighborhoods with higher recognition of 'old rent' as a prevailing solution in AAY and 'new rent' in BAE.
- The respondents were asked about what type of improvement they would like to see happening in their areas through any proposed future development plans. Better housing came as a first priority in both areas (83% in AAY and 79% in BAE). Services and improvement of their numbers and quality ranked second in both areas. In AAY commercial facilities ranked third since the area is completely deprived from such services, in contradiction with BAE. In BAE, better infrastructure ranked third. It is worthy of note that hotels and tourism related services was the least preferred type of improvements with 11% in AAY and 0% in BAE. However, respondents in both areas welcome tourism activities if they are going to provide more job opportunities for the local inhabitants.
- The respondents were asked what they would like to do in the future if the area is developed. The majority of the respondents (73% in BAE and 94% in AAY) said they wish to continue living in their areas even if this requires cost contributions from their side.

9.3. COMMERCIAL ACTIVITIES PROFILE

- Given the special commercial nature of BAE, this profile gives an overview of commercial activities in the area, their nature, and relevance to the existing urban setting and built environment in BAE. Similar to the social survey findings, the commercial activities are very stable and are deeply rooted in BAE. They mainly consist of small enterprises active in areas of scrap metal trade and recycling, second-hand clothing, automotive spare parts, and selling motorcycles.
- The majority (84%) of these businesses are family businesses inherited from older generations. The majority of the respondents (96%) were either born in the area or other neighborhoods in Historic Cairo. The occupation status shows a stable level of tenure with 61% of the respondents either as sole or partial owners of their entire buildings.
- Similar to the findings of the residential survey findings, 86% of the respondents have been practicing their business in the same unit for more than 20 years. When asked about their residence location, 41% of the respondents said they live in the same building and 52% live in the same neighborhood. In line with all previous results, none of the respondents has worked outside the area during their business activity.
- When asked about advantages of working in the area, the majority of respondents referred to low rents and proximity to materials and markets as the most preferred advantages. All respondents expressed their willingness to continue working in the area. However, none of the respondents carried out improvements to their business units during the last 24 months.
- When asked about preferred rehabilitation schemes for their business units, 64% of the respondents agreed either to directly pay rehabilitation cost or take a loan to finance the process given that it is with low interest rate. The vast majority opposed the idea of evacuating their units during rehabilitation since they have no other option and that would highly affect their income.
- If they have to leave their business unit, the majority of the respondents (50%) wished to find another business location within the same area, while 38% said they would go for an opportunity outside of Historic Cairo.

- The respondents were asked about what type of improvement they would like to see happening in their areas through any proposed future development plans. Better housing came as a first priority with 80%. Services and improvement of their numbers and quality ranked second including demand for hospital, bread bakery, public toilets and a wholesale market place to regulate street vendors.
- The respondents were asked what they would like to do in the future if the area is developed. All respondents said they wish to continue working in their area even if this requires cost contributions from their side.

9.4. CONCLUSION AND THE WAY FORWARD

Housing rehabilitation prospect in Historic Cairo and investment in inner-city development still proves to be an untapped potential that would benefit the city of Cairo at large, since it contributes to the revitalization of the social, economic and cultural vitality of its center. The interviews with different groups in the two study areas show that housing rehabilitation is the first and utmost priority for the vast majority of the respondents, including business owners. However, this is a long-term process that involves well coordinated and integrated efforts, complex institutional frameworks, cooperation of different governmental and non-governmental entities, and most importantly, taking Historic Cairo's inhabitants into account as the main partners and driving force behind this process.

It is also evident that significant parts of Historic Cairo suffer from misuse, underdevelopment and low density of population and activities. This is due to different reasons. In AAY the existing legal and institutional setting in terms of building moratorium to protect the buffer zone of the Citadel is the main reason for this deterioration. In BAE the problem is different where ongoing commercialization process is rustling into rapid decrease of residential uses and low density of other uses that might not be most suitable for an area that close to Downtown Cairo.

However, this underdevelopment should not only be seen as an obstacle but also as an opportunity. This condition of underdevelopment has relatively managed to protect these areas from overdevelopment and building violations we see on a daily basis all over Historic Cairo. Such underdevelopment conditions need to be addressed on the planning level to identify concentrations of these underdeveloped areas and devise localized revitalization plans for each area including financial mechanisms and sovereign measures required to expropriate these properties if applicable. This process should take place while allowing the owners of these properties to become shareholders in such development schemes. Some of these properties can be also used to provide required neighborhood services in different areas of Historic Cairo.

Therefore, there are some measures that need to be taken in both AAY and BAE so they would become a model for development for such areas. These measures include:

- Documentation and immediate protection of "Buildings with Peculiar Architectural Value" in both areas. Some these buildings are disappearing on a daily basis and one of them has been burned in AAY;
- Development of protection measures for traditional buildings and continuums of traditional street façades;
- Development of legal and institutional measures to reverse exiting demolition decrees for traditional buildings;
- Development of long-term housing rehabilitation objectives in both areas

There is also a need to devise a 'Development Plan' and intervention strategy for both areas. It is expected that such a strategy will differ between AAY and BAE. The following is a brief of what development strategies can be followed in both areas:

9.4.1. Arab Al-Yassar

There is a need to develop a comprehensive intervention plan that is mainly based on housing rehabilitation activities and provision of needed services in the area. The strategic location of the area is a major advantage to benefit from the current land prices and attract local investors who might be already existing land owners. If the building moratorium is abolished, this will encourage local land owners or other investors to invest in the areas.

However, in order for such plan to be properly implemented, very strict development guidelines need to be developed in participation with local inhabitants. Allowing construction activities to take place without such guidelines would lead to an inevitable chaos. The development plan should also extend to the highly valuable public open space in the area to maintain and even improve their quality. AAY is a highly promising area and an incremental upgrading approach can be followed there leading to the entire revitalization of the area and its surroundings.

9.4.2. Boulaq Abul-Ela

The situation in BAE is different. The widespread of deeply rooted commercial activities and their linkages to other business networks in the surrounding areas makes it difficult to address this matter. Intervention in BAE requires first its inclusion within the boundaries of the Historic Cairo site, and second, sovereign measures regarding the relocation of current commercial and industrial activities especially scrap metal and automotive spare parts. Such industries need to be relocated to other areas possibly in the new cities but a community deliberation process need to take place before any of these plans are implemented.

The other option in case such industries are not relocated, is to develop very strict guidelines. These guidelines are not only for the use and protection of existing buildings but to put restrictions on the expansion of commercial activities in residential parts of the area, and to impose appropriate health and safety measures since this is one of the major risks in the area. However, the development and implementation of such guidelines seems to be unrealistic given the weak level of governance Egypt is suffering from these days.

APPENDICES

APPENDIX I: DATA SHEETS FOR THE IDENTIFIED AREAS

APPENDIX II: SELECTION CRITERIA FOR THE TARGET STUDY AREAS

APPENDIX III: PHYSICAL SURVEY MAPS

APPENDIX IV: LOCATIONS OF SOCIAL AND COMMERCIAL SURVEY RESPONDENTS

APPENDIX V: PHYSICAL SURVEY FORM

APPENDIX VI: SOCIAL SURVEY FORM

APPENDIX VII: QUESTIONNAIRE FOR GOVERNMENTAL OFFICIALS

APPENDIX I: DATA SHEETS FOR THE IDENTIFIED AREAS



Area Boundary

GOOGLE/ DIGITALGLOBE IMAGE (FROM 2012)

BASIC DATA

GOVERNORATE: Cairo

DISTRICT: Al Azbakiyya

OF RESIDENTS: 10,715

OF HOUSEHOLDS: 2,156

AREA (Hectare): 18.7

BUILT ENVIRONMENT

Building heights 1-5 storey high, good structural condition especially along main streets like El Kenisa Street while deteriorated in Clot Bek Street, poor building condition in secondary streets. The area has architecturally significant buildings, some of them used as hotels or owned by the Coptic church.

OCCUPANCY & LAND USE

Most of the houses are old rents; lots of them are rented from the Church (Coptic Awqaf). Some buildings are privately owned. Residential use with commercial activities. Some areas with high density commercial activities and full of deteriorated old hotels and small motels

INFRASTRUCTURE & UTILITIES

All buildings have access to utilities. Most of the secondary streets are not paved (dirt roads) or poorly paved but are reasonably wide. Public lighting is not adequate and without any maintenance.

PUBLIC SERVICE AND FACILITIES

The area is surrounded by different services.

SOCIAL PROFILE

Most residents of the area mixed between old residents who have been living there for a long time (more than 30-40 years in many cases) and new residents who come from other neighborhoods.

ECONOMIC ACTIVITIES

The area is famous for different wholesale market such as Bab El Bahr and Shak El Tae'ban markets for food products and cigarettes. Some commercial activities serve the hotels in the area at Clot Bek such as restaurants.



Deteriorated housing stock, a lot of buildings are 1-2 storey high.

ACCESSIBILITY & TRANSPORTATION

The area is highly accessible by public transportation. Some pedestrian shaded paths are provided through building arcades like Clot Bek Street.

SOLID WASTE MANAGEMENT

No garbage collection (although residents pay for the service through electricity bills).

MAIN PROBLEMS

- Lack of utilities maintenance
- Structural deterioration of buildings
- Unoccupied buildings, Coptic Awqaf is not willing to rent or sell them.
- Infiltration of commercial activities

MAIN ADVANTAGES

- Good location (access to work and services)
- Public services surrounding the area

CIVIL SOCIETY ORGANIZATIONS

Few services provided by the Church NGOs.

POTENTIAL FOR UPGRADING

- Unoccupied and semi-occupied deteriorated buildings
- A lot of buildings owned by Coptic Awqaf that could be potential for investment
- Historic and traditional buildings of significant architectural value
- Good location and high accessibility



The area contains a considerable amount of vacant and deteriorated buildings



Existing historic buildings are a potential for investments and adaptive reuse



New high rise construction and commercial activities (malls) are expanding into the area



Bab El Bahr wholesale market



The area has a lot of 1-2 storey high buildings



Area Boundary

GOOGLE/ DIGITALGLOBE IMAGE (FROM 2012)

BASIC DATA

GOVERNORATE: Cairo

DISTRICT: BOULAQ

OF RESIDENTS: 3,945

OF HOUSEHOLDS: 1,297

AREA (Hectare): 17.1

BUILT ENVIRONMENT

Building heights 1-3 storey high structurally deteriorated, poor and partially demolished buildings, shacks, and vacant plots. The area has architecturally significant buildings and monuments. Few new constructions.

OCCUPANCY & LAND USE

Houses privately owned. Old rents. Residential use with commercial activities. Vacant plots. Some areas with high density of commercial, industrial and storage activities. Some historic buildings owned by Awqaf & Antiquities.

INFRASTRUCTURE & UTILITIES

All buildings have access to utilities. Most of the streets are not paved (dirt roads) or poorly paved but are reasonably wide. Public lighting is not adequate and without any maintenance.

PUBLIC SERVICE AND FACILITIES

The area is surrounded by different services.

SOCIAL PROFILE

Most residents of the area have been living there for a long time (more than 30-40 years in many cases) but they complain from the infiltration of commercial activities in the area especially 'polluting' industries such as car spare parts, and scrap metal markets and workshops. There are strong families that control the area and its markets.

ECONOMIC ACTIVITIES

The area is famous with scrap metal industries and trade, wood, car spare parts, second hand/used clothing markets and workshops.



Deteriorated housing stock

ACCESSIBILITY & TRANSPORTATION

The area is highly accessible by public transportation.

SOLID WASTE MANAGEMENT

No garbage collection (although residents pay for the service through electricity bills).

MAIN PROBLEMS

- Lack of utilities maintenance
- Structural deterioration of buildings
- Infiltration of commercial activities

MAIN ADVANTAGES

- Strong social networks
- Good location (access to work and services)
- Public services surrounding the area

CIVIL SOCIETY ORGANIZATIONS

NA

POTENTIAL FOR UPGRADING

- Unoccupied and semi-occupied deteriorated buildings
- Unoccupied vacant plots
- A lot of buildings owned by Awqaf
- Monuments that can be restored and reused
- Historic and traditional buildings of significant architectural value
- Good location and high accessibility



The area contains a considerable amount of vacant plots



Existing historic buildings and monuments are a potential for investments and adaptive reuse



Used car spare parts market



Used clothes market



New high rise construction is infiltrating the area



Workshops of scrap metal and used car spare parts are rapidly spreading in the area.



Area Boundary



Unsafe Area

GOOGLE/ DIGITALGLOBE IMAGE (FROM 2011)

BASIC DATA

GOVERNORATE: Cairo

DISTRICT: AL GAMALEYYA

OF RESIDENTS: 7,352

OF HOUSEHOLDS: 2,137

AREA (Hectare): 11.2

BUILT ENVIRONMENT

Average height 1-3 storey, structurally poor and deteriorated, architecturally significant.

Some building facades currently under rehabilitation through Al-Mu'izz & Al-Gamaliyya upgrading project.

Some buildings attached to the Ayyubid Historic Wall were demolished intentionally by the governorate.

OCCUPANCY & LAND USE

70-80% of the area is privately owned inherited through generations; most of the residents were born and raised in the place. Occupied with owners and tenants. Mostly old rents. Residential use with few commercial activities. Few vacant plots recently built up to 5-6 stories. Some structures are unoccupied and few vacant lands. Unoccupied deteriorated old school building exists in the area.

INFRASTRUCTURE & UTILITIES

All buildings with access to utilities. All the networks currently under upgrading through Al-Muizz & Al-Gamaliyya upgrading project. Most of the streets are not paved or poorly paved.

PUBLIC SERVICE AND FACILITIES

The area is surrounded by different services such as police station, hospitals, and food markets.

SOCIAL PROFILE

Most residents of the area have been living there for a long time (more than 30-40 years in many cases) and would like to continue living in the same area.

ECONOMIC ACTIVITIES

The area is considered to be residential with few commercial activities.



One storey high deteriorated buildings

ACCESSIBILITY & TRANSPORTATION

The area is highly accessible by public transportation.

MAIN PROBLEMS

- Structural deterioration of buildings while the current upgrading project deals only with facade renovation in Al-Mu'izz and Gamaliyya Streets.

CIVIL SOCIETY ORGANIZATIONS

Not Available.

POTENTIAL FOR UPGRADING

- Unoccupied deteriorated buildings and vacant lots privately owned distributed all over the area
- Semi occupied deteriorated buildings
- Current projects like Al-Mu'izz & Al-Gamaliyya upgrading project
- Historic and traditional buildings
- Good location
- Workshops and marketplaces around the area which indicates the presence of commercial facilities and potential job opportunities for the inhabitants.

SOLID WASTE MANAGEMENT

No garbage collection (although residents pay for the service through electricity bills). Garbage is disposed in the area adjacent to the Ayyubid Wall.

MAIN ADVANTAGES

- Strong social network
- Good location (access to work and services)
- Public services surrounding the area
- Historic area full of monuments



The area contains a considerable number of one storey high buildings that can be developed



Garbage disposal in adjacent to the Ayyubid Wall (in place of demolished buildings)



Unoccupied/unused old school building facing the risk of demolition



Al-Mu'izz & Al-Gamaliyya Upgrading Project



■ Area Boundary

■ Unsafe Area

GOOGLE/ DIGITALGLOBE IMAGE (FROM 2012)

BASIC DATA

GOVERNORATE: Cairo

DISTRICT: AL KHALIFA

OF RESIDENTS: 5,542

OF HOUSEHOLDS: 1,542

AREA (Hectare): 5.9

BUILT ENVIRONMENT

Average height 1- 4 storeys, structurally deteriorated poor and partially demolished buildings, shacks, vacant plots.

Permits not allowed for repair or new construction by the district and the antiquities.

OCCUPANCY & LAND USE

Privately owned land. Residential use with few commercial activities for local services. A lot of vacant plots and ruins.

INFRASTRUCTURE & UTILITIES

Utilities and networks are very poor, lack of maintenance. Most of the streets are not paved or poorly paved; there are some traditional stone pavement traces. Public lighting is not adequate and without maintenance.

PUBLIC SERVICE AND FACILITIES

The area is surrounded by different services. There are no markets nearby the area, also the area is considered unsafe because of the huge number of ruins and vacant lots.

SOCIAL PROFILE

Most residents of the area have been living there for a long time (more than 30-40 years in many cases). Most of the residents were born in the area. Most of them are relatives.

ECONOMIC ACTIVITIES

Not Available

ACCESSIBILITY & TRANSPORTATION

The area is highly accessible by public transportation.

MAIN PROBLEMS (Identified by Inhabitants)

- Structural deterioration of buildings
- Building moratorium
- A lot of ruins and partial ruins.
- Lack of utilities and network maintenance

SOLID WASTE MANAGEMENT

No garbage collection (although residents pay for the service through electricity bills).

The area is full of construction debris that affects the residents' health and safety.

MAIN ADVANTAGES (Identified by Inhabitants)

- Good location (access to work and services)
- Highly accessible
- Public services surrounding the area
- Adjacent to the Citadel

CIVIL SOCIETY ORGANIZATIONS

None

POTENTIAL FOR UPGRADING

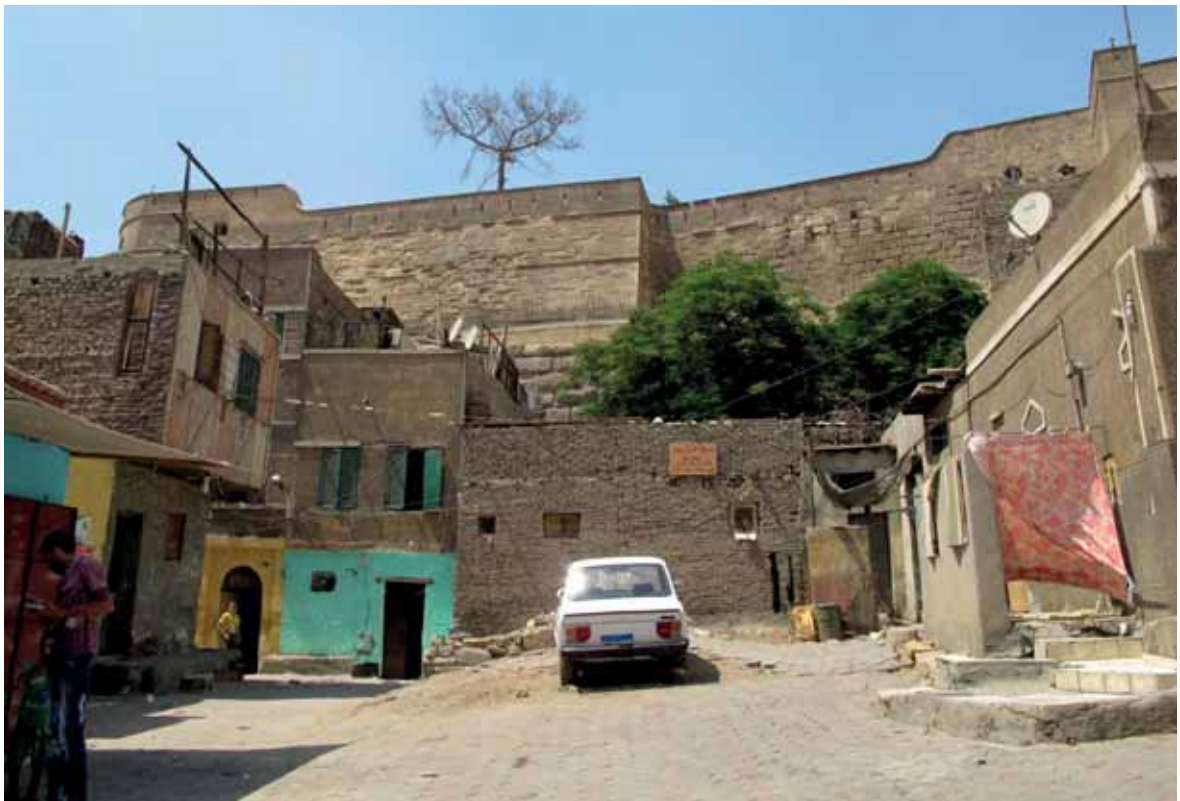
- Unoccupied deteriorated buildings
- Unoccupied vacant lots privately owned distributed all over the area
- Semi occupied deteriorated buildings
- Highly accessible
- Historic buildings and monuments surrounding the area
- Adjacent to the Citadel



The area contains a considerable amount of vacant lots due to demolished buildings



The area contains a considerable number of vacant lots due to demolished buildings



Public open spaces (Nodes)



A lot of remaining partial ruins façade still maintain architecturally significant features and elements



Traditional buildings are scattered around the area and require immediate attention



Area Boundary

GOOGLE/ DIGITALGLOBE IMAGE (FROM 2012)

BASIC DATA

GOVERNORATE: Cairo

DISTRICT: AL KHALIFA

OF RESIDENTS: 5,904

OF HOUSEHOLDS: 1,397

AREA (Hectare): 7.5

BUILT ENVIRONMENT

Average height 1- 4 storeys, structurally deteriorated poor and partially demolished buildings, shacks, and vacant lots.

There are some monuments and significant buildings that are unused.

OCCUPANCY & LAND USE

Privately owned land. Residential use with few commercial activities for local services. A lot of vacant lots with unknown ownership.

INFRASTRUCTURE & UTILITIES

All buildings with access to utilities. Most of the streets are not paved or poorly paved. Public lighting is not adequate and without maintenance.

PUBLIC SERVICE AND FACILITIES

The area is surrounded by different services.

SOCIAL PROFILE

NA

ECONOMIC ACTIVITIES

Not Available

ACCESSIBILITY & TRANSPORTATION

The area is highly accessible by public transportation (Sayeda Aisha & Sayeda Zeinab)

SOLID WASTE MANAGEMENT

No garbage collection (although residents pay for the service through electricity bills).

MAIN PROBLEMS (Identified by Inhabitants)

- Some vacant lands full of garbage
- A lot of deteriorate buildings and ruins.

MAIN ADVANTAGES (Identified by Inhabitants)

- Good location (access to work and services)
- Public services surrounding the area
- Big local market node

CIVIL SOCIETY ORGANIZATIONS

None

POTENTIAL FOR UPGRADING

- Unoccupied deteriorated buildings
- Unoccupied vacant lots privately owned distributed all over the area
- Semi occupied deteriorated buildings
- Highly Accessible
- Big local market node



Unoccupied and semi occupied one storey buildings



The area contains a considerable number of vacant plots due to demolished buildings



The area contains a considerable amount of vacant plots due to demolished buildings



Deteriorated traditional buildings



The Node of the local Market

APPENDIX II: SELECTION CRITERIA FOR THE TARGET STUDY AREAS



This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre

Frozen Assets study (October 2012)
Arch. Kareem Ibrahim

	Al-Azbakiyya	Boulaq Abul-Ela	Al-Gamaleyya	Arab Al Yassar (Al-Khalifa)	Darb Al-Hosr (Al-Khalifa)
GENERAL OBSERVATIONS					
Residential Vs. Commercial dominance (land Use)	High Commercial	High Commercial	High Residential	High Residential	High Residential
Plot Sizes	Large	Large	Small	Small	Small
MANAGEMENT AND TECHNICAL FEASIBILITY					
Well-defined area boundaries	●●●●○	●●●●○	●●●●○	●●●●●	●●●●○
Availability of state-owned lands for new services	●○○○○	●○○○○	●○○○○	●●●●○	●●●●○
Low dependency on other interventions or external parties	●●●●●	●●●●●	●●●●○	●●●●○	●●●●○
FINANCIAL AND ECONOMIC VIABILITY					
Potential for cost recovery	●●●●○	●●●●●	●●●●○	●●●●○	●●○○○
Potential for government contribution (State owned land, resources, etc.)	●●○○○	●●○○○	●●●●●	●●●●○	●●●●○
Variety and diversity of activities/uses	●●●●●	●●●●●	●●●●○	●●●●○	●●○○○
INSTITUTIONAL ASPECTS					
Low potential for institutional conflicts or sophisticated coordination efforts	●●●●○	●●○○○	●●●●○	●●○○○	●●●○○
Ability of governmental agencies to address reasons of deterioration	●○○○○	●●●●○	●●●●○	●●●●●	●●○○○
PHYSICAL ASPECTS					
Location and Visibility	●●○○○	●●●●●	●●●●○	●●●●●	●●●●●
State of Conservation of Urban Fabric	●●○○○	●○○○○	●●●●●	●●●●●	●●●●○
Concentration of architecturally significant buildings	●●●●○	●●●●○	●○○○○	●●●●○	●●○○○
Frozen assets(availability of vacant lots and unoccupied buildings)	●○○○○	●○○○○	●●●●○	●●●●●	●●●●●
Potential for increasing building heights (according to allowed building heights law for historic Cairo)	●○○○○	●●●●○	●●●●○	●●○○○	●●●●●



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Frozen Assets study (October 2012)
Arch. Kareem Ibrahim

Accessibility and Transportation	●●●●●	●●●●○	●●●●○	●●●●○	●●●●○
IMPACT ON IMPROVING LIVING CONDITIONS					
Integration of the approach (intervention covers different aspects)	●●●●○	●●●●○	●●●●○	●●●●○	●●●●○
High need for intervention	●●●●○	●●●●○	●●●●○	●●●●●	●●●●○
Ability to achieve quick results	●●●●○	●●●●●	●●●●○	●●●●●	●●●●○
IMPACT ON IMPROVING ENVIRONMENTAL CONDITIONS					
Impact on the area and its surroundings	●●●●○	●●●●○	●●●●○	●●●●○	●●●●○
Visual exposure of the area to other parts of the city	●●●●●	●●●●○	●●●●○	●●●●○	●●●●●
Intervention serves adjacent areas	●●●●○	●●●●●	●●●●○	●●●●○	●●●●○
SOCIAL AND LEGAL ASPECTS					
Strong social networks and family ties	●●●●○	●●●●○	●●●●○	●●●●●	●●●●○
Capitalization on existing community assets	●●●●●	●●●●●	●●●●○	●●●●○	●●●●○
Existence of active communities and CSOs	●●●●○	●●●●○	●●●●○	●●●●○	●●●●○
Security of Tenure and ownership status	●●●●●	●●●●●	●●●●○	●●●●○	●●●●○
Low disturbance of social networks (minimum relocation of inhabitants)	●●●●○	●●●●●	●●●●●	●●●●●	●●●●○

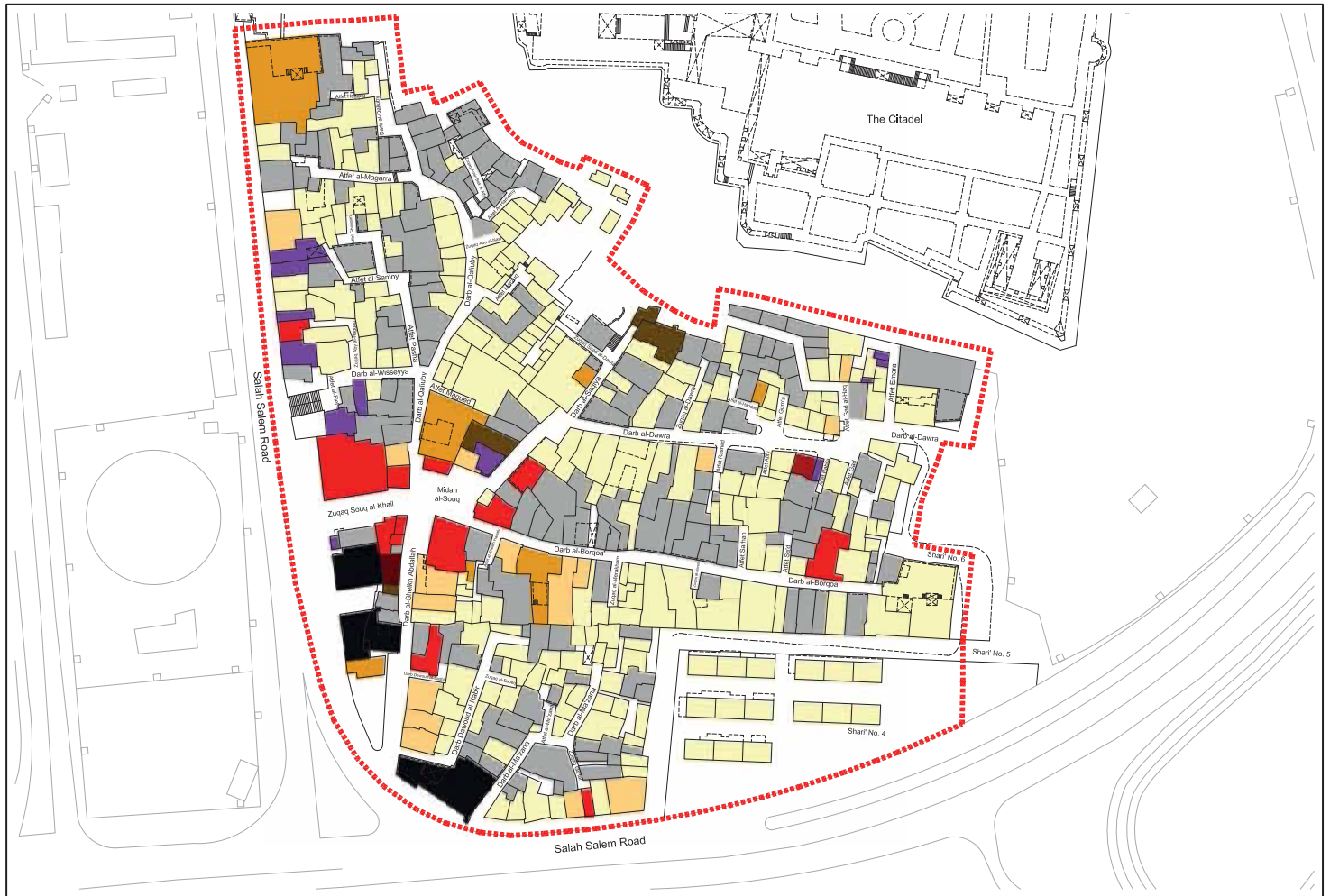
Total scoring points:

- Al-Azbakiyya: 77
- Boulaq Abul-Ela: 89
- Al-Gamaleyya: 76
- Arab Al Yassar (Al-Khalifa): 92
- Darb Al-Hosr (Al-Khalifa): 81

APPENDIX III: PHYSICAL SURVEY MAPS



This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre



This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre

PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:

 Residential	 Commercial	 Religious	 Agr./Cattle St.
 Residential Mixed (no commercial use)	 Commercial Mixed	 Religious Mixed	 Administrative
 Residential - Commercial	 Workshop	 Health	 Recreational
 Vacant	 Storage	 Educational	 Unused

Arab Al Yassar Physical Survey Maps:

Land Use (Ground Floor)

SURVEYED BY:
Nevine George
Nouran Azzou
Salma Belal

DATE:
30 October, 2012
SCALE:
1 : 1,500
SIZE:
A3





DATE:		30 October, 2012	
SCALE:	1 - 1,500	SIZE:	A3





This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre

PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:	
■	Building with full historic integrity
■	Reversibly altered building
■	Irreversibly altered building
■	New Construction
■	Makeshift
■	Partial Ruin
■	Total Ruin
■	Vacant

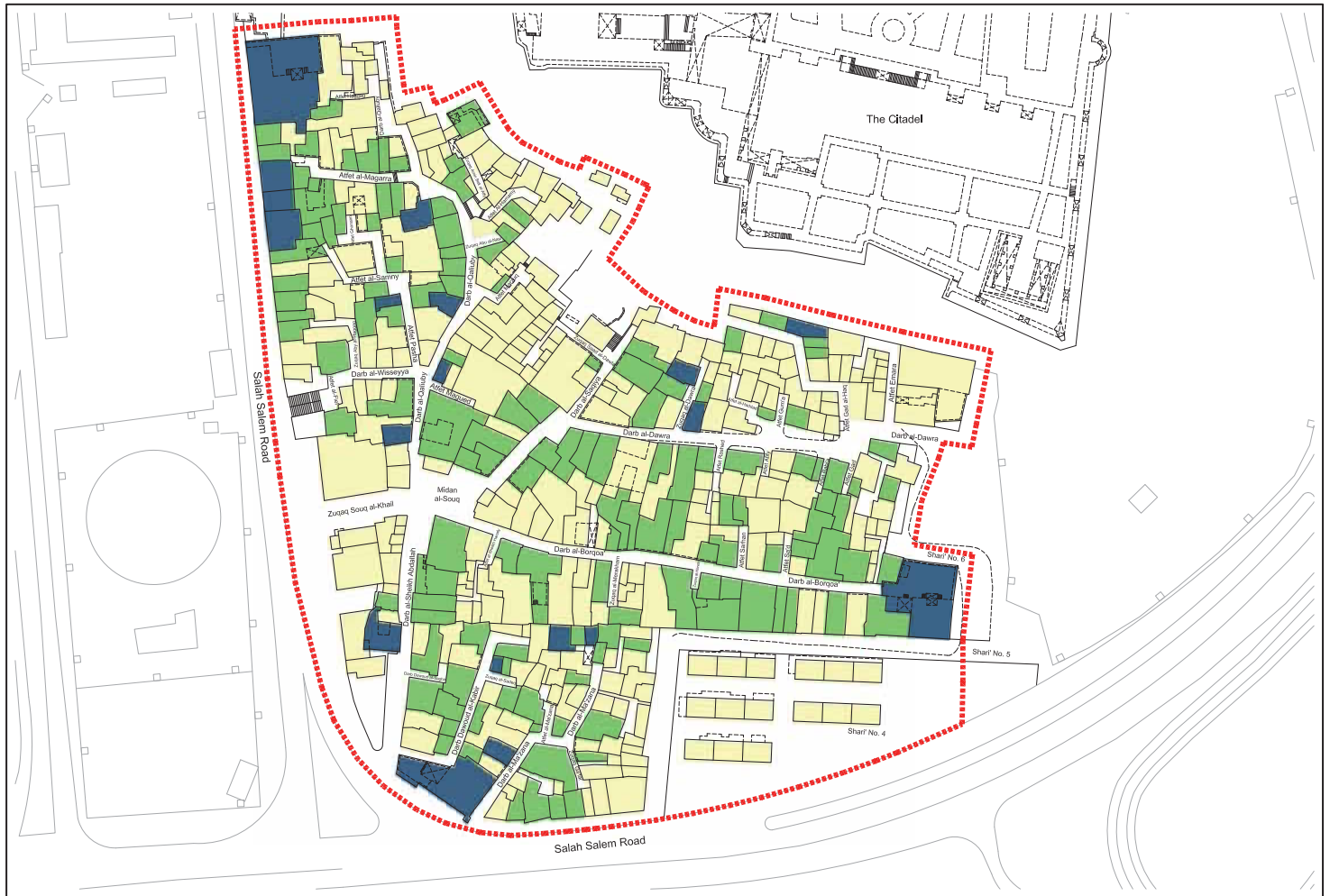
Arab Al Yassar Physical Survey Maps:

State of Integrity

SURVEYED BY:
Nevine George
Nouran Azzou
Salma Belal

DATE:
30 October, 2012
SCALE:
1 : 1,500
SIZE:
A3









This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre

PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

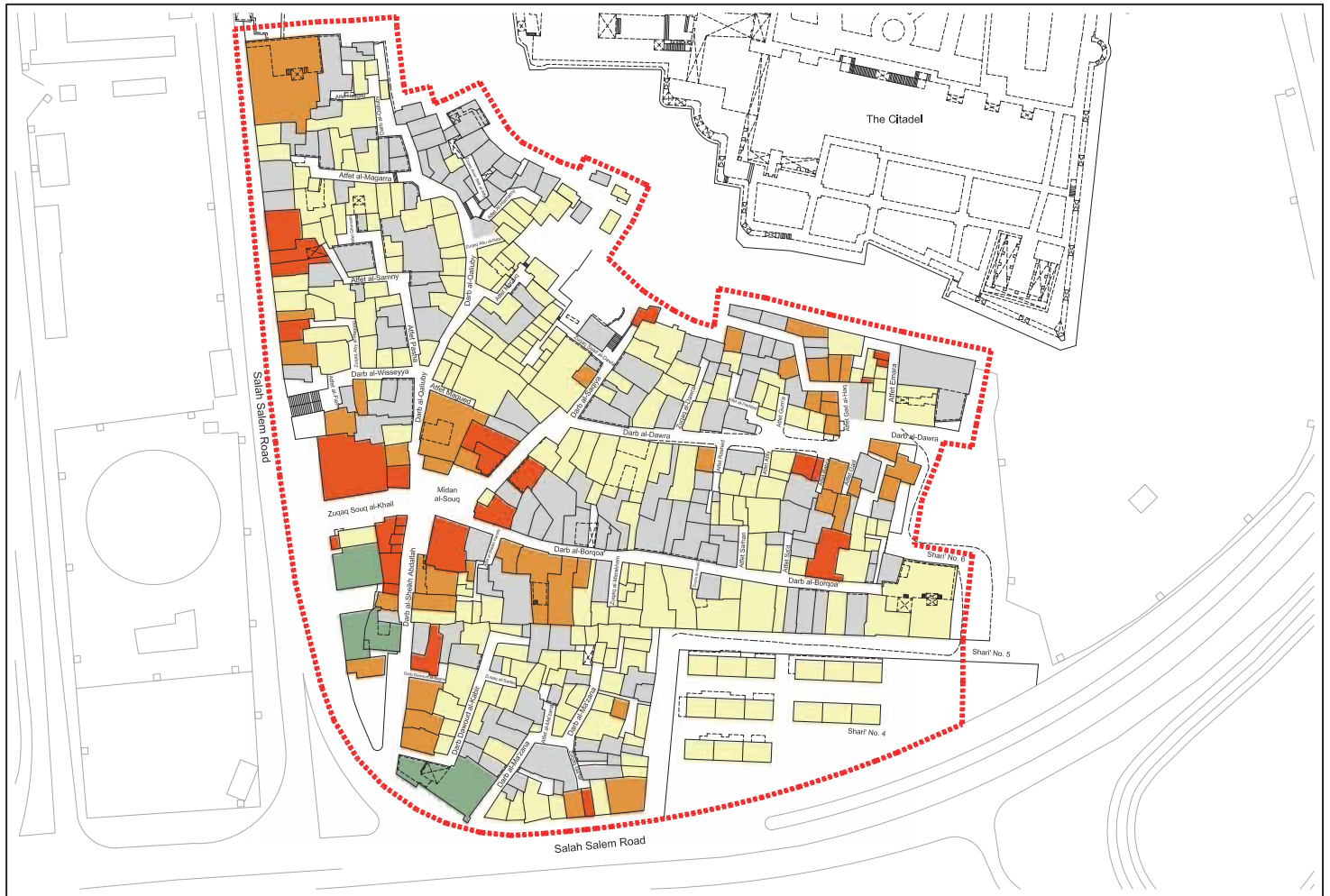
LEGEND:	
Private, Owner Occupied	Awqaf, Owner Occupied
Private, Owner Occupied with Tenants	Awqaf, Owner Occupied with Tenants
Private, Tenants	Awqaf, Tenants
Private, Informal Occupation	Awqaf, Informal Occupation
Private, Empty	Awqaf, Empty

Arab Al Yassar Physical Survey Maps:

Status of Ownership

SURVEYED BY: Nevine George Nouran Azzou Salma Belal	DATE: 30 October, 2012	
	SCALE: 1 : 1,500	SIZE: A3





This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre

PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:
Households
Businesses
Mixed
Others
None

Arab Al Yassar Physical Survey Maps:

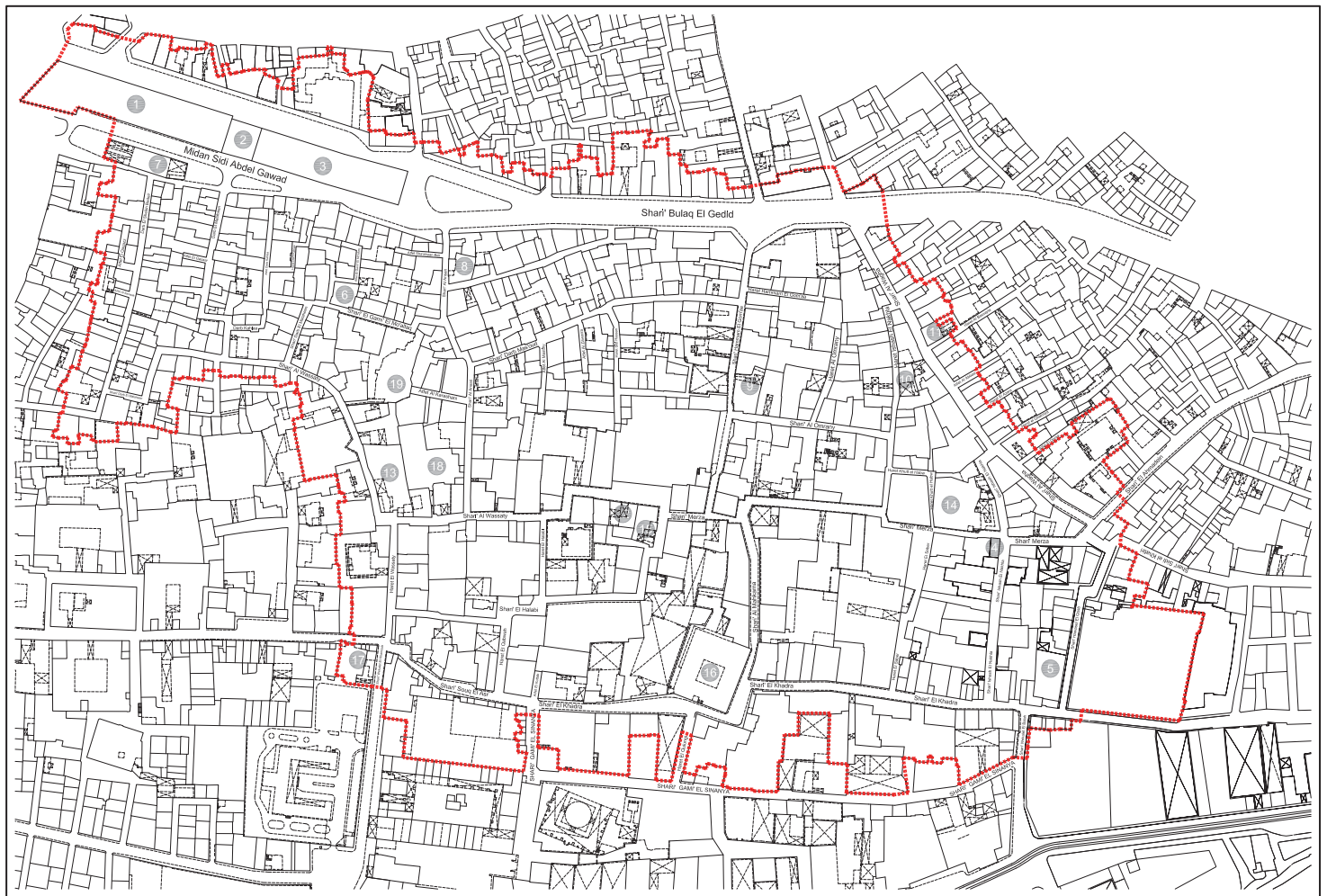
Household, Business & Others

SURVEYED BY:
Nevine George
Nouran Azzou
Salma Belal

DATE:
30 October, 2012
SCALE:
1 : 1,500

SIZE:
A3





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PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:

Services and Public Buildings
 ① Youth Center of Bulaq
 ② Bulaq El Gedid Market
 ③ Young Graduates Market
 ④ Madrasat Emir Mustafa Mirza

⑤ Al Khadra Mosque
 ⑥ Al Mo'allaz Mosque
 ⑦ Sidi Abdel Gawad Mosque
 ⑧ Sidi Al Ansary Mosque

⑨ Al Omrany Mosque
 ⑩ Ikhshak Al Hakiki Mosque
 ⑪ Al Arb'eem Mosque
 ⑫ Maddash Mirza

⑬ El Wassaty Mosque
 ⑭ Mustafa Mirza Mosque
 ⑮ Al Halabi Mosque
 ⑯ Al Qadi Yehia Mosque

⑰ Sidi Mohamed El Alali Mosque
 ⑱ Hammam Meshmesh
 ⑲ Hammam Okal

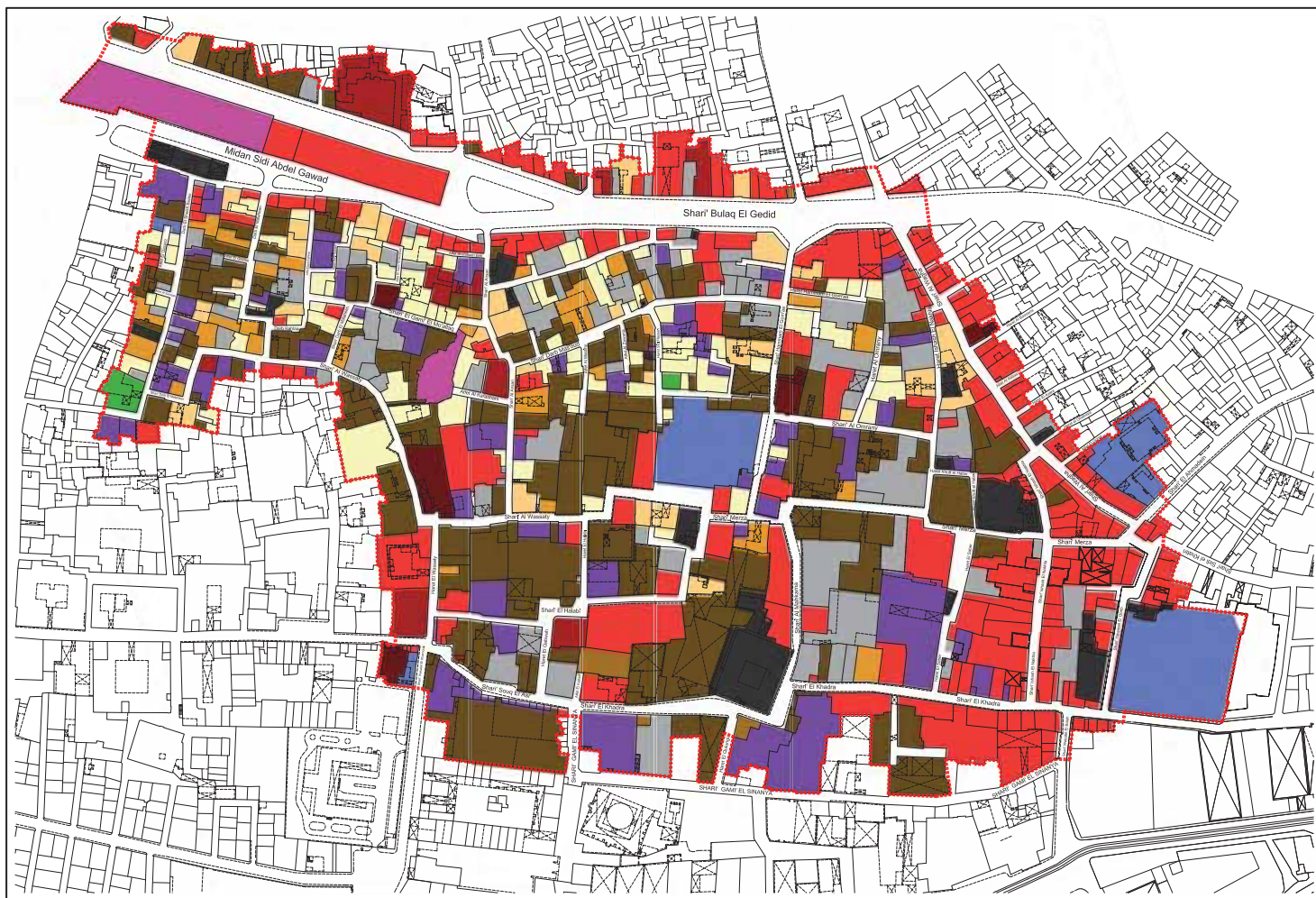
SURVEYED BY:
Nevine George
Nouran Azzou
Salma Belal

DATE:
30 October, 2012
SCALE:
1 : 2,000
SEE:
A3



Bulaq Abul-Ela Base Map





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PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:

- | | | | |
|--|--|---|--|
| Residential | Commercial | Religious | Agr./Cattle St. |
| Residential Mixed (no commercial use) | Commercial Mixed | Religious Mixed | Administrative |
| Residential - Commercial | Workshop | Health | Recreational |
| Vacant | Storage | Educational | Unused |

Bulq Abul-Ela Physical Survey Maps:

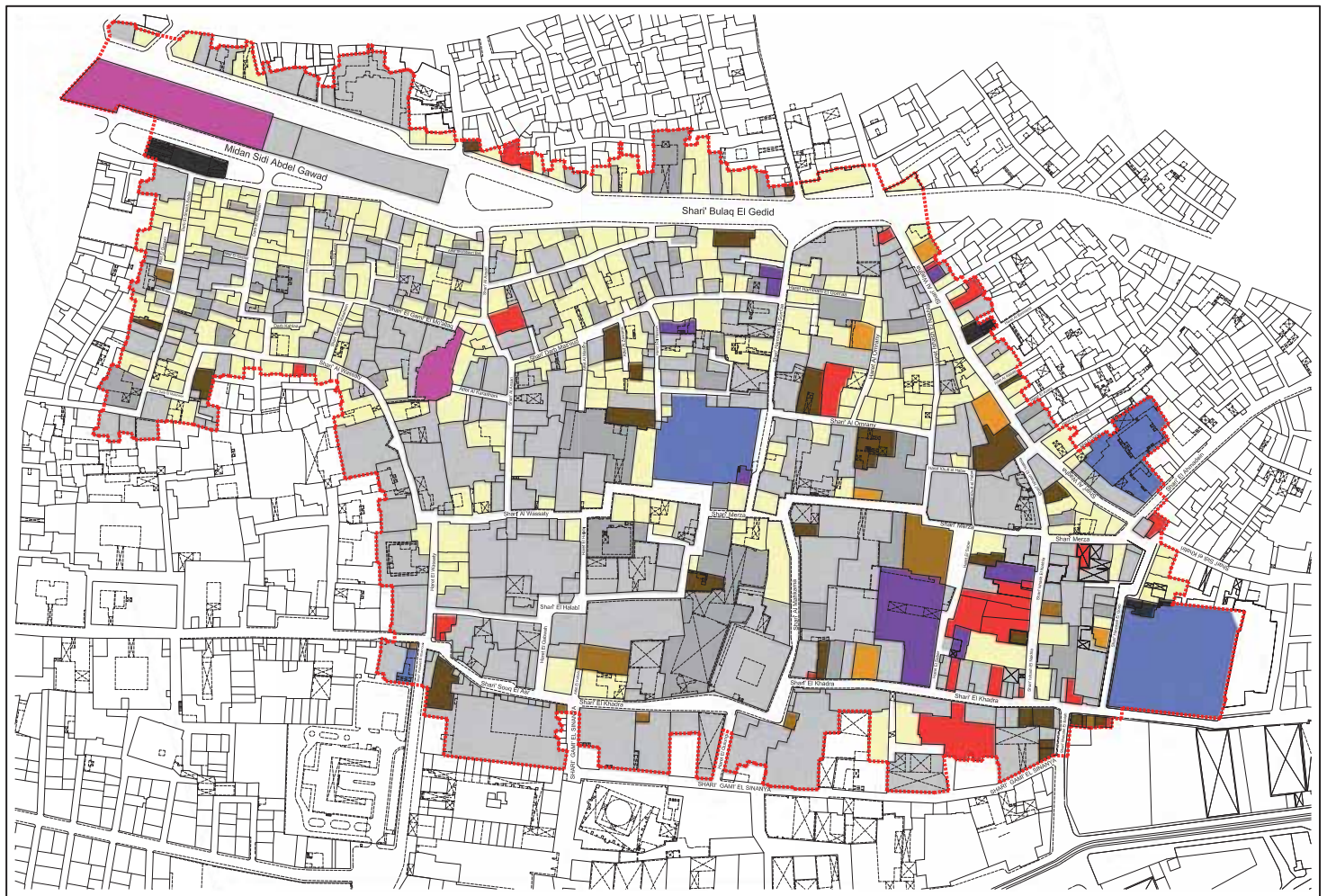
Land Use (Ground Floor)

SURVEYED BY:
Nevine George
Nouran Azzou
Salma Belal

DATE:
30 October, 2012
SCALE:
1 : 2,000

SEE:
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Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:				
Residential	Commercial	Religious	Agri/Cattle St.	
Residential Mixed (no commercial use)	Commercial Mixed	Religious Mixed	Administrative	
Residential - Commercial	Workshop	Health	Recreational	
Vacant	Storage	Educational	Unused	

Bulq Abul-Ela Physical Survey Maps:

Land Use (Upper Floor)

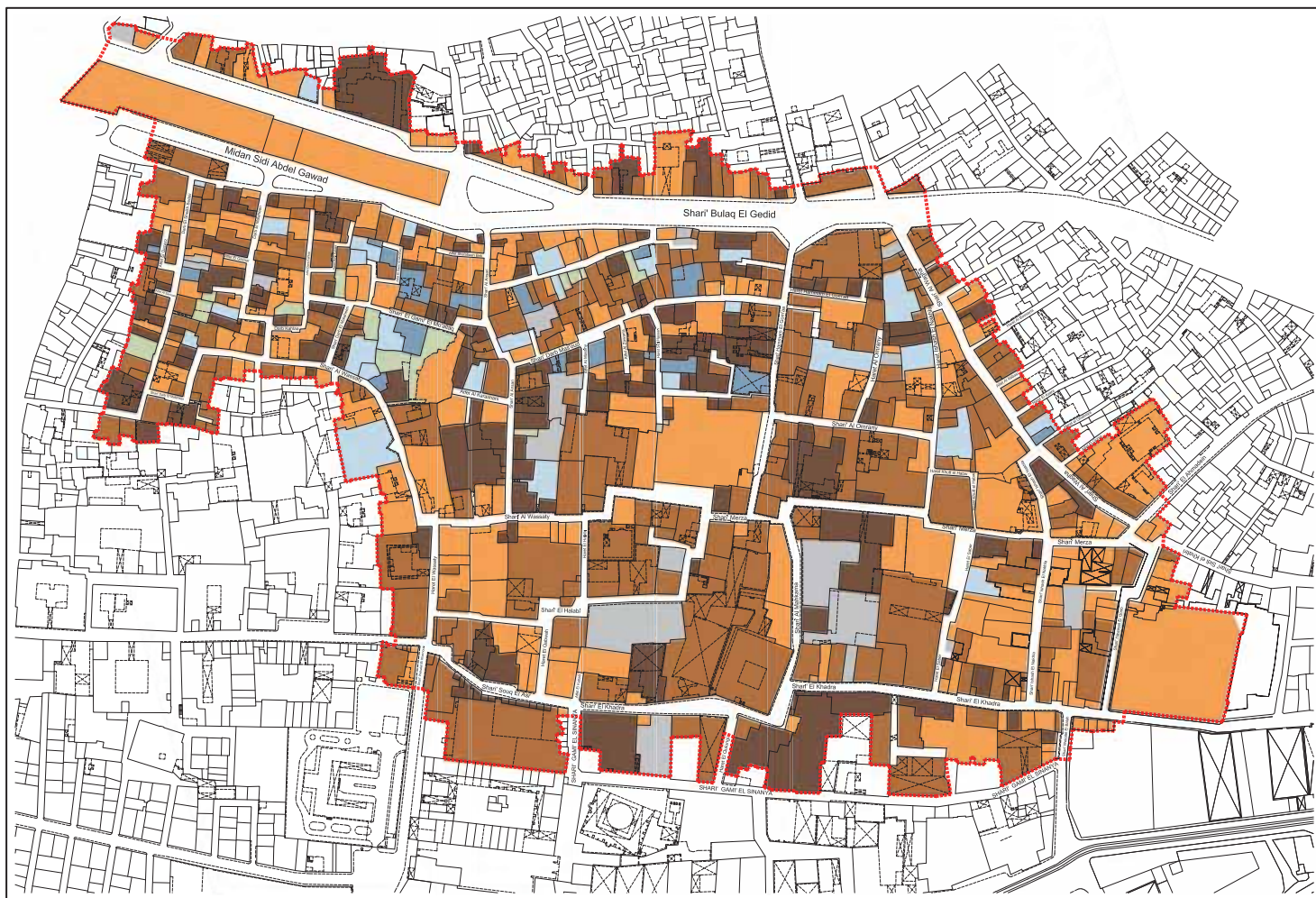
SURVEYED BY:
Nevine George
Nouran Azzou
Salma Belal

DATE:
30 October, 2012
SCALE:
1 : 2,000

SEE:

A3





This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre

PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:

Good
Deteriorating
Poor

Makeshift
Partial Ruin
Total Ruin
Vacant

Bulq Abul-Ela Physical Survey Maps:

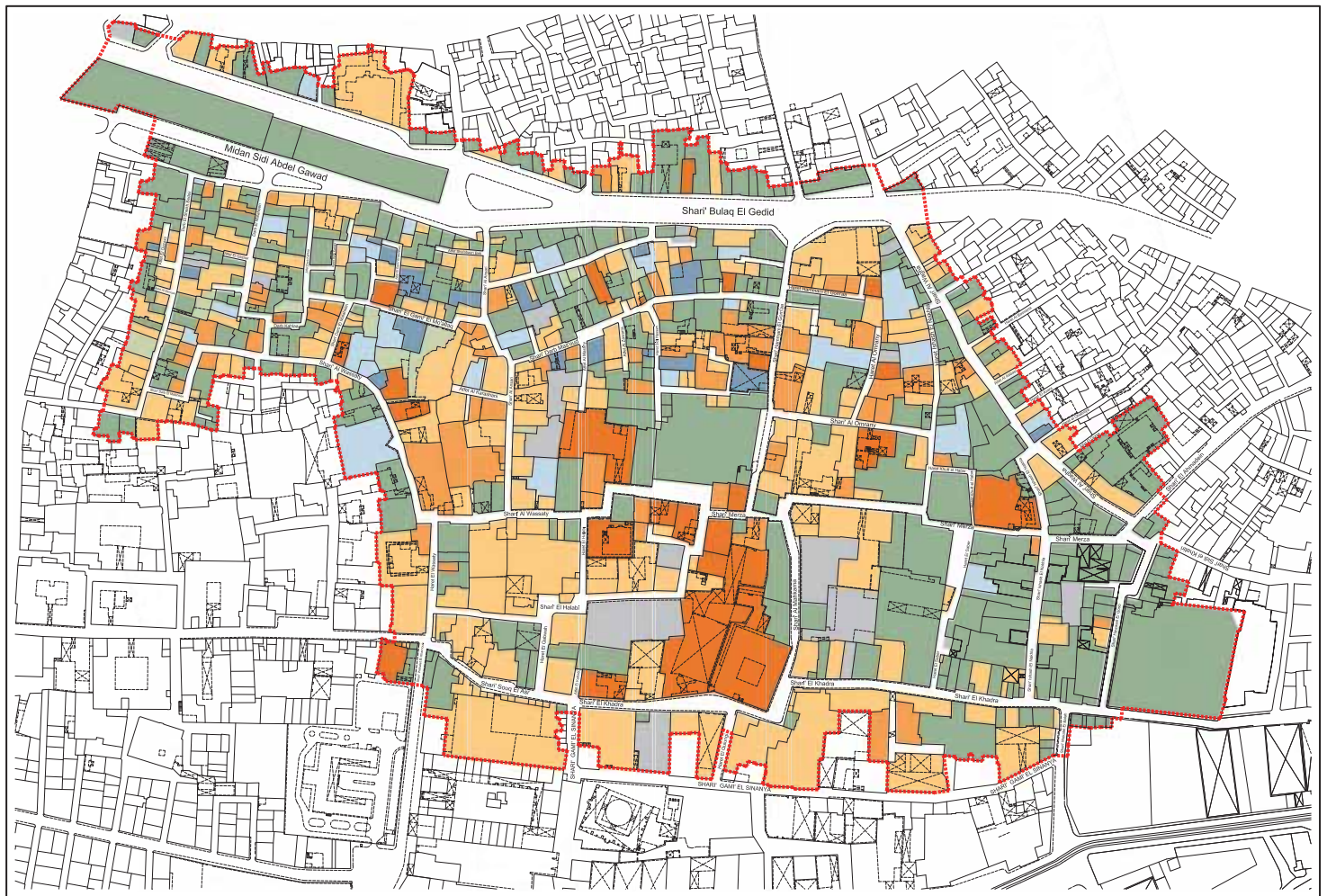
Overall Building Conditions

SURVEYED BY:
Nevine George
Nouran Azzou
Salma Belal

DATE:
30 October, 2012
SCALE:
1 : 2,000

SEE:
A3





This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre

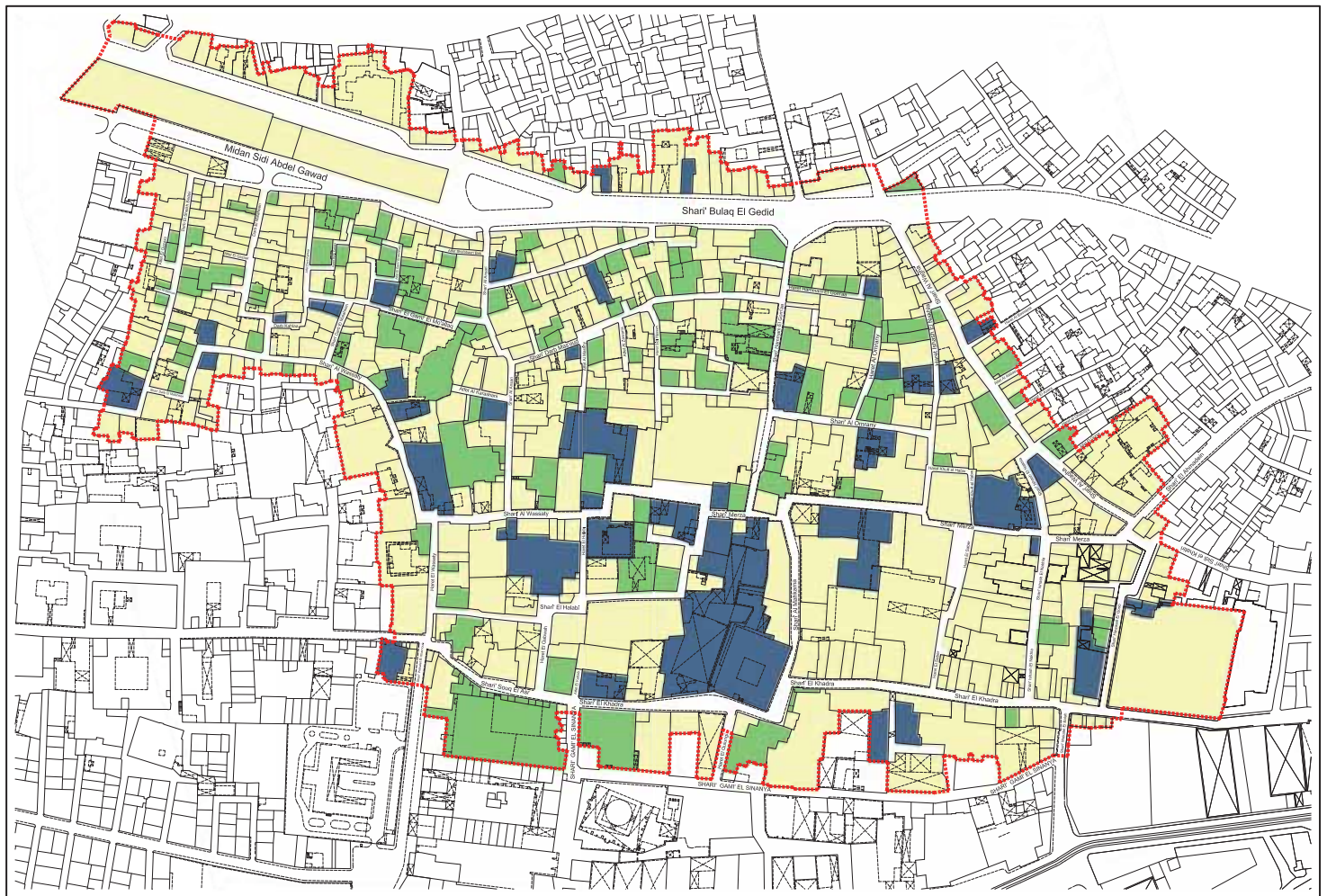
PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:	Building with full historic integrity	Makeshift
	Reversibly altered building	Partial Ruin
	Irreversibly altered building	Total Ruin
	New Construction	Vacant

Bulq Abul-Ela Physical Survey Maps:

State of Integrity	
SURVEYED BY: Nevine George Nouran Azzou Salma Belal	DATE: 30 October, 2012
	SCALE: 1 : 2,000
	SEE: A3





This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre

PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:
■ Significant Building
■ Significant Element
■ None

Bulq Abul-Ela Physical Survey Maps:

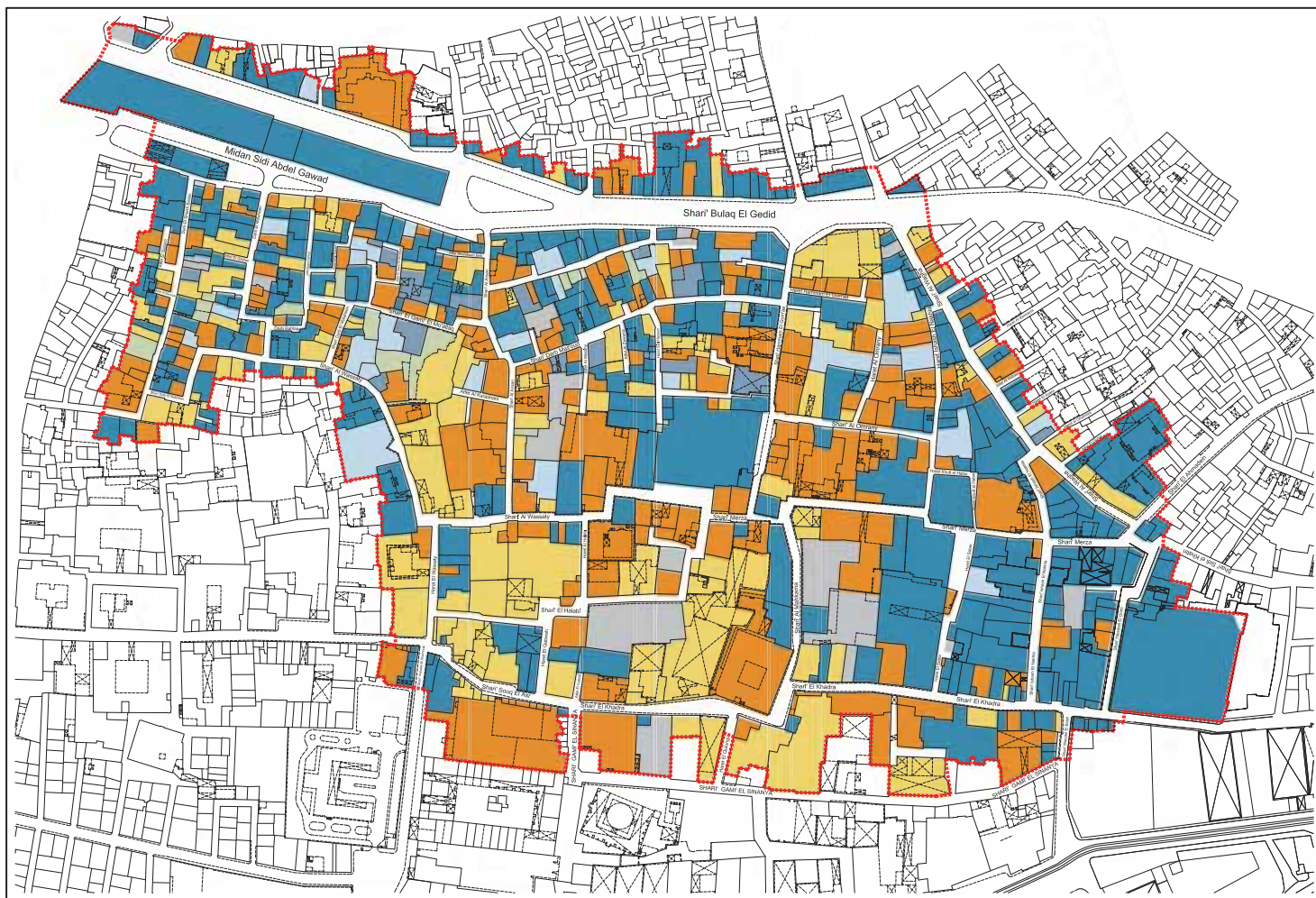
Architectural Significance

SURVEYED BY:
Nevine George
Nouran Azzou
Salma Belal

DATE:
30 October, 2012
SCALE:
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SEE:
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PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:

- Traditional
- Modern
- Mixed

- Makeshift
- Partial Ruin
- Total Ruin
- Vacant

Bulq Abul-Ela Physical Survey Maps:

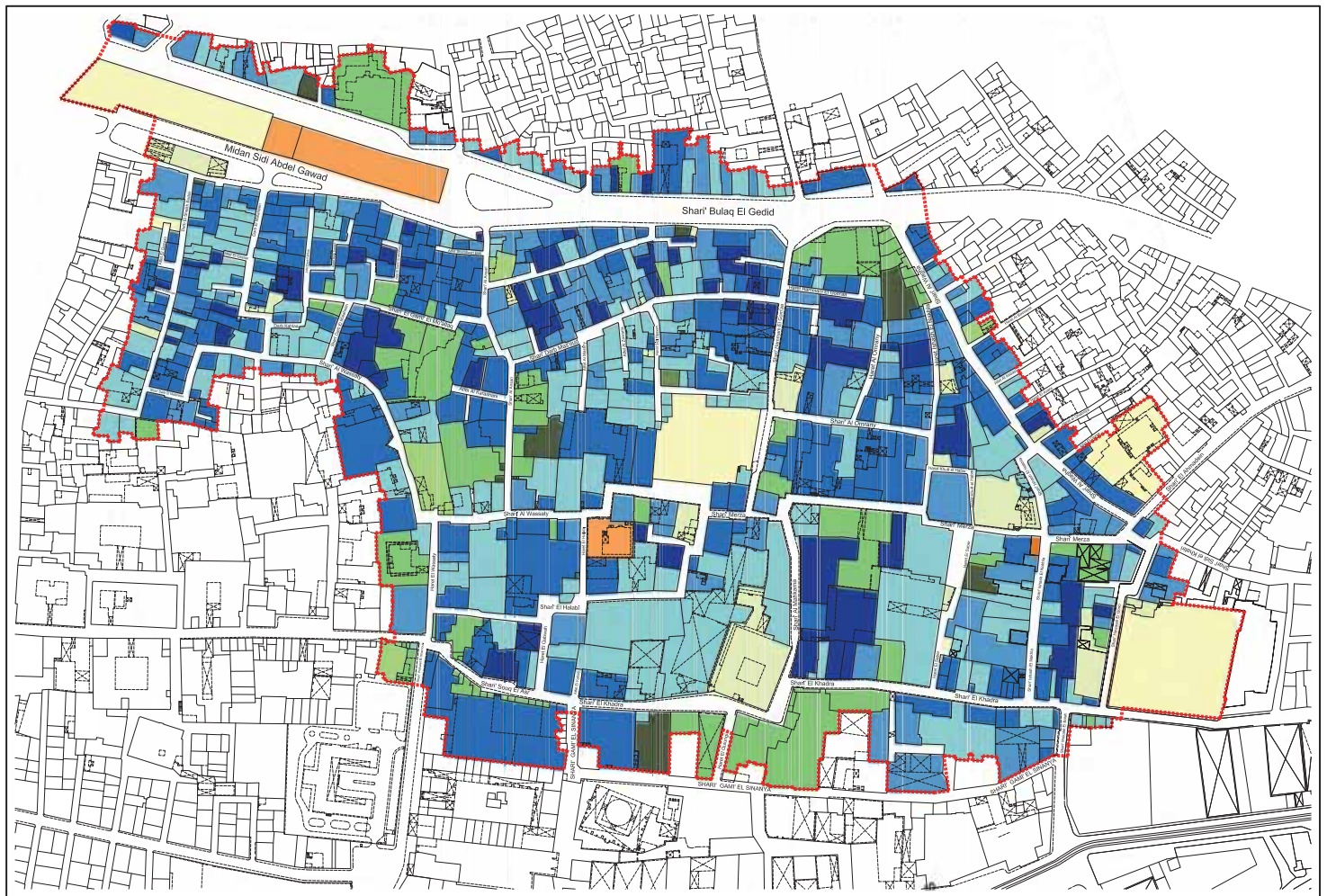
Type of Construction

SURVEYED BY:
Nevine George
Nouran Azzou
Salma Belal

DATE:
30 October, 2012
SCALE:
1 : 2,000

SHEET:
A3





PROJECT:
**Urban Regeneration of
 Historic Cairo Project**
Frozen Assets Study

LEGEND:

Private, Owner Occupied
 Private, Owner Occupied with Tenants
 Private, Tenants
 Private, Informal Occupation
 Private, Empty

Awqaf, Owner Occupied
 Awqaf, Owner Occupied with Tenants
 Awqaf, Tenants
 Awqaf, Informal Occupation
 Awqaf, Empty

Governmental, Owner Occupied
 Governmental, Owner Occupied with Tenants
 Governmental, Tenants
 Governmental, Empty

Bulq Abul-Ela Physical Survey Maps:

Status of Ownership

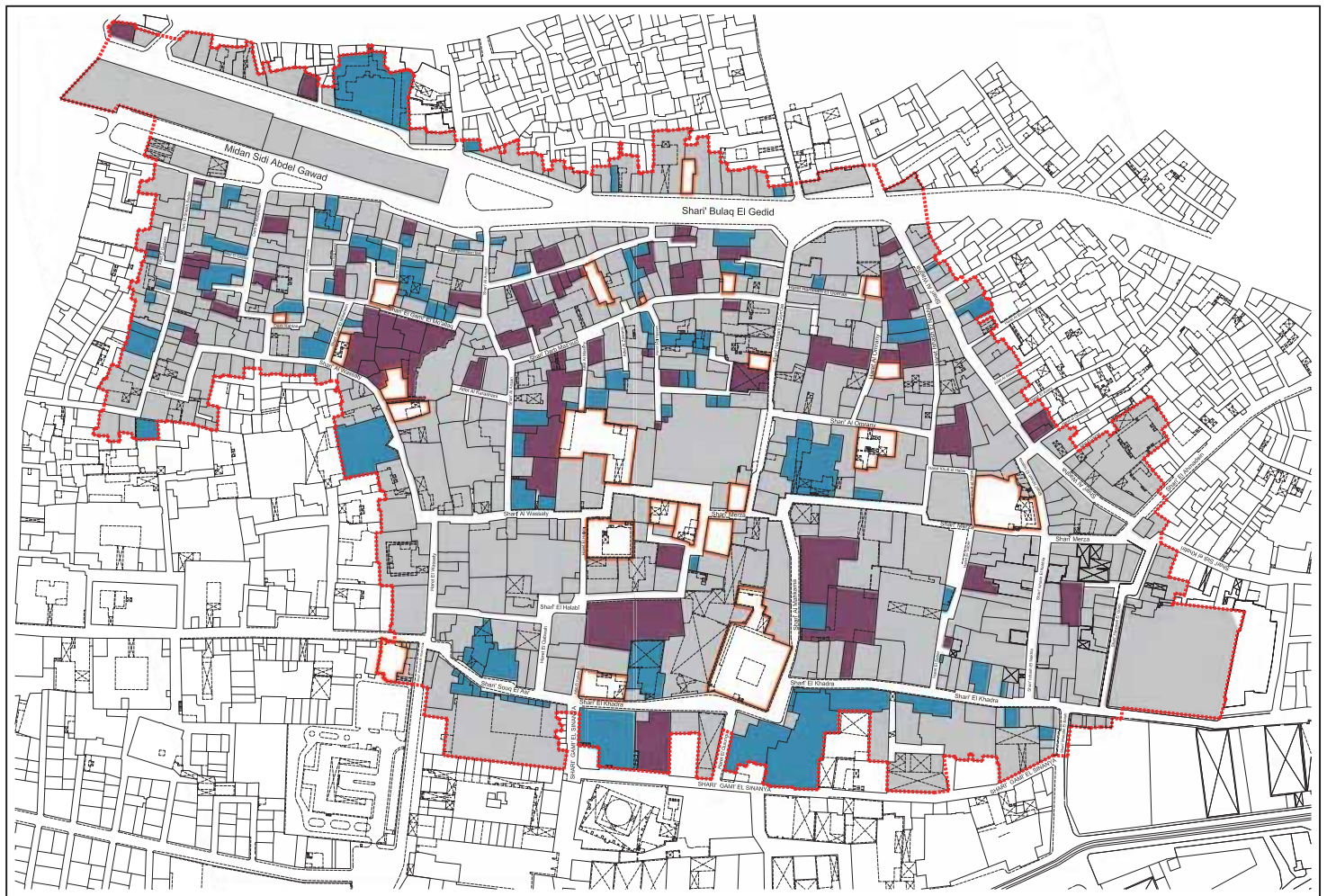
SURVEYED BY:
 Nevine George
 Nouran Azzou
 Salma Belal

DATE:
 30 October, 2012
 SCALE:
 1 : 2,000

SEE:
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 project for Historic Cairo – UNESCO, World Heritage Centre



This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre

PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:
 ■ Priority 1
 ■ Priority 2
 ■ Building with full historic integrity
 ■ Others

Bulq Abul-Ela Physical Survey Maps:

Potential for Intervention

SURVEYED BY:
Nevine George
Nouran Azzou
Salma Belal

DATE:
30 October, 2012
SCALE:
1 : 2,000

SEE:
A3



APPENDIX IV: LOCATIONS OF SOCIAL AND COMMERCIAL SURVEY RESPONDENTS



This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre

PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:
Orange-shaded buildings: Locations of Social Survey Respondents

Arab Al Yassar Physical Survey Maps:

Locations of Respondents

SURVEYED BY:
Nevine George
Nouran Azzou
Salma Belal

DATE:
30 October, 2012
SCALE:
1 : 1,500
SIZE:
A3





This report was produced in the framework of Urban Regeneration project for Historic Cairo – UNESCO, World Heritage Centre

PROJECT:
Urban Regeneration of
Historic Cairo Project
Frozen Assets Study

LEGEND:
 Locations of Social Survey Respondents
 Locations of Commercial Survey Respondents

Bulqat Abul-Ela Physical Survey Maps:

Locations of Respondents

SURVEYED BY:
Nevine George
Nouran Azzou
Salma Belal

DATE:
30 October, 2012
SCALE:
1 : 2,000

SHEET:
A3



APPENDIX V: PHYSICAL SURVEY FORM

Historic Cairo - BUILDING SURVEY FORM																																		
ID No. :														BLOCK No. :																				
SURVEY INFORMATION:																																		
Date:							Surveyed By:																											
ADDRESS:																																		
Street:														No.:				Cad. Ref. Plan.:						Plot No.:										
GENERAL DATA:																																		
Built (1)				Makeshift (2)				Unbuilt				Partial Ruin (3)				Total Ruin (4)				Vacant (5)				Demolition Date:										
BUILDING HEIGHTS:																																		
notes: In case of basement and small room on roof (Attic) are marked and counted separately																																		
1 FL. (1)		2 FL. (2)		3 FL. (3)		4 FL. (4)		5 FL. (5)		More: (6)		Basement (7)		P. house / Attic (8)																				
Notes:																																		
NUMBER OF HOUSEHOLDS AND BUSINESSES:																																		
Total No. of Residential Units														Total No. of Empty Units				Approx date of construction:																
Total No. of families				No. of Nuclear Families				No. of sub Families				No. of Extended Families																						
Total No. of business				No. of Active Business				No. of InActive Businesses				No. of Agr. / Cattle Serv.																						
Notes:																																		
DISTRIBUTION OF HOUSEHOLDS AND BUSINESSES:																																		
														G.F.		1.F.		2. F.		3. F.		4. F.		Roof		Basement								
No. of Unused Resid.Units																																		
No. of Occupied Resid.Units																																		
No. of Families (Nucl.+Sub.+Ext)																																		
No. of Businesses (active/inactive)																																		
No. of Agr. / Cattle Serv.																																		
Others:																																		
STATUS OF OWNERSHIP:																																		
Owner occupied							Owner occupied + tenants							Tenants							Informal occupation							Empty						
Private (1)							(2)							(3)							(4)							(5)						
Awqaf (6)							(7)							(8)							(9)							(10)						
Governmental (11)							(12)							(13)							(14)							(15)						
LAND USE (Ground Floor):																																		
Residential (1)				Commercial (2)				Storage (3)				Workshop (4)				Administrative (5)				Agr. / Cattle (6)														
Religious (7)				Educational (8)				Health (9)				Monument (10)				Recreational (11)				Unused (12)														
Residential-commercial (13)				Residential-Storage (14)				Residential-Workshop (15)																										
Use of Upper Floors																																		
Type of commercial use (s):																																		
TYPE OF CONSTRUCTION:																																		
Traditional (1)				Modern (2)				Mixed (3)				Makeshift (4)				Approx date of construction:																		
Partial Ruin (5)				Total Ruin (6)				Vacant Lot (7)																										
Notes:																																		
STATE OF CONSERVATION:																																		
Good (1)				Deteriorating (2)				Poor (3)				Makeshift (4)																						
Partial Ruin (5)				Total Ruin (6)				Vacant Lot (7)																										
Notes:																																		
STATE OF INTEGRITY:																																		
Building with full historic integrity (1)							Reversibly altered bldg (2)							Irreversibly altered bldg (3)							New Construction (4)													
Makeshift Structure (5)							Partial Ruin (6)							Total Ruin (7)							Vacant Lot (8)													
ARCHITECTURAL SIGNIFICANCE:																																		
Significant Building (1)							Significant Element (s) (2)							Part of Significant Façade Continuum (3)							None (4)													
RECOMMENDED ACTION (OPTIONAL):																																		
Maintenance (1)				Full Rehab. (2)				Partial Demolition (3)				Total Demolition (4)				Vacant Lot Dev. (5)																		
INFRASTRUCTURE																																		
Potable water				Electricity				Sewerage				City Gas				Tel.				None														
STRUCTURAL INTEGRATION WITH ADJACENT BUILDINGS:																																		
Definite Structural Integration (1)														Possible Structural Integration (2)										No Integration (3)										
NOTES:																																		

APPENDIX VI: SOCIAL SURVEY FORM

Basic Information

Name of respondent

Gender

Age

Occupancy Status

What is the floor area of the housing unit? How many rooms (including living area)?

How many persons live in the housing unit?

What is the respondent's current occupation status?

- Sole owner of building
- Partial owner of building
- Tenant - new lease
- Tenant - old lease
- Informal agreement
- Other - specify

Electricity meter is in whose name?

- Occupying family member
- Non-occupying family member (inc. dead)
- Other - specify

Does owner live in this building?

- Yes
- No, where (in the neighborhood, elsewhere)?

Duration of Stay and Nature of Occupancy

What is the respondent's origin according to birthplace?

- Same neighborhood
- Other neighborhood in Historic Cairo
- Elsewhere

How many years has respondent lived in this house?

- < 1 year
- 1 – 5 years
- 6– 10 years
- 11 – 20 years
- 21 – 40 years
- > 40 years

Have you lived outside the neighborhood during this period?

- No

- Yes - if so specify where

Area Related Aspects

What utilities does this house have?

- Electricity
- Piped water
- Mains sewage disposal
- Natural Gas

Where do the family members work?

- Same neighborhood
- Other neighborhood in Historic Cairo
- Elsewhere

Where do the family members study (if applicable)?

- Same neighborhood
- Other neighborhood in Historic Cairo
- Elsewhere

What are the advantages of living in this neighborhood?

- Access to good services & utilities
- Proximity to work location
- Proximity to family & friends (social network)
- Low rents
- Transportation
- Others - specify

What are the main problems of living in this neighborhood?

- Scarcity of services & utilities
- Social problems & disputes among neighbors
- Solid waste
- Others - specify

Based on your knowledge, when did the area start to deteriorate?

Why in your opinion the area is deteriorating?

- Legal and administrative reasons
- Lack of investments by owners and inhabitants
- Others - specify

Willingness to Stay

Does the respondent want to continue living in this neighborhood in the future?

- Yes
- No - why not? Where to go?

Does the respondent want to continue living in this house in the future?

- Yes
- No - why not? Where to go?

Rehabilitation and Maintenance

Did the respondent previously apply for a rehabilitation or new construction permit in the area?

- No
- Yes

If yes, did the respondent face any obstacles?

- No
- Yes - specify

What are the improvements made in the last 24 months to the unit?

- Structural (walls, floors, roof, windows, etc.)
- Plumbing
- Electricity
- External plaster/painting/tiling
- Internal plaster/paint/tiling
- Other - specify
- No improvements made to (unit - building) – Why?

If improvements were made to the unit, who did the work?

- Household member
- Landlord
- Paid worker(s)
- Contractor
- Other - specify

What was the cost of the work?

How was it paid for?

- Landlord
- Savings
- Bank loan
- Personal borrowing
- *Gamiyya* (saving club)
- Other - specify

If any work was done to the unit in last 24 months, describe any problems met?

- Legal or administrative (permissions)
- Financial (e.g. getting landlord to pay, getting loan)
- Technical (quality, on-time work, etc.)
- Other - specify

What are the improvements made in the last 24 months to the unit?

- Structural (walls, floors, roof, windows, etc.)
- Plumbing
- Electricity
- External plaster/painting/tiling
- Internal plaster/paint/tiling
- Other - specify
- No improvements made to (unit - building) – Why?

If improvements were made to the building, who did the work?

- Household member
- Landlord
- Paid worker(s)
- Contractor
- Other - specify

What was the cost of the work?

How was it paid for?

- Landlord
- Savings
- Bank loan
- Personal borrowing
- *Gamiyya* (saving club)
- Other - specify

If any work was done to the building in last 24 months, describe any problems met?

- Legal or administrative (permissions)
- Financial (e.g. getting landlord to pay, getting loan)
- Technical (quality, on-time work, etc.)
- Other - specify

Desired Improvement / Rehabilitation Works

What improvements would you choose to make to this building?

- Repair walls
- Repair roof
- Repair staircase and entrance
- Kitchen (new, repair)
- Toilet/bathroom (new, plumbing, repair)
- Repair windows
- Internal painting
- External painting
- Other - specify

Proposed schemes to enable residents to improve units and buildings:

- Contribute to costs
 - o Yes
 - o No
- Leave house during work
 - o Yes
 - o No
- Able to contribute to cost of future maintenance
 - o Yes
 - o No
- Willing to finance repairs through a loan
 - o Yes
 - o No - specify reasons

Do you know of any project, program or organization that work / can help you in rehabilitating your house?

- Yes
- No

If yes, did you approach it for assistance?

- Yes: what type of assistance? And what happened?
- No: why?

Real Estate Aspects (value of building and rentable value)

How much would a person have to pay to buy a housing unit like this in this neighborhood?

- (Amount): ____
- Don't know

How much would a person have to pay to rent a housing unit like this in this neighborhood?

- Advance money (amount)
- Monthly rent (amount)
- Don't know

How much would a person have to pay to rent a room in a building like this in this neighborhood?

- Advance money (amount)
- Monthly rent (amount)
- Don't know

Does the family own other properties (housing unit, building, land) in the same neighborhood or elsewhere?

- Yes – where?
- No

What are the types of housing solutions available in the neighborhood?

- Old rent
- New rent
- Buying (*tamleek*)
- Public housing
- Others - specify

In case a house is demolished or has fallen down, where do residents go?

- Governmental housing in new urban communities
- Find other housing opportunities in the same neighborhood
- Other neighborhoods outside of Historic Cairo - specify
- Others - specify

Do any entities/persons currently buy properties in the area?

Heritage Aspects

What are the advantages or disadvantages of living in traditional houses in this neighborhood?

- Design (space organization, flexibility, etc.)
- Floor areas (appropriate for family use, not appropriate, etc.)
- Conditions (deterioration, lack of maintenance, etc.)
- Other - specify

How important is restoring historically significant structures in the neighborhood?

- Important: why?
- Not important: why?

Future Plans for the Area

What would you like to see changing/improving in the area?

- Better housing
- Services – what?
- Infrastructure – what?
- Hotels and tourist facilities
- Shops
- Others – specify

In case the area is developed, what are your future plans?

- Continue living in the area (even if this requires financial contribution from your side)?
- Get proper compensation and search for alternative housing - How much?
- Get relocated to governmental housing – where?

APPENDIX VII: QUESTIONNAIRE FOR GOVERNMENTAL OFFICIALS

What are the reasons for deterioration of this area?

Based on your knowledge, when did the area start to deteriorate?

Are there any special decrees or regulation lines issued for the area?

- Yes – what? When?
- No

Do the District, Governorate, or MoA have any future plans for the area?

- Infrastructure
- Upgrading
- Public services
- Demolition
- Others – specify
- None

Do landlords or inhabitants apply for new construction or rehabilitation permits?

- Yes
- No – why?

Does the District still issue new construction or rehabilitation permits?

- Yes – to whom?
- No – why?

When were the latest permits issued?

Is the area located within a MoA buffer zone or Cairo Governorate regulation lines?

Arch. Kareem Ibrahim, Consultant



Urban Regeneration Project for Historic Cairo - URHC
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<http://www.urhcproject.org/>