

Social Housing Report 2016



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Tahya Masr Social Housing Fund



The Social Housing Fund



Breakdown by City

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Accessible and affordable housing for low-income individuals is pivotal to Egypt's rapidly growing population, not only to help absorb the growing housing gap for middle to low income citizens, but also to help curb the increasing number of informal settlements.

The Egyptian government has voiced repeatedly its commitment to eradicating slums and prioritizing social housing projects in Egypt, to achieve social justice and equality, launching the Tahya Masr Fund as well as the Social Housing Fund to help finance these projects. Furthermore, in 2016, the government earmarked 52% of the ministry's land tenders specifically for social housing purposes.

Lack of affordable housing in Cairo alone has led to the rise of informal and dangerous settlements such as Duwaiqa and Tal Al Aqareb. President Al Fattah Al Sisi has pledged to develop such settlements, im-

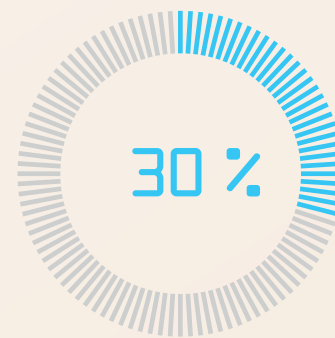
prove people's living condition, and evacuating them to nearby housing units.

Tahya Masr City, in Al Asmarat district, a newly built housing project in Moqattam, is proof of the government's seriousness in tackling the growing social housing issue. Al Asmarat first two phases of the project will cover an area of 126 acres, will include 10,980 apartment units, and is funded through Cairo governorate development budget and Tahya Masr Fund. In total, there are 1,686,766 residential units specifically for low and middle-income earners spread across 21 governorates in Egypt where 406,860 units are in the pipeline, 1,098,516 currently in progress, 171,390 completed. There has been significant interest from the public, where 606,000 have withdrawn application and conditions pamphlets and 374699 have confirmed their reservations through down payments.

Percentage of Land Tendered for Social Housing - 2016



Cairo's Share in Social Housing Activity



Social Housing Funds

Tahya Masr Social Housing Fund

One of the more famous and relatively recent funds in Egypt is the Tahya Masr Fund (Long Live Egypt), created in 2014 by the President of Egypt Abdel Fattah Al Sisi. The fund is solely funded by Egyptians donations, in addition to some corporations and banks.

The fund will focus on establishing services and development projects throughout the country, including micro-enterprises, infrastructure projects, small projects for the youth demographic, the development of the informal housing sector, among others.

As part of the fund activities, in February of this year, Al Sisi announced the launch of the Tahya Masr Social Housing Project, and allocated EGP 1 billion from the fund to help finance it.

Tahya Masr City, a new city in a privileged area in southern Moqattam located between Moqattam, Nasr City, Heliopolis, and Maadi, is an example of the funds' come to fruition. The first and second phases have already been completed, with 6,156 units and 4,600 units, respectively, at a cost of EGP 1.2 billion. The third phase is currently underway which includes 5,444 units on an area of 260 acres, an investment of EGP 700 million. The new city is designed and built for citizens of informal housing settlements and dangerous areas such as the Duwaiqa district in Cairo. The fund will also finance the development of 126 villages in Fayoum, and has delivered 150 homes in the governorate. In addition, EGP 36 million will go towards developing 127 new homes, to be delivered before June 2017.



About 13 informal areas inside Cairo are planned to be developed using the Tahya Masr Fund, at a cost of EGP 2 billion.

The Social Housing Fund

The social Housing Project has been in place since 2011 with the aim of providing residential units for low-income citizens and to curb the growth of informal housing. The project's implementation was fore-stalled following the 25 January uprising, and later re-launched in July 2012, with the plan of building 200,000 units each year.

The Social Housing Fund, however, was officially established in November of 2014 by the Ministry of Housing, Utilities, and Urban Communities. The Fund is responsible for governing the construction and management of the units, in addition to the financing the project from budget allocation and sales revenue. For the 2014/2015 fiscal year (FY), around EGP 9.5 billion were allocated to the fund from the state budget. With the total budget of the project estimated to be EGP 13 billion for the FY 2015/2016.

Mostafa Madbouly, Minister of Housing, Utilities, and Urban Communities signed agreements with four banks early in February of 2016 to provide loans to the fund to continue the implementation of the social housing project. The four banks will provide EGP 750 million in loans, and include the National Bank of

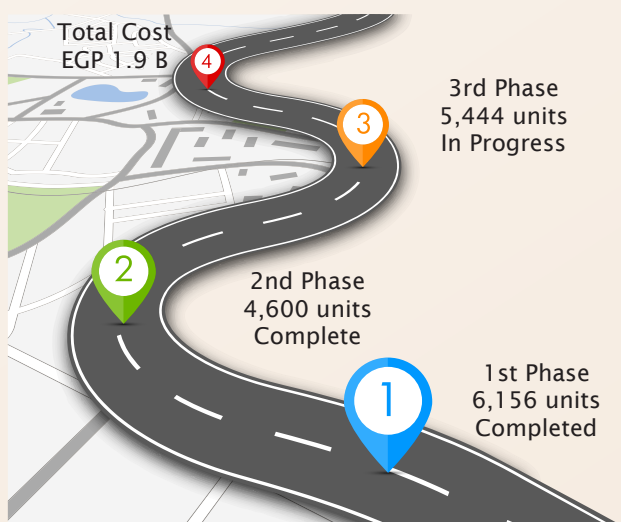


Egypt (NBE), Banque Misr, Banque du Caire, and the Housing and Reconstruction Bank.

The project entails building 656,000 social housing units in the first two phases, at a total cost of EGP 97 billion, according to 2016 estimates. The first phase of the project has 256,000 housing units worth EGP 37 billion. The second phase will see the completion of 400,000 housing units at a total cost of EGP 60 billion.

As part of the third phase of social housing project, the Ministry of Housing has started the implementation of 27,876 residential units in 17 governorates, namely: Cairo, South Sinai, Port Said, Suez, Minya, Matrouh, Al Wadi Al Jadid, Damietta, Fayoum, Sohag, Beheira, Qalyubia with, Aswan, Dakahlia, and North Sinai.

Tahya Masr City



Third Phase of Social Housing Project

Governorate	Pieces of Land
Cairo	6,000
South Sinai	4,992
Port Said	3,912
Suez	3,832
Minya	2,784
Marsa Matrouh	1,104
Al Wadi Al Jadid	1,680
DAMIETTA	1,464
Fayoum	264
Suhaj	576
Beheira	724
Qalyubia	336
Sharqia	192
Aswan	312
Dakahlia	168
North Sinai	320



Breakdown of Progress

Greater Cairo

Greater Cairo saw the lion's share of the social housing scheme, with a total of 244,440 units in Cairo, and 254,328 units in 6th of October – almost half a million units, representing 29.5% of Egypt's social housing activities.

The units are across various cities including, New Cairo, 10th of Ramadan, 15th of May, Sadat City, Badr City New Tiba, Obour, New Burj Al Arab, Sherouk, El Mokattam, and Sheikh Zayed City.

New Cairo

As part of the social housing program in New Cairo, 1,368 units have been completed in the first phase in 2015. There are 528 units currently in progress as a continuation of phase 1, while phase 2 and 3 will see 168 units.

Dar Misr Social Housing Project has 13,296 units, with the minimum area of 100 square meters and a maximum of 150 square meters. The unit price per square meters range from EGP 3,900 to 4,250. The second phase will have 9,024 units, ranging from 100 square meters to 150 square meters, with prices set at EGP 3,900 per square meters.

Obour

Obour City Development Authority has completed construction of 1,000 residential units as part of the million unit low-income housing social project.

The first phase in Obour's social housing program has 380 units completed and 1,196 units currently in progress. The second and third phases will bring about 27,216 units in 2017.

Dar Misr Social Housing Project, first phase, will have 2,136 residential units. Units will range from 100 to 150 square meters, with EGP 2,900 as the price per square meter. The second phase will include 3,000 units with the same unit size and pricing.

10th of Ramadan

In 10th of Ramadan City, there are 13,260 units completed as part of the first phase, in 2015, while 10,660



units are currently in progress. The second and third phases are expected to start in 2017 and will have 14,440 units.

In Dar Misr Social Housing Program, the city witnessed construction of units ranging from 100 to 150 square meters. The first phase will have 2,832 units with EGP 2,700 price per square meters and the second phase will have 3,112 units with a price per square meters at EGP 2,700 as well.

15th of May

There are 1,680 units completed as part of the first phase of the social housing program in 15th of May City in 2015. There are 3,144 units currently in progress as of January 2016. The second and third phase will see 7,584 units, starting January of 2017.

Dar Misr Social housing program, second phase in 15th of May, will bring about 1,512 units ranging from 100 to 150 square meters, with EGP 2,800 per square meter, and is currently in progress.



Sadat

The social housing program in Sadat City includes 3,740 units completed in the first phase and 1,240 currently in progress. For the second and third phases, 5,000 units are expected to be delivered.

The first phase in Sadat City's Dar Misr Social Housing project includes 360 units, while the second phase includes 432 units. There are 4 phases in total with units ranging from 100-150 square meters, and a set price of EGP 2,550 per square meter.

Badr

As part of the social housing program, there are 7,848 units completed in 2015 as part of phase and 3,744 currently in progress as part of phase 1. Phase 2 and 3 will bring about 34,920 in 2017.

In the first phase of Dar Misr Social Housing Project, Badr City will see 528 units, while the second phase will have 1,128 units. The units will range in size from 100 to 150 square meters with a price per meter at 2,550.

New Tiba

There are 3,240 units completed in New Tiba in 2015 as part of the Social Housing program and 3,672 units currently underway in the first and only phase of the program.

New Borg Al Arab

About 8,000 residential units are due for completion by the end of June 2016, within the frame of the 500,000 unit social housing project. New Borg Al Arab witnessed the completion of 1,800 units in 2015, and 1,416 units are currently underway.

Dar Misr Social Housing Project in New Borg Al Arab has 624 units currently in progress since mid-August 2015, in its second phase, with four phases in total. The units range from 100-150 square meters, and the price per square meters is set at EGP 2,700.

Sherouk

Sherouk City has 552 units completed in 2015, as part of its Social Housing program and 96 units currently underway in the first phase. The second and third phases, however, will add an estimated 3,768 units in 2017.

The first phase of Dar Misr Social Housing Project will see 2,808 units in Sherouk, with work currently in progress since 2014. The second phase will have 1,234

units with work in progress since mid-August 2015. The units will be 100 to 150 square meters in area, and price per square meters is set at EGP 3,100. There will be four phases in total.

As part of the second phase of the million housing unit project in Sherouk City, 1,000 residential units will be built with a cost of 135 million.

El Mokattam

President Abdel Fattah Al-Sisi inaugurates the first and second phases of Al Asmarat housing project (Tahya Masr City) dedicated to risky slums dwellers. The first and second phase saw 6,258 and 4,400 units completed respectively in 2016. First phase total cost came to EGP 950 million and second phase came to EGP 500 million. The third and final phase will bring about 8,200 units.

6th of October

The first phase of the social housing program in 6th of October City, saw 192 units completed and 6,936 units are currently in progress. The second and third phased will bring about 118,440 units to the market as of 2017.

The 6th of October Authority is working on the establishment of 116,000 housing units, as well as a number of service buildings, with a total cost of, EGP 16 billion. The first phase out of 4 of Dar Misr Social Housing Project includes 4,200 units which have been in the works since November 2014. The second phase, also in the works, will bring about 2,760 units. Unit size will range between 100 to 150 meters square and will be sold at EGP 3,400 per square meters.



The authority is also following the plan of building 6,960 residential units for the first and second phase of Dar Misr middle-income housing project, and an additional 10,000 units for the third phase with an approximate cost of EGP 2.5 billion.

Dar Misr Social Housing project will have 1,608 units ranging from 100 to 150 square meters in size with a unit price of EGP 4000 per square meters in Sheikh Zayed. Work on the second phase of the project has been underway since mid-August 2015. There will be 4 phases in total.

Fayoum

The City of New Fayoum witnessed the completion of 120 units in December, part of first phase of the Social Housing Project. The second and third phase will add an estimated 1,536 units and is expected to start in 2017.

Damietta

In Damietta, the third phase of the Social Housing Project will see the construction of 1,464 units.

The first phase of the Dar Misr Social Housing Project in New Damietta, on the other hand, includes 5,712 units which have been in progress since November 2014. Units range from 100 to 150 square meters, and the price is set at EGP 3700 per square meter. The second phase will have 1,896 units and is currently underway. There will be 4 phases in total.

El Beheira

About 724 units are to be planned to be built as part of the third phase of the social housing project in El Beheira. New Nubareya City witnessed the completion of 336 units in 2015, and 360 units currently in progress, all of which are part of the first phase of the project. The second and third phases will add 744 more units starting January 2017.

Qalyubia

About 336 new units will be built as part of the third phase of the Social Housing Project.

Sharqia

The Sharqia Governorate is planned to see the construction of 192 new social housing units in the third phase of the Social Housing Project.

Dakahlia

A total of 168 units are expected to be built in the third phase of the Social Housing Project in the governorate.

Port Said

In Port Said, there are 3,912 units currently under construction as part of the third phase of the Social Housing Project. In East Port Said, 8,340 units are planned to be built in 2017.

Suez

A total of 3,832 units are expected to be built in the third phase of the Social Housing Project in Suez.

Marsa Matrouh

The Social Housing Project entails the construction of 10,000 units in New Alamein City in 2017. Marsa Matrouh governorate has witnessed the completion of 1,104 as part of the project.

The Board of Directors of the Social Housing Fund also agreed to buy 40 residential buildings from the Governorate of Marsa Matrouh, which include 640 units.

Sinai

The third phase of the Social Housing Project includes construction of 320 units in North Sinai, which are currently in progress. Similarly, in South Sinai about 4,992 units will be built in the third phase of the social housing project.

Assiut

The Social Housing Program in New Assiut City has seen the completion of 3,456 units, as a first phase, in December 2015, with an additional 5,136 units currently underway. The second and third phases will add 3,335 units as of 2017.

Suhaj

The first phase of the Social Housing Project includes 2,472 units in New Suhaj City, completed before the end of 2015, while, as of January 2016, 5,184 units are currently in progress, representing the second phase. A total of 576 residential units are planned to be built in the third phase of the project in Suhaj.

New Akhmim City is also part of the Social Housing



Project, where 800 units are currently underway in its first phase. The second and third phases are planned to add about 1,800 units in 2017.

New Valley

There will be 1,680 new units completed as part of the third phase of the Social Housing Project the governorate.

Beni Suef

As part of the Social Housing Project in Beni Suef, 5,304 units have been built in New Beni Suef city, in December of 2015.

Qena

The Social Housing Project in New Qena City includes 1,240 units completed in the first phase and 2,668 are currently in progress. The second and third phases will bring about 2,160 units in January 2017.

Minya

About 2,784 units are to be completed part of the third phase of the Social Housing Project in Minya. New Minya witnessed the completion of 1,224 units and 1,848 units are underway in the first phase. The second and third phases will add 7,296 units in 2017. Dar Misr Social Housing Project includes the construction of 336 units that are currently in progress since mid-August 2015, with units ranging from 100 to 150 square meters in size.

Aswan

In Aswan, the Social Housing Program included 800 units in New Aswan City, which were finalized as of

December 2015, while construction of an additional 3,220 units begun in January 2016. The third phase of the social housing project will bring 312 units to the governorate. In New Toshka, the project will bring a total of 612 units.

Dar Misr Units Size Range



Min: 100 m2

Max: 150 m2

Dar Misr Price Range (per m2)



Min: EGP 2, 550

Max: EGP 4,000.



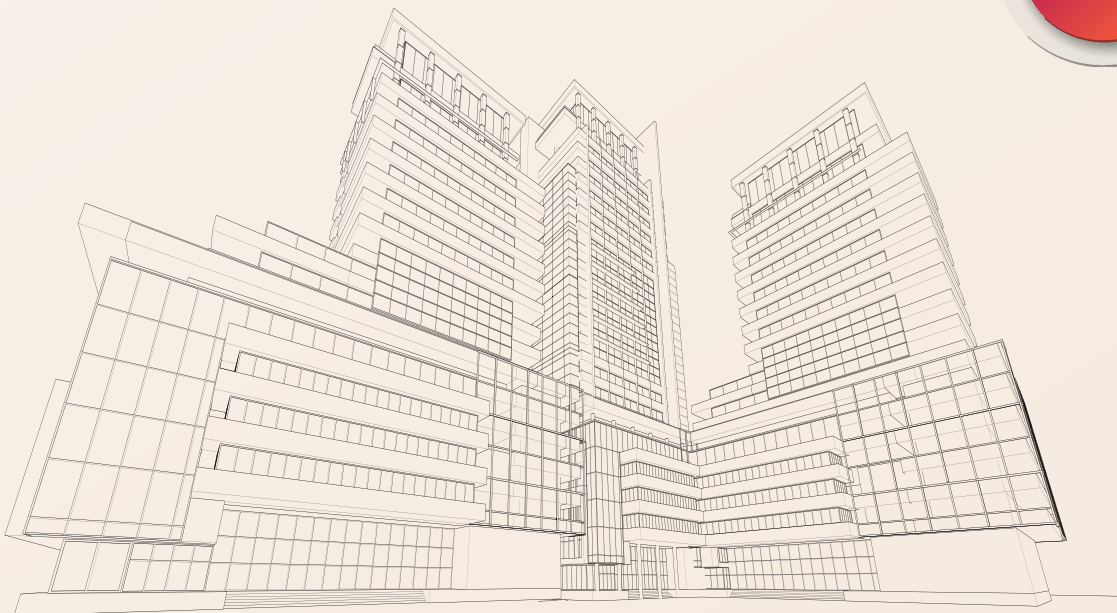
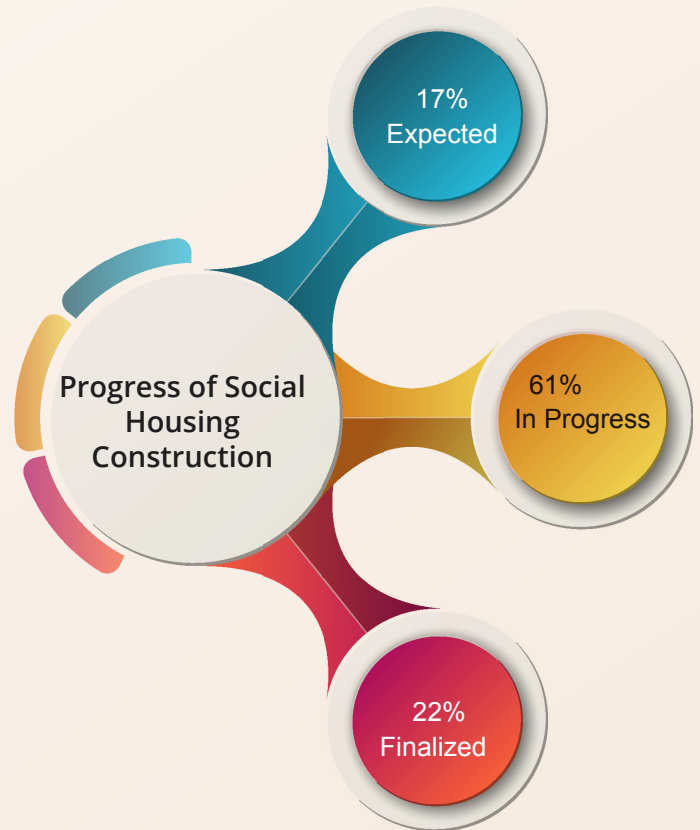
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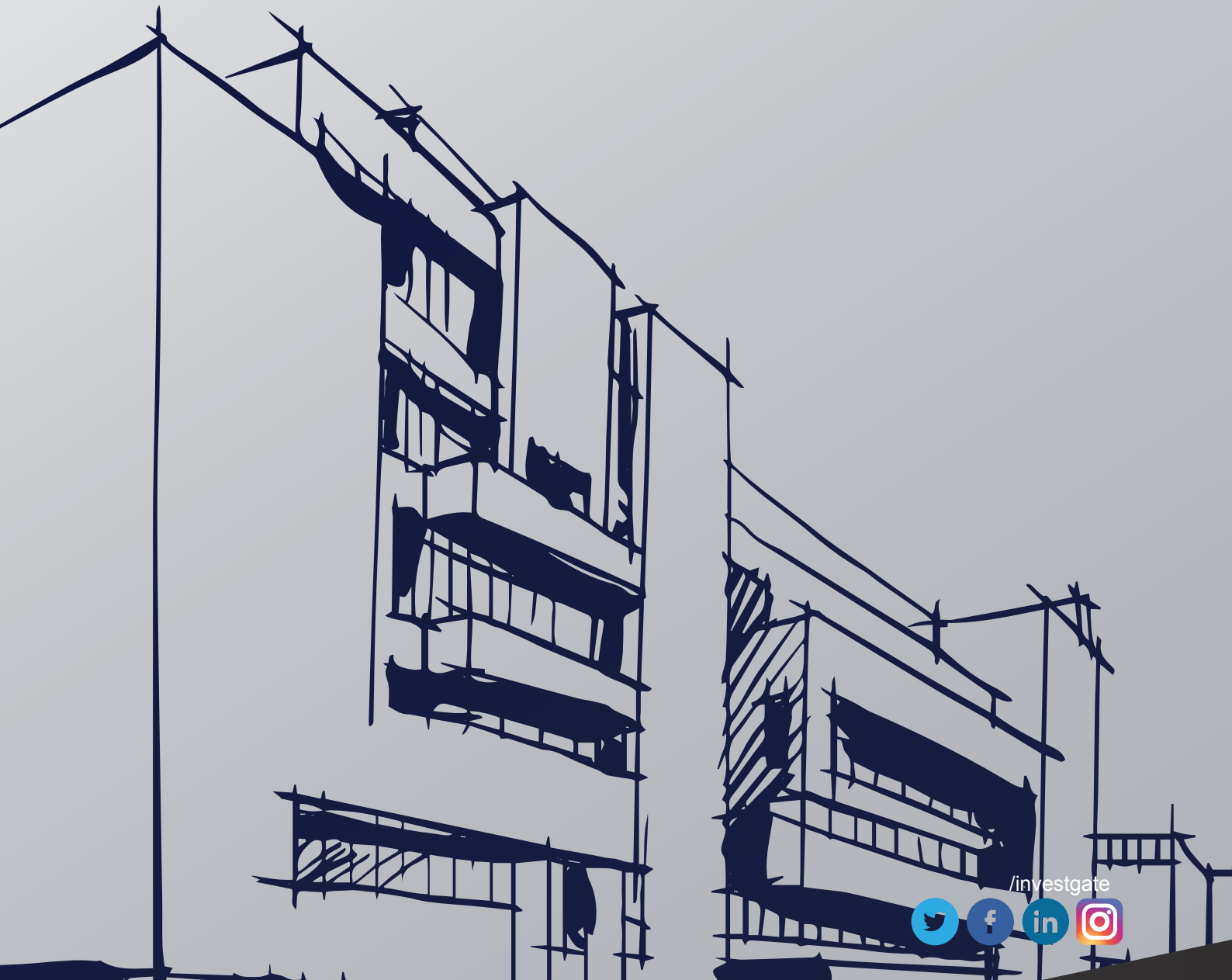
In late 2014, Egypt has established the Social Housing Fund to cater to Egypt's rapidly growing population and to curb the shortage of affordable housing. Since then, tremendous progress with numerous housing projects launched across all of Egypt, some of which have been completed, other projects in progress, and others expected in the near future.

The Ministry of Housing, Utilities, and Urban Communities has witnessed significant interest in, as well as profits from, the Social Housing Scheme. The most recent example is of the 500, 000 Housing Project, where due to overwhelming interest, the ministry had to extend application deadline twice. For this project, almost 380,000 citizens have confirmed their reservations, and down payments have amounted to EGP 3.4 billion.

Social housing projects throughout the country will also help move citizens from the narrow banks of the Nile to the numerous new cities the government has launched, and hopes to attract adequate investments to. Cities like New Assuit, New Alamein, New Aswan,

among many others require a minimum number of citizens to help urbanize the areas, ensuring that sufficient jobs and commercial activity actually migrates to these new areas.





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