

AFRICITIES SUMMIT 2015

Egypt



HOUSING RIGHT

Early 2012, a new constitution was adopted by the new Egyptian government. It includes :

- **article 4 (Preamble)** : Freedom is a right: freedom of thought, expression and creativity; freedom in housing, property and travel; its principles laid down by the Creator in the motion of the universe and human nature.
- **article 67** : Adequate housing, clean water and healthy food are given rights. The state adopts a national housing plan, its basis in social justice, the promotion of independent initiatives and housing cooperatives, and the regulation of the use of national territory for the purposes of construction, in accordance with public interest and with the rights of future generations.
- **article 69** : All individuals have the right to a healthy environment. The State shall safeguard the environment against pollution, and promote the use of natural resources in a manner that prevents damage to the environment and preserves the rights of future generations.

Amnesty International has many concerns about the new Constitution. Among his concerns that the constitution fails to provide for the supremacy of international law over national law, raising concerns about Egypt's commitment to human rights treaties to which it is a state party. Furthermore, the document fails to fully guarantee economic, social and cultural rights, such as protection against forced evictions.

Read more : [Amnesty website](#)



Amnesty International



A woman and her children in a shack in al-Gayyara slum next the Old Cairo (Reuters)



Video from European Coalition for Housing Right and Right to the City - Egypt situation - Assoc Alachaine

FORCED EVICTIONS

A recent phenomena causes of forced evictions is the current policy of urban development. Here is an example of Cairo in Egypt.

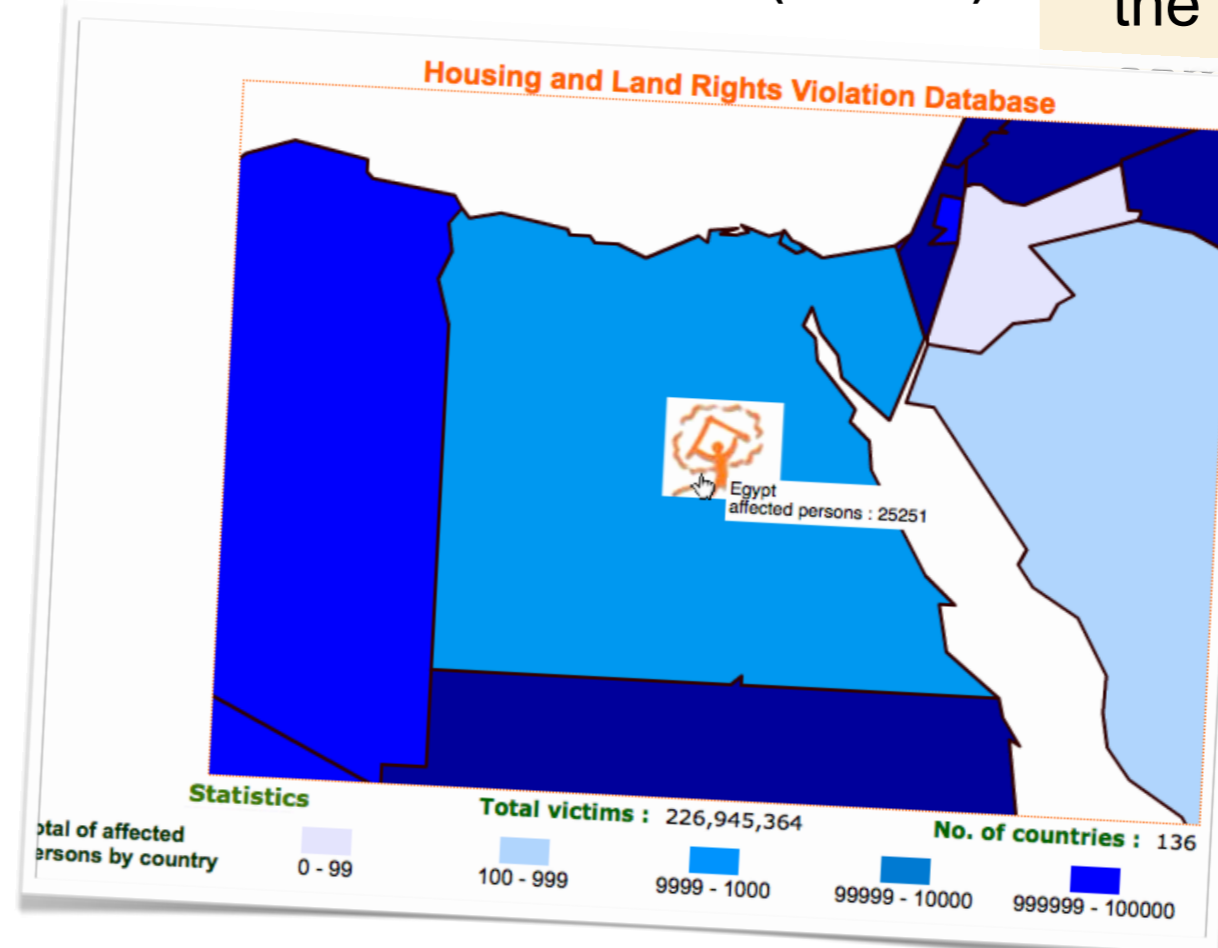
“Under Cairo’s intended urban master plan for 2050, the government strives to beautify the city, create new green spaces throughout, and make Cairo more appealing on the world stage. Gazirat al-Dhahab Island is one urban space that the government wishes to put into “better use.” Although this “better use” remains to be clearly defined by the Ministry of Housing and Public Utilities, one option has been to sell the land to a non-Egyptian Arab investor that would use this space to build tourism facilities.

The government justifies the eviction of these families by stating that the island is government-owned land and that it is not being used for “public benefit.” It also promises to provide residents with adequate compensation packages. Yet, residents find it difficult to trust the government’s promises since many families who gave up their land in prior negotiations never received full compensation.”

This opens the debate on the [right to the city](#), between the various needs and desires of its urban population. Read more : [HIC file on the DPH website](#)



FSM Tunis - Michel Hoare (NO VOX)



LAND PROBLEMS

The tenants are evicted from their lots without receiving any compensation for their property and houses. Article no. 33 of law 96/1992 proposes giving alternative properties in the desert to the evicted tenants, but in reality, nothing has happened. Moreover, the law is not concerned with compensating tenants for their houses, buildings and agricultural machines that they had acquired throughout the renting period. Also, the law violates all constitutional regulations that require providing the million tenants and their families with alternatives guaranteeing their social safety. The law neglects public welfare and the discrimination applied by the law violates the constitutional principle of equality.

Read more : [CITEGO](#)

Land grabbing is analyzed in terms of widespread corruption for decades. ICH-HLRN offers a contemporary analysis of the situation in relation to the Arab spring. For more information: [HIC-HLRN document](#)

MAJOR PROBLEMS

[EGYPTIAN CENTER FOR HOUSING RIGHTS](#) explicit situations indicating major problems in housing:

- **Egyptian law in favor of the landlord**, the tenant has very little protection. Many homeowners set contracts for one year in order to raise prices easily.
- **Given the very high prices of housing**, including those produced by the state in the past years, Egypt is experiencing a serious situation of homeless people and empty homes.
- **New towns are experiencing specific problems** : luxury accommodation, low job offers that require a high degree of mobility, ...
- **Informal settlements is important**. Slums are around in cities, but also in the heart of cities, many people live in shacks!

Housing and Land Rights Violation database
HIC MENA

HABITAT WORLDMAP

BETTER UNDERSTAND HABITAT IN THE WORLD : WWW.WM-URBAN-HABITAT.ORG

WEBSITE UNDER CONSTRUCTION

