

The National Housing Project

Purpose: Provision of 50,000 housing units for low-income youth (10,000 units/year) in 5 years.

- **Duration:** 5 years.
- **Estimated budget:** LE 3.4 billion pounds.
- **Starting date:** 1/1/2005
- **Completion date:** 30/9/2010
- **Executing Authority:** Ministry of Housing (National Housing Authority).

Synopsis

The National Housing Project is considered to be one of the most important projects to overcome the problem of housing through the provision of adequate and appropriate housing for young people with limited income, which is one of the key points contained in the electoral program of President / Mohamed Hosni Mubarak to provide 500 thousand housing units during the period of 5 years and to solve the housing problem in Egypt, which is one of the biggest problems facing the Egyptian citizen who dreams to have a suitable apartment with a cost matching with his level of income.

-The State has provided direct fund to implement the national housing project . The State has provided one billion pounds annually to fund the implementation of housing units by the sum of 10,000-20,000 pounds as unrefundable grant for every citizen deserving the housing unit .

-The citizen pays 5,000 pounds as a down payment of the unit and then pays a monthly installment (160 pounds) increasing by 7.5% for 20 years

- National banks (Alahly - Egypt – Development and Housing) under the supervision of the Central Bank of Egypt provides 30,000 pounds as a loan for the unit. Besides, a range of alternatives for funding down payment and monthly

installments ,which suit every citizen ,

Mechanisms of the electoral program

- ١ - Providing land having utilities
- ٢ - Providing funds
- ٣ - Soft loans
- ٤ - Activating the role of the private sector

١ - Providing land having utilities

A-In the new cities

Areas of land which can be used in the project have been surveyed and the layouts have been updated to provide areas of land for the program .The new Urban Communities Authority has provided areas of land required for implementing the target units in every new city.

B-In the governorates

There have been coordination with the governorates to provide areas of land to implement the electoral program in ٦ years and to inform us of the available plots for implementing the target units in every governorate during the period of the project. Most governorates have already provided plots for ٦ years.

٢-Providing funds

-The State has provided direct fund to implement the national housing project. One billion pounds annually to fund the implementation of housing units by the sum of ١٠٠٠٠-

٢٥٠٠٠ pounds as unrefundable grant for every housing unit .

-The citizen pays ٥٠٠٠ pounds as a down payment of the unit and the rest is a monthly installment (١٦٠ pounds) increasing by ٧.٥% for ٢٠ years

The State has already provided a fund of ٣ billion pounds since the launch of this project up till now.

٣ - Soft loans

A protocol was signed with the banks (Alahly - Egypt – Development and Housing) under the supervision of the Central Bank of Egypt to provide LE٣٠٠٠٠ /unit as a loan .

٤ - Activating the role of the private sector

The State provides land having utilities at subsidized prices for investors in the new cities to build residential projects which must include a proportion of not less than ٥٠% of the land as housing units (٦٣ m^٢) dedicated to young people in the framework of the National Housing Program.

Those who receive fund-

- Governmental authorities that are implementing the project on the level of the Republic.

-Workers at companies and factories located in the new cities and governorates, to implement housing projects according to the specifications of the National Housing Project provided that the conditions of the national project are applied to them (employees) .

-The citizen who gets a housing unit from the landlords who obtain new licenses (not before ٢٠٠٤) with an area of not more than ٦٥ m^٢ and according to the set conditions

(Attachment ١)

fund controls

- The approval of the Council of Ministers to fund controls

(Attachment ٢)

- Signing the protocol of fund allocation between the Ministry of Housing, Utilities and Urban Development and the owner administrative body.

- A letter from the competent authority in the owner administrative body to Mr. / Minister of Housing, Utilities and Urban Development to request fund distributed on the units of any model of different models of contracted units of the national housing project and time-bound plan of implementation. A copy of warrant attribution of the contractor's implementation should be attached to this letter.

How to provide fund

After checking the availability of the above-mentioned fund controls and taking the minister's approval by the executive branch of the project, the Housing Financing Fund shall be notified to take the procedures to provide fund through the Housing & Development Bank and the Central Bank to the owner administrative body according to the following: -

*disbursement of ٥٠% of the fund after an order of warrant ٧٥٠٠ pounds per unit.

*Disbursement of the remaining ٥٠% of fund after the implementation of ٥٠% of the warrant attribution (financial-materialistic) and disbursement is as follows: -

- ٢٥% after the preview on the ground by the executive branch of the national project and ensuring the

implementation of 0.0% of the assigned work.

20% after informing us with the names of the Beneficiaries of the units or the applicants.

The Minister of Housing, Utilities and Urban Development has the authority to disburse the whole fund at a time to the owner administrative body in cases that require this and in agreement with the Minister of Finance

*the fund(10,000 pounds) has been increased for the units whose cost exceeding 0.000 pounds with the maximum of 20,000 pounds for the units whose cost exceeding 6,000 pounds and acted with the same ex ante controls.

Funding individuals directly

Offering the Fund Directly

- the contract and the record of the receipt of the unit as well as the availability of the necessary conditions in the low-income applicant are Verified by the administrative body in the city or the governorate where the housing unit is located and addressing the executive branch in an official letter that the applicant deserves the fund. After the approval the minister of Housing and Utilities and Urban Development, the Housing Financing Fund shall be notified for the disbursement of the amount of fund with a maximum of fifteen thousand pounds in the name of the owner of the unit

When planning, it has been taken into consideration the different capabilities, their interests and their income levels when

achieving this program . On that basis, ٧ main axes have been planned :

The first axis: Ownership of housing units (٦٣m ٢), (governorates / new cities) .

the second axis: Providing small plots for individuals in the new cities "Build your own house" .

the third axis: - Allocation of land to investors in the new cities or governorates to provide housing units (٦٣ m ٢).

the fourth axis: - Ownership of the Family House in ٦th of October City (٦٣ m ٢).

the fifth axis: - The establishment of small housing units (٤٢ m ٢) for renting to needy citizens .

the sixth axis: - Establishment of housing units area (٦٣ m ٢)for renting in the governorates ,new cities and Awqaf Authority in governorates.

the seventh axis: - Ownership of the Rural House & the Bedouin House in governorates and the Hinterland (٦٣ m ٢).

Executive Status for the ٧ axes

Axes	Delivered	Under Delivery	Under Implementation	Under Allocation	Total
ownership	١٢٣١٩٠	٣٤١٢٥	١٢٢٢٩٢	.	٢٧٩٦٠٧
Build your Own House	٨٧٢٦٠	٤٧٢٤	١٨٥٢	.	٩٣٨٣٦
Private Sector	١٦٠١٣	٧٧٨	٣٧٩٩٠	.	٥٤٧٨١
Family House	١٧٥٠	١٢٧٠	.	.	٣٠٢٠
Urgent Care	٣٩٥٧	٣٠٩٧	٢٦٢٦٩	.	٣٣٣٢٣
Poorest Villages	١٣٢	٥٠٠	١٤٦٠٠	.	١٥٢٣٢
Rent	٣٨٧٩	١٥٨٤	٩٣٠٦	.	١٤٧٦٩
Country House	٤٧٨٩	٦٧٤	٤٩٨١	.	١٠٤٤٤
Total	٢٤٠٩٧٠	٤٦٧٥٢	٢١٧٢٩٠	.	٥٠٥٠١٢

The first axis: Ownership of housing units (٦٣m ٢) in governorates and new cities .

Ownership of housing units not exceeding a total area of ٦٣ m ٢ .The down payment is ٥٠٠٠ pounds and the monthly installment is ١٦٠ pounds increasing by ٧.٥% per year for ٢٠ years.

Conditions of allocation of housing units in the National Housing Project

- ١- The age of the applicant does not exceed ٤٠ years old.
- ٢ - Income is not more than ١٠٠٠ pounds in case the applicant is single and the family income is not more than ١٥٠٠ pounds in the case of marriage (according to the real estate finance law)

٣ - No previous acquisition of any housing unit or a plot in any governorate or city.

٤ - The value of unit is ٥٠ thousand pounds.

٥ - The applicant pays ٥٠٠٠ pounds as a down payment.

٦ - The applicant gets ١٥٠٠٠ pounds as an unrefundable grant from the State.

٧ - The rest (٣٠٠٠٠ pounds) is paid by real estate fund.

٨ - All applicants who met conditions and paid the down payment are entitled to have housing units.

Execution Status

The total of target implemented units is ٢٧٩ ٦٠٧ units described as follows :

١- Units completed and delivered to the citizens : ١٢٣ ١٩٠ housing

٢-Units completed and under delivery : ٣٤١٢٥ housing units

٣-Units currently being implemented : ١٢٢ ٢٩٢ housing units

٤-Units that have been allocated : ٠ housing units

Noting that ١٢٣١٩٠ housing units have been delivered as follows :-

-the first year: ٢٤١٥٣ housing units

-the second year: ٢٧١٠٦ housing units

-the third year: ٣٣٠٨ housing units ٣

-the fourth year: ٣١٠٢٦ housing units

-The fifth year from ١/١٠/٢٠٠٩ till present: : ٧٨٢٢ housing units

The second axis: Providing small plots for individuals in the new cities "Build your own house" .

Introduction

Provision of 100 m² plots for youth and low income categories with total cost of 1000 pounds (100 pounds/ m²) 10% as down payment whereas the outstanding shall be paid on an equal non interest seven installments.

- Building on 50% of the area with optional building of two higher floors, thus the built up area shall be 220 m². All architectural , structural ,wastewater and electrical drawings are given for free to the applicants.
- Payment of LE1000 subsidy for people, as follows:
 - 1st phase: LE500 upon completion of excavation and foundation works and the first floor columns ..
 - 2nd phase: LE500 upon completion the basement floor forming.
 - 3rd phase: LE 500 upon completion of external works

Al Ez For Steel has committed to donate 30 thousand ton of steel for the first 30 thousand applicant for the project

Number of candidates: About 92000

Providing land:

About 9400 acres in the new cities have been provided for the entire project

Planning works:

* Conclusion of contract between the Ministry, regional Egyptian universities and National Housing & Building Research Center for planning and preparation of infrastructure tender documents and new architectural models, chosen by the Ministry for each respective area in the city.

Incentives and new facilities for the applicants

- The citizen pays the first installment of the value of land after ٢٤ months.
- In case the citizen completes the first and the second floor (external finish), the rest of the installments will be annulled on condition that he finishes the ground floor within the period set for it and the absence of all irregularities in all floors.
- Extension the time of giving the fund for one month for the first phase (implementation of the foundations and columns of the ground floor) to be seven months from the date of handing over the land instead of six months
- Extension the time of giving the fund for one month for the second phase (forming the ceiling of the ground floor) to be eleven months from the date of handing over the land instead of nine months.
- Extension the time of giving the fund for one month for the third phase (outside finishing of the ground floor) to be fifteen months from the date of delivery of the land instead of twelve months.
- In case the citizen finishes the first and second floor (external finish),he has the right to sell or rent the building or part of it in case of completion of the ground floor within the period set for it and the absence of irregularities in all floors.
- The first and second floor will be funded with ١٠ thousand pounds for each floor after the completion of construction in case of sale or transfer the building to a low-income citizen meeting the requirements of the national housing project and to be within the time of the electoral program of the President of the Republic and a maximum of ٢٠١١/١٠ / ٣٠.

Allocation and handing over Plots :

- ٧٥ ٨٥٢ plots have been allocated on seven stages in the new cities. The remaining plots will be the allocated for the project beneficiaries before the end of this year.
- ٦٦ ١٤٩ plots have been delivered to citizens in new cities. Delivering the rest will be according to the specified dates .
- ١٠٠٠ plots were delivered to citizens in New Valley Governorate.

Services :

- Preparation of plans , according to the planning specifications thus creating an integrated urban community .
- Finalization of all required (educational, religious, medical, commercial-

sportsetc)services subject to the expected incremental rates, prior to building completion during the fixed 10 months before take over

The position of utilities and plots delivery

Companies have been assigned to implement the market buildings and health centers . the locations are currently being delivered to the companies to start the implementation

The utilities (water - sewage - roads) are currently being implemented to deliver the rest of the plots during this year.

Warning:

* Due to the importance of the youth, low income state subsidized project and for ensuring the subsidy accessibility to the eligible sectors and legal deliberations of HE Minister advisor, deputy State Council Chairman, dealing with such parcels in the NUCA city authorities is exclusively with the allocated candidate in the following procedures:

- Land take over
- Licensing issuance
- Utilities (water-electricity-drainage) connection
- Dealing with Housing and Development Bank

* In case of candidates' non-compliance with the schedules ,mentioned in the project's announcement:-

- Start of building within 3 months, starting the parcel take over date.
- Excavation, foundation and basement floor works: 3 months of work start.
- Formworks of the basement floor: 3 months after phase 3
- Outdoor finishing works of the basement: 3 months after phase 3

Otherwise, land shall be withdrawn and allocation shall be cancelled.

the third axis: land in the new cities for investors to build housing units

Overview

The National Housing Project is one of the most important current projects to overcome the problem of providing adequate housing for low-income young people, which is one of the key points contained in the electoral program of Mr. President / Mohamed Hosni Mubarak to provide a half million housing units during 6 years.

* For this purpose and as the national project aims at engaging the private sector and its investors, the Minister of Housing announced a new axis within the scope of the implementation of the electoral program including the allocation of land in the new cities for investors to build housing units within the project. Land has been immediately allocated to the real estate investors in case half of this area at least (50%) is directed to the establishment of housing units (13 m²) or less within the national housing project at 40 pounds per squared meter for the space which is builded .the price of the rest of the area is set by the relevant committee and in accordance with the rules and ratios as required by firms that are paid in annual installments for 10 years under the terms of the national project as follows (10% down payment and a grace period of 3 years and the rest to 7 years).

All these actions have been published in all national and non-national newspapers (Al-Ahram - Alakhbar - Algomhouria- The World Today - Egypt Today - Evening etc)

* Plots of land are allocated to companies after studying the solvency of the companies or entities and especially the maximum number of acres for allocation.

*the price per square meter of land is (40) pounds to build housing units (13 m²) and the housing price for each city is determined for building units (100-100 m²)

* the land is delivered with its utilities (utilities are on the borders of the land) and the companies implement the indoor facilities (water - drainage -

electricity - roads)

* The companies approve the general plan of the project from technical affairs in the Authority.

* Building permits are issued from the city authority .

* Allocation was granted to ١٤١ companies with the total of ٦٦٧٥ acres in ١٤ new cities to provide ٣٠٠ thousand housing units(٦٣ m ٢) and ٣٣ thousand housing units(١٠٠-١٠٠ m ٢)

٨٧ companies are now executing in ٩ new cities .

Executive Status

The total number of executing companies is ٨٧

١- Units delivered to the citizens :١٠٠٠٠ housing units

٢-Units completed and currently being delivered to citizens ٧٠٠٠ housing units

٣-Units which are currently being implemented : ٣٨٠٠٠ housing units

٤ - axis of the family home in ٦th October City

An experience in ٦th of October City to the number of residential units (٣ thousand units) as follows

The urgent phase (one or two levels) : ٥٠٠ housing units

The next phase (ground floor + ٢ recurring levels) : ٢٥٢٠ housing units

Under the guidance of Mr. President, these units have been allocated to some governmental employees (some of the ministries and government bodies) that is required to assist them in solving the problem of housing in accordance with the terms of the national project

Executive Status

The total number of units planned for implementation (٣٠٢٠ housing units) as follows :-

- The urgent phase was delivered to citizens ٥٠٠ housing units

Primarily received : ٩٠٠ housing units

Currently implementing ١٦٢٠ housing units

Services currently being implemented in the project (the family home)

- School of Basic Education

Marketplace

The mosque

٥ - axis to provide smaller units "٤٢ m ٢" of citizens who need urgent care

Overview

This project aims to provide units with a total surface of ٤٢ m ٢ for the following situations

(Citizens in need and who are unable to pay down payments - workers in the factories of new cities) where these units were rented for five years

Plan of the implementation of ٥٤ thousand units

Governorates ٤٠ thousand units

New cities, ١٤ thousand units

The urgent care units in the villages most needy area ٤٤ ٢٣٢ with a total surface of ٤٢ m ٢

According to the report of the social and economic development of the state ١١٤٢ villages have been identified as the most needy in the governorates of the Republic and ٤٤ ٢٣٢ units will be implemented in these villages in ١٠ governorates

(Minya - Sohag - Asyut - Qena - - Al Sharkeya - Beni Suef - Aswan – ٦th

October - Helwan)

Executive Status

The total number of units planned for implementation (٣٣ ٣٢٣ units), described as follows

Units that have been completed and delivered to the citizens ٣٩٥٧ housing units

Units that have been completed and is currently under delivery to the citizens ٣٠٩٧ housing units

Units currently being implemented ٢٦ ٢٦٩ housing units

٤ - units that have been put up for sale ٠ housing units

Note that the units which were delivered ٣٩٥٧ unit as follows

In the third year ٢٠٢٦ housing units were delivered

In the fourth year ١٧٤٧ housing units were delivered

In the fifth year starting from ٠١/١٠/٢٠٠٩ till present : ١٨٤ housing units

The Poorest Villages

Protocols signed with the governorates to implement ٤٢ ١٠٠ units in the poorest villages

according to economic and social development plan of the country in ١١٤٢ most needy villages

Executive Status

The total number of units planned for implementation ١٥ ٢٣٢ units, described as follows

Units that have been completed and delivered to the citizens : ١٣٢ housing units

Units that are currently being completed and delivered to the citizens ٥٠٠ housing units

Units currently being implemented ١٤٦٠٠ housing units

٦ – axis of providing units for rent with total surface of ٦٣ m ٢ rent in the governorates and new cities and Al Awqaf Authority

this axis aims to provide housing units for rent with total surface of ٦٣

Total of signed protocols for ١٢٩٥٢٥ units

Protocols signed with the governorates for ٢٩٥٢٥ units according to the following:-

Cairo Governorate: ٢٤٠١٥ units

Al Suez Governorate : ٥٥١٠ units

With the Egyptian Awqaf Authority at the governorates and new cities to implement ١٠٠ thousand units

Executive Status

The total number of units planned for implementation ١٤٧٦٩ units, described as follows

٣٣٤٠ units have been delivered and ٩١٢ are currently under delivery and (٢٦٢٠) unit in Suez governorates are under implementation

(٥٣٩) units in new cities (belonging to the Social Solidarity)

٦٧٢ unit are currently being delivered , ٦٦٨٦ under implementation in the governorates on the territory of the Waqf

Expected implementation of ٥٠ thousand units only of the Waqf

٧ - The axis of the ownership of the rural houses in the governorates and the rural desert

Axis home (rural - Badawi) is implemented in some governorates that has plots of land available or back desert

Implementation plan in this axis, ١٠٤٤٤ housing units with a total surface of ٦٣ m^٢ , ground floor on a ١٢٠ m^٢ plot .

The governorate provides plots of land required to maintain and build upon them and delivered to the citizen who applies to him the terms of the national project

The Ministry has signed a protocol with the governorate to provide support for these units with the amount of ١٥ thousand pounds

Number of governorates that are implementing this axis : ١٤ governorates (North Sinai - South Sinai – Al Wadi Al Gadid - Asyut - Red Sea – Al Beheyra - Menoufiya - Aswan - Sohag - Menya - Beni Suef - Fayoum – Al Sharkeya - Suez)

Executive Status

The total number of units planned for implementation ١٠٤٤٤ housing units as follows :-

Number of Units that has been delivered to citizens : ٤٧٨٩ rural houses

Number of units under delivery : ٦٧٤ rural houses

Number of units under implementation : ٤٩٨١ rural houses

Units for sale : _ rural houses

Advertisements

Advertising in National Newspapers for booking in the project (On Ownership Basis), as follows:

First Adv: booking for ٦٣m٢ units:-

- ١١/١٢/٢٠٠٥- ٥/١/٢٠٠٦

- Number of candidates: ٤٨٦٠

٢nd Adv: booking for ٦٣m٢ units;

- ٢٣/٣/٢٠٠٦-٣/٨/٢٠٠٦ in the new ١٦ cities and ٢١ governorates.

- Number of candidates: ٣٩٨٣٥

٣rd Adv: booking for ٦٣m٢ units;

- ١٦/٨/٢٠٠٦-١٦/١١/٢٠٠٦ in the new cities and governorates.

- Number of candidates: ٩٢٨٣

٤th Adv: booking for ٦٣m٢ units;

- ١/٢/٢٠٠٧-٣/٥/٢٠٠٧ in the new cities & governorates

- Number of candidates: ٤٥٧٠١

٥th Adv: booking for ٦٣m٢ units

- ١٤/٢/٢٠٠٧-١٣/٣/٢٠٠٧.

- Number of candidates: ٤٦٨٥٠

Giza governorate Adv booking for ٦٣m٢ units;

- 24/8/2008-21/9/2008.

- Number of candidates: 2414.

The total number of candidates is 2,7882 (so far)

Adv for "Build your own house"

Booking for 100m² plots for construction of 63m² housing units (10/1-10/2/2007). Number of eligible candidates (so far) is 88033.