

Tenth Pillar: Urban Development

Overview of Current Situation

In light of the current increase in urban expansion and the increase in the rate of rural to urban migration, the current inhabited areas have reached its vital capacity and population saturation. This is clear through the increase of population and urban densities. The lack of provision of new areas to accommodate the population's growth has resulted in the deterioration of the urban environment quality due to environmental pollution, traffic congestion, decrease of green spaces, as well as the spread of random construction on the most fertile agricultural lands. The housing system in Egypt has suffered from poor distribution that resulted in an overflow in middle- and high-income housing and deficiency in low-income housing with an amount estimated at **2.5 million** residential units¹. The State's efforts during the past years resulted in significant progress in covering drinking water services, in both urban and rural areas, in which the percentage of coverage has reached **90%** of citizens.² There is, however, a geographical misdistribution of such services, as coverage in rural areas is less than urban areas with approximately **10%**. Safe sanitation services still need development, as the percentage of sanitation service coverage did not exceed **50%** of total population and there is a great gap between the coverage in urban areas, which reached approximately **79%**, compared with the coverage in rural areas, which reached only **12%**.³ Following traditional solutions in sanitation service coverage constitutes a massive financial burden on the State's general budget.

The percentage of users of public transportation modes in Egypt decreased compared with those in more developed countries, which resulted in harmful environmental effects represented in air pollution, increased carbon dioxide emissions, and traffic congestion in urban centers. The lack of a comprehensive developmental plan that guides the usages of land resulted in conflict among different authorities governing State land as well as the lack of optimal utilization of land resources.

The central system followed currently to manage housing system is unsuitable for the aimed urban expansion. Despite articles of the 2014 Constitution encouraging decentralization, Egypt must exert more efforts to activate the roles of local bodies in a way that achieves the desired decentralization.

The State has started taking the necessary procedures for the expansion of new communities since the State is planning on building new cities as the New Alamein City, New Al Galala City, New Ismailia City, and more other cities that are being built. This is aligned with new development pillars that the government is currently working on. The next phase will be to address the needed renovations to encourage the construction of new housing communities in those new cities.

¹ Central Agency for Public Mobilization and Statistics (CAPMAS), 2014

² Ministry of Housing, Utilities and Urban Communities, The Current Situation of Water and Wastewater Sector, 2014

³ Ministry of Housing, Utilities and Urban Communities, The Current Situation of Water and Wastewater Sector, 2014

The legislative framework related to urban development in Egypt is not aligned with the desired development and needs to be reconsidered, especially that which is related to the Unified Construction Law No. 119 for the year 2008, Planning Law No. 70 for the year 1973, Local Administration Law No. 43 for year 1979 and the Mortgage Law.

Urban development requires allocation of a large amount of financial resources that can reach to hundreds of billions. This can be allocated by new mechanisms of financing from the local and regional private sector to support such projects that have a high profitability. In addition, the State encourages international financial institutions and development partners to participate in achieving urban development goals to expand inhabited areas. The urban development pillar is aligned with the United Nations Sustainable Development Goals in general, and with Goal No (11) that is related to Sustainable Cities and Communities. The following is an illustration of the urban development strategic vision and objectives, key performance indicators, challenges, and the priority programs to overcome those challenges.

Strategic Vision for Urban Development to 2030

A balanced spatial development management of land and resources to accommodate population and improve the quality of their lives

Strategic Objectives for Urban Development to 2030

The strategic objectives for urban development are to approach the critical issues regarding how to accommodate the inhabited areas for future anticipated population growth, priority urban issues, and the role of urban development in achieving Egypt’s leadership at the international level.

The strategic vision of urban development focuses on achieving THREE main objectives during the upcoming FIFTEEN years as follows:

Objective	Definition
Increase inhabited areas in a way that is suitable for the accessibility of resources, size, and distribution of population	This objective approaches on determining the scope of spatial development that can accommodate the anticipated population growth in the upcoming years. This objective is divided into TWO parts: First Part: achieve balance in population distribution in current and future inhabited areas; Second Part: maximize impact of development in new areas to ensure their capability of attracting and including population growth
Improve the quality of the urban environment	This objective focuses on improving the quality of current and future inhabited areas, in addition to the treatment of aggravating and critical housing issues
Maximize utilization of the strategic location of Egypt,	This objective focuses on achieving the optimal benefit from Egypt’s distinguished geographical location, as compared with other countries worldwide, through increasing Egypt’s

regionally and internationally

communication with foreign countries and the expansion of strategic projects that attract local and foreign investment

Key Performance Indicators for Urban Development to 2030

Quantitative Indicators

S.N	Indicator Category	Indicator	Definition	Current Status	2020 Target	2030 Target
1	Strategic Results	The percentage of population settled in new urban communities compared with the targeted (%)	It measures the extent of the State's success in localizing the targeted population in new urban communities outside the scope of the Valley and Delta, which is overpopulated.	-	100%	100%
2		Housing gap indicator	It measures the gap between supply and demand in the housing sector as a percentage of the total along with non-inclusion of the units exceeding the need in different income classes.	2.5 million units – 12% ⁽¹⁾	less than 8%	less than 5%
3		Passengers using public transportation growth rate	It measures the extent of citizens' dependence on public transportation instead of private vehicles.	1.9 billion passengers ⁽²⁾	+30%	+50%
4		Per capita green landscapes in cities	It measures green landscapes in cities including gardens and parks proportional to the population in cities and the quality of urban environment in such cities.	0.85 m ² /per capita ⁽³⁾	1 m ²	3 m ²
5		Rate of reduction of agricultural land infringement	It measures the ability to prevent the phenomenon of infringement on agricultural lands and urban expansion on them.	30,000 acres ⁽⁴⁾	100%	100%

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S.N	Indicator Category	Indicator	Definition	Current Status	2020 Target	2030 Target
6		Egypt's rank in global connectedness index	It measures the extent of Egypt's communication with foreign countries through cross-border flows of trade, capital, information, and people.	99/140 ⁽⁵⁾	65	50
7		Number of Egyptian cities in Globalization and World Cities index (GaWC)	It measures number of Egyptian cities that increase their communication with foreign countries through localizing of multinational service companies	1 (Cairo) ⁽⁶⁾	5	9
8	Output	Growth rate of urban area (thousand additional acres)	It measures urban area growth rate that reflects inclusion of population growth along with spatial expansion	-	300,000 feddan added	700,000 feddan added
9		Land added to the inhabited areas	It reflects the expansion of the land added to the inhabited Egyptian areas and measures the land exploitation degree by the population	7%	1% added	3% added
10		Rate of reduction of population in insecure areas	It measures the rate of reduction in number of population in insecure areas according to the definition of Informal Settlements Development Fund (ISDF)	1 million inhabitants	30%	100%
11		Percentage of slums	It measures the percentage of informal settlements in urban or rural areas. An informally built house does not include the following: access to basic water, access to basic sanitation, security of tenure, durability of housing and sufficient living	Urban 38% ⁽⁷⁾	Less than 20%	Less than 5%

S.N	Indicator Category	Indicator	Definition	Current Status	2020 Target	2030 Target
			area.			
12		Percentage of population with access to sanitation	It measures the extent to which citizens have access to safe sewerage services according to quality standards determined by the Ministry of Housing, Utilities and Urban Communities.	50% ⁽⁹⁾	70%	100%
13		Percentage of population with access to safe drinking water	It measures the extent to which citizens have access to safe drinking water services according to quality standards determined by the Ministry of Housing, Utilities and Urban Communities.	>90% ⁽⁹⁾	>95%	100%

Suggested New Indicators:

S.N	Indicator Category	Indicator	Definition	Measurement Mechanism
1	Strategic results	Population settlement average in new urban communities proportional to population growth.	It measures the extent to which new urban communities accommodate population growth in urban areas	<p>CAPMAS calculates the number of population at the level of new urban communities instead of governorates and establishes a database annually through classifying number of population in governorates according to residence; then, the following equation is estimated:</p> <p>(change of population size in city/change of total population size in urban areas) ÷ (number of</p>

				population in city at the end of measurement period/ total number of population in urban areas at the end of measurement period) × 100
2	Output	The percentage of workers settled in new urban communities	It measures the extent of connection between work opportunities in new urban communities and residence, and the extent of actual settlement at such communities	<p>Ministry of Planning, Monitoring and Administrative Reform in coordination with Ministry of Social Solidarity will calculate geographically the number of workers in new urban communities that have social insurance in public and private sectors. A database will be established and updated annually containing the number of workers in new urban communities according to address, then this equation will be estimated:</p> <p>Number of located workers /total workers in new urban communities × 100</p>
3		The percentage of population having access to public modes of transportation every 20 minutes at most within a spatial scope of 500 meters	It measures the extent of access to public modes of transportation for population. Such modes will include not only governmental public transportation but also any mode of transportation available for the public.	<p>The governorates in cooperation with Ministry of Transportation and CAPMAS prepare regular field surveys at different areas to determine housing places deprived of public means of transportation:</p> <p>(Number of population having access to public means of transportation every 20 minutes at most within a spatial scope of 500 meters/total number of population) × 100</p>

Basic Challenges of Urban Development

Challenges related to urban development are divided into **THREE** main sets:

The first set of challenges is known for its high impact and being relatively easy to control. Thus, it will receive the greatest attention in order to be able to face and overcome it in a quick and easier manner than the other challenges. This set includes the following:

- **Conflict among authorities governing State land.** This arises because of the conflict among the laws and competences and the diversity of authorities that have the right to allocate lands for different usages and lack of clarity of the scope of competences for each authority.
- **Centralization of governmental services.** Centralization of governmental services necessary for the citizens in urban centers resulted in connecting the population of new urban communities to their original urban centers, which results in difficulty of procedures and encourages population to concentrate near the urban center.
- **Lack of motivating policies to encourage settlement of population in new development areas.** Lack of adequate motivating policies, especially economic policies, to encourage population to move from current inhabited areas to new inhabited areas, especially at the first executive phases, which are known for low occupation rates.
- **Lack of options available in housing support programs provided by the State.** Housing support programs provided by the State lack the variety of options suitable for the qualification of lower income classes (e.g. subsidized rental and renting until owning).
- **Lack of the private sector and civil society participating in providing facilities.** The State plans and executes different facility networks exclusively, and the lack of the participation of the private sector and civil society results in increasing the financial burden on the State which hinders quick progress in development.

The second set of challenges comes in the second rank of priorities due to having relatively lower impact or the ability to control them:

- **Lack of planning and administrative efficiency of local authorities.** Deficiency of human abilities capable of planning and managing communities at the local level in local bodies along with non-availability of technological infrastructure in them, results in non-connection between urban plans at the national level along with the local level, and deficiency of execution.
- **Lack of accuracy and conflict in data of urban communities.** Lack of a unified mechanism and clear standards for measuring information related to urban communities from concerned bodies results in conflict in official numbers from different authorities, which makes decision making difficult.
- **Lack of technological capabilities and efficiency in management in external communication gateways.** Where there is lack in the technological infrastructure,

which is necessary in order for Egypt to become a global service center in addition to deficiency of management systems at such areas.

- **Lack of efficiency in planning housing projects for low-income classes.** The State distributes social housing projects according to population distribution and not according to the actual gap in geographical demand, which results in inconsistency between implementation and real needs.
- Lack of a political interest or incentives for green or sustainable construction. This increases the spread of traditional and non-sustainable methods.
- **Scarcity of green spaces in urban areas.** Lack of designing and activating sustainable management systems for green spaces ensuring their existence in good condition.
- **Unsuitability of urban planning of new urban communities for its special environment nature.** The planning of new urban communities lacks consideration of the special environment nature of such areas such as their desert climate, spread of dust, and their distance from urban centers, which reduces population movement to them.
- **Deficiency in private sector and civil society participation in planning new cities development.** Lack of social participation by the private sector and civil society in the planning process results in a development not suitable for the needs of society or the market.
- **Unification of tenure security policies.** In all new areas, without taking into consideration the differences in the nature of the developed area, unified policies of possession and ownership of lands of all areas are not suitable for developmental expansions aimed at, as non-provision of facilities in possession of lands for some areas results in reduction of number of population moving to them.
- **Weak incentive programs for developers and investors.** Motivating programs and policies are inadequate for attracting investments from the private sector to new development areas, which results in increasing investments and thus the population in aggregated urban centers.
- **Non-integration of social, cultural, and economic services that aim at building an integrated and sustainable community.** Non-integration of such services result in production of relatively vacant buildings along with the lack of spread of population in new urban communities due to the lack of the fundamentals of an economically, socially, and culturally integrated community.
- **Deficiency of the State's role in preventing the emergence of new informal settlements.** The State's non-adoption of deterrent procedures to prevent emergence of new informal settlements increases aggregation of the phenomenon, which makes it difficult to find comprehensive solutions for it.

- **Weak legislation and executive mechanisms.** These oblige the private sector to apply technical specifications in urban planning. Penalties would oblige the private and public sectors to adhere to technical urban planning specifications, but since they are currently lacking, the private sector ignores such standards in order to achieve more profitability.
- **Non-efficiency of mechanisms of executing punitive monitoring systems against violations.** Inefficiency of the State's mechanisms to monitor violations and execute laws against violators such as unplanned constructions and encroachment on agricultural lands.
- **Dependence on traditional technologies for provision of main facilities.** The State's follow up of traditional means to cover facilities instead of modern technologies or dependence on local resources results in unnecessary increases in the expenses of covering the facilities.
- **Quality deterioration in public transportation.** Current quality of mass transportation is not suitable for all classes of society and does not fulfill the needs of all citizens, especially with non-activation of coherent quality specifications for modes of public transportation for private and public sectors that limit the demand for using them.
- **Weak public transportation capacity.** The capacity of the current modes of public transportation is weak proportional to the demand on such modes, which results in overcrowding in them and thus deterioration of their quality.
- **Weak planning framework for managing transportation systems.** Deficiency of the framework for managing mass transportation systems including lack of previous planning for different modes of transportation, lack of an activated mechanism for controlling transportation tariffs, and not taking unplanned development areas into consideration.

The third set of challenges includes those of less priority, but this does not mean ignoring them as all mentioned challenges are important and it is necessary to search for how to face them:

- **The gap between capital capacity and the remaining cities in attracting investments.** The readiness of Cairo and centralization of governmental and private services in it resulted in a great gap between its capability of attracting investments and the capability of the other cities in which the strategy aims at expanding investment.
- **Lack of stability in building materials prices.** Lack of stability in the prices of building materials constitutes a main problem as it results in increase of residential units and their non-decrease along with lack of a mechanism followed by the State to control prices.
- **Uncertainty of the ability to utilize resources at new areas.** There has been a decrease in the number of studies that provide information on the size, location, and economic qualifications for utilization of natural resources in new development areas

resulting in uncertainty of dependence on such resources in developmental and urban expansions aimed at.

- **Weak local construction and execution capacity.** Deficiency of construction capacity including equipment, building materials, and trained labor locally hinders achievement of the desired development at the local level, which results in increase of development expense due to the increase on the dependence on non-local services and materials.
- **High construction expenses in new areas.** Construction expenses constitute a massive burden on the price of construction in new development areas, which makes investors refrain from directing their projects to such areas.
- **High cost of living in new urban communities.** Increased prices of commodities, services, and transportation in new areas results in increasing the expense of living in them, which does not encourage population to move to them, and prevents population's movement from a limited social class, which results in non-construction of an integrated community.
- **Public culture is towards internal immigration to urban centers and not to new urban communities.** The currently prevailing trend of citizens is to emigrate from rural areas and regions to urban centers overcrowded with population and this trend needs to be changed in order to achieve spread of population in new urban communities.
- **Unavailability of sufficient lands for educational and health services in the current inhabited area.** Scarcity of lands allocated for establishment of educational and health services in the established communities hinders the State's ability to fulfill citizen services and increase the quality of urban environment in them.
- **Inadequate finance for developing informal settlements.** Deficiency of financial resources available for the State to develop informal settlements results in aggregation of social and cultural conditions within such areas along with continuous deterioration of the quality of the urban environment in them.
- **Non-maintenance of the current main facilities networks.** This results in the necessity of investment in maintenance and renewal of the existing networks in a way that integrates supplying new development areas with the necessary facilities.

Urban Development Programs to 2030

In addition to what is mentioned in the government's program for policies, programs, and projects related to urban development during the period 2016-2018, we offer the following as some of the most important programs and projects that focus on the strategy during the period 2016-2030.

Programs to Develop Legislative Frameworks and Governance

Reform of institutional structures and governance of urban development planning and management systems:

- **Program Description:** The program aims at addressing responsibilities that are unclear for authorities governing planning and management of development, and the conflict among the mandates of various authorities governing State lands. It is aimed to complete this program by the year 2020. This program is considered as a middle-cost program.
- **Key Elements:**
 - Issue a unified planning law that ensures coordination among authorities mandated with planning at the national, sectoral, and spatial levels and for all generations.
 - Adjust the role of the Supreme Council for Planning and Development to set the policy for managing the development of State land to determine the basic rules for land allocation, set land valuation and monitor land usage. This will help avoid the current conflicts resulting from land allocation without planning its usage. The National Center for Planning State Land Uses executes such policies.
 - Issue a unified law for land similar to the unified construction law in order to demonstrate the suggested institutional system in accordance with the decided policies for managing State land, while determining the responsibilities and mandates of various institutions.
 - Execute a comprehensive program to develop technical and administrative capacities of those planning and managing urban development in various institutions in order to improve the quality of the final product of developmental plans and ensure the capacity of the governmental body to be able to manage such plans.
 - Set a mechanism for connection between the State's urban plans at the national, regional (governorates), and local levels in order to ensure compliance of executed projects with the national urban vision.
 - Develop an integrated database for urban communities to ensure measurement mechanisms are unified, promote transparency of exchanging such information in order to avoid the existing conflicts and increase efficiency in the decision-making process related to planning and managing urban communities.

Link between a comprehensive investment plan and the national urban plan 2052:

- **Program Description:** This program aims at adopting the mechanism of integrating investment plans into urban plans in order to ensure success and execution of the anticipated urban expansion and overcome the State's limited financial resources. The aim is to complete such a program by 2020. This program is considered one of the middle-cost programs.

- **Key Elements:**

- Set a unified and comprehensive spatial investment map for all investment types (industrial, agricultural, and commercial). It will be connected with the national strategic plan 2052 in order to be able to execute the plan.
- Execute a comprehensive marketing program for attracting the required types and levels of investments according to the investment plan specified for executing the projects of the national strategic plan.
- Develop a unified database including all investment projects with all their types and levels in order to facilitate a follow-up system and ensure the compliance of projects with the national plan and investment map.
- Execute a training program for staff at the Ministry of Investment in order to enhance their abilities to develop marketing studies and activities for investment projects and how to attract and deal with investors.

Activation of municipalities' role in execution and management of urban plans:

- **Program Description:** This program aims at ensuring the connection between urban plans at the national level and executing them at the local level through activating municipalities' role and supporting their administrative and technical capacities. The aim is to complete this program by 2025. This program is considered one of middle-cost programs.

- **Key Elements:**

- Set legislation and executive mechanisms to expand the competences of local management and achieve economic and administrative decentralization as stipulated in the 2014 Constitution.
- Redefine the tasks and responsibilities of local councils, urban community authorities, and new city bodies in order to avoid the existing overlapping in their current roles.
- Activate the role of the Supreme Authorities for Regional Planning and the revision of their roles and responsibilities to avoid overlapping and repetition of tasks among them, as a mechanism to connect between State's urban plans (national level) and those of the municipalities (local level).
- Set a program for developing the technical and administrative capacity of local bodies.
- Qualify programs in order to raise the technological capacities of personnel.
- Set a system for follow-up and evaluation, and an effective incentives system for workers in municipalities.
- Support the technological infrastructure including the required equipment and tools.

- Prepare guidelines demonstrating how to prepare general and detailed strategic plans and execute training programs that raise planning capacity of staff.

Encourage population settlement in the new development areas:

- **Program Description:** This program addresses overpopulation in current residential areas through the provision of the necessary policies and mechanisms for encouraging settlement of population and investments in the new urban areas instead of the existing ones. The aim is to execute the program within the period 2020-2025. This program is considered one of the middle-cost programs.
- **Key Elements:**
 - Adopting policies in order to make new development areas more attractive to population and economic investments to ensure achievement of the desired rates of settlement.
 - Providing the necessary governmental services in new urban communities to achieve decentralization and support population settlement, inhabitants of new urban communities will not need to be connected with their original urban centers to obtain the governmental services that they need. This will help in facilitating population settlement in such communities.
 - Expanding the execution of media awareness programs to encourage migration from the current inhabited areas to the new development areas and the economic incentives accompanying such migration.
 - Adjusting policies and laws related to the possession of lands and residential units in order to ensure their suitability for the nature of each new development area.
 - Preparing qualifying programs to help in inhabitants' adaptation to the nature of new urban communities through establishment of offices for this purpose in local bodies.
 - Setting policies for connection of job opportunities in new urban communities to residence in such communities to ensure achieving the concept of settlement.
 - Setting policies for making overpopulated urban centers less attractive to population and investments.

Achieve a balance between supply and demand in the housing sector:

- **Program Description:** The program aims at repairing the instability in the housing system, which is known for abundance of units allocated for high- and middle-income classes and a significant gap in units allocated for low-income classes of the population. The aim is to execute such program during the period 2020-2025. This program is considered one of the high-cost programs.
- **Key Elements:**

- Develop an integrated information system for managing supply and demand of residential units that includes number of residential units available for all income classes, housing demand according to such classes, along with the geographical distribution of demand, and available units. This information system is used as a mechanism to plan State housing projects according to the needs of different income classes.
- Set policies and legislation for motivating the merging of vacant units within the housing market through increasing the incentives for renting in order to contribute to filling the gap between supply and demand.
- Set policies to motivate the participation of the private sector in housing projects for low-income classes in order to lighten the financial burden on the State because it solely executes such projects.
- Increase numbers of housing supporting programs and their diversity in order to accommodate different needs and income classes (programs of participation with the citizen such as the Ebni Betak Project) and projects for encouraging renting a house instead of owning it.
- Set a legislative framework and executive mechanisms for increasing the State's ability to direct the land and real estate markets in order to achieve a balance in housing systems while taking different levels of supply and demand into consideration.
- Set a mechanism for activating the role of non-governmental housing cooperatives and providing economic incentives to support their projects while directing such projects to new development areas in addition to applying control systems to their activities, aiming at increasing the participation of the non-governmental sector in the housing sector in order to shorten the gap between supply and demand.
- Revise the policies of allocating and transferring ownership of residential units as a mechanism to adjust supply and demand system in the housing sector.

Control informal settlement phenomenon and insecure areas:

- **Program Description:** The program aims to achieve social equity, raise the standard of living and eliminate the negative phenomena resulting from informal settlements. The aim is to execute the program by 2030. This is considered one of the high-cost programs.
- **Key Elements:**
 - Set an economically and socially integrated framework to develop informal settlements and provide job opportunities for their inhabitants, whether at their residential areas after being developed or alternative areas, while taking execution of programs for qualifying and developing the cultural and social skills of the inhabitants to adapt to developed areas and preserve them into consideration, thus,

raising the quality of their lives and ensuring the sustainability of replacement and development projects.

- Diversify resources for financing projects related to the development of informal settlements through setting policies (economic stimulants and direction of social responsibility programs) aiming to increase the participation of the private sector in replacing and developing informal settlements and insecure areas in order to decrease the financial burden on the State's general budget.
- Set a national mechanism for managing and following up foreign aid and international partnership programs in the field of eliminating informal settlements to ensure the efficiency of directing financial resources to vulnerable beneficiaries.
- Develop a unified and comprehensive national database for informal settlements and insecure areas, including all informal settlements whether in the rural or urban areas, while calculating their population, their social characteristics such as the educational standard, economic characteristics such as income standards, number of residential units, their classes, and their current value, in addition to all the required information that support the efficiency of setting an integrated framework to solve the problem of informal settlements and prevent their expansion.
- Increase the efficiency of executing laws related to preventing emergence of new informal settlements through supplying authorities concerned with executing the law with the technical, technological, and security means necessary to face the increase of illegal and informal buildings and settlements in the future.

Substitution and modernizing of the main infrastructure networks and expansion in providing facilities in new development areas:

- **Program Description:** The program is divided into TWO parts: First Part is related to enabling the urban expansions aimed at providing the main facilities required by such expansions. The Second Part is related to replacement of the main facilities in the current inhabited areas to ensure the provision of the minimum degree of urban environment quality. The aim is to execute the program by 2025. This is considered one of the high-cost programs.
- **Key Elements:**
 - Execute a program for renewing and replacing the current main facilities in order to achieve the minimum standard of living in the current urban centers and expansion in establishment of main facilities in new areas to enable execution of different projects directed to them. During execution of the program, expansion in depending on non-traditional solutions in providing the facilities should be taken into consideration to lighten the financial burden resulting from following traditional means, which are unnecessary for the nature of many communities.

- Set a mechanism for connecting between the programs and projects of the main facilities so that infrastructure projects do not delay provision of other planned projects.
- Develop systems for controlling the quality of executing residential facilities projects in order to ensure contractor adherence to execution of projects according to the required standards through assigning the task of supervising execution of facilities projects to independent central technical offices that are not affiliated to local bodies.
- Diversify sources of financing projects for replacing, renewing, and providing main facilities through setting policies such as economic stimulants, partnership projects between the government and the private sector, and non-governmental partnership programs that aim at increasing the partnership between the private and non-governmental sectors to replace, renew, and provide the main facilities to lighten the financial burden on the State's general budget and develop institutional and legislative frameworks that serve such purposes according to the decided policies.

Encourage the spread of green and sustainable building methods:

- **Program Description:** This program aims at merging preservation of the environment with urban development through following green building methods that are considered one of the most important sustainable development pillars. The aim is to execute this program within the period 2025-2030. This program is considered one of the middle-cost programs.
- **Key Elements:**
 - Develop comparative studies to determine the optimal method for green building suitable for different new development areas, whether on the architectural or constructive aspects or used raw materials.
 - Develop construction codes and legislative frameworks to codify and execute the non-traditional green and sustainable practices.
 - Set certain mechanisms and standards to evaluate the comprehensive environmental effects of establishments, executing a program to develop technical skills of human personnel competent in revising architectural and constructive plans and supervising execution to evaluate the environmental effect of the establishment.
 - Issue a law that includes binding standards for the companies to ensure that establishments will be sustainable and eco-friendly.
 - Set motivating policies to direct the private sector to invest in green and sustainable building such as supporting programs and lightening the tax burden.

Programs Related to Certain Subjects

Elimination of infringement and violations in existing urban communities:

- **Program Description:** This program aims to maintain the minimum quality of living standard required in the existing urban communities through developing a package of policies and legislation in order to eliminate violations of the urban specifications and encroachments on agricultural and State lands and enable governmental bodies to activate execution of such policies. The aim is to execute this program by 2020. This program is considered one of the low-cost programs.
- **Key Elements:**
 - Revise the unified construction law to amend the articles related to violations in construction, aiming at setting a framework for reconciliation with some violators in order to codify their situations to include such class in the official sector, conditional on non-threat of citizens' lives such as buildings violating constructive safety or interests such as height restrictions imposed by the Civil Aviation Authority.
 - Revise legislation related to encroachment on agricultural and State lands and archeological sites in order to impose more strict punishment on violators and prevent provision of facilities for violators by any means as the case may be, aiming at eliminating the informal usage of State lands and achieving the optimal utilization of their special resources.
 - Increase the efficiency of executing laws related to construction violations and encroachments on agricultural or State lands through providing authorities concerned with executing law with technical support such as establishment of an engineering unit outside the local bodies to evaluate the condition of violating buildings, technological equipment needed for demolition, and security such as security campaigns accompanying prevention of dealing with citizens necessary to face the increasing rate of such violations.
 - Develop a unified database including all construction encroachments and violations of all kinds and updating it in order to identify technical, technological, and financial resources necessary for dealing with encroachments and violations in different governorates, aiming at raising the efficiency of developing a provisional comprehensive national plan to activate laws in relation to such encroachments and violations.

Increase the capacity and quality of means of public transportation in cities:

- **Program Description:** This program aims to improve the quality of the urban environment in governorates through increasing citizen dependence on modes of public transportation, which helps in decreasing traffic congestion in cities, in addition to the positive environmental and health effects. The aim is to execute such program by 2022. This program is considered one of the middle-cost programs.

- **Key Elements:**

- Execute a project for increasing numbers of means of mass transportation in cities while increasing dependence on the private and non-governmental sector in provision of such services so that the State's role is focused on motivating and organizing the public transportation market in order to lighten the administrative and financial burden on the State's general budget.
- Execute a qualifying and training project to raise planning skills of staff in the governorate bodies in order to plan sets, sites, and numbers of means of public transportation suitable for the nature of each governorate in order for the State to be able to efficiently direct investments of the private and non-governmental sectors.
- Support roads with modern technological tools to monitor roads and traffic flow in order to enable responsible authorities to raise planning efficiency and manage traffic congestion in a better way.
- Adjust regulations and laws for increasing the quality requirements of means of mass transportation for private and non-governmental sectors in order to motivate inhabitants to use them and increase their suitability for all income classes.
- Develop a national database to calculate numbers of users of modes of public transportation whether public, private, or non-governmental, and their economic and social characteristics such as income classes and social status in order to control the efficiency of the public transportation system and observe the gaps between supply and demand to increase planning efficiency.

Increase the construction capacities in new urban communities:

- **Program Description:** This program aims at increasing the targeted constructive capacities in the urban communities plan, ensuring speed and good quality of execution, adjusting mechanisms for monitoring contractors and providing materials necessary for the construction and building process. The aim is to execute this program by 2025. This program is considered one of the low-cost programs.
- **Key Elements:**
 - Execute incentives programs for contractors to increase the quality and speed of construction such as financial incentives for early delivery of projects or points systems for evaluating the performance of contractors that affects the potential of concluding a contract with them in other projects, especially in strategic projects such as facilities and road networks and power plants that directly affect citizens or are depended on for progress of other development projects, in addition to merging the legislative framework of such programs with the related laws.

- Develop the role of the contractors' union for executing programs for supporting the constructive capacity of contracting companies, aiming at increasing the capacity of the local market to accommodate the size of planned development projects.
- Setting economic policies for supporting the increase of the constructive capacity of the local market including raw materials, building equipment and others ideas such as decreasing customs duties imposed on importing building equipment and supporting small- and medium-sized contracting companies, aiming at enabling execution of planned development projects.
- Set a mechanism for controlling the market of raw materials used in construction and building works in order to prevent monopolization practices and increase competition among different companies to ensure availability of raw materials with competitive pricing.
- Improve monitoring systems for contracting works to ensure adherence to quality standards and eliminate practices of corruption in assigning contracting works and supervising its execution.

