

## Workshop Title

### **Removal and Relocation Policies and Practices towards sustainability development**

## Workshop Aims

The workshop aims to exchange experiences in the field of the development of the downtown areas of different ingredients policies, which starts from the stage of project formulation and preparation of plans and designs Urban to funding, implementation and management phase focused workshop on how to deal with the population and activities in the cases of demolition and relocation, and how to share the population before, during and after the intervention in area.

During the workshop will review various international experiences and Egyptian experiences to reach the most important points that affect the success or fail of removal and relocation projects as a contribution to develop a vision for the future to get to develop a comprehensive and sustainable development of society and the place and reduce the negatives resulting.

The workshop is trying to give participants a clear and comprehensive overview of development projects and the development of the center of cities and their applications in many areas of the world and to add new information to their practical experiences.

## Challenges:

All of us know the importance of redevelop inner areas specially after more pressure on the available infrastructure and for exploitation its economic value, but the problem is in facing people with the idea of removal or relocated and also finding the funds for this develop, so we here aim to find some experience from your practice in this field with successful cases in Korea for redevelop projects and residents relocated.

## Workshop Venue

The workshop held at the headquarters of the Housing and Building National Research Center in Giza, and it includes lectures and case studies of international experts from “South Korea – Egypt ” (TBD)

## CITY 2 CITY INTERNATIONAL WORKSHOP Draft program (Tentative)

### INNER CITY RENEWAL:

#### Relocation policies and practices towards sustainability

CAIRO - EGYPT – Feb. 13-16, 2017

#### Day1

**Mon. 13 Feb.**

	Opening & Registration	8:30~9:00
Prof.Azza Sirry	Revitalization of inner city areas challenges and potentials Relocation of residence and business :policies , reasons behind relocation, approaches ,tools, compensations,costs Approaches of intervention in deteriorated inner city areas with economic value ;reasons behind intervention , outcomes and effect on the broader area	9:00~10:30
<b>Tea break</b>		<b>10:30~ 11:00</b>
Eng Soad naguib Maspero company Commentator :eng Ahmed Zazaa	Case study of revitalization of Maspero area overlooking the Nile river	11:00~12:00
<b>Prof. Joon Park</b>	<b>Case studies of high economic value areas revitalization in Korea</b>	<b>12:00~13:00</b>
<b>Lunch break</b>		<b>13:00~14:00</b>
<b>All participants &amp; Moderators TBD (Prof. Joon Park – Dr. Ji Eun Kim)</b>	<b>Debate –with or against relocation of economic value areas</b>	<b>14:00~16.30</b>

#### Day 2

**Tus. 14 Feb.**

Eng.Khaleel Shaath , Advisor to Cairo governor &Dr soad abdel Rehem Expert of social studies	Redevelopment of environmentally or social deteriorated areas Residence , business, stackholders, compensation , finance , scheduling of implementation	9:00~10:00
<b>Tea break</b>		<b>10:00~10:30</b>
Takween	Izbet Khayrallah to Masaken Usman: the hidden costs of relocation (informal areas)	10:30~11:00
Dr.Renu Khosla CURE	Consequence of relocation and relocation management	11:00~12:00



## Examples for case studies in Cairo

- 1- Essay talk about one of the most important and hard projects (inner city redevelopment)

### **Maspero Triangle area**

There are Plans for the development of the Maspero area and Ramlet Bulaq, under the name of «new heart of Cairo».

Scheme includes «the development of beards Bulaq region, which is described as elongated parallel to the Nile Corniche strip, stretching from the Heker Abo-doma Rod El- Farag area, and even Abdel Moneim Riad Square, where will become the cut-off point between the old downtown Cairo, which runs between Abdel Moneim Riad Square and Ramses Square, and the Ataba Square, until the end of Abdeen Palace, and the new central Cairo, which will be located in the Maspero area and its extension along the Corniche. »

The source denied the existence of any relationship to implement this plan and implement the decision of removal of seven properties inhabited by 30 families yesterday Maspero Triangle area without notifying the people's, and stressed that «this scheme is still under preparation did not come to light yet, and so far it is expected to be completed in the coming months».

Walid Abdasameea, worker, 30 years old, from the slums «Sheikh Ali» adjacent to the rear wall of Maspero building “radio and television building”. Said «I hear about removing the area from the day we were all born», he told her. “Journalist”

Maspero triangle area as it called by the Ministry of Housing and «navel Cairo» as it is called by residents, 1200 acres of land

Maspero Urban Development the company which has the responsibility of developing Maspero triangle and implements the Ministry of Housing plan by buying all building in the area from people, It is an Egyptian joint stock company involved in capital of 150 million pounds, Misr Insurance Company and National Bank of Egypt and Banque Misr. The company is currently seeking to develop a plan to increase the company's capital of 1.5 billion pounds.

«Talk about the Gulf and Saudi Arabian companies seeking to buy land Maspero incorrectly», according to the words of Dr. Sharif Sharif Hafez, the previous chairman of the Maspero company, which confirms that the land purchase is done through Egyptian funds purist, while shows that the future will necessitate the existence of a subsidiary of Maspero companies and other companies post Gulf and foreign in the development and construction of the region, but not acquired.

It is noteworthy that almost 30% of the territory of Maspero land property owned by the state, making it easier for the company to purchase without legal complications.

Legally does not mind any private sector company to compete Maspero company to buy land in the area, but the investment huge risk in this region prevent businessmen from doing that, especially as the government prevents any work for the construction or

renovation in the region, which makes the investment in isolation from the state «impossible».

On the other side, there are moves from civil society organizations for the defense of what they see as residents' rights spatially the lower castes of the society against the development plans, which in most means population transfer to the new cities.

Director of the Regional Network of land and housing rights office Rabia Wahba announced, that there are 29 civilian Egyptian, Arab and international community, declared its solidarity with the people of **Maspero Triangle area** against forced displacement from their homes at any time, after the classification of the area by “the development of slums fund” as dangerous area It is imminent and three other areas in the Bulaq neighborhood scale.

D. Sharif Hafez confirms that a committee of experts, social, urban and from various disciplines has set a fair value of the compensation, taking into account low income families. And he explain Housing Ministry plan” Cairo 2050” that

«The main goal of the project Maspero development is to upset the population communities and to become the center of the country, instead of the current center Cairo Kdioip». according to the imaginary triangle Maspero map prepared by the Ministry of Housing, which the construction ratio will not exceed 20% in the area, and the rest will be Gardens.

It will be replaced by «Nile Corniche business parks» and « Nile Corniche Hotel gardens » and « Hotel Palace Gardens » instead of slums Charcass and Sheikh Ali and Heker abo-doma and the El-kalaia and others, while replace «market» zone instead of Bulaq Abo-El-Ela.

Rabia Wahba said to the newspaper «Al-shrouk» the Egyptian civil society organizations called the international network of land and housing rights to assist the people's and make them aware of their rights and how to defend and claim their rights mechanisms, both in the case of continuing in the same area, or in the case of exposure to remove house because of risk to people's lives. and he said that this comes through structured work by the people to get to an accurate inventory of the losses that would result from removals to demand to compensate them for the damage.



Mohammed El-helw Egyptian Center for Housing Rights lawyer explained that “ Any removals will occur in the Bulaq district must include twofold which are first compensate each occupant housing unit by another unit, and the second to compensate landowners for the pieces that they owned in the region, regardless of the nature of the property, whether was essentially a private properties arguments and clear ownership, or seizure ownership of different generations, And he criticized the lack of transparency of the relevant agencies in the non-disclosure about development plans and removals that are now occurring in many governorates.



Source: <http://www.masress.com/shorouk/355232>

## Maspero triangle

Exists situation

Maspero Building (National T.V&Radio)

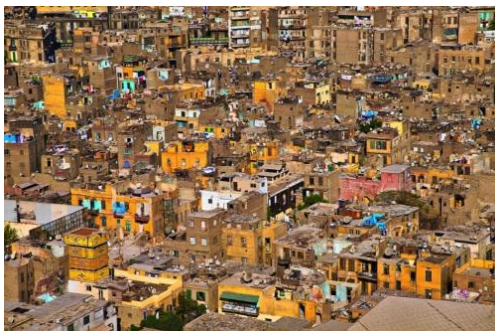
<http://www.uia-architectes.org/en/participer/concours/9788>

Maspero Elevation

<https://www.youtube.com/watch?v=aqPcjEmZqdg>

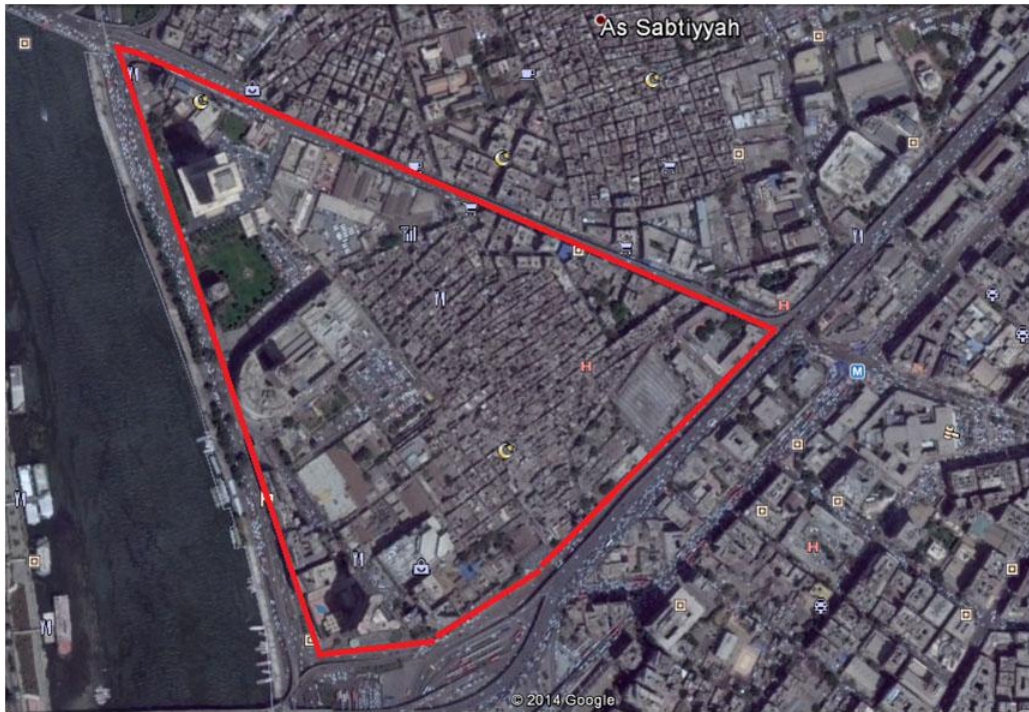


## Behind Maspero Elevation

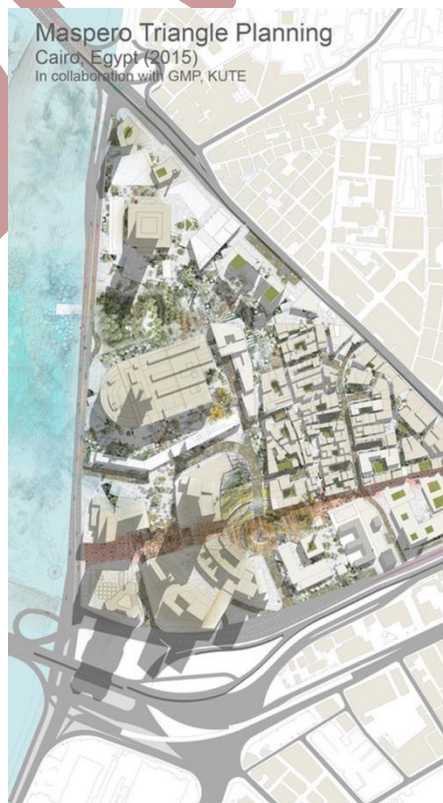


## Location

<https://www.architectsjournal.co.uk/news/foster-partners-wins-35ha-cairo-masterplan/8691823.article>



## PLAN



## 2- Mitoqba area

If you pass the "axis" in the distance between the two clubs Zamalek sporting club and Tersana sporting club on the one hand, and the Lebanon Square, on the other hand, you are going through **Mitoqba** area, one of the oldest villages in Giza, which has retained to this day a lot of features ,one of the oldest urban communities in Giza Governorate, which originated in more than a century ago to one day become the nucleus of life in the region, and a center for the management of the surrounding agricultural land and property.

In short, "**Mitoqba**" was not random zone or an imbalance in the urban-based system any days, but It is the origin and then grew around the area gradually El-Mohandseen (*El Mohandisīn pronounced [el-Mohandseen], "The Engineers"*), is a district in Giza. *Its name means in Arabic literally the engineers, which was because it was given to at cheaper prices to engineers in Egypt; there is a similar area in Muhandisīn called Şaḥāfiyyīn (journalists), Mu'allimīn (teachers), and Aṭibbā' (doctors), all designed for people with these professions.).*

The area of Mohandseen (Engineers) began to turn on Origin since the fifties of the last century as an area of villas with one floor and then began to increase urban densities since the beginning of the seventies until surrounded the area, "**Mitoqba**" completely in the present day.

After 50<sup>th</sup>

before 50<sup>th</sup>



Mitoqba Location



Governorate: Giza

District: Agouza

Area: 460.800 square meters

Population: about 96 thousand people, according to the Central Agency for Public Mobilization and Statistics numbers in 2006



At the beginning of the nineties of the last century, "Mitoqba" has seen some changes in the demographic and urban composition as a result of the collapse of some buildings in the region during an earthquake in 1992. Then some people moved to live in other areas such as Fayoum road housing and the others in Bashtil Buildings, Katameya and Imbaba airport area. In 1999, a length of 250 meters and a width of 40 meters has been removed a large part of the region (including a group of real estate by about 400 housing units) in order to create **the July 26 axis** which connects **downtown Cairo** and the cities of **October 6** and **Sheikh Zayed**, As a result axis cause in the incision and the entire region divided into two halves.

Axis of July 26, which runs through the entire region divided into two parts. Residents called as "**The Smaller Mitoqba Island**" of the southern part, and occupied by a variety of services such as bakeries, fire truck and school complex. The northern part is the largest part; it is the most vibrant and densely populated and has a youth center and the commercial market. One of the people refers to the changes that resulted from the establishment of the axis; it has impact on the touch different parts of the region and its relationship to the surrounding areas, which in turn impact on the various aspects of life. For example, no longer the commercial market situation "**Mitoqba**" thriving as was the case previously. This market, which was to serve the population of "**Mitoqba**" and neighboring areas as a whole – including El Mohandseen (engineers) neighborhood - became plays less role than before due to the difficulty of access to it after the establishment of the Axis. However the market remains one of the main points of the vibrant and most crowded where to arrive for vendors and customers from neighboring areas.

Source: [http://www.tadamun.info/?post\\_type=city&p=2417](http://www.tadamun.info/?post_type=city&p=2417)

## Izbit Khayrallah

Forty years ago, the area currently known as `Izbit Khayrallah was an empty rocky plateau north of Ma`ādī. In the mid-1970s, poor migrants from Upper Egypt and Delta cities settled on this vacant land. There were no roads, infrastructure, or services.



Izbit Khayrallah Location (Borders of)

It is bordered by Ma`ādī, al-Basātīn and cemeteries to the south, al-Fusṭāṭ and Old Cairo to the north, Autostrad, `Izbit al-Naṣr and more cemeteries to the east, and Dār al-Salām to the west, beyond which lies the Nile.



[http://www.tadamun.info/?post\\_type=city&p=2741&lang=en&lang=en](http://www.tadamun.info/?post_type=city&p=2741&lang=en&lang=en)